WORKSHOP AGENDA

Planning Commission
October 15, 2024 @ 5:30 PM
For the October 29, 2024 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: September 24, 2024 Regular Meeting and October 15, 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.

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.

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

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.

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.

NEW BUSINESS

9. Final Plat - Christiana Way, Nasser Property - Two Lots on 10.817 Acres.

Requested by W. Scott Williams & Associates. Property located at 102 Chaney Blvd. (Tax Map 18P, Group B, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by George and Christiane Nasser.

10. Site Plan - Christiana Way - 80 Apartment Units on 10.8 Acres. Requested by W. Scott Williams & Associates. Property located at 102 Chaney Blvd. (Tax Map 18P, Group B, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by George and Christiane Nasser.

11. Site Plan - Walmart - Remodel and 3,499 Sq. Ft. Addition to Existing Store. Requested by Carlson Consulting Engineers, Inc. Property located at 5511 Murfreesboro Rd. (Tax Map 18, Parcel 2). C-2 (Highway Service) Zoning District. Property owned by Walmart, Inc.

12. Concept Plan - Mission Hills Apartments - 324 Apartment Units on 22.94 Acres. Requested by SEC, Inc. Property located at 703 Waldron Rd. (Tax Map 29, Parcel 22.14). R-3 (High Density Residential) Zoning District. Property owned by John M. Gilliland Living Trust.

13. Amendment to Site Plan – U HAUL – Add Phase Line to Existing 10-Acre Site. Requested by SEC. Property located at 503 New Paul Road (Tax Map 017, Parcel 40.03). I-2 (Heavy Industrial) Zoning District. Property owned by Amerco Real Estate Company.

14. Site Plan – Arbor Ridge Amenity Center – New Building Consisting of 1,586 Square Feet on 2.04 Acres. Requested by SEC, Inc. Property located on Snowdrop Avenue (Tax Map 32, Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Aston Woods.

15. Site Plan - Burger King - Remodel and Dual Drive-Through Addition to Existing Store. Requested by Technical Group, Inc. Property located at 5099 Murfree sboro Rd. (Tax Map 15, Parcel 2.17). C-2 (Highway Service) Zoning District. Property owned by Carrols Restaurant Group, Inc.

16. Final Plat - La Vergne Business Center - Two Lots on 28.7 Acres. Requested by Barge Design. 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.

17. Bonds/Letters of Credit Update.

18. Discussion - Zoning Ordinance.

ADJOURN

Planning Commission Report
Meeting: October 15, 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)
1. Sidewalks in front of common areas must be in place prior to acceptance. This occurs in the following locations: a) Sea Breeze Lane west of lot 182, b) Sea Breeze Lane between lots 133 and 143, c) Jet Stream Drive north of lot 159, d) Oasis Drive between lots 168 and 169, and e) Oasis Drive between lots 168 and 169.

Engineering (**Gary Lide** - glide@lavergnetn.gov)
Planning
(Added 11 October 2024)
1. Sidewalks in front of common areas must be in place prior to acceptance. This occurs in the following locations: a) Sea Breeze Lane west of lot 182, b) Sea Breeze Lane between lots 133 and 143, c) Jet Stream Drive north of lot 159, d) Oasis Drive between lots 168 and 169, and e) Oasis Drive between lots 168 and 169.

Engineering
(Updated 10 October 2024)

- Place 4" wide single solid white line (SSWL) striping separating streetside parking from driving lanes along all public roads as shown on plans.
- Fix Bridge along walking trail behind lot 178 as per discussions with the City Engineer.

Water

(Updated 09 October 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 09 October 2024)
- While crews were grading to lay sod, they hit a gravity sewer manhole at 198 Oasis Dr. (Lot# 176 / Manhole# 3087). It is currently about 12" below grade and will need to be raised to be passed for final inspection.
- 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 10 October 2024)
- Remove all not needed erosion control.
- Be sure all inlet boxes are clean and drain properly. Specific examples: triple-inlet at Sea Breaze / Delta intersection needs to have area between gratings cleaned out and grouted to keep grass from growing; double-inlet at Sea Breaze / Delta intersection has one grate turned around-it is uncorrected placed for flow direction;
- 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 to be 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.

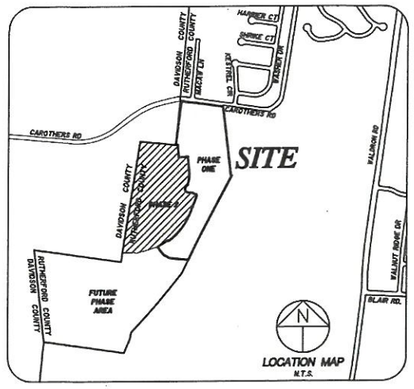
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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

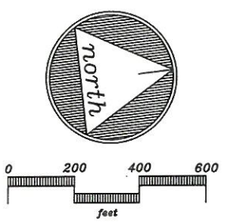

HAMLET
AT CAROTHERS CROSSING

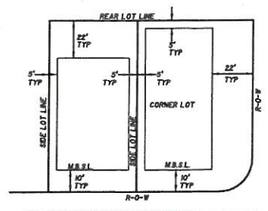

Welcome to
HAMLET
AT CAROTHERS CROSSING
Model Home
Daily
Noon to 5:00p.m.
629-213-0243
dalamar
Travis Dumke
615-238-8312




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, PAGE(S) 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 9/4/22 NAME KEVIN MARTIN, MANAGING MEMBER
MAP 29, P/O PARCEL 29.00 BURKITT HILLS INVESTMENT GROUP, LLC
RECORD BOOK 1737, PAGE 3857

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF AN URBAN LAND SURVEY, CATEGORY "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 1/0,000.

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

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

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 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 SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY (I) 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-06 (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. PARCEL 9 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

Angel No.	SQ.FT.	ACRES
84	5,744	0.09
85	5,744	0.09
86	5,744	0.09
87	5,744	0.09
88	5,744	0.09
89	5,744	0.09
90	5,744	0.09
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222	5,744	0.09

OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

OPEN SPACE A	66,496	1.53
OPEN SPACE B	97,688	2.24
OPEN SPACE C	29,185	0.67
OPEN SPACE D	34,918	0.80
ROAD RIGHT-OF-WAY	224,285	5.15

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 50°09'31" E	55.42'
L2	S 52°47'55" E	55.42'
L3	N 84°35'00" E	55.49'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	22°30'19"	448.00'	176.00'	89.07'	S 24°05'04" E	174.87'
C2	22°30'19"	448.00'	176.00'	89.07'	S 24°05'04" E	174.87'
C3	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C4	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C5	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C6	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C7	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C8	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C9	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C10	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C11	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C12	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C13	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C14	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C15	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C16	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C17	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C18	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C19	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C20	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C21	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C22	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C23	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C24	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C25	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C26	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C27	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C28	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C29	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C30	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C31	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C32	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C33	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C34	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C35	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C36	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C37	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C38	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C39	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C40	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C41	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C42	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C43	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C44	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C45	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C46	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C47	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C48	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C49	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C50	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C51	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C52	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C53	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C54	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C55	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C56	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C57	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C58	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C59	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C60	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C61	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C62	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C63	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C64	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C65	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C66	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C67	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C68	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C69	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C70	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C71	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C72	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C73	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C74	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C75	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C76	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C77	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C78	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C79	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C80	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C81	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C82	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C83	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C84	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C85	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C86	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C87	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C88	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C89	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C90	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C91	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C92	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C93	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'
C94	90°00'00"	25.00'	39.27'	25.00'	N 50°34'31" E	35.36'
C95	90°00'00"	25.00'	39.27'	25.00'	S 39°25'29" E	35.36'
C96	90°00'00"	25.00'	39.27'	25.00'	S 50°34'31" W	35.36'
C97	90°00'00"	25.00'	39.27'	25.00'	N 39°25'29" W	35.36'

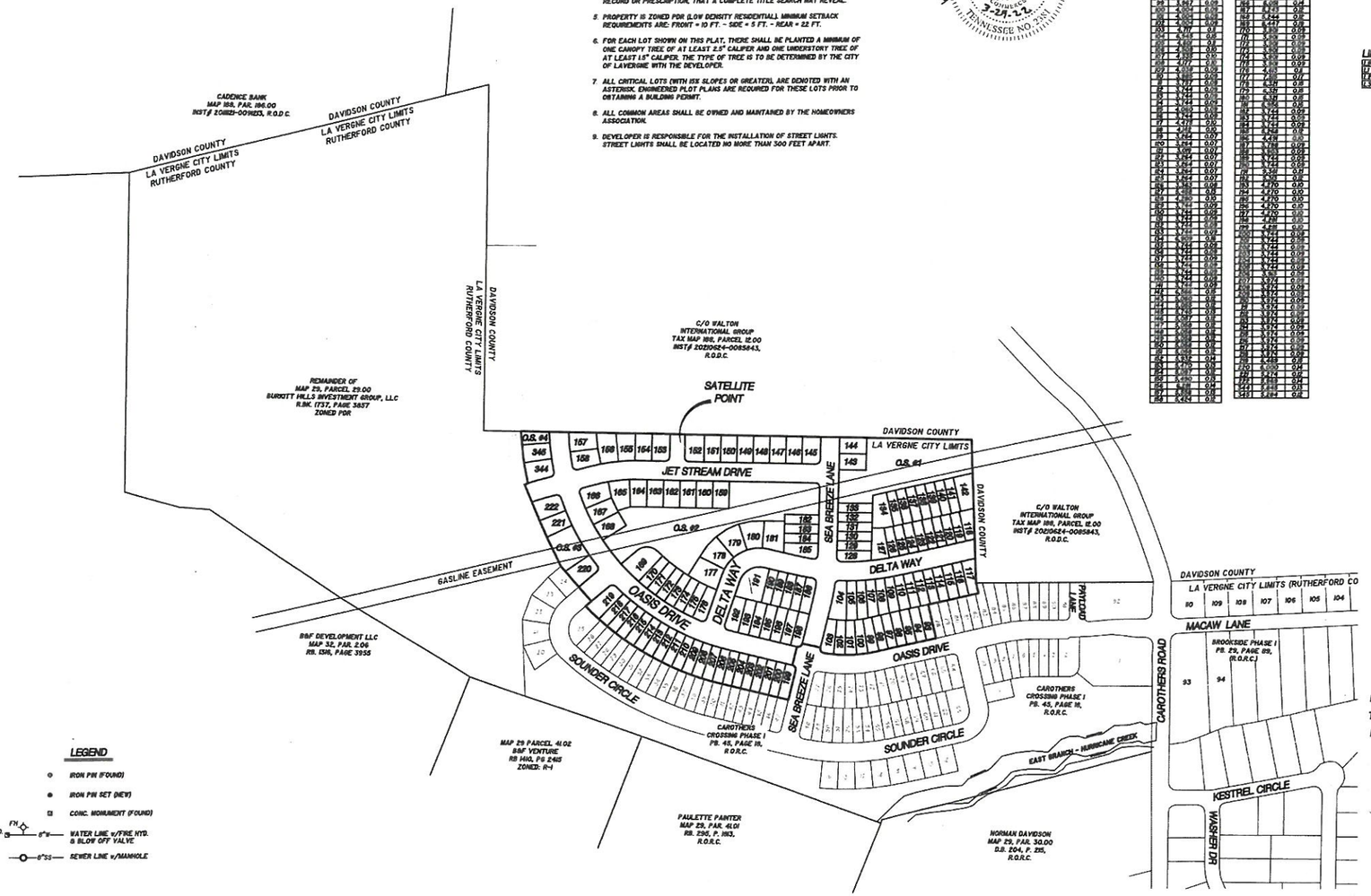
OWNER/DEVELOPER:
BURKITT HILLS INVESTMENT GROUP, LLC
105 WESTPARK DR.
BRENTWOOD, TN 37027

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.



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

Heather Dansbury, Register
Rutherford County Tennessee
Rec #: 1181736
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

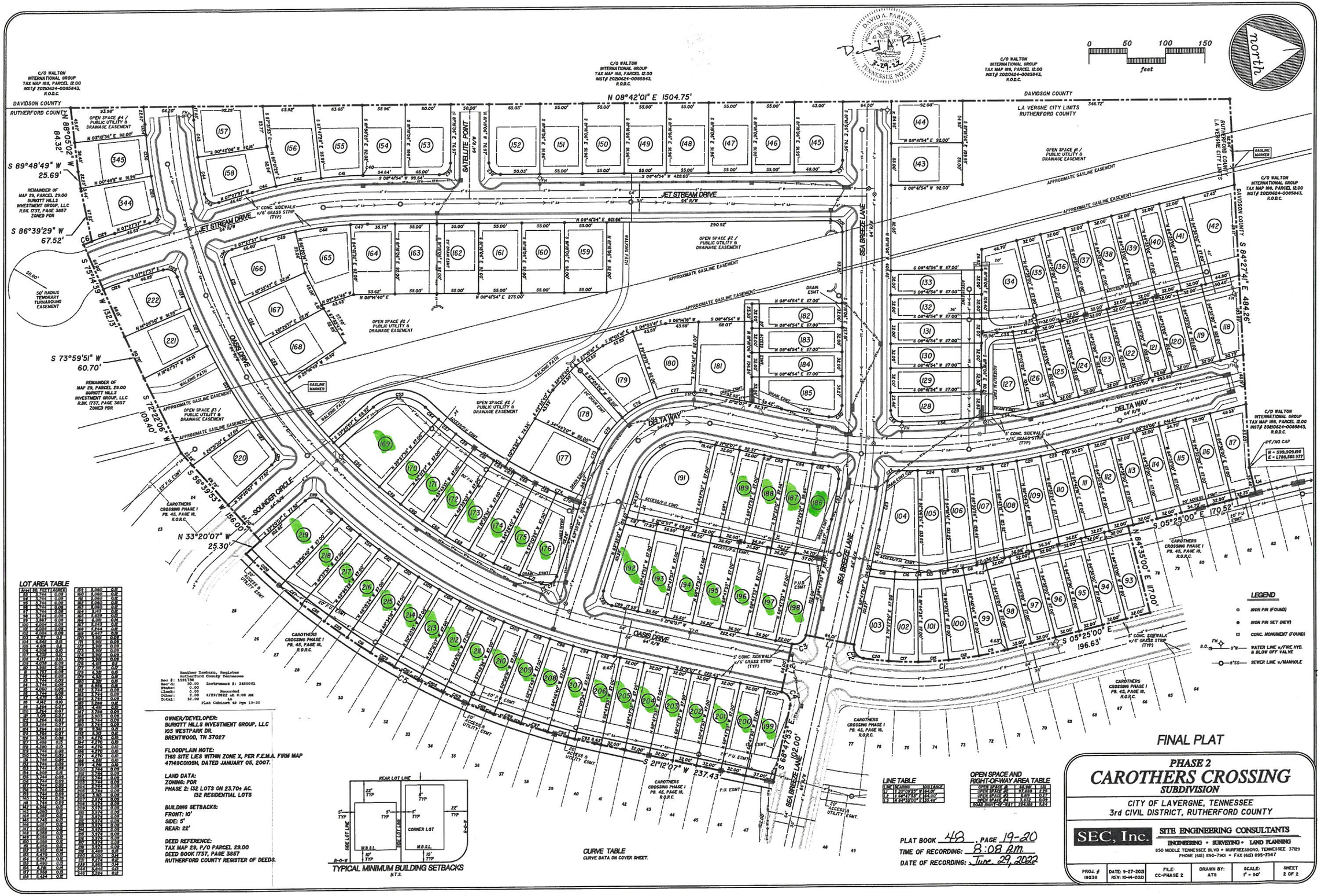
FINAL PLAT

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: CC-PHASE 2	DRAWN BY: ATS	SCALE: 1" = 200'	SHEET 1 OF 2
2038					



LOT AREA TABLE

Area	SQ. FEET	ACRES
(1)	5,744	0.13
(2)	5,744	0.13
(3)	5,744	0.13
(4)	5,744	0.13
(5)	5,744	0.13
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Heather Denbrun, Register
Rutherford County Tennessee
Rec #: 1181736
Rec'd: 30.00 Instrument #: 2450081
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 4/29/2022 at 8:08 AM
Total: 32.00 in
Plat Cabinet 48 Pgs 19-20

OWNER/DEVELOPER:
BURDITT 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.

TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

CURVE TABLE
CURVE DATA ON COVER SHEET.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 84°35'00" E	117.00'
L2	S 05°25'00" E	196.63'
L3	N 84°35'00" W	133.48'

OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

	SQ. FT.	ACRES
OPEN SPACE #1	11,189	0.26
OPEN SPACE #2	11,189	0.26
OPEN SPACE #3	2,688	0.06
ROAD R.O.W.	39,931	0.92

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
19038	9-27-2021 REV: 10-14-2021	CC-PHASE 2	ATS	1" = 50'	2 OF 2

Planning Commission Report
Meeting: October 15, 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.**

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 on Lot 1 will consist of 184,000 square feet.

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.

There is a 50' foot landscape buffer indicated throughout. This meets City requirements.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
1) The contact shown for City of La Vergne Codes Department is incorrect. The contact for Codes should be Joe White.

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

1. Provide LTMA and LTMP complying with Stormwater Ordinance
2. (Sheets C3-20 and C4-11) Label Detention Basin 1
3. (Sheets C3-20 and C4-11) Add LARGE notes on both of these sheets that no building permit for Building 1 will be issued until Detention Basin 1 is functioning as a construction sediment control measure and has been signed off by the City Stormwater Department Department inspector.
4. (Sheet C3-20) Construction sequencing note is for Phase 3. This is the Phase 2 sheet which includes important sequencing requirements. Correct this note.
5. (Sheet C3-20) Provide detailed construction sequencing for Phase 2 to protect property owners south of the site from being negatively impacted by early grading activities.
6. (Sheet C3-20) Label the two apparent temporary sediment control basins and include in sequencing.
7. (Sheet C2-11) Provide sufficient dimensions for building to be field located from property line.
8. (Sheet C2-11) Show radius returns for parking area east of building.
9. (Sheet C2-11) Show dimension from paved parking area to west property line at the northern end of the parking area.
10. (Sheet C2-11) Show north/south length of concrete-paved loading dock area.
11. (Sheet C3-20 and C4-11) Clearly reference Phase 2 drawings for Detention Basin 1 details.

12. (Detail) Provide a site profile drawing showing a section from the southwest corner of Building 1 to the Ronald B. King parcel south of the site. Show the full elevation of the building in this profile in order to show the relationship of the building to that residential parcel.
13. (C2-11) Show dumpster locations and screening details.
14. (C0-01) Add the following note to the contractor's requirements: "NO MORE THAN 500 FEET OF UTILITY AND DRAINAGE PIPE TRENCH WILL BE ALLOWED AT TO BE OPEN AT ONE TIME."
15. (Cover Sheet) Add note stating "No certificates of occupancy will be issued on any building on this site until all roadway improvements shown on drawings entitled "Offsite Roadway Improvements" stamped approved by the La Vergne City Engineer have been completed and accepted by the City of La Vergne.

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

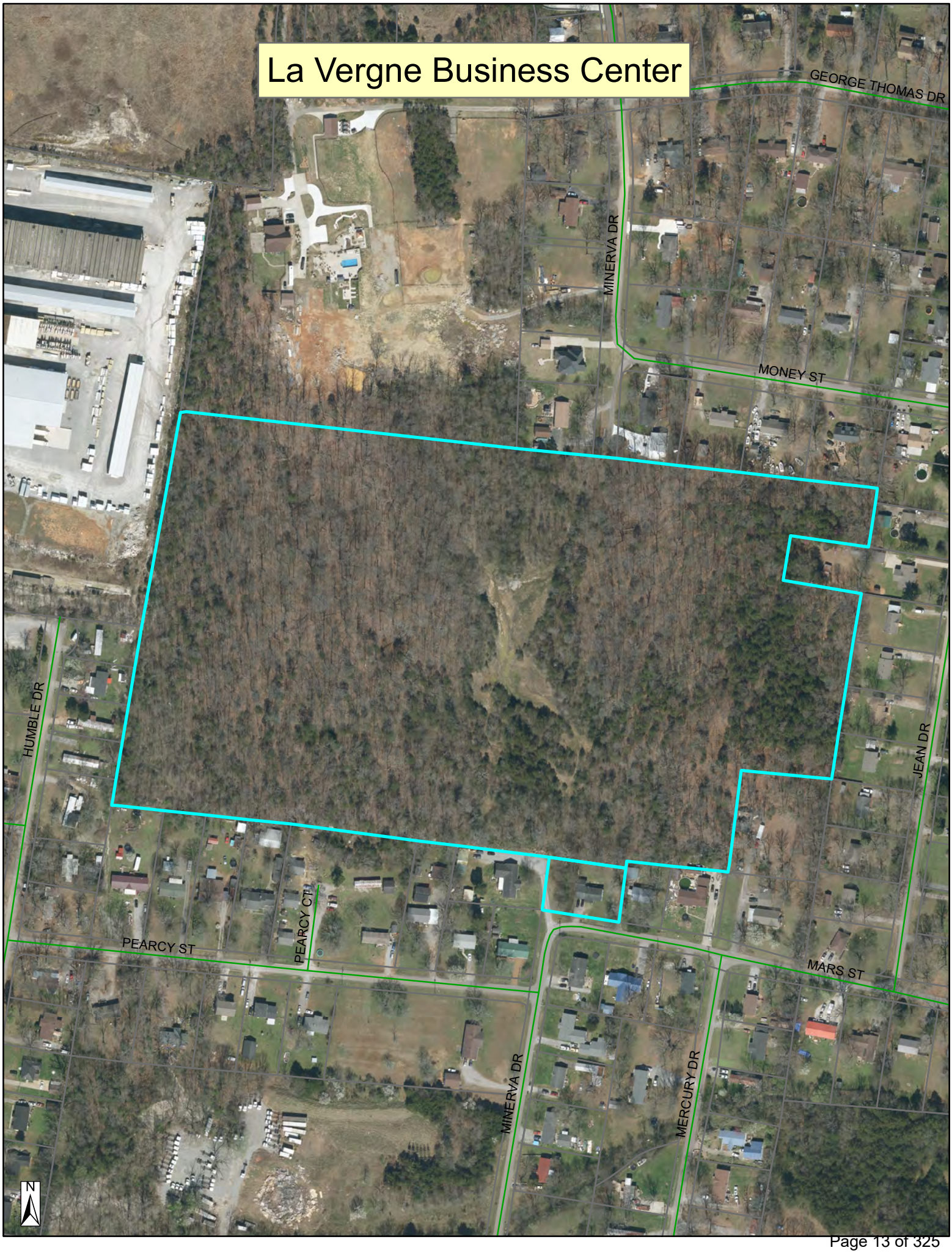
1. Fire and domestic water meter shall be per City Std Dtl 023.
2. Fire and domestic water meter and backflow assembly layout does not match City Standard Water Detail 023.
3. Label waterline connection as cut in tee, valves, and 6" x 8" increaser.
4. 6-inch fire meter for 8-inch loop around building is oddly sized, double check hydraulics to ensure this is accurate.
5. Label offsite public sewer line with reference to Lot 2 for the design.
6. Show limits of public sewer ending at MH106 of Lot 2 plans, and correct public utility easement as necessary.
7. Contact Scott Tatalovich at Public Works with any questions.

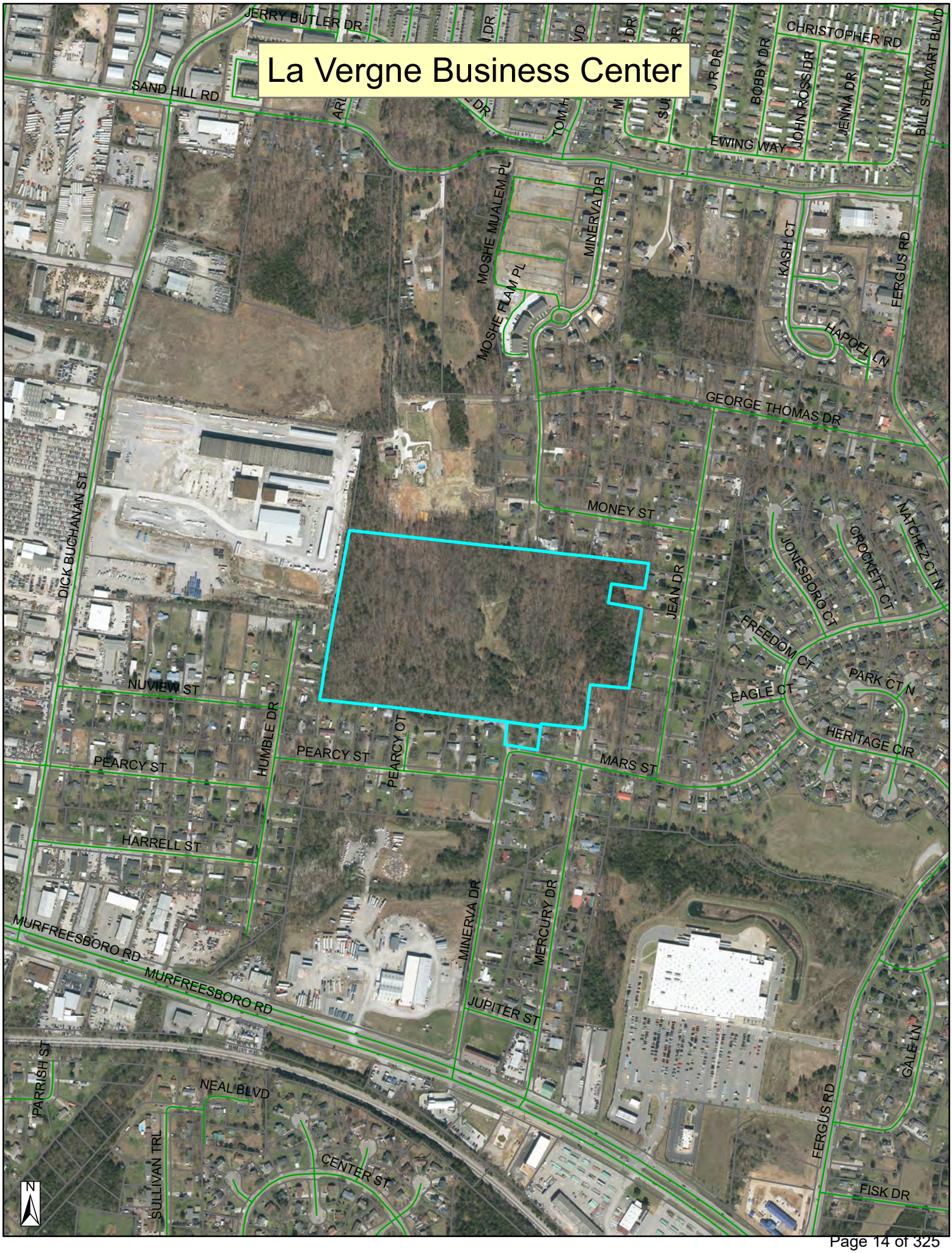
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

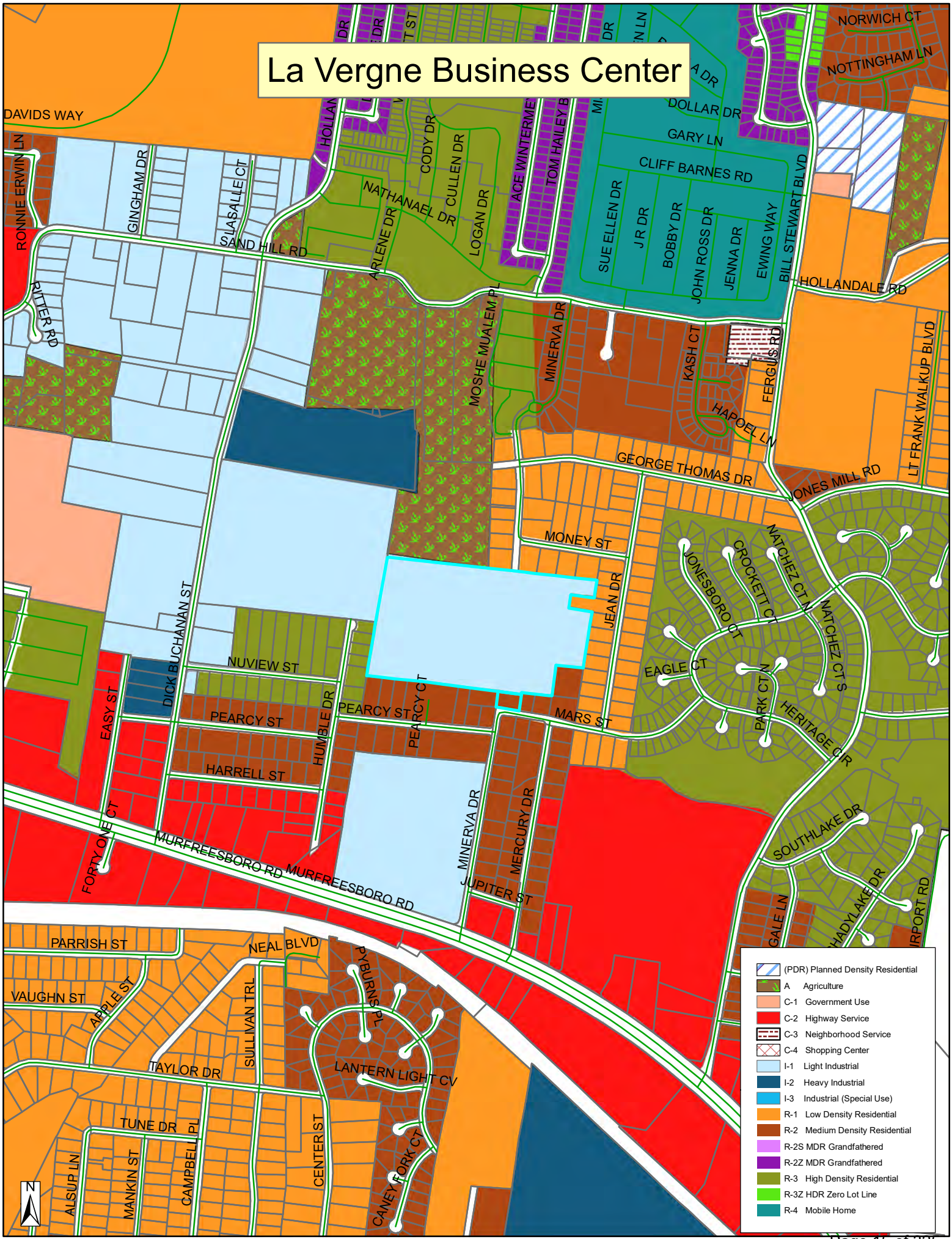
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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
JOHN ROSS DR
JENNA DR
BOBBY DR
J R 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
EAGLE CT
PARK CT N
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
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
JR 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
FERGUSON 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
PARRISH ST
NEAL BLVD
VAUGHN ST
APPLE ST
SULLIVAN TRL
AYBURN PL
LANTERN LIGHT CV
TAYLOR DR
TUNE DR
CAMPBELL PL
CENTER ST
CANEY FORK CT
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


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: 09/30/2024

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	28.25 AC	28.25 AC
DISTURBED AREA	N/A	24.66 AC
DEDICATED R.O.W. AREA	N/A	N/A
IMPERVIOUS AREA	0 AC	16.97 AC
PERVIOUS AREA	28.25 AC	11.28 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

LOT 1 DATA TABLE		
ZONING DISTRICT	I-1	
EXISTING USE	VACANT	
PROPOSED USED	WAREHOUSE	
BUILDING DATA	EXISTING	PROPOSED
BUILDING 1 SQUARE FOOTAGE	0 SF	184,000 SF
SQUARE FOOTAGE OFFICE USE	0 SF	18,400 SF
SQUARE FOOTAGE WAREHOUSE USE	0 SF	165,600 SF
MAX HEIGHT		50 FT. (1 STORY)
LOT DATA & REQUIREMENTS	REQUIRED	PROPOSED
ACREAGE OF LOT	N/A	12.20 AC (531,420 SF)
FLOOR AREA RATIO	0.50 (MAX.)	±0.35
LOT COVERAGE	50% (MAX.)	±35%
PARKING	REQUIRED	PROVIDED
STANDARD CAR PARKING (1 SPACE PER 400 GSF OFFICE + 1 SPACE PER 4,000 GSF WAREHOUSE)	88	143
ACCESSIBLE	5 (1 VAN)	5 (3 VAN)
TRUCK PARKS	N/A	48
LANDSCAPING & BUFFERING	REQUIRED	PROVIDED
IMPERVIOUS AREA EXISTING	N/A	0 AC
IMPERVIOUS AREA PROPOSED	N/A	±8.41 AC
OPEN SPACE PROVIDED	N/A	N/A

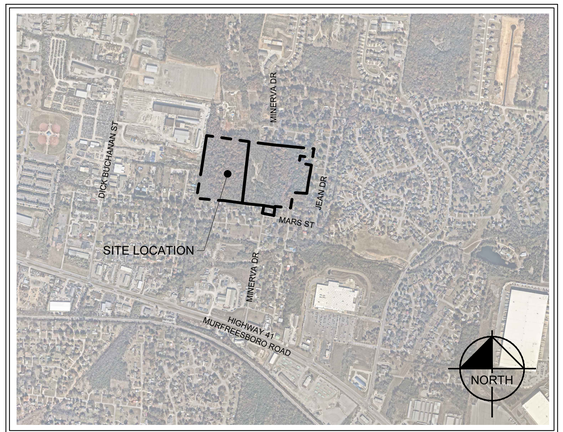
EXISTING PROPERTY SUMMARY

THE PROPOSED DEVELOPMENT WILL CONSIST OF A TWO-BUILDING WAREHOUSE DISTRIBUTION PARK TO BE CONSTRUCTED ON ±28.25 ACRES OFF OF MINERVA DRIVE IN LA VERGNE, TN. IN TOTAL, THE COMBINED AREA FOR THE TWO BUILDINGS IS ±351,200 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

BUILDING DATA	AREA	APPROXIMATE DIMENSIONS
BUILDING 1	±184,000 SF	260' x 680'
BUILDING 2	±167,200 SF	250' x 640'
TOTAL BUILDING AREA	±351,200 SF	



VICINITY MAP
NOT TO SCALE

CITY OF LA VERGNE
RUTHERFORD COUNTY, TN

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)

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

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

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

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

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

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

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

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

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

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

OWNER / DEVELOPER

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

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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ENGINEER'S SEAL



PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118574000	C0-00	25

Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\PlanSheets\C0-00 COVER.dwg C0-00 COVER - LOT 1 Sep 27, 2024 5:04pm by: deaton.hildabrand

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

CONTRACTOR RESPONSIBILITIES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
   - A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.
   - B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.
   - C. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.
   - D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.
2. DURING CONSTRUCTION:
   - A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
   - B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.
   - C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
   - D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.
   - E. CONSTRUCTION SHALL MEET ALL CURRENT STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.
   - F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.
   - G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
   - H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.
   - I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND CITY OF LA VERGNE STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.
   - J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.
   - K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.
   - L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.
   - M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.
   - N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.
   - O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.
   - P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.
   - Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.
   - R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
   - S. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
   - T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
   - U. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.
   - V. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
   - W. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.
   - X. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
   - Y. REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
   - Z. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
2. DISPOSAL GUIDELINES:
   - A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.
   - B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.
   - C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.
   - D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. TREE PROTECTION GUIDELINES:

   PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.
4. UTILITIES:
   - A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.
   - B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:
   - A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
   - B. EXISTING AND PROPOSED CONTOURS ARE AT ONE (1) FOOT INTERVALS.
   - C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
   - D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR 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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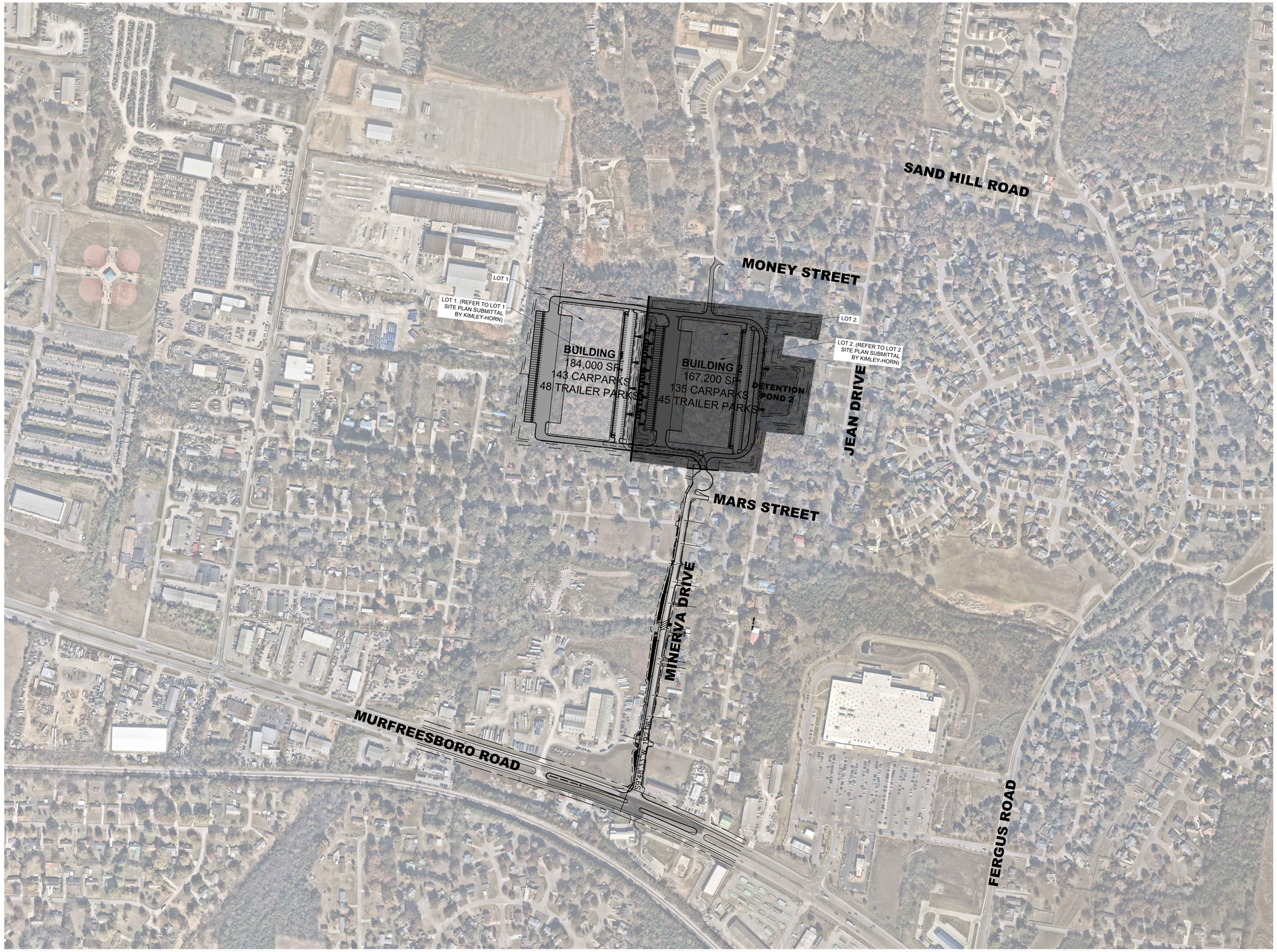
LA VERGNE
BUSINESS CENTER
LOT 1
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — 9/27/2024 — COMMERCE — No. 137314 — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
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LA VERGNE BUSINESS CENTER
LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
09/27/2024
No. 137314
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

SITE VICINITY MAP

SHEET NUMBER
C0-10

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SURVEY DISCLAIMER

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

EXISTING UTILITIES NOTE

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

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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LA VERGNE BUSINESS CENTER LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
09/27/2024
COMMERCE
No. 127314
STATE OF TENNESSEE

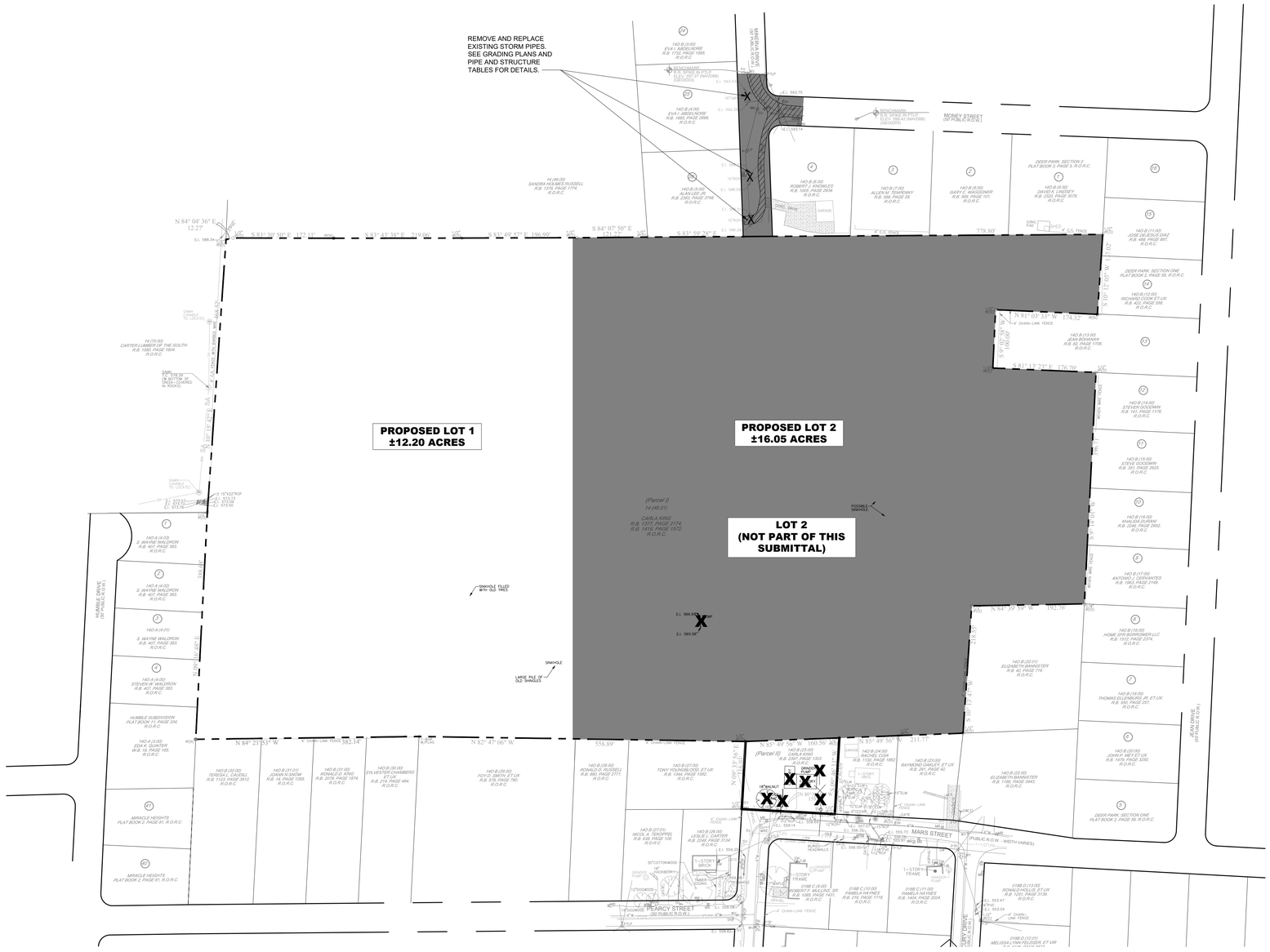
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
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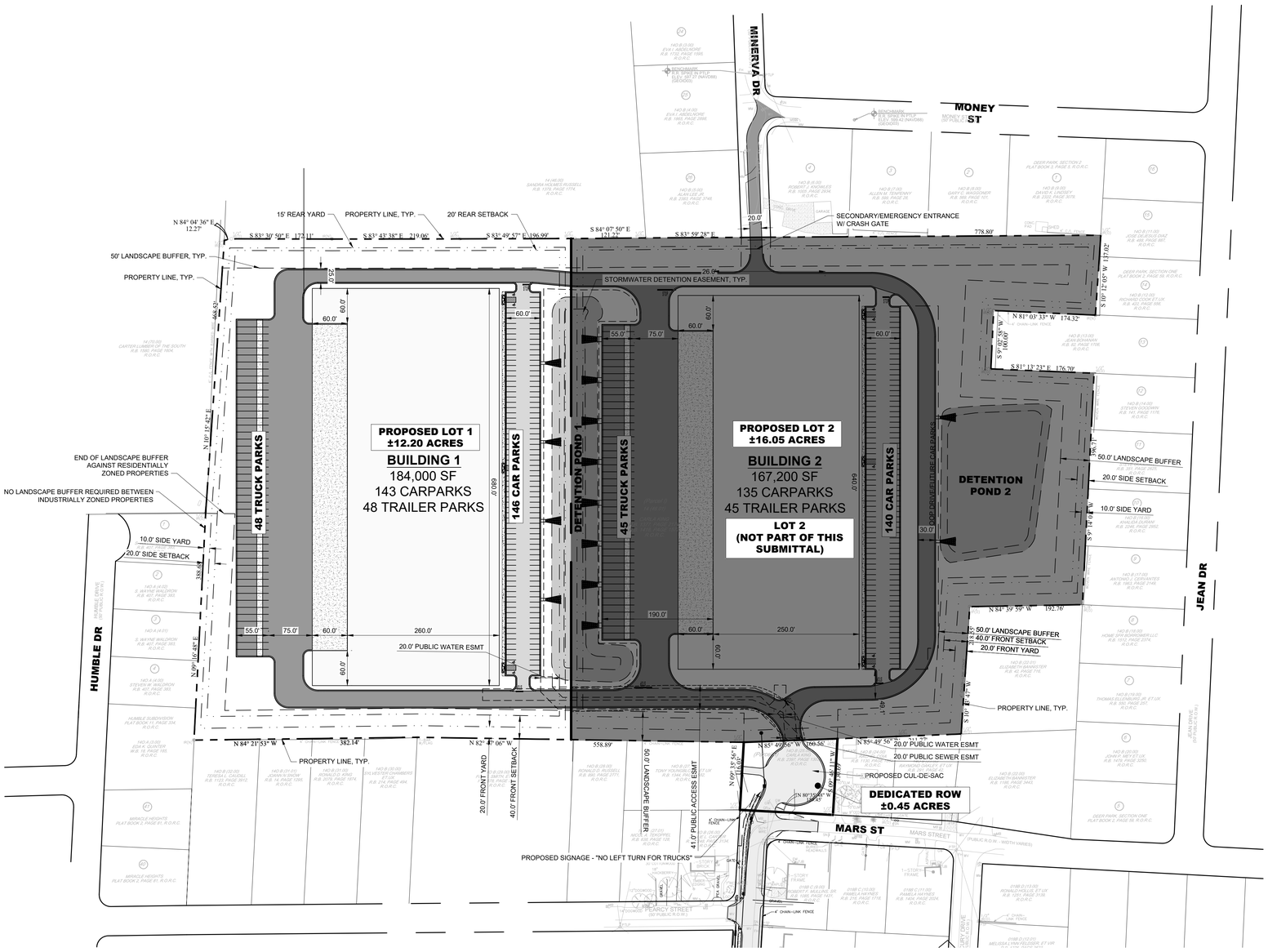
EXISTING CONDITIONS

SHEET NUMBER
C1-00

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REMOVE AND REPLACE EXISTING STORM PIPES. SEE GRADING PLANS AND PIPE AND STRUCTURE TABLES FOR DETAILS.
PROPOSED LOT 1
±12.20 ACRES
PROPOSED LOT 2
±16.05 ACRES
LOT 2
(NOT PART OF THIS SUBMITTAL)
(Parcel I)
14 (46.01)
CARLA KING
R.B. 1377, PAGE 2174,
R.B. 1418, PAGE 1372,
R.O.R.C.
(Parcel II)
14 (46.02)
MARS STREET
(PUBLIC R.O.W. - WIDTH VARIES)
PEARCY STREET
(50' PUBLIC R.O.W.)
HUMBLE DRIVE
(50' PUBLIC R.O.W.)
JEAN DRIVE
(50' PUBLIC R.O.W.)
MONEY STREET
(50' PUBLIC R.O.W.)
SINKHOLE FILLED WITH OLD TIRES
SINKHOLE
LARGE PILE OF OLD SHINGLES
POSSIBLE SINKHOLE
BENCHMARK
ELEV. 587.07 (NAVD88)
BENCHMARK
ELEV. 589.42 (NAVD88)
N 84° 04' 36" E
12.27'
S 83° 34' 50" E 477.94'
S 83° 35' 39" E 219.90'
S 83° 09' 47" E 196.09'
S 84° 07' 50" E
111.72'
S 83° 50' 28" E
N 84° 21' 03" W
382.14'
N 82° 47' 06" W
558.39'
N 35° 49' 56" W 211.77'
N 81° 03' 33" W 174.32'
S 81° 19' 25" E 176.70'
N 84° 35' 08" W 192.18'
S 10° 12' 05" W 117.02'
S 10° 17' 47" W
N 09° 35' 56" E
778.80'
4' CHAIN-LINK FENCE
4' S.R. FENCE
4' CHAIN-LINK FENCE
4' WOOD FENCE
4' CHAIN-LINK FENCE
4' S.R. FENCE
4' CHAIN-LINK FENCE
4' CHAIN-LINK FENCE
4' CHAIN-LINK

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SITE LAYOUT NOTES

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

RETAINING WALL NOTES

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

PAVEMENT LEGEND

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

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

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LA VERGNE BUSINESS CENTER
LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121114
09/27/2024
STATE OF TENNESSEE

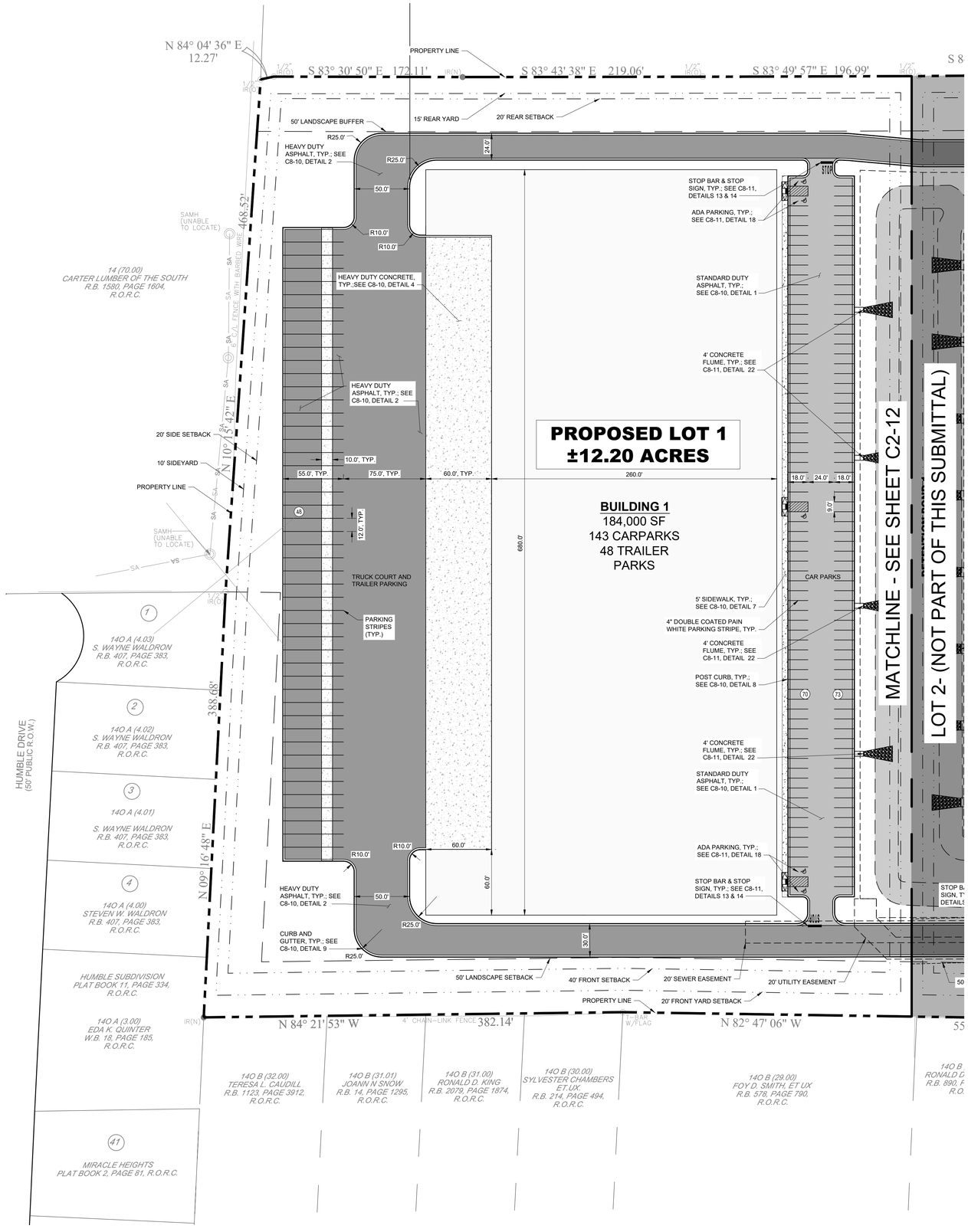
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-10

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SITE LAYOUT NOTES

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

RETAINING WALL NOTES

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

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LA VERGNE BUSINESS CENTER LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137111
09/27/2024
STATE OF TENNESSEE

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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

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

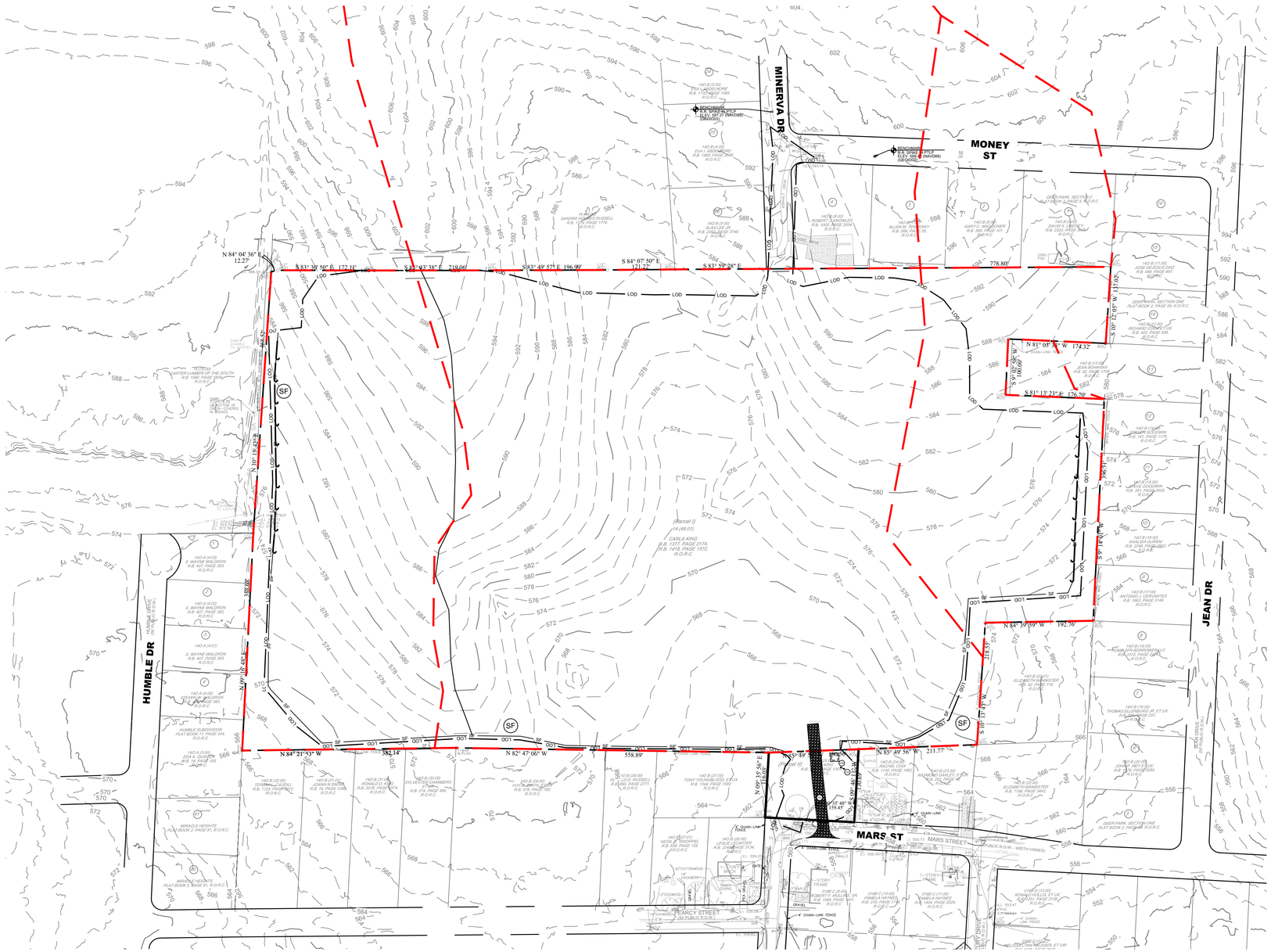
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SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-11



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

TREE PROTECTION FENCING NOTE

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

TDEC NOTE

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

THIS PROJECT DISCHARGES TO HURRICANE CREEK
THE TOTAL DISTURBED AREA IS ±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	SILT FENCE - REFER TO DETAIL SHEET C3-50
EE	EROSION EELS - REFER TO DETAIL SHEET C3-50
CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
MA	EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
TS	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
PS	PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
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

DEACON J. HILDABRAND
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 137314
09/27/2024
STATE OF TENNESSEE

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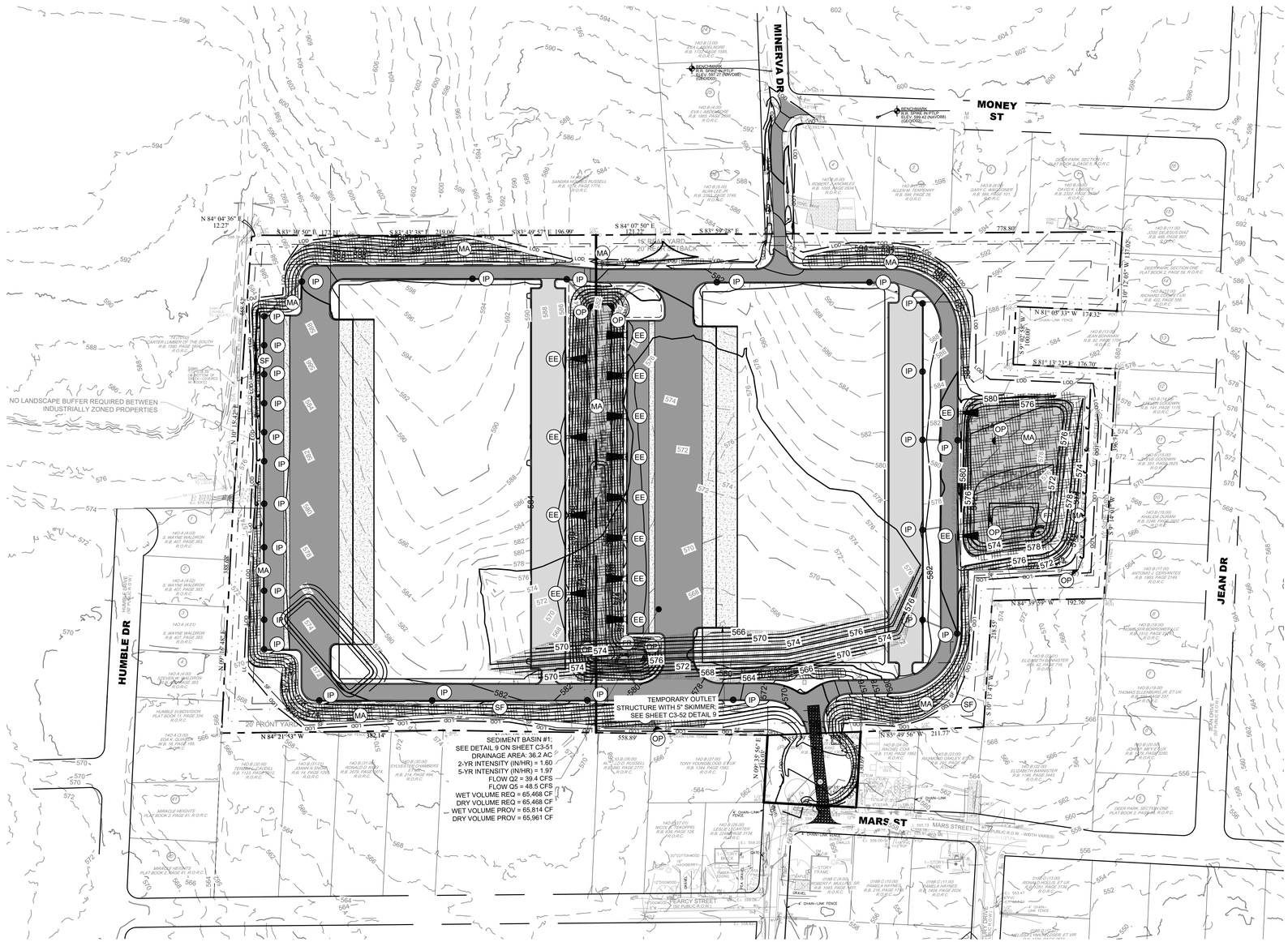
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CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

EROSION CONTROL PLAN - PHASE 1 (LOT 1)

SHEET NUMBER
C3-10

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Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\PlanSheets\C3-10 EROSION CONTROL PLAN.dwg C3-10 EROSION CONTROL PLAN - PHASE 1 (LOT 1) Sep 27, 2024 2:06pm by: deaton.hildabrand



EROSION CONTROL NOTES

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

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LOD	LIMITS OF DISTURBANCE
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COORDINATES ARE NAD83.
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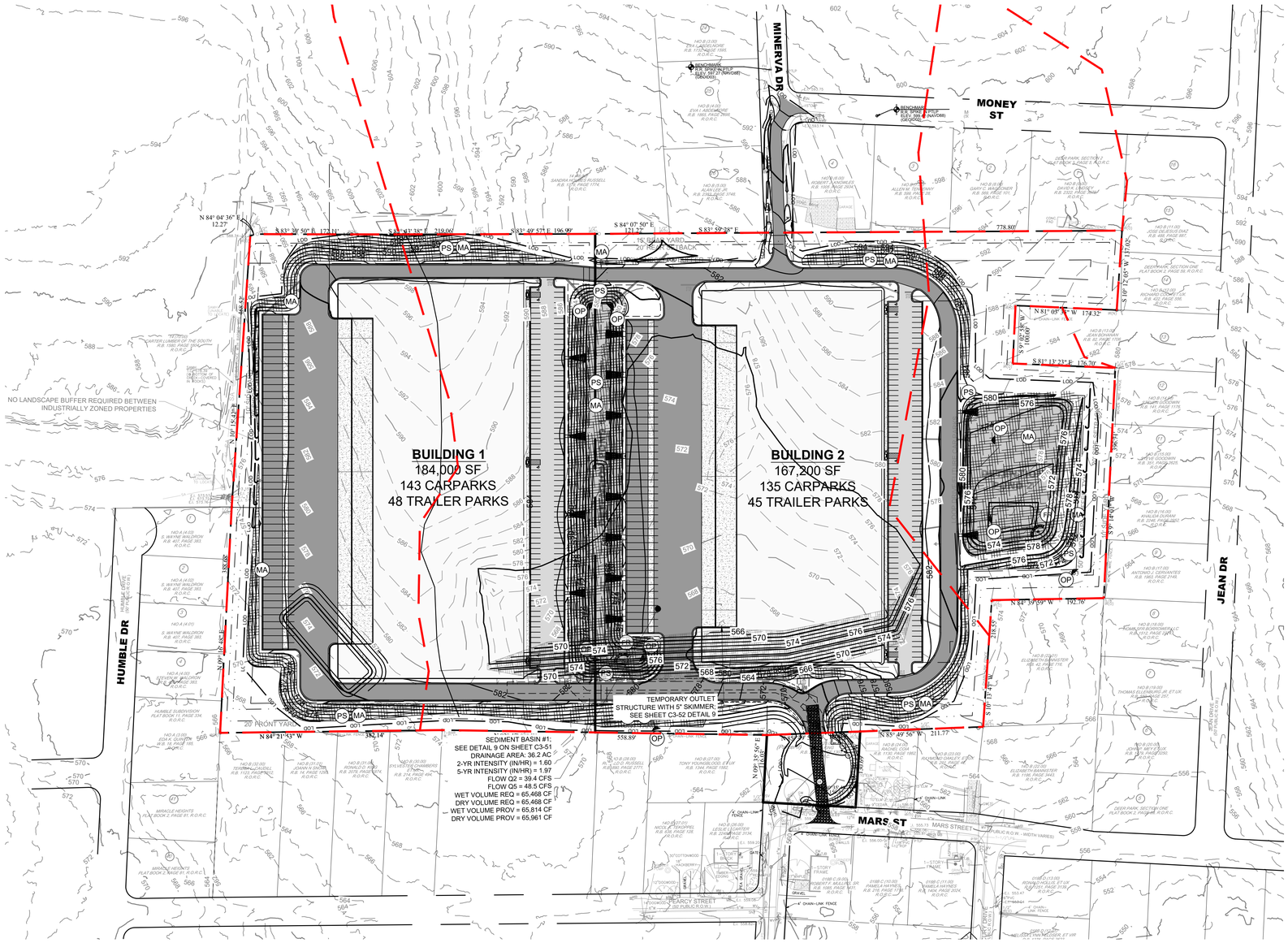
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

EROSION CONTROL PLAN - PHASE 2 (LOT 1)

SHEET NUMBER
C3-20

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

TREE PROTECTION FENCING NOTE

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

TDEC NOTE

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

THIS PROJECT DISCHARGES TO HURRICANE CREEK
THE TOTAL DISTURBED AREA IS ±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	SILT FENCE - REFER TO DETAIL SHEET C3-50	
EE	EROSION EELS - REFER TO DETAIL SHEET C3-50	
CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50	
CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50	
MA	EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50	
CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50	
TS	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50	
PS	PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50	
TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50	
LOD	LIMITS OF DISTURBANCE	
	CONSTRUCTION SIGN	

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

Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 131111
09/27/2024
STATE OF TENNESSEE

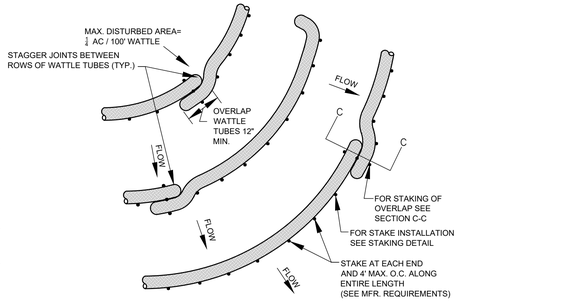
No.	REVISIONS	DATE	BY
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8			
9			
10			

DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

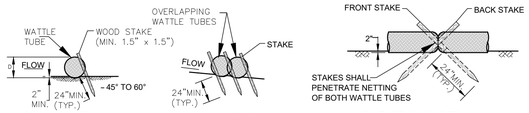
EROSION CONTROL PLAN - PHASE 3 (LOT 1)

SHEET NUMBER
C3-30

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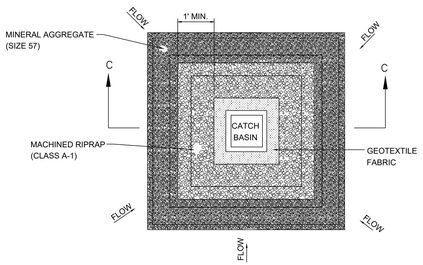


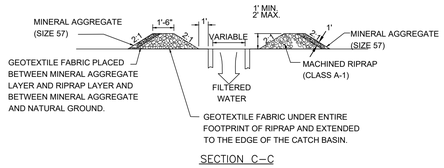
PLAN VIEW FOR SLOPE APPLICATION



STAKING DETAIL | SECTION C—C | JOINT STAKING DETAIL

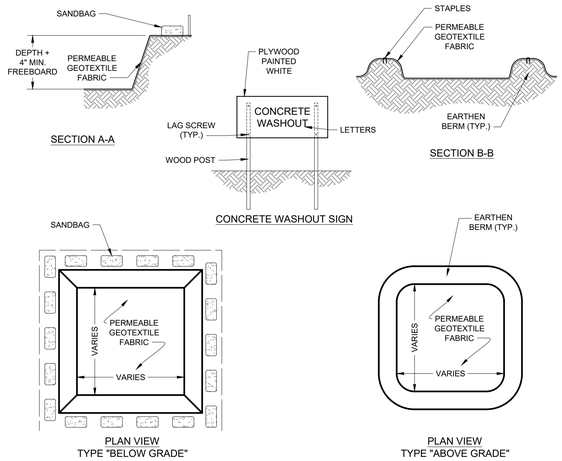
1 EROSION EEL
NOT TO SCALE



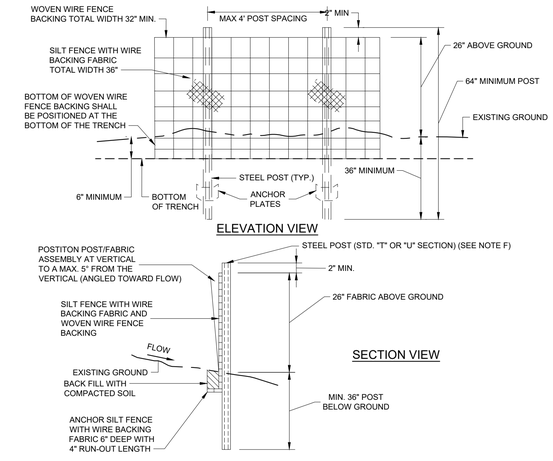


SECTION C—C

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.

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.

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.

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	*MARGINAL*
AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
FEB. 15 - MAY 30	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	*MARGINAL*
AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
FEB. 15 - MAY 30	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	*MARGINAL*
AUG. 30 - OCT. 15	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

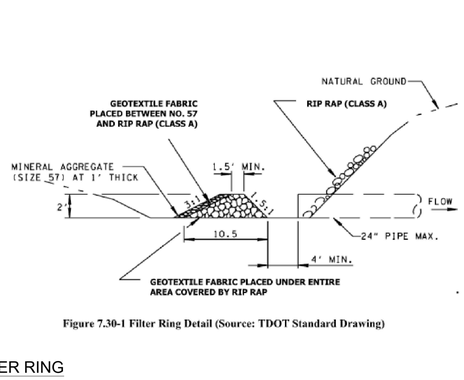
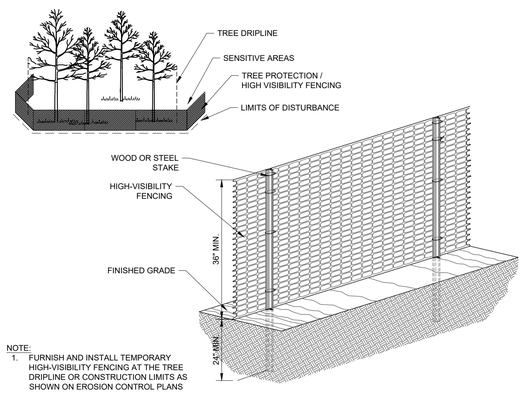


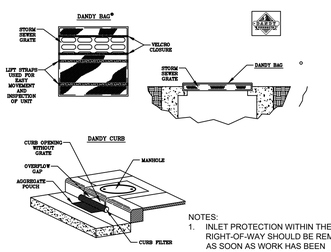
Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

9 FILTER RING
NOT TO SCALE



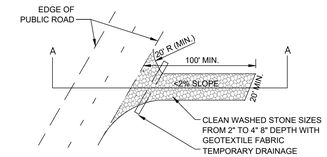
NOTE:
1. FURNISH AND INSTALL TEMPORARY HIGH-VISIBILITY FENCING AT THE TREE DRIPLINE OR CONSTRUCTION LIMITS AS SHOWN ON EROSION CONTROL PLANS PRIOR TO ANY LAND DISTURBANCE.
2. WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE.

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



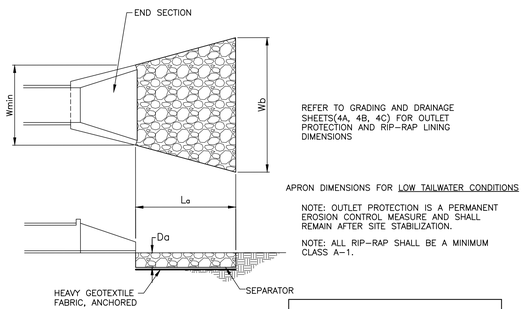
PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

SECTION A-A

7 CONSTRUCTION EXIT
NOT TO SCALE

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

8 EROSION CONTROL MATTING
NOT TO SCALE



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

12 OUTLET PROTECTION
NOT TO SCALE

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

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

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LA VERGNE BUSINESS CENTER LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE & COMMERCE — 09/27/2024 — No. 137314 — STATE OF TENNESSEE

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

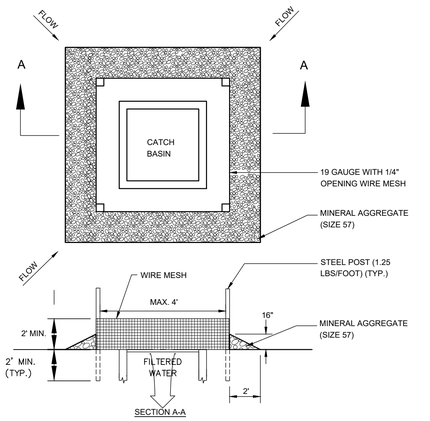
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

EROSION CONTROL DETAILS (LOT 1)

SHEET NUMBER
C3-50

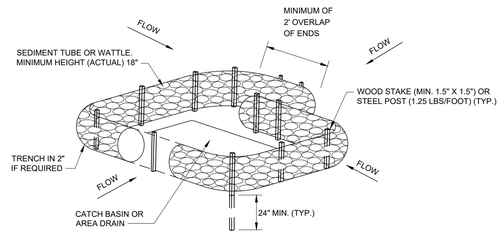
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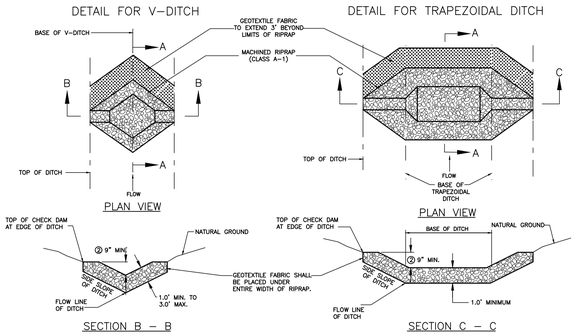


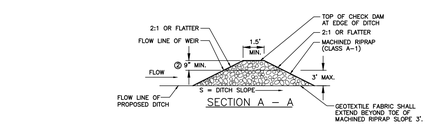
1 INLET PROTECTION - OPEN AREA
NOT TO SCALE

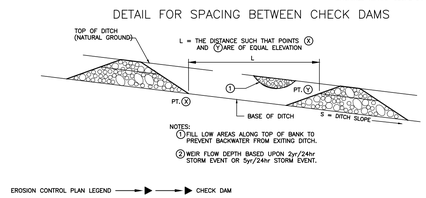
NOTE: CONTRACTOR TO PROVIDE ALTERNATE MEANS FOR INLET PROTECTION IN PAVED AREAS. SUBMIT SUBSTITUTION TO ENGINEER FOR APPROVAL.



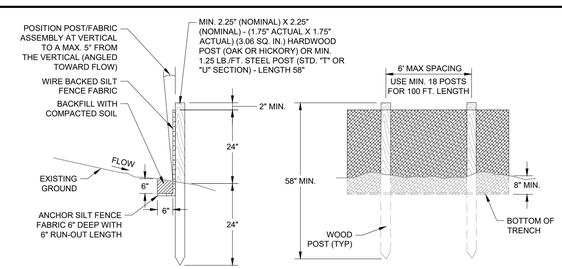
5 INLET PROTECTION - PAVED AREA
NOT TO SCALE





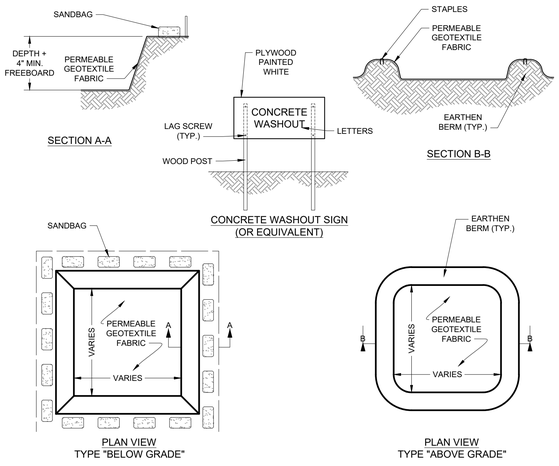


2 CHECK DAM
NOT TO SCALE

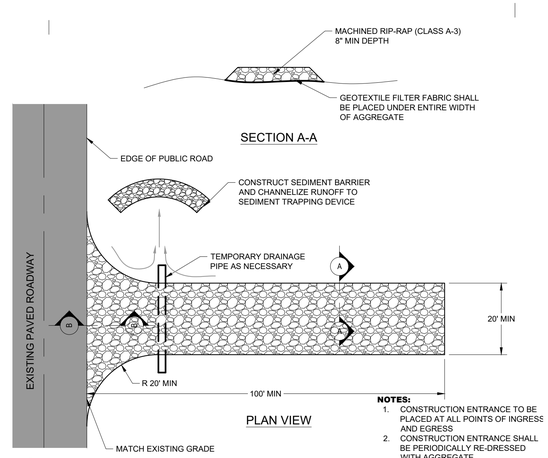


NOTES:
1. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED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

3 SILT FENCE TYPE C
NOT TO SCALE



6 CONCRETE WASHOUT
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

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

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

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

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

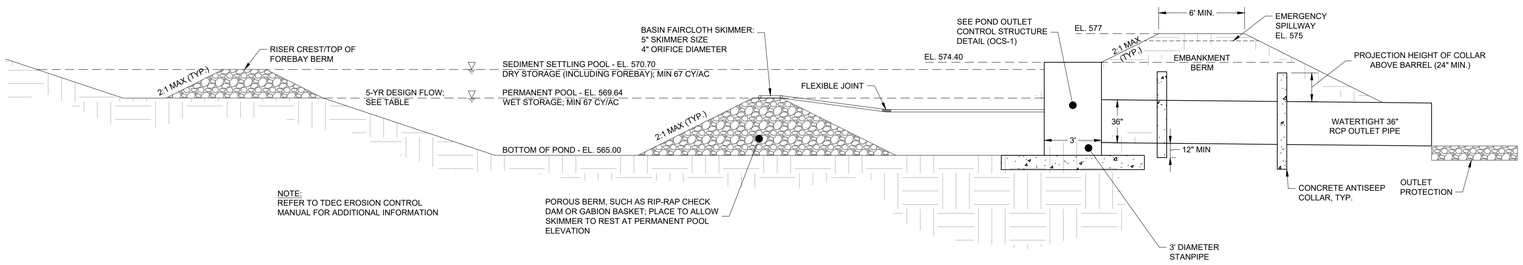
DEATON J. HILDABRAND — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 137114 — 9/27/2024 — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
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DESIGNED BY: DJH
DRAWN BY: ZTB
CHECKED BY: RJA
DATE: 09/27/2024
KIMLEY-HORN PROJECT NO. 118574000

EROSION CONTROL DETAILS (LOT 1)

SHEET NUMBER
C3-51



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) =	0.69		
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) =	2.61		
Flow (Q_2) (cfs) =	39.4		(Q=CᐧIᐧA)
Flow (Q_5) (cfs) =	48.5		(Q=CᐧIᐧA)
Flow (Q_{25}) (cfs) =	65.7		(Q=CᐧIᐧA)
WET Storage Volume (cf) =	65,488		
DRY Storage Volume (cf) =	65,488		
Required Total Volume (cf) =	130,935		(WET + DRY Volumes)
Forebay Volume (cf) =	16,387		
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	606	294
	567.00	4,566	2,790
	568.00	13,841	11,994
	569.00	34,675	36,252
	570.00	87,707	82,443
	571.00	83,243	152,918
	572.00	103,834	246,456
	573.00	125,379	361,063
	574.00	149,302	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	65,488	CF	Dewatering Time	72	hrs
Skimmer Flow Rate	0.253	CFS		3.00	days
	21,823	ft³/Day	Head (H)	0.333	ft
			Orifice Area	13.31	in²
Skimmer Size	**5.0**	**in**	**Orifice Diameter**	**4.1**	**in**

Principal Spillway Design

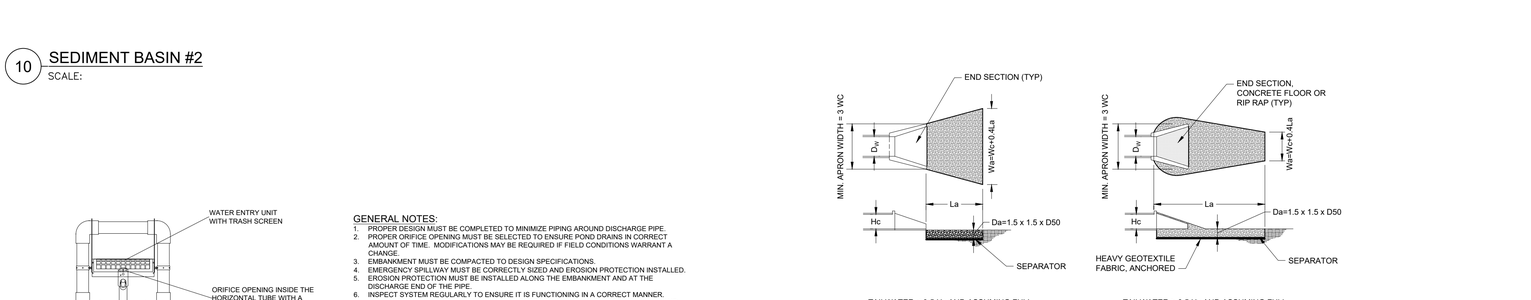
Spillway Type	Standpipe		Spillway Foundation Type	N/A	
Diameter	3.0	ft	Base Thickness	N/A	
	3.0		Base Length/Width	N/A	ft
Orifice Area	7.07	ft²	Top of Foundation Elevation	N/A	
Spillway Elevation	570.70				
5-yr H	2.01	ft	**5-yr Q**	48.25	CFS
25-yr H	3.70	ft	**25-yr Q**	65.45	CFS

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



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) =	8.69		
Flow (Q_2) (cfs) =	30.8		(Q=CᐧIᐧA)
Flow (Q_5) (cfs) =	35.7		(Q=CᐧIᐧA)
Flow (Q_{25}) (cfs) =	44.7		(Q=CᐧIᐧA)
WET Storage Volume (cf) =	13,822		
DRY Storage Volume (cf) =	13,822		
Required Total Volume (cf) =	27,644		(WET + DRY Volumes)
Forebay Volume (cf) =	3,455		
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	8,331	2,666
	572.00	13,135	11,899
	573.00	21,928	29,430
	574.00	31,445	56,117
	575.00	39,864	88,771
	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) =	13,852	
Designed DRY Storage Elev =	572.88	
Designed DRY Storage Volume (cf) =	13,875	
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	13,822	CF	Dewatering Time	72	hrs
Skimmer Flow Rate	0.063	CFS		3.00	days
	4,541	ft³/Day	Head (H)	0.208	ft
			Orifice Area	3.50	in²
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	ft²	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

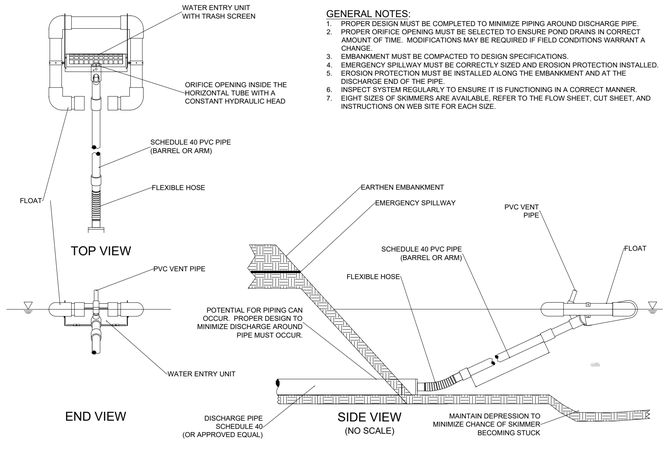
Water Surface Elevations

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

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



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

12 OUTLET PROTECTION

NOT TO SCALE

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

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

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LA VERGNE
BUSINESS CENTER
LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 09/27/2024 — NO. 137314 — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

EROSION CONTROL DETAILS (LOT 1)

SHEET NUMBER
C3-52

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GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION
  - HP HIGH POINT
  - TC TOP OF CURB
  - TW TOP OF WALL
  - INV INVERT
  - LP LOW POINT
  - BC BOTTOM OF CURB / GUTTER LINE
  - BW BOTTOM OF EXPOSED WALL
  - RIM TOP OF GRATE / COVER
- FFE 472.00 — 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 REVIEWED 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.

BUILDING 1
184,000 SF
143 CARPARKS
48 TRAILER PARKS
FFE 584.45

BUILDING 2
167,200 SF
135 CARPARKS
45 TRAILER PARKS
FFE 584.45

LOT 2
(NOT PART OF THIS SUBMITTAL)

DETENTION POND 1

DETENTION POND 2

MINERVA DR

MONEY ST

HUMBLE DR

JEAN DR

MARS ST

PEARCY STREET

PROPERTY LINE, TYP.

15' REAR YARD
20' REAR SETBACK

20' FRONT YARD

20' SIDE SETBACK

NO LANDSCAPE BUFFER REQUIRED BETWEEN INDUSTRIALLY ZONED PROPERTIES

HEADWALL WITH ENERGY DISSIPATORS AND LEVEL SPREADER

OCS -1

OCS -2

DCS -2

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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
09/27/2024
COMMERCE
No. 137114
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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10			

DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

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

GRAPHIC SCALE IN FEET
0 50 100 200

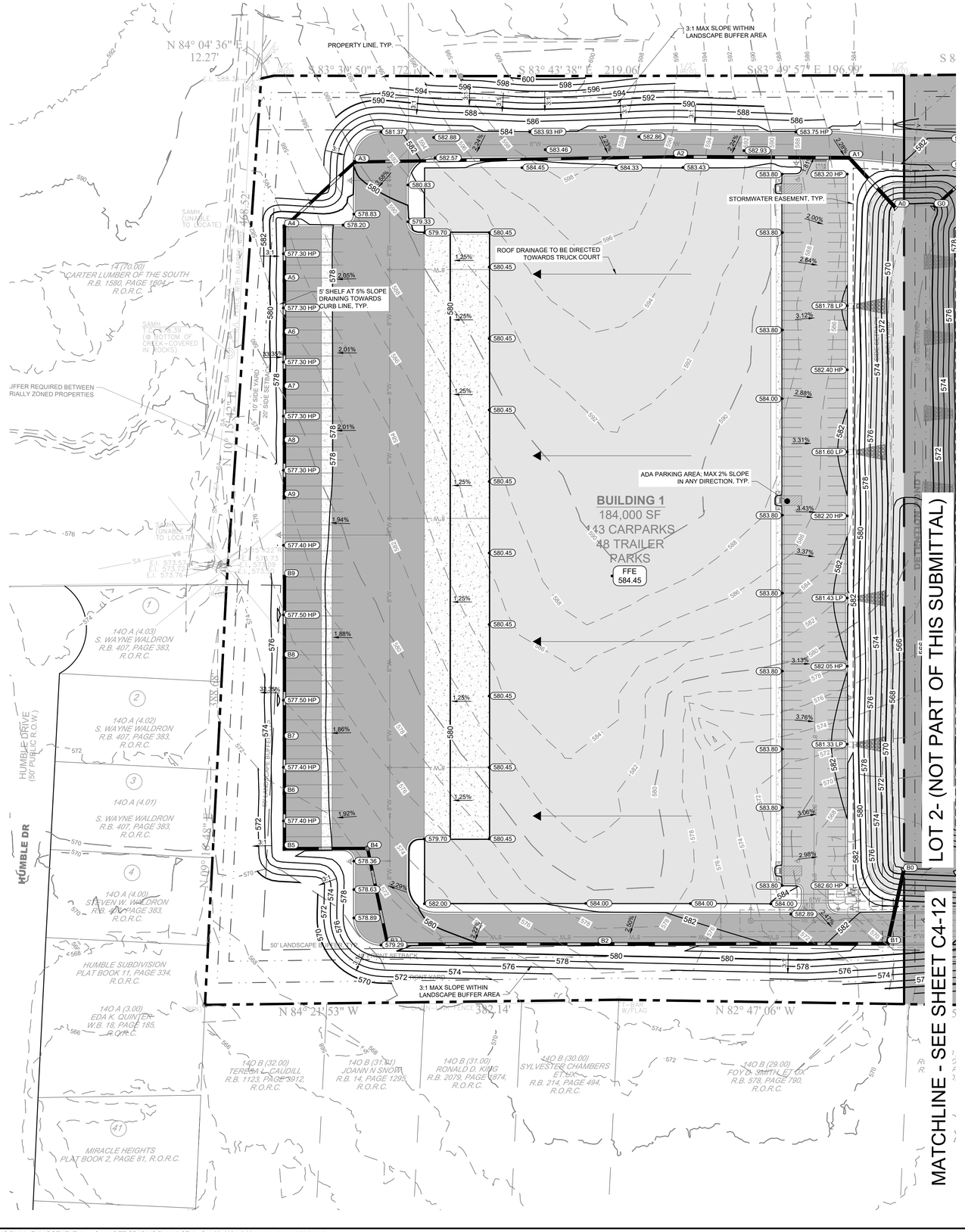
NORTH

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

GRADING AND DRAINAGE PLAN - OVERALL (LOT1)

SHEET NUMBER
C4-00

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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. DAMGES 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
  - TC TOP OF CURB
  - TW TOP OF WALL
  - INV INVERT
  - LP LOW POINT
  - BC BOTTOM OF CURB / GUTTER LINE
  - BW BOTTOM OF EXPOSED WALL
  - 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.

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GRAPHIC SCALE IN FEET
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LA VERGNE BUSINESS CENTER LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
09/27/2024
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

SITE GRADING PLAN (LOT 1)

SHEET NUMBER
C4-11

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) Sep 27, 2024 2:09pm 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.
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LA VERGNE
BUSINESS CENTER
LOT 1
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LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
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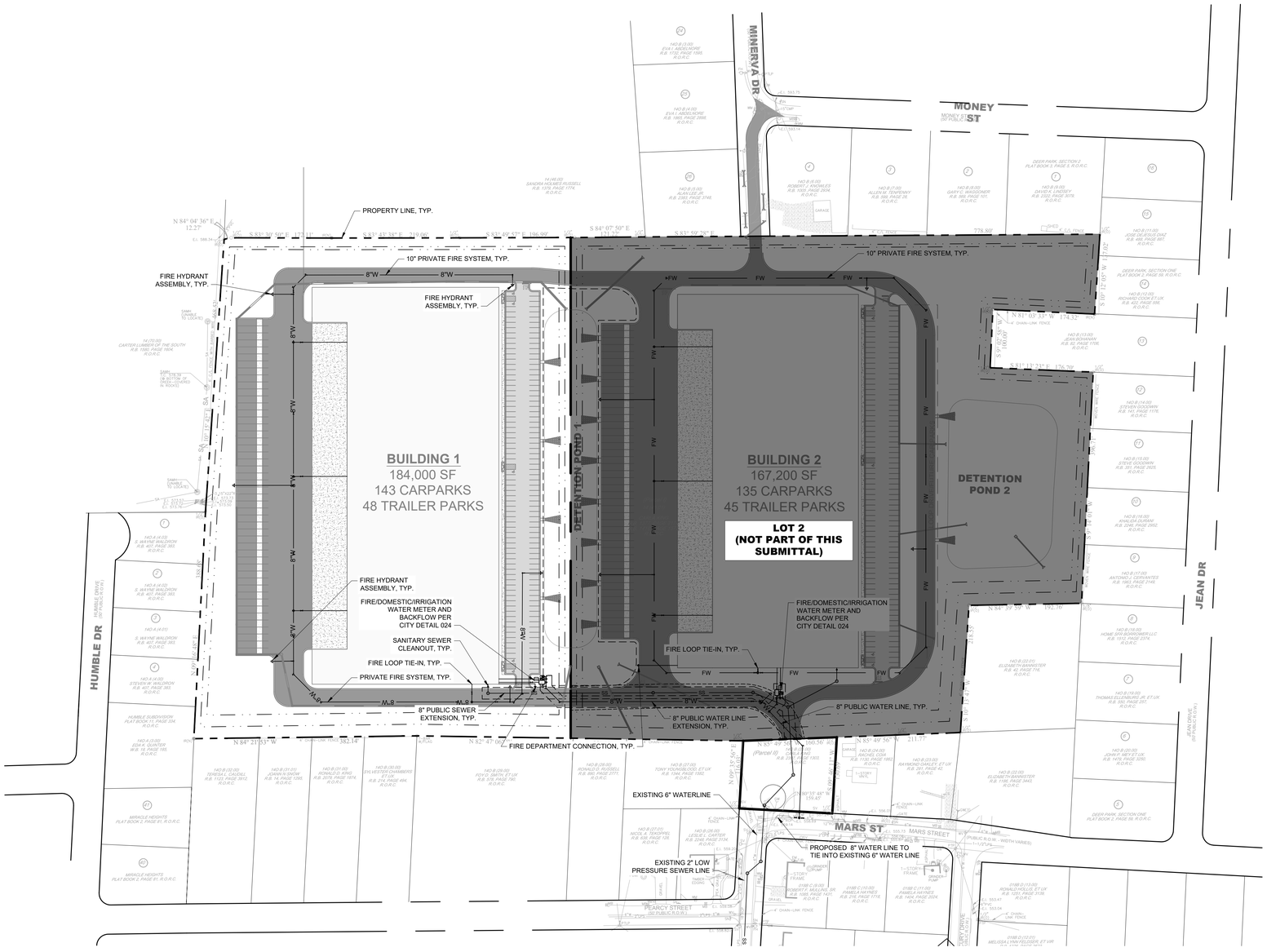
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DESIGNED BY: DJH
DRAWN BY: ZTB
CHECKED BY: RJA
DATE: 09/27/2024
KIMLEY-HORN PROJECT NO. 118574000

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

- 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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LA VERGNE BUSINESS CENTER LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND — LICENSED ENGINEER — AGRICULTURE — COMMERCE — No. 127314 — 09/27/2024 — STATE OF TENNESSEE

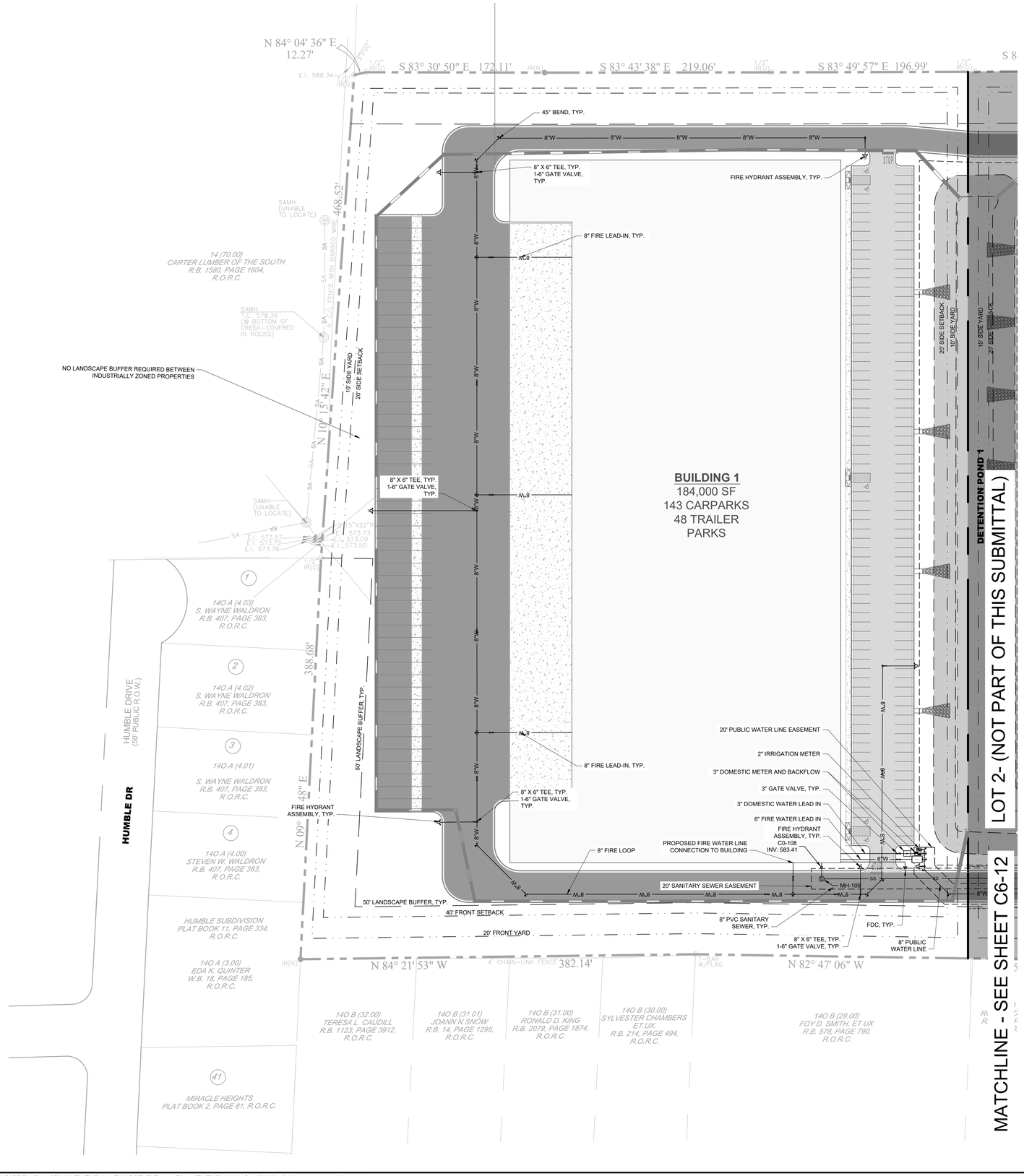
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

UTILITY PLAN - OVERALL (LOT 1)

SHEET NUMBER
C6-00

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LA VERGNE BUSINESS CENTER LOT 1

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LA VERGNE, TENNESSEE

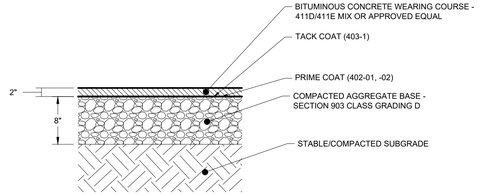
DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
CIVIL
09/27/2024
COMMERCE
No. 137314
STATE OF TENNESSEE

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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
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KIMLEY-HORN PROJECT NO.	118574000

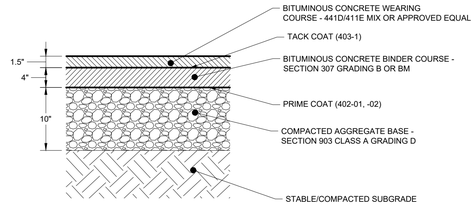
UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C6-11



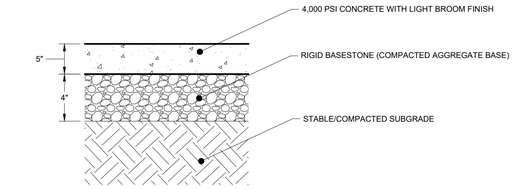
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED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

1 TYPICAL PAVEMENT SECTION - STANDARD DUTY
SCALE:



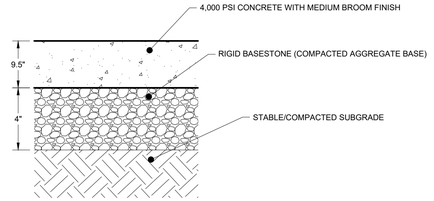
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2 TYPICAL PAVEMENT SECTION - HEAVY DUTY
SCALE:



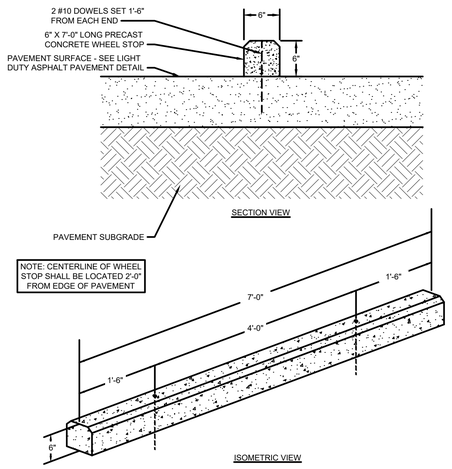
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE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

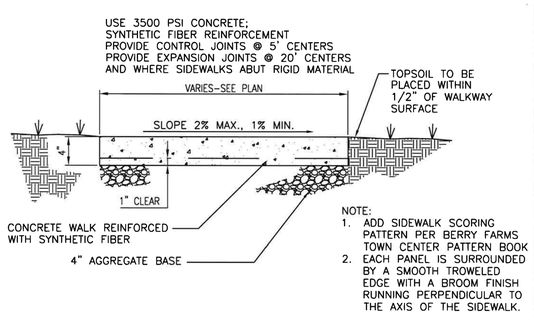


NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
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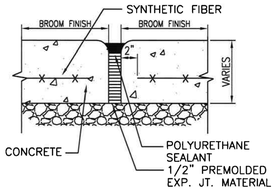
4 TYPICAL CONCRETE PAVEMENT SECTION - HEAVY DUTY
SCALE:



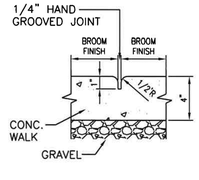
5 CONCRETE WHEEL STOP
NOT TO SCALE



6 CONCRETE SIDEWALK DETAIL
NOT TO SCALE

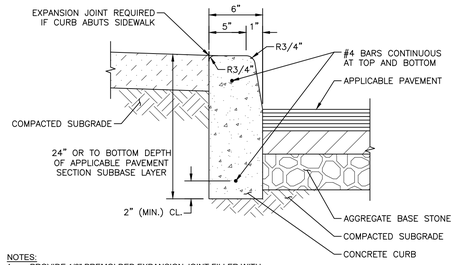


EXPANSION JOINT



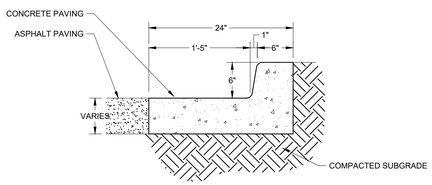
CONTROL JOINT

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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BUSINESS CENTER
LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 131114
9/27/2024
STATE OF TENNESSEE

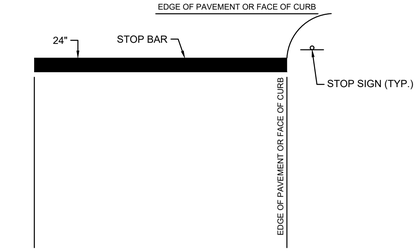
No.	REVISIONS	DATE	BY
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DESIGNED BY: DJH
DRAWN BY: ZTB
CHECKED BY: RJA
DATE: 09/27/2024
KIMLEY-HORN PROJECT NO. 118574000

SITE DETAILS

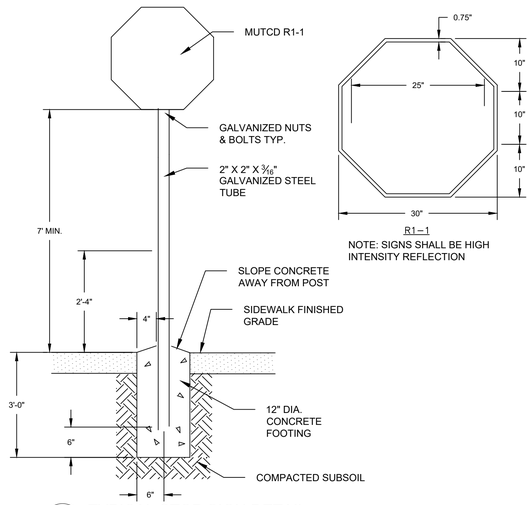
SHEET NUMBER
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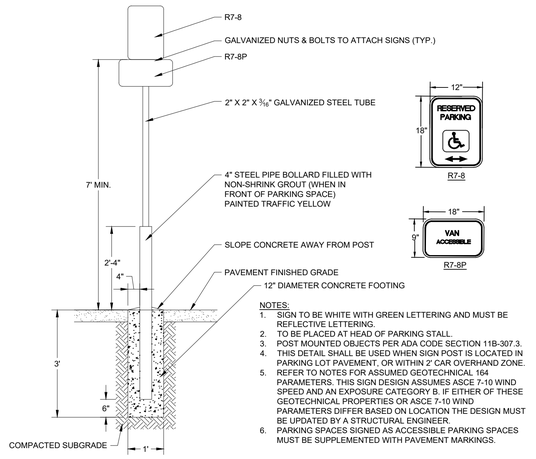
NOTES:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

13 TYPICAL STOP BAR DETAIL
NOT TO SCALE



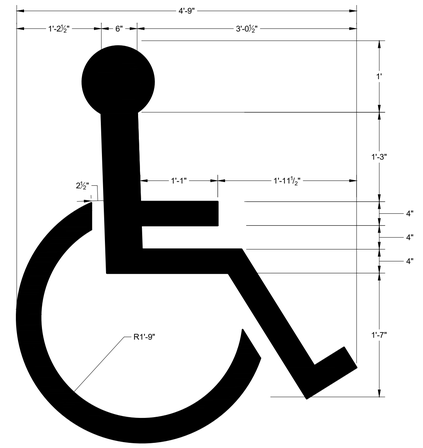
NOTE: SIGNS SHALL BE HIGH INTENSITY REFLECTION

14 TYPICAL STOP SIGN DETAIL
NOT TO SCALE

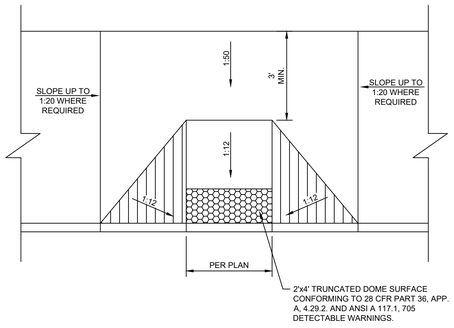


NOTES:
1. SIGN TO BE WHITE WITH GREEN LETTERING AND MUST BE REFLECTIVE LETTERING.
2. TO BE PLACED AT HEAD OF PARKING STALL.
3. POST MOUNTED OBJECTS PER ADA CODE SECTION 11B-307.3.
4. THIS DETAIL SHALL BE USED WHEN SIGN POST IS LOCATED IN PARKING LOT PAVEMENT, OR WITHIN 2' CAR OVERHAND ZONE.
5. REFER 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.

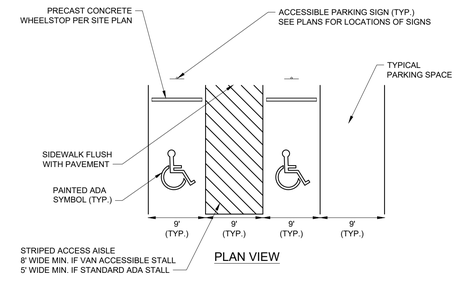
15 ADA PARKING SIGN DETAIL
NOT TO SCALE



16 ADA PARKING SPACE SYMOL
NOT TO SCALE

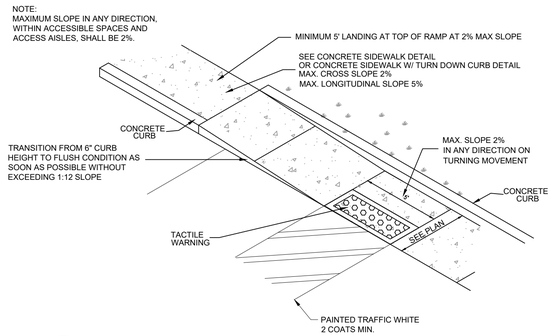


17 TYPICAL ADA RAMP
NOT TO SCALE

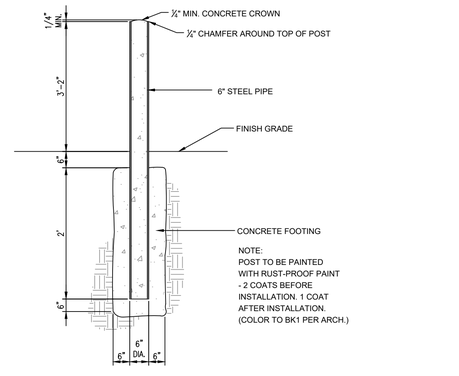


PLAN VIEW

18 ADA PARKING STALL LAYOUT
NOT TO SCALE



19 ADA CURB RAMP
NOT TO SCALE



20 6" STEEL BOLLARD
NOT TO SCALE

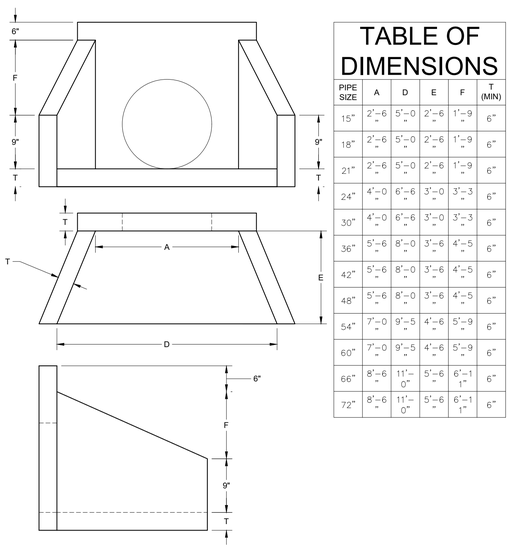
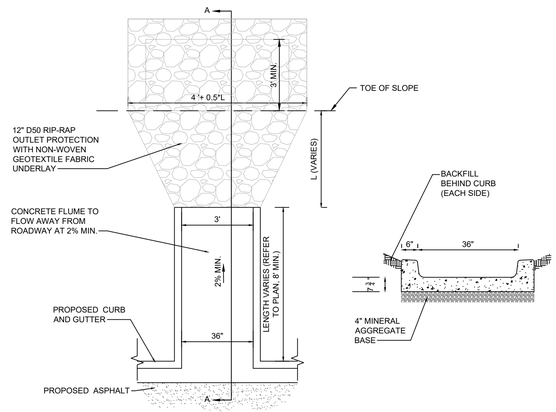
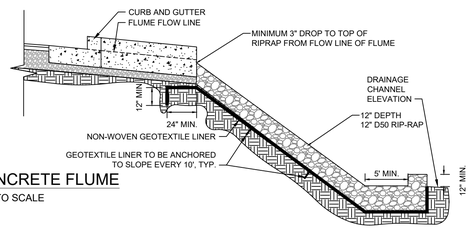


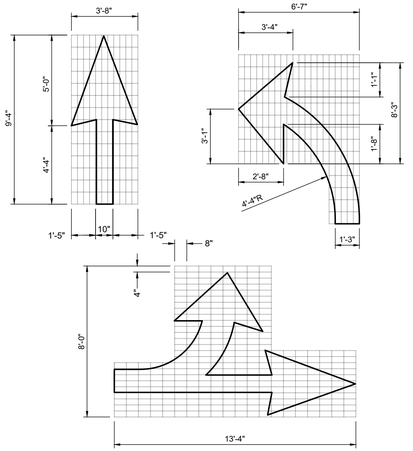
TABLE OF DIMENSIONS					
PIPE SIZE	A	D	E	F	T (MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"
30"	4'-0"	6'-6"	3'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"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

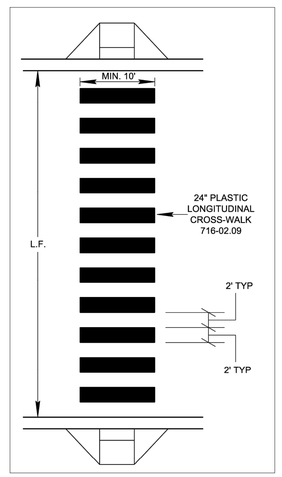




22 CONCRETE FLUME
NOT TO SCALE



23 ROADWAY DIRECTIONAL ARROWS
NOT TO SCALE



24 CROSS-WALK (TDOT T-M-1)
NOT TO SCALE

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BUSINESS CENTER
LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137314
09/27/2024
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:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

SITE DETAILS

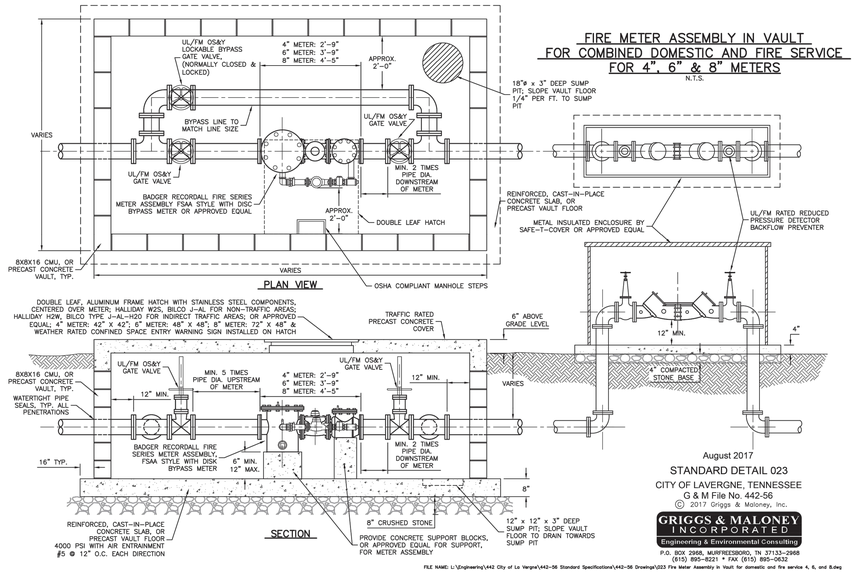
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FIRE METER ASSEMBLY IN VAULT FOR COMBINED DOMESTIC AND FIRE SERVICE FOR 4", 6" & 8" METERS

N.T.S.



August 2017

STANDARD DETAIL 023

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

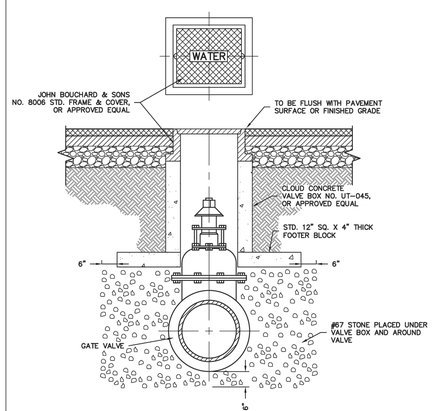
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(615) 895-8221 * FAX (615) 895-0632

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

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

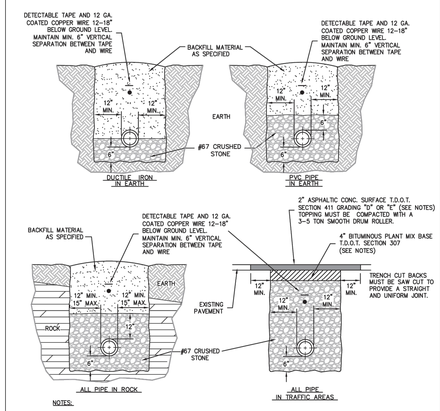
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FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\030 Typical Valve Box Setting.dwg

STANDARD WATERLINE BEDDING & BACKFILLING

N.T.S.



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.

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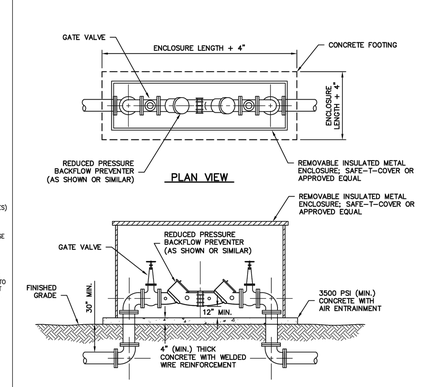
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Revised September, 2015

STANDARD DETAIL 010

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56



REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.

Revised August 2017

STANDARD DETAIL 070

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

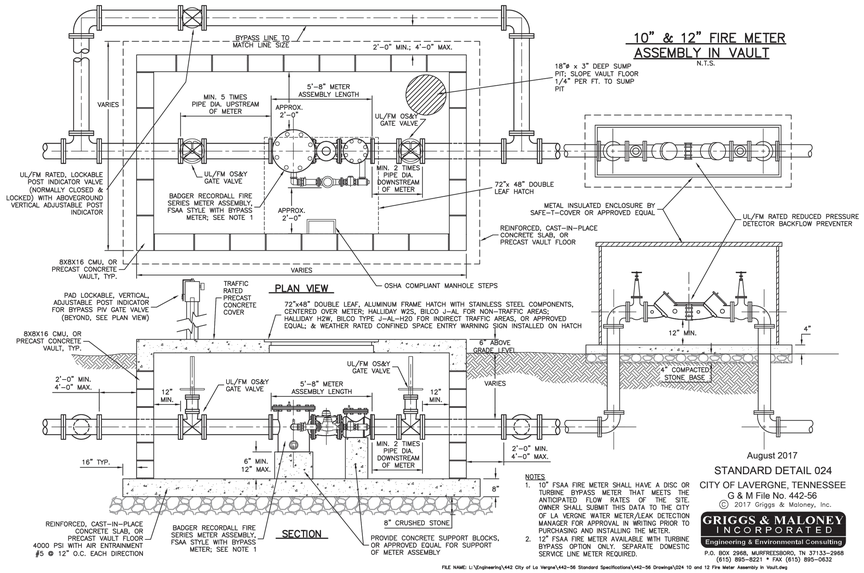
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FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\070 Reduced Pressure Backflow Preventer.dwg

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

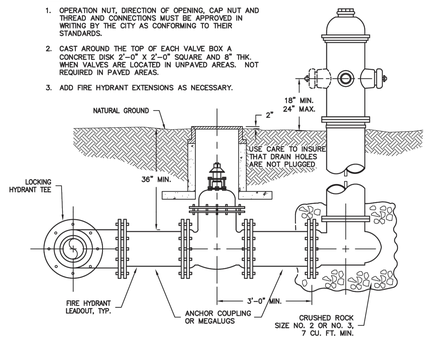
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FILE NAME: L:\Engineering\442 City of La Vergne\442-56 Standard Specifications\442-56 Drawings\024 10 and 12 Fire Meter Assembly In Vault.dwg

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.

Revised September, 2015

STANDARD DETAIL 040

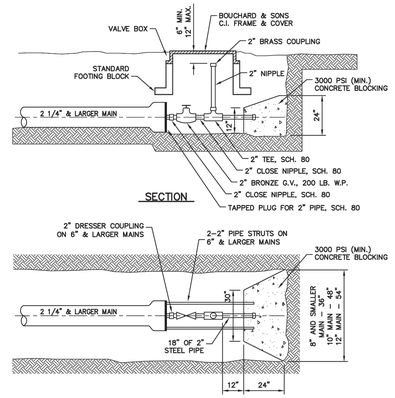
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FILE NAME: L: \Engineering\442-56\2015 Updates\040 Drawings\Fire Hydrant Setting.dwg



TYPICAL 2" BLOW-OFF ASSEMBLY

N.T.S.

Revised September, 2015

STANDARD DETAIL 050

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

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

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BUSINESS CENTER
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BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — 9/27/2024 — COMMERCE — No. 127314 — STATE OF TENNESSEE

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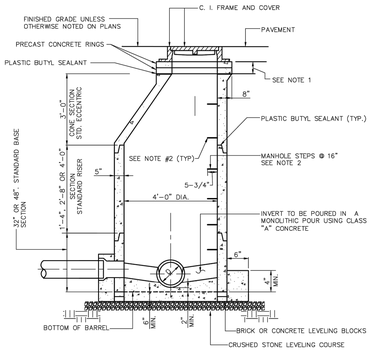
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

UTILITY DETAILS

SHEET NUMBER

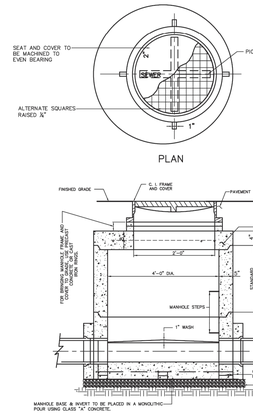
C8-20

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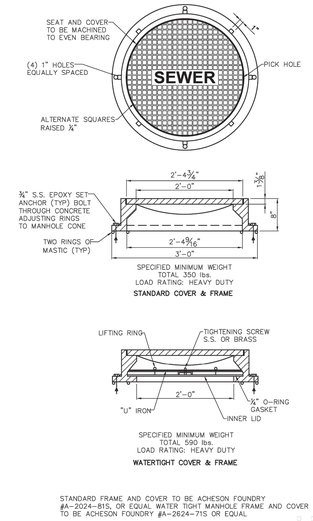


NOTE:
1. FOR BRINGING MANHOLE FRAME AND COVER TO GRADE, USE PRECAST CONCRETE OR CAST IRON RINGS.
2. 3/8 STEEL REINFORCED ROD ENCAPSULATED IN POLYPROPYLENE PLASTIC OR ALUMINUM ALLOY SEE SPECIFICATIONS.
3. RESILIENT CONNECTORS REQUIRED FOR ALL PIPES, REFER TO DETAIL AND SPECIFICATIONS.

CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 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

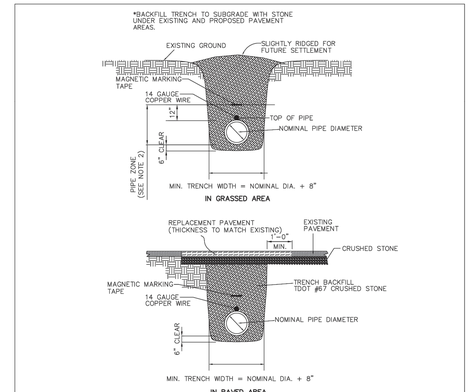


CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	4.0 STANDARD PRECAST MANHOLE FOR DEPTH OF LESS THAN 5'-0" NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 148 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891



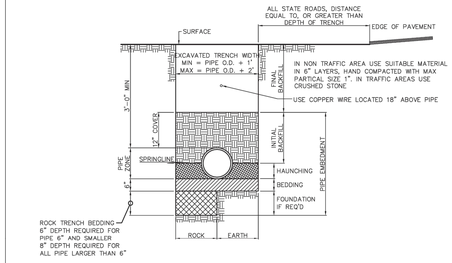
STANDARD FRAME AND COVER TO BE ACHESON FOUNDRY #A-2024-81S, OR EQUAL WATER TIGHT MANHOLE FRAME AND COVER TO BE ACHESON FOUNDRY #A-2624-71S OR EQUAL

CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	10.0 MANHOLE FRAME AND COVER NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 148 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891

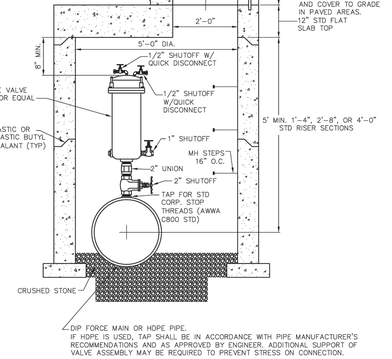


NOTES:
1. SEE STANDARD SPECIFICATIONS FOR FULL BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 12" ABOVE TOP OF PIPE AND IS AREA IN WHICH SPECIAL CARE IS TO BE GIVEN TO PLACEMENT AND COMPACTION TO PROTECT PIPE DURING AND AFTER LAYING.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE TO NOMINAL PIPE DIAMETER PLUS 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.

CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	15.0 TYPICAL TRENCH BACKFILL NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 148 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891

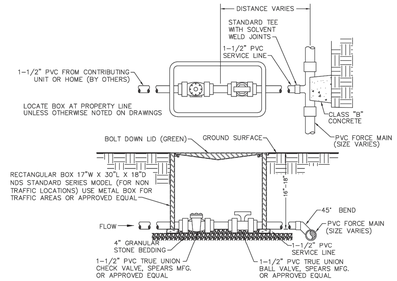


CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	16.0 PVC PIPE INSTALLATION DETAIL NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 148 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891

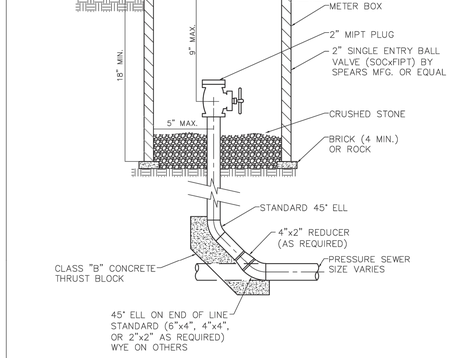


NOTE: IN WETLAND AREAS, EXTEND TOP OF MH COVER A MIN. OF 1 FT. AND A MAX. OF 2 FT. ABOVE ORIGINAL GRADE.

CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	18.0 SEWAGE AIR RELEASE VALVE NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 148 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891



CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	19.0 TYPICAL PRESSURE SEWER SERVICE LINE CONNECTION NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 148 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891



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

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

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4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
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LA VERGNE BUSINESS CENTER LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

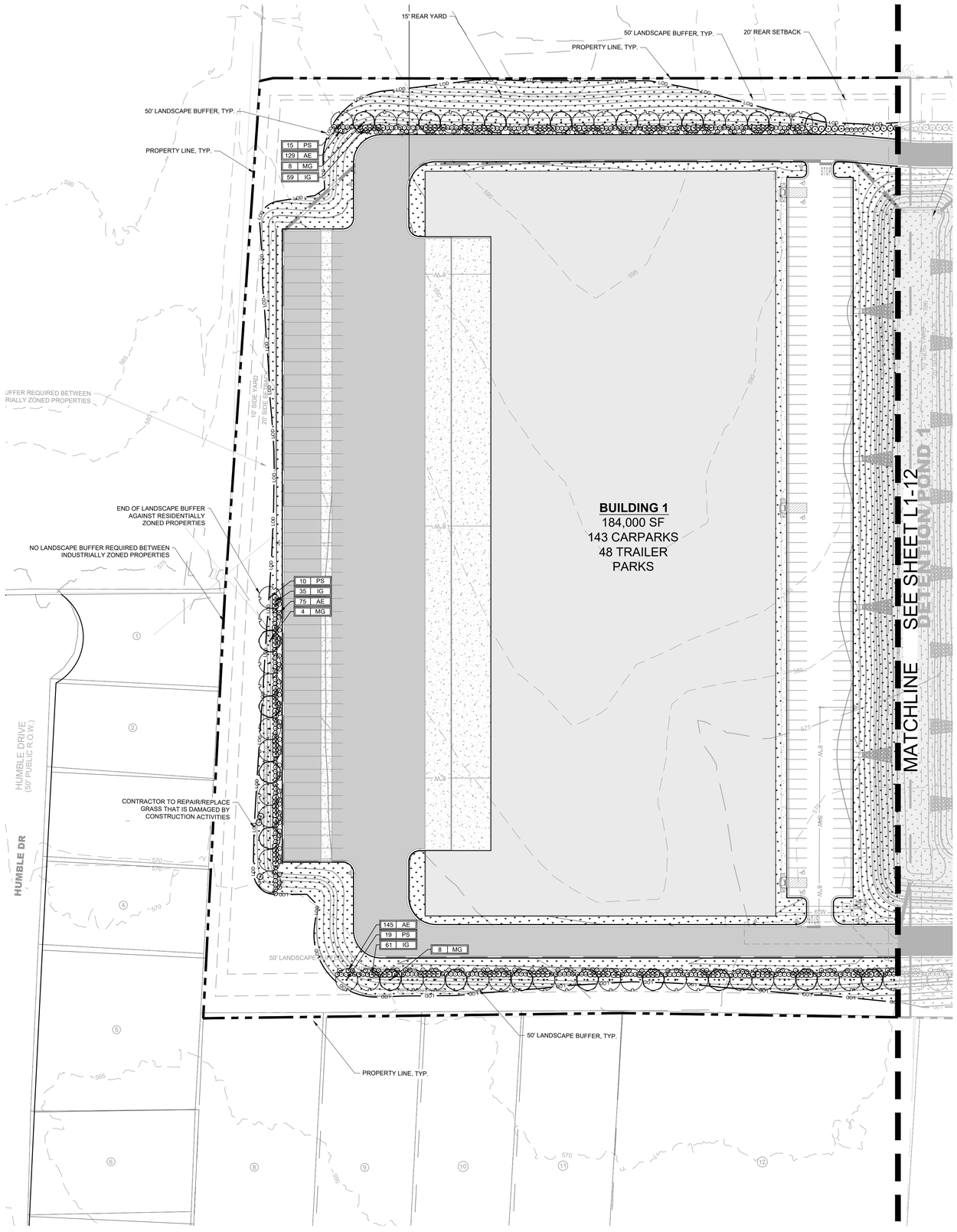
DEATON J. HILDABRAND REGISTERED ENGINEER AGRICULTURE ARCHITECTURE COMMERCE No. 137314 09/27/2024 STATE OF TENNESSEE

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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

UTILITY DETAILS

SHEET NUMBER
C8-21



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:
- 50 FEET BUFFER BETWEEN LIGHT INDUSTRIAL AND ADJACENT RESIDENTIAL PROPERTIES. NO BUFFER REQUIRED BETWEEN ADJACENT INDUSTRIAL LOT.

SECTION 9.3.2.D
- LANDSCAPE BUFFER REQUIREMENTS:
  - 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.
- STREET YARD IS NOT REQUIRED

PARKING AREAS:

SECTION 9.3.2.B
- PARKING IS NOT ADJACENT TO R.O.W. AND BUFFER IS NOT REQUIRED

REQUIRED SITE PLANTINGS:

SECTION 9.2.3
- LANDSCAPE SURFACE AREA REQUIREMENT FOR LIGHT INDUSTRIAL (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 SANDORA
REGISTERED
LANDSCAPE ARCHITECT
09/27/2024

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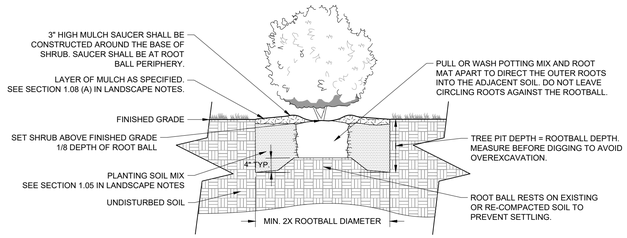
DESIGNED BY:	GR
DRAWN BY:	GR
CHECKED BY:	SJS
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-11

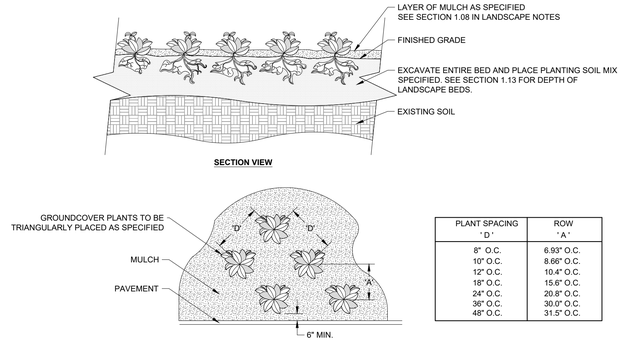
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4 CONTAINER SHRUB PLANTING

NOT TO SCALE

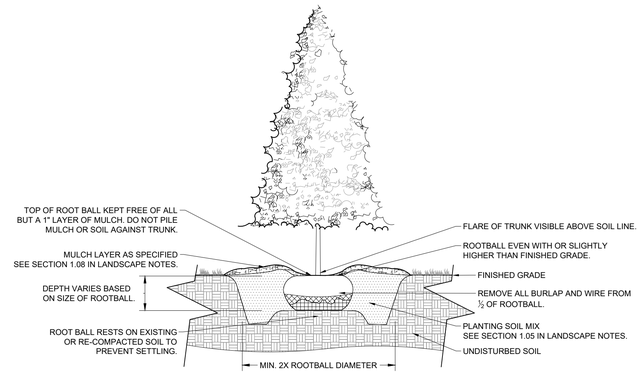


PLANT SPACING " D "	ROW " A "
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

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

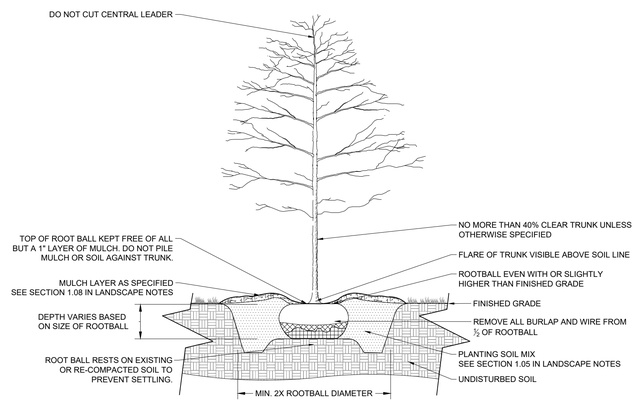
5 GROUNDCOVER PLANTING

NOT TO SCALE



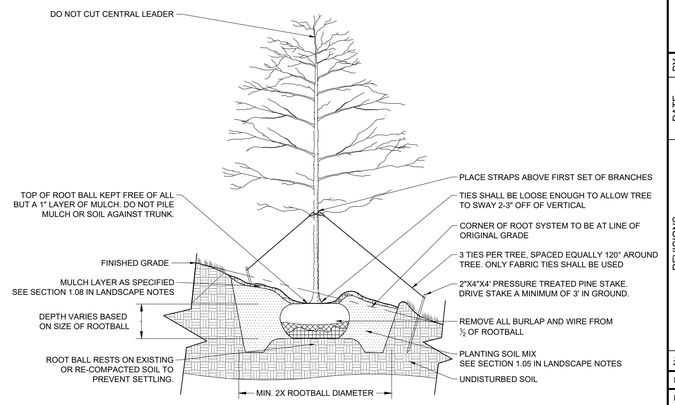
1 EVERGREEN TREE PLANTING

NOT TO SCALE



2 B&B TREE PLANTING

NOT TO SCALE



3 B&B TREE PLANTING ON SLOPE

NOT TO SCALE

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BARKEASTFAIRVIEW
2451 FAIRVIEW BLVD
FAIRVIEW, TENNESSEE

SPENCER JAMES SANDERS
REGISTERED
LANDSCAPE ARCHITECT

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DESIGNED BY:	GR
DRAWN BY:	GR
CHECKED BY:	SJS
DATE:	09/27/2024

KIMLEY-HORN PROJECT NO. 118059009

LANDSCAPE DETAILS (LOT 1)

SHEET NUMBER
L1-50

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 ½ 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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Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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BARKEAST FAIRVIEW
2451 FAIRVIEW BLVD
FAIRVIEW, TENNESSEE

SPENCER JAMES SANDOR
REGISTERED
LANDSCAPE ARCHITECT
ACKNOWLEDGED
COMMERCE
TENNESSEE
LANDSCAPE ARCHITECT
AUTHORITY

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DESIGNED BY:	GR
DRAWN BY:	GR
CHECKED BY:	SJS
DATE:	09/27/2024

KIMLEY-HORN PROJECT NO. 118059009

LANDSCAPE NOTES (LOT 1)

SHEET NUMBER
L1-51

Planning Commission Report
Meeting: October 15, 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.**

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.

There is a 50' foot landscape buffer indicated throughout. This meets City requirements.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
1) The contact shown for City of La Vergne Codes Department is incorrect. The contact for Codes should be Joe White.

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

1. Submit LTMA and LTMP.
2. (Sheet C4-12) Provide a berm or more defined ditch to direct outflow from Detention Basin 1 to Area Drain north of proposed cul-de-sac and keep that concentrated flow off of Tony Youngblood Property.
3. (Sheet C4-12) With the curb and gutter drive section proposed, the area south of Building 2 appears to drain into the drive and then follows the private drive gutter to the public cul-de-sac. Please provide the 25-year proposed flow for C-Bypass-1 divided into the portion that will drain in the gutter along the west side of the cul-de-sac (across the Tony Youngblood driveway) and what will drain across the east side of the cul-de-sac (emptying into the north roadside ditch along Mars Street). Please provide appropriate drainage design across the Tony Youngblood driveway and additional erosion control where the concentrated flow from the site drains into the Mars Street ditch.

4. (Cover Sheet) Add note stating "No certificates of occupancy will be issued on any building on this site until all roadway improvements shown on drawings entitled "Offsite Roadway Improvements" stamped approved by the La Vergne City Engineer have been completed and accepted by the City of La Vergne.
5. (Sheets C3-20 and C4-12) Add LARGE notes on both of these sheets that no building permit for Building 2 will be issued until Detention Basins 1 and 2 are functioning as construction sediment control measures and have been signed off by the City Stormwater Department inspector.
6. (Sheet C3-20) Construction sequencing note is for Phase 3. This is the Phase 2 sheet which includes important sequencing requirements. Correct this note.
7. (Sheet C3-20) Provide detailed construction sequencing for Phase 2 to protect property owners south of the site from being negatively impacted by early grading activities.
8. (Sheet C3-20) Label the two apparent temporary sediment control basins and include in sequencing.
9. (Sheet C2-13) Provide sufficient dimensions for building to be field located from property line.
10. (Sheet C2-13) Show north/south length of concrete-paved loading dock area.
11. (Detail) Provide a site profile drawing showing a section from the southeast corner of Building 2 to the Rachel Coia parcel south of the site. Show the full elevation of the building in this profile in order to show the relationship of the building to that residential parcel.
12. (C2-13) Show dumpster locations and screening details.
13. (C0-01) Add the following note to the contractor's requirements: "NO MORE THAN 500 FEET OF UTILITY AND DRAINAGE PIPE TRENCH WILL BE ALLOWED AT TO BE OPEN AT ONE TIME."
14. (C2-13) Show the width of the private drive at the point where it exits onto the cul-de-sac.

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

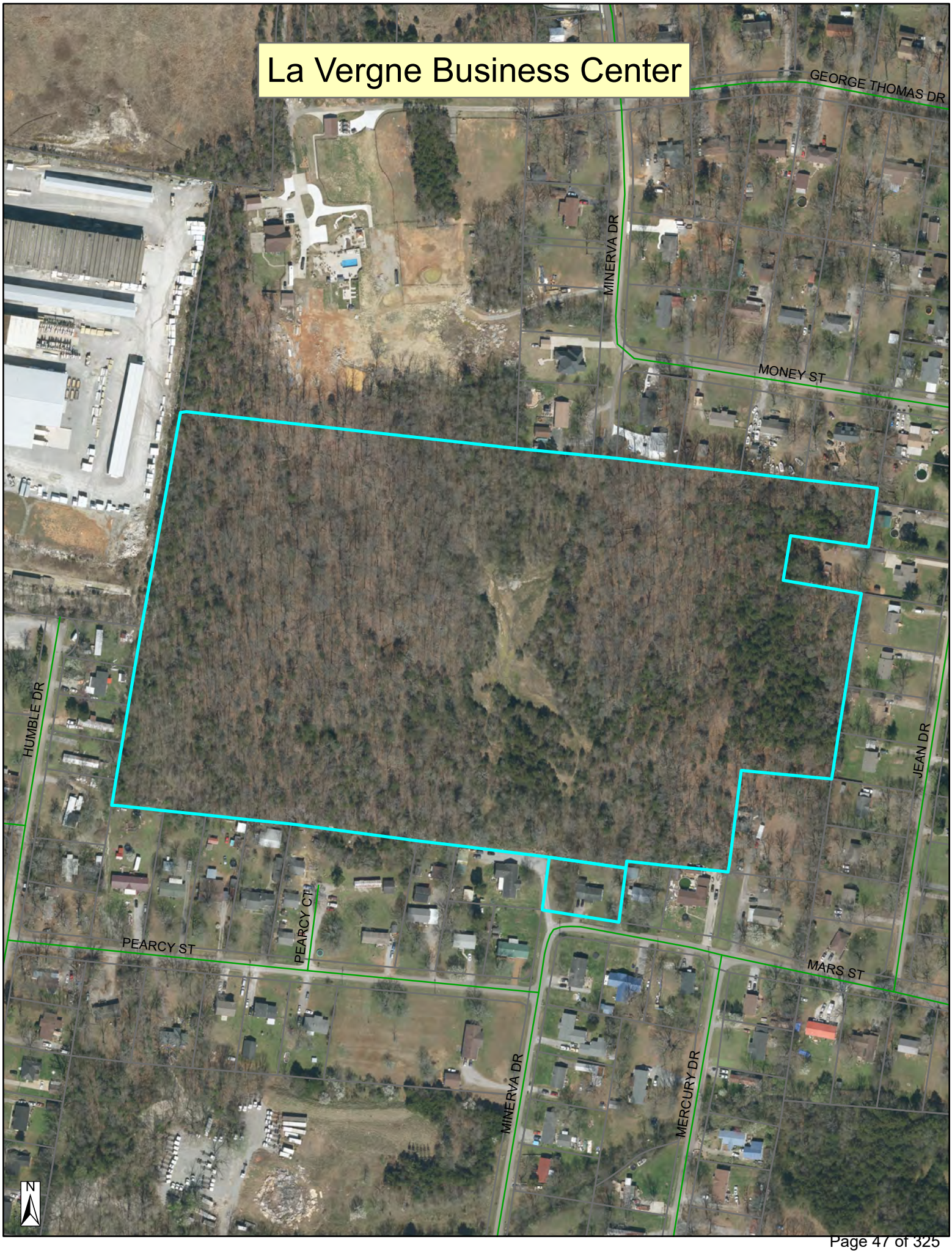
1. Fire and domestic water meter shall be per City Std Dtl 023.
2. Fire and domestic water meter and backflow assembly layout does not match City Standard Water Detail 023.
3. Label waterline connection as cut in tee, valves, and 6" x 8" increaser.
4. Relocate sewer MH102 to the intersection of Pearcy and Minerva.
5. Sht C7-00, Sewer MH106 shall be the terminal point of the public sewer extension. The remainder of the sewer through current MH109 shall be private and could be 6” sewer with cleanouts.
6. Adjust public utility easements, as necessary.
7. Sht C7-00, MH100 – The City does not like doghouse manholes. They lack a rubber boot connection from pipe to MH that TDEC requires.
8. MH100 may be installed where shown (as new) with resilient boot connections, and the contractor shall bypass pump as needed.
9. Existing trunk sewer crossing Minerva Dr is 21” PVC SDR26 pipe (not 18” or 24” as shown on Lot 1 plans and Lot 2 offsite sewer plans, respectively).
10. As another option, MH 100 may also be move to the west side of Minerva Street so sewer could flow into and turn no-more-than 90-degrees before flowing into the existing 21” Trunk Sewer MH.
11. The existing LPS entering the existing connection manhole from the north may be high enough, vertically, in the MH, to core under it for the new 8” gravity sewer connection. City will attempt to take pic and verify depth for Engineer.
12. If the existing 21”S MH on the west side of Minerva Dr is cored and becomes the connection manhole, then City would want the new 21”S trough to be at least 75% of the 21” pipe depth, where the 8”S enters the trough, so no backwater curve is imparted on the new 8”S from the north.
13. The irrigation meter box standard detail shall be referenced as City Std Dtl 021. The City is presently changing that detail to add a meter setter, new box (old box no longer offered), and other connectors, but you need not concern yourself with that issue right now.
14. Public Works does not want the sidewalk over the top of the existing low pressure sewer and connection boxes on the west side of Minerva Dr. If the sidewalk is to be built as shown, relocate the low pressure sewer behind the walk.

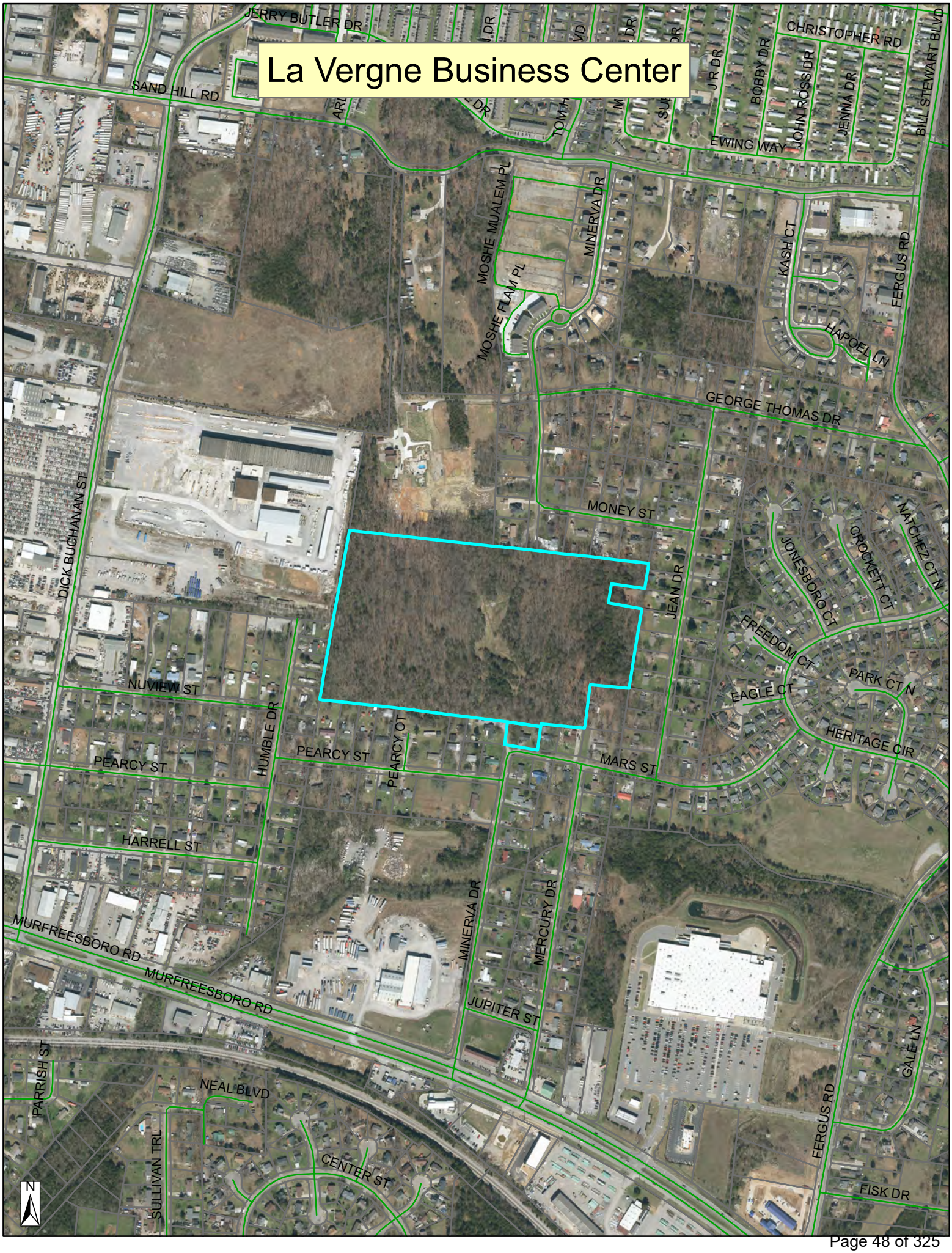
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

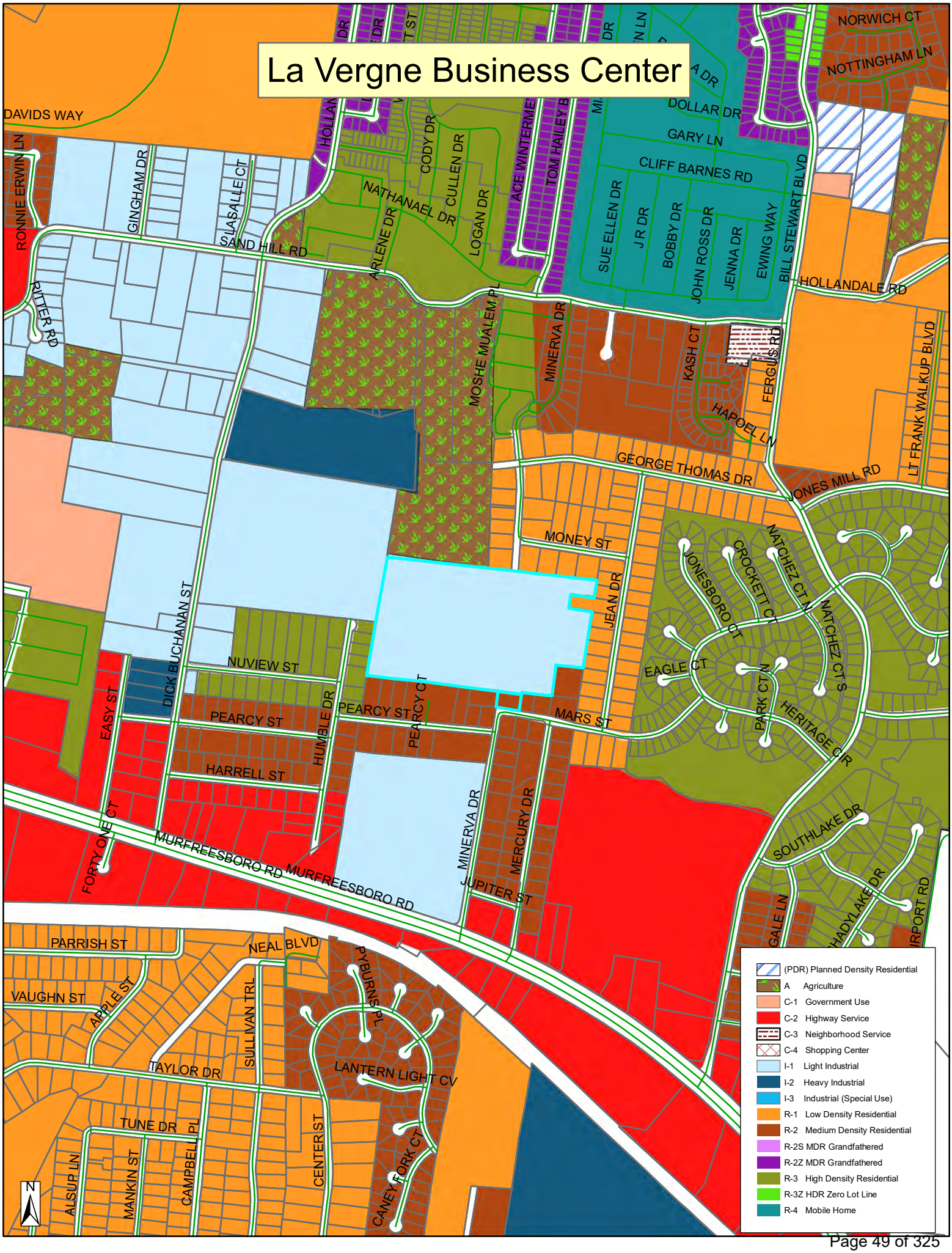
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
A fire hydrant must be within 100' of the FDC

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
JOHN ROSS DR
JENNA DR
BOBBY DR
J R 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
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
JR 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
FERGUSON 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
PARRISH ST
NEAL BLVD
VAUGHN ST
APPLE ST
SULLIVAN TRL
AYBURN PL
LANTERN LIGHT CV
TAYLOR DR
TUNE DR
CAMPBELL PL
CENTER ST
CANEY FORK CT
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


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: 09/30/2024

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	28.7 AC	28.25 AC
DISTURBED AREA	N/A	24.66 AC
DEDICATED R.O.W. AREA	N/A	N/A
IMPERVIOUS AREA	0 AC	16.97 AC
PERVIOUS AREA	28.25 AC	11.28 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

LOT 2 DATA TABLE		
ZONING DISTRICT	I-1	
EXISTING USE	VACANT	
PROPOSED USED	WAREHOUSE	
BUILDING DATA	EXISTING	PROPOSED
BUILDING 1 SQUARE FOOTAGE	0 SF	167,200 SF
SQUARE FOOTAGE OFFICE USE	0 SF	16,720 SF
SQUARE FOOTAGE WAREHOUSE USE	0 SF	150,480
MAX HEIGHT		50 FT. (1 STORY)
LOT DATA & REQUIREMENTS	REQUIRED	PROPOSED
ACREAGE OF LOT	N/A	16.05 AC (699,197 SF)
FLOOR AREA RATIO	0.50 (MAX.)	±0.24
LOT COVERAGE	50% (MAX.)	±24%
PARKING	REQUIRED	PROVIDED
STANDARD CAR PARKING (1 SPACE PER 400 GSF OFFICE + 1 SPACE PER 4,000 GSF WAREHOUSE)	80	135
ACCESSIBLE	5 (1 VAN)	5 (3 VAN)
TRUCK PARKS	N/A	48
LANDSCAPING & BUFFERING	REQUIRED	PROVIDED
IMPERVIOUS AREA EXISTING	N/A	0 AC
IMPERVIOUS AREA PROPOSED	N/A	±8.56 AC
OPEN SPACE PROVIDED	N/A	N/A

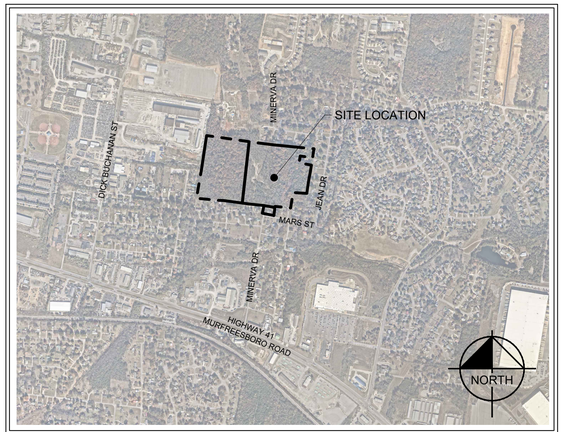
EXISTING PROPERTY SUMMARY

THE PROPOSED DEVELOPMENT WILL CONSIST OF A TWO-BUILDING WAREHOUSE DISTRIBUTION PARK TO BE CONSTRUCTED ON ±28.25 ACRES OFF OF MINERVA DRIVE IN LA VERGNE, TN. IN TOTAL, THE COMBINED AREA FOR THE TWO BUILDINGS IS ±351,200 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

BUILDING DATA	AREA	APPROXIMATE DIMENSIONS
BUILDING 1	±184,000 SF	260' x 680'
BUILDING 2	±167,200 SF	250' x 640'
TOTAL BUILDING AREA	±351,200 SF	



VICINITY MAP
NOT TO SCALE

CITY OF LA VERGNE
RUTHERFORD COUNTY, TN

PROJECT DESIGN TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: BRETT BEELER
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

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)

OWNER / DEVELOPER

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

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

ENGINEER'S SEAL

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 11/27/2023 — STATE OF TENNESSEE

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 Sep 27, 2024 5:04pm by: deaton.hildabrand

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

CONTRACTOR RESPONSIBILITIES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
   - A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.
   - B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.
   - C. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.
   - D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.
2. DURING CONSTRUCTION:
   - A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
   - B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.
   - C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
   - D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.
   - E. CONSTRUCTION SHALL MEET ALL CURRENT STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.
   - F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.
   - G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
   - H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.
   - I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND CITY OF LA VERGNE STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.
   - J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.
   - K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.
   - L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.
   - M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.
   - N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.
   - O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.
   - P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.
   - Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.
   - R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
   - S. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
   - T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
   - U. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.
   - V. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
   - W. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.
   - X. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
   - Y. REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
   - Z. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
2. DISPOSAL GUIDELINES:
   - A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.
   - B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.
   - C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.
   - D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. TREE PROTECTION GUIDELINES:

   PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.
4. UTILITIES:
   - A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.
   - B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:
   - A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
   - B. EXISTING AND PROPOSED CONTOURS ARE AT ONE (1) FOOT INTERVALS.
   - C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
   - D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR 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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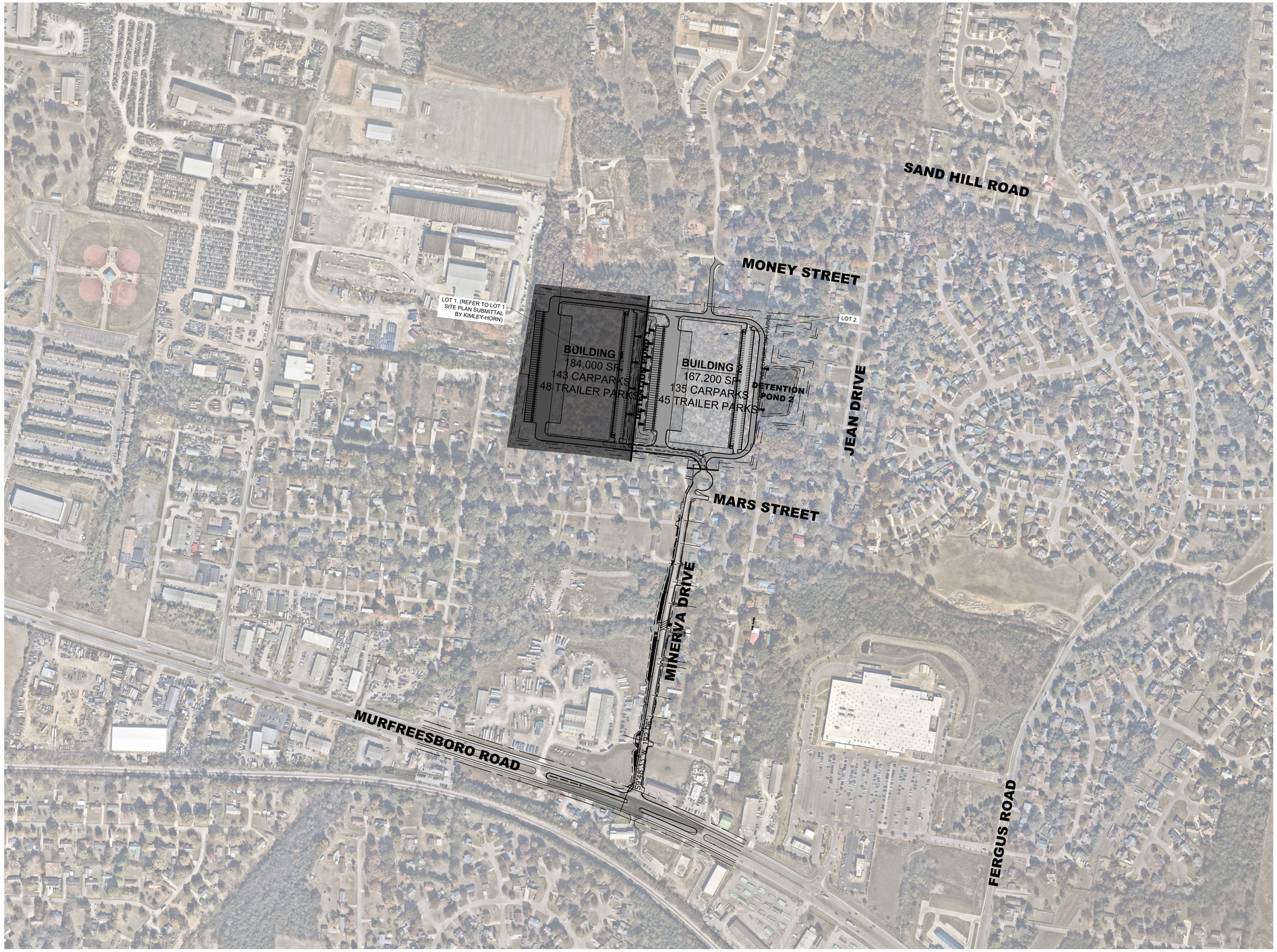
Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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LA VERGNE
BUSINESS CENTER
LOT 2
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — 09/27/2024 — COMMERCE — No. 137314 — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
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8			
9			
10			

DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECK



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LA VERGNE BUSINESS CENTER
LOT 2

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
09/27/2024
COMMERCE
No. 137114
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

SITE VICINITY MAP

SHEET NUMBER
C0-10

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SURVEY DISCLAIMER

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

EXISTING UTILITIES NOTE

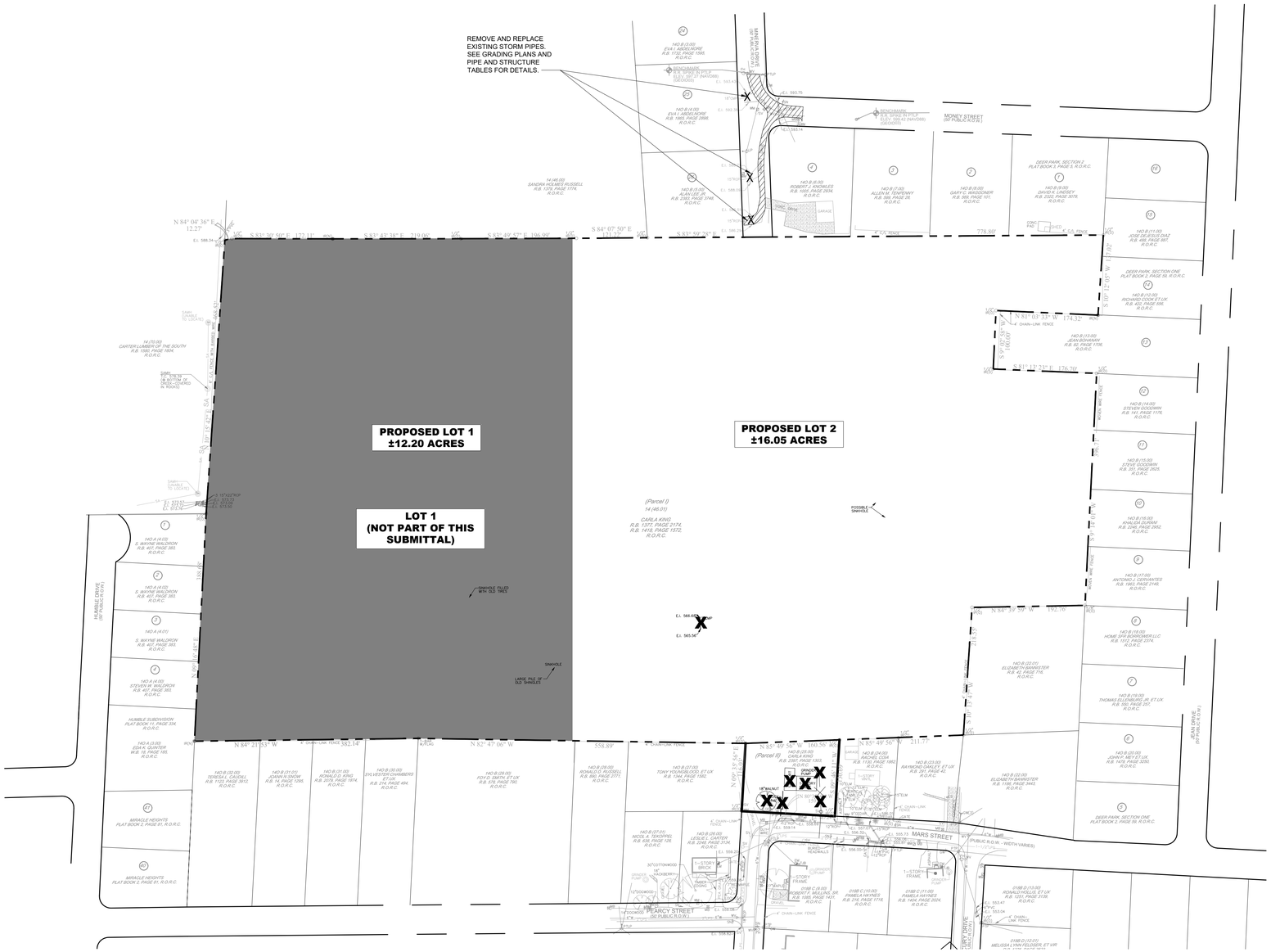
CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

SLOPE LEGEND

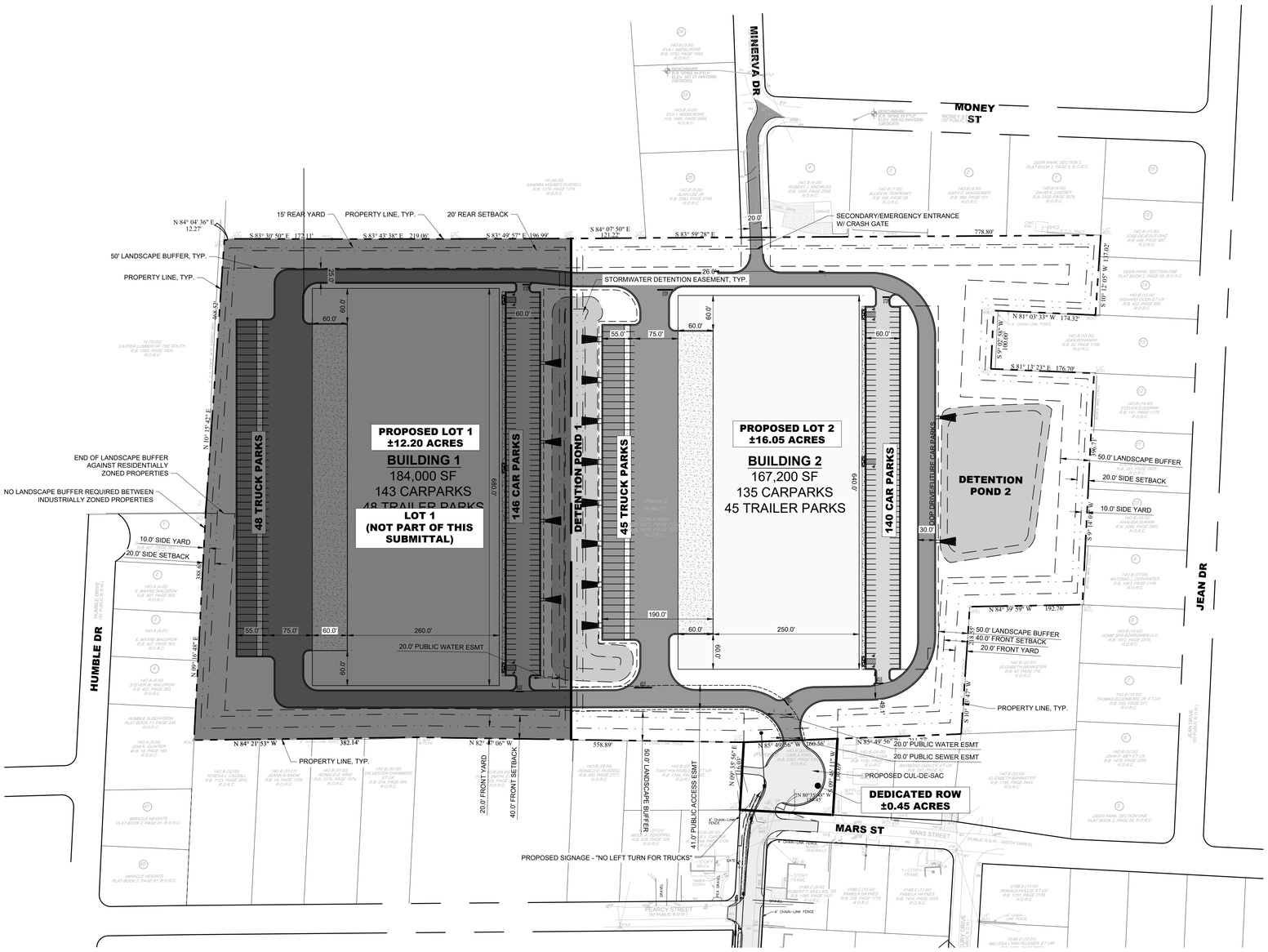
- 12-20% SLOPE
- >20% SLOPE


RUSSELL SANDRA HOLMES
014 04600
1680 GEORGE THOMAS DR
CARTER LUMBER OF THE SOUTH INC
014 07000
444 DICK BUCHANAN ST
KING CARLA
014 04601
SAND HILL RD
MONEY STREET
(50' PUBLIC R.O.W.)
MARS STREET
(PUBLIC R.O.W.) (WIDTH VARIES)
PERCY STREET
(50' PUBLIC R.O.W.)
HUMBLE DRIVE
(50' PUBLIC R.O.W.)
JEAN DRIVE
(50' PUBLIC R.O.W.)
BENCHMARK
ELEV. 587.77' (NAVD88)
GEODETIC
BENCHMARK
ELEV. 579.42 (NAVD88)
GEODETIC
TaB2
Df
TrC
BrB
GRC
Ea
TaC2
N 84° 04' 36" E
12.27'
S 83° 30' 50" E 172.11'
S 83° 43' 38" E 210.06'
S 83° 49' 57" E 196.99'
S 84° 07' 50" E
121.22'
S 83° 59' 28" E
778.80'
N 84° 21' 53" W
382.14'
N 82° 47' 06" W
558.89'
N 85° 49' 56" W 160.56'
(Parcel II)
N 85° 49' 56" W 211.77'
N 84° 39' 59" W 192.76'
N 81° 03' 33" W 174.32'
S 81° 12' 23" E 176.70'
S 10° 12' 05" W 117.02'
S 10° 18' 41" W
215.55'
N 09° 35' 56" E
114.66'
N 10° 15' 42" E
464.52'
N 10° 10' 42" E
339.48'
S 10° 10' 42" W
339.48'
(Parcel I)
14 (46.01)
CARLA KING
R.B. 1372, PAGE 2174,
R.B. 1418, PAGE 1572,
R.O.R.C.
POSSIBLE GRAVES
SINKHOLE
SINKHOLE
SINKHOLE

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REMOVE AND REPLACE EXISTING STORM PIPES. SEE GRADING PLANS AND PIPE AND STRUCTURE TABLES FOR DETAILS.
PROPOSED LOT 1
±12.20 ACRES
LOT 1
(NOT PART OF THIS SUBMITTAL)
PROPOSED LOT 2
±16.05 ACRES
MONEY STREET
(50' PUBLIC R.O.W.)
MARS STREET
(PUBLIC R.O.W. - WIDTH VARIES)
PEARCY STREET
(50' PUBLIC R.O.W.)
HUMBLE DRIVE
(50' PUBLIC R.O.W.)
JEAN DRIVE
(50' PUBLIC R.O.W.)
DRY DRIVE
(50' PUBLIC R.O.W.)
SINKHOLE FILLED WITH OLD TIRES
SINKHOLE
LARGE PILE OF OLD SHINGLES
POSSIBLE SINKHOLE
(Parcel I)
14 (46.01)
CARLA KING
R.B. 1377, PAGE 2174,
R.B. 1418, PAGE 1572,
R.O.R.C.
DEER PARK, SECTION 2
PLAT BOOK 2, PAGE 5, R.O.R.C.
DEER PARK, SECTION ONE
PLAT BOOK 2, PAGE 56, R.O.R.C.
MIRACLE HEIGHTS
PLAT BOOK 2, PAGE 91, R.O.R.C.
HUMBLE SUBDIVISION
PLAT BOOK 11, PAGE 334,
R.O.R.C.
N 84° 04' 36" E
12.27'
S 83° 34' 59" E 177.18'
S 83° 43' 39" E 210.99'
S 83° 49' 57" E 196.08'
S 84° 07' 50" E
131.25'
S 83° 50' 28" E
778.80'
N 81° 03' 33" W 174.32'
S 84° 18' 23" E 176.70'
N 84° 39' 39" W 192.76'
N 84° 21' 53" W
358.89'
N 82° 47' 06" W
N 09° 15' 54" E
N 09° 15' 54" E
S 10° 12' 05" W 117.02'
S 10° 15' 47" W
S 10° 15' 47" W
N 84° 21' 53" W
38.24'
N 84° 21' 53" W
N 84° 21' 53" W
N 84° 21' 53" W

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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.

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 2

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

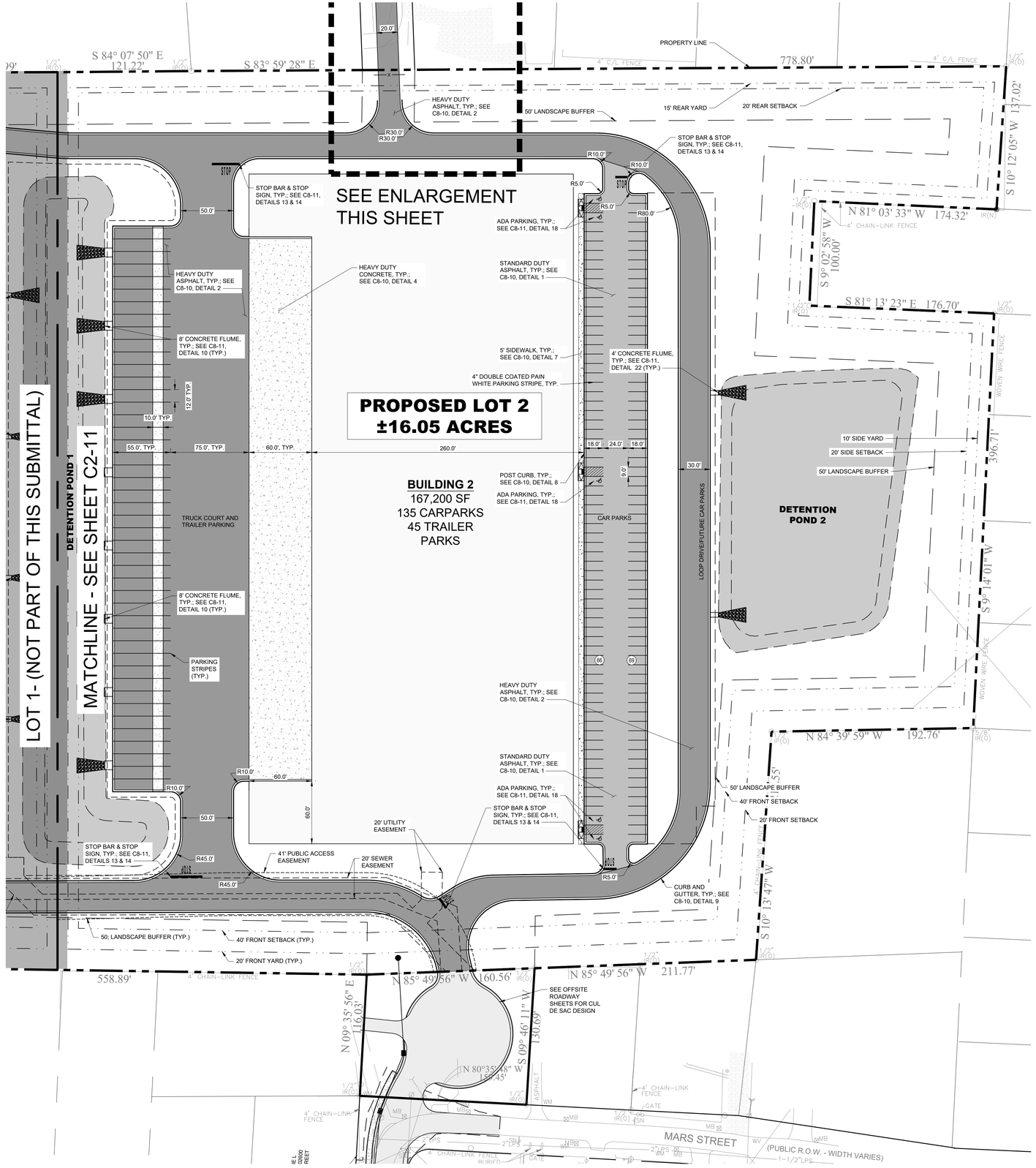
DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
09/27/2024
COMMERCE
No. 127311
STATE OF TENNESSEE

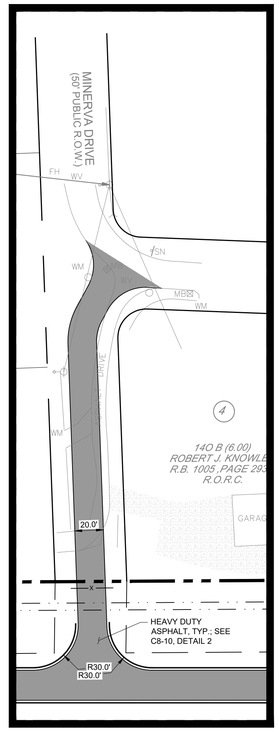
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-12





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

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127311
09/27/2024
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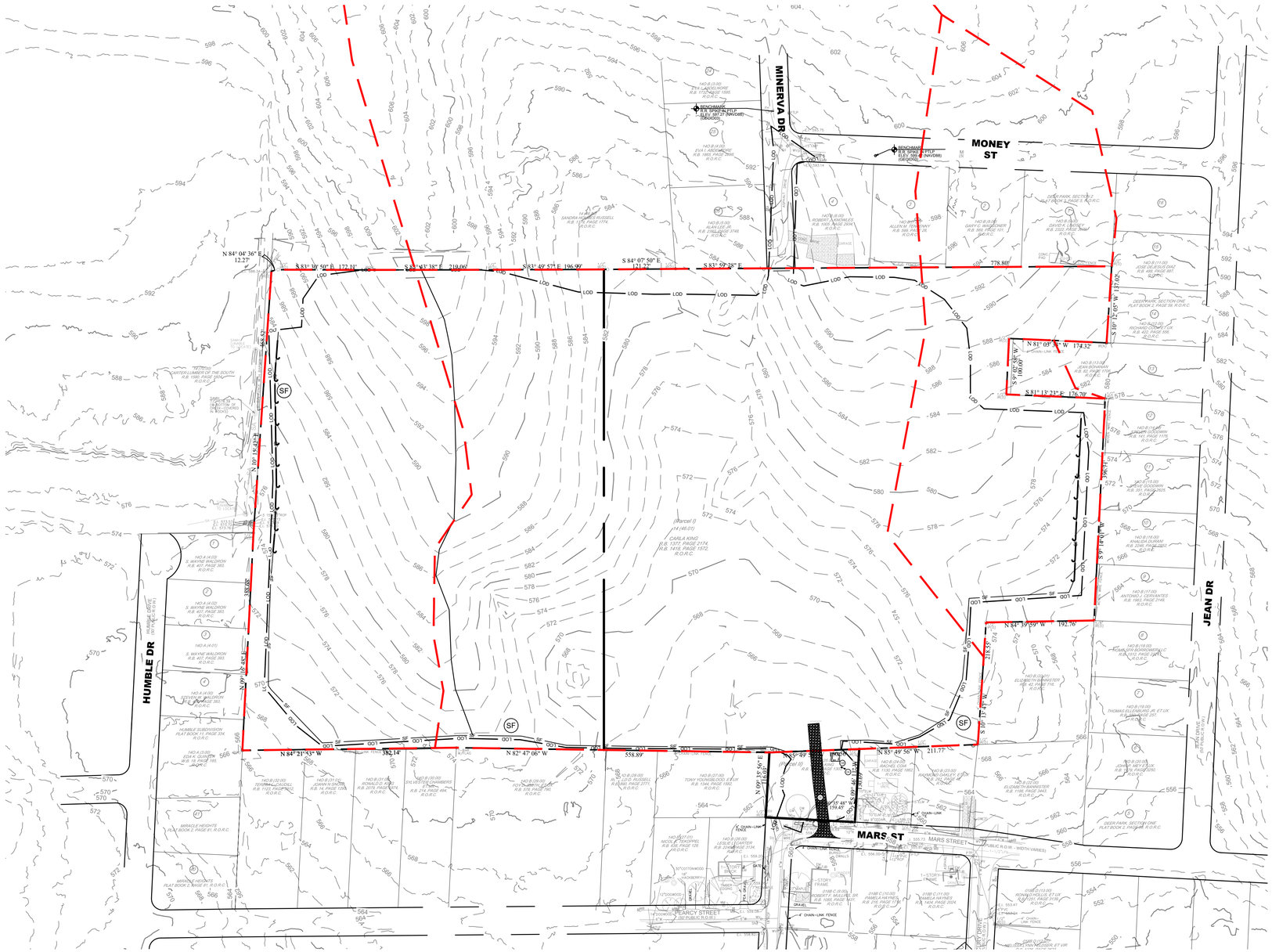
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

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 Sep 27, 2024 2:15pm by: deaton.hildabrand



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

TREE PROTECTION FENCING NOTE

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

TDEC NOTE

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

THIS PROJECT DISCHARGES TO HURRICANE CREEK
THE TOTAL DISTURBED AREA IS ±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
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TS	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
PS	PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
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 2

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEACON J. HILDABRAND
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 137314
09/27/2024
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

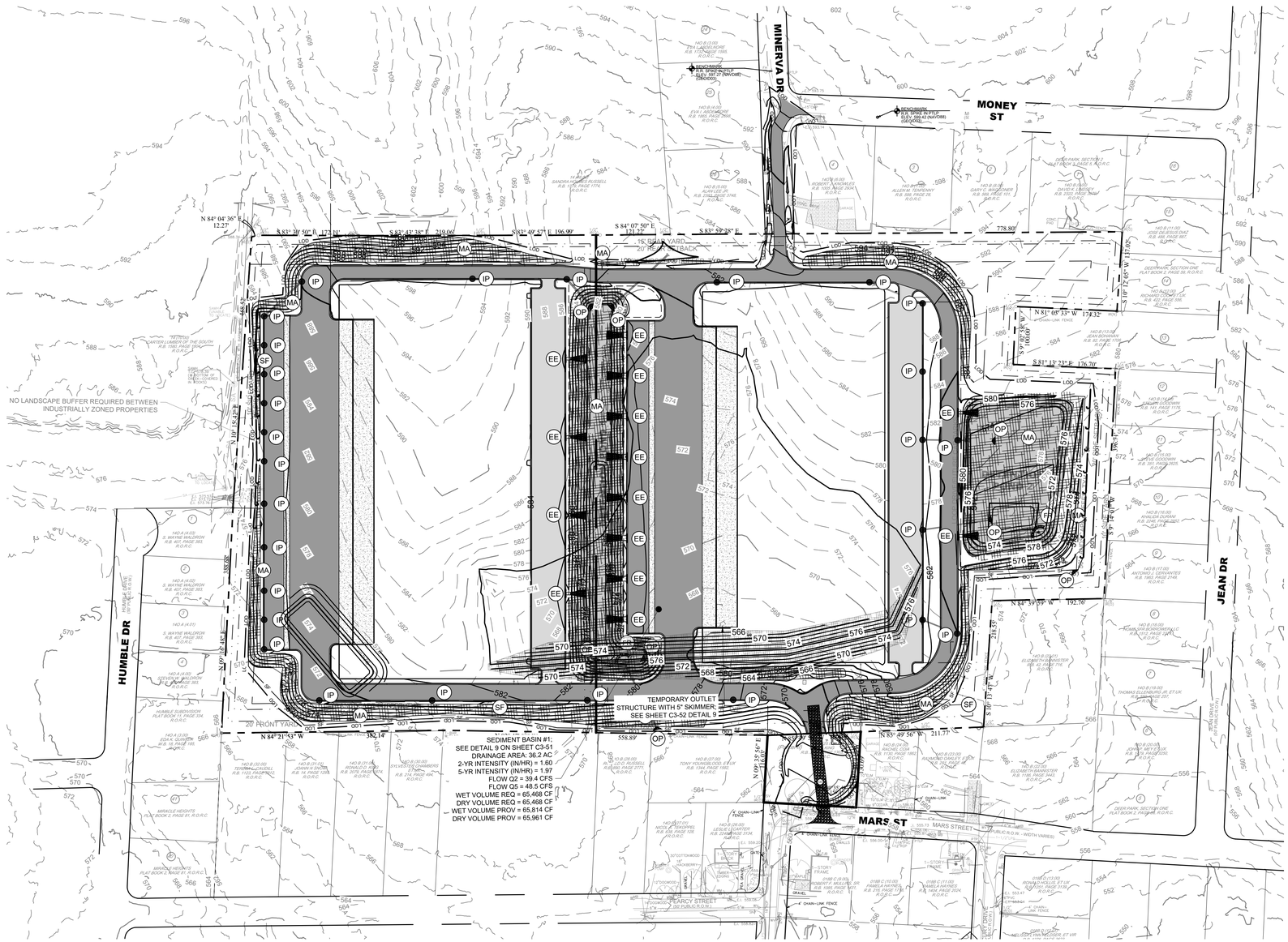
EROSION CONTROL PLAN - PHASE 1 (LOT 2)

SHEET NUMBER
C3-10

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Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\PlanSheets\C3-10 EROSION CONTROL PLAN.dwg C3-10 EROSION CONTROL PLAN - PHASE 1 (LOT 2) Sep 27, 2024 2:15pm by: deaton.hildabrand

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TRACKING NO. TNR247259
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EPSC PHASE 3 CONSTRUCTION SEQUENCE

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LA VERGNE BUSINESS CENTER LOT 2

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND — LICENSED LANDSCAPE ARCHITECT — AGRICULTURE — COMMERCE — No. 327314 — 9/27/2024 — STATE OF TENNESSEE

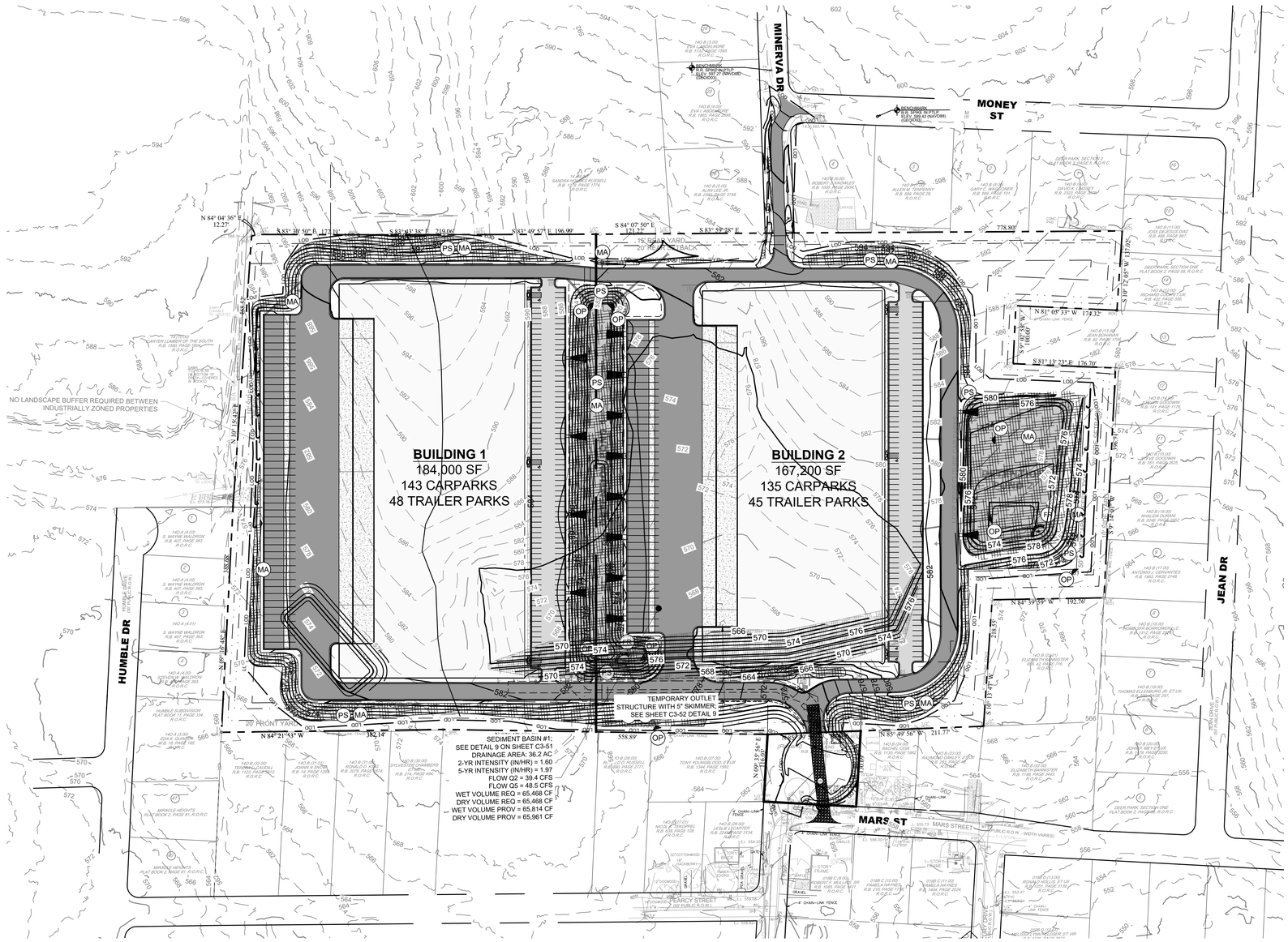
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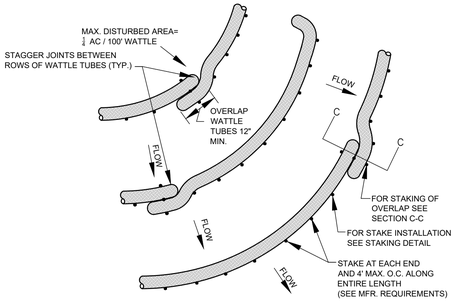
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

EROSION CONTROL PLAN - PHASE 2 (LOT 2)

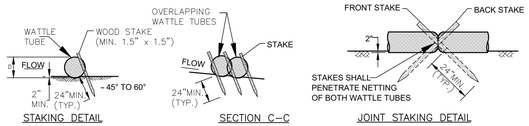
SHEET NUMBER
C3-20

Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\PlanSheets\C3-10 EROSION CONTROL PLAN.dwg C3-20 EROSION CONTROL PLAN - PHASE 2 (LOT 2) Sep 27, 2024 2:15pm by: deaton.hildabrand


MINERVA DR
MONEY ST
JEAN DR
HUMBLE DR
MARS ST
MARS STREET
PEARCY STREET
BUILDING 1
184,000 SF
143 CARPARKS
48 TRAILER PARKS
BUILDING 2
167,200 SF
135 CARPARKS
45 TRAILER PARKS
NO LANDSCAPE BUFFER REQUIRED BETWEEN INDUSTRIALLY ZONED PROPERTIES
TEMPORARY OUTLET STRUCTURE WITH 5" SKIMMER; SEE SHEET C3-52 DETAIL 9
SEDIMENT BASIN #1;
SEE DETAIL 9 ON SHEET C3-51
DRAINAGE AREA: 36.2 AC
2-YR INTENSITY (IIN/HR) = 1.60
5-YR INTENSITY (IN/HR) = 1.97
FLOW Q2 = 39.4 CFS
FLOW Q5 = 48.5 CFS
WET VOLUME REQ = 65,468 CF
DRY VOLUME REQ = 65,468 CF
WET VOLUME PROV = 65,814 CF
DRY VOLUME PROV = 65,961 CF
BENCHMARK
ELEV. 599.42 (NAVD88)
(VERTICAL)
BENCHMARK
ELEV. 597.27 (NAVD88)
(VERTICAL)
N 84° 04' 36" E
12.27'
S 83° 39' 50" E 177.71'
S 83° 03' 35" E 319.06'
S 83° 49' 57" E 196.99'
S 84° 07' 50" E
121.27'
S 83° 59' 25" E
778.80'
15' SANITARY SEWER EASEMENT
20' FRONT YARD SETBACK
N 84° 21' 43" W
382.14'
N 83° 49' 56" W
211.77'
N 09° 35' 51" E
114.00'
S 10° 12' 05" W
137.05'
N 81° 05' 33" W
174.32'
S 9° 07' 28" W
N 81° 13' 21" E
176.70'
N 84° 39' 56" W
192.76'
N 5° 17' 44" W
S 84° 21' 43" E
N 84° 21' 43" W
S 84° 21' 43" E
N 5° 38' 17" W
S 5° 38' 17

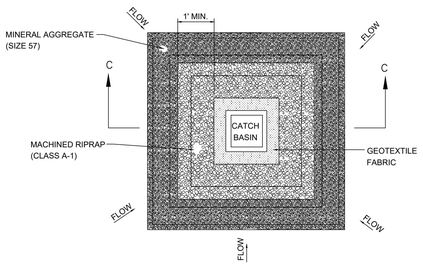


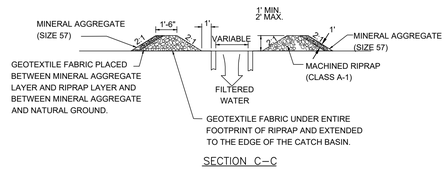
PLAN VIEW FOR SLOPE APPLICATION



STAKING DETAIL | SECTION C—C | JOINT STAKING DETAIL

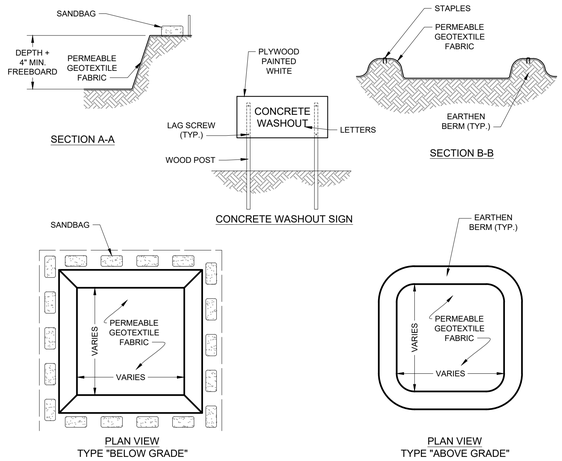
1 EROSION EEL
NOT TO SCALE



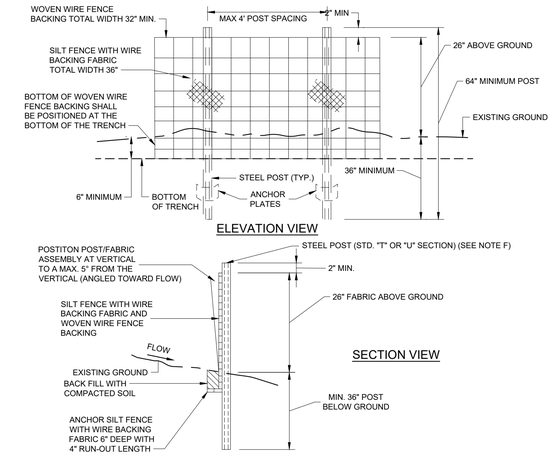


SECTION C—C

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.

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.

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.

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	*MARGINAL*
AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
FEB. 15 - MAY 30	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	*MARGINAL*
AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
FEB. 15 - MAY 30	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

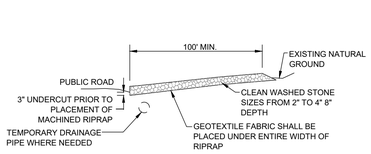
SEEDING DATES

BEST	*MARGINAL*
AUG. 30 - OCT. 15	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.

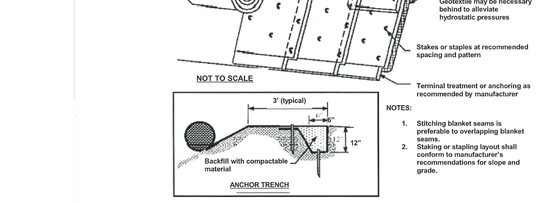
6 PERMANENT STABILIZATION
NOT TO SCALE

PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD



SECTION A-A

7 CONSTRUCTION EXIT
NOT TO SCALE



8 EROSION CONTROL MATTING
NOT TO SCALE

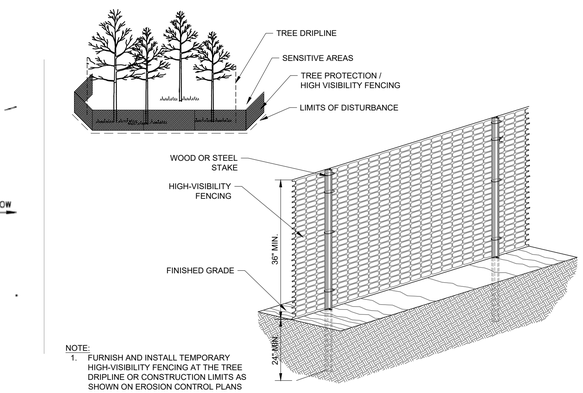
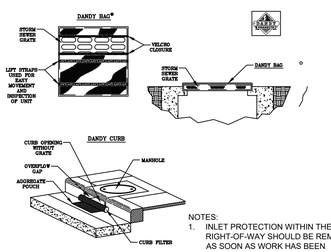


Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

9 FILTER RING
NOT TO SCALE

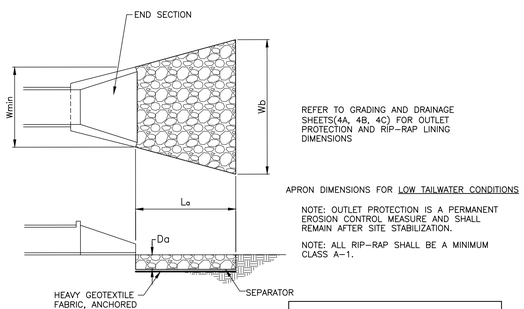
NOTE:
1. FURNISH AND INSTALL TEMPORARY HIGH-VISIBILITY FENCING AT THE TREE DRIPLINE OR CONSTRUCTION LIMITS AS SHOWN ON EROSION CONTROL PLANS PRIOR TO ANY LAND DISTURBANCE.
2. WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE.

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

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

DEATON J. HILDABRAND — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — 09/27/2024 — COMMERCE — No. 137314 — STATE OF TENNESSEE

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

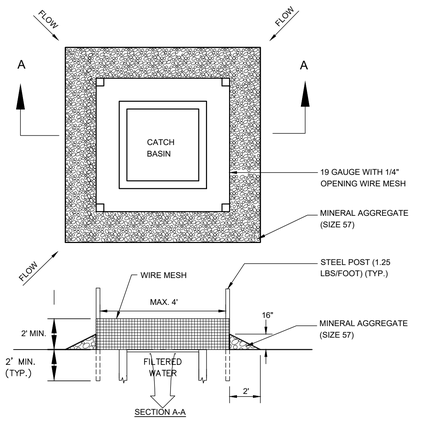
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

EROSION CONTROL DETAILS (LOT 2)

SHEET NUMBER
C3-50

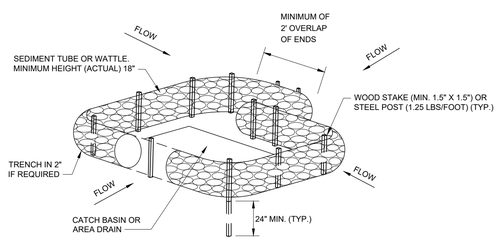
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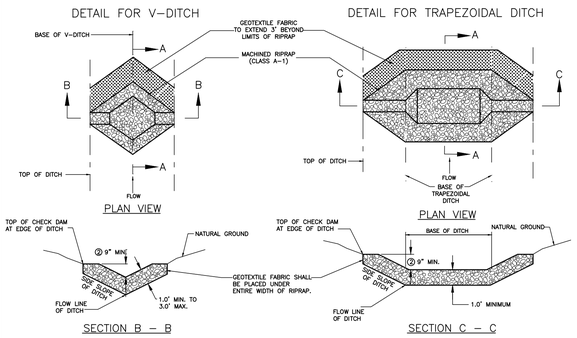


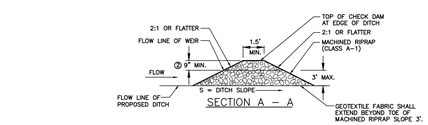
1 INLET PROTECTION - OPEN AREA
NOT TO SCALE

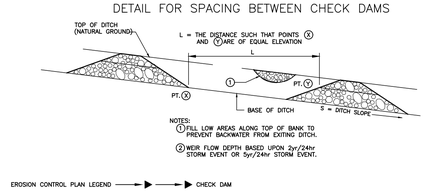
NOTE: CONTRACTOR TO PROVIDE ALTERNATE MEANS FOR INLET PROTECTION IN PAVED AREAS. SUBMIT SUBSTITUTION TO ENGINEER FOR APPROVAL.



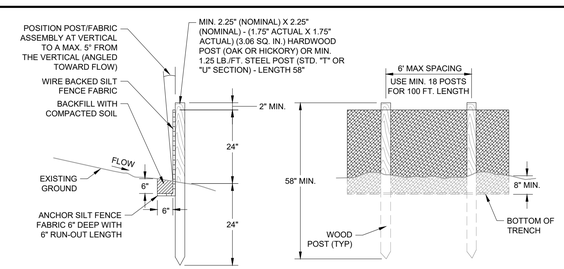
5 INLET PROTECTION - PAVED AREA
NOT TO SCALE





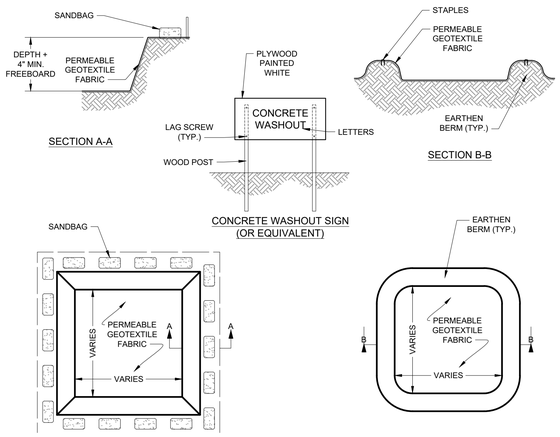


2 CHECK DAM
NOT TO SCALE

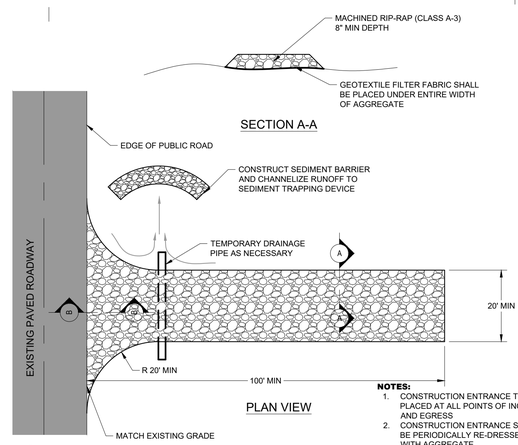


NOTES:
1. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED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

3 SILT FENCE TYPE C
NOT TO SCALE



6 CONCRETE WASHOUT
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

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)	AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
5 LITTLE BLUESTEM	FEB. 15 - MAY 30	MAR. 21 - MAY 30
2 SWITCH GRASS		
2 TALL DROPSEED		
5 SIDEOATS GRAMMA		
2 BLACK-EYED SUSAN		
2 PARTRIDGE PEA		
1 GREYHEADED CONEFLOWER		

LOW MAINTENANCE AREAS - SLOPES, SOILS > 6" DEEP

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

HIGH MAINTENANCE AREAS - LAWNS, ETC.

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

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE COMMERCE — No. 121314 — 09/27/2024 — STATE OF TENNESSEE

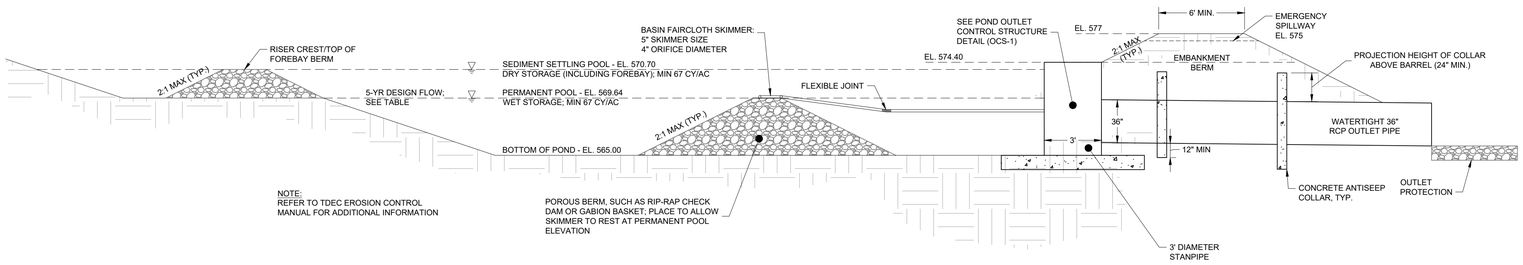
No.	REVISIONS	DATE	BY
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10			

DESIGNED BY: DJH
DRAWN BY: ZTB
CHECKED BY: RJA
DATE: 09/27/2024
KIMLEY-HORN PROJECT NO. 118574000

EROSION CONTROL DETAILS (LOT 2)

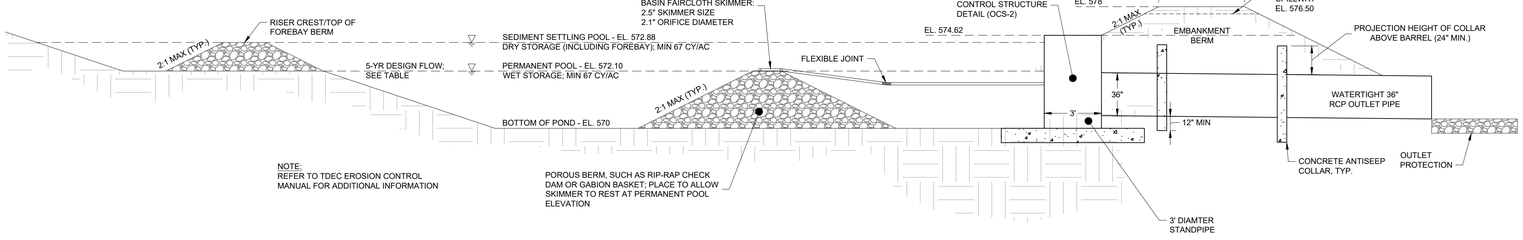
SHEET NUMBER
C3-51

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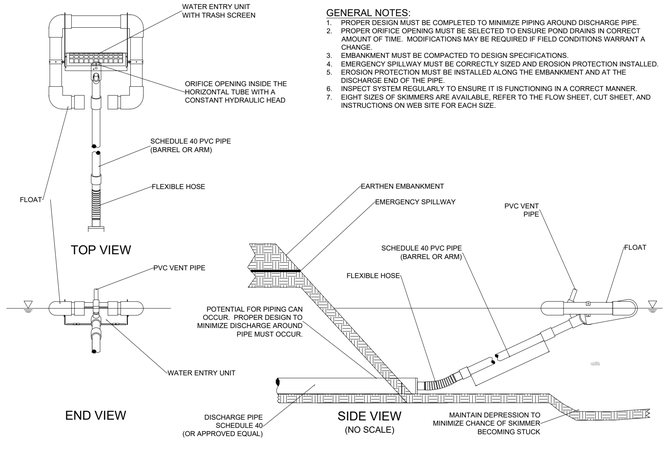
9 SEDIMENT BASIN #1

SCALE:



10 SEDIMENT BASIN #2

SCALE:

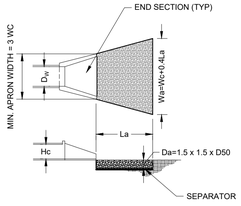


GENERAL NOTES:

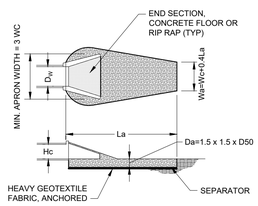
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY 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

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) =	0.69		
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) =	2.61		
Flow (Q_2) (cfs) =	39.4		(Q=CᐧIᐧA)
Flow (Q_5) (cfs) =	48.5		(Q=CᐧIᐧA)
Flow (Q_{25}) (cfs) =	65.7		(Q=CᐧIᐧA)
WET Storage Volume (cf) =	65,488		
DRY Storage Volume (cf) =	65,488		
Required Total Volume (cf) =	130,935		(WET + DRY Volumes)
Forebay Volume (cf) =	16,387		
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	606	294
	567.00	4,566	2,790
	568.00	13,841	11,994
	569.00	34,675	36,252
	570.00	67,707	82,443
	571.00	83,243	152,918
	572.00	103,834	246,456
	573.00	125,379	361,063
	574.00	149,302	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**

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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	65,488	CF	Dewatering Time	72	hrs
Skimmer Flow Rate	0.253	CFS		3.00	days
	21,823	ft³/Day	Head (H)	0.333	ft
			Orifice Area	13.31	in²
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	ft²	Top of Foundation Elevation	N/A	
Spillway Elevation	570.70				
5-yr H	2.01	ft	**5-yr Q**	48.25	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

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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) =	8.69		
Flow (Q_2) (cfs) =	30.8		(Q=CᐧIᐧA)
Flow (Q_5) (cfs) =	35.7		(Q=CᐧIᐧA)
Flow (Q_{25}) (cfs) =	44.7		(Q=CᐧIᐧA)
WET Storage Volume (cf) =	13,822		
DRY Storage Volume (cf) =	13,822		
Required Total Volume (cf) =	27,644		(WET + DRY Volumes)
Forebay Volume (cf) =	3,455		
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	8,331	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) =	13,852	
Designed DRY Storage Elev =	572.88	
Designed DRY Storage Volume (cf) =	13,875	
Designed Total Volume (cf)=	207,543	**O.K. > Minimum Required Volume**

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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	13,822	CF	Dewatering Time	72	hrs
Skimmer Flow Rate	0.053	CFS		3.00	days
	4,641	ft³/Day	Head (H)	0.208	ft
			Orifice Area	3.50	in²
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	ft²	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

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

Kimley»Horn
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Main: 615.564.2701 | www.kimley-horn.com

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LA VERGNE
BUSINESS CENTER
LOT 2

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 09/27/2024 — 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:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

EROSION CONTROL DETAILS (LOT 2)

SHEET NUMBER
C3-52

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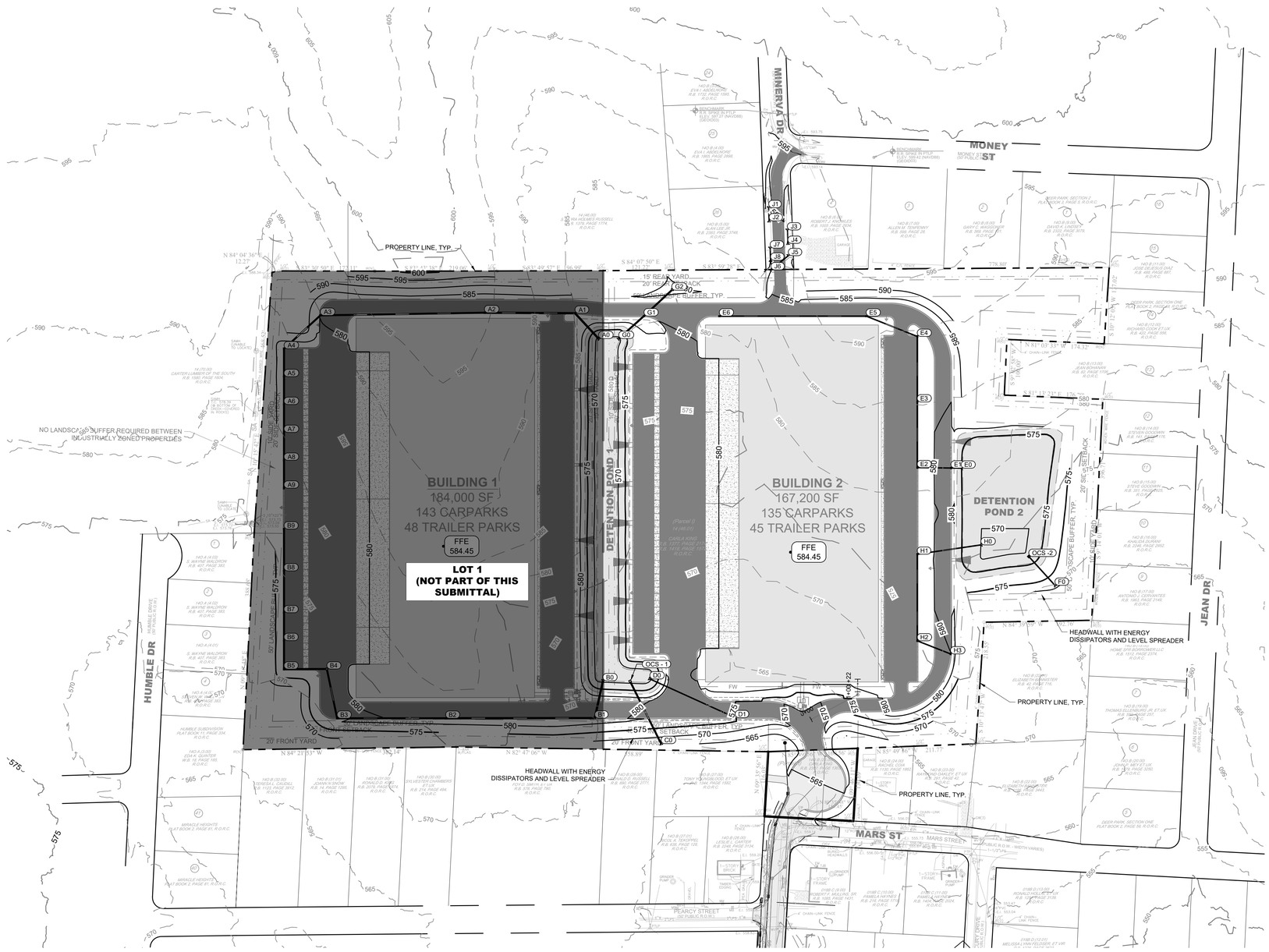
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GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION
  - HP HIGH POINT
  - TC TOP OF CURB
  - TW TOP OF WALL
  - INV INVERT
  - LP LOW POINT
  - BC BOTTOM OF CURB / GUTTER LINE
  - BW BOTTOM OF EXPOSED WALL
  - RIM TOP OF GRATE / COVER
- FFE 472.00 — 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.



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

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
09/27/2024
No. 137114
COMMERCE
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
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10			

DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

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

GRADING AND DRAINAGE PLAN - OVERALL (LOT 2)

SHEET NUMBER
C4-00

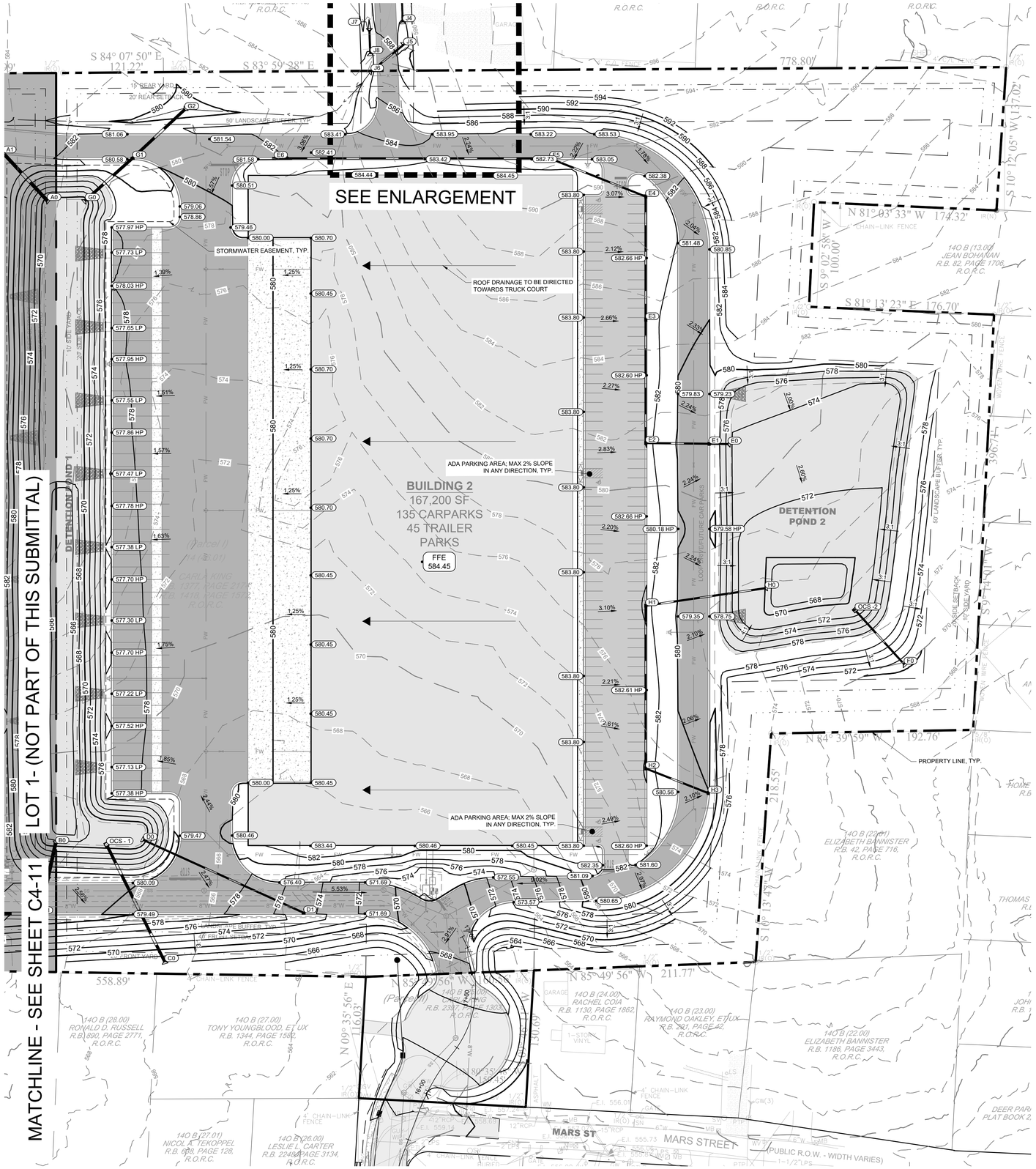
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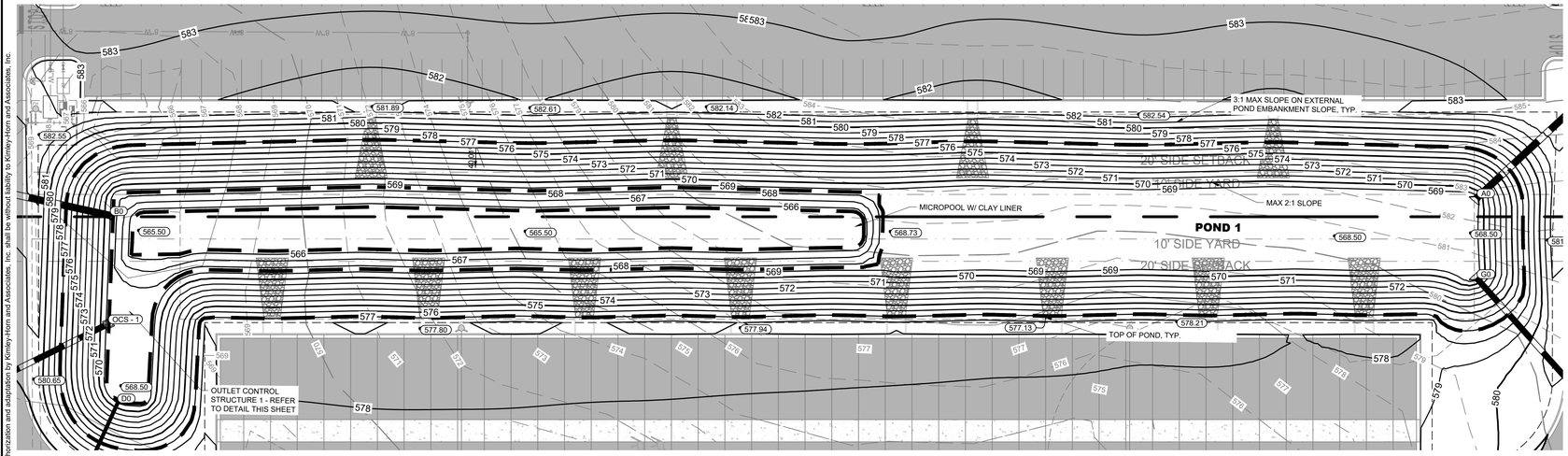
GRAPHIC SCALE IN FEET
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NORTH

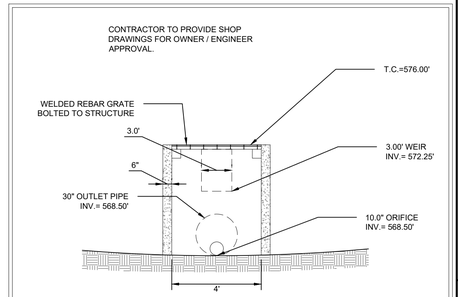
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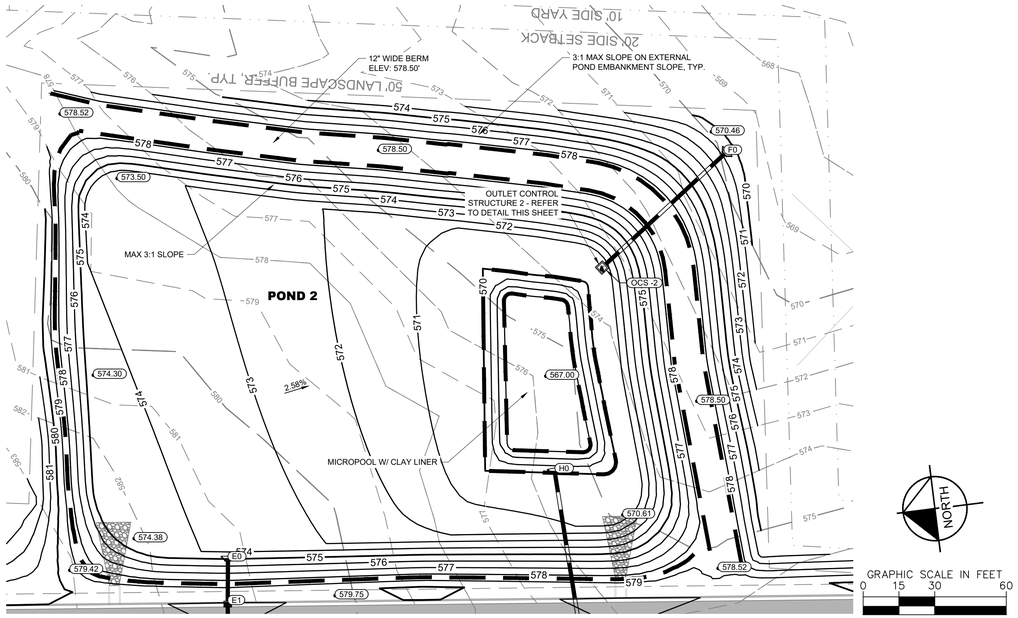

SEE ENLARGEMENT
LOT 1- (NOT PART OF THIS SUBMITTAL)
MATCHLINE - SEE SHEET C4-11
BUILDING 2
167,200 SF
135 CARPARKS
45 TRAILER PARKS
FFE 584.45
DETENTION POND 2
DETENTION POND 1
STORMWATER EASEMENT, TYP.
ROOF DRAINAGE TO BE DIRECTED TOWARDS TRUCK COURT
ADA PARKING AREA; MAX 2% SLOPE IN ANY DIRECTION, TYP.
ADA PARKING AREA; MAX 2% SLOPE IN ANY DIRECTION, TYP.
PROPERTY LINE, TYP.
MARS ST
MARS STREET
(PUBLIC R.O.W. - WIDTH VARIES)
S 84° 07' 50" E 121.22'
S 83° 59' 38" E 778.80'
N 81° 03' 33" W 174.32'
S 9° 02' 58" W 100.00'
S 81° 13' 23" E 176.70'
S 10° 12' 05" W 117.02'
N 84° 39' 59" W 192.76'
S 16° 13' 47" E 218.55'
N 85° 49' 56" W 211.77'
N 09° 35' 56" E 116.03'
S 80° 24' 04" E 130.69'
20' REAR SETBACK
10' SIDE YARD
50' LANDSCAPE BUFFER, TYP.
80' LANDSCAPE BUFFER, TYP.
FRONT YARD
140 B (13.00) JEAN BOHANAN R.B. 82, PAGE 1706, R.O.R.C.
140 B (6.00) ROBERT J. KNOWLES R.B. 1005, PAGE 293, R.O.R.C.
140 B (22.01) ELIZABETH BANNISTER R.B. 42, PAGE 716, R.O.R.C.
140 B (28.00) RONALD D. RUSSELL R.B. 890, PAGE 2771, R.O.R.C.
140 B (27.00) TONY YOUNGBLOOD, ET UX R.B. 1344, PAGE 1582, R.O.R.C.
140 B (27.01) NICOLE TEKOPPEL R.B. 998, PAGE 128, R.O.R.C.
140 B (26.00) LESLIE L. CARTER R.B. 2248, PAGE 3134, R.O.R.C.
140 B (24.00) RACHEL COIA R.B. 1130, PAGE 1862, R.O.R.C.
140 B (23.00) RAYMOND OAKLEY, ET UX R.B. 781, PAGE 42, R.O.R.C.
140 B (22.00) ELIZABETH BANNISTER R.B. 1186, PAGE 3443, R.O.R.C.
CARL KING (Parcel 1) (14.01) R.B. 1418, PAGE 1572, R.O.R.C.
HOME R.B.
THOMAS R.L.
JOHN R.B.
DEER PARK PLAT BOOK 2,
MINERVA DR
CHAIN-LINK FENCE
WOVEN WIRE FENCE
1-STORY VINYL
GARAGE
SIDEWALK
CONCRETE
ASPHALT
CURB & GUTTER
OVERHEAD UTILITY LINES
STORM MANHOLE
SANITARY MANHOLE
WATER VALVE
FIRE HYDRANT
GAS VALVE
GAS METER
GUY WIRE
LIGHT POLE
SIGN
MAILBOX
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC PEDESTAL
TRANSFORMER
TELEPHONE RISER
CABLE TV RISER
CABLE TV PEDESTAL
CABLE TV MANHOLE
CLEANOUT
CONCRETE MONUMENT FOUND
IRON ROD FOUND
IRON PIPE FOUND
CALCULATED POINT
POINT OF BEGINNING
POINT OF COMMENCING
POINT OF TERMINUS
POINT OF CURVATURE
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POINT OF REVERSE CURVATURE
POINT OF COMPOUND CURVATURE
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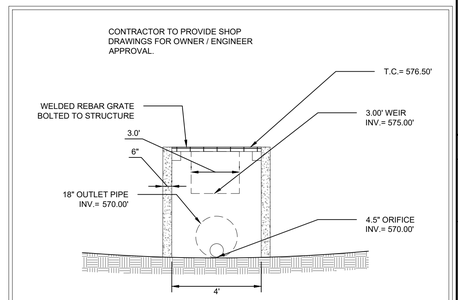
POND 1 ENLARGEMENT



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



POND 2 ENLARGEMENT



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

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

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BUSINESS CENTER
LOT 2

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121314
09/27/2024
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY: DJH
DRAWN BY: ZTB
CHECKED BY: RJA
DATE: 09/27/2024
KIMLEY-HORN PROJECT NO. 118574000

POND ENLARGEMENT (LOT 2)

SHEET NUMBER
C4-20

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

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

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

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

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

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

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LA VERGNE, TENNESSEE

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — 09/27/2024 — COMMERCE — No. 137114 — STATE OF TENNESSEE

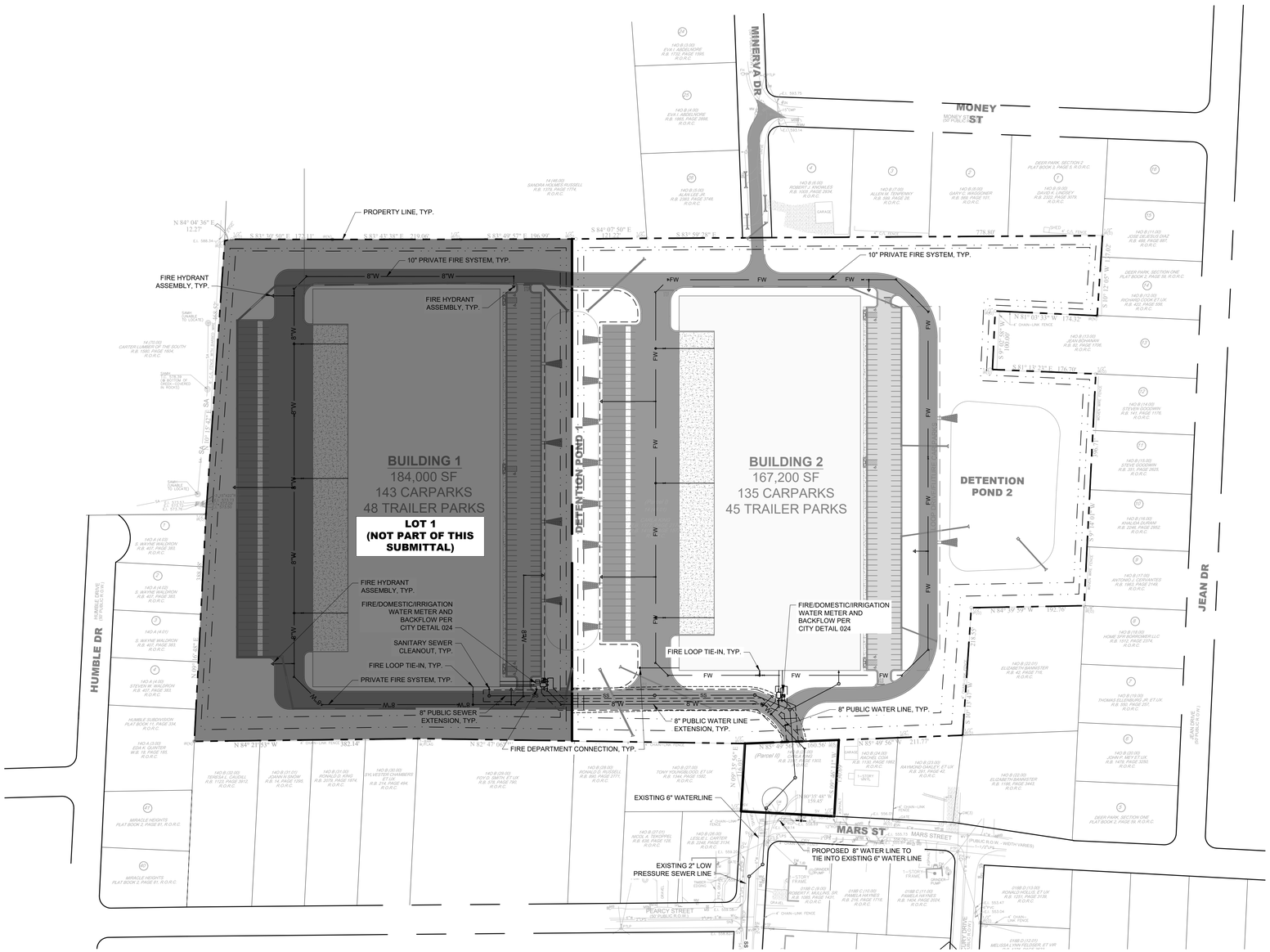
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DESIGNED BY: DJH
DRAWN BY: ZTB
CHECKED BY: RJA
DATE: 09/27/2024
KIMLEY-HORN PROJECT NO. 118574000

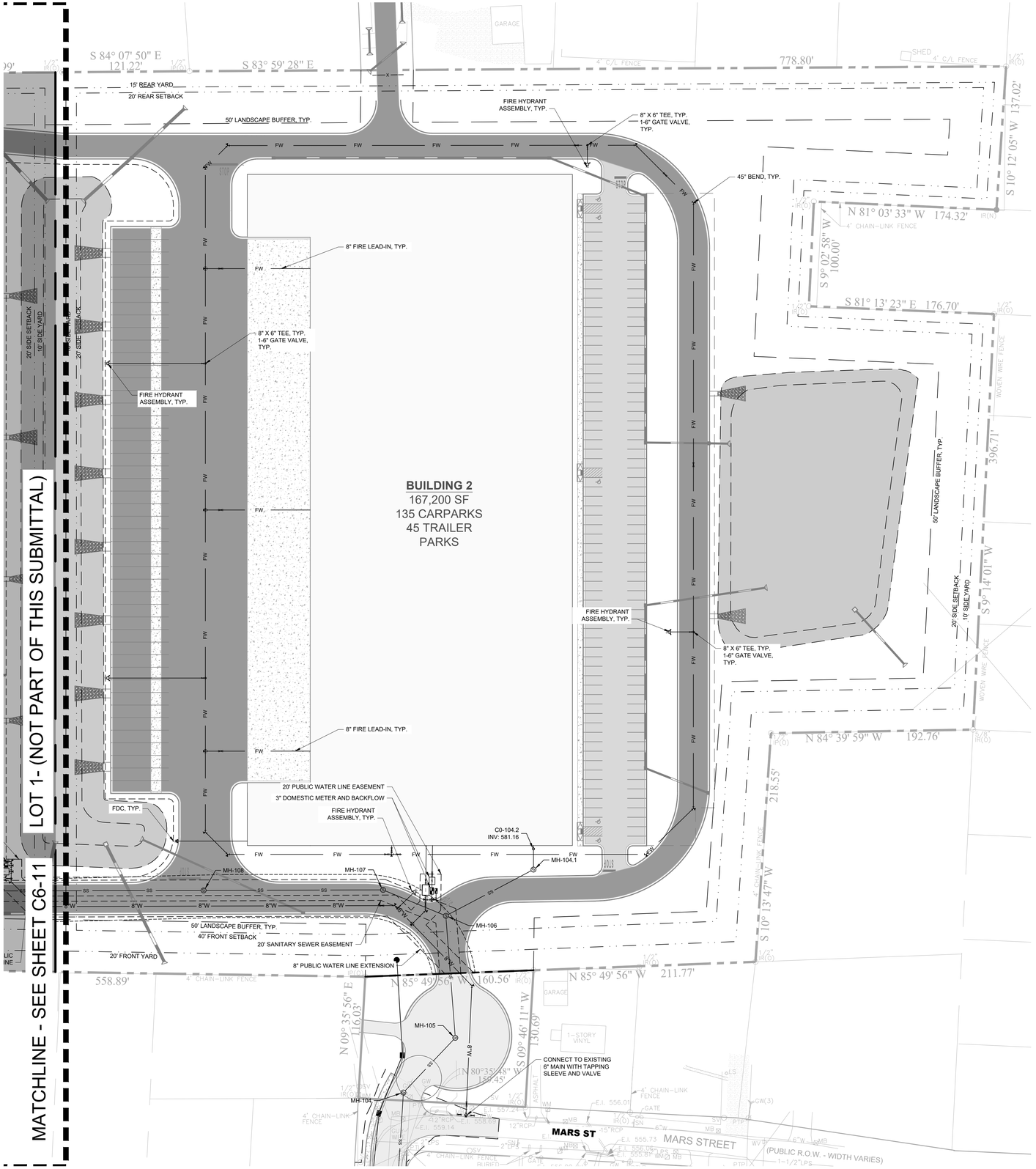
PIPE AND STRUCTURE TABLES (LOT 2)

SHEET NUMBER
C4-50

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PROPERTY LINE, TYP.
10" PRIVATE FIRE SYSTEM, TYP.
FIRE HYDRANT ASSEMBLY, TYP.
BUILDING 1
184,000 SF
143 CARPARKS
48 TRAILER PARKS
LOT 1
(NOT PART OF THIS SUBMITTAL)
BUILDING 2
167,200 SF
135 CARPARKS
45 TRAILER PARKS
DETENTION POND 1
DETENTION POND 2
FIRE/DOMESTIC/IRRIGATION WATER METER AND BACKFLOW PER CITY DETAIL 024
SANITARY SEWER CLEANOUT, TYP.
FIRE LOOP TIE-IN, TYP.
8" PUBLIC SEWER EXTENSION, TYP.
8" PUBLIC WATER LINE EXTENSION, TYP.
8" PUBLIC WATER LINE, TYP.
FIRE DEPARTMENT CONNECTION, TYP.
EXISTING 6" WATERLINE
EXISTING 2" LOW PRESSURE SEWER LINE
PROPOSED 8" WATER LINE TO TIE INTO EXISTING 6" WATER LINE
MINERVA DR
MONEY ST
MARS ST
PEARCY STREET
HUMBLE DR
JEAN DR
JEAN DRIVE
KEY DRIVE
N 84° 04' 36" E 12.27'
S 83° 39' 59" E 473.19'
S 83° 43' 39" E 219.99'
S 83° 49' 57" E 196.98'
S 84° 07' 50" E 131.25'
S 82° 59' 28" E
778.80'
N 84° 21' 53" W 382.14'
N 82° 47' 06" W
N 85° 49' 56" W 211.77'
N 81° 03' 33" W 174.32'
S 84° 19' 35" E 176.70'
N 84° 19' 35" W 192.19'
S 10° 12' 05" W 117.60'
N 85° 49' 56" W 160.56'
S 04° 10' 55" W 159.47'
S 84° 49' 05" E 382.50'
S 84° 49' 05" E 382.50'
S 84° 49' 05" E 382.50

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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

- 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.
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GRAPHIC SCALE IN FEET
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NORTH

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LA VERGNE, TENNESSEE

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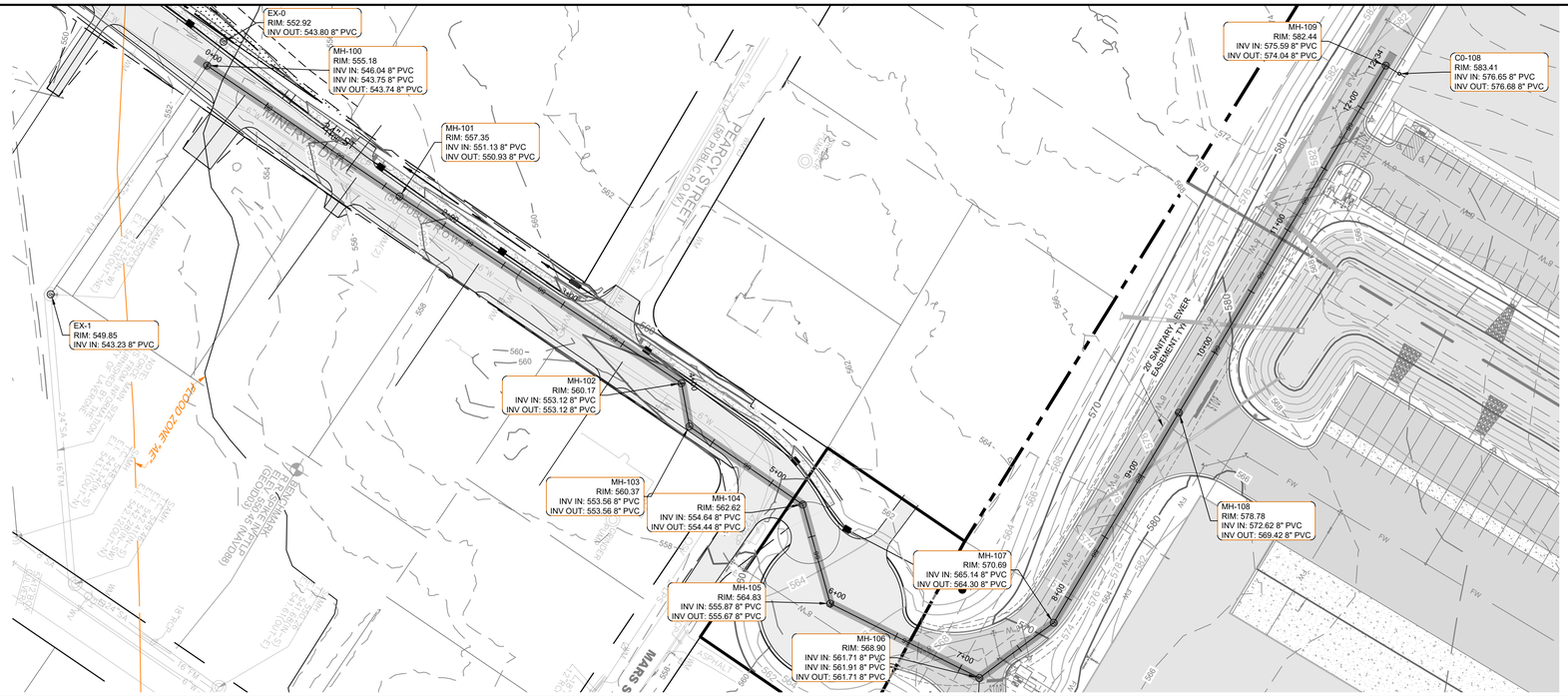
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DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

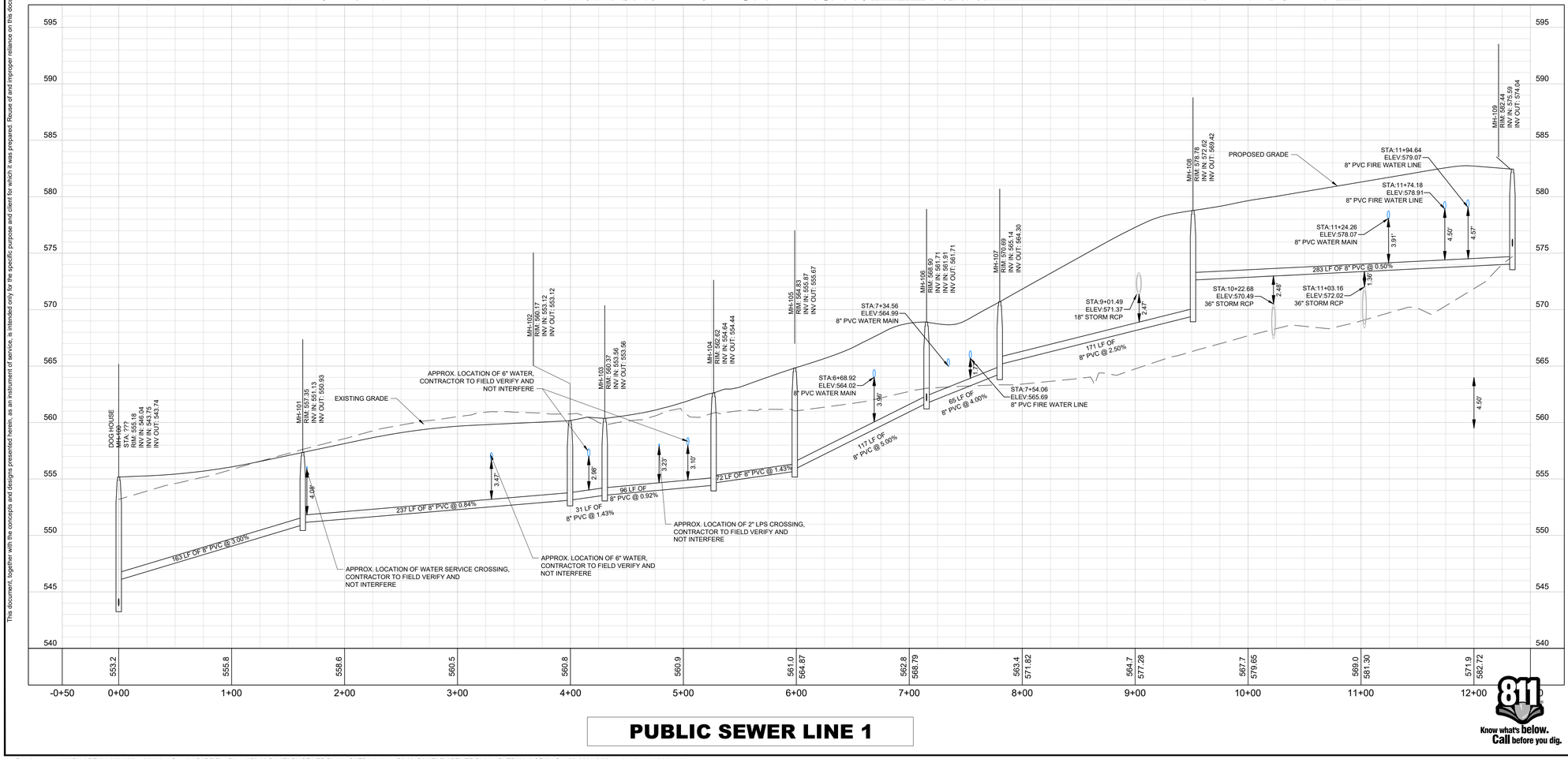
UTILITY PLAN - ENLARGEMENT

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GRAPHIC SCALE IN FEET
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GRAPHIC SCALE IN FEET
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HORIZONTAL
VERTICAL
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2.5
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COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

PUBLIC SEWER LINE 1

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09/27/2024
CIVIL
CYPRESS
No. 131114
STATE OF TENNESSEE

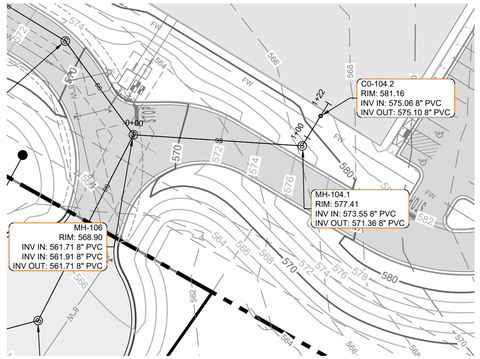
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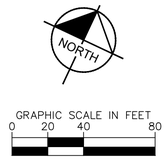
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

SANITARY SEWER PLAN - OVERALL (LOT 2)

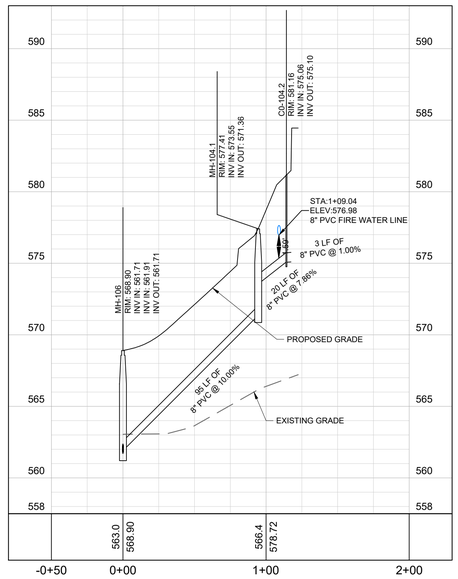
SHEET NUMBER
C7-00

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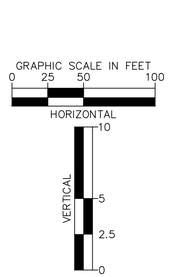




GRAPHIC SCALE IN FEET
0 20 40 80



PRIVATE SEWER LINE 1



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

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137314
09/27/2024
STATE OF TENNESSEE

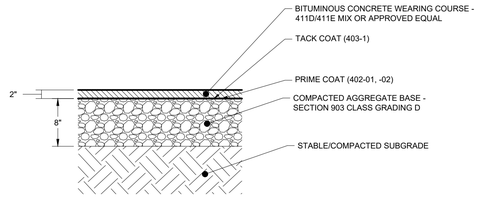
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DESIGNED BY:	DJH
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KIMLEY-HORN PROJECT NO.
118574000

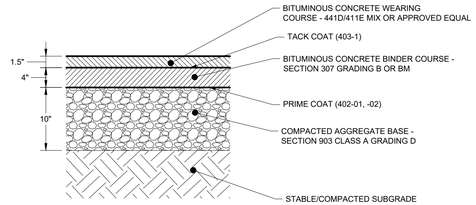
SANITARY SEWER PROFILE (LOT 2)

SHEET NUMBER
C7-10



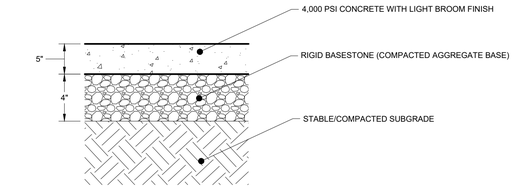
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED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

1 TYPICAL PAVEMENT SECTION - STANDARD DUTY
SCALE:



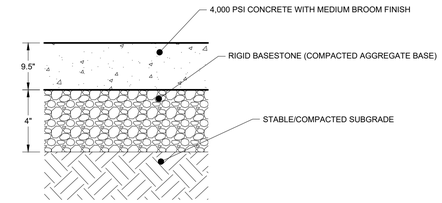
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2 TYPICAL PAVEMENT SECTION - HEAVY DUTY
SCALE:



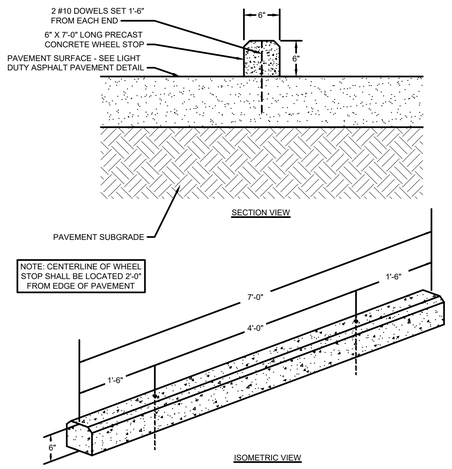
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE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

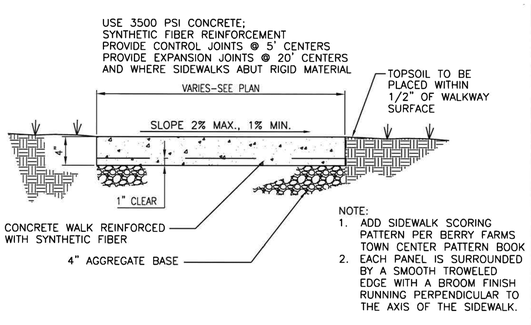


NOTES:
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3. PLACE EXPANSION JOINTS AT A MAXIMUM OF 75' O.C.
4. PLACE CONTROL JOINTS AT A MAXIMUM OF 15' O.C.

4 TYPICAL CONCRETE PAVEMENT SECTION - HEAVY DUTY
SCALE:

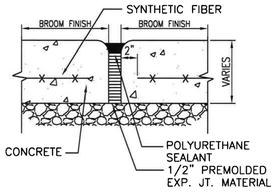


5 CONCRETE WHEEL STOP
NOT TO SCALE

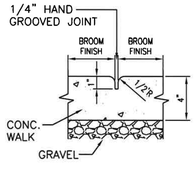


NOTE:
1. ADD SIDEWALK SCORING PATTERN PER BERRY FARMS TOWN CENTER PATTERN BOOK
2. EACH PANEL IS SURROUNDED BY A SMOOTH TROWELED EDGE WITH A BROOM FINISH RUNNING PERPENDICULAR TO THE AXIS OF THE SIDEWALK.

6 CONCRETE SIDEWALK DETAIL
NOT TO SCALE

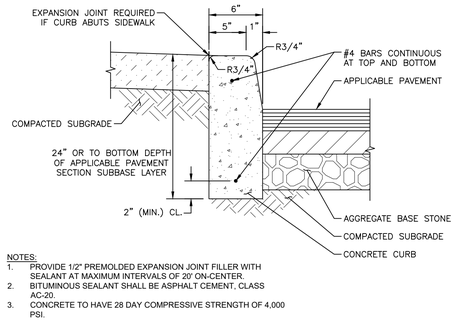


EXPANSION JOINT



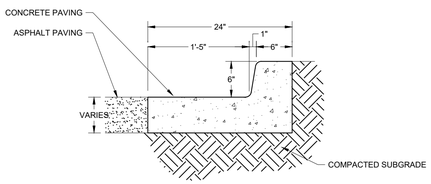
CONTROL JOINT

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

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
CIVIL
COMMERCE
No. 131114
09/27/2024
STATE OF TENNESSEE

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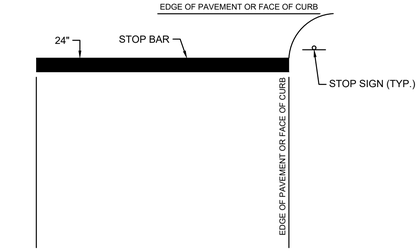
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

SITE DETAILS

SHEET NUMBER
C8-10

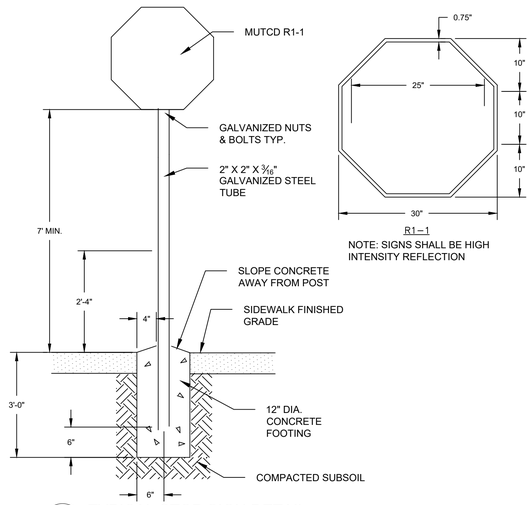
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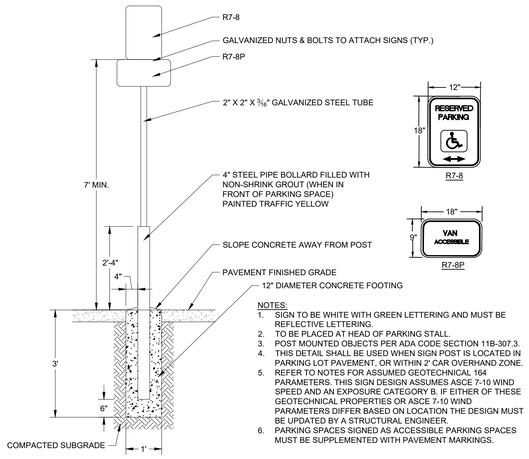
NOTES:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

13 TYPICAL STOP BAR DETAIL
NOT TO SCALE



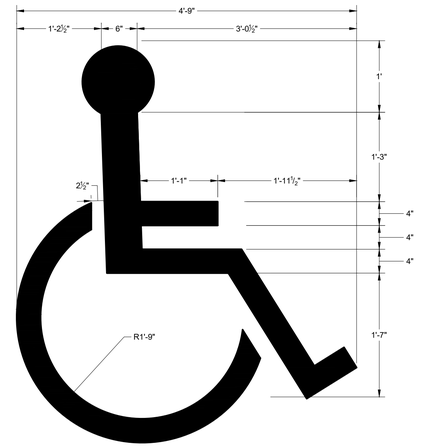
NOTE: SIGNS SHALL BE HIGH INTENSITY REFLECTION

14 TYPICAL STOP SIGN DETAIL
NOT TO SCALE

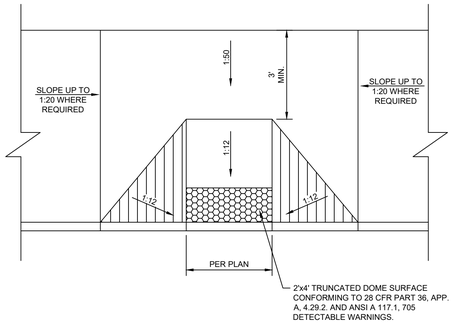


NOTES:
1. SIGN TO BE WHITE WITH GREEN LETTERING AND MUST BE REFLECTIVE LETTERING.
2. TO BE PLACED AT HEAD OF PARKING STALL.
3. POST MOUNTED OBJECTS PER ADA CODE SECTION 11B-307.3.
4. THIS DETAIL SHALL BE USED WHEN SIGN POST IS LOCATED IN PARKING LOT PAVEMENT, OR WITHIN 2' CAR OVERHAND ZONE.
5. REFER 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.

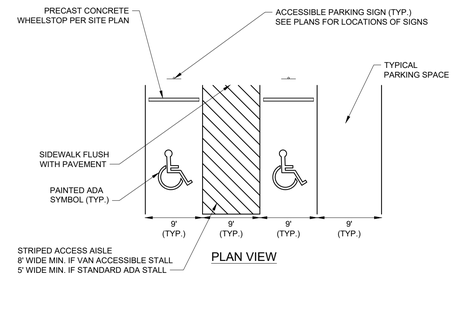
15 ADA PARKING SIGN DETAIL
NOT TO SCALE



16 ADA PARKING SPACE SYMOL
NOT TO SCALE

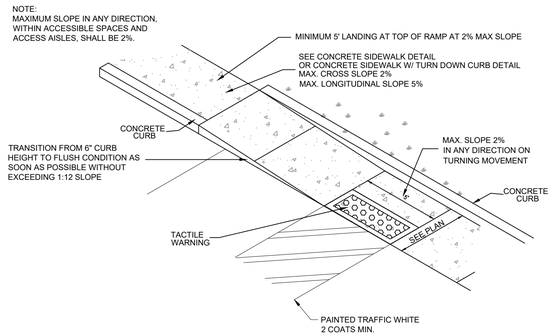


17 TYPICAL ADA RAMP
NOT TO SCALE

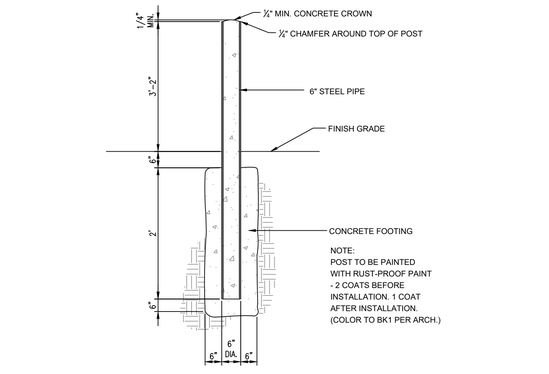


PLAN VIEW

18 ADA PARKING STALL LAYOUT
NOT TO SCALE



19 ADA CURB RAMP
NOT TO SCALE



20 6" STEEL BOLLARD
NOT TO SCALE

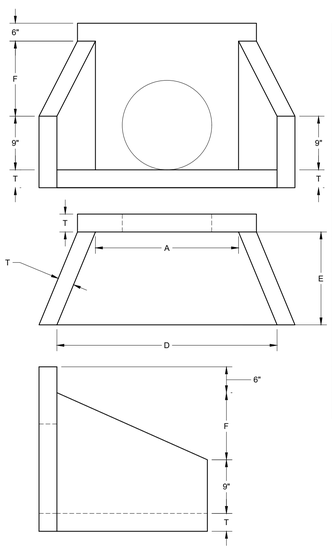
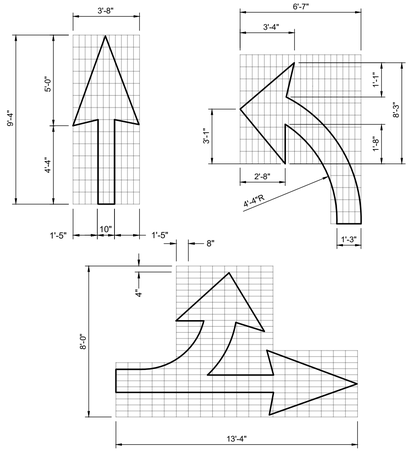
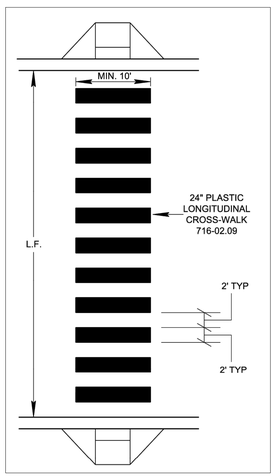


TABLE OF DIMENSIONS					
PIPE SIZE	A	D	E	F	T (MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"
30"	4'-0"	6'-6"	3'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"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



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

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

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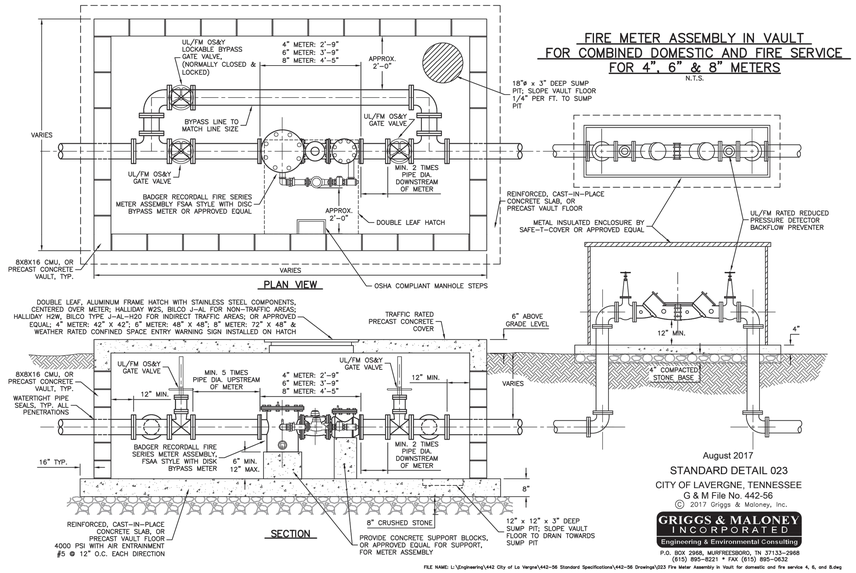
SITE DETAILS

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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

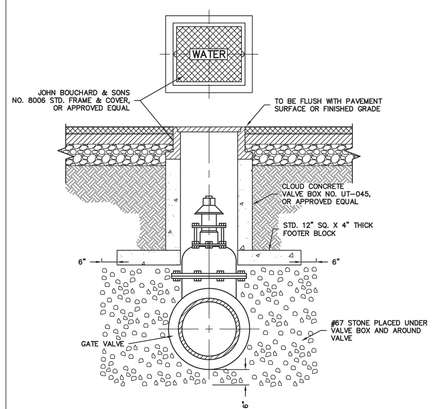
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GRIGGS & MALONEY INCORPORATED
Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-8221 * FAX (615) 895-0632

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

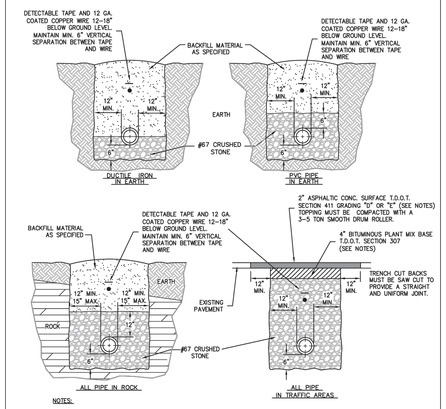
CITY OF LAVERGNE, TENNESSEE

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.

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

STANDARD WATERLINE BEDDING & BACKFILLING

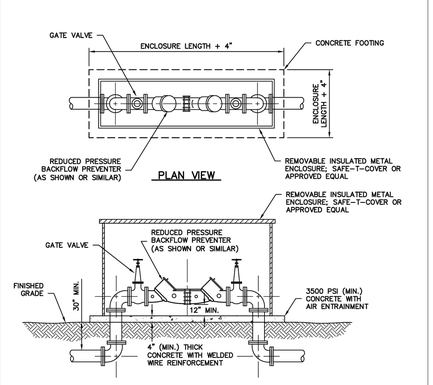
N.T.S.

Revised September, 2015

STANDARD DETAIL 010

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56



REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.

Revised August 2017

STANDARD DETAIL 070

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

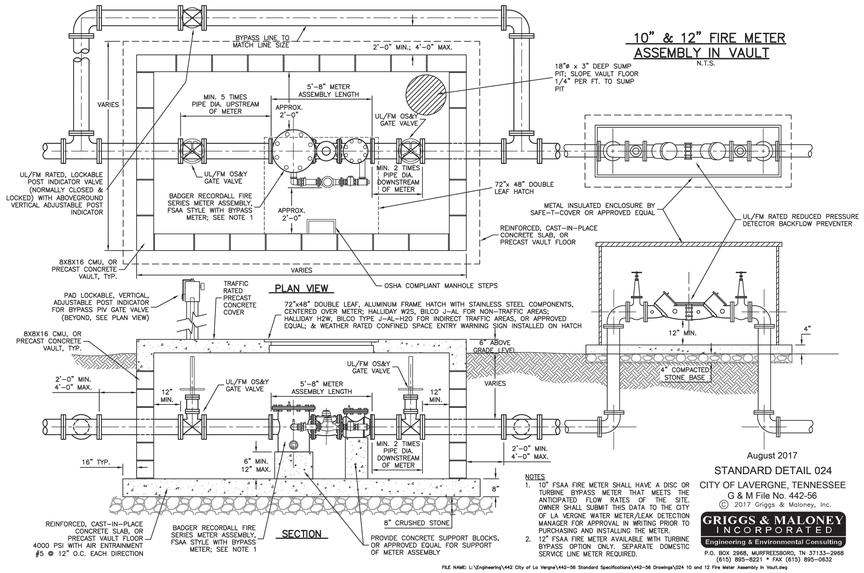
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GRIGGS & MALONEY INCORPORATED
Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-8221 * FAX (615) 895-0632

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.



August 2017

STANDARD DETAIL 024

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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

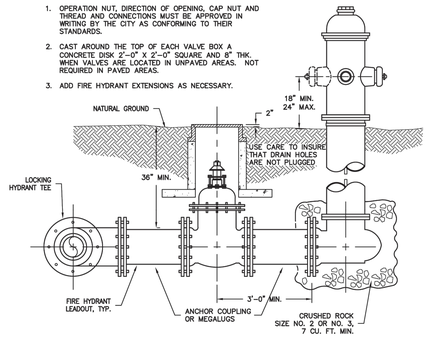
NOTES:

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.

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.

Revised September, 2015

STANDARD DETAIL 040

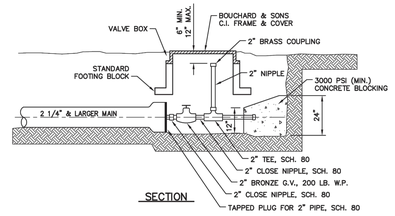
CITY OF LAVERGNE, TENNESSEE

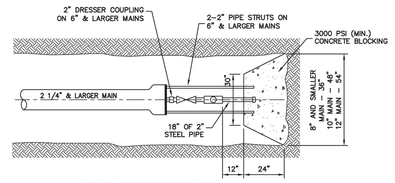
G & M File No. 442-56

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





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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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

DEATON J. HILDABRAND — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — 09/27/2024 — COMMERCE — No. 127314 — STATE OF TENNESSEE

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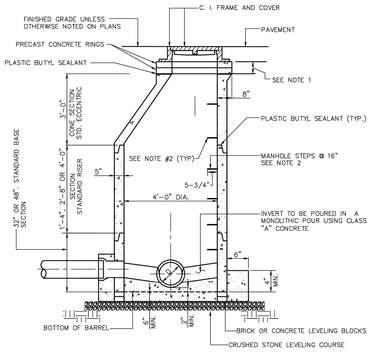
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

UTILITY DETAILS

SHEET NUMBER

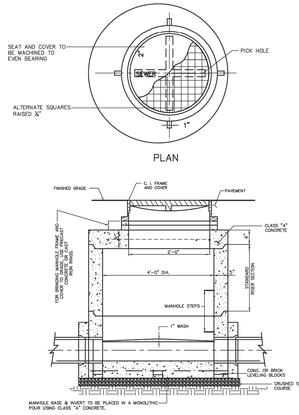
C8-20

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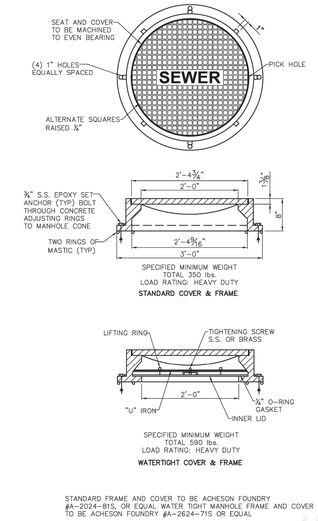


NOTE:
1. FOR BRINGING MANHOLE FRAME AND COVER TO GRADE, USE PRECAST CONCRETE OR CAST IRON RINGS.
2. 3/8 STEEL REINFORCED ROD ENCAPSULATED IN POLYPROPYLENE PLASTIC OR ALUMINUM ALLOY SEE SPECIFICATIONS.
3. RESILIENT CONNECTORS REQUIRED FOR ALL PIPES, REFER TO DETAIL AND SPECIFICATIONS.

CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 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

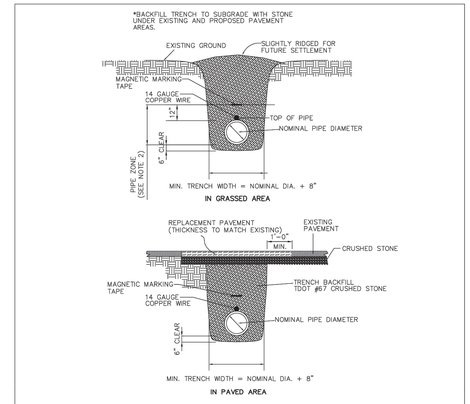


CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	4.0 STANDARD PRECAST MANHOLE FOR DEPTH OF LESS THAN 5'-0" NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 148 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891



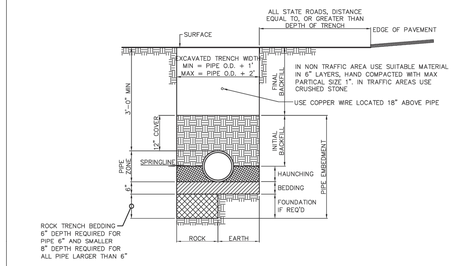
STANDARD FRAME AND COVER TO BE ACHESON FOUNDRY #A-2024-81S, OR EQUAL WATER TIGHT MANHOLE FRAME AND COVER TO BE ACHESON FOUNDRY #A-2624-71S OR EQUAL

CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	10.0 MANHOLE FRAME AND COVER NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 148 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891

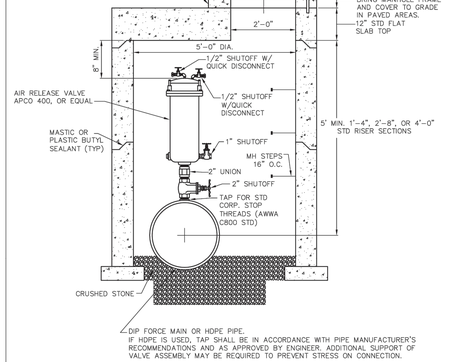


NOTES:
1. SEE STANDARD SPECIFICATIONS FOR FULL BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 12" ABOVE TOP OF PIPE AND IS AREA IN WHICH SPECIAL CARE IS TO BE GIVEN TO PLACEMENT AND COMPACTION TO PROTECT PIPE DURING AND AFTER LAYING.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE TO NOMINAL PIPE DIAMETER PLUS 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.

CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	15.0 TYPICAL TRENCH BACKFILL NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 148 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891

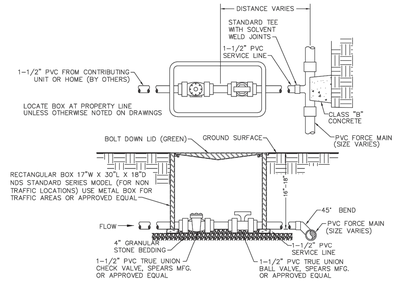


CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	16.0 PVC PIPE INSTALLATION DETAIL NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 148 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891

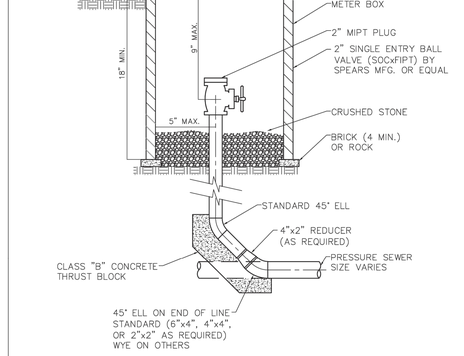


NOTE: IN WETLAND AREAS, EXTEND TOP OF MH COVER A MIN. OF 1 FT. AND A MAX. OF 2 FT. ABOVE ORIGINAL GRADE.

CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	18.0 SEWAGE AIR RELEASE VALVE NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 148 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891



CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	19.0 TYPICAL PRESSURE SEWER SERVICE LINE CONNECTION NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 148 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891



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

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

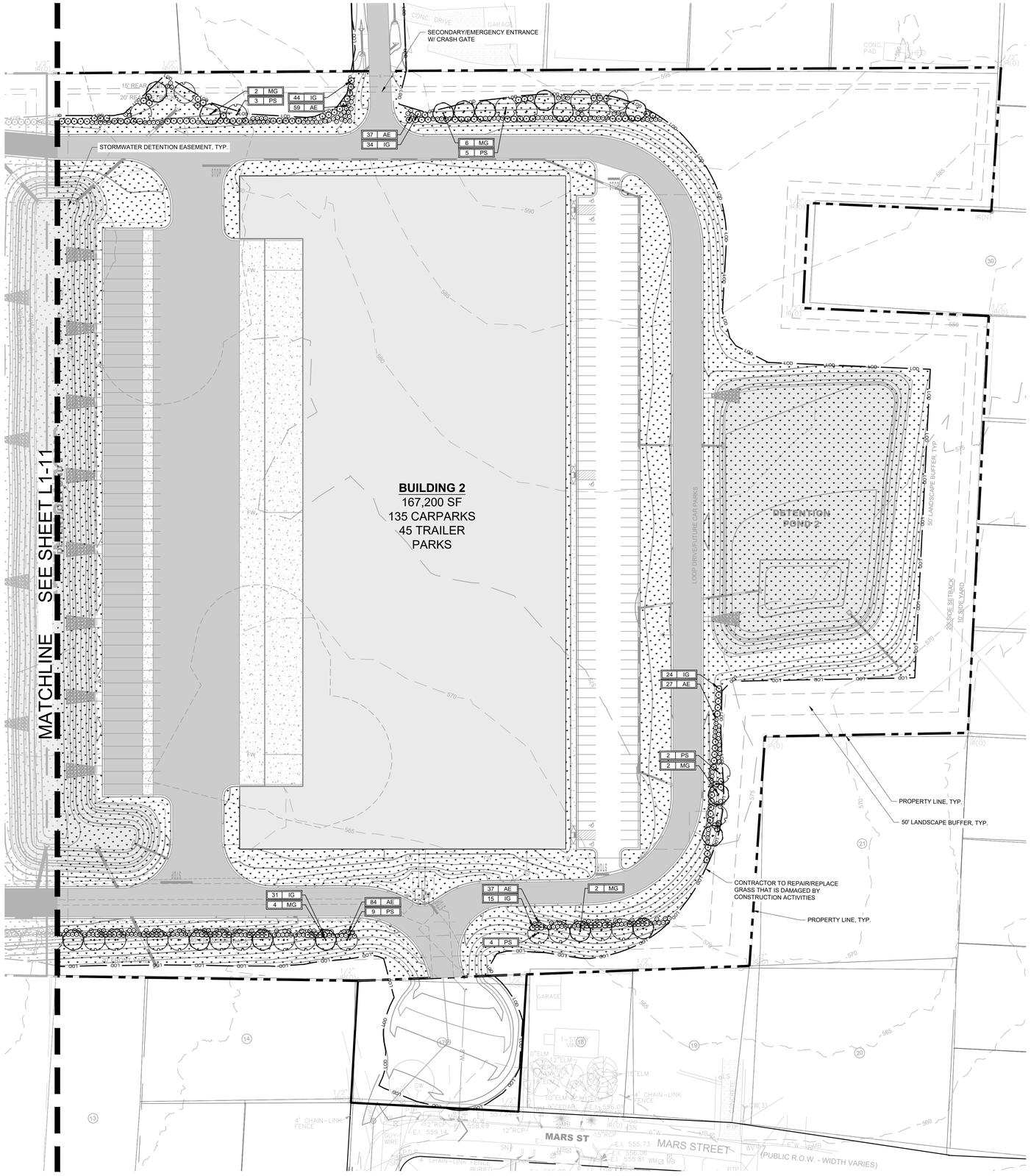
DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — 27/2024 — COMMERCE — No. 137318 — STATE OF TENNESSEE

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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

UTILITY DETAILS

SHEET NUMBER
C8-21



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:
- 50 FEET BUFFER BETWEEN LIGHT INDUSTRIAL AND ADJACENT RESIDENTIAL PROPERTIES. NO BUFFER REQUIRED BETWEEN ADJACENT INDUSTRIAL LOT.

SECTION 9.3.2.D
- LANDSCAPE BUFFER REQUIREMENTS:
  - 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.
- STREET YARD IS NOT REQUIRED

PARKING AREAS:
SECTION 9.3.2.B
- PARKING IS NOT ADJACENT TO R.O.W. AND BUFFER IS NOT REQUIRED

REQUIRED SITE PLANTINGS:
SECTION 9.2.3
- LANDSCAPE SURFACE AREA REQUIREMENT FOR LIGHT INDUSTRIAL (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

SPENCER JAMES SANDFORD
REGISTERED
LANDSCAPE ARCHITECT
COMMERCE

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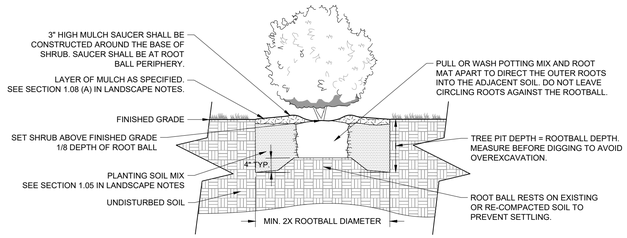
DESIGNED BY:	GR
DRAWN BY:	GR
CHECKED BY:	SJS
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-12

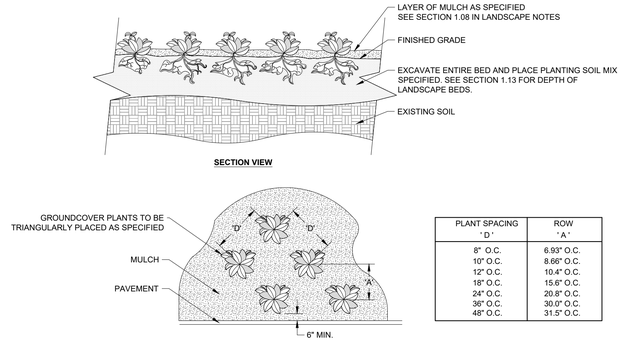
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4 CONTAINER SHRUB PLANTING

NOT TO SCALE

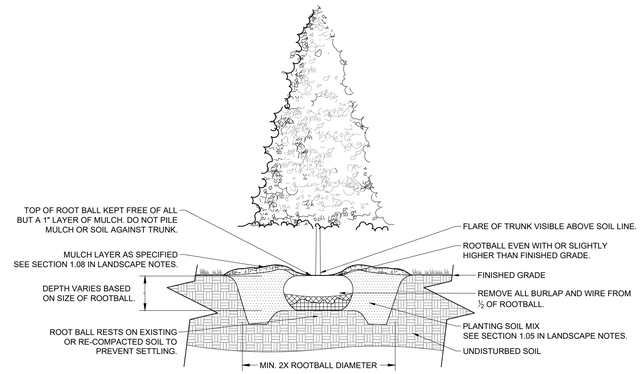


PLANT SPACING " D "	ROW " A "
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

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

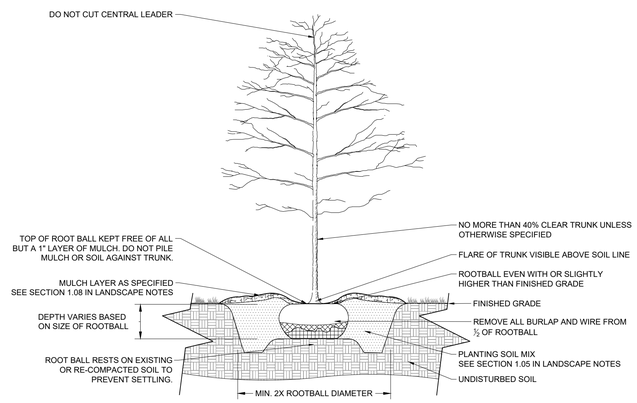
5 GROUNDCOVER PLANTING

NOT TO SCALE



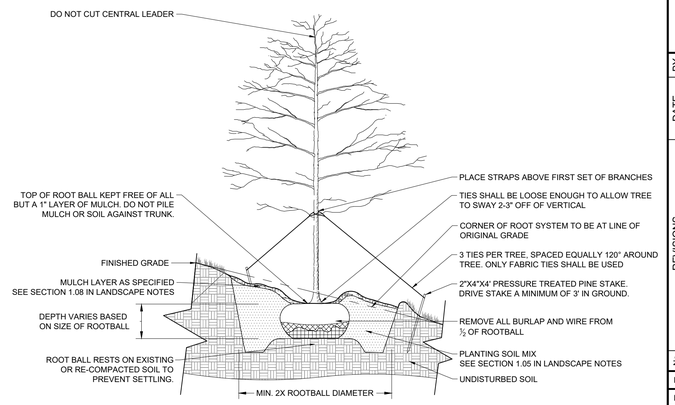
1 EVERGREEN TREE PLANTING

NOT TO SCALE



2 B&B TREE PLANTING

NOT TO SCALE



3 B&B TREE PLANTING ON SLOPE

NOT TO SCALE

PERMIT REVIEW ONLY

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BARKEAST FAIRVIEW
2451 FAIRVIEW BLVD
FAIRVIEW, TENNESSEE

SPENCER JAMES SANDERS
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	GR
DRAWN BY:	GR
CHECKED BY:	SJS
DATE:	09/27/2024

KIMLEY-HORN PROJECT NO. 118059009

LANDSCAPE DETAILS (LOT 2)

SHEET NUMBER
L1-50

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 ½ 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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Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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BARKEAST FAIRVIEW
2451 FAIRVIEW BLVD
FAIRVIEW, TENNESSEE

SPENCER JAMES SANDOR
REGISTERED
XV
ACCLAMATIONS
COMMERCE
LANDSCAPE ARCHITECT
AGREEMENT

No.	REVISIONS	DATE	BY
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DESIGNED BY:	GR
DRAWN BY:	GR
CHECKED BY:	SJS
DATE:	09/27/2024

KIMLEY-HORN PROJECT NO. 118059009

LANDSCAPE NOTES (LOT 2)

SHEET NUMBER
L1-51

Planning Commission Report
Meeting: October 15, 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.**

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)

1. (Sheet 1A) Add a note that states: “All road construction will be in complete conformance to the City of La Vergne Public Works Specifications Manual (latest edition). These specifications give required standards and materials. The City of La Vergne reserves the right to require test results, mix designs, and mix tickets which demonstrate compliance with the specifications as a condition of City acceptance of the road.”
2. (Sheet 1A) Add a note that states: "No more than 500 feet of open utility trench will be allowed at one time."
3. (Sheet 3A) Add "County Record Data" to table including Tax Map, Parcel Number, Record Book and Page
4. (Sheets 4, 5, and 6) Show bearing and distance information on all proposed right-of-way lines.
5. (Sheets 4, 5, and 6) Show station and offset for existing property corners.
6. (Sheet 5C) Show box culvert and proposed contours for it.
7. Provide Erosion and Sediment Control Plans
8. (Sheets 4A, 5A, and 6A) Show size and type of all pipes and culverts.
9. (Sheets 4A, 5A, and 6A) Show TC and invert on curb inlets, catch basins, and manholes
10. (Sheets 5B and 6B) Sheets 5B and 6B are missing from the submitted plans.
11. (Sheets 4, 5, and 6) Show coordinates at all intersections
12. (Sheet 6) Show horizontal curve data
13. (Sheets 4B, 5B, and 6B) Show utility crossings on profile
14. Provide Drainage Section for box culvert
15. (Cover Sheet) On Vicinity Map, show sheet numbers as 4, 5, and 6 rather than 1, 2, and 3.

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

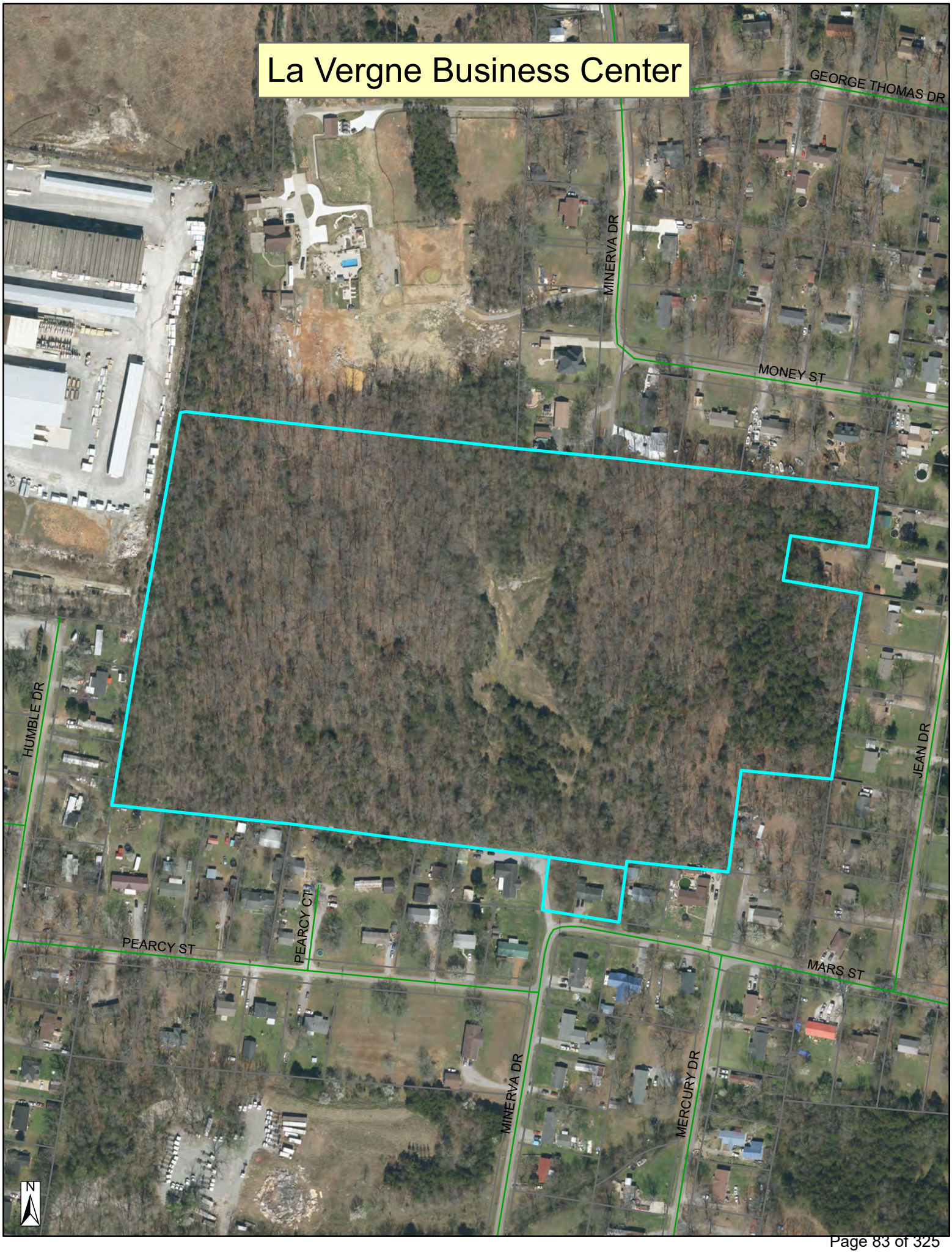
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

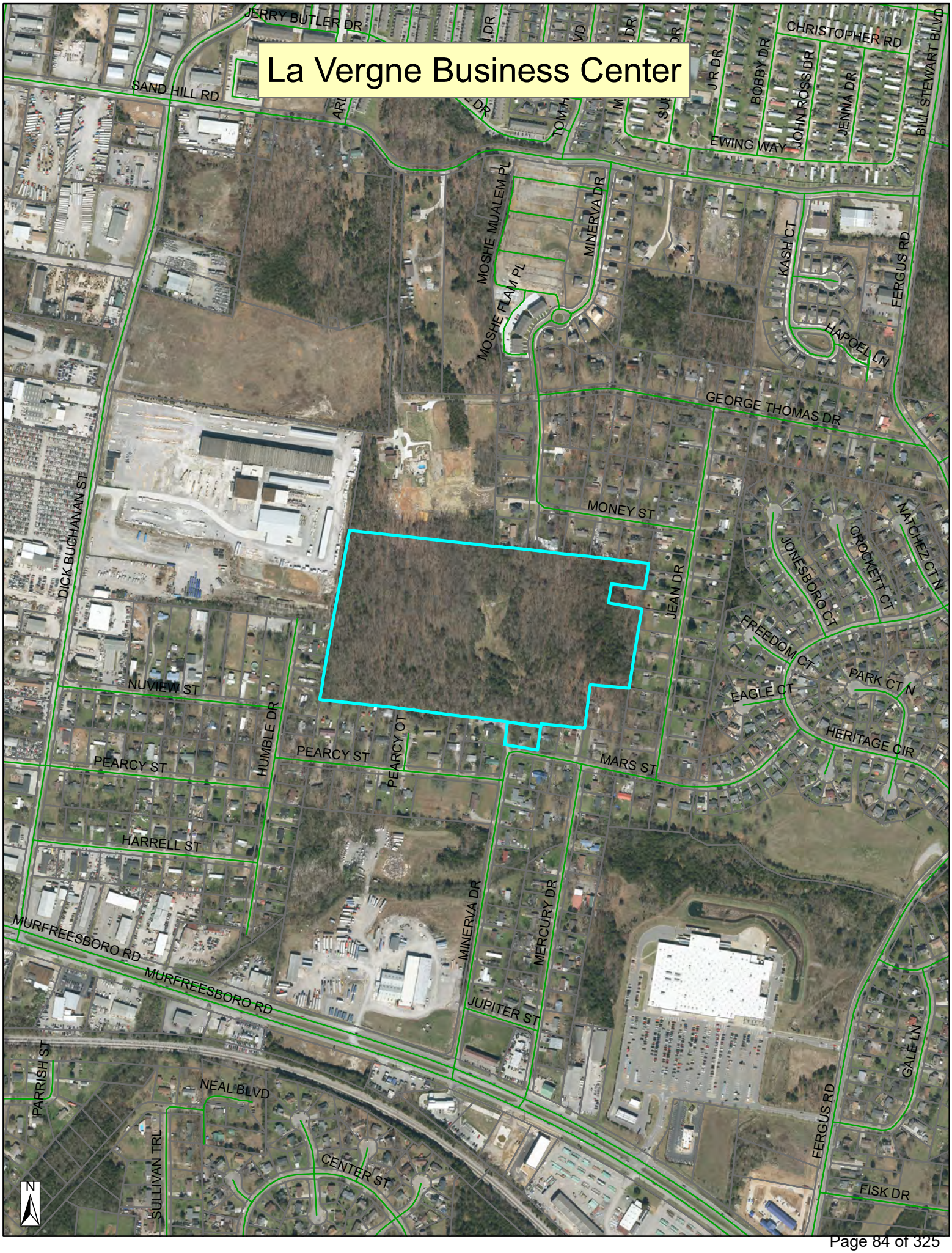
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)

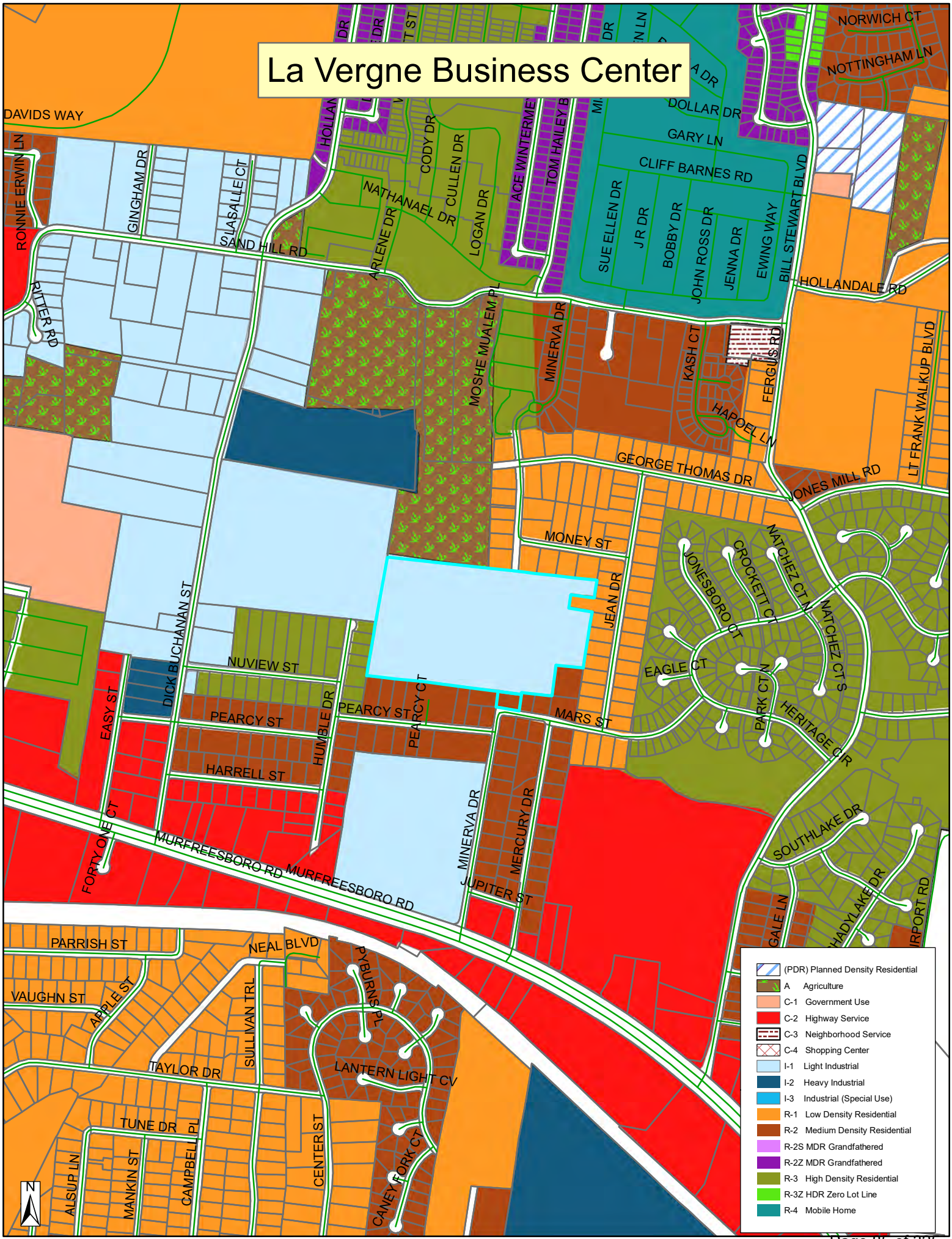
No comments.

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 CT
PEARCY ST
MARS ST
MINERVA DR
MERCURY DR
N


La Vergne Business Center
JERRY BUTLER DR
SAND HILL RD
CHRISTOPHER RD
BILL STEWART BLVD
JOHN ROSS DR
JENNA DR
BOBBY DR
J R 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
EAGLE CT
PARK CT N
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
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
JR 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
FERGUSON 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
PARRISH ST
NEAL BLVD
VAUGHN ST
APPLE ST
SULLIVAN TRL
AYBURN PL
LANTERN LIGHT CV
TAYLOR DR
TUNE DR
CAMPBELL PL
CENTER ST
CANEY FORK CT
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


SPEED
LIMIT
30





OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE BUSINESS CENTER

1701 MARS STREET

LA VERGNE, TN

CONSTRUCTION SUBMITTAL: SEPTEMBER 30, 2024

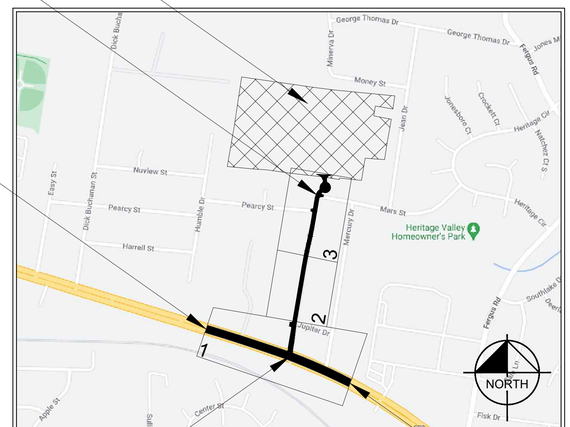
PROJECT NAME - SET DESCRIPTION

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

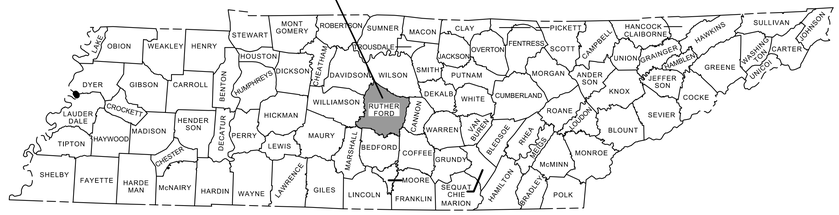
CITY OF LA VERGNE
RUTHERFORD COUNTY, TN

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.
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: BEN VONDENBRINK, P.E.
PHONE: (629)-236-4809

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

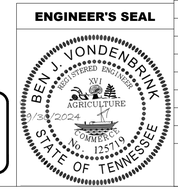
ELECTRIC
MIDDLE TN ELECTRIC
MEMBERSHIP CORPORATION
555 NEW SALEM HIGHWAY
MURFREESBORO, TN 37066
CONTACT: JOSH HOWLAND
PHONE: (615) 453-3074

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

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

DRAFT

ENGINEER'S SEAL



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

PLANS PREPARED BY

Kimley»Horn

10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118574000	1	71

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
CULVERT CROSS SECTION	11
EROSION PREVENTION & SEDIMENT CONTROL PLANS	12 – 15B
SIGNING AND MARKING	16 - 19
CROSS SECTIONS MURFREESBORO RD	20 - 24
CROSS SECTIONS MINERVA DR	25 - 32
TRAFFIC CONTROL PLANS	T-1 – T -8
TRAFFIC SIGNAL PLANS	SIG-1 – SIG-2

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

DRAFT

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OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

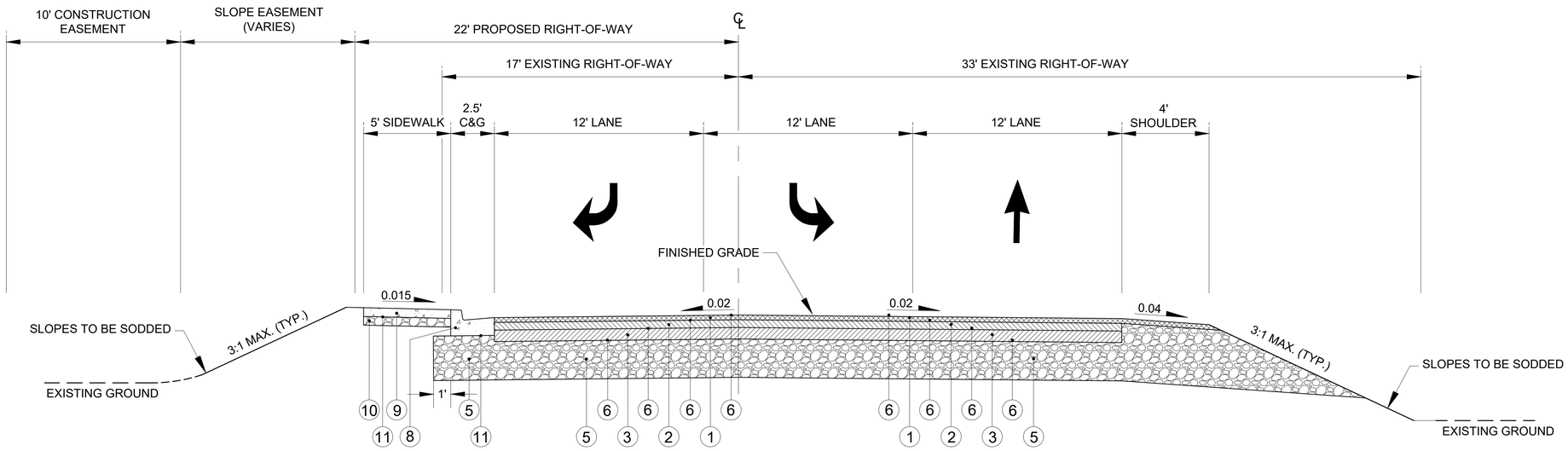
BEN J. VONDENBRINK
XVI
AGRICULTURE
9/30/2024
COMMISSION
No. 125719
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

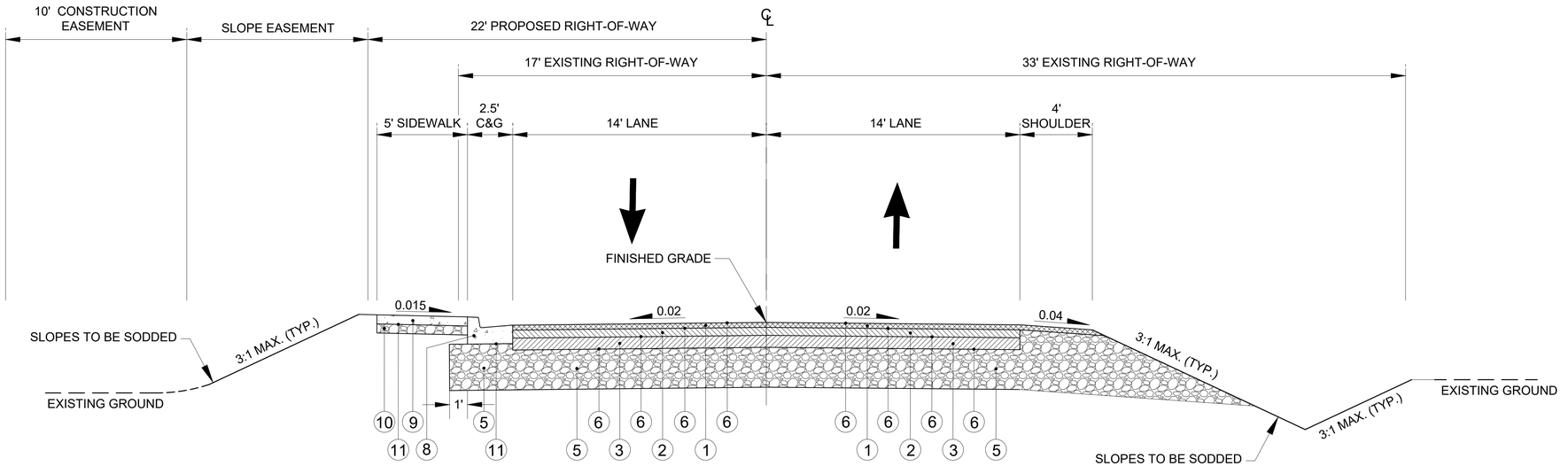
SHEET INDEX AND STANDARD ROADWAY DRAWINGS

SHEET NUMBER
1A



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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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
9/30/2024
COMMERCE
No. 125719
STATE OF TENNESSEE

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

DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

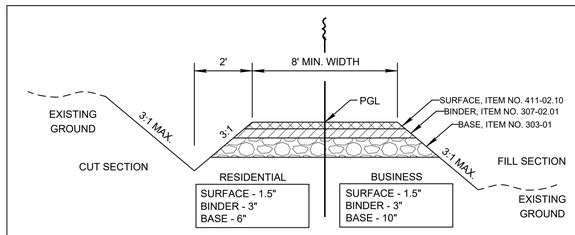
TYPICAL SECTIONS

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

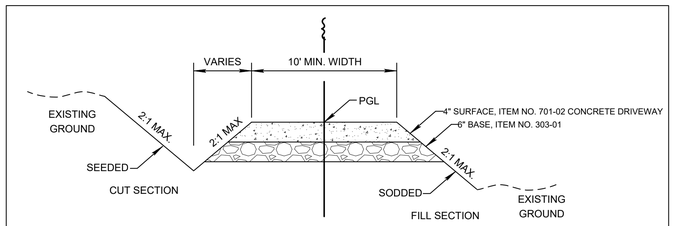


TYPICAL SECTION
PRIVATE DRIVE TO BUSINESS,
FIELD, OR RESIDENTIAL PROPERTY
N.T.S.

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

Kimley»Horn
10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

BEN I. VONDENBRINK
REGISTERED ENGINEER
XVI
AGRICULTURE
9/30/2024
COMMISSION
No. 125719
STATE OF TENNESSEE

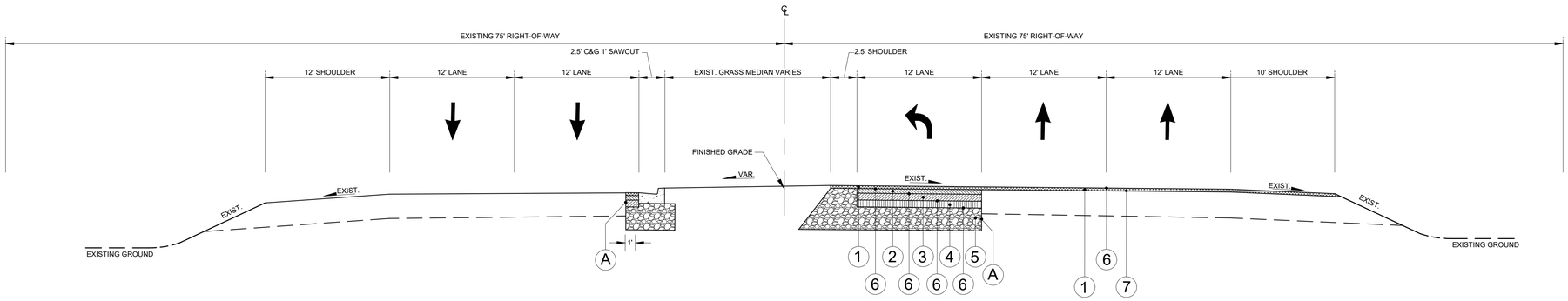
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024

KIMLEY-HORN PROJECT NO.
118574000

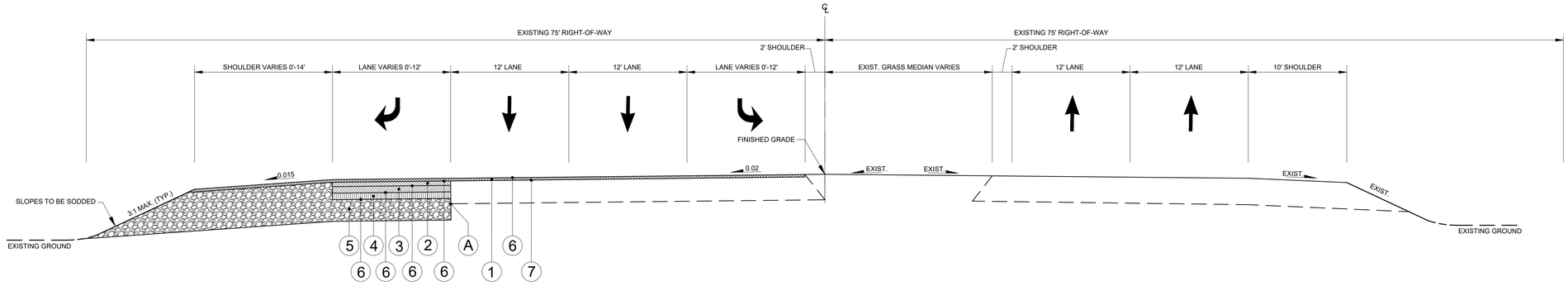
TYPICAL SECTIONS

SHEET NUMBER
2B2



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.

DRAFT

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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 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.

DRAFT

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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024

KIMLEY-HORN PROJECT NO. 118574000

GENERAL NOTES

SHEET NUMBER
2C1

GENERAL NOTES

ALL STANDARD SPECIFICATIONS REFER TO TDOT ROADWAY STANDARD SPECIFICATIONS.

GRADING

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

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

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

SEEDING AND SODDING

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

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

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

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

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

GUARDRAIL

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

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

DRAINAGE

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

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

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

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

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

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

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

FENCING

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

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

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

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

MISCELLANEOUS

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

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

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

ROAD CLOSURE

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

PAVEMENT MARKINGS

TEMPORARY PAVEMENT MARKINGS ON INTERMEDIATE LAYERS

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

FINAL PAVEMENT MARKING

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

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

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

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

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

DETOURS, LANE SHIFTS AND MEDIAN CROSS-OVERS

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

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

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

SNOWPLOWABLE REFLECTIVE PAVEMENT MARKERS

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

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1701 MARS STREET
OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

BENJ. J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
9/30/2024
CUMBERLAND
No. 125719
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

GENERAL NOTES

SHEET NUMBER
2C

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.

CITY OF LA VERGNE – SPECIAL NOTES

(1) ALL ROAD CONSTRUCTION WILL BE IN COMPLETE CONFORMANCE TO THE CITY OF LA VERGNE PUBLIC WORKS SPECIFICATIONS MANUAL (LATEST EDITION). THESE SPECIFICATIONS GIVE REQUIRED STANDARDS AND MATERIALS. THE CITY OF LA VERGNE RESERVES THE RIGHT TO REQUIRE TEST RESULTS, MIX DESIGNS, AND MIX TICKETS WHICH DEMONSTRATE COMPLIANCE WITH THE SPECIFICATIONS AS A CONDITION OF CITY ACEPTANCE OF THE ROAD.

(2) NO MORE THAN 500 FEET OF OPEN UTILITY TRENCH WILL BE ALLOWED AT ONE TIME.

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DRAFT

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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: 09/30/2024
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	CB-17	578.9	#42	5' DIA.	4.00	D-MH-2	1				
4B	MURFREESBORO	104+41.25	-58.85	MH-01	572.67	#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	570.8	#12	5' DIA	4.66	D-CB-12RB		1			
4B	MINERVA	202+03.00	-16.19	CB-01	566.95	#12	4X3	4.92	D-CB-12P		1			
4B	MINERVA	202+90.00	-16.12	CB-02	563.75	#12	4X3	5.08	D-CB-12P		1			
4B	MINERVA	203+90.00	-16.08	CB-03	561.53	#12	4X3	5.50	D-CB-12P		1			
5B	MINERVA	205+24.13	-16.08	CB-04	558.16	#12	4X3	6.51	D-CB-12P		1			
5B	MINERVA	206+73.57	-16.19	CB-05	555.84	#12	4X3	5.91	D-CB-12P		1			
5B	MINERVA	208+60.41	-16.00	CB-06	554.82	#12	4X3	5.39	D-CB-12P		1			
5B	MINERVA	209+30.48	-15.51	CB-07	554.23	#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	555.23	#12	4X3	4.83	D-CB-12P		1			
6B	MINERVA	212+82.32	-16.07	CB-10	557.19	#12	4X3	5.84	D-CB-12P		1			
6B	MINERVA	213+86.47	-16.08	CB-11	559.36	#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	561.82	#12	4X3	5.45	D-CB-12P		1			
6B	MINERVA	216+88.20	-22.16	CB-14	562.93	#12	4X3	5.83	D-CB-12P		1			
6B	MINERVA	217+31.09	-92.07	CB-15	562.56	#42	5' DIA	4.78	D-CB-42RB				1	
TOTALS										1	15	1	1	

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	90°	20						OEP		OEP		
205+77.74		X	MINERVA	8	90°	14						OEP		OEP		
207+41.90		X	MINERVA	12	90°		18					OEP		OEP		
207+69.92		X	MINERVA	15	90°		20					OEP		OEP		
209+21.95		X	MINERVA	15	90°		24					OEP		OEP		
211+75.89		X	MINERVA	24	90°		32					OEP		OEP		
212+64.70	X		MINERVA	14	90°		30					OEP		OEP		
212+72.88		X	MINERVA	12	90°	24						OEP		OEP		
213+77.70		X	MINERVA	15	90°	28						OEP		OEP		
214+99.46		X	MINERVA	10	90°	26						OEP		OEP		
TOTALS						112	124									Pipe Tabulation For Private Drives, Business & Field Entrances

STORM DRAINAGE PIPES

SHEET NO.	FROM CODE	FROM OUTLET ELEV.	TO CODE	TO INLET ELEV.	% GRADE	607-05.02 24" (L.F.)
4B	EX-01	572.52	CB-00	571.79	3.16	69
4B	CB-17	574.42	CB-00	562.34	1.14	242
4B	CB-00	571.62	MH-01	571.20	7.73	44
4B	MH-01	571.03	CB-16	570.55	4.43	52
4B	CB-16	570.38	CB-01	562.50	4.43	85
4B	CB-01	562.33	CB-02	559.71	3.16	100
4B	CB-02	559.54	CB-03	556.51	3.16	78
4B	EW-00	562.96	EW-01	561.56	2.54	55
4B	EW-02	562.20	EW-03	561.74	1.06	44
5B	CB-03	556.34	CB-04	552.16	3.16	130
5B	CB-04	552.06	CB-05	551.31	0.50	150
5B	CB-05	551.21	CB-06	550.28	0.55	187
5B	CB-06	550.18	O-01	550.09	0.55	17
5B	CB-07	551.12	CB-08	550.18	1.00	25
5B	CB-08	550.06	O-02	550.00	2.08	19
6B	CB-15	558.12	CB-14	557.67	0.50	86
6B	CB-14	557.52	CB-13	557.25	1.90	59
6B	CB-13	557.17	CB-12	554.55	1.07	125
6B	CB-12	554.38	CB-11	553.09	0.85	119
6B	CB-11	552.20	CB-10	551.84	2.10	103
6B	CB-10	551.67	CB-09	550.85	1.17	167
6B	CB-09	550.68	CB-08	549.90	0.31	160
6B	EW-05	559.60	EW-04	559.11	1	52
TOTALS						2168

DRAFT

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KIMLEY-HORN PROJECT NO. 118574000

TABULATED QUANTITIES

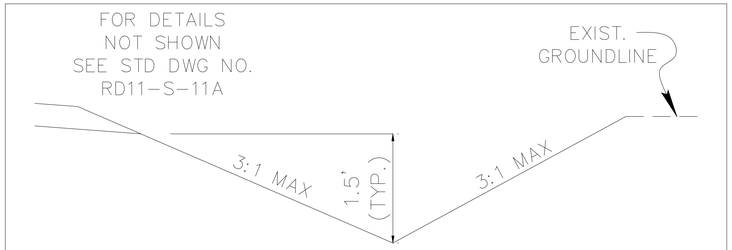
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1 DITCH DETAILS

SCALE: NOT TO SCALE

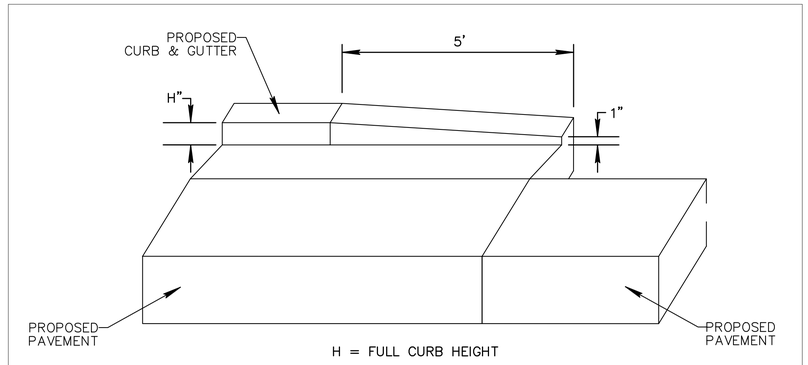
SPECIAL DITCH #1
BENDERS FERRY ROAD



PROP. "V" BOTTOM SODDED DITCH
LEFT STA. 206+75.00 TO STA. 209+00.00
LEFT STA. 209+50.00 TO STA. 214+25.00

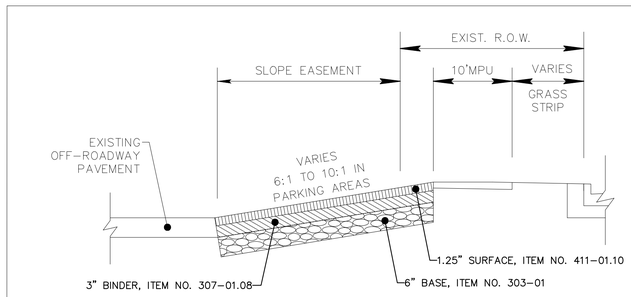
2 CURB TURN DOWN DETAIL

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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Main: 615.564.2701 | www.kimley-horn.com
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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
9/30/2024
No. 125719
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

DETAIL SHEETS

SHEET NUMBER
2G

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
MIDDLE TN ELECTRIC
MEMBERSHIP CORPORATION
555 NEW SALEM HIGHWAY
MURFREESBORO, TN 37066
CONTACT: JOSH HOWLAND
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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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024

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	COUNTY RECORDS				TOTAL AREA (ACRES)			AREA TO BE ACQUIRED (ACRES)			EASEMENT (ACRES)			
		TAX MAP NO.	PARCEL NO.	DEED DOCUMENT		LEFT	RIGHT	TOTAL	LEFT	RIGHT	TOTAL	PERMANENT DRAINAGE	PERMANENT SLOPE	TEMPORARY CONSTRUCTION	PERMANENT UTILITY
				BOOK	PAGE										
1	POWER3 LLC	018B	B-028.00-000	1275	2987	23.770		23.770	0.117		0.117	1776 S.F.	0.239	0.272	
2	SCALINI LLC	018B	C-001.00-000	1150	1702		1.181	1.181							
3	ALTAMIMI AZIZ AND ALABADY QUESMA	018B	C-020.00-000	1427	1216		0.717	0.717							
4	TANDARA THONGPHANH	018B	C-002.00-000	1401	3377		0.402	0.402							
5	STEVEN P. DARLING & ROBERT E DARLING ET. AL	018B	C-003.01-000	631	136		0.360	0.360							
6	OCTAVIO GARCIA & MATRINEZ MA LOURDES GARCIA	018B	C-003.02-000	1730	3221		0.360	0.360							
7	PHANSANOUVONG SAYKHAM ETUX & SISOUPHANH	018B	C-003.00-000	1176	2480		0.367	0.367							
8	FUGATE LLOYD S ETAL & ASHLEY M SUTER	18B	C-004.00-000	578	1864		0.367	0.367							
9	ECCLES CHRISTOPHER RAY	18B	C-005.00-000	1663	1815		0.735	0.735				1100 S.F.		3397 S.F.	
10	JAMES O BOONE	18B	C-006.00-000	642	568		0.740	0.740							
11	CARLA KING	18B	C-007.00-000	858	3304		0.367	0.367							
12	JOSEPH NEIL ROGERS	18B	C-007.01-000	1061	1584		0.367	0.367							
13	ANTHONY WAIN ROGERS	18B	C-008.00-000	1061	1582		0.367	0.367							
14	FRANCES M PEARCY	18B	B-027.00-000	WB32	7	1.850		1.850					247 S.F.		
15	ROBERT F MULLINS SR & DOROTHY S	18B	C-009.00-000	1085	1431		0.377	0.377							
16	PAMELA ANNA HAYNES	18B	C-010.00-000	216	1718		0.360	0.360							
17	RONALD DALE RUSSEL	14O	B-028.00-000	890	2771		0.540	0.540							
18	NICOLA TEKOPPEL	014O	B-027.01-000	638	128		0.352	0.352							
19	LESLIE L CARTER	014O	B-026.00-000	621	280	0.350		0.350							
20	TONY ETUX YOUNGBLOOD	014O	B-027.00-000	1344	1582		0.530	0.530							
21	CARLA KING	014O	B-025.00-000	2397	1303		0.450	0.450							
22	RACHEL COIA	014O	B-024.00-000	69	2867		0.310	0.310							
23	RAYMOND ETUX OAKLEY	014O	B-023.00-000	291	42		0.380	0.380							
24	STEVE HEATH	018B	C-014.00-000	625	3803		0.370	0.370							
25	JASON GROVES	018B	C-013.00-000	762	3586		0.400	0.400							
26	NISLA J MENDOZA	018B	C-012.00-000	1235	3345		1.800	1.800							
27	PAMELA HAYNES	018B	C-011.00-000	1404	2024		0.420	0.420							
ACQUISITION TOTALS (ACRES)							**12.561**			**0.117**		**2876 S.F.**	**0.245**	**0.350**	

DISTURBED AREA

IN BETWEEN SLOPE LINES	4.424	(AC)
10 FOOT WIDE STRIP (OUT SIDE SLOPE LINES)	0.770	(AC)
TOTAL DISTURBED AREA	5.194	(AC)
TOTAL PROJECT AREA	8.710	(AC)

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LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
XVI
AGRICULTURE
9/30/2024
No. 125719
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY: BJV
DRAWN BY: EJBF
CHECKED BY: HML
DATE: 09/30/2024
KIMLEY-HORN PROJECT NO. 118574000

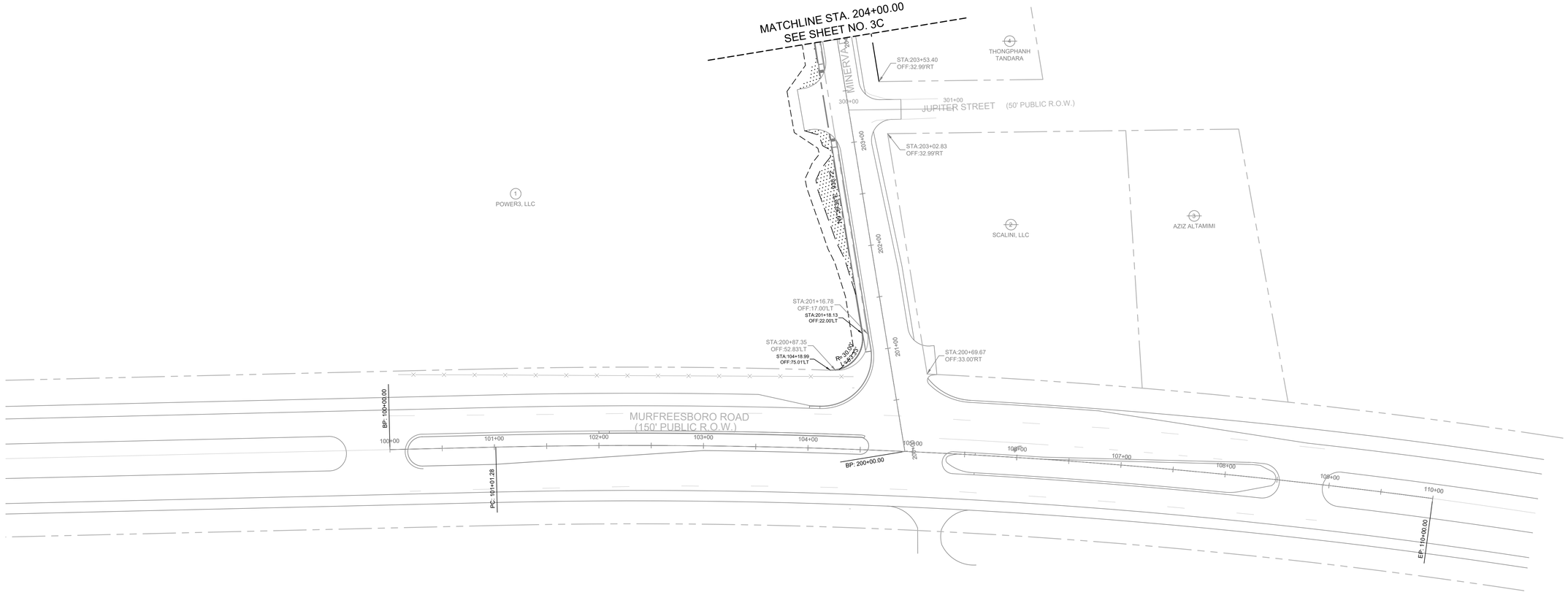
RIGHT-OF-WAY AQUISITION TABLE

SHEET NUMBER
3A

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LEGEND

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



DRAFT

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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LA VERGNE, TN

BENJ J VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
09/30/2024
COMMISSIONER
No. 125719
STATE OF TENNESSEE

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PROPERTY MAP

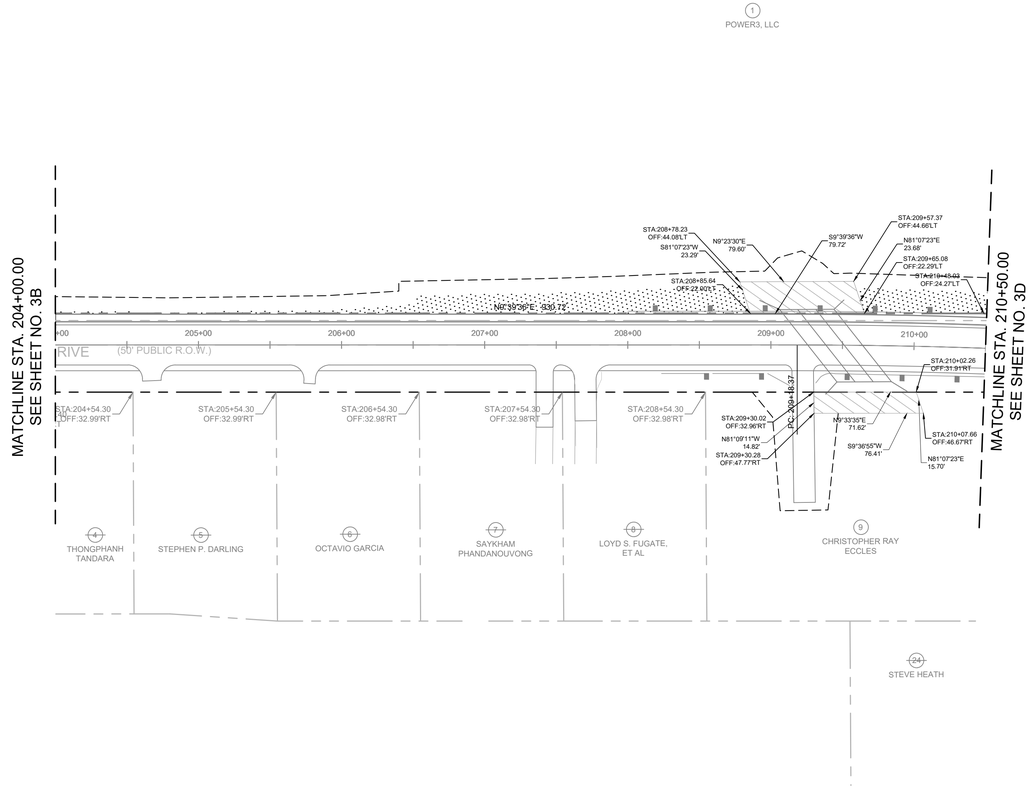
SHEET NUMBER
3B

Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\003A - ROW Table.dwg 3B-PROPERTY MAP Sep 27, 2024 2:10pm by: Zach.Brown

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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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KIMLEY-HORN PROJECT NO. 118574000

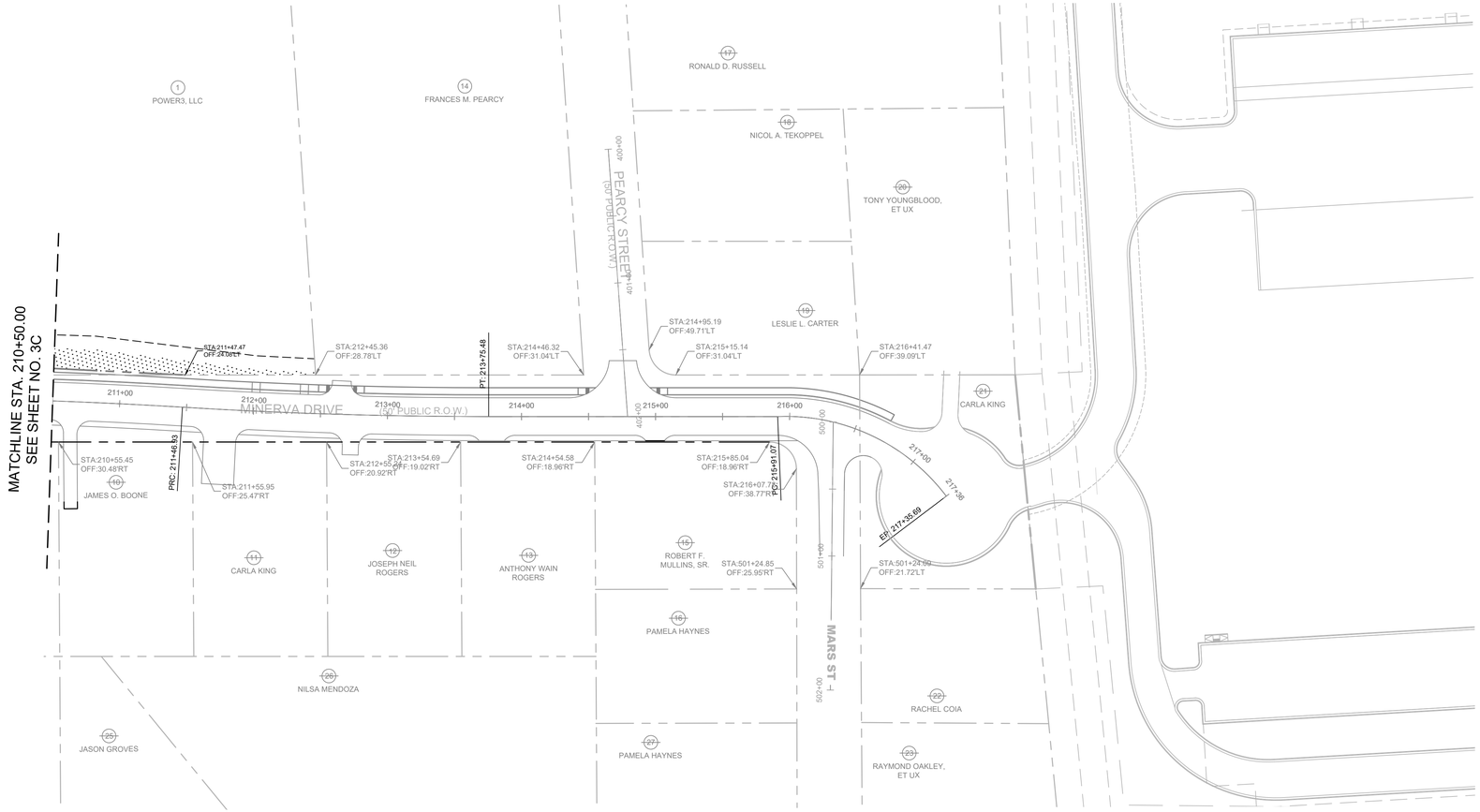
PROPERTY MAP

SHEET NUMBER
3C

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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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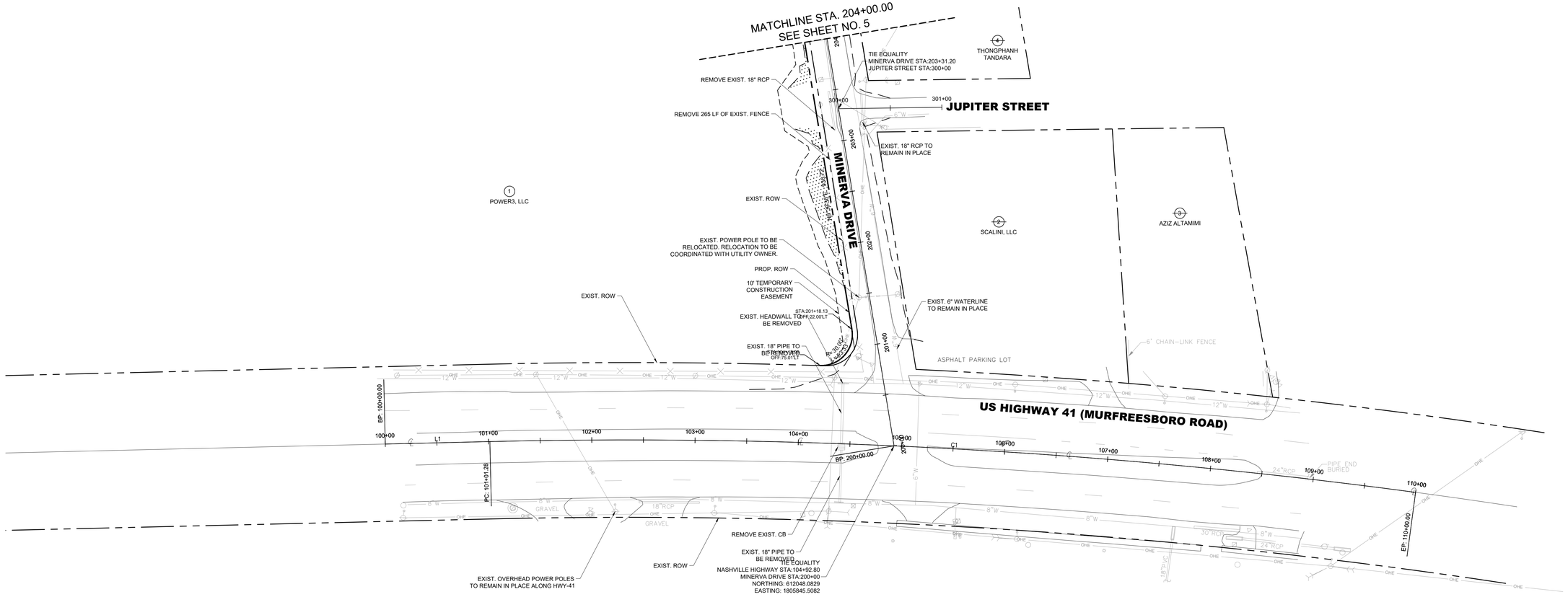
PROPERTY MAP

SHEET NUMBER
3D

Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\003A - ROW Table.dwg 3D-PROPERTY MAP Sep 27, 2024 2:10pm by: Zach.Brown

MURFREESBORO ROAD				
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
C1	Δ=8° 59' 12"	5730.0'	898.72'	
L1	S 72°21'31" E		101.28'	

MINERVA DRIVE				
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
L2	N 9°39'36" E		918.37'	



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GRAPHIC SCALE IN FEET
0 25 50 100

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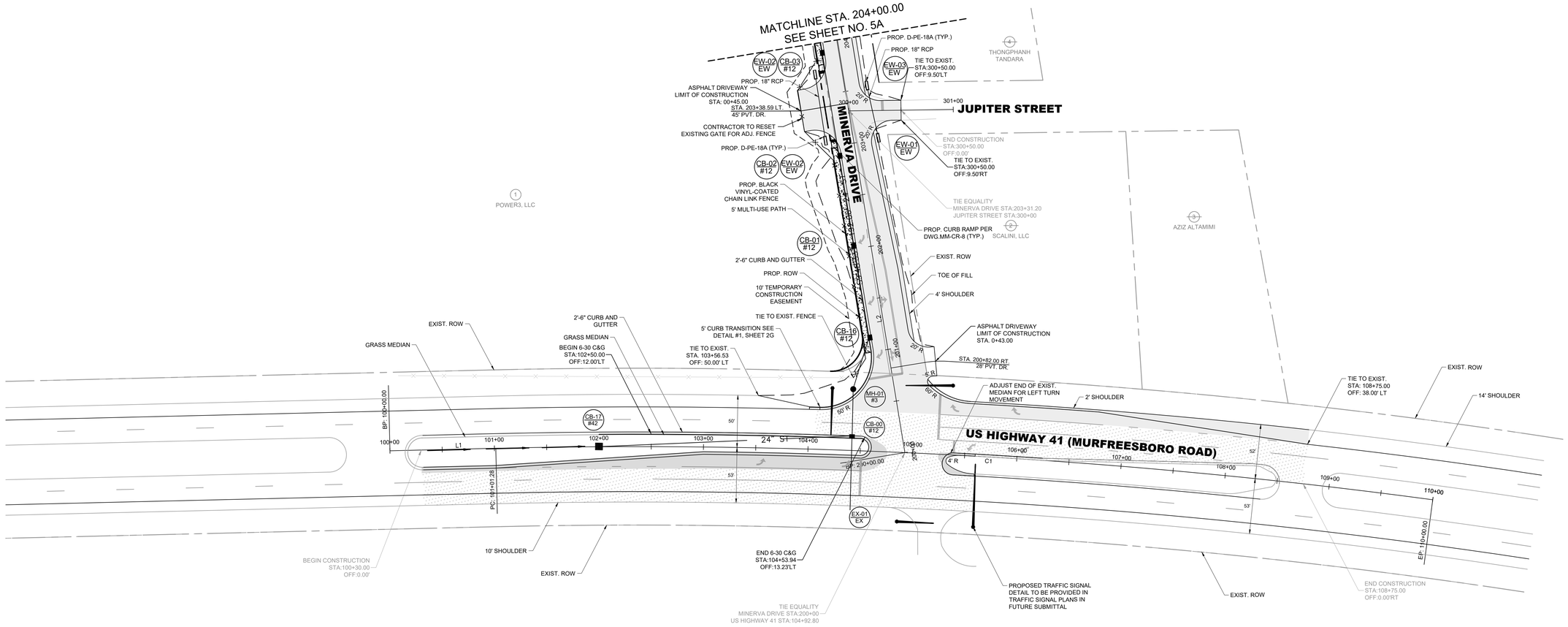
PRESENT LAYOUT

SHEET NUMBER
4

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CB-17 #42	GT. EL. 578.90 OUT EL. 574.42	
CB-00 #12	GT. EL. 576.06 IN. EL. 571.79 (EX-01) IN. EL. 562.34 (CB-17) OUT EL. 571.62	
MH-01 #3	GT. EL. 572.67 IN. EL. 571.20 OUT EL. 571.03	
CB-16 #12	GT. EL. 570.80 IN. EL. 570.55 OUT EL. 570.38	
CB-01 #12	GT. EL. 566.95 IN. EL. 562.50 OUT EL. 562.33	
CB-02 #12	GT. EL. 563.75 IN. EL. 559.71 OUT EL. 559.54	
CB-03 #12	GT. EL. 561.53 IN. EL. 556.51 OUT EL. 556.34	
EW-00 EW	OUT EL. 562.96	
EW-01 EW	IN. EL. 561.56	
EW-02 EW	OUT EL. 562.20	
EW-03 EW	IN. EL. 561.74	

US HIGHWAY 41				
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'	



DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

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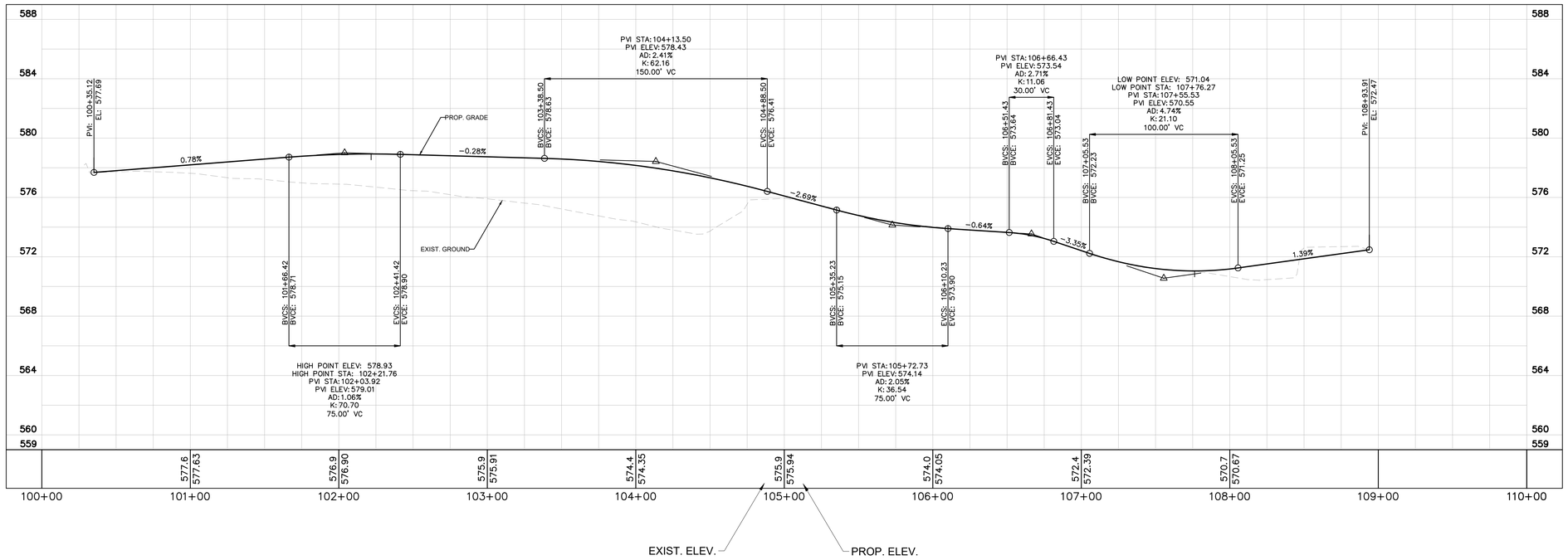
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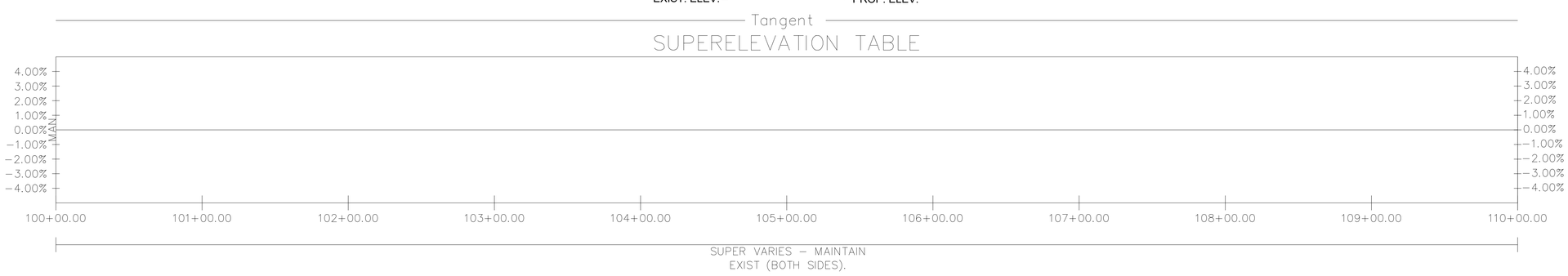
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

PROPOSED LAYOUT

SHEET NUMBER
4A

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US HIGHWAY 41 (MURFREESBORO ROAD)

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL
0 2.5 5 10
VERTICAL

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No. 125719
STATE OF TENNESSEE

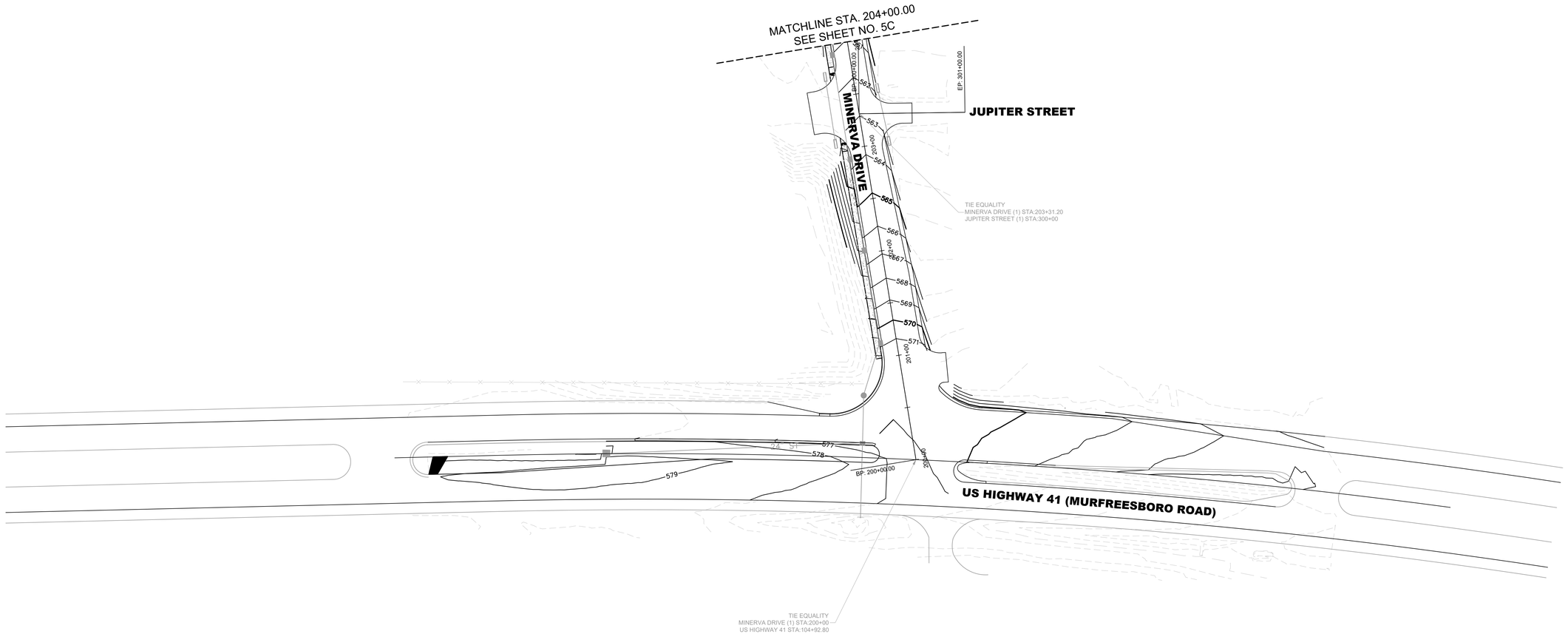
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

PROPOSED PROFILE

SHEET NUMBER
4B

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0 25 50 100

NORTH

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

BEN J VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
09/30/2024
No. 125719
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024

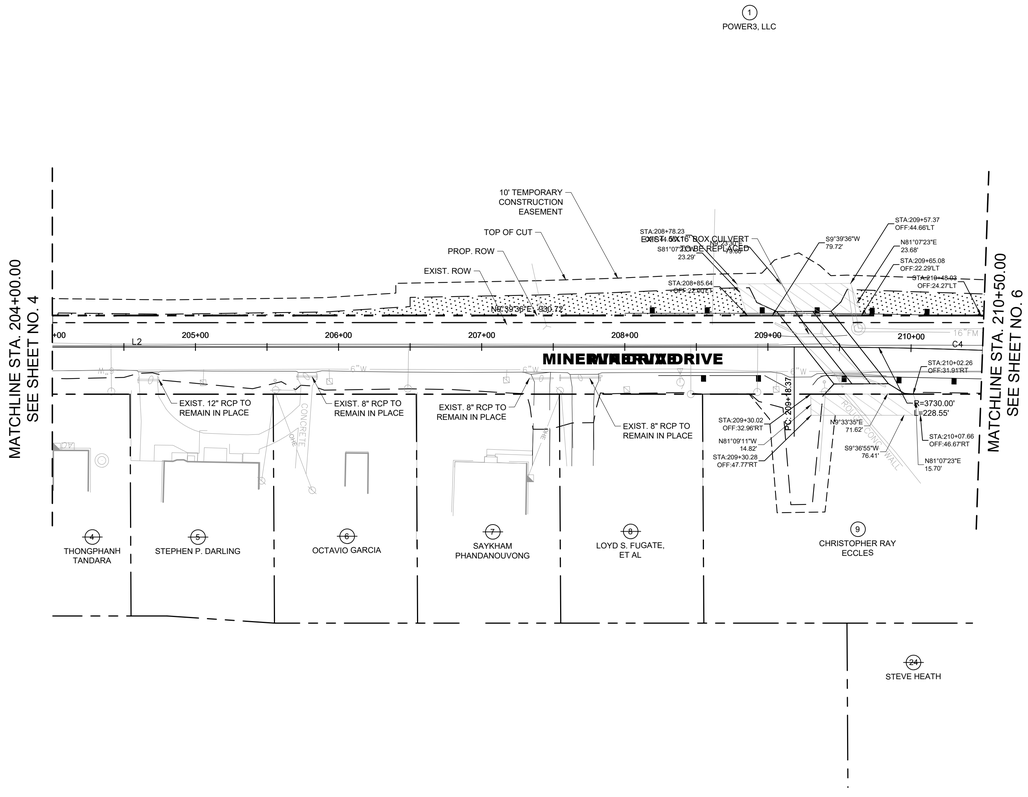
KIMLEY-HORN PROJECT NO.
118574000

GRADING LAYOUT

SHEET NUMBER
4C

Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\004C-006C - GRADING LAYOUT.dwg 4C - GRADING LAYOUT Sep 27, 2024 2:11pm by: Zach.Brown

MINERVA DRIVE				
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
C4	Δ=3° 30' 39"	3730.0'	228.55'	
L2	N 9°39'36" E		918.37'	



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GRAPHIC SCALE IN FEET
0 25 50 100

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LA VERGNE, TN

BEN J VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
09/30/2024
COMMERCE
125719
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024

KIMLEY-HORN PROJECT NO. 118574000

PRESENT LAYOUT

SHEET NUMBER
5

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CB-04 #12 — GT. EL. 558.16
IN. EL. 552.16
OUT EL. 552.06

CB-05 #12 — GT. EL. 555.84
IN. EL. 551.31
OUT EL. 551.21

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IN. EL. 550.28
OUT EL. 550.18

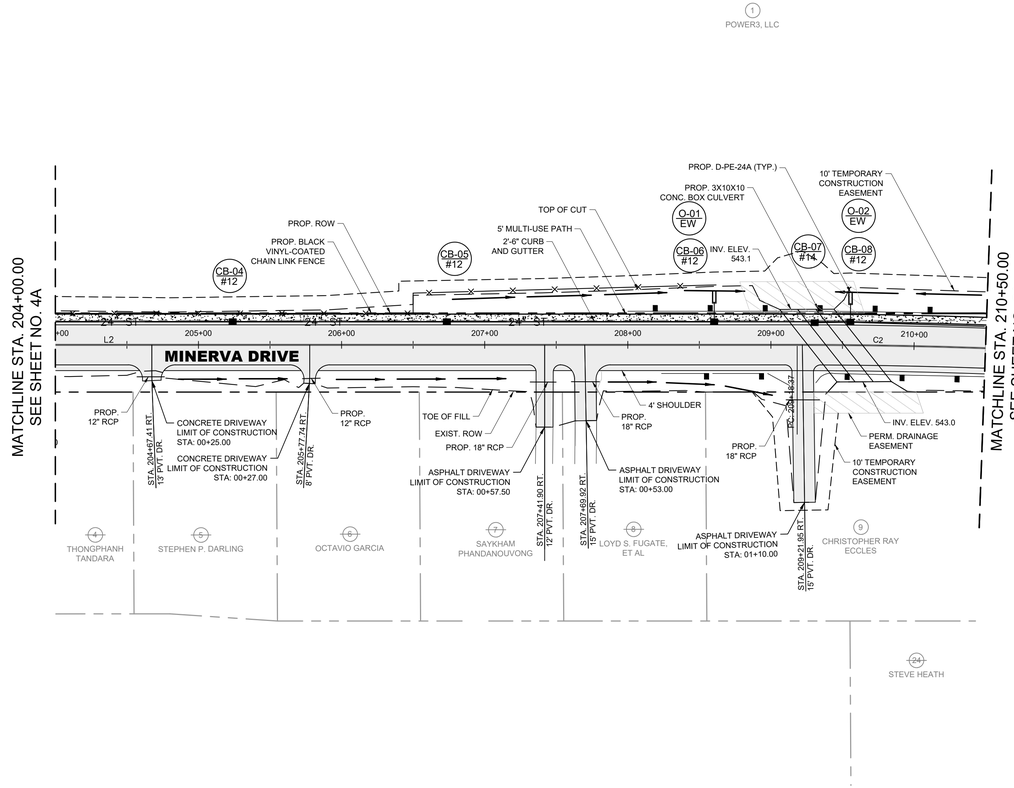
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OUT EL. 551.12

CB-08 #12 — GT. EL. 554.73
IN. EL. 550.18
OUT EL. 550.06

O-01 EW — OUT. EL. 550.09

O-02 EW — OUT. EL. 550.00

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'	



DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

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BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
09/30/2024
COMMERCE
No. 125719
STATE OF TENNESSEE

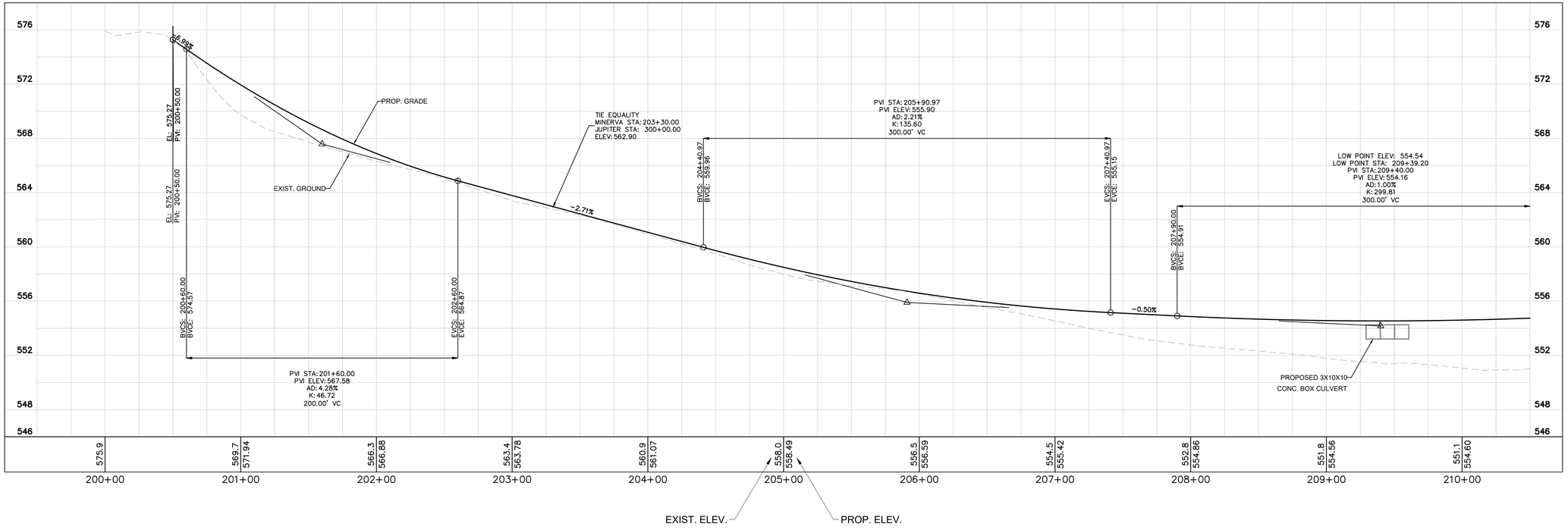
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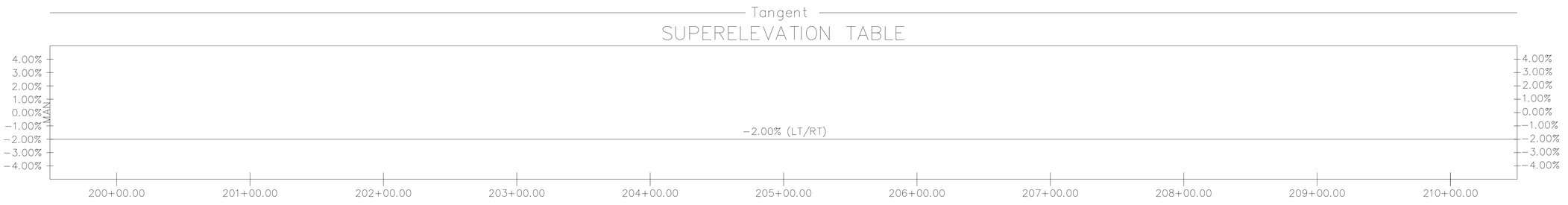
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

PROPOSED LAYOUT

SHEET NUMBER
5A

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MINERVA ROAD

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

0 2.5 5 10
VERTICAL

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LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
9/30/2024
COMMISSION NO. 125719
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024

KIMLEY-HORN PROJECT NO.
118574000

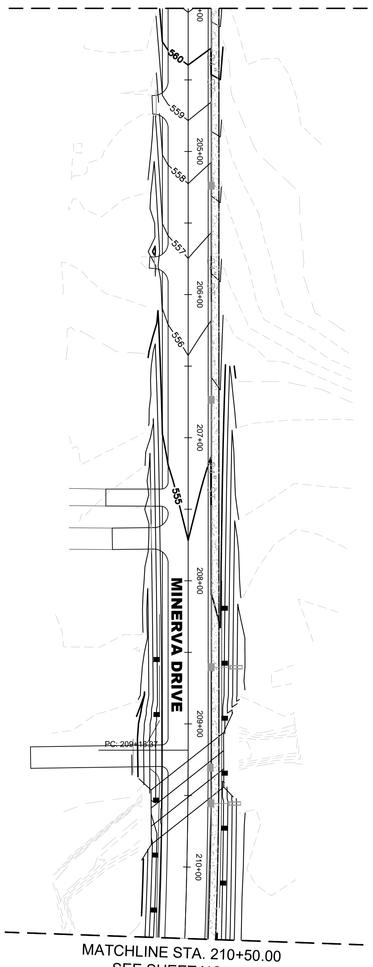
5B - PROPOSED PROFILE

SHEET NUMBER

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MATCHLINE STA. 204+00.00
SEE SHEET NO. 4C



MATCHLINE STA. 210+50.00
SEE SHEET NO. 6C

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

SHEET NUMBER	5C		
SHEET TITLE	GRADING LAYOUT		
KIMLEY-HORN PROJECT NO.	11857.4000		
DATE	09/30/2024		
CHECKED BY	HML		
DRAWN BY	EJBF		
DESIGNED BY	BJV		

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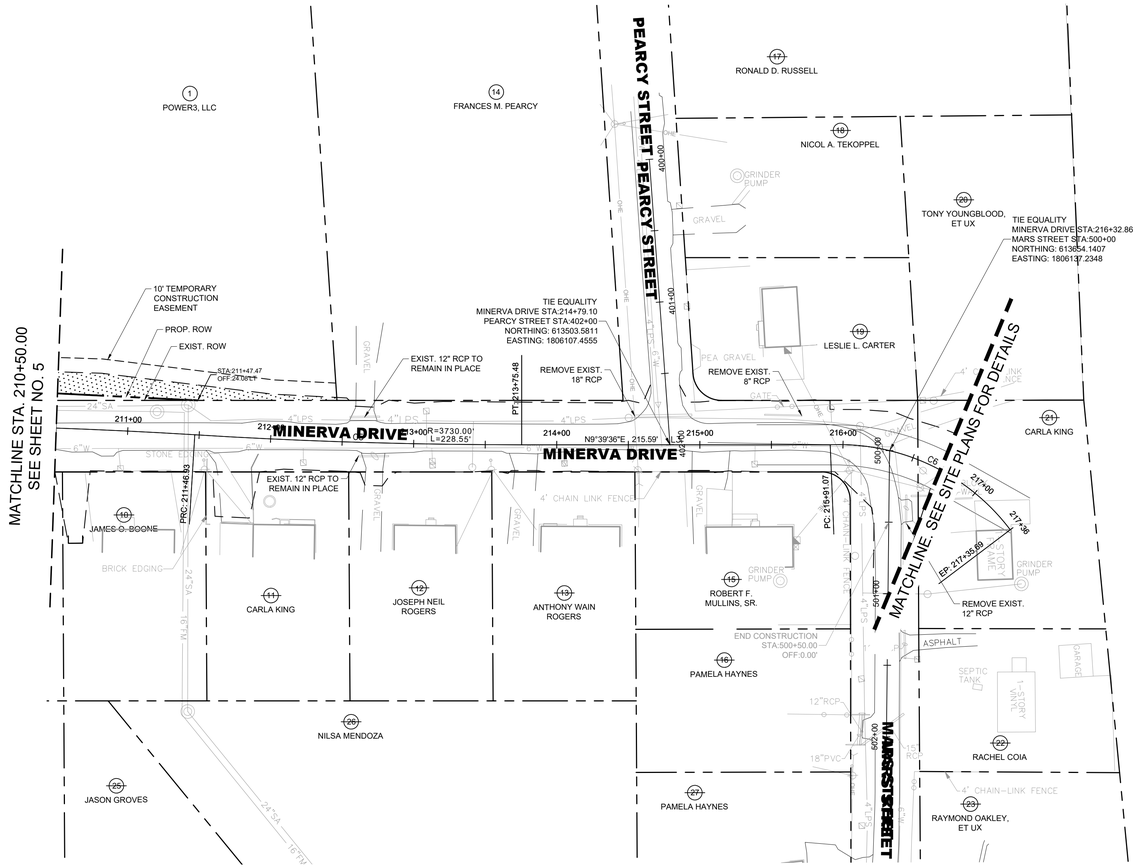
BEN J. VONDENBRINK
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REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE

1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

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MINERVA DRIVE				
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
C4	Δ=3° 30' 39"	3730.0'	228.55'	
C5	Δ=3° 30' 39"	3730.0'	228.55'	
C6	Δ=55° 14' 21"	150.0'	144.62'	
L3	N 9°39'36" E		215.59'	



MINERVA DRIVE				
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
C4	Δ=3° 30' 39"	3730.0'	228.55'	
C5	Δ=3° 30' 39"	3730.0'	228.55'	
C6	Δ=55° 14' 21"	150.0'	144.62'	
L3	N 9°39'36" E		215.59'	

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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LA VERGNE, TN

BENJ VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
09/30/2024
COMMISSIONER
No. 125719
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

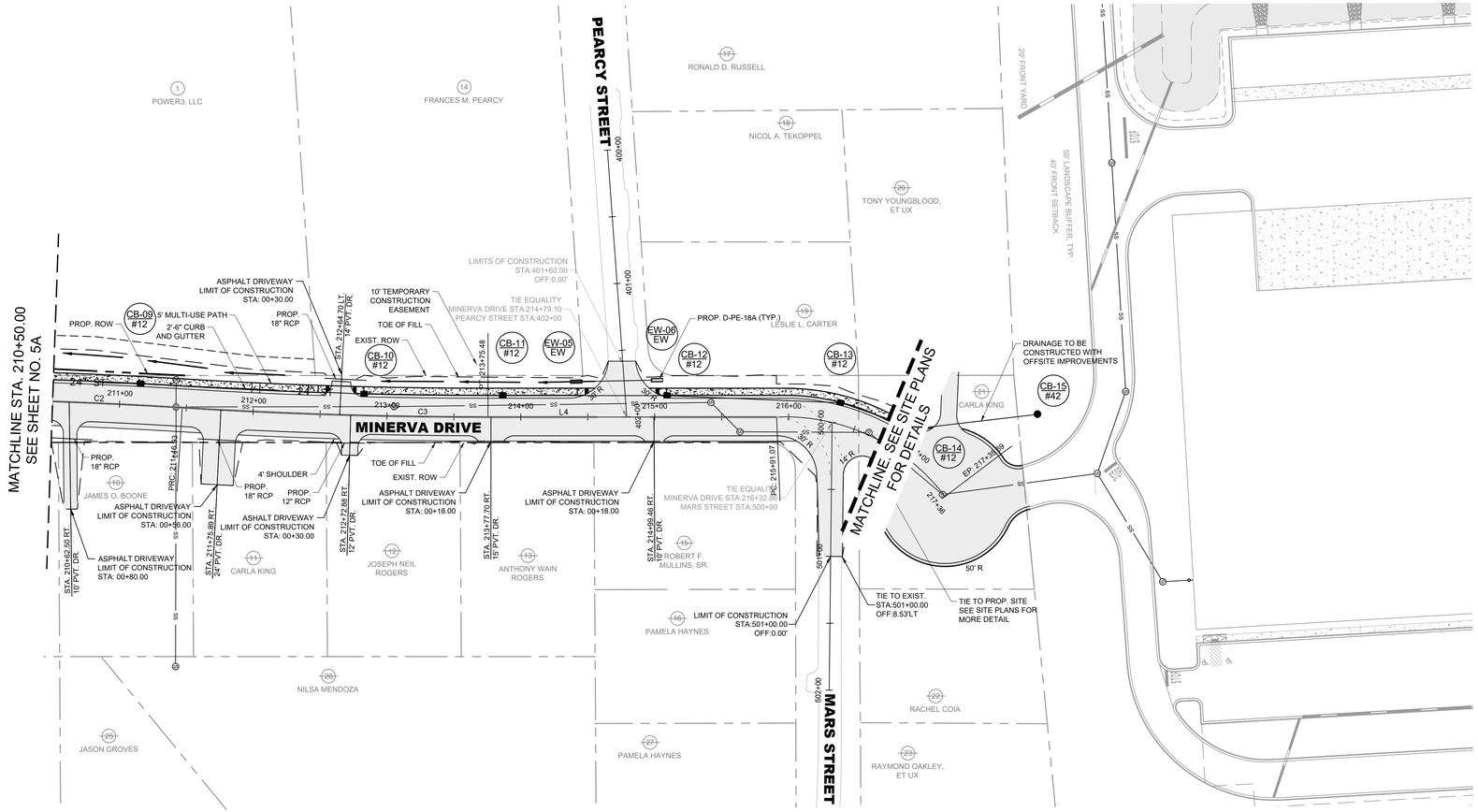
PRESENT LAYOUT

SHEET NUMBER
6

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CB-10 #12	GT. EL. 557.19 IN. EL. 551.84 OUT EL. 551.67
CB-11 #12	GT. EL. 559.36 IN. EL. 553.09 OUT EL. 552.20
CB-12 #12	GT. EL. 560.4 IN. EL. 554.55 OUT EL. 554.38
CB-13 #12	GT. EL. 561.82 IN. EL. 557.25 OUT EL. 557.17
CB-14 #12	GT. EL. 562.93 IN. EL. 557.67 OUT EL. 557.52
CB-15 #12	GT. EL. 562.56 OUT EL. 558.12
EW-04 EW	OUT. EL. 559.11
EW-05 EW	IN. EL. 559.60

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'	



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GRAPHIC SCALE IN FEET
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BEN J VONDENBRINK
REGISTERED ENGINEER
XVI
AGRICULTURE
9/30/2024
COMMERCE
No. 125719
STATE OF TENNESSEE

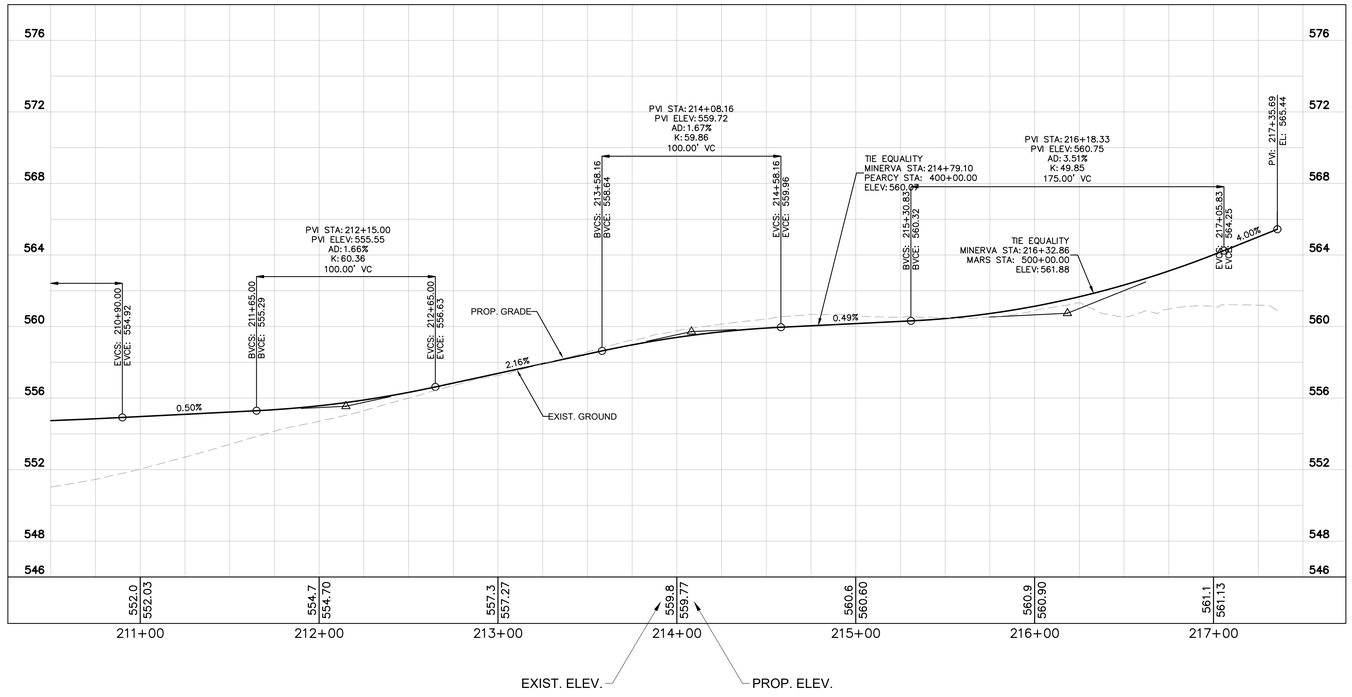
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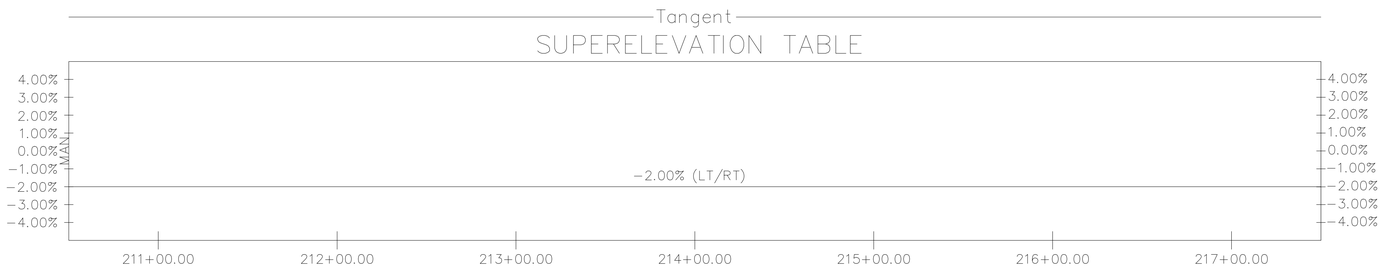
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

PROPOSED LAYOUT

SHEET NUMBER
6A

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MINERVA ROAD

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL
0 2.5 5 10
VERTICAL

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LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
9/30/2024
COMMISSION No. 125719
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024

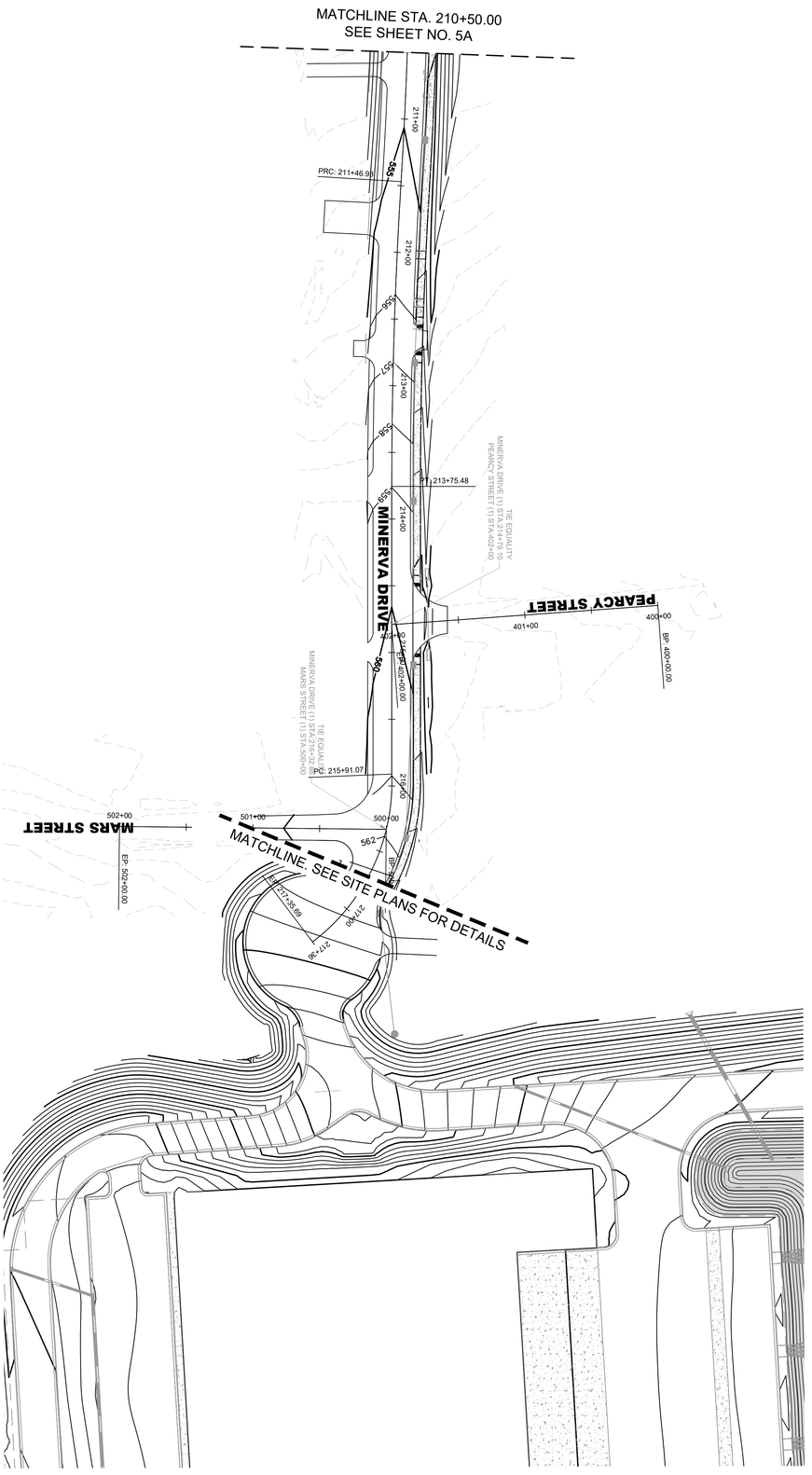
KIMLEY-HORN PROJECT NO. 118574000

6B - PROPOSED PROFILE

SHEET NUMBER

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Drawing name: K:\NSH_LDEV\11897400\ - 1701 Mars Street\4-CAD\Offsite Roadway\Plansheets\06C-006C - GRADING LAYOUT.dwg 6C - GRADING LAYOUT Sep 27, 2024 2:14pm by Zach.Brown



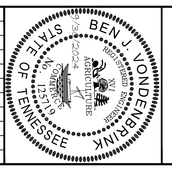
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SHEET NUMBER	6C
SHEET TITLE	GRADING LAYOUT
KIMLEY-HORN PROJECT NO.	11897400
DATE	09/30/2024
DESIGNED BY	BJV
DRAWN BY	EJBF
CHECKED BY	HML

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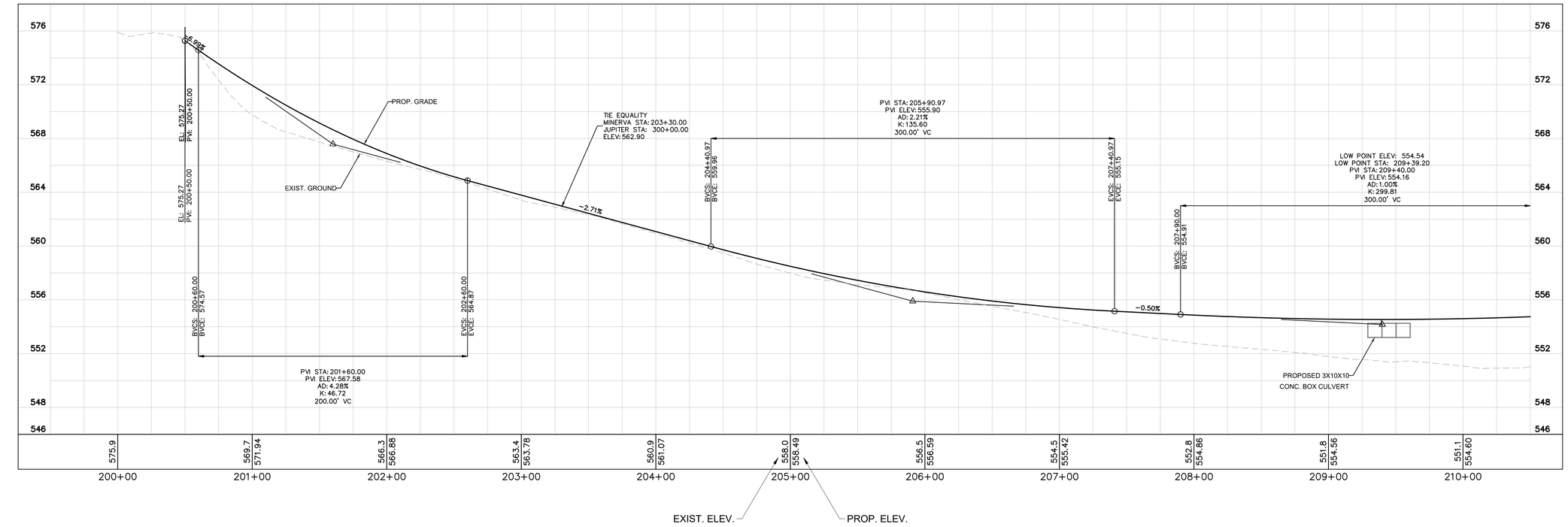


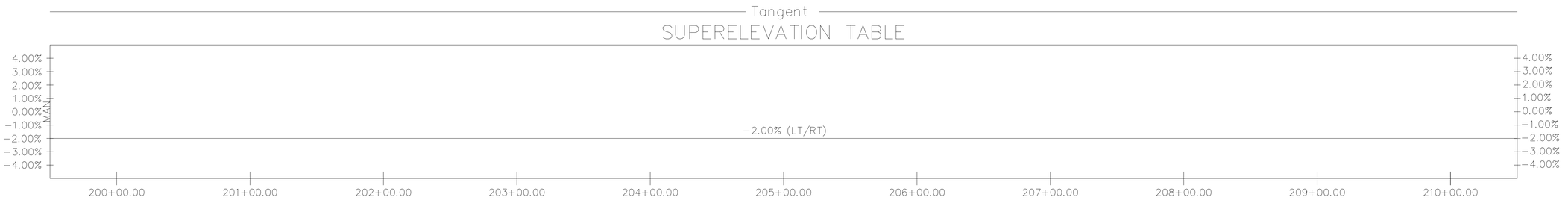
1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

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SEE PLAN SHEETS 5A & 6A
FOR MINERVA DRIVE
PROPOSED LINEWORK





MINERVA ROAD

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GRAPHIC SCALE IN FEET
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LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
XV
AGRICULTURE
9/30/2024
COMMERCIAL
No. 125719
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024

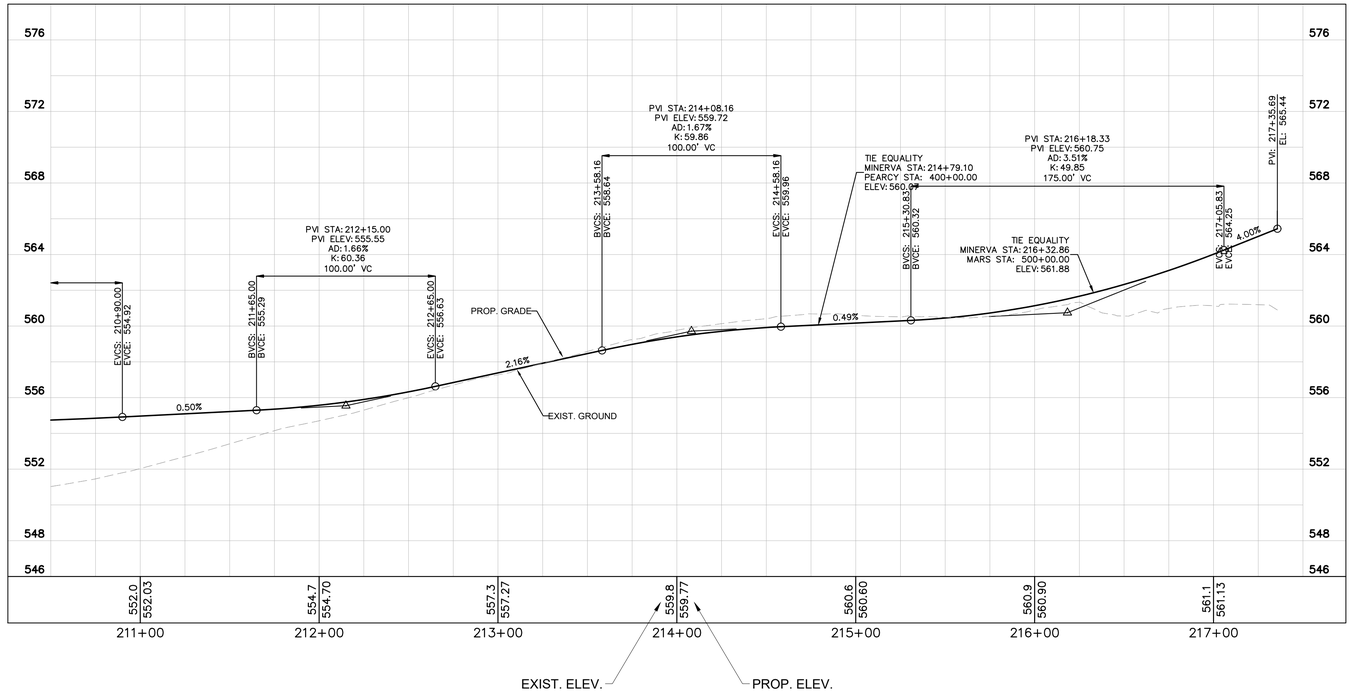
KIMLEY-HORN PROJECT NO.
118574000

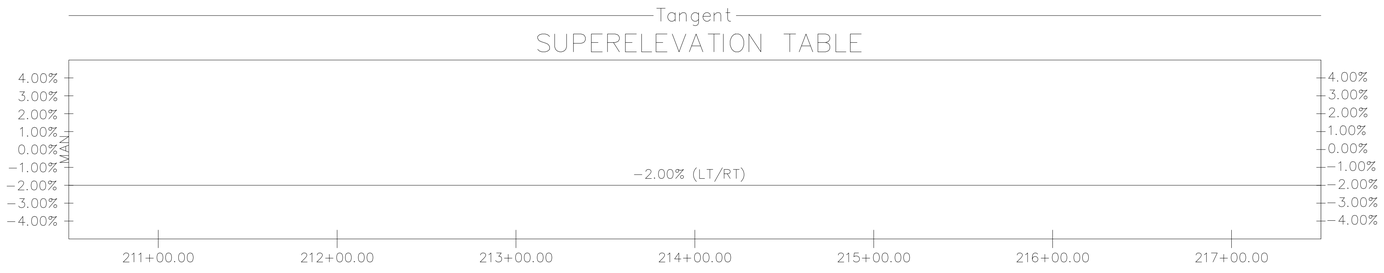
SIDEROAD PROFILE

SHEET NUMBER
7

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SEE PLAN SHEETS 5A & 6A
FOR MINERVA DRIVE
PROPOSED LINEWORK





MINERVA ROAD

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

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LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
9/30/2024
COMMISSION No. 125719
STATE OF TENNESSEE

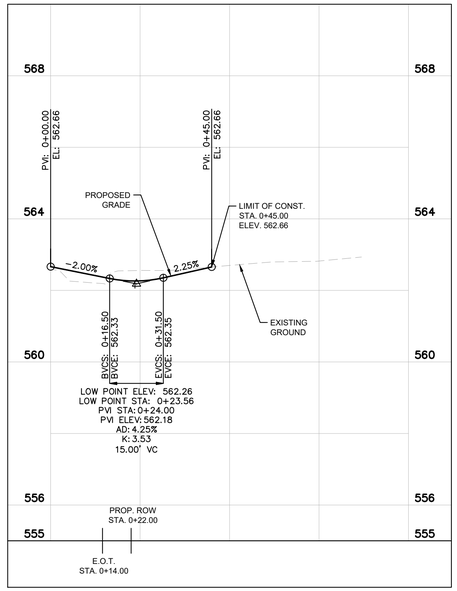
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

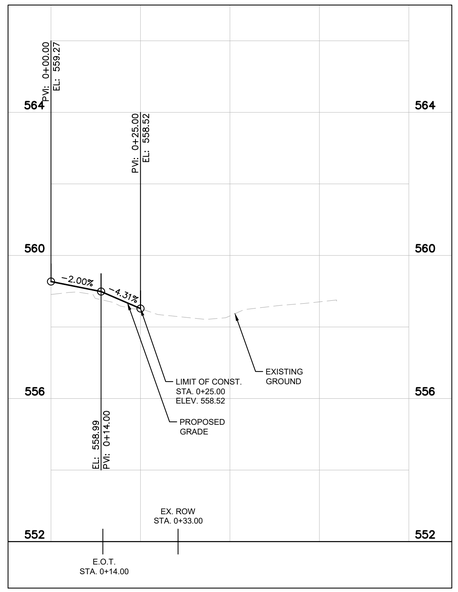
SIDEROAD PROFILE

SHEET NUMBER
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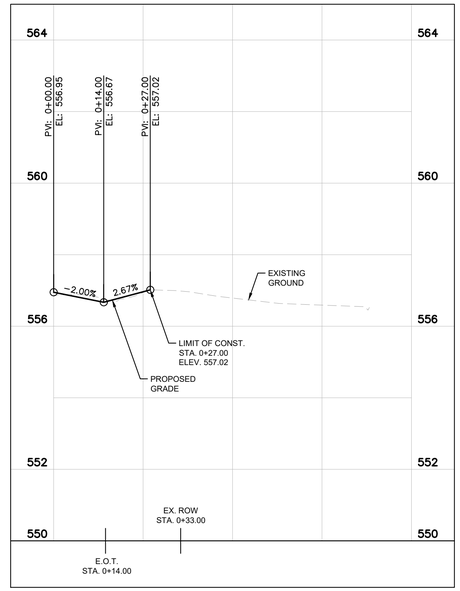
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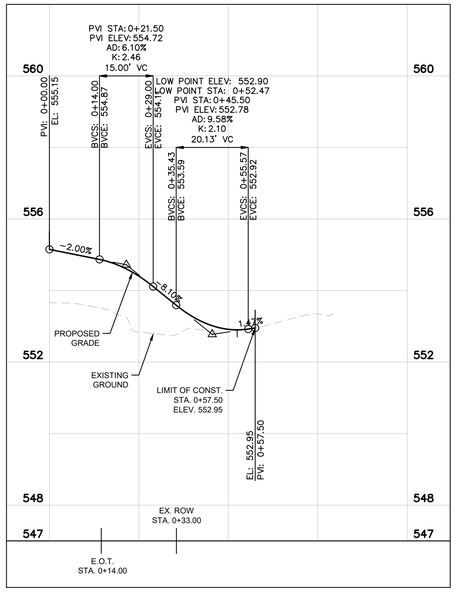
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40' PVT. DR.
MINERVA DRIVE
ASPHALT DRIVEWAY



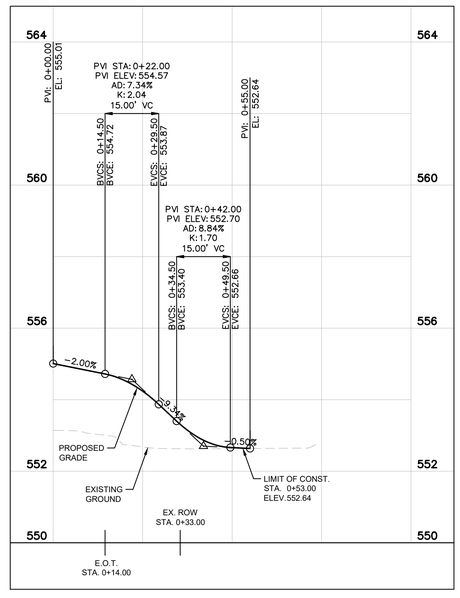
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CONCRETE DRIVEWAY



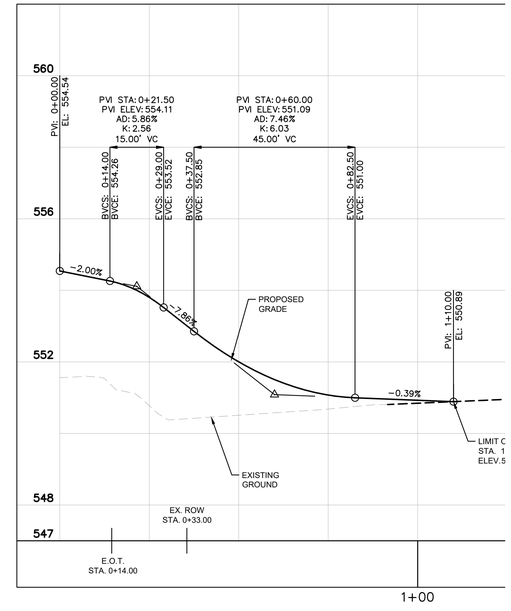
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CONCRETE DRIVEWAY



STA. 207+41.90 RT.
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ASPHALT DRIVEWAY



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



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

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HORIZONTAL
0 1 2 4
VERTICAL

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

BEN J VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
09/30/2024
COMMERCE
No. 125719
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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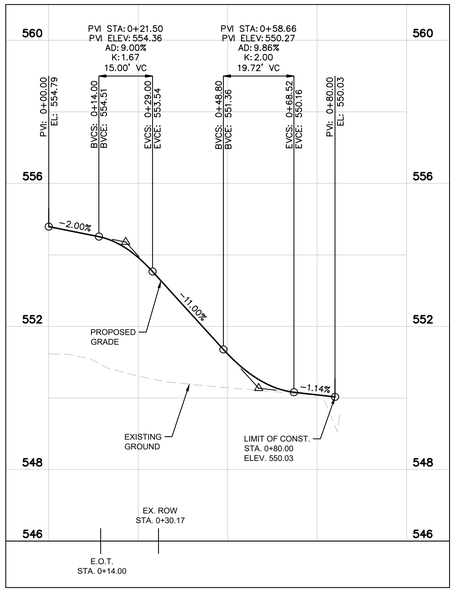
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024

KIMLEY-HORN PROJECT NO.
118574000

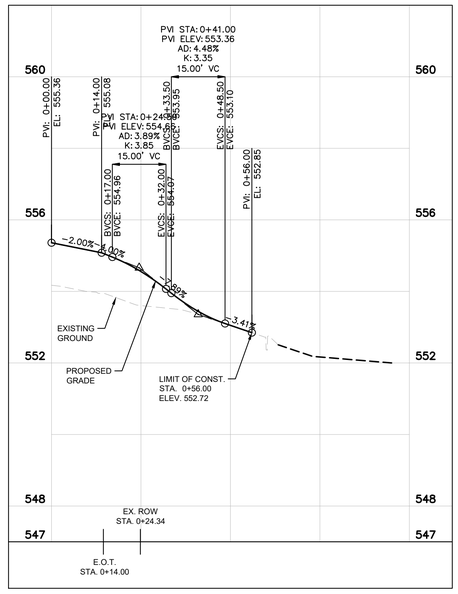
DRIVEWAY PROFILES

SHEET NUMBER
9

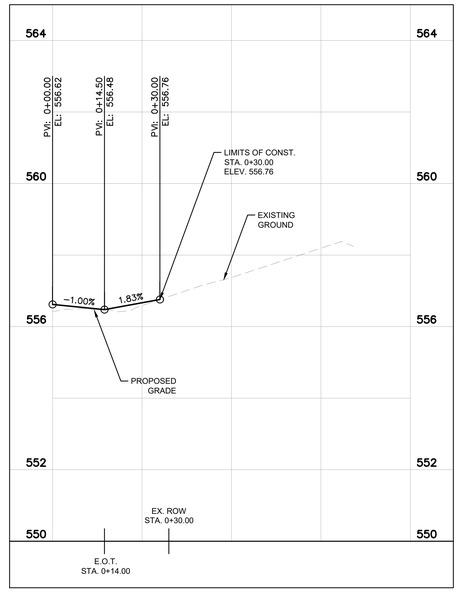
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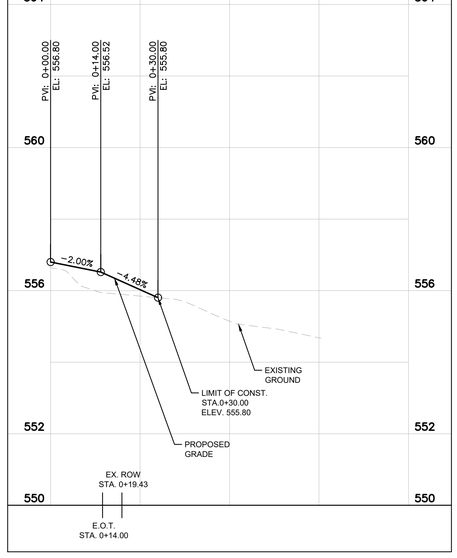
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MINERVA DRIVE
ASPHALT DRIVEWAY



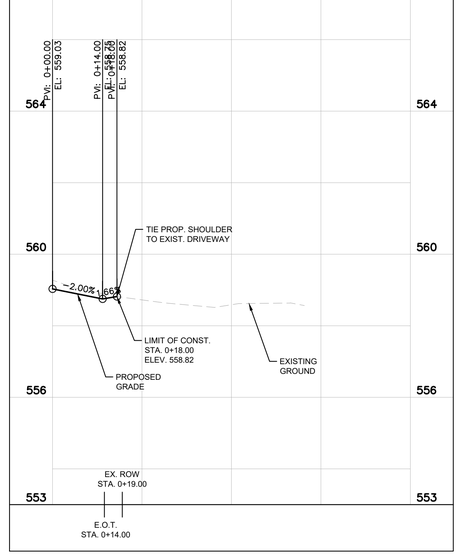
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MINERVA DRIVE
ASPHALT DRIVEWAY



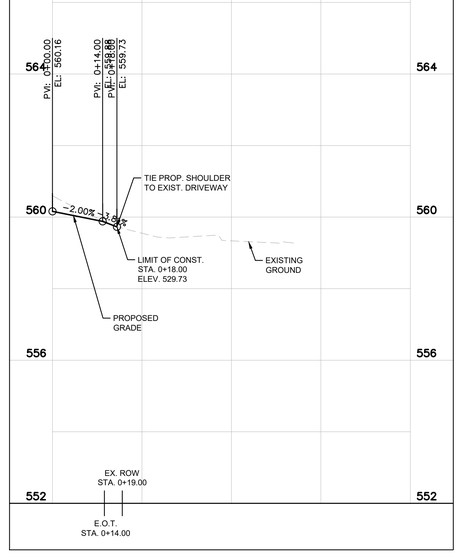
STA. 212+64.70 LT.
14' PVT. DR.
MINERVA DRIVE
ASPHALT DRIVEWAY



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



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



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

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GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL
0 1 2 4
VERTICAL

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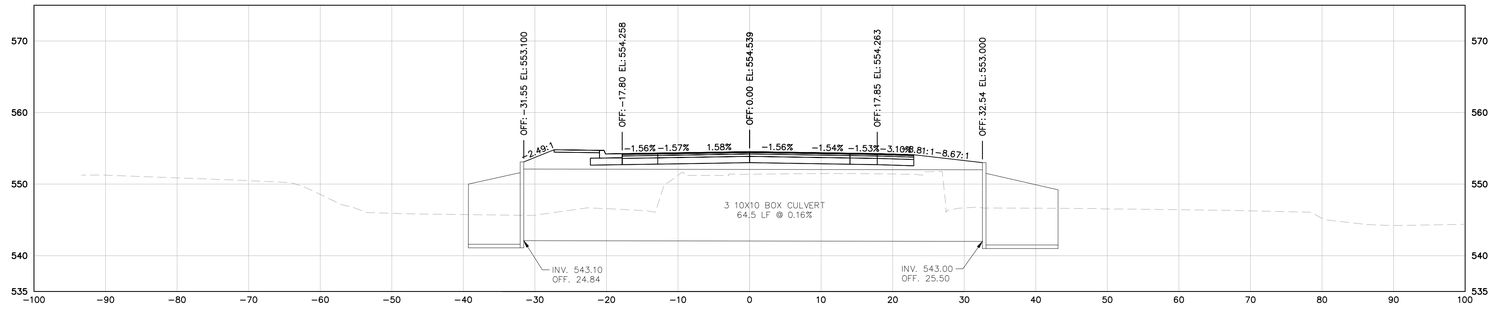
BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
09/30/2024
No. 125719
STATE OF TENNESSEE

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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

DRIVEWAY PROFILES

SHEET NUMBER
10



CULVERT CROSS SECTION

GRAPHIC SCALE IN FEET
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HORIZONTAL

GRAPHIC SCALE IN FEET
0 5 10 20
VERTICAL

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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

CULVERT CROSS SECTION

SHEET NUMBER
11

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EROSION PREVENTION AND SEDIMENT CONTROL GENERAL NOTES

GOOD HOUSEKEEPING MEASURES & WASTE DISPOSAL

(1) THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN A PROACTIVE METHOD TO PREVENT LITTER AND CONSTRUCTION WASTES FROM ENTERING WATERS OF THE STATE/U.S. THESE MATERIALS SHALL BE REMOVED FROM STORMWATER EXPOSURE PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFFSITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES. AFTER USE, MATERIALS USED FOR EPSC SHALL BE REMOVED FROM THE SITE.

(2) THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO ENSURE THAT PETROLEUM PRODUCTS OR OTHER CHEMICAL POLLUTANTS ARE PREVENTED FROM ENTERING WATERS OF THE STATE/U.S. ALL EQUIPMENT REFUELING, SERVICING, AND STAGING AREAS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS, RULES, REGULATIONS, AND ORDINANCES, INCLUDING THOSE OF THE NATIONAL FIRE PROTECTION ASSOCIATION. APPROPRIATE CONTAINMENT MEASURES FOR THESE AREAS SHALL BE USED.

(3) CONTRACTORS SHALL PROVIDE DESIGNATED TRUCK WASHOUT AREAS ON THE SITE. THESE AREAS MUST BE SELF CONTAINED, NOT CONNECTED TO ANY STORMWATER OUTLET OF THE SITE, AND PROPERLY SIGNED. WASH DOWN OR WASTE DISCHARGE OF CONCRETE TRUCKS SHALL NOT BE PERMITTED ONSITE UNLESS PROPER SETTLEMENT AREAS HAVE BEEN PROVIDED IN ACCORDANCE WITH BOTH STATE AND FEDERAL REGULATIONS.

(4) WHEEL WASH WATER SHALL BE COLLECTED AND ALLOWED TO SETTLE OUT SUSPENDED SOLIDS PRIOR TO DISCHARGE. WHEEL WASH WATER SHALL NOT BE DISCHARGED DIRECTLY INTO ANY STORMWATER SYSTEM OR STORMWATER TREATMENT SYSTEM.

(5) IF PORTABLE SANITARY FACILITIES ARE PROVIDED ON CONSTRUCTION SITES, SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS IN A TIMELY MANNER BY A LICENSED WASTE MANAGEMENT CONTRACTOR OR AS REQUIRED BY ANY REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS TO DISPOSE OF SANITARY WASTE.

(6) ONLY CONSTRUCTION PRODUCTS NEEDED SHALL BE STORED ONSITE BY THE CONTRACTOR. THE CONTRACTOR SHALL STORE ALL MATERIALS UNDER COVER AND IN APPROPRIATE CONTAINERS. PRODUCTS MUST BE STORED IN ORIGINAL CONTAINERS AND LABELED. MATERIAL MIXING SHALL BE CONDUCTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR'S RESPONSIBLE PARTY SHALL INSPECT MATERIALS STORAGE AREAS REGULARLY TO ENSURE PROPER USE AND DISPOSAL.

(7) WHEN POSSIBLE, ALL PRODUCTS SHALL BE USED COMPLETELY BEFORE PROPERLY DISPOSING OF THE CONTAINER OFFSITE. THE MANUFACTURER'S DIRECTIONS FOR DISPOSAL OF MATERIALS AND CONTAINERS SHALL BE FOLLOWED.

(8) ALL PAINT CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND APPLICABLE STATE AND LOCAL REGULATIONS.

(9) ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN A MANNER WHICH IS COMPLIANT WITH LOCAL OR STATE REGULATIONS. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES, AND THE INDIVIDUAL DESIGNATED AS THE CONTRACTOR'S RESPONSIBLE PARTY SHALL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS TO DISPOSE OF HAZARDOUS MATERIAL.

(10) OPEN BURNING IS PROHIBITED UNLESS IT IS SPECIFICALLY ALLOWED BY LAW. IF ALLOWED, NATURAL VEGETATION, TREES, AND UNTREATED LUMBER SHALL BE THE ONLY MATERIALS THAT CAN BE OPEN BURNED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE STATE AND LOCAL PERMITS PRIOR TO ANY BURNING.

(11) DISPOSAL OF ONSITE VEGETATION AND TREES BY CHIPPING THEM INTO MULCH IS PREFERABLE TO OPEN BURNING. THIS MULCH MAY BE USED AS AN ONSITE SOIL STABILIZATION MEASURE WHERE APPROPRIATE.

(12) WASTE MATERIAL (EARTH, ROCK, ASPHALT, CONCRETE, ETC.) NOT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT WILL BE DISPOSED OF BY THE CONTRACTOR. IMPACTS TO WATERS OF THE STATE/U.S. SHALL BE AVOIDED IF POSSIBLE. IF UNAVOIDABLE, THE CONTRACTOR WILL OBTAIN ANY AND ALL NECESSARY PERMITS INCLUDING, BUT NOT LIMITED TO NPDES, AQUATIC RESOURCES ALTERATION PERMIT(S), CORPS OF ENGINEERS SECTION 404 PERMITS, AND TVA SECTION 26A PERMITS TO DISPOSE OF WASTE MATERIALS.

UTILITY RELOCATION

(14) STORMWATER WHICH COLLECTS IN THE UTILITY TRENCH SHALL BE PUMPED INTO A DEWATERING STRUCTURE OR SEDIMENT FILTER BAG AND TREATED PRIOR TO DISCHARGE.

(15) SILT FENCE SHALL BE INSTALLED ON THE DOWNGRADIENT SIDE OF STOCKPILED SOIL. TRENCHING ACROSS WET WEATHER CONVEYANCES SHALL BE DONE DURING DRY CONDITIONS AND STABILIZED BY THE END OF THE WORK DAY.

(16) UTILITY CROSSINGS IN ENVIRONMENTAL FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TDOT STANDARDS AND NO WORK SHALL BE CONDUCTED IN FLOWING WATERS. ENVIRONMENTAL PERMITS APPLY TO UTILITIES IN THIS PROJECT. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE PERMITS.

(17) IT IS THE RESPONSIBILITY OF THE UTILITY CONTRACTOR TO PROTECT EXPOSED EARTH FROM EROSION AND TO PROVIDE FOR CONTAINMENT OF SEDIMENT THAT MAY RESULT FROM THEIR WORK. PRIOR TO BEGINNING WORK, ADEQUATE MEASURES MUST BE IN PLACE TO TRAP ANY SEDIMENT THAT MAY TRAVEL OFFSITE IN THE EVENT OF RAIN. DURING THE PROGRESSION OF THEIR WORK, EXPOSED EARTH AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE TO PREVENT EROSION. AT NO TIME SHALL EXPOSED EARTH RESULTING FROM THEIR OPERATIONS HAVE UNPROTECTED ACCESS TO FLOWING OFFSITE AND ENTERING WATERS OF THE STATE/U.S.

(18) FOR THE INSTALLATION OF BURIED UTILITIES (PIPES AND CABLES), TRENCHES SHALL BE BACKFILLED DAILY AS CONSTRUCTION PROCEEDS. BACKFILLED TRENCHES SHALL BE SEEDED AND MULCHED OR SODDED DAILY IF POSSIBLE, BUT NO LATER THAN SEVEN DAYS AFTER BEING BACKFILLED. ANY TEMPORARY SPOILS OF EXCAVATED EARTH SHALL BE LOCATED WITHIN EPSC MEASURES OR RECEIVE SEPARATE EPSC MEASURES. IF TRENCHES ARE NOT BACKFILLED OVERNIGHT, APPROPRIATE EPSC MEASURES WILL BE INSTALLED BY THE UTILITY CONTRACTOR UNTIL SUCH TIME AS THE TRENCH IS BACKFILLED.

(19) IN REGARD TO EPSC, TDEC REGULATIONS APPLY TO THE UTILITY CONTRACTORS ON THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR EPSC MEASURES RELATED TO UTILITY CONSTRUCTION INCLUDED IN THE CONTRACT.

(20) TRENCHES FORMED FOR THE INSTALLATION OF BURIED UTILITIES MAY CAUSE STORMWATER RUNOFF TO CONCENTRATE AT THE TRENCH LINE. ADDITIONAL EPSC MEASURES MAY BE REQUIRED TO BE INSTALLED AS APPROVED BY THE CITY ENGINEERING DIRECTOR OR DIRECTOR OF UTILITIES.

(21) FOR THE INSTALLATION OF UNDERGROUND UTILITIES OUTSIDE OF THE RIGHT-OF-WAY, EPSC MEASURES SHALL BE INSTALLED PRIOR TO CLEARING (TRENCHING AND ASSOCIATED BLASTING) IN THOSE AREAS NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA. THESE EPSC MEASURES SHALL REMAIN UNTIL THE BACKFILLED TRENCH IS STABILIZED WITH FINAL VEGETATIVE COVER.

(22) THE UTILITY CONTRACTOR SHALL RESTORE ALL AFFECTED WET WEATHER CONVEYANCES TO THE EXISTING TOPOGRAPHIC CONDITIONS AS APPROVED BY THE ENGINEERING DIRECTOR OR DIRECTOR OF UTILITIES..

(23) THE UTILITY CONTRACTOR WILL PROVIDE APPROPRIATE EPSC MEASURES TO REPLACE ONSITE EPSC MEASURES REMOVED TO FACILITATE THE INSTALLATION OF UTILITIES. REPLACEMENT OF EPSC MEASURES WILL BE COORDINATED WITH THE CITY ENGINEER BEFORE COMMENCING WORK.

(24) THE PROPOSED DISTURBED AREA FOR PHASE I AND II IS 4.96 AC.

(25) EPSC MEASURES REQUIRES A 2 DAY A WEEK INSPECTION 72 HOURS APART.

(26) ALL 3:1 OR STEEPER SLOPES TO BE STABILIZED WITHIN 7 DAYS WITH EROSIN CONTROL MATTING OR SOD.

(27) 90% VIABLE VEGETATION REQUIRED ON ALL NON-STABILIZED AREAS PRIOR TO THE CERTIFICATE OF OPCCUPANCY.

(28) THE CONTRACTOR MUST REMOVE DEBRIS AND TRASH REGULARLY FROM ALL EPSC MEASURES.

(29) THE CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.

EROSION PREVENTION AND SEDIMENT CONTROL LEGEND

SYMBOL	ITEM	STD. DWG.
LOD	LIMITS OF DISTURBANCE	N/A
	SEDIMENT FILTER BAG	EC-STR-2
SF SF SF SF	SILT FENCE	EC-STR-3B
SFB SFB SFB SFB	SILT FENCE WITH WIRE BACKING	EC-STR-3C
TCE	TEMPORARY CONSTRUCTION ENTRANCE	N/A
	ROCK CHECK DAM (V-DITCH)	EC-STR-6
	ENHANCED ROCK CHECK DAM (V-DITCH)	EC-STR-6A
	CULVERT PROTECTION (TYPE 1)	EC-STR-11
E	CATCH BASIN PROTECTION (TYPE E)	EC-STR-19
4	CURB INLET PROTECTION (TYPE 4)	EC-STR-39A
6	CATCH BASIN FILTER ASSEMBLY (TYPE 6)	EC-STR-46
7	CATCH BASIN FILTER ASSEMBLY (TYPE 7)	EC-STR-47

*NOTES:
1. SEE SHEET 15A FOR STANDARD DRAWINGS FOR EACH EROSION CONTROL DEVICE LISTED.
2. WHERE LOD LINESTYLES NOT SHOWN, SILT FENCE REPRESENTS LOD.
3. USE "J" HOOKS WHERE SILT FENCE IS NOT ON CONTOUR.
4. A CONCRETE WASHOUT SHALL BE PLACED NEXT TO EACH TEMPORARY CONSTRUCTION ENTRANCE.

DRAFT

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LA VERGNE, TN

BEN J VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
09/30/2024
COMMERCE
No. 125719
STATE OF TENNESSEE

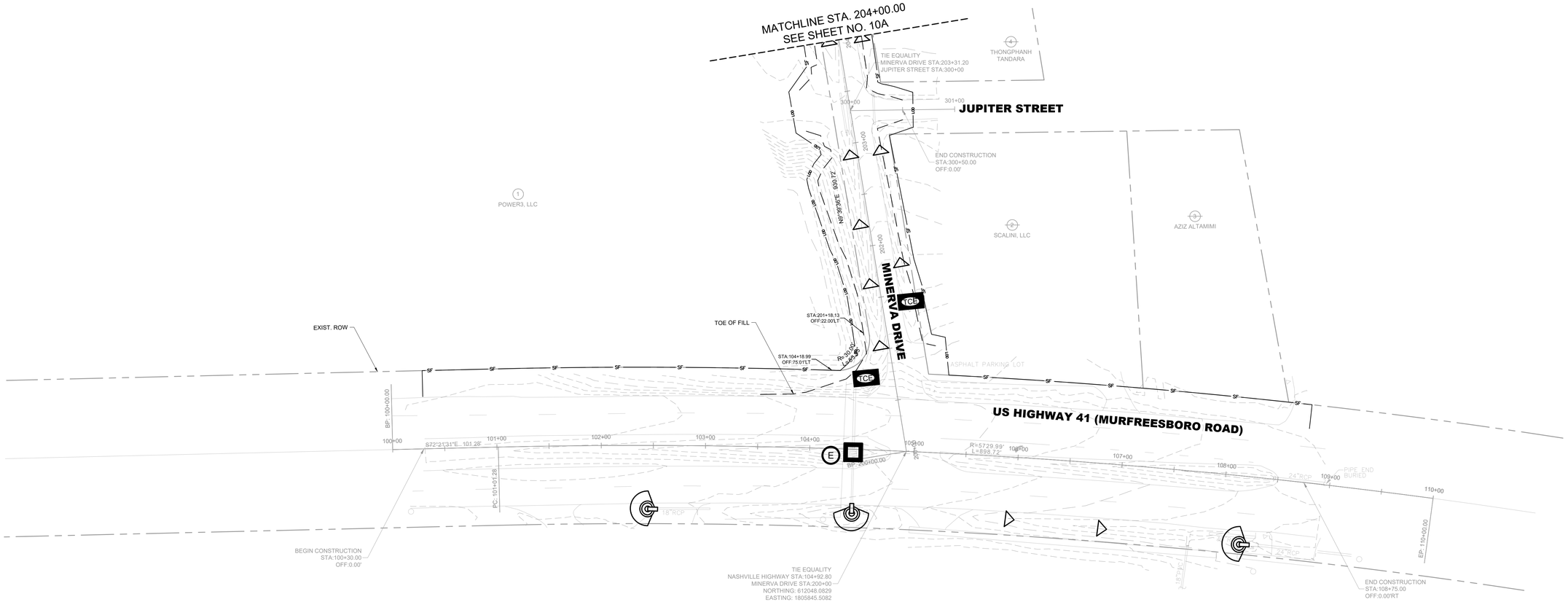
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

EPSC NOTES

SHEET NUMBER
12

PHASE I



EROSION PREVENTION AND SEDIMENT CONTROL LEGEND

SYMBOL	ITEM	STD. DWG.	SYMBOL	ITEM	STD. DWG.
—— LOD ——	LIMITS OF DISTURBANCE	N/A		CULVERT PROTECTION (TYPE 1)	EC-STR-11
✳ SF ✳ SF ✳ SF ✳	SILT FENCE	EC-STR-3B	E	CATCH BASIN PROTECTION (TYPE D)	EC-STR-19
✳SFB✳SFB✳SFB✳	SILT FENCE WITH WIRE BACKING	EC-STR-3C			
	ROCK CHECK DAM (V-DITCH)	EC-STR-6	TCE	TEMPORARY CONSTRUCTION EXIT	EC-STR-25
	ENHANCED ROCK CHECK DAM (V-DITCH)	EC-STR-6A	4	CURB INLET PROTECTION (TYPE 4)	EC-STR-39A

*NOTES:
1. SEE SHEET 18 FOR STANDARD DRAWINGS FOR EACH EROSION CONTROL DEVICE LISTED.
2. WHERE LOD LINESTYLES NOT SHOWN, SILT FENCE REPRESENTS LOD.
3. USE "J" HOOKS WHERE SILT FENCE IS NOT ON CONTOUR.

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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BENJ VONDENBRINK
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No. 125719
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

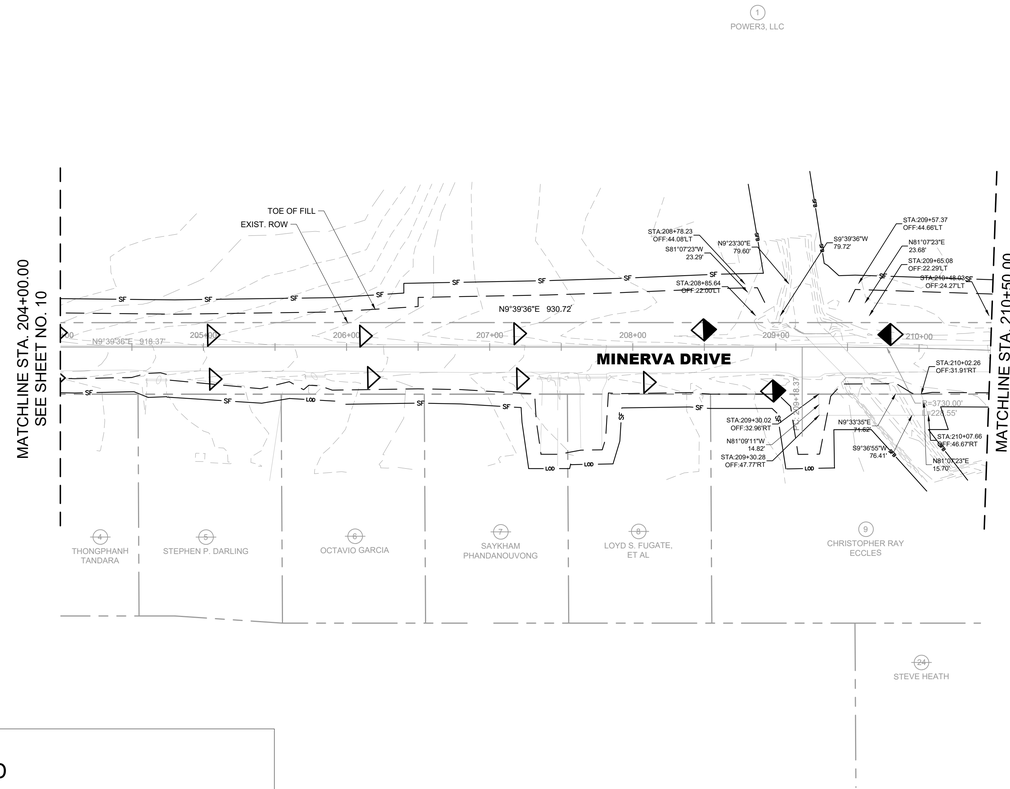
EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 1

SHEET NUMBER
13

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Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\012-012B - EPSC STAGE 1.dwg 12 EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 1 Sep 27, 2024 2:15pm by: Zach.Brown

PHASE I



EROSION PREVENTION AND SEDIMENT CONTROL LEGEND

SYMBOL	ITEM	STD. DWG.	SYMBOL	ITEM	STD. DWG.
LOD	LIMITS OF DISTURBANCE	N/A		CULVERT PROTECTION (TYPE 1)	EC-STR-11
SF SF SF	SILT FENCE	EC-STR-3B	E	CATCH BASIN PROTECTION (TYPE D)	EC-STR-19
SFB SFB SFB	SILT FENCE WITH WIRE BACKING	EC-STR-3C	TCE	TEMPORARY CONSTRUCTION EXIT	EC-STR-25
	ROCK CHECK DAM (V-DITCH)	EC-STR-6	4	CURB INLET PROTECTION (TYPE 4)	EC-STR-39A
	ENHANCED ROCK CHECK DAM (V-DITCH)	EC-STR-6A			

*NOTES:
1. SEE SHEET 18 FOR STANDARD DRAWINGS FOR EACH EROSION CONTROL DEVICE LISTED.
2. WHERE LOD LINESTYLES NOT SHOWN, SILT FENCE REPRESENTS LOD.
3. USE "J" HOOKS WHERE SILT FENCE IS NOT ON CONTOUR.

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LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
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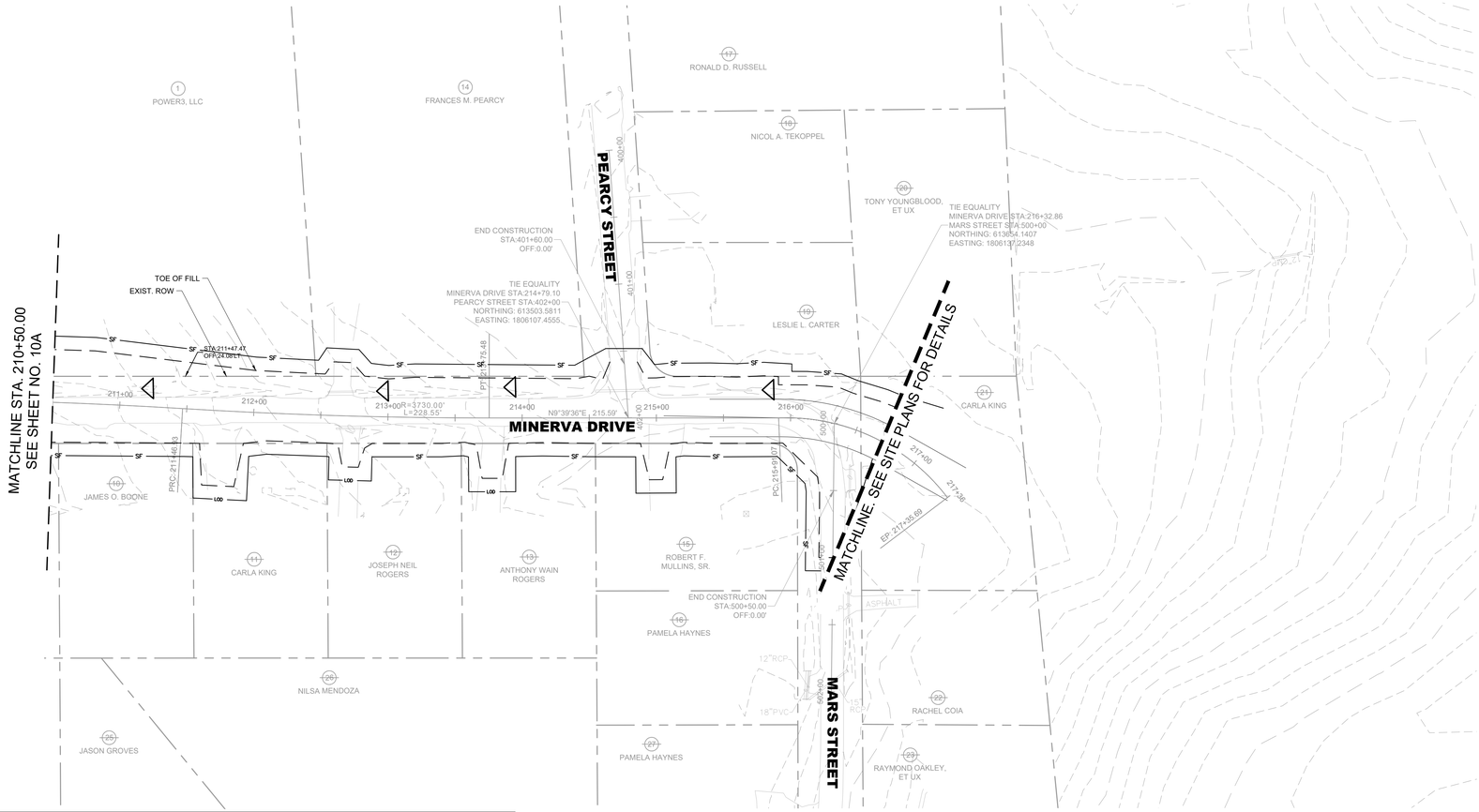
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 1

SHEET NUMBER
13A

Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\012-012B - EPSC STAGE 1.dwg 12A EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 1 Sep 27, 2024 2:16pm by: Zach.Brown

PHASE I



EROSION PREVENTION AND SEDIMENT CONTROL LEGEND

SYMBOL	ITEM	STD. DWG.	SYMBOL	ITEM	STD. DWG.
—— LOD ——	LIMITS OF DISTURBANCE	N/A		CULVERT PROTECTION (TYPE 1)	EC-STR-11
✳ SF ✳ SF ✳ SF ✳	SILT FENCE	EC-STR-3B	(E)	CATCH BASIN PROTECTION (TYPE D)	EC-STR-19
✳SFB✳SFB✳SFB✳	SILT FENCE WITH WIRE BACKING	EC-STR-3C	TCE	TEMPORARY CONSTRUCTION EXIT	EC-STR-25
	ROCK CHECK DAM (V-DITCH)	EC-STR-6	(4)	CURB INLET PROTECTION (TYPE 4)	EC-STR-39A
	ENHANCED ROCK CHECK DAM (V-DITCH)	EC-STR-6A			

*NOTES:
1. SEE SHEET 18 FOR STANDARD DRAWINGS FOR EACH EROSION CONTROL DEVICE LISTED.
2. WHERE LOD LINESTYLES NOT SHOWN, SILT FENCE REPRESENTS LOD.
3. USE "J" HOOKS WHERE SILT FENCE IS NOT ON CONTOUR.

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

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LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
9/30/2024
No. 125719
STATE OF TENNESSEE

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DESIGNED BY:	BJV
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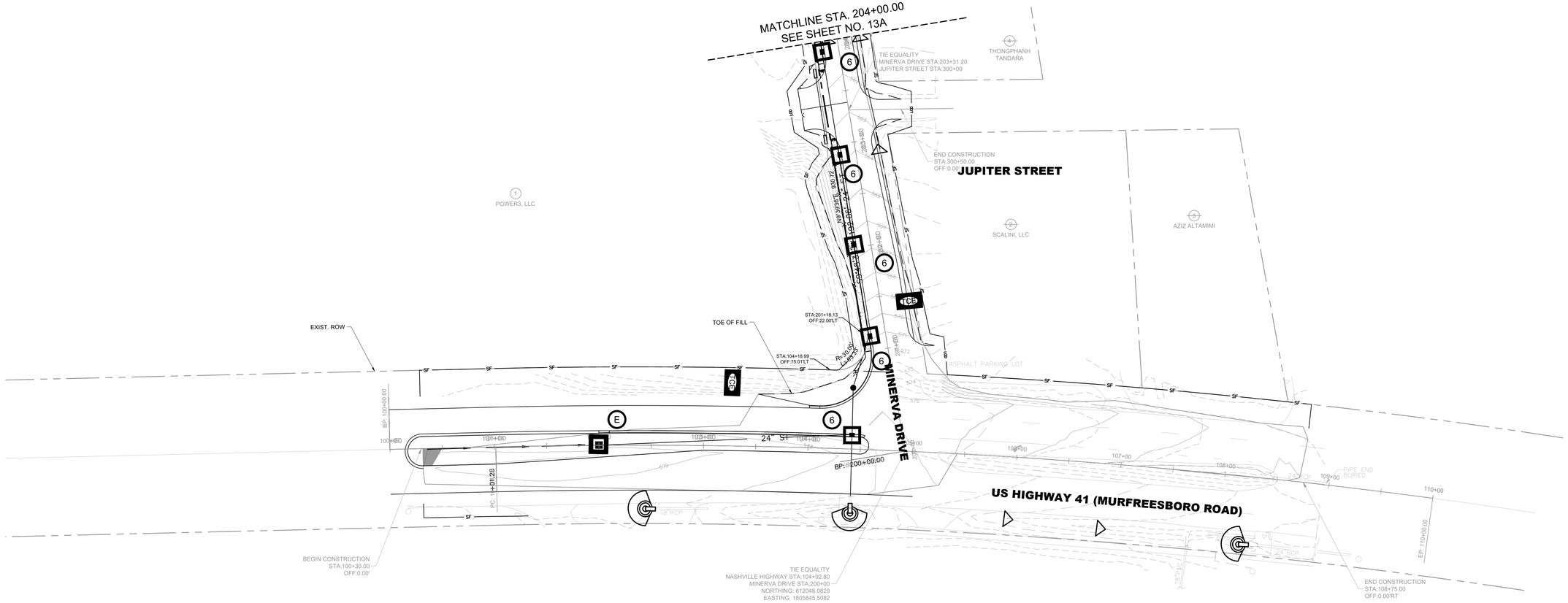
EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 1

SHEET NUMBER
13B

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PHASE II



EROSION PREVENTION AND SEDIMENT CONTROL LEGEND

SYMBOL	ITEM	STD. DWG.	SYMBOL	ITEM	STD. DWG.
LOD	LIMITS OF DISTURBANCE	N/A	6	CATCH BASIN PROTECTION (TYPE 6)	EC-STR-46
	SEDIMENT FILTER BAG	EC-STR-2	7	CATCH BASIN PROTECTION (TYPE 7)	EC-STR-47
SF SF SF SF SF	SILT FENCE	EC-STR-3B	E	CATCH BASIN PROTECTION (TYPE D)	EC-STR-19
SFB SFB SFB	SILT FENCE WITH WIRE BACKING	EC-STR-3C	TCE	TEMPORARY CONSTRUCTION EXIT	EC-STR-25
	ROCK CHECK DAM (V-DITCH)	EC-STR-6	4	CURB INLET PROTECTION (TYPE 4)	EC-STR-39A
	ENHANCED ROCK CHECK DAM (V-DITCH)	EC-STR-6A			
	CULVERT PROTECTION (TYPE 1)	EC-STR-11			

*NOTES:
1. SEE SHEET 18 FOR STANDARD DRAWINGS FOR EACH EROSION CONTROL DEVICE LISTED.
2. WHERE LOD LINESTYLES NOT SHOWN, SILT FENCE REPRESENTS LOD.
3. USE "J" HOOKS WHERE SILT FENCE IS NOT ON CONTOUR.

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DRAWN BY:	EJBF
CHECKED BY:	HML
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EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 2

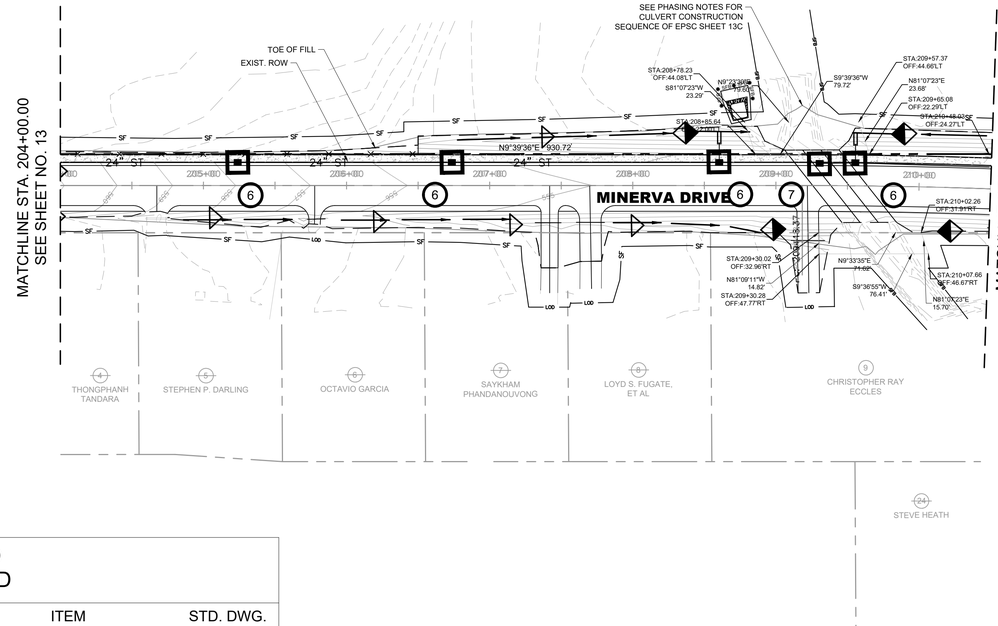
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PHASE II



EROSION PREVENTION AND SEDIMENT CONTROL LEGEND

SYMBOL	ITEM	STD. DWG.	SYMBOL	ITEM	STD. DWG.
LOD	LIMITS OF DISTURBANCE	N/A	6	CATCH BASIN PROTECTION (TYPE 6)	EC-STR-46
	SEDIMENT FILTER BAG	EC-STR-2	7	CATCH BASIN PROTECTION (TYPE 7)	EC-STR-47
SF SF SF	SILT FENCE	EC-STR-3B	E	CATCH BASIN PROTECTION (TYPE D)	EC-STR-19
SFB SFB SFB	SILT FENCE WITH WIRE BACKING	EC-STR-3C	TCE	TEMPORARY CONSTRUCTION EXIT	EC-STR-25
	ROCK CHECK DAM (V-DITCH)	EC-STR-6	4	CURB INLET PROTECTION (TYPE 4)	EC-STR-39A
	ENHANCED ROCK CHECK DAM (V-DITCH)	EC-STR-6A			
	CULVERT PROTECTION (TYPE 1)	EC-STR-11			

*NOTES:
1. SEE SHEET 18 FOR STANDARD DRAWINGS FOR EACH EROSION CONTROL DEVICE LISTED.
2. WHERE LOD LINESTYLES NOT SHOWN, SILT FENCE REPRESENTS LOD.
3. USE "J" HOOKS WHERE SILT FENCE IS NOT ON CONTOUR.

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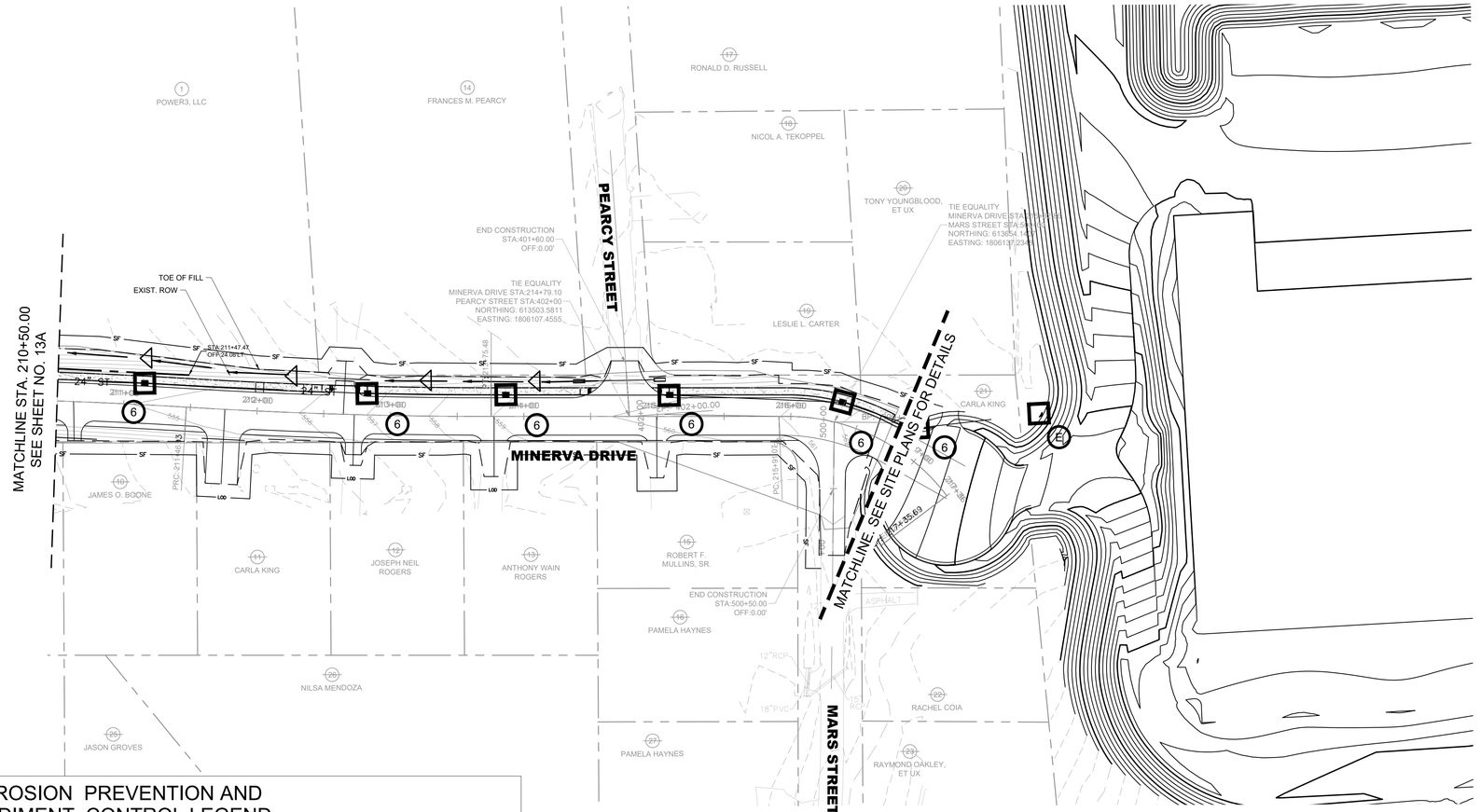
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EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 2

SHEET NUMBER
14A

Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\013-013B - EPSC STAGE 2.dwg 13A EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 2 Sep 27, 2024 2:16pm by: Zach.Brown

PHASE II



EROSION PREVENTION AND SEDIMENT CONTROL LEGEND

SYMBOL	ITEM	STD. DWG.	SYMBOL	ITEM	STD. DWG.
LOD	LIMITS OF DISTURBANCE	N/A	6	CATCH BASIN PROTECTION (TYPE 6)	EC-STR-46
	SEDIMENT FILTER BAG	EC-STR-2	7	CATCH BASIN PROTECTION (TYPE 7)	EC-STR-47
SF SF SF	SILT FENCE	EC-STR-3B	E	CATCH BASIN PROTECTION (TYPE D)	EC-STR-19
SFB SFB SFB	SILT FENCE WITH WIRE BACKING	EC-STR-3C	TCE	TEMPORARY CONSTRUCTION EXIT	EC-STR-25
	ROCK CHECK DAM (V-DITCH)	EC-STR-6	4	CURB INLET PROTECTION (TYPE 4)	EC-STR-39A
	ENHANCED ROCK CHECK DAM (V-DITCH)	EC-STR-6A			
	CULVERT PROTECTION (TYPE 1)	EC-STR-11			

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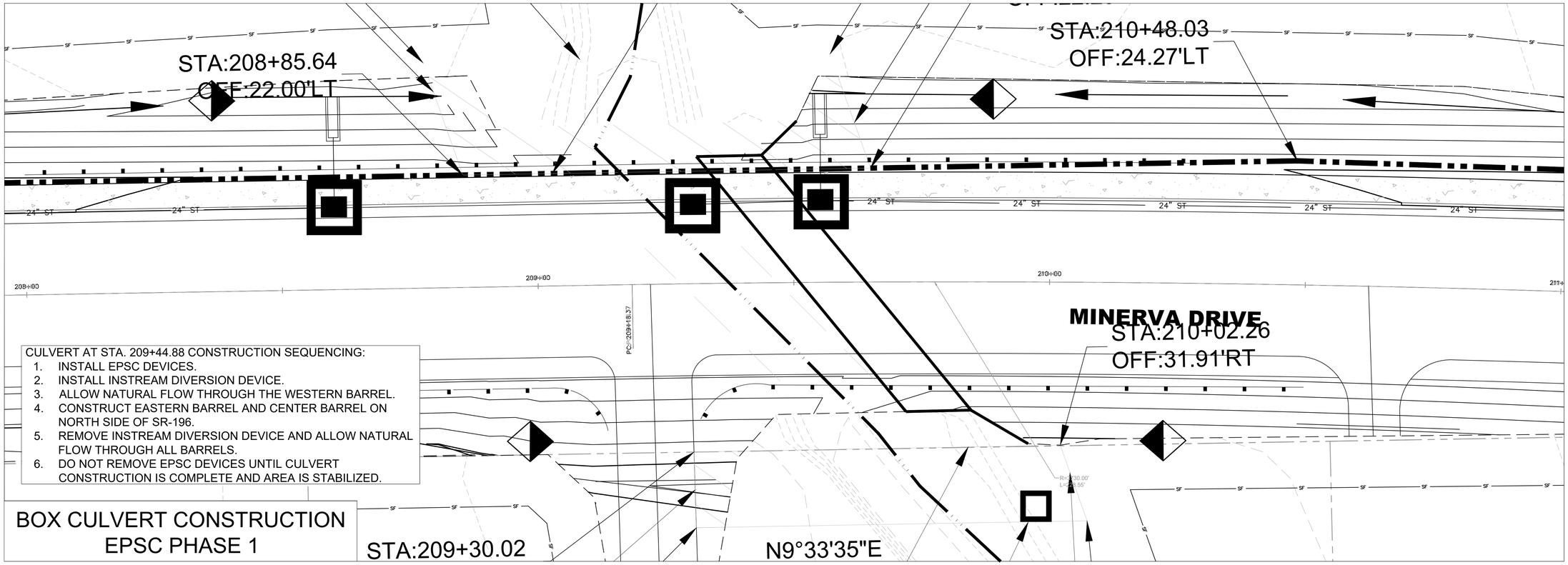
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DRAWN BY:	EJBF
CHECKED BY:	HML
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KIMLEY-HORN PROJECT NO.	118574000

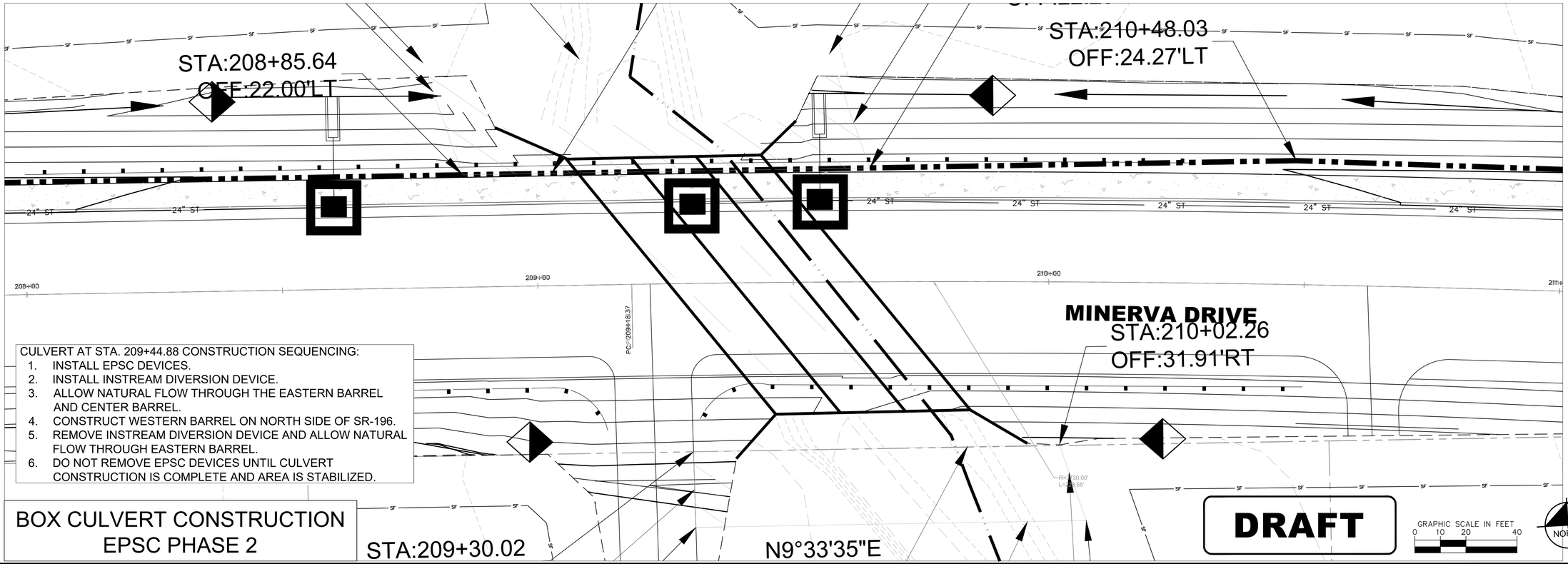
EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 2

SHEET NUMBER
14B

Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\013-013B - EPSC STAGE 2.dwg 13B EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 2 Sep 27, 2024 2:16pm by: Zach.Brown

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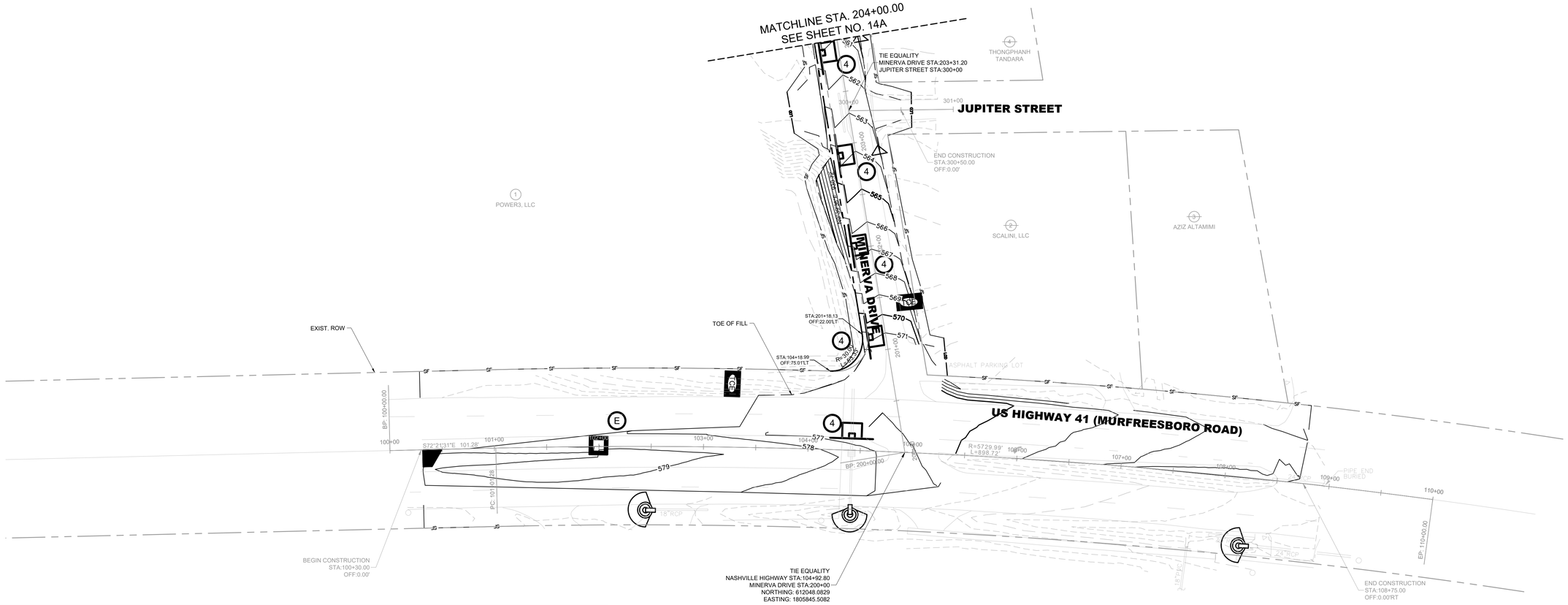
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DRAWN BY:	EJBF
CHECKED BY:	HML
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EPSC STAGE II - CULVERT CONSTRUCTION

SHEET NUMBER
14C

PHASE III



EROSION PREVENTION AND SEDIMENT CONTROL LEGEND

SYMBOL	ITEM	STD. DWG.	SYMBOL	ITEM	STD. DWG.
LOD	LIMITS OF DISTURBANCE	N/A		CULVERT PROTECTION (TYPE 1)	EC-STR-11
	SEDIMENT FILTER BAG	EC-STR-2	E	CATCH BASIN PROTECTION (TYPE D)	EC-STR-19
SF SF SF SF	SILT FENCE	EC-STR-3B	TCE	TEMPORARY CONSTRUCTION EXIT	EC-STR-25
SFB SFB SFB	SILT FENCE WITH WIRE BACKING	EC-STR-3C			
	ROCK CHECK DAM (V-DITCH)	EC-STR-6	4	CURB INLET PROTECTION (TYPE 4)	EC-STR-39A
	ENHANCED ROCK CHECK DAM (V-DITCH)	EC-STR-6A			

*NOTES:
1. SEE SHEET 18 FOR STANDARD DRAWINGS FOR EACH EROSION CONTROL DEVICE LISTED.
2. WHERE LOD LINESTYLES NOT SHOWN, SILT FENCE REPRESENTS LOD.
3. USE "J" HOOKS WHERE SILT FENCE IS NOT ON CONTOUR.

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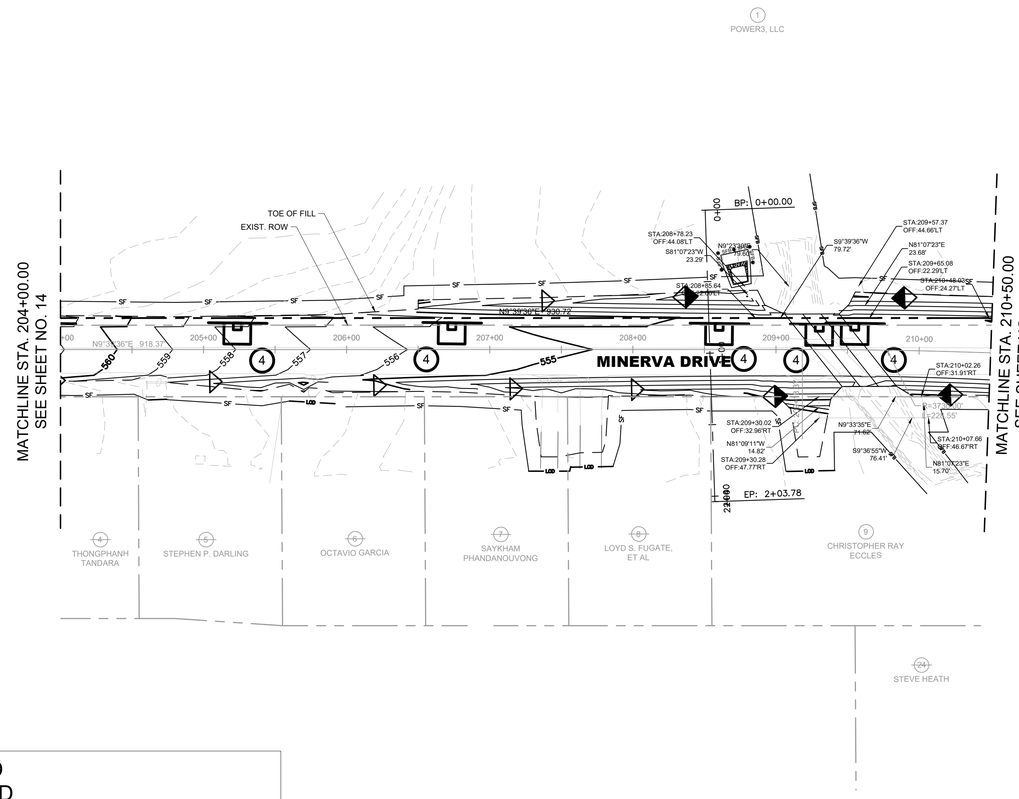
EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 3

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PHASE III



EROSION PREVENTION AND SEDIMENT CONTROL LEGEND

SYMBOL	ITEM	STD. DWG.	SYMBOL	ITEM	STD. DWG.
—— LOD ——	LIMITS OF DISTURBANCE	N/A		CULVERT PROTECTION (TYPE 1)	EC-STR-11
	SEDIMENT FILTER BAG	EC-STR-2	E	CATCH BASIN PROTECTION (TYPE D)	EC-STR-19
✳ SF ✳ SF ✳ SF ✳	SILT FENCE	EC-STR-3B	TCE	TEMPORARY CONSTRUCTION EXIT	EC-STR-25
✳SFB✳SFB✳SFB✳	SILT FENCE WITH WIRE BACKING	EC-STR-3C			
	ROCK CHECK DAM (V-DITCH)	EC-STR-6	4	CURB INLET PROTECTION (TYPE 4)	EC-STR-39A
	ENHANCED ROCK CHECK DAM (V-DITCH)	EC-STR-6A			

*NOTES:
1. SEE SHEET 18 FOR STANDARD DRAWINGS FOR EACH EROSION CONTROL DEVICE LISTED.
2. WHERE LOD LINESTYLES NOT SHOWN, SILT FENCE REPRESENTS LOD.
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DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024

KIMLEY-HORN PROJECT NO. 118574000

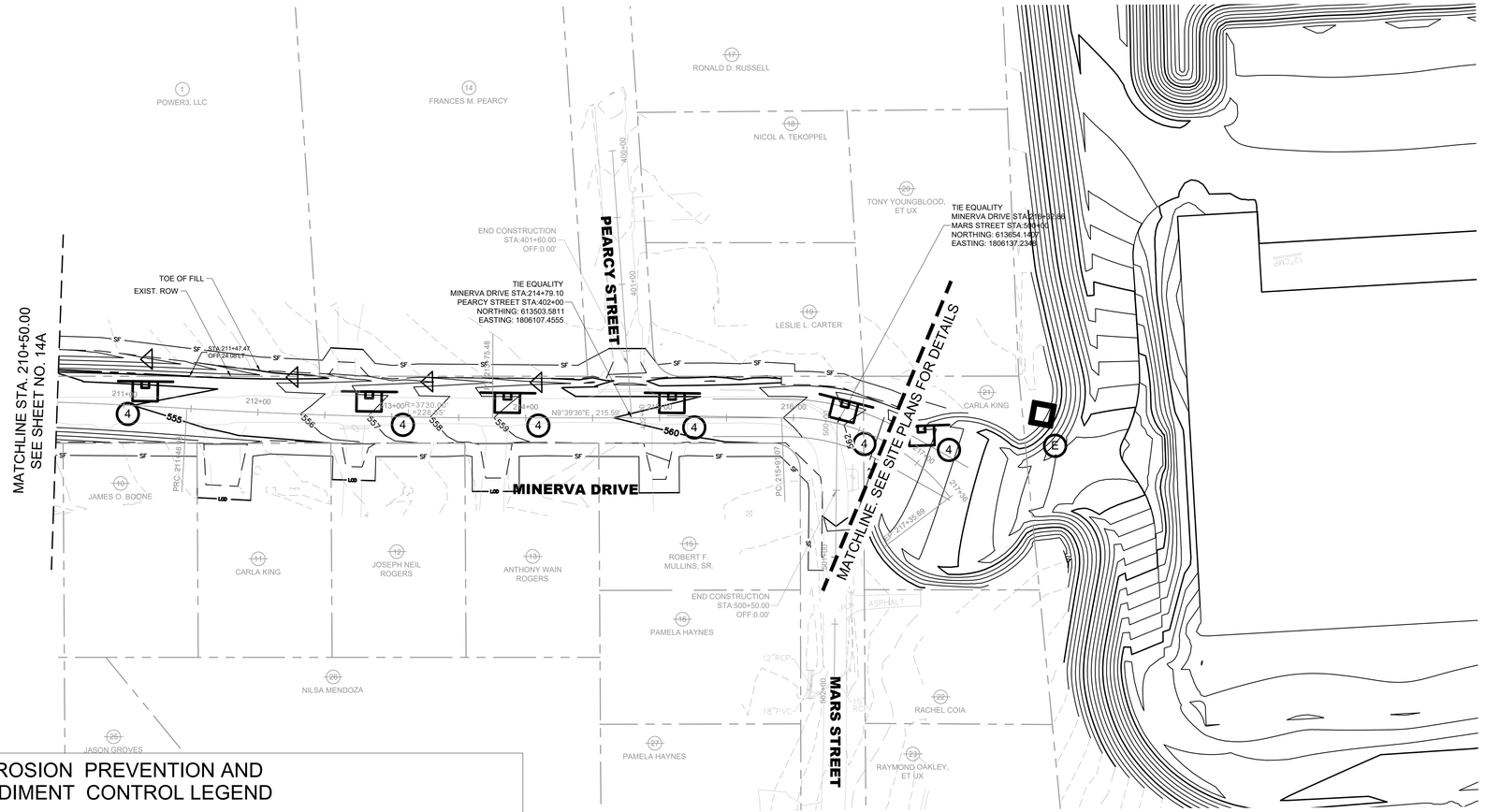
EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 3

SHEET NUMBER
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PHASE III



EROSION PREVENTION AND SEDIMENT CONTROL LEGEND

SYMBOL	ITEM	STD. DWG.	SYMBOL	ITEM	STD. DWG.
LOD	LIMITS OF DISTURBANCE	N/A		CULVERT PROTECTION (TYPE 1)	EC-STR-11
	SEDIMENT FILTER BAG	EC-STR-2	E	CATCH BASIN PROTECTION (TYPE D)	EC-STR-19
SF SF SF SF	SILT FENCE	EC-STR-3B	TCE	TEMPORARY CONSTRUCTION EXIT	EC-STR-25
SFB SFB SFB	SILT FENCE WITH WIRE BACKING	EC-STR-3C			
	ROCK CHECK DAM (V-DITCH)	EC-STR-6	4	CURB INLET PROTECTION (TYPE 4)	EC-STR-39A
	ENHANCED ROCK CHECK DAM (V-DITCH)	EC-STR-6A			

*NOTES:
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2. WHERE LOD LINESTYLES NOT SHOWN, SILT FENCE REPRESENTS LOD.
3. USE "J" HOOKS WHERE SILT FENCE IS NOT ON CONTOUR.

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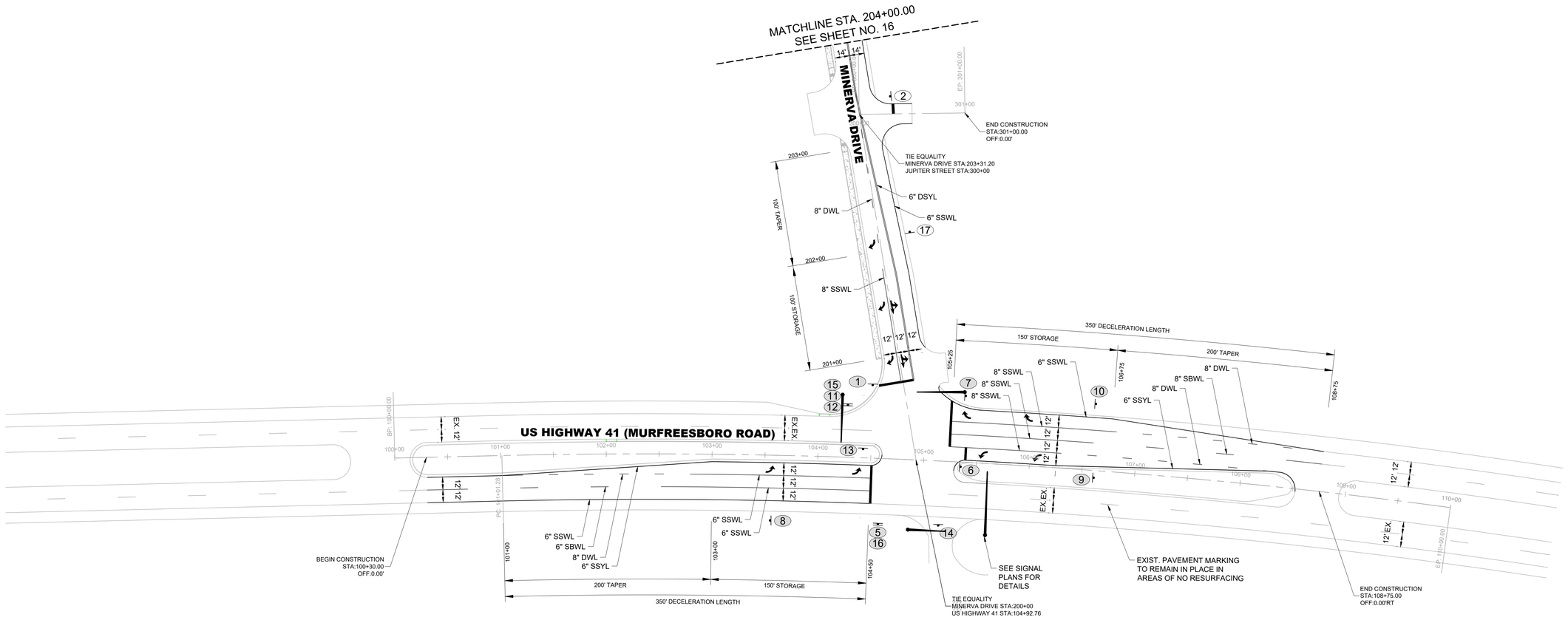
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CHECKED BY:	HML
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EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 3

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EXIST. SIGN TO REMAIN IN PLACE

NEW PROPOSED SIGN

*SEE SHEET 18 FOR SIGNAGE DETAILS

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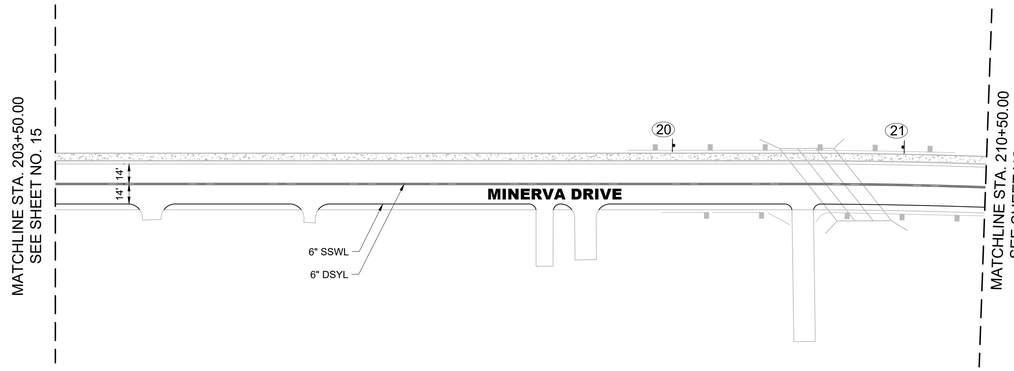
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DRAWN BY:	EJBF
CHECKED BY:	HML
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SIGNING AND MARKING

SHEET NUMBER
16

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EXIST. SIGN TO REMAIN IN PLACE

NEW PROPOSED SIGN

*SEE SHEET 18 FOR SIGNAGE DETAILS

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

Kimley»Horn

10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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BENJ J VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
09/30/2024
COOPER JAMES
No. 125719
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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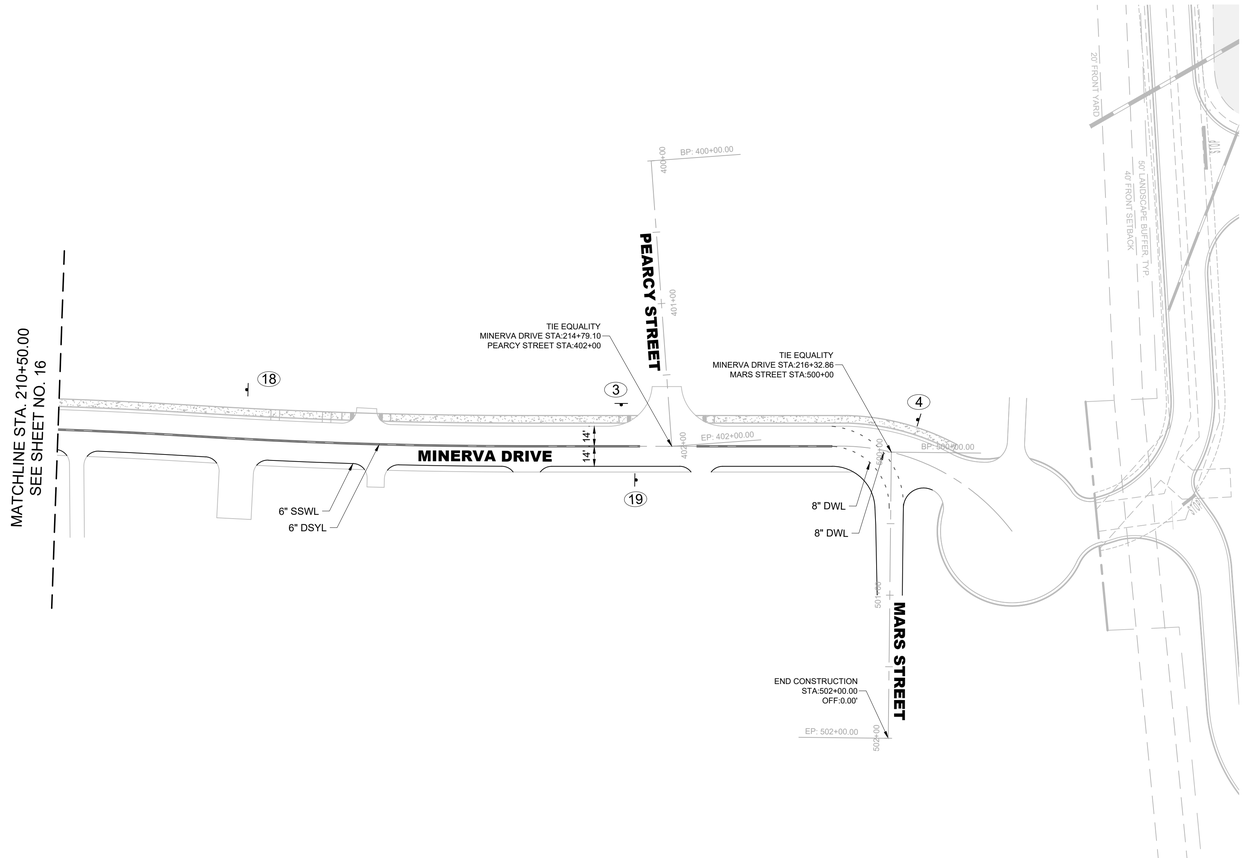
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024

KIMLEY-HORN PROJECT NO. 118574000

SIGNING AND MARKING

SHEET NUMBER
17

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DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
XVI
AGRICULTURE
09/30/2024
COMMERCE
No. 125719
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

SIGNING AND MARKING

SHEET NUMBER
18

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

EXIST. SIGN TO REMAIN IN PLACE

NEW PROPOSED SIGN

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
9/30/2024
COMMERCE
No. 125719
STATE OF TENNESSEE

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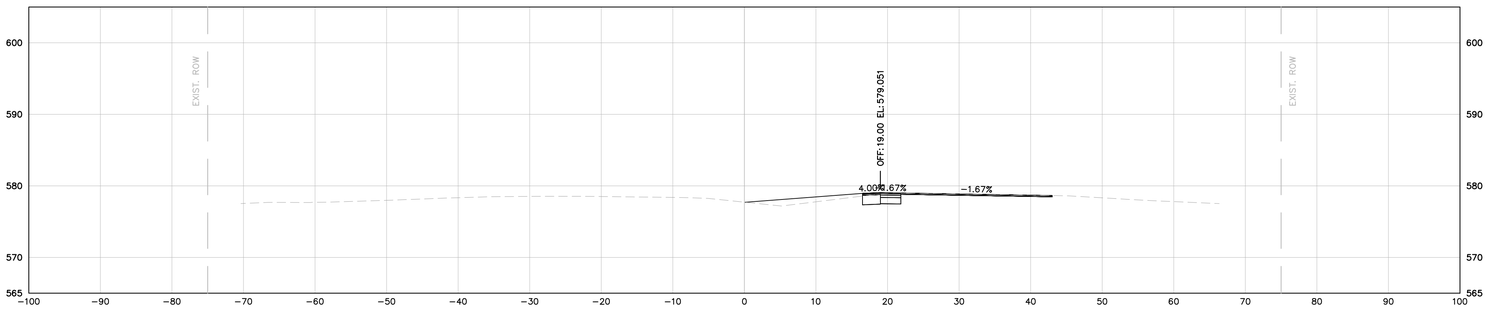
DESIGNED BY: BJV
DRAWN BY: EJBF
CHECKED BY: HML
DATE: 09/30/2024
KIMLEY-HORN PROJECT NO. 118574000

SIGN SCHEDULE

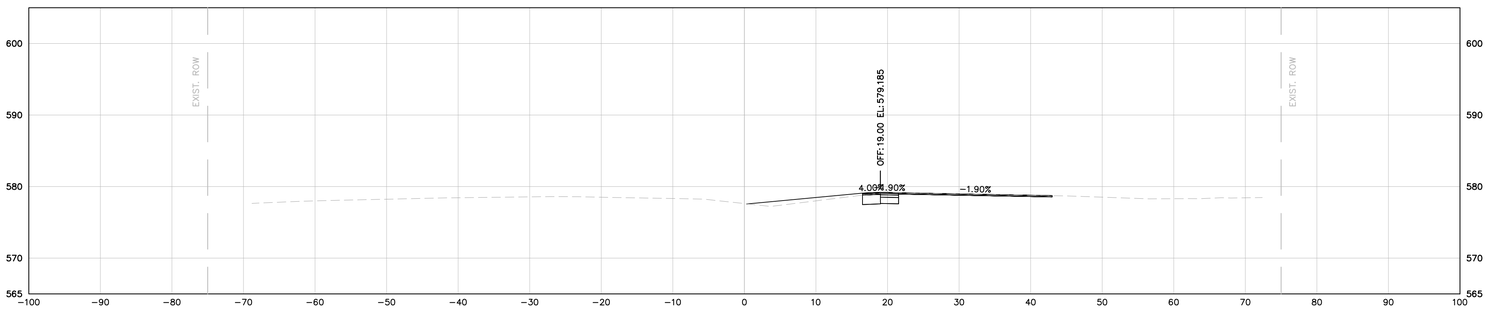
SHEET NUMBER
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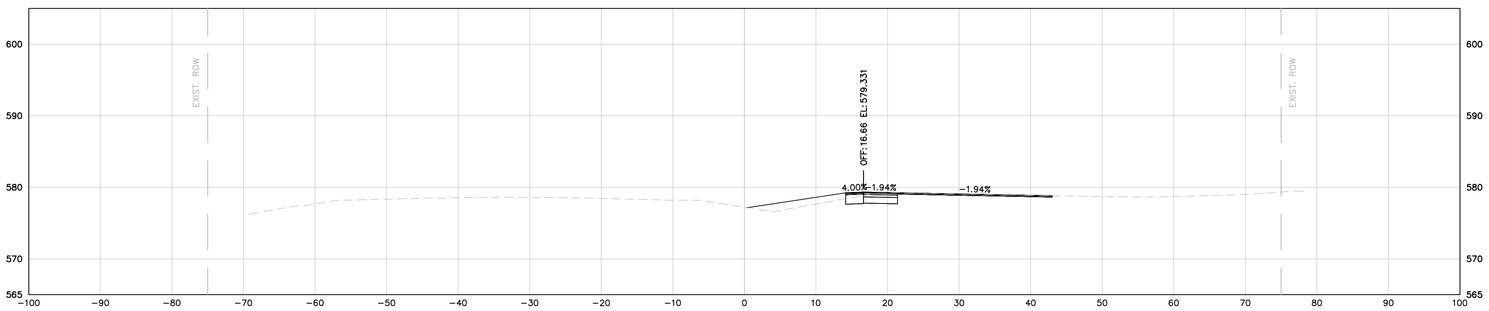
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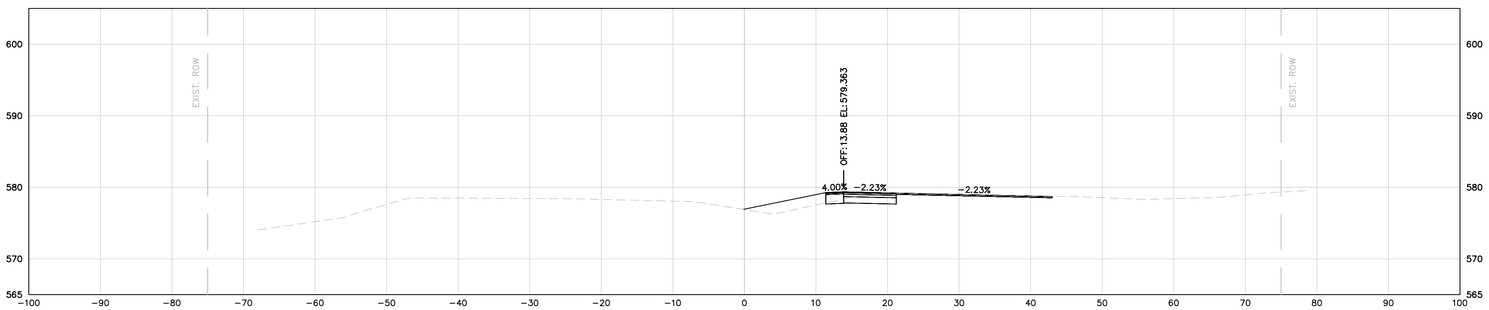
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101+50



102+00



US HIGHWAY 41 (MURFREESBORO ROAD)

DRAFT

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

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LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
9/9/2024
COMMERCE
No. 125719
STATE OF TENNESSEE

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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

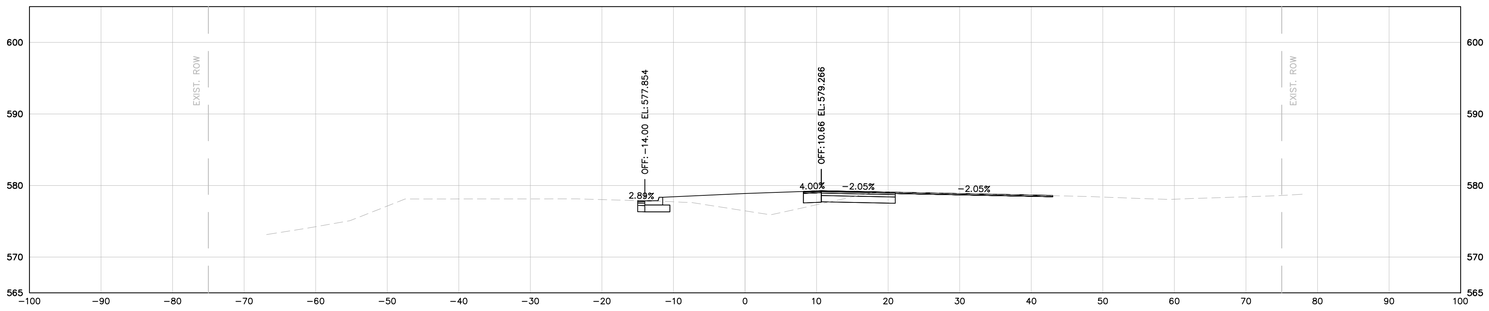
MURFREESBORO ROAD CROSS SECTIONS

SHEET NUMBER
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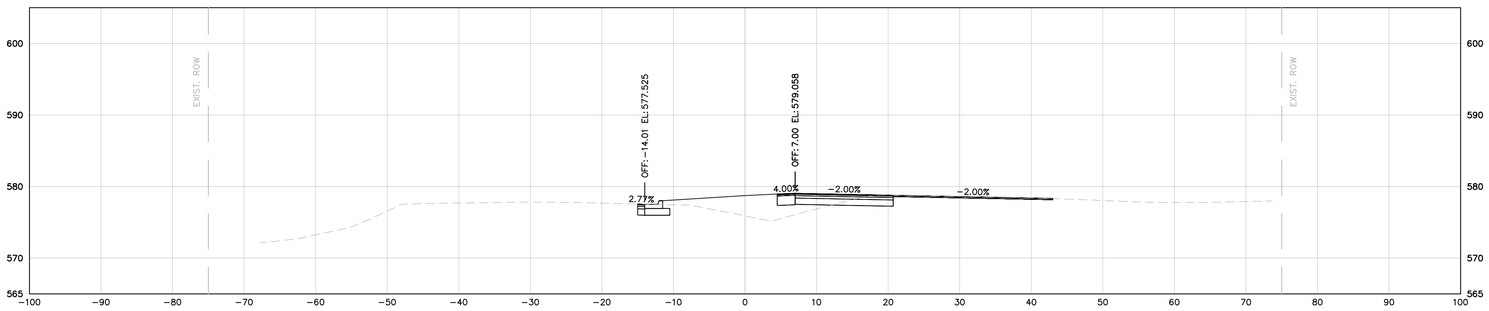
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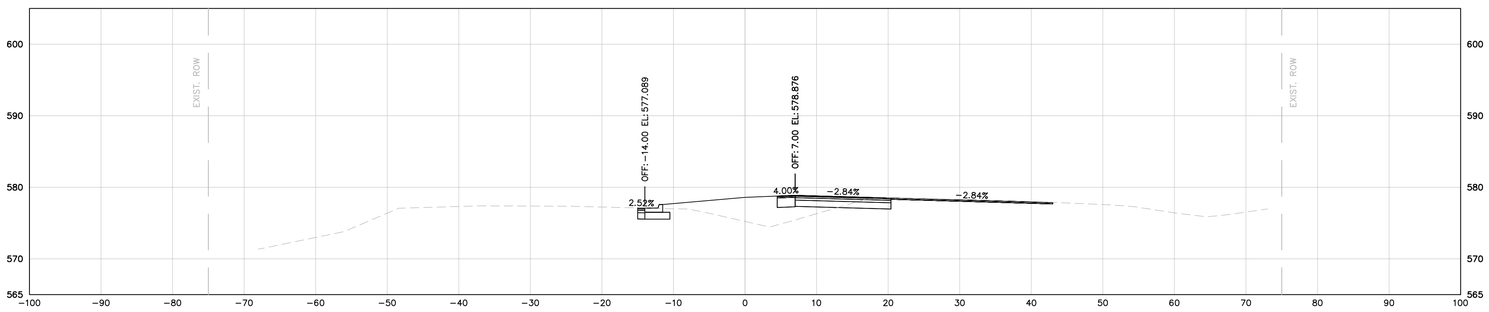
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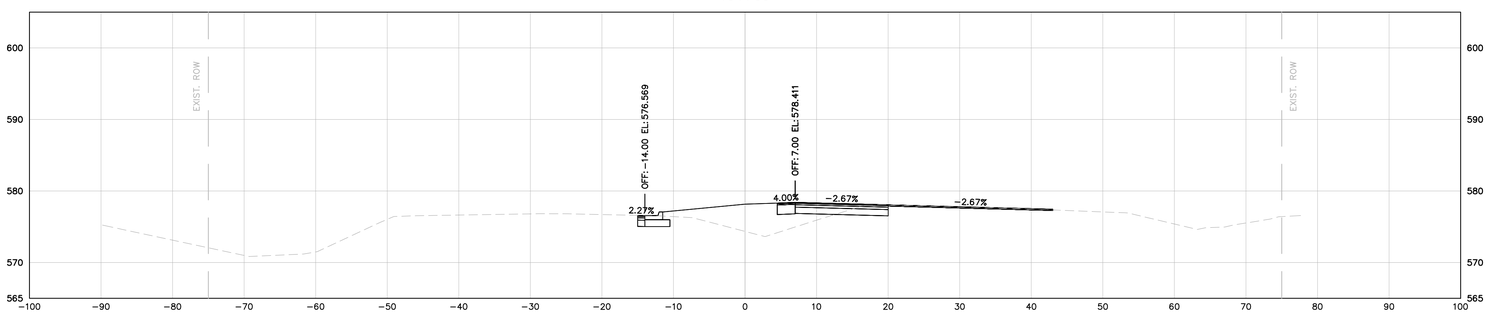
103+00



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104+00



US HIGHWAY 41 (MURFREESBORO ROAD)

DRAFT

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

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LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
9/30/2024
No. 125719
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

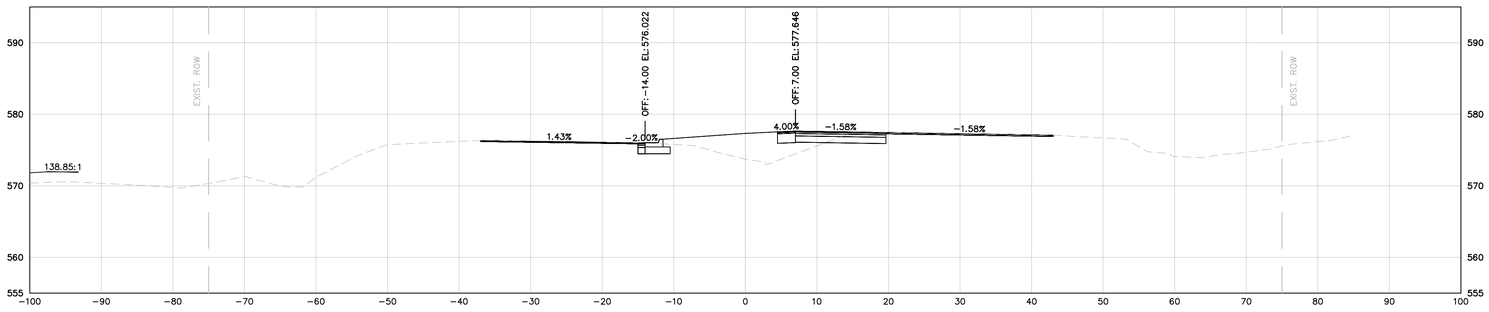
MURFREESBORO ROAD CROSS SECTIONS

SHEET NUMBER
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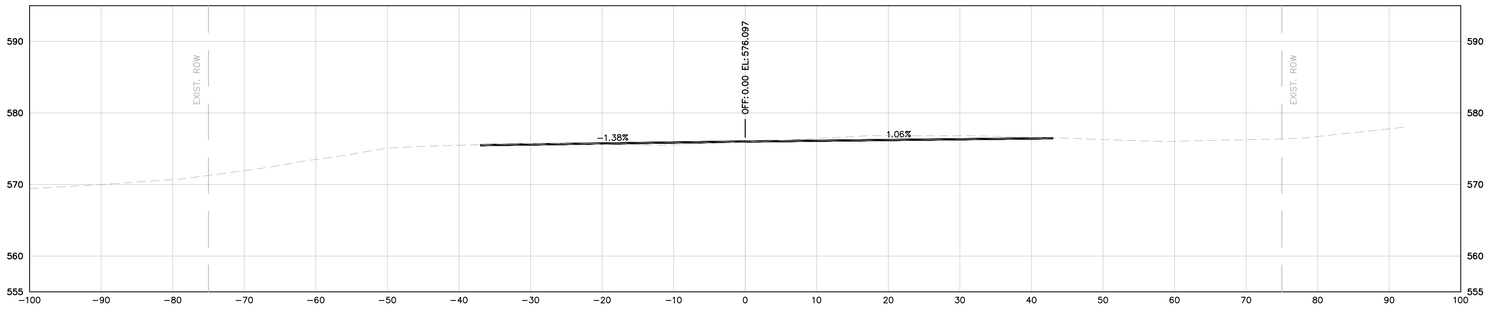
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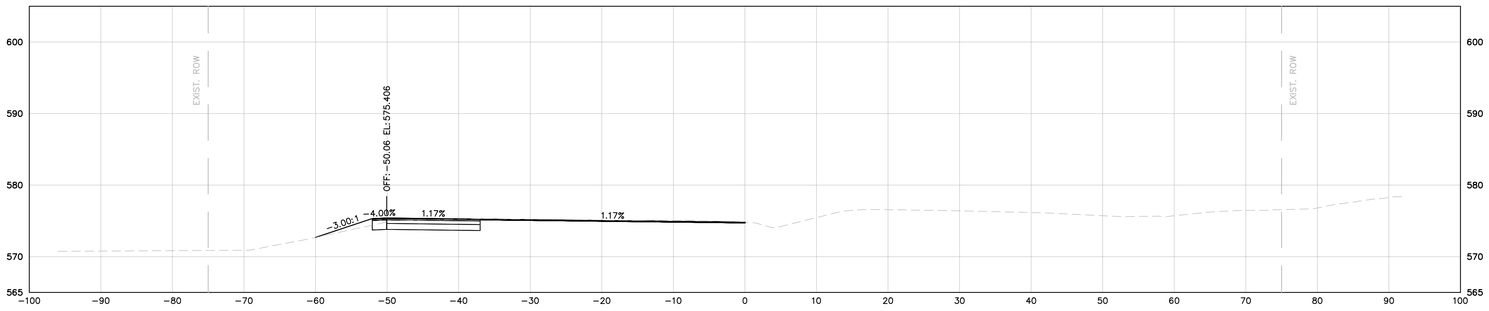
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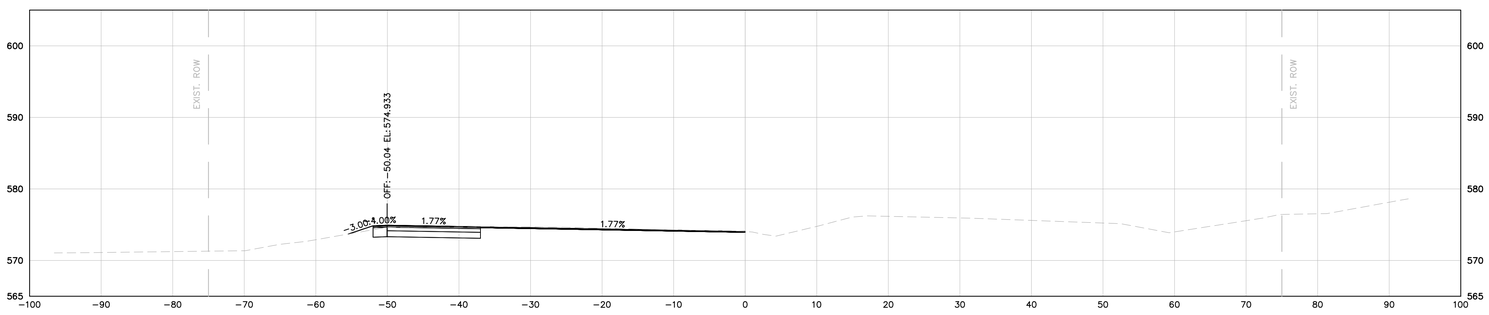
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105+50



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US HIGHWAY 41 (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
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BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
9/30/2024
COMMISSION NO. 125719
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

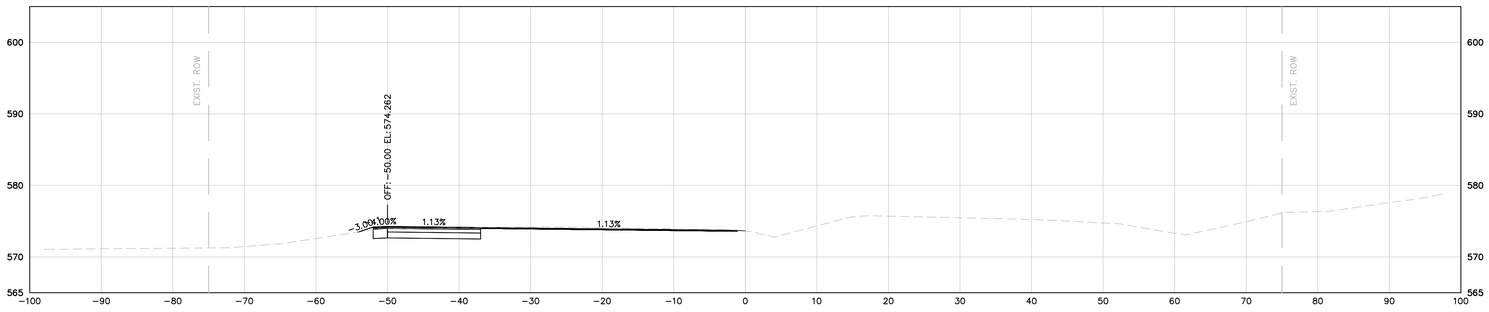
MURFREESBORO ROAD CROSS SECTIONS

SHEET NUMBER
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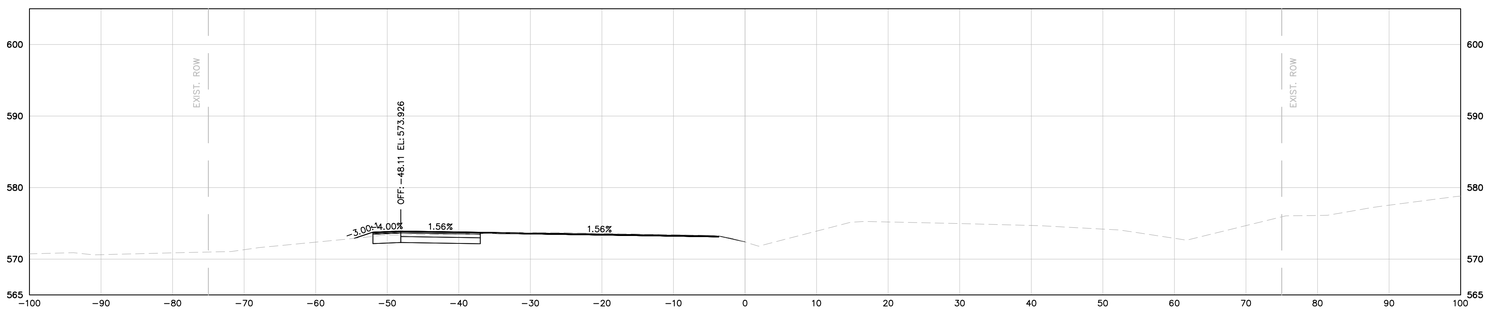
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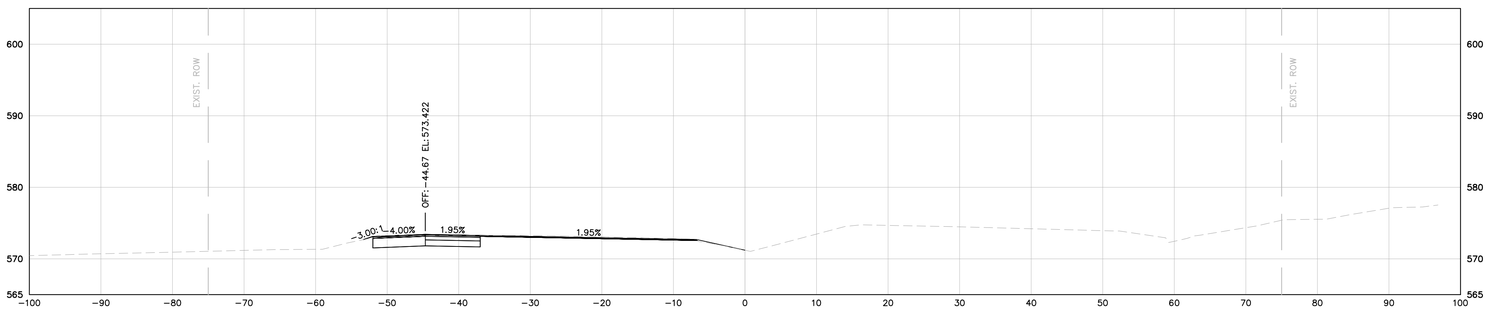
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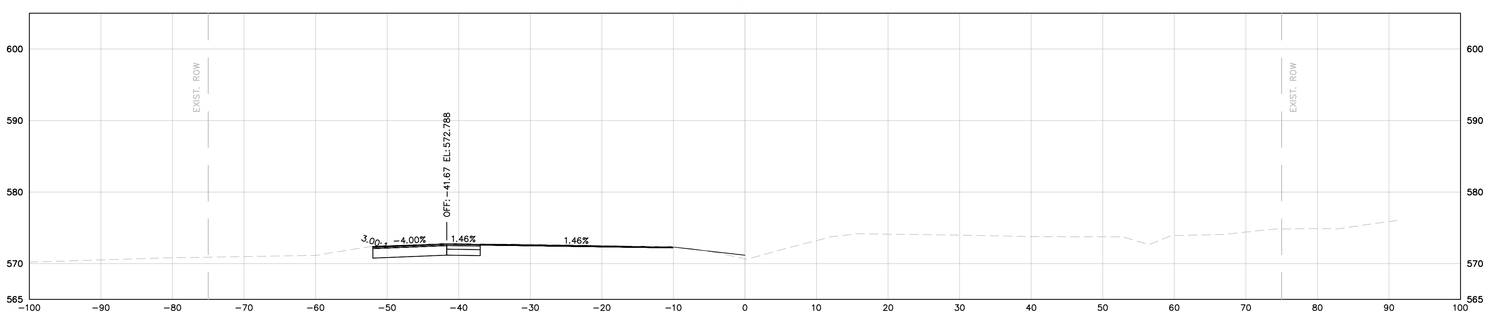
107+00



107+50



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US HIGHWAY 41 (MURFREESBORO ROAD)

DRAFT

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

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LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
XVI
AGRICULTURE
9/30/2024
COMMISSION
No. 125719
STATE OF TENNESSEE

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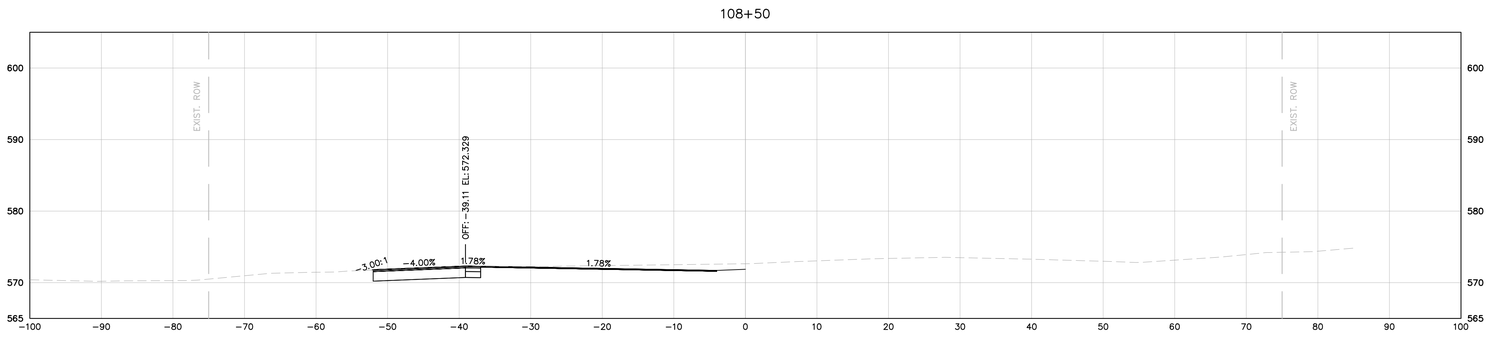
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024

KIMLEY-HORN PROJECT NO. 118574000

MURFREESBORO ROAD CROSS SECTIONS

SHEET NUMBER
23

Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\019-023 - CROSS SECTIONS- MURFREESBORO ROAD.dwg 22 MURFREESBORO ROAD CROSS SECTIONS Sep 27, 2024 2:19pm by: Zach.Brown



US HIGHWAY 41 (MURFREESBORO ROAD)

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

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BEN J. VONDENBRINK
REGISTERED ENGINEER
XVI
AGRICULTURE
9/30/2024
CAMPBELL
No. 125719
STATE OF TENNESSEE

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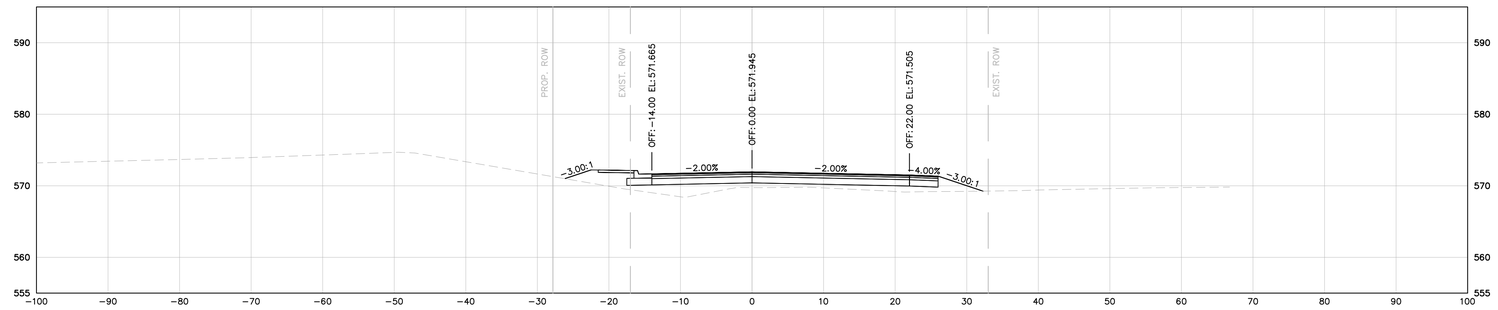
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

MURFREESBORO ROAD CROSS SECTIONS

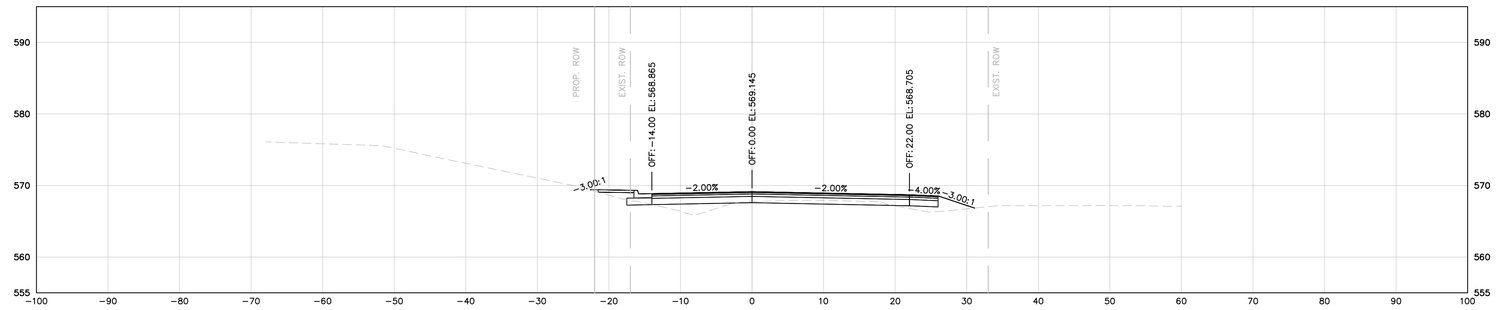
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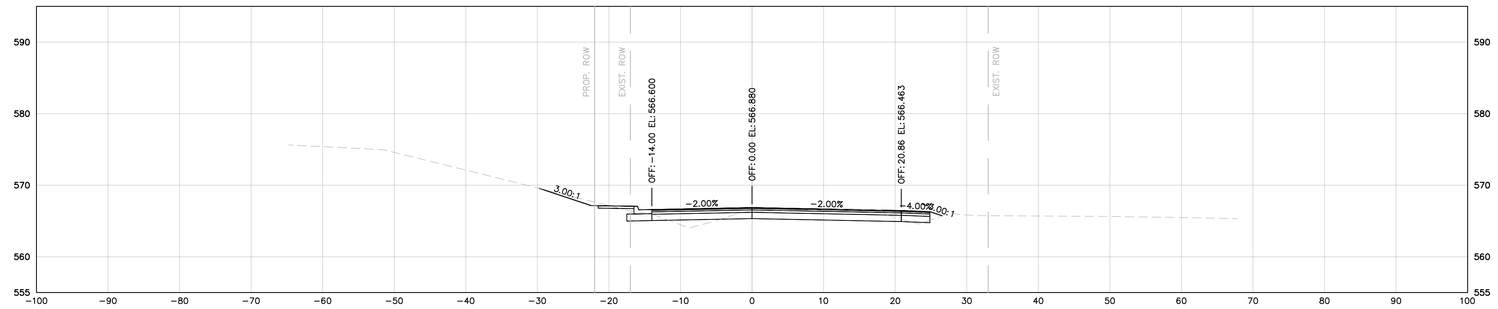
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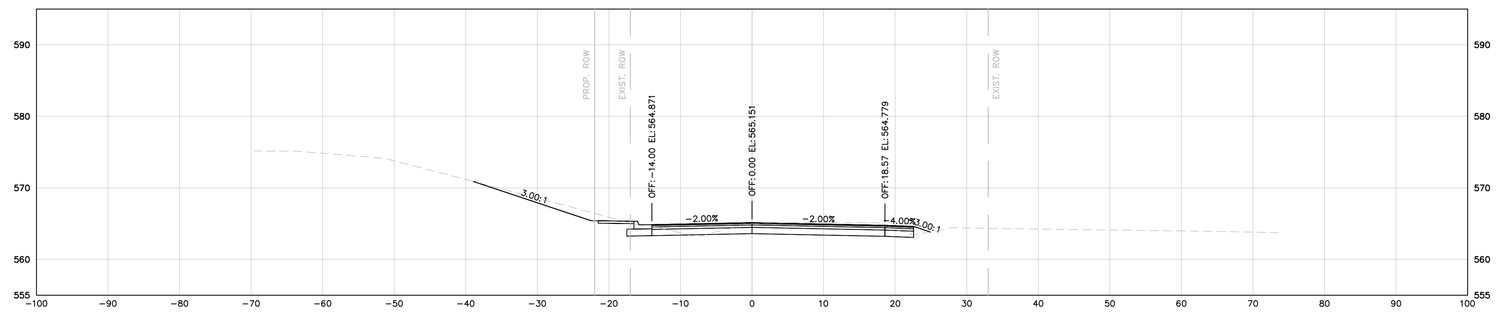
201+50



202+00



202+50



MINERVA DRIVE

DRAFT

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

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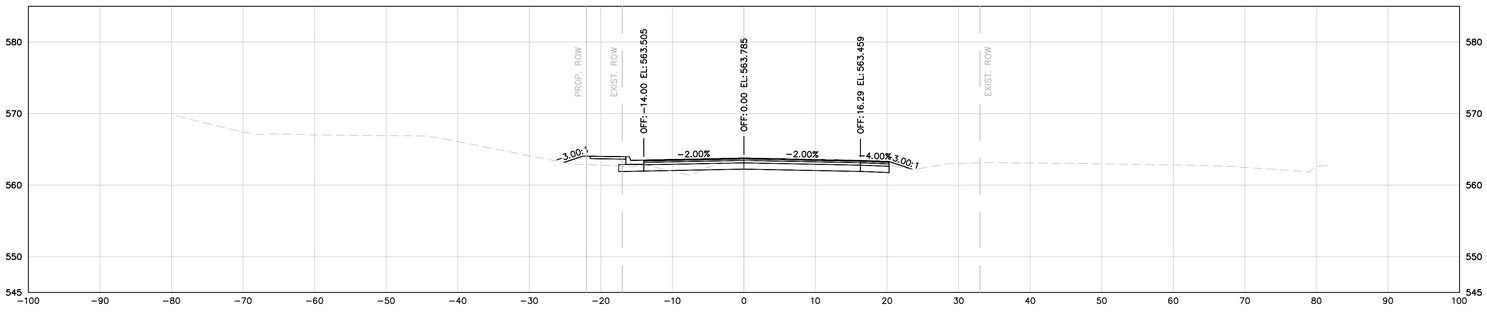
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024
KIMLEY-HORN PROJECT NO.	118574000

MINERVA DRIVE CROSS SECTIONS

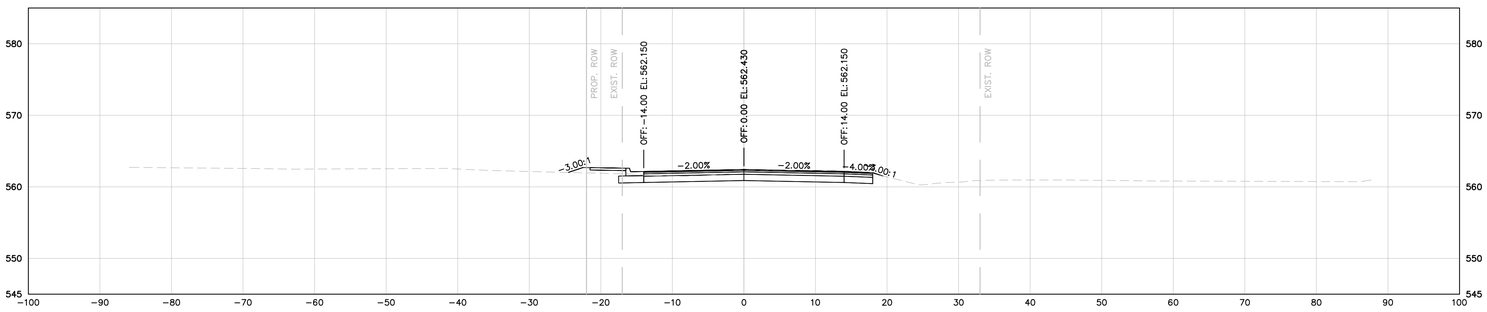
SHEET NUMBER
25

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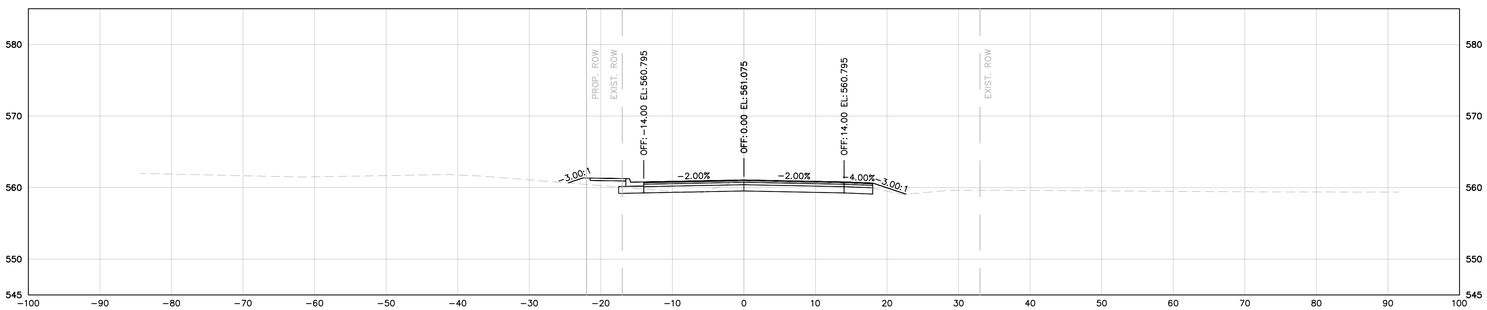
203+00



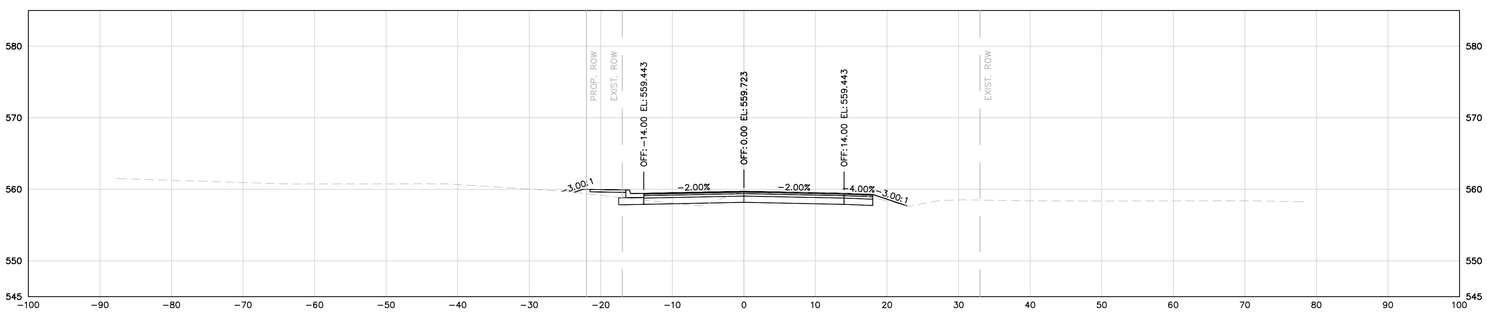
203+50



204+00



204+50



MINERVA DRIVE

DRAFT

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

Kimley»Horn
10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
XVI
AGRICULTURE
9/30/2024
COMMISSION
No. 125719
STATE OF TENNESSEE

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

DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024

KIMLEY-HORN PROJECT NO.
118574000

MINERVA DRIVE CROSS SECTIONS

SHEET NUMBER
26

Planning Commission Report
Meeting: October 15, 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.**

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

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

1. (Sheet C-2.0) Remove note which states "Proposed sidewalk in ROW to be designed, built, and paid for by the City of La Vergne." This statement is incorrect. The proposed sidewalk shown is to be designed, built, and paid for at the expense of the developer.
2. Provide a grading and drainage plan showing how water quantity and water quality requirements are being met. The one submitted does not show proposed contours or any means of meeting the water quality and quantity requirements of the Stormwater Management Ordinance. This site is required to meet the requirements of the Stormwater Management Ordinance based on Section 14-603(2)(c)(i). Staff interpretation is that all establishments which work on vehicles fall into this category.
3. Provide stormwater calculations meeting the Stormwater Management Ordinance along with the means for complying with the stormwater quantity and quality requirements for the ordinance. This site is required to meet the requirements of the Stormwater Management Ordinance based on Section 14-603(2)(c)(i). Staff interpretation is that all establishments which work on vehicles fall into this category.
4. (Sheet C4.0 and C4.1) There is a generic listing of erosion control measures on these sheets which appear adequate, but they are not shown graphically on the drawings. Please show the required measures graphically on the drawings.
5. (Sheet C2.1) Show section detail for proposed sidewalk.
6. (For information only) Certificate of Occupancy will not be issued until the sidewalk easement document has been reviewed by the City, approved by the City for recording, recorded by the applicant, and a copy of the recorded easement document has been provided to ther City.
7. No landscape plan provided.
8. (Sheet A-1.0) Please label the different material types for the proposed building. The red brick appears obvious but the materials shown in brown at the building corners and running four courses up from the ground need to be clarified.

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

1. Customer has a water well onsite, show and label.
2. Customer has a septic tank onsite, show and label.
3. Customer has gravity sewer to the septic tank, show and label, including above ground cleanout.
4. There is a 6” waterline in Old Nashville Hwy adjacent the property.
5. There is a 2” low pressure sewer line in Old Nashville Hwy adjacent the property.
6. Show and label existing 18-inch public gravity sewer through the northeast corner of the property.
7. Show and label distance to nearest FH to your southwest property corner. Nearest FH is located across from the southwest corner of 177 Old Nashville Hwy, approximately 625’ west of the southwest property corner.
8. FYI, according to Water Billing, customer has not previously been charged minimum fees for sewer or storm drain. Water billing intends to have this corrected for the next billing cycle.

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

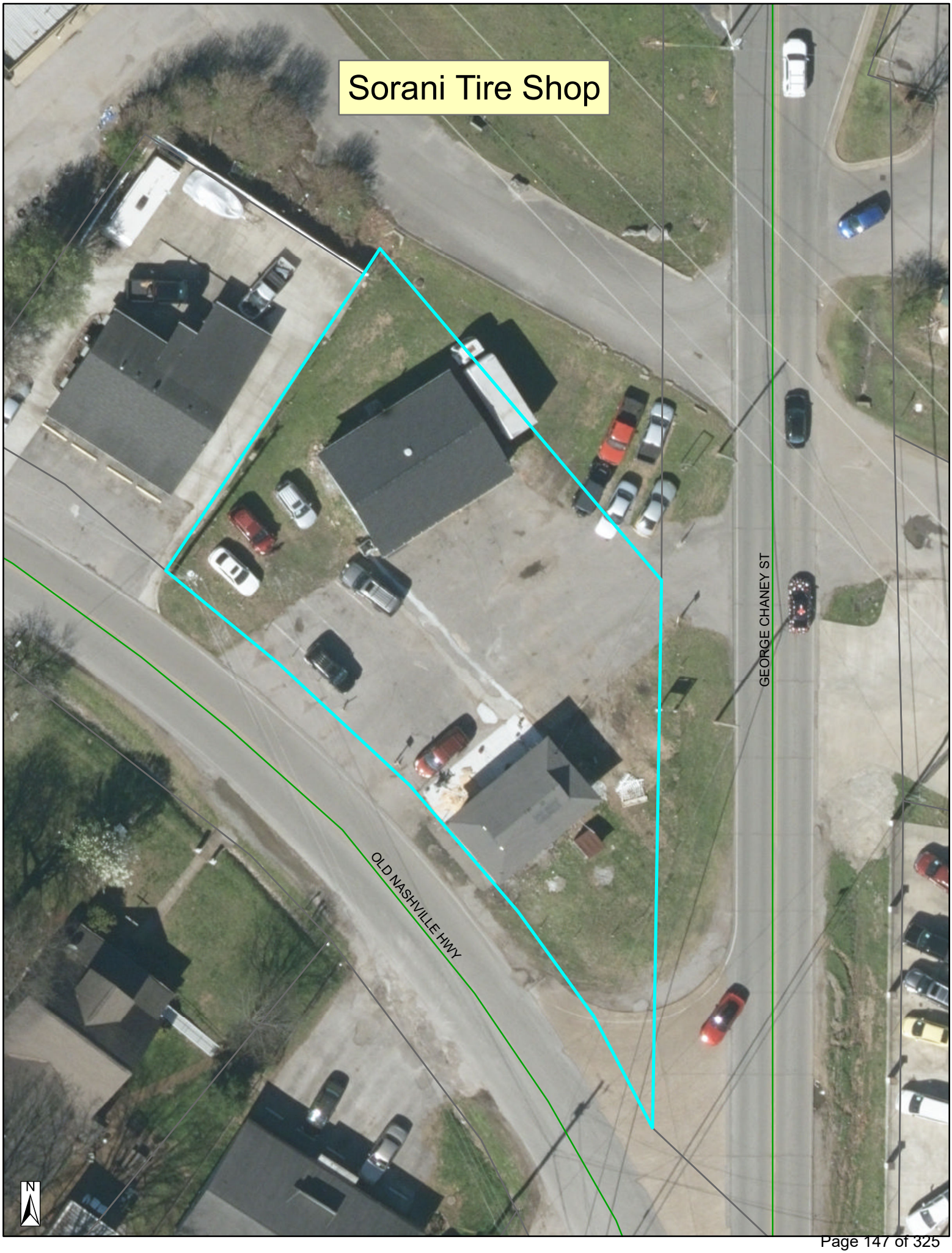
1. Show outline of existing building on sheet A-1.1 for clarity.
2. Provide information regarding construction methods for proposed building (i.e. is the existing building going to be demolished, gutted, or is this an addition?)

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

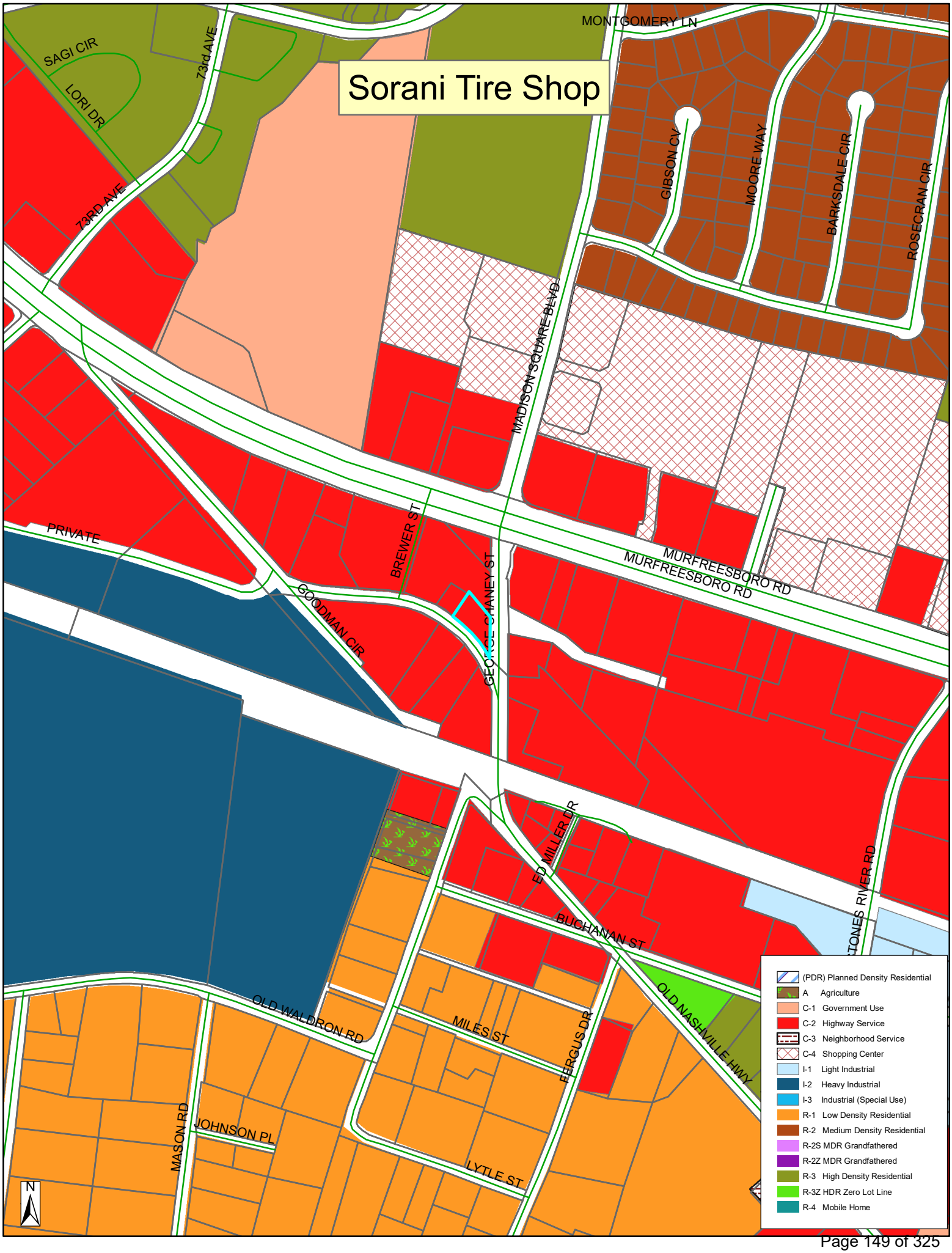
Police (**John Eubank** - jeubank@lavergnetn.gov)
No comments.

***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
MURFREESBORO RD
MURFREESBORO RD
GOODMAN CIR
GEORGE CHANEY ST
ED MILLER DR
BUCHANAN ST
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 MURFREESBORO OVERLAY



VICINITY MAP
SCALE: N.T.S.



AERIAL VIEW
SCALE: N.T.S.

SITE LOCATION

SITE LOCATION

N

CALL BEFORE YOU DIG!

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

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURAL
No. 02311
STATE OF TENNESSEE

9/26/2024

ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: rhodesengineering@gmail.com
807 NASHVILLE HWY, SOUTH, SUITE #1
COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

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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
ADDITION:	1,028.1 SQ FT
TOTAL:	2,821.3 SQ FT
USAGE SQ FT:	
AUTO SERVICE:	1,000.0 SQ FT
STORAGE:	1,821.3 SQ FT
BUILDING HEIGHT:	
EXISTING 1:	1 STORY (20 FT ±)
EXISTING 2:	1 STORY (20 FT ±)
EXISTING SIGN:	12 FT ±
ADDITION 1:	2 STORIES (24 FT)
LOT AREA:	0.33 AC (13,738.5 SQ FT)
LOT COVERAGE:	9,075.8 SQ FT
OPEN SPACE:	4,662.7 SQ FT

PARKING SUMMARY

TOTAL REQUIRED:	7 SPACES
AUTO SERVICE (1/150):	1000.0 SQ FT (7)
STORAGE (0/0):	1821.3 SQ FT (0)
TOTAL PROVIDED:	7 SPACES + 1 ACCESSIBLE

SHEET INDEX

C-0.0	COVER SHEET
C-1.0	EXISTING SITE LAYOUT
C-2.0	PROPOSED SITE PLAN
C-2.1	SITE DETAILS
C-3.0	GRADING PLAN
C-4.0	INITIAL EROSION CONTROL
C-4.1	INTERMEDIATE & FINAL EROSION CONTROL
C-4.2	EPSC DETAILS
A-1.0	ELEVATIONS
D-1.0	DRAINAGE PLAN

REVISIONS: No. | DATE | DRWN | CHKD | DESIGN | APPD

APPROVAL

DRAWN	____	
DESIGN	____	
CHECKED	____	
APPROVED	____	

SAVED DATE: 9/27/2024 2:31:03 PM jbrad

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

COVER SHEET

DWG. No.
C-0.0

SCALE: NOTED

CADFILE:

JOB No.

REV.

OWNER:
VALENCIA OSCAR & ANNA
179 OLD NASHVILLE HWY
015M-A-001.02-000
ZONE: C-2

OWNER:
ME PROPERTIES LLC
5146 MURFREESBORO RD
015M-B-005.00-000
ZONE: C-2

TVA UTILITY EASEMENT (100')

183 OLD NASHVILLE HWY.
1200 SF ONE STORYBUILDING
20' +/- BLD HGT. GARAGE

N 28°15'00" E 100.50'

S 44°21'41" E 117.70'

20 FT SIDE MBSL

20 FT ADJACENT SETBACK

18'-11" EXISTING SETBACK

9'-4"

552 553 554 555

VAN ACCESSIBLE

18' 12' 5

18' 9'

9'

35 FT MBSL

20 FT ADJACENT SETBACK

L=151.29'
R=469.66'
∠=18°27'23"
C LEN=150.64'
BRG=N 45°55'09" W

S 04°00'00" E 98.30'

EXISTING SIGN

GEORGE CHANEY ST. (60' R/W)

EXISTING BUILDING WITH
DETACHED CANOPY IN FRONT
187 OLD NASHVILLE HWY.
ONE STORY 437 SF BUILDING
20' +/- BLD HGT.
EMPTY/ STORAGE

18.2'

32'

12'-3"

2' SERVICE NO BACKFLOW FD.
PRIVATE WELL
17'-4"

OLD NASHVILLE HWY (50' R/W)

L=39.15'
R=16.51'
∠=135°55'.3"
C LEN=30.60'
BRG=S 68°42'15" W

OWNER:
CAMPBELL ANTHONY C
119 GEORGE CHANEY ST
015M-B-004.00-000
ZONE: C-2

OWNER:
CHAFFIN NEIL B ETUX
SANDRA
186 OLD NASHVILLE HWY
015M-A-003.01-000
ZONE: C-2

OWNER:
CHAFFIN NEIL B ETUX
SANDRA
188 OLD NASHVILLE HWY
015M-A-003.00-000
ZONE: C-2

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

N

GRAPHIC SCALE
10 5 0 10 20
(IN FEET)
1 INCH = 10 FEET

EXISTING SITE LAYOUT

SCALE: 1" = 10'

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

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURAL
No. 021116
STATE OF TENNESSEE

Chester A. Rhodes

9/26/2024

ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: rhodesengineering@gmail.com
807 NASHVILLE HWY. SOUTH, SUITE #1
COLUMBIA, TN 38401
CIVIL, ENVIRONMENTAL
SITE DEVELOPMENT, WATER/WASTEWATER

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REVISIONS

	DATE	DRWN	CHKD	DESIGN	APPD
1					

APPROVAL

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DESIGN	___	
CHECKED	___	
APPROVED	___	

SAVED DATE: 9/27/2024 2:31:03 PM 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: 187 Old Nashville Hwy, LaVergne, TN, Shwan Sorani, 09.26.24

JOB No.

REV.

OWNER:
VALENCIA OSCAR & ANNA
179 OLD NASHVILLE HWY
015M-A-001.02-000
ZONE: C-2

OWNER:
ME PROPERTIES LLC
5146 MURFREESBORO RD
015M-B-005.00-000
ZONE: C-2

SITE DATA CHART

ZONING DISTRICT:	C-2
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AUTO SERVICE (1/150):	1000.0 SQ FT (7)
STORAGE (0/0):	1821.3 SQ FT (0)
TOTAL PROVIDED:	7 SPACES + 1 ACCESSIBLE

PROPOSED PRIVACY FENCE

N 28°15'00" E 100.50'

552

9'-4"

TVA UTILITY EASEMENT (400')

S 44°21'41" E 117.70'

DUMPSTER ENCLOSURE (DET. 1 ON S-3)

DUMPSTER PAD

6 FT CITY SIDEWALK

554

18'-11"
EXISTING SETBACK

20 FT ADJACENT SETBACK

20'-7"

90°

20 FT SIDE MBSL

EXISTING BUILDING 1
COMMERCIAL/STORAGE
1204.9 SQ. FT.

EXISTING
PHONE LINE TO
BE RELOCATED

30'-1"

553

5'-0"

15'5"

16'-0"

PROPOSED
STORAGE ADDITION
1028.1 SQ. FT.

10'1"

100'

BOLLARDS TO
BE REMOVED

24'-0"

PROPOSED
PRIVACY FENCE

5'-0"

11'-0"

29'-1"

30'-0"

35 FT MBSL

24'-0"

90°

9'-4"

9'-0"

NEW ADA PARKING
WITH SIGN
(DET. 2 ON S-3)

18'-0"

5'-0"

8'-0"

9'-0"

18'-0"

PROPOSED 6 FT CITY SIDEWALK

AREA OF VARIANCE
REQUEST

20 FT ADJACENT SETBACK

35 FT MBSL

554

EXISTING
SIGN

NEW 6 FT SIDEWALK

GEORGE CHANEY ST. (60' R/W)

L=151.29'
R=469.66'
∠=18°27'23"
C LEN=150.64'
BRG=N 45°55'09" W

24'-0"

R10'-0"

BOLLARD TO BE
REMOVED

S 04°00'00" E 98.30'

18'2"

32'

EXISTING
BUILDING 2
STORAGE
588.3 SQ. FT.

PROPOSED 6 FT CITY SIDEWALK

554

17'-4"

R10'-0"

2'-3"

NEW MAINTENANCE EASEMENT

OLD NASHVILLE HWY (50' R/W)

554

555

L=39.15'
R=16.51'
∠=135°55'.3"
C LEN=30.60'
BRG=S 68°42'15" W

OWNER:
CAMPBELL ANTHONY C
119 GEORGE CHANEY ST
015M-B-004.00-000
ZONE: C-2

OWNER:
CHAFFIN NEIL B ETUX
SANDRA
186 OLD NASHVILLE HWY
015M-A-003.01-000
ZONE: C-2

OWNER:
CHAFFIN NEIL B ETUX
SANDRA
188 OLD NASHVILLE HWY
015M-A-003.00-000
ZONE: C-2

NOTE:
NO NEW ASPHALT TO BE POURED.

NOTE:
PROPOSED SIDEWALK IN R.O.W.
TO BE DESIGNED, BUILT, AND PAID
FOR BY CITY OF LA VERGNE.

N

GRAPHIC SCALE
10 5 0 10 20
(IN FEET)
1 INCH = 10 FEET

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

PROPOSED SITE PLAN

SCALE: 1" = 10'

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

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURAL
No. 023116
STATE OF TENNESSEE

9/26/2024

ENGINEER:
RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC
PHONE: 615.480.7535
EMAIL: rhodesengineering@gmail.com
807 NASHVILLE HWY. SOUTH, SUITE #1
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SITE DEVELOPMENT, WATER/WASTEWATER

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REVISIONS: No. | APPD | DESIGN | CHKD | DRWN | DATE

APPROVAL

DRAWN	___	
DESIGN	___	
CHECKED	___	
APPROVED	___	

SAVED DATE: 9/27/2024 2:31:03 PM jbrad

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

PROPOSED SITE PLAN

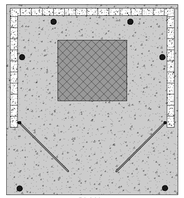
DWG. No.
C-2.0

SCALE: NOTED

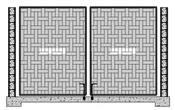
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JOB No.

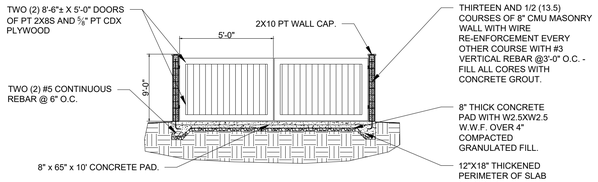
REV.

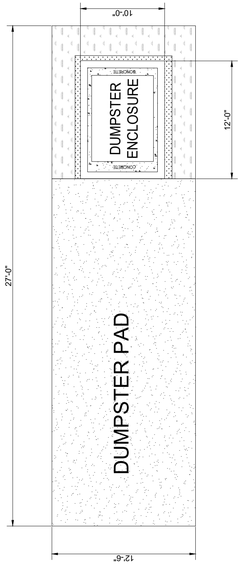


PLAN



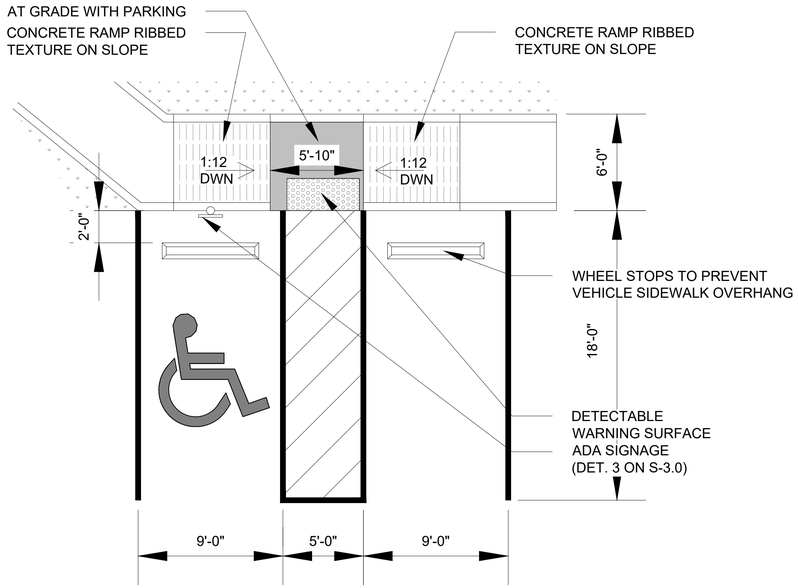
ELEVATION



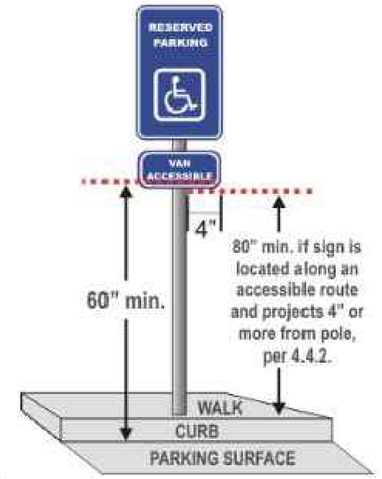


1 DUMPSTER ENCLOSURE
SCALE: N.T.S.

NOTE:
DUMPSTER ENCLOSURE TO BE CONSTRUCTED WITH BRICK VENEER.



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



3 ADA SIGN
SCALE: N.T.S.

SITE DETAILS

SCALE: NOTED

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

CHESTER A. RHODES
REGISTERED ENGINEER
No. 021116
STATE OF TENNESSEE

9/26/2024

ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: rhodesengineering@gmail.com
807 NASHVILLE HWY. SOUTH, SUITE #1
COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

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REVISIONS: No. | DATE | DRAWN | CHKD | DESIGN | APPD

APPROVAL

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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 DETAILS

DWG. No.
C-2.1

SCALE: NOTED

CADFILE: V:\187 Nashville Hwy, LaVergne, TN_Shwan Shwan, SS-01.dwt

JOB No.

REV.

OWNER:
VALENCIA OSCAR & ANNA
179 OLD NASHVILLE HWY
015M-A-001.02-000
ZONE: C-2

OWNER:
ME PROPERTIES LLC
5146 MURFREESBORO RD
015M-B-005.00-000
ZONE: C-2

OWNER:
CAMPBELL ANTHONY C
119 GEORGE CHANEY ST
015M-B-004.00-000
ZONE: C-2

OWNER:
CHAFFIN NEIL B ETUX
SANDRA
186 OLD NASHVILLE HWY
015M-A-003.01-000
ZONE: C-2

OWNER:
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SANDRA
188 OLD NASHVILLE HWY
015M-A-003.00-000
ZONE: C-2

PROPOSED
PRIVACY FENCE

PROPOSED
PRIVACY FENCE

N 28°15'00" E 100.50'

20 FT ADJACENT
SETBACK

20 FT SIDE MBSL

EXISTING BUILDING 1
COMMERCIAL/STORAGE
1204.9 SQ. FT.

PROPOSED
STORAGE ADDITION
1028.1 SQ. FT.

EXISTING
PHONE LINE TO
BE RELOCATED

DUMPSTER
ENCLOSURE
(DET. 1 ON S-3)

DUMPSTER PAD

TVA UTILITY EASEMENT (100')

S 44°21'41" E 117.70'

6 FT CITY SIDEWALK

BOLLARDS TO
BE REMOVED

35 FT MBSL

35 FT MBSL

35 FT MBSL

20 FT ADJACENT
SETBACK

NEW ADA PARKING
WITH SIGN
(DET. 2 ON S-3)

EXISTING
SIGN

NEW 6 FT SIDEWALK

S 04°00'00" E 98.30'

PROPOSED 6 FT CITY SIDEWALK

PROPOSED 6 FT CITY SIDEWALK

L=151.29'
R=469.66'
∠=18°27'23"
C LEN=150.64'
BRG=N 45°55'09" W

BOLLARD TO BE
REMOVED

18.2'

32'

EXISTING
BUILDING 2
STORAGE
588.3 SQ. FT.

NEW MAINTENANCE EASEMENT

L=39.15'
R=16.51'
∠=135°55'.3"
C LEN=30.60'
BRG=S 68°42'15" W

552

554

553

555

OLD NASHVILLE HWY (50' R/W)

GEORGE CHANEY ST. (60' R/W)

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
ADDITION:	1,028.1 SQ FT
TOTAL:	2,821.3 SQ FT
USAGE SQ FT:	
AUTO SERVICE:	1,000.0 SQ FT
STORAGE:	1,821.3 SQ FT
BUILDING HEIGHT:	
EXISTING 1:	1 STORY (20 FT ±)
EXISTING 2:	1 STORY (20 FT ±)
EXISTING SIGN:	12 FT ±
ADDITION 1:	2 STORIES (24 FT)
LOT AREA:	0.33 AC (13,738.5 SQ FT)
LOT COVERAGE:	9,075.8 SQ FT
OPEN SPACE:	4,662.7 SQ FT

PARKING SUMMARY

TOTAL REQUIRED:	7 SPACES	
AUTO SERVICE (1/150):		1000.0 SQ FT (7)
STORAGE (0/0):		1821.3 SQ FT (0)
TOTAL PROVIDED:	7 SPACES + 1 ACCESSIBLE	

NOTE:
NO NEW ASPHALT TO BE POURED.

NOTE:
PROPOSED SIDEWALK IN R.O.W.
TO BE DESIGNED, BUILT, AND PAID
FOR BY CITY OF LA VERGNE.

N

GRAPHIC SCALE
10 5 0 10 20
(IN FEET)
1 INCH = 10 FEET

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

GRADING PLAN

SCALE: 1" = 10'

SHWAN SORANI
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LAVERGNE TN 37086
Ph # 615-609-6407
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C-3.0

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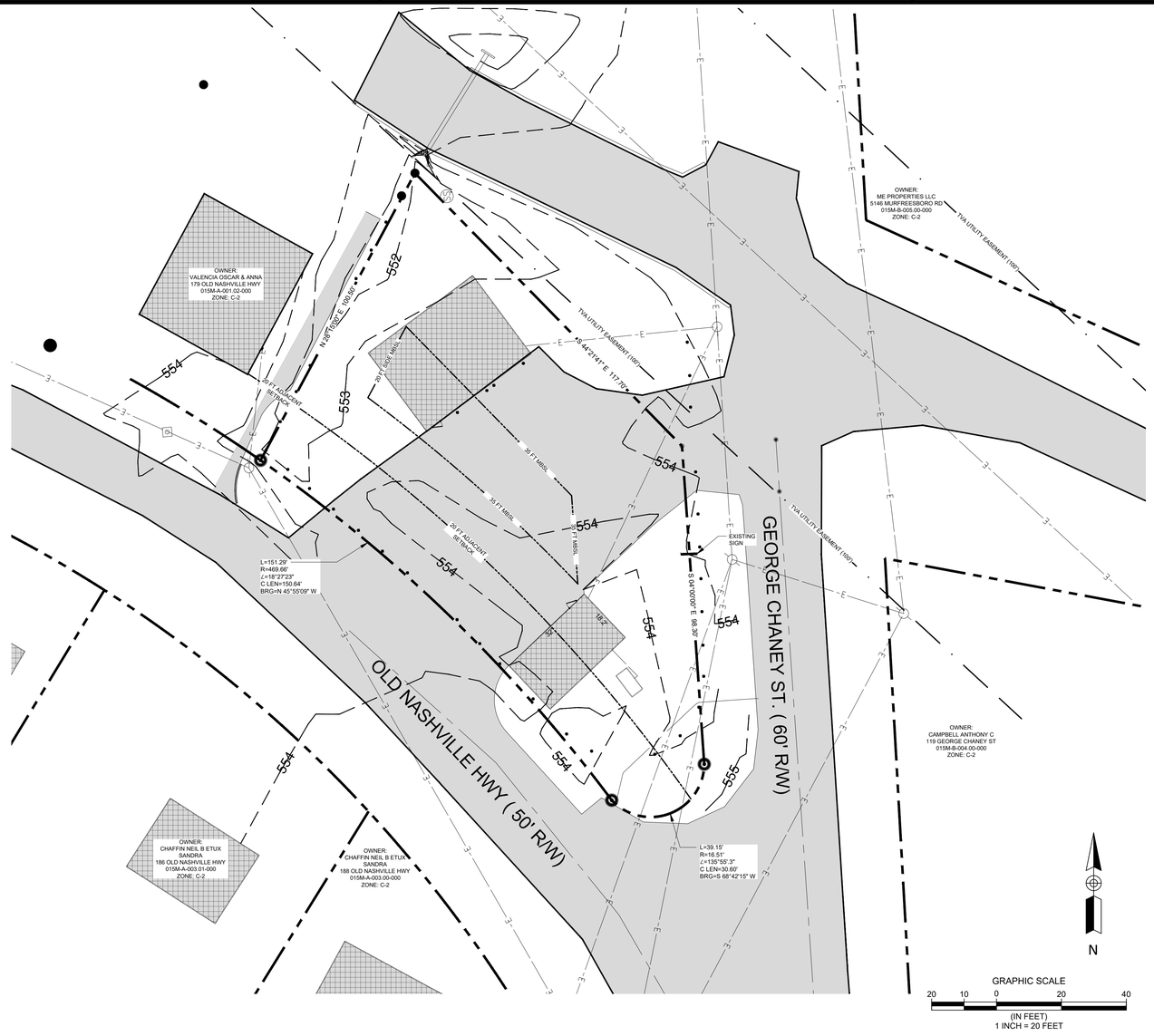
CADFILE: 187 Old Nashville Hwy, LaVergne, TN, Shwan Sorani, 24-10-01

JOB No.

REV.

EROSION CONTROL NOTES

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23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED FROM THE PREMISES WITHIN THIRTY (30) DAYS AFTER THE CITY OF LAVERGNE DETERMINES THE TEMPORARY CONTROL MEASURES ARE NO LONGER NEEDED.



INITIAL EROSION CONTROL MEASURES

1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL TEMPORARY SEDIMENT BASINS IN PROPOSED DETENTION AREA WHERE INDICATED.
3. INSTALL SILT FENCE PRIOR TO LAND DISTURBANCE.
4. BEGIN CLEARING VEGETATION, THEN GRADING CAN BEGIN.

INITIAL EROSION CONTROL

SCALE: 1" = 20'

SHWAN SORANI
187 OLD NASHVILLE HIGHWAY
LAVERGNE TN 37086
Ph # 615-609-6407
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SORANI SHWAN
TIRE SHOP STORAGE FACILITIES
187 OLD NASHVILLE HWY, LA VERGNE, TN 37086

INITIAL EROSION CONTROL

DWG. No.
C-4.0

SCALE: NOTED

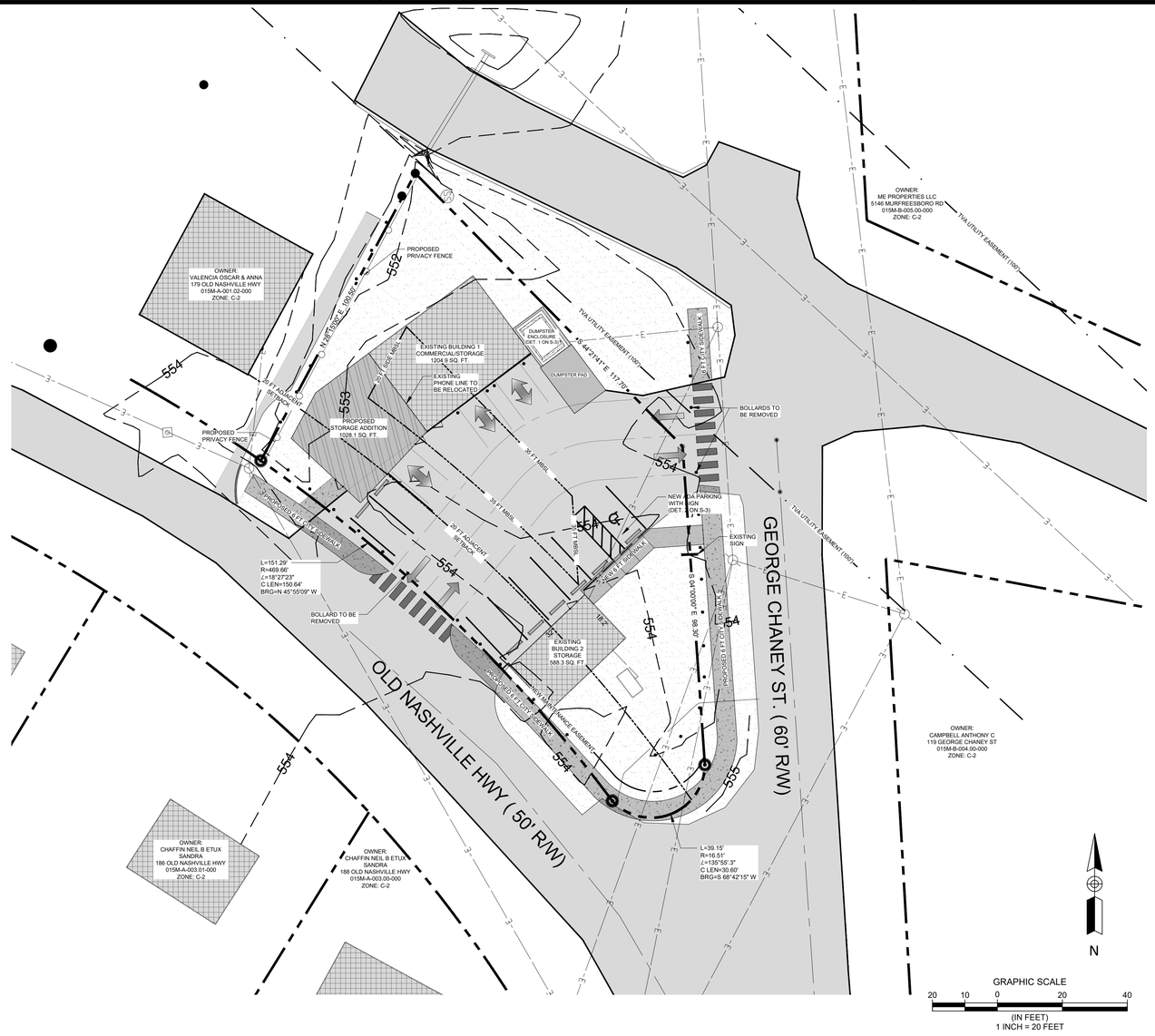
CADFILE: V:\1-Projects\Sorani, Shwan - 187 Old Nashville Hwy, LaVergne, TN - Shop Owner\Civil\C-4.0 Initial Erosion Control.dwg

JOB No.

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INTERMEDIATE EROSION CONTROL MEASURES

5. COMPLETE GRADING AND DRAINAGE PER APPROVED PLANS AND PLACE THE EROSION CONTROL MATTING IN AREA OF EMBANKMENT LOCATIONS AS SHOWN AND PER SHEET C-4.3 EROSION CONTROL DETAILS.

FINAL EROSION CONTROL MEASURES

6. PREPARE FINAL SEEDING AND LANDSCAPING.
7. MONITOR STABILIZED AREAS UNTIL FINAL STABILIZATION IS ACHIEVED.
8. RESEED AND STRAW THESE AREAS WITH NATIVE GRASSES/SPECIES.
9. ESTABLISH VEGETATION BEFORE REMOVING THE EPSC CONTROLS.
10. REMOVE EPSC CONTROLS REMAINING.

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CHESTER A. RHODES
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STATE OF TENNESSEE

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PHONE: 615.480.7535
EMAIL: rhodesengineering@gmail.com
807 NASHVILLE HWY, SOUTH, SUITE #1
COLUMBIA, TN 38401
CIVIL, ENVIRONMENTAL
SITE DEVELOPMENT, WATER/WASTEWATER

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REVISIONS	No.	DATE	DRAWN	DESIGN	CHKED	APPVD

APPROVAL

DRAWN	-----
DESIGN	-----
CHECKED	-----
APPROVED	-----

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

INTERMEDIATE & FINAL EROSION CONTROL

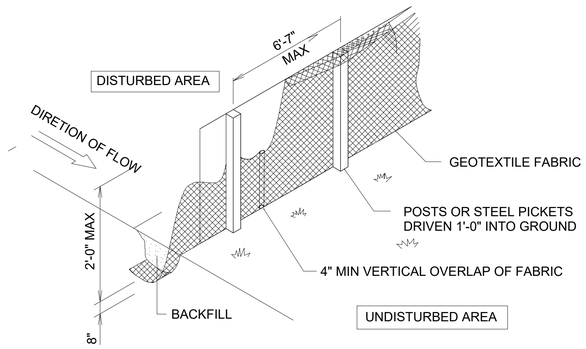
DWG. No.
C-4.1

SCALE: NOTED

CADFILE: V:\1-Projects\Sorani, Shwan - 187 Old Nashville Hwy, LaVergne, TN - Tire Shop Storage\Sheets\C-4.1.dwg

JOB No.

REV.



CONSTRUCTION NOTES

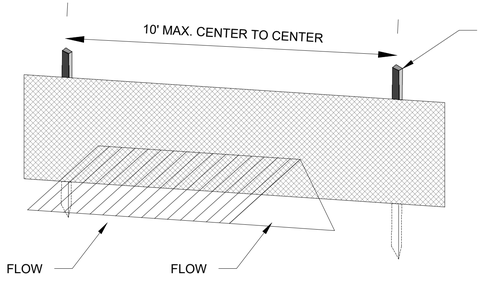
1. FENCE POSTS SHALL BE A MINIMUM OF 36" LONG DRIVEN 16" MINIMUM INTO THE GROUND. WOOD POSTS SHALL BE 11/2" X 11/2" SQUARE (MINIMUM) CUT, OR 13/4" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POSTS WILL BE STANDARD T OR U SECTION WEIGHTING NOT LESS THAN 1.00 POND PER LINEAR FOOT.

2. GEO-TEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEO-TEXTILE CLASS F:

TENSILE STRENGTH	50 LBS/IN (MIN.)	TEST: MSMT 509
TENSILE MODULUS	20 LBS/IN (MIN.)	TEST: MSMT 509 2
FLOW RATE	0.3 GAL FT / MINUTE (MAX.)	TEST: MSMT 322
FILTERING EFFICIENCY	75% (MIN.)	TEST: MSMT 322 3.

WHERE ENDS OF GEO-TEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS. 4. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHED 50% OF THE FABRIC HEIGHT.

1 SEDIMENT FENCE DETAIL
SCALE: N.T.S.



PERSPECTIVE VIEW

STANDARD PLAN SYMBOL

SF

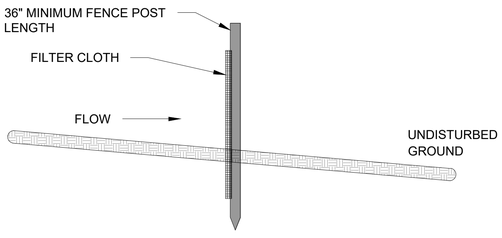
CONSTRUCTION NOTES

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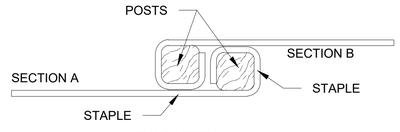
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TENSILE STRENGTH 50 LBS/IN (MIN.) TEST: MSMT 509
TENSILE MODULUS 20 LBS/IN (MIN.) TEST: MSMT 509 2
FLOW RATE 0.3 GAL FT / MINUTE (MAX.) TEST: MSMT 322 FILTERING EFFICIENCY 75% (MIN.) TEST: MSMT 322 3.

WHERE ENDS OF GEO-TEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS. 4. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHED 50% OF THE FABRIC HEIGHT.



CROSS SECTION



TOP VIEW
JOINING TWO ADJACENT
SILT FENCE SECTIONS

2 SILT FENCE DETAIL
SCALE: N.T.S.

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

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURAL
No. 02311
STATE OF TENNESSEE

9/26/2024

ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: rhodesengineering@gmail.com
807 NASHVILLE HWY. SOUTH, SUITE #1
COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

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

EPSC DETAILS

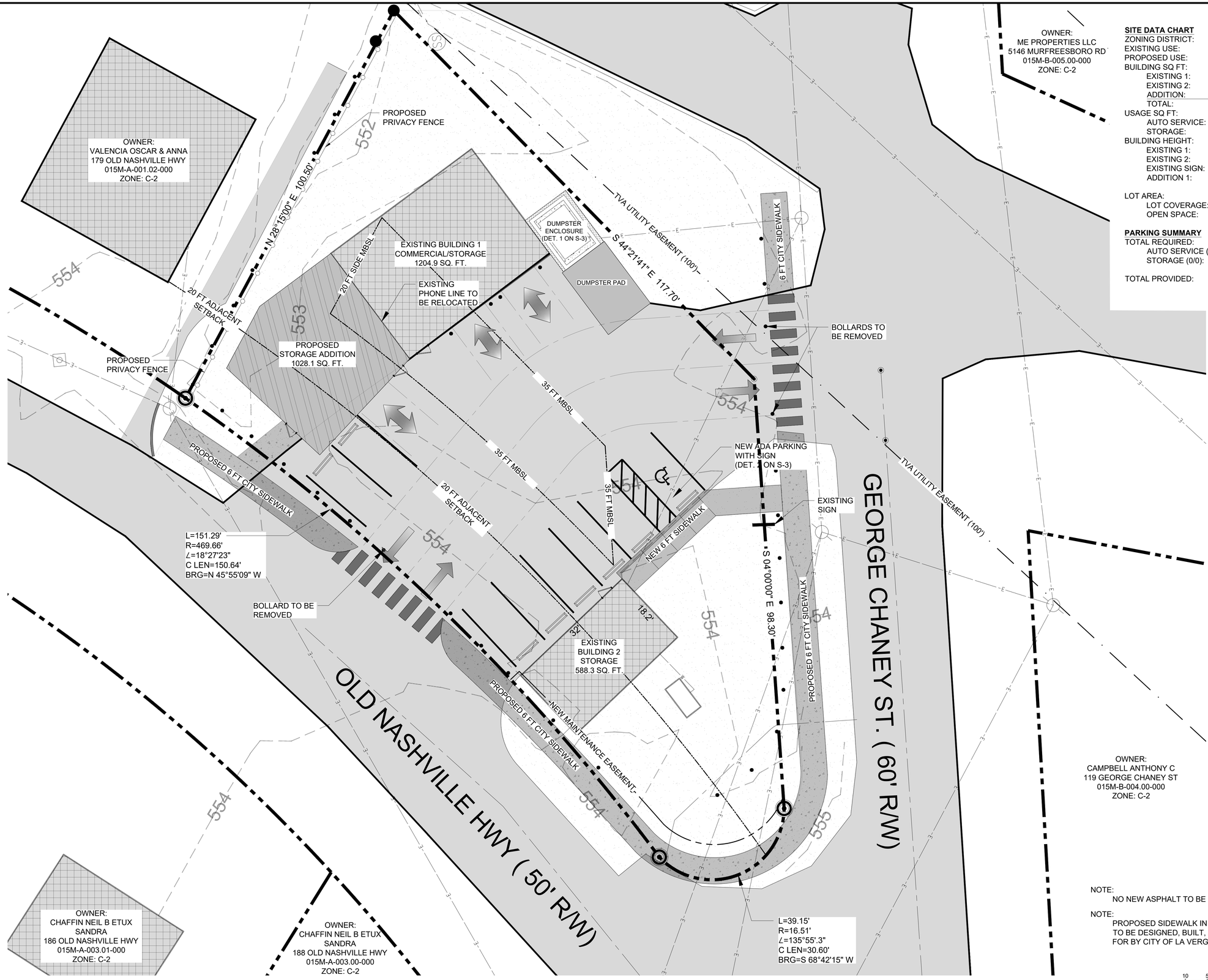
DWG. No.
C-3.0

SCALE: NOTED

CADFILE: 187 Old Nashville Hwy, LaVergne, TN, Shwan Sorani, 24-26.dwt

JOB No.

REV:



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
ADDITION:	1,028.1 SQ FT
TOTAL:	2,821.3 SQ FT
USAGE SQ FT:	
AUTO SERVICE:	1,000.0 SQ FT
STORAGE:	1,821.3 SQ FT
BUILDING HEIGHT:	
EXISTING 1:	1 STORY (20 FT ±)
EXISTING 2:	1 STORY (20 FT ±)
EXISTING SIGN:	12 FT ±
ADDITION 1:	2 STORIES (24 FT)
LOT AREA:	0.33 AC (13,738.5 SQ FT)
LOT COVERAGE:	9,075.8 SQ FT
OPEN SPACE:	4,662.7 SQ FT

PARKING SUMMARY

TOTAL REQUIRED:	7 SPACES	
AUTO SERVICE (1/150):		1000.0 SQ FT (7)
STORAGE (0/0):		1821.3 SQ FT (0)
TOTAL PROVIDED:	7 SPACES + 1 ACCESSIBLE	

NOTE:
NO NEW ASPHALT TO BE POURED.

NOTE:
PROPOSED SIDEWALK IN R.O.W.
TO BE DESIGNED, BUILT, AND PAID
FOR BY CITY OF LA VERGNE.

N

GRAPHIC SCALE
10 5 0 10 20
(IN FEET)
1 INCH = 10 FEET

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

UTILITY PLAN SCALE: 1" = 10'

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

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURE
No. 102316
STATE OF TENNESSEE

9/26/2024

ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: rhodesengineering@gmail.com
807 NASHVILLE HWY. SOUTH, SUITE #1
COLUMBIA, TN 38401
CIVIL, ENVIRONMENTAL
SITE DEVELOPMENT, WATER/WASTEWATER

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APPROVED	____

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

UTILITY PLAN

DWG. No.
C-5.0

SCALE: NOTED

CADFILE: H:\Engineering Proj_Columbia\Tire Shops\Sorani Shwan\C-5.0.dwg

JOB No.

REV.



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



2 BUILDING ADDITION WITH EXISTING STRUCTURE PARKINGLOT ELEVATION
SCALE: 3/8" = 1'-0"

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

ELEVATIONS

SCALE: NOTED

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

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURAL
No. 021181
STATE OF TENNESSEE

9/26/2024

ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: rhodesengineering@gmail.com
807 NASHVILLE HWY. SOUTH, SUITE #1
COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

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187 OLD NASHVILLE HWY, LA VERGNE, TN 37086

ELEVATIONS

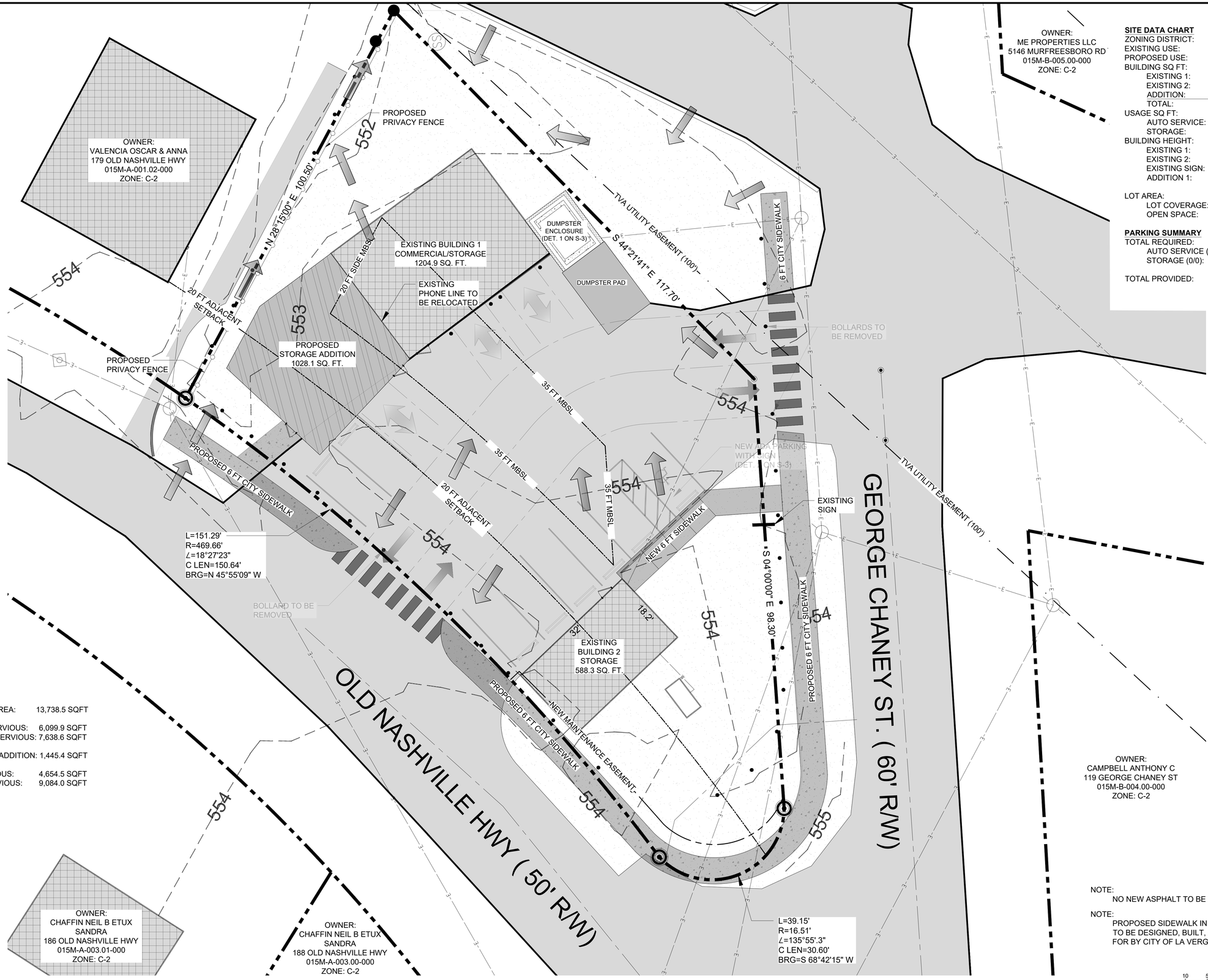
DWG. No.
A-1.0

SCALE: NOTED

CADFILE: P:\187 Nashville Hwy, LaVergne, TN_Shwan Sorani, 24-30-01

JOB No.

REV.



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
ADDITION:	1,028.1 SQ FT
TOTAL:	2,821.3 SQ FT
USAGE SQ FT:	
AUTO SERVICE:	1,000.0 SQ FT
STORAGE:	1,821.3 SQ FT
BUILDING HEIGHT:	
EXISTING 1:	1 STORY (20 FT ±)
EXISTING 2:	1 STORY (20 FT ±)
EXISTING SIGN:	12 FT ±
ADDITION 1:	2 STORIES (24 FT)
LOT AREA:	0.33 AC (13,738.5 SQ FT)
LOT COVERAGE:	9,075.8 SQ FT
OPEN SPACE:	4,662.7 SQ FT

PARKING SUMMARY

TOTAL REQUIRED:	7 SPACES	
AUTO SERVICE (1/150):		1000.0 SQ FT (7)
STORAGE (0/0):		1821.3 SQ FT (0)
TOTAL PROVIDED:	7 SPACES + 1 ACCESSIBLE	

DRAINAGE:

TOTAL LOT AREA:	13,738.5 SQFT
EXISTING PERVIOUS:	6,099.9 SQFT
EXISTING IMPERVIOUS:	7,638.6 SQFT
IMPERVIOUS ADDITION:	1,445.4 SQFT
FINAL PERVIOUS:	4,654.5 SQFT
FINAL IMPERVIOUS:	9,084.0 SQFT

NOTE:
NO NEW ASPHALT TO BE POURED.

NOTE:
PROPOSED SIDEWALK IN R.O.W.
TO BE DESIGNED, BUILT, AND PAID
FOR BY CITY OF LA VERGNE.

N

GRAPHIC SCALE
10 5 0 10 20
(IN FEET)
1 INCH = 10 FEET

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

DRAINAGE PLAN

SCALE: 1" = 10'

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

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURAL
No. 023116
STATE OF TENNESSEE

9/26/2024

ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: rhodesengineering@gmail.com
807 NASHVILLE HWY. SOUTH, SUITE #1
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REVISIONS | DATE | DRWN | CHKD | DESIGN | APPD | No.

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

DRAINAGE PLAN

DWG. No.
D-1.0

SCALE: NOTED

CADFILE: 187 Old Nashville Hwy, La Vergne, TN, United States (36.02,-8...

JOB No.

REV.

Planning Commission Report
Meeting: October 15, 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.**

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. (Calculations) Please provide stormwater calculations comparing pre-development versus post-development flows for the follow storms at all outfalls from the site for the 1-, 2-, 5-, 10, 25, 50-, and 100-year/24-hour storms. This must confirm that post-development flows from the site are less than or equal to post-development flows for all outfalls. The city wants to see the calculations for the following outfalls from the site:
   a. Primary outfall into the drainage pipe under Rebecca Way
   b. Surface drainage from the site into Rebecca Way gutter
   c. Drainage north from the site into the Highmark Rutherford Pointe LLC site
   d. Drainage east from the site into the FJ Investment LLC site
   e. Drainage south from the site into Murfreesboro Road ROW.

2. (Calculations) Provide flow calculations for the 25-year/24-storm where the water crosses the new sidewalk in Murfreesboro Road
3. (Calculations) Please provide calculations demonstrating that the 18" HDPE pipe under the driveway carries the 25-year/24-hour storm
4. (Calculations) Provide calculations demonstrating that the design achieves the 80% TSS removal required by the City of La Vergne Stormwater Management Ordinance. (https://www.lavergnetn.gov/DocumentCenter/View/4047/Title-14---Zoning-and-Land-Use-Control_APPROVED-2023-10-10)
5. (Calculations) Provide calculations routing the 25-year/24-hour storm through the swale shown draining from the southwest corner of the parking lot to the primary site outfall under Rebecca Way
6. (Sheet C-4.02) It appears that the intent is to place a curb cut in the southwest corner of the parking/driving area. If so, please label it as such, provide spot shots, and provide a detail which includes outlet protection such as a riprap pad.
7. (Sheet C-4.02) Provide a detail for the Outlet Control Structure showing how it is to be construction including wall thicknesses, reinforcing (if applicable), cover or means to keep people from falling into it from the top, etc.
8. (Sheet C-4.02) Provide a detail for Drainage Inlet 1 structure and grate.
9. (Sheet C-5.01) Provide erosion control matting for final stabilization of all slopes 5:1 or steeper.
10. Provide a draft Long-term Maintenance Agreement (LTMA) for review (city standard is attached)
11. Provide a draft Long-term Maintenance Plan (LTMP) for review. Format is at the discretion of the Engineer. City review checklist is attached.
12. (Sheet C-3.01) Provide distance from southern point "X" at driveway entrance to Murfreesboro Road right-of-way.
13. (Sheet C-4.01) Provide the following:
    a. Location of Permit Board
14. (Sheet C-4.01) Relocate Land Disturbance Line and Silt Fence in north part of property to include the proposed landscaping area which extends to the northern boundary. Include this area in the disturbed area calculations for the site (Sheet C-1.01).
15. (Sheet C-6.01) Please provide detailed information regarding the small easement required from Rutherford Pointe Apartments for accessing the waterline on their property.

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

1. Note 8, is not a City requirement. City only requires minimum 18" burial of private plumbing conduits. Public lines shall be at least 36 inches deep, possibly more depending on size.
2. Note 12: Shall read "All ***public*** lines…"
3. Note 13: Shall read "All ***public*** lines…"
4. Note 26: may be deleted, as it does not apply. City standards is to use PEXa tubing for water services.
5. Note 35, which talks about water lines crossing sewer lines is okay, but ***ferrous*** material under notes 35.B and 35.C is not a City requirement, nor a TDEC requirement. The word ferrous may be removed.
6. 20' easement around existing 12" public waterline in property to the north does not extend to or meet the customer's property boundary. So, there is no access to public water at this time without access rights being given from the property owner to the north. The only other water source is across Murfreesboro Rd, which is a TDOT ROW, and would also require access rights.
7. FYI, 18-inch public gravity sewer line within 20 public utility easement may be relocated soon. The City is currently under design to relocate this sewer, more to the northern property boundary of the property. This will not affect access to public sewer, it will only free up more space for this lot's potential development.
8. The nearest FHs are approx. 580' west of southwest property corner, and 480' east of southeast property corner along Murfreesboro Rd. Likely more than 500' from building corner. The fire department staff may have additional comments about FH placement.

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

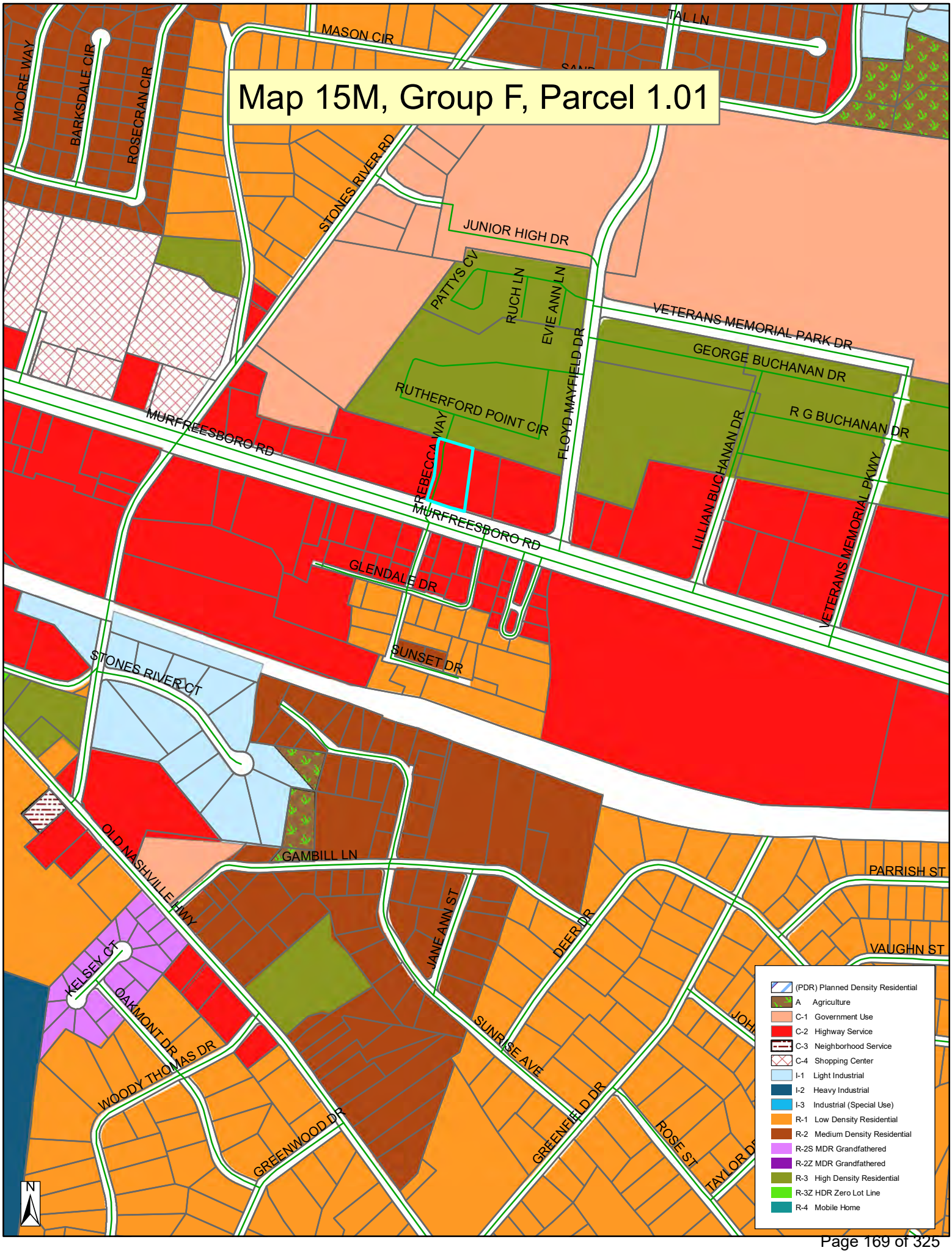
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
A fire hydrant must be within 400' of the building measured along the access road.

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
RUTHERFORD POINT CIR
1708
1707
1706
1705
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 SQ
RUCH LN
EVIE ANN LN
FLOYD MAYFIELD DR
RUTHERFORD POINT CIR
MURFREESBORO RD
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
LILLIAN BUCHANAN DR
VETERANS MEMORIAL PKWY
RUTHERFORD POINT CIR
MURFREESBORO RD
REBECCA WAY
GLENDALE DR
SUNSET DR
STONES RIVER CT
OLD NASHVILLE HWY
GAMBILL LN
JANE ANN ST
DEER DR
PARRISH ST
VAUGHN ST
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
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





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

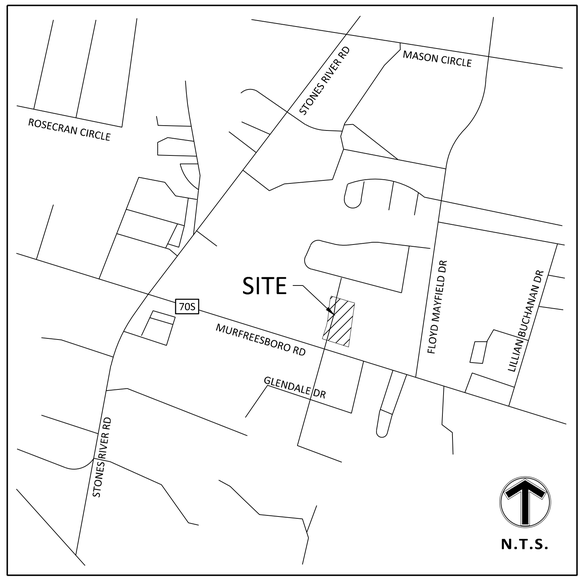
AREA		
TOTAL SITE AREA	55,764 SF	1.28 AC
DISTURBED AREA	35,539 SF	0.82 AC
EXISTING IMPERVIOUS AREA	9,435 SF	0.22 AC
PROPOSED IMPERVIOUS AREA	26,126 SF	0.60 AC
AREA OF BUFFER WITHIN LIMITS OF DISTURBANCE	4,402 SF	0.10 AC
BUILDING AREA		1,750 SF

PARKING SUMMARY	
STANDARD REQUIRED	12 STALLS
ADA REQUIRED	1 STALLS
STANDARD PROVIDED	13 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	29,638 SF



VICINITY MAP
NO SCALE

Tennessee811
Know what's below. Call before you dig.

SHEET INDEX

SHEET	DESCRIPTION
C-1.01	TITLE PAGE
C-2.01	EXISTING CONDITIONS/DEMOLITION PLAN
C-3.01	SITE PLAN
C-4.01	EROSION CONTROL PLAN - PHASE I
C-4.02	GRADING & EROSION CONTROL PLAN - PHASE II
C-5.01	NPDES STABILIZATION PLAN
C-5.02	NPDES DETAILS
C-6.01	UTILITY PLAN
C-7.01	LANDSCAPE PLAN
C-8.01	LIGHTING PLAN
C-9.01	DETAILS
C-9.02	DETAILS
C-9.03	DETAILS
A-102	DUMPSTER SCREEN
	GROUND SIGN

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments

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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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TITLE PAGE

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

SHEET
C-1.01
REV.

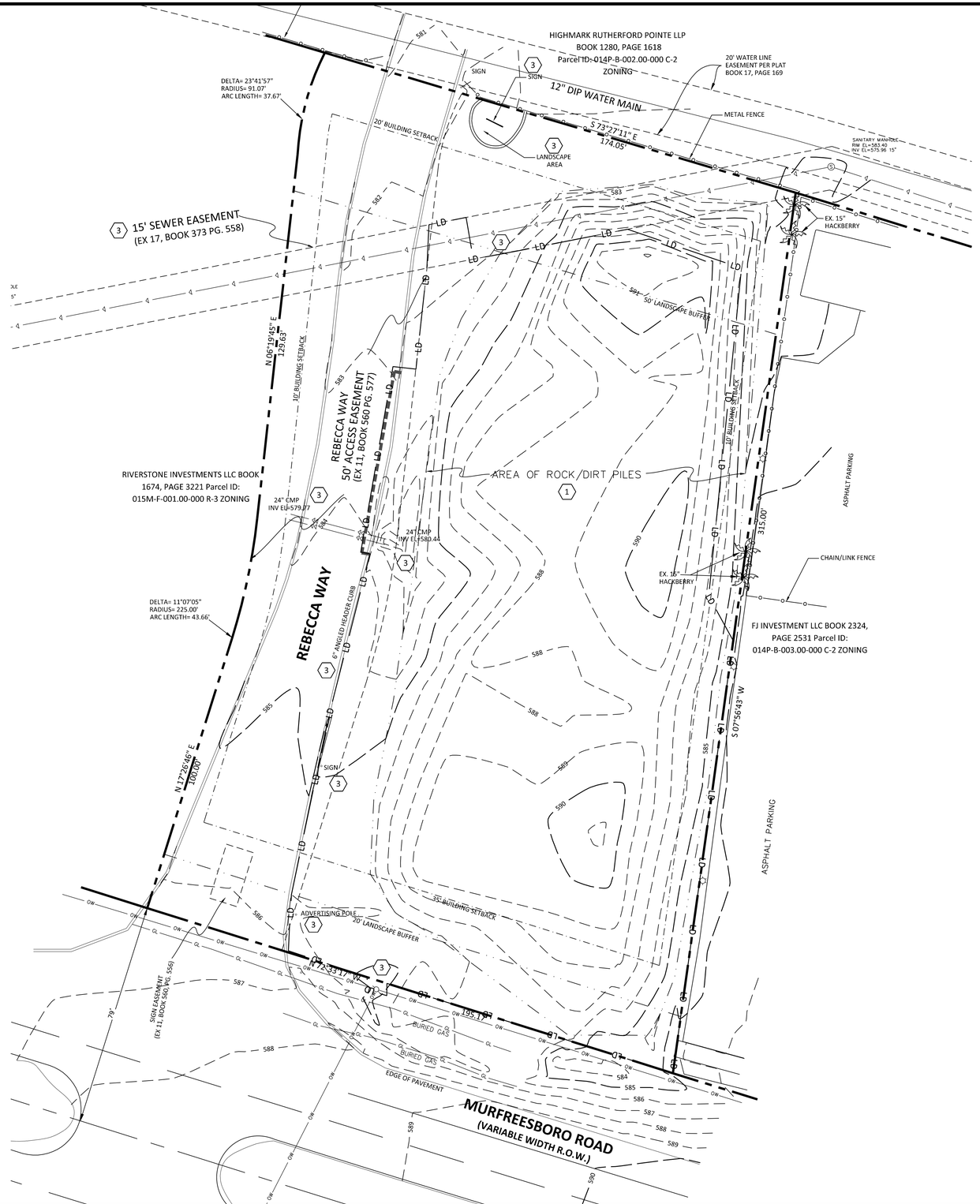
24.15 (LWS TECH) | JILL WEVENBERG, EIT (MN) | 9/27/2024 2:46:55 PM
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DEMOLITION NOTES

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.

EXISTING CONDITIONS NOTES

1. SITE SURVEY PROVIDED BY PINNACLE LAND SURVEYING, INC. FIELD SURVEY DATED 06-18-2024.
2. FLOOD ZONE OF THE SITE BASED ON THE MAY 2023 FIRM MAPPING.
3. AS PER SURVEY AND THE FIRM FLOOD MAPS, SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA. TAKEN FROM MAP #47149C0015J, WITH AN EFFECTIVE DATE OF MAY 9, 2023.
4. NO BENCHMARKS DENOTED. DATA COLLECTED USING GPS/RTK AND CONVENTIONAL RADIAL METHODS



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

NORTH

0 20 40
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
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BRIAN P. BROPHY, REGISTERED ENGINEER, STATE OF TENNESSEE, 120.2020

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DESIGN REVIEW	DESIGNED BY MW
PERMIT SUBMITTAL	CHECKED BY MW
CONSTRUCTION DOCUMENTS	PROJECT NO. JAD-2402

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EXISTING CONDITIONS / DEMOLITION PLAN

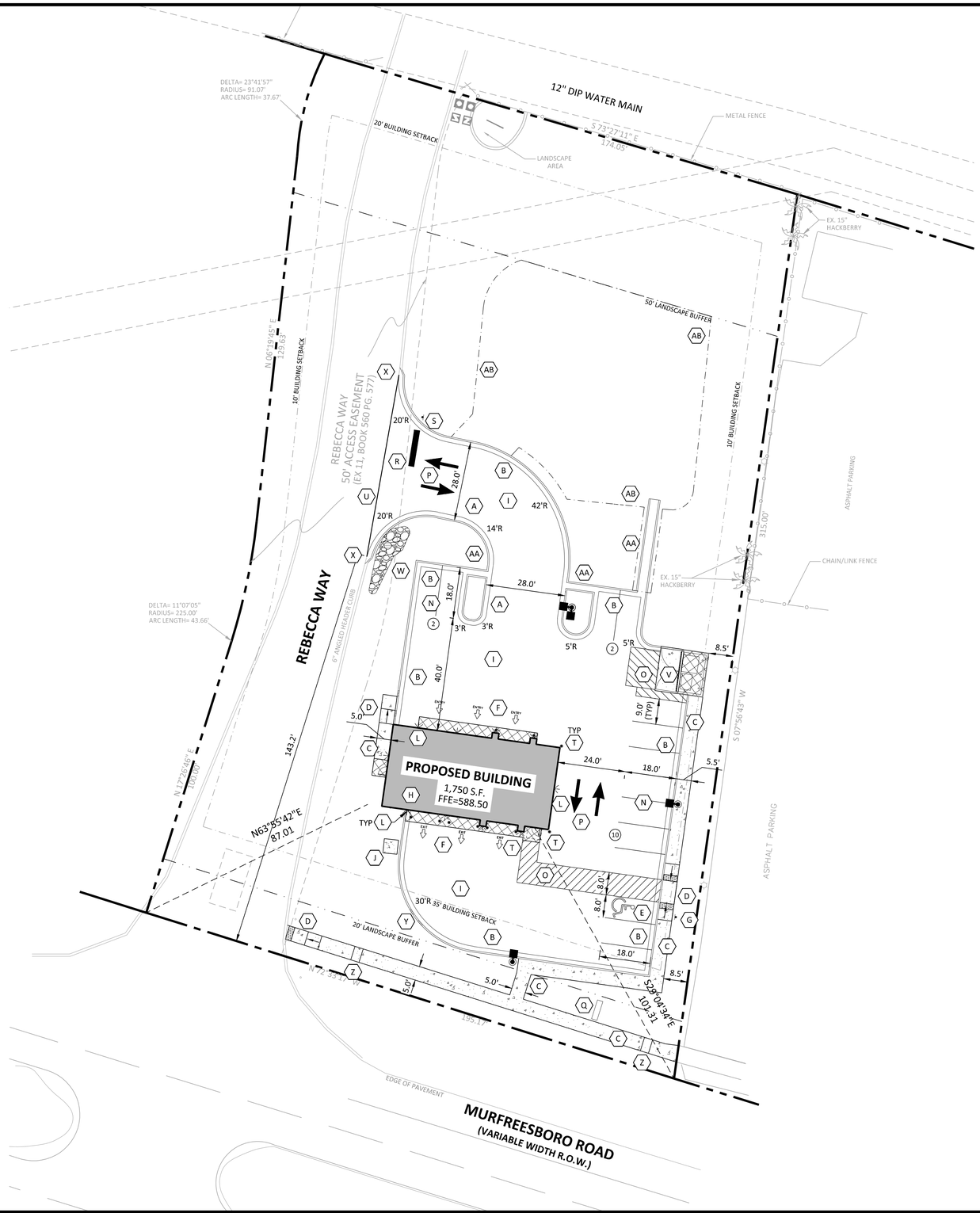
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24.15 (LMS TECH) | JILL WEYENBERG, EIT (MN) | 9/27/2024 2:15:50 PM
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DEVELOPMENT NOTES

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

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
- (##) PARKING STALL COUNT
- (1) KEY NOTE
- LIGHT POLE (BY OTHERS)

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
Y. NOSE DOWN CURB AS PER DETAIL
Z. SLAB TOP SIDEWALK AS PER DETAIL
AA. CONCRETE FLUME AS PER DETAIL
AB. VARIABLE WIDTH SCM ACCESS AND MAINTENANCE EASEMENT

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NORTH
0 20 40
SCALE IN FEET

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BRIAN D. BECKETT — REGISTERED ENGINEER — STATE OF TENNESSEE — 09/27/2024

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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SITE PLAN

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

SHEET C-3.01 REV.

24.15 (LMS TECH) | JILL WEVENBERG, EIT (MIN) | 9/27/2024 2:52:53 PM
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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

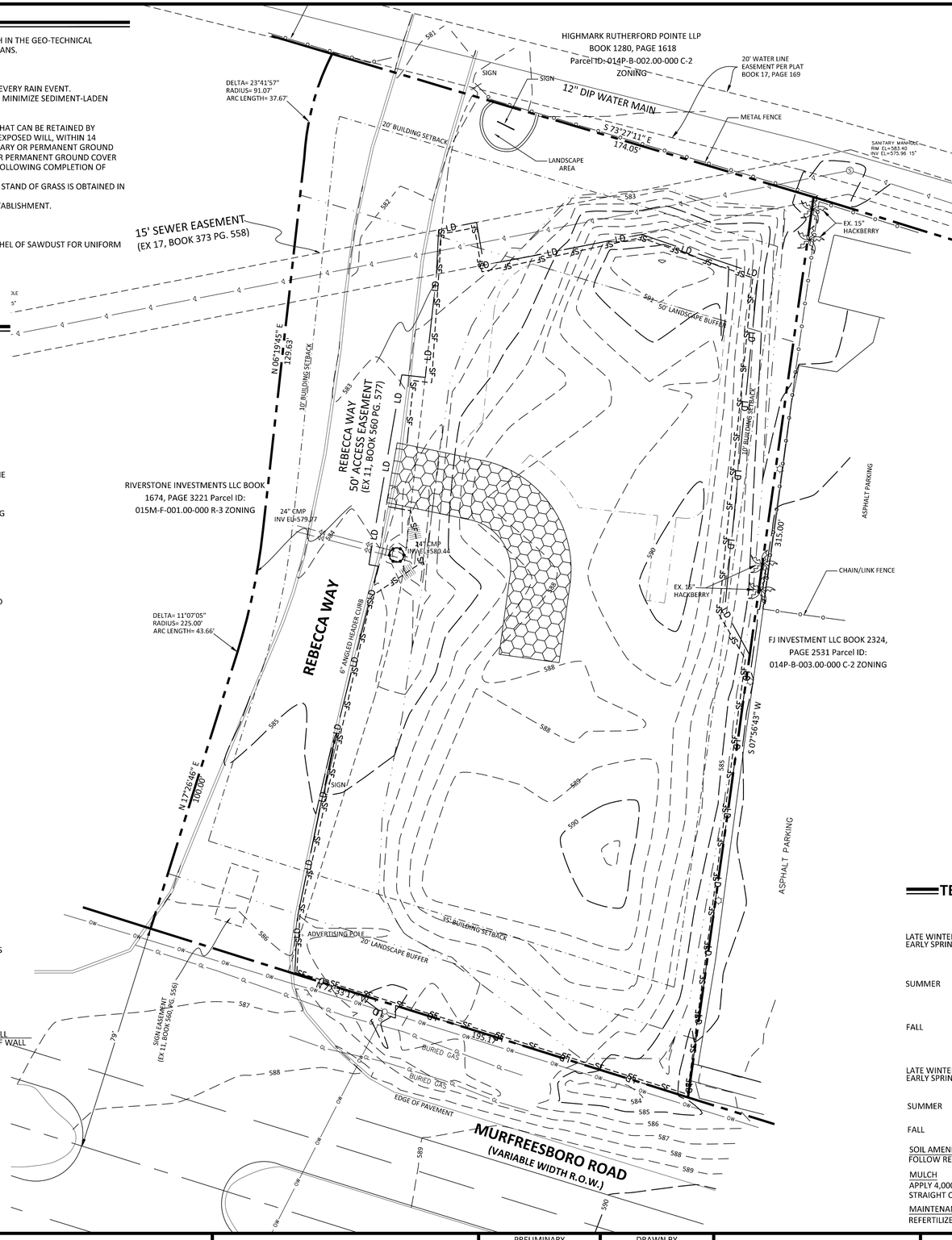
THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EROSION IS MINIMIZED AND THAT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND ORDINANCES ARE MAINTAINED THROUGHOUT THE EXECUTION OF THIS PROJECT.

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.

LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
D	D	STORM SEWER
		DRAINTILE
		ROOF DRAIN
		BUILDING LINE
		RETAINING WALL
902	902	CONTOUR
	WL	WETLAND
		TREE LINE
902.50 ×	902.50 ×	SPOT ELEVATIONS
		RIPRAP
EOF 902.50		OVERFLOW ELEV.
	ST # 999.9	SOIL BORING
		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



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.

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
	GERMAN MILLET	40
SUMMER	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.

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

NORTH
SCALE 0 20 40 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments

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STATE OF TENNESSEE — MICHAEL WEYENBERG — REGISTERED ENGINEER — 128161 — 09/27/2024

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.

24.15 (LMS TECH) | JILL WEYENBERG, EIT (MN) | 9/27/2024 1:58:14 PM
X:\JAD- JARMAN DEVELOPMENT\2402 - LA VERGNE, TN\CAD\SHEETS\JAD2402-C4.01-EROS-NC.DWG\C4.02 EROS-NC

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

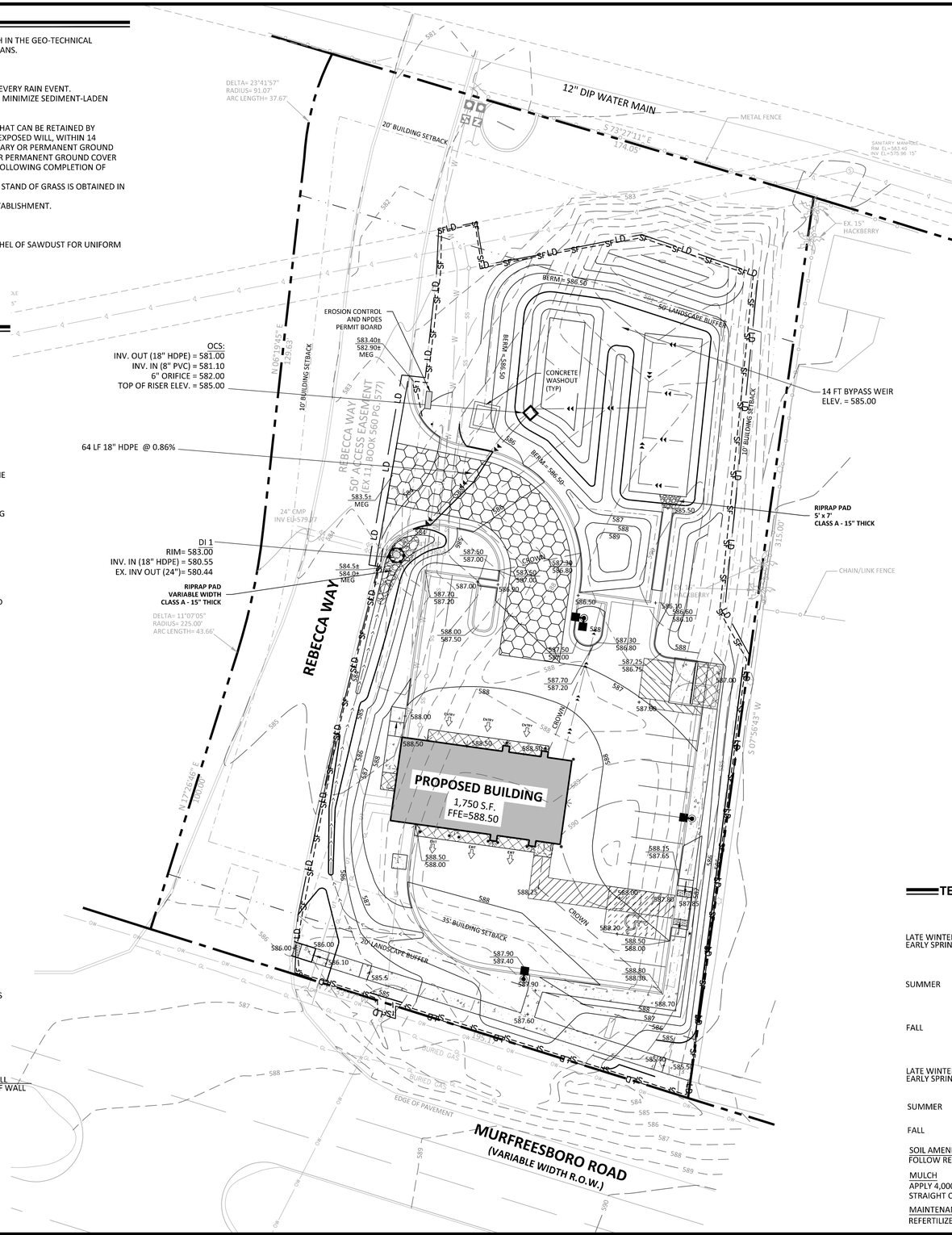
THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EROSION IS MINIMIZED AND THAT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND ORDINANCES ARE MAINTAINED THROUGHOUT THE EXECUTION OF THIS PROJECT.

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 CURB
D	D	STORM SEWER
		DRAINTILE
		ROOF DRAIN
		BUILDING LINE
		RETAINING WALL
902	902	CONTOUR
	WL	WETLAND
902.50 ×	902.50 ×	SPOT ELEVATIONS
		RIPRAP
EOF 902.50		OVERFLOW ELEV.
	ST. # 999.9	SOIL BORING
		CONSTRUCTION ENTRANCE

	CONCRETE PAVING
	CONCRETE SIDEWALK
	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
	ADA PARKING MAX 2% SLOPE IN ALL DIRECTIONS
	CONCRETE WASHOUT
RD	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
XXXX.XX / XXXX.XX	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



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.

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OUTLET STABILIZATION STRUCTURE:
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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.

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

NORTH
0 20 40
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments

BRIAN BERGETT — REGISTERED ENGINEER — 124-27888 — STATE OF TENNESSEE

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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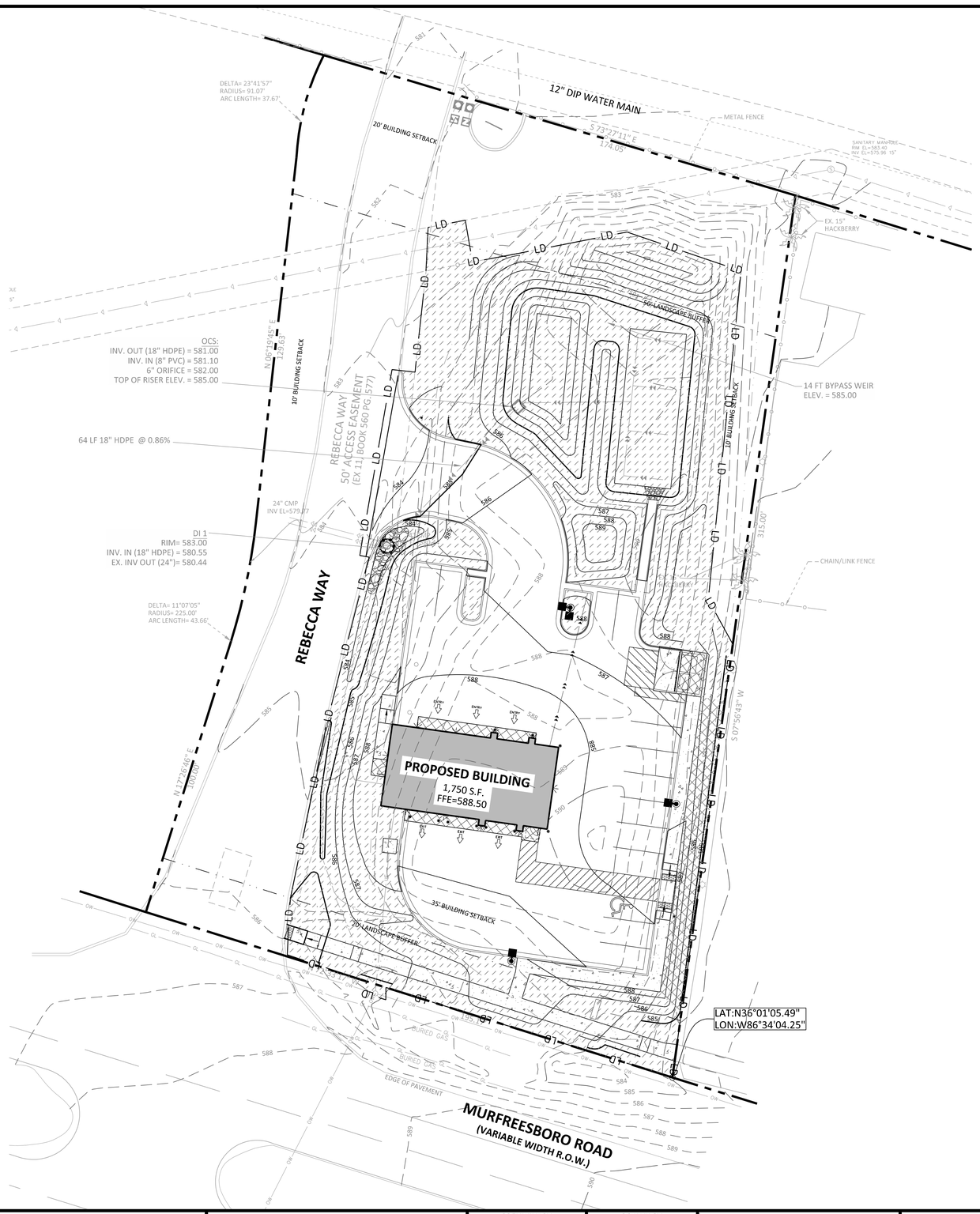
GRADING & EROSION CONTROL PLAN - PHASE II

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

SHEET C-4.02 REV.

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24.15 (LMS TECH) | JILL WEVENBERG, EIT (MN) | 9/27/2024 11:59:44 AM
X:\JAD JARMAN DEVELOPMENT\2402 - LA VERGNE, TN\CAD\SHEETS\JAD2402-C4.02-GRAD-NC.DWG\C4.02 GRADING PLAN



LABEL	1) GROUND STABILIZATION		
	SITE AREA DESCRIPTION	STABILIZE WITHIN THIS MANY CALENDAR DAYS AFTER CEASING LAND DISTURBANCE	TIME FRAME VARIATIONS
	• PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
	• HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
	• SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
	• SLOPES 3:1 TO 4:1	14 DAYS	- 7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH AND WITH SLOPES 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 = 0.82 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

AREA OF BUFFER WITHIN LIMITS OF DISTURBANCE: 4,402 SF = 0.10 ACRES

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Know what's below. Call before you dig.

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SCALE 0 20 40 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments

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STATE OF TENNESSEE — REGISTERED ENGINEER — MATTHEW WEYENBERG

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DESIGN REVIEW	DESIGNED BY MW
PERMIT SUBMITTAL	CHECKED BY MW
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NPDES STABILIZATION PLAN

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

SHEET C-5.01 REV.

24.15 (LMS TECH) | JILL WEYENBERG, EIT (MN) | 09/27/2024 2:16:09 PM
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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.

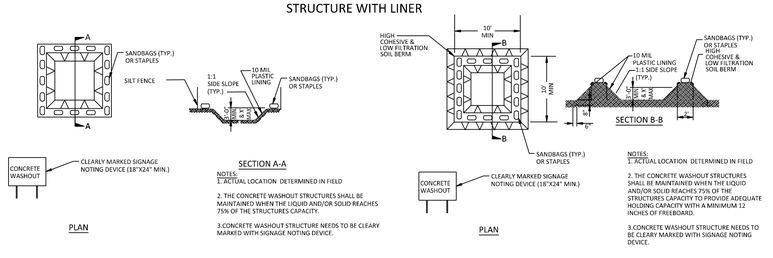
HERBICIDES, PESTICIDES AND RODENTICIDES

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



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 these 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

Tennessee811 Know what's below. Call before you dig.

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments

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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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Engineering | Surveying | Planning | Environmental

NPDES DETAILS

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

SHEET C-5.02 REV.

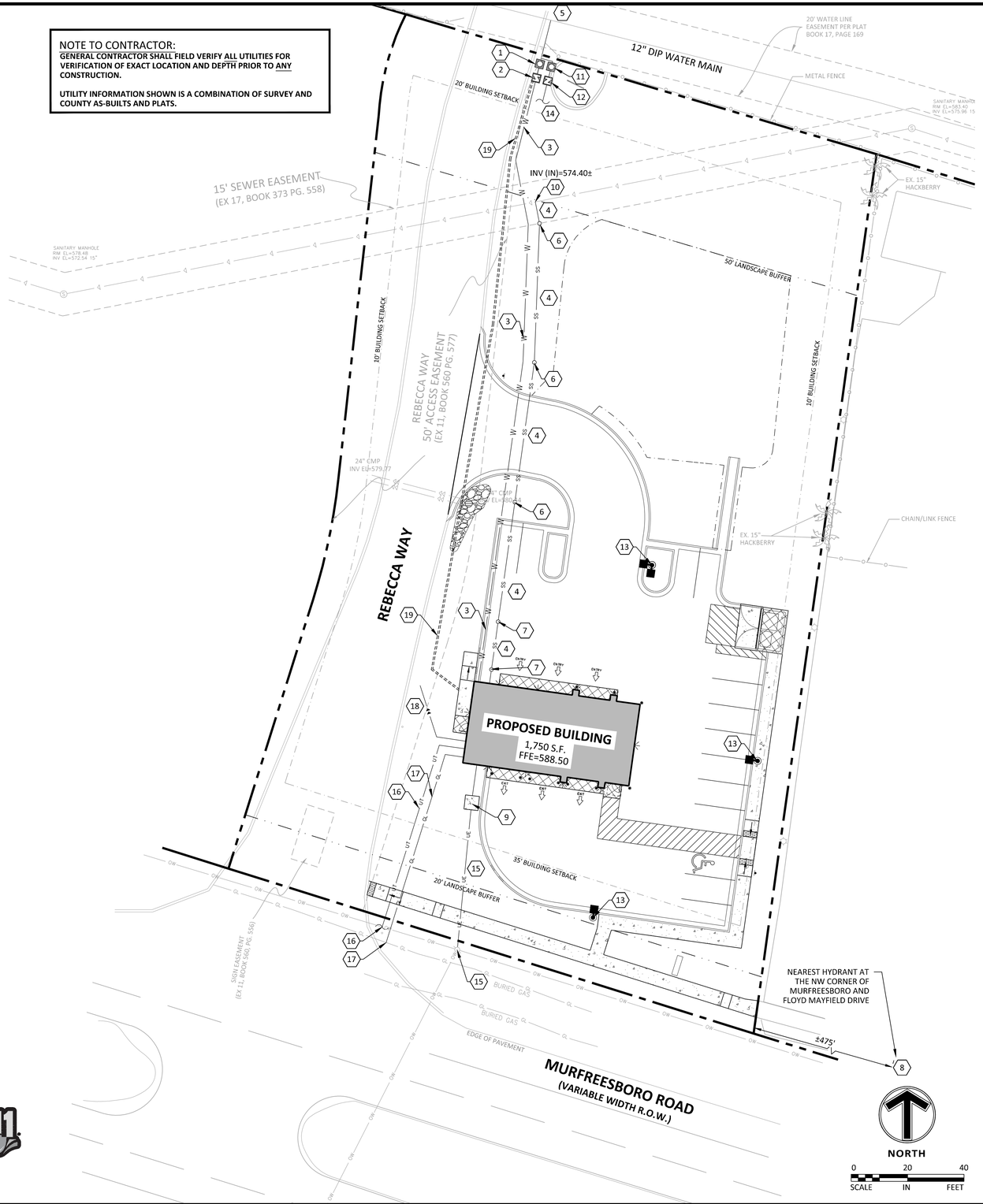
24.1S (LMS TECH) | JILL WEYENBERG, EIT (MIN) | 7/30/2024 10:20:57 AM
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UTILITY KEY NOTES

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. 4" PVC SANITARY SEWER LINE @ 1/8" PER LINEAR FOOT SLOPE (MINIMUM), CONTRACTOR SHALL COORDINATE WITH CITY.
5. 12" SADDLE WITH 1.5" CORPORATION STOP, CONTRACTOR SHALL COORDINATE WITH CITY.
6. PUBLIC SANITARY SEWER CLEANOUT, PER CITY STANDARD DETAILS 1.0 AND 2.0
7. PRIVATE SANITARY SEWER CLEANOUT, SEE DETAIL SHEET. TRAFFIC RATED CLEANOUT COVERS AND BOXES SHALL BE USED IN TRAFFIC AREAS.
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. ROOF DRAIN TO BE INSTALLED AROUND BUILDING AND EXTENDED TO OUTLET AT 2% MIN. COORDINATE DOWNSPOUT LOCATIONS WITH ARCHITECT.
19. ELECTRICAL CONDUIT TO BACKFLOW PREVENTERS, COORDINATE WITH UTILITY CONTRACTOR.

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 AND PLATS.



LEGEND

PROPOSED	EXISTING	
SS	SS	SANITARY SEWER
FM / LS / SS	FM / LS / SS	FORCEMAIN (SAN.)
ST / 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

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

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, UNLESS DEFINED OTHERWISE BY LOCAL GOVERNING UTILITY STANDARD SPECIFICATIONS AND DETAILS.
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 50' 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, UNLESS DEFINED OTHERWISE BY LOCAL GOVERNING UTILITY STANDARD SPECIFICATIONS AND DETAILS.
14. PUBLIC SANITARY SEWER SERVICES SHALL BE SDR 26 PVC TO THE PUBLIC CLEANOUT. BUILDING SANITARY SEWER SERVICES SHALL BE A MINIMUM OF SCHEDULE 40 PVC PER CITY STANDARD DETAIL 1.0.
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 CITY 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 50 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 CITY 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:
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.

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments

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VALERIA N. MERCHANT — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 2024.09.27

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

UTILITY PLAN

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

SHEET C-6.01 REV.

24.15 (LMS TECH) | JILL WEYENBERG, EIT (WIN) | 9/27/2024 2:16:56 PM
X:\JAD- JARMAN DEVELOPMENT\2402 - LA VERGNE, TN\CAD\SHEETS\JAD2402-C6.01-UTIL-NC.DWG\C6.01 UTILITY PLAN

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

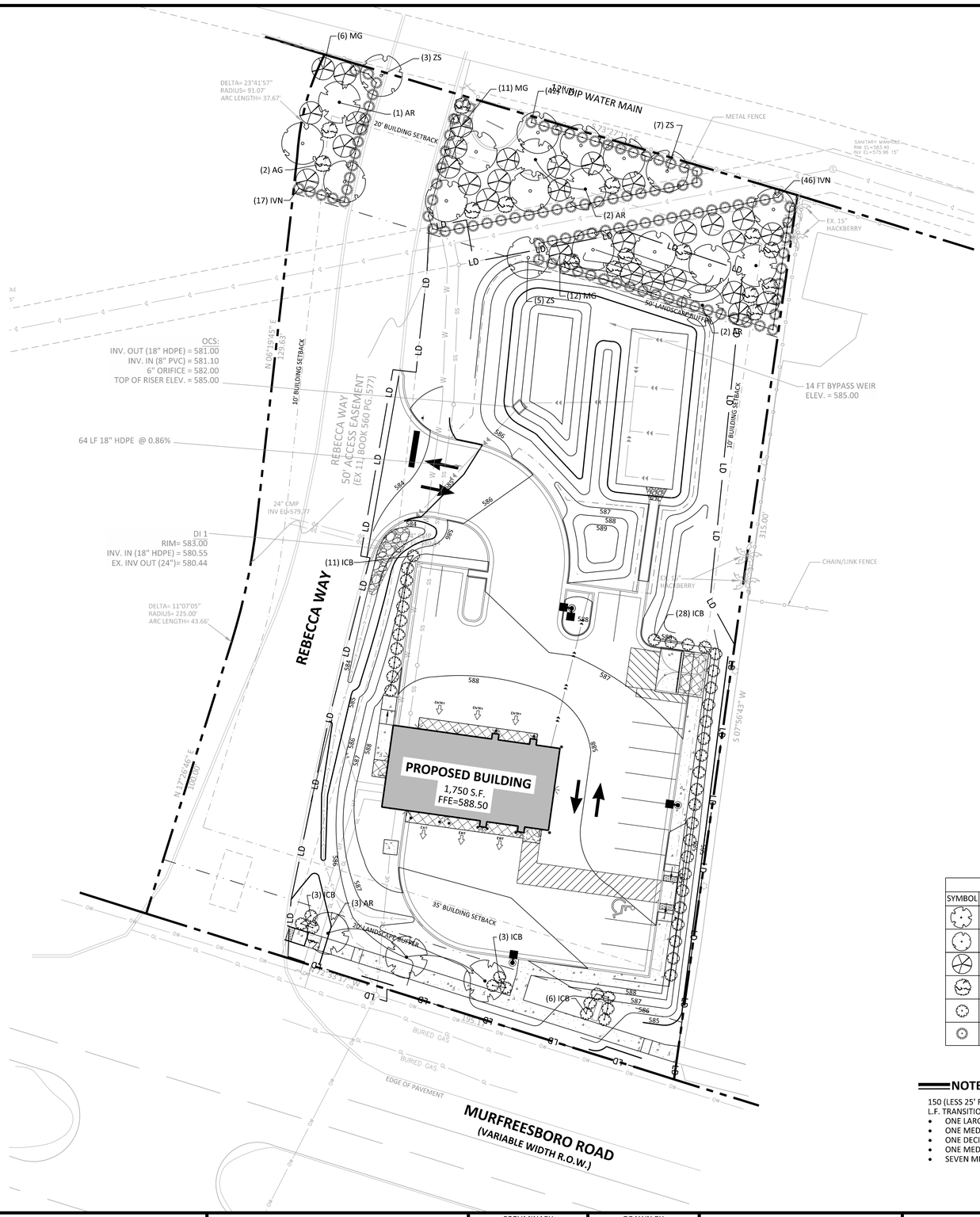
   SOD PREPARATION:
   FOLLOW PREPARATION AS DIRECTED FOR STEPS 1-5 ABOVE. IMMEDIATELY WATER SOD UPON INSTALLATION AND CONTINUE UNTIL ROOTS ARE ESTABLISHED.

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

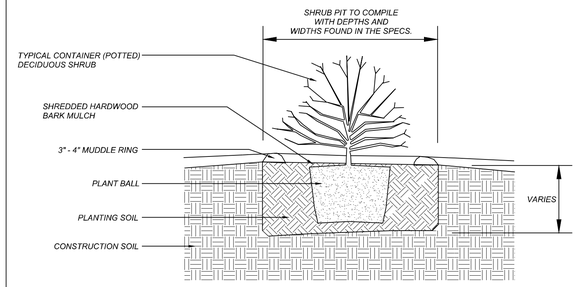
1. THE GENERAL CONTRACTOR SHALL LEAVE THIS SITE AT FINISHED GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
2. PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE MONTHS. THE GUARANTEE SHALL COMMENCE UPON 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.
17. ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE WITHIN PROPERTY BOUNDARY SHALL BE SEEDED AND STRAWED.

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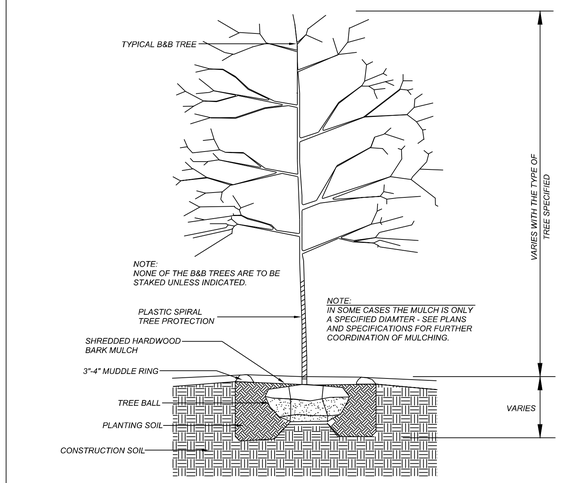


NOTE:
IN SOME CASES THE MULCH IS ONLY A SPECIFIED DIAMETER SEE PLANS AND SPECIFICATIONS FOR FURTHER COORDINATION OF MULCHING.

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



SHRUB PLANTING DETAIL



NOTE:
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

SCALE 0 20 40 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments

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W. BRIAN BURCHETT
REGISTERED ENGINEER
STATE OF TENNESSEE
09/27/2024

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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LANDSCAPE PLAN

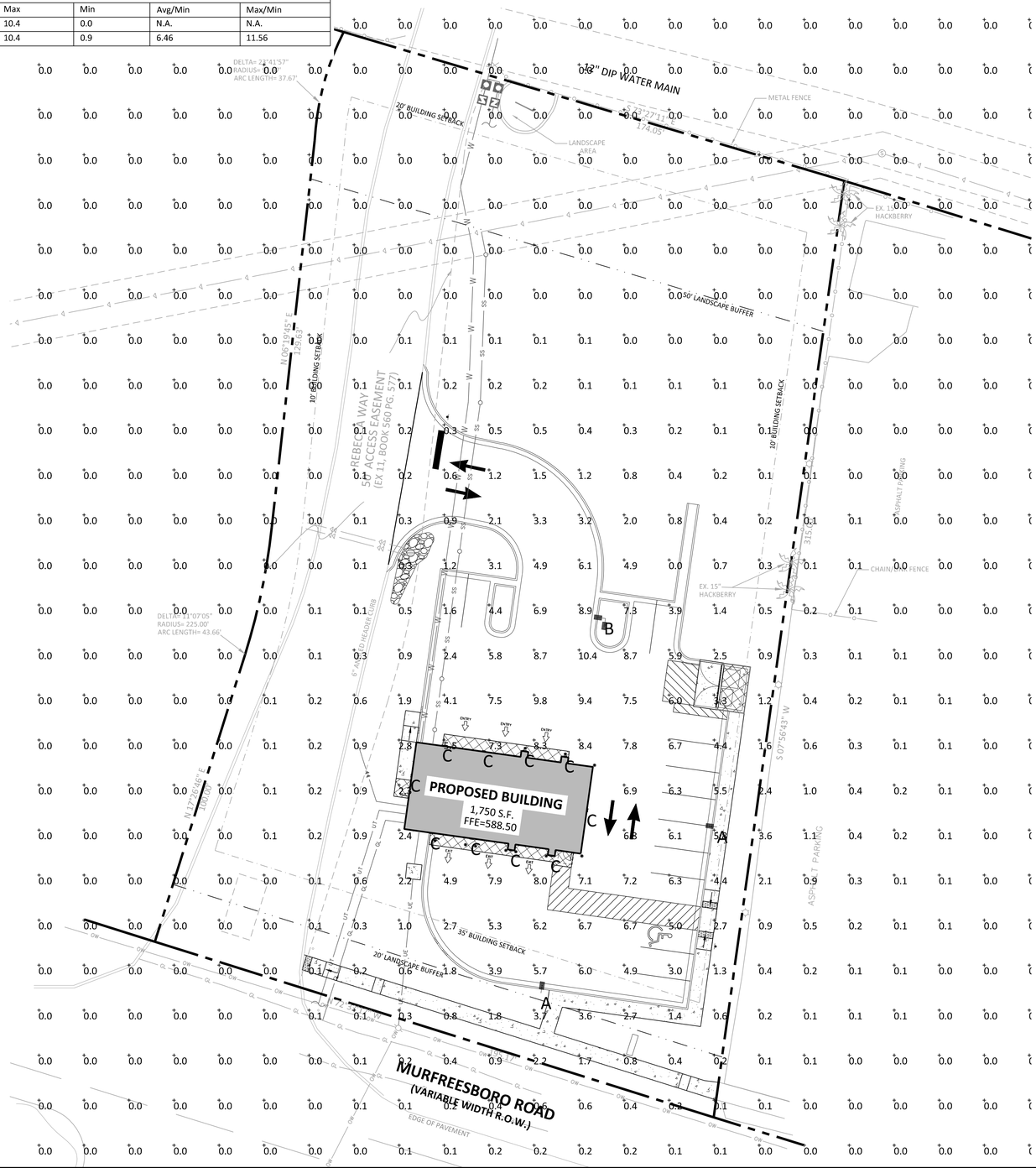
JARMAN DEVELOPMENT
TAKE 5 OIL CHANGE
5265 MURFREESBORO ROAD
La VERGNE, TENNESSEE

SHEET
C-7.01
REV.

24.15 (LMS TECH) | JILL WEYENBERG, EIT (MN) | 9/27/2024 1:56:07 PM
X:\JAD- JARMAN DEVELOPMENT\2402 - LA VERGNE, TN\CADSHEETS\JAD2402-C7.01-LSCP-NC.DWG\C7.01 LANDSCAPE PLAN

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

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







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

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

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

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in 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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Total Project Watts
Total Watts = 914

NORTH
SCALE 0 20 40 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments

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PRELIMINARY 06/28/2024
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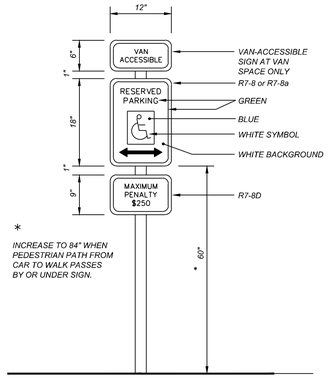
LIGHTING PLAN

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

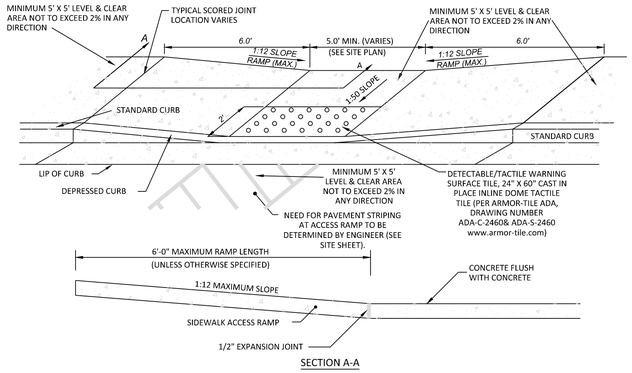
SHEET C-8.01 REV.

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
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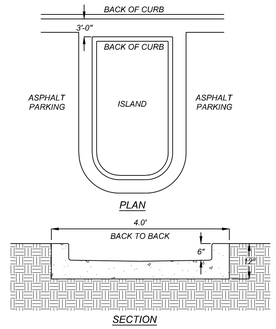
24.15 (LMS TECH) | JILL WEYENBERG, EIT (MN) | 9/27/2024 1:56:38 PM
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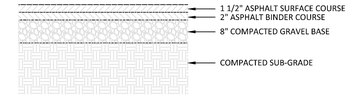
ADA SIGN
N.T.S.



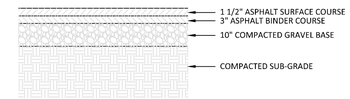
FLUSH HANDICAP RAMP DETAIL
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CONCRETE FLUME



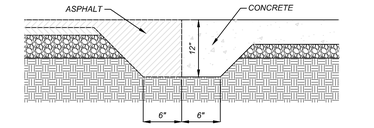
PARKING STALL ASPHALT PAVEMENT



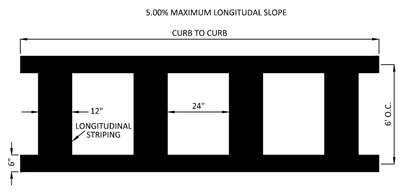
TRAFFIC AISLE ASPHALT PAVEMENT

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.

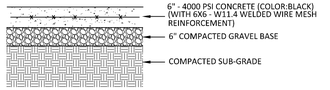
ASPHALT PAVEMENT DETAIL
N.T.S.



ASPHALT / CONCRETE TRANSITION
N.T.S.



CROSSWALK
N.T.S.

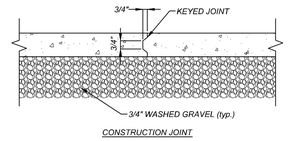


SUBGRADE AND GRAVEL BASE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

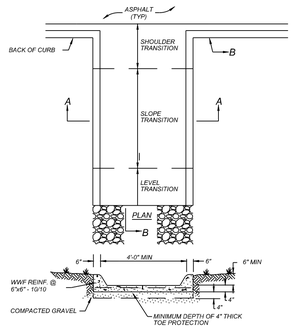
NOTES:
1. CONTRACTOR SHALL OBTAIN SOILS REPORT IF AVAILABLE, AND ADJUST PAVEMENT SECTIONS ACCORDINGLY.

CONCRETE PAVEMENT DETAIL
N.T.S.

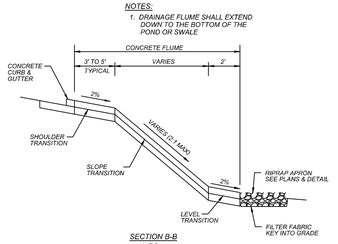
NOTE:
2.00% MAXIMUM CROSS SLOPE



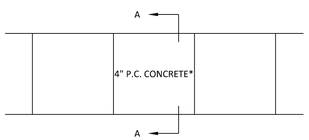
CONSTRUCTION JOINT

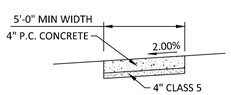


NOTES:
1. DRAINAGE FLUME SHALL EXTEND DOWN TO THE BOTTOM OF THE POND OR SWALE



TYPICAL CONCRETE FLUME
N.T.S.



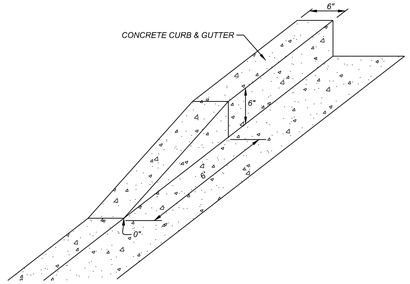


GENERAL NOTES FOR CONCRETE CONSTRUCTION:

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.

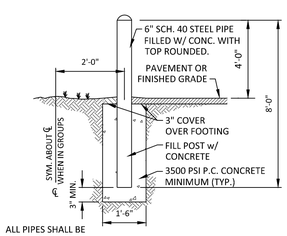
*THE THICKNESS SHALL BE INCREASED TO A MINIMUM DEPTH OF ___ INCHES AT DRIVEWAY CROSSINGS.

CONCRETE SIDEWALK
N.T.S.



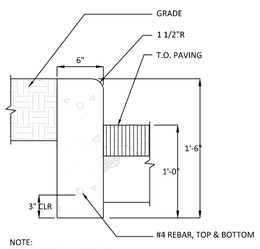
NOSE DOWN CURB DETAIL

NOSE DOWN CURB DETAIL
N.T.S.



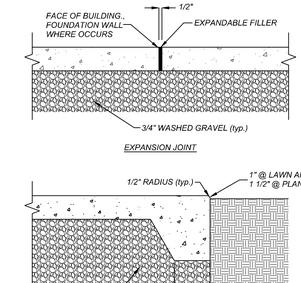
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

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.

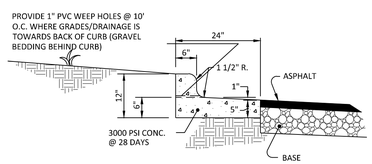
HEADER CURB
N.T.S.



EXPANSION JOINT

SLAB EDGE

CONCRETE SLAB DETAIL
N.T.S.



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.

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NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments

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STATE OF TENNESSEE — REGISTERED ENGINEER — MATTHEW WEYENBERG — 09/27/2024

PRELIMINARY 06/28/2024	DRAWN BY STH
DESIGN REVIEW	DESIGNED BY MW
PERMIT SUBMITTAL	CHECKED BY MW
CONSTRUCTION DOCUMENTS	PROJECT NO. JAD-2402

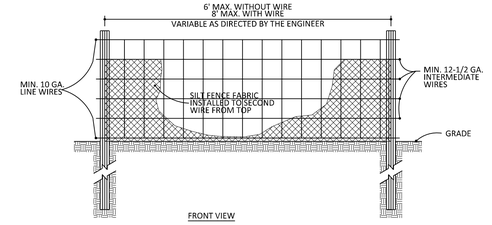
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DETAILS

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

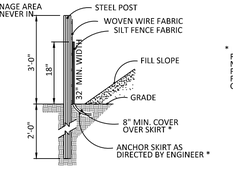
SHEET
C-9.01

24:15 (LMS TECH) | JILL WEYENBERG, EIT (MN) | 9/27/2024 3:07:00 PM
X:\JAD- JARMAN DEVELOPMENT\2402- LA VERGNE, TN\CAD\SHEETS\JAD2402-C9.01 DTLS.DWG:C9.01 DTLS



FRONT VIEW

NOTE:
-USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND NEVER IN AREAS OF CONCENTRATED FLOW



SIDE VIEW

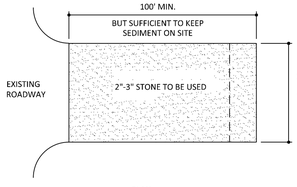
* FOR REPAIR OF SILT FENCE FAILURES, USE No. 57 WASHED STONE FOR ANCHOR WHEN SILT FENCE IS PROTECTING CATCH BASIN.

MAINTENANCE:

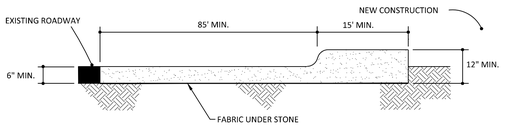
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT IMMEDIATELY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE 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.



PLAN

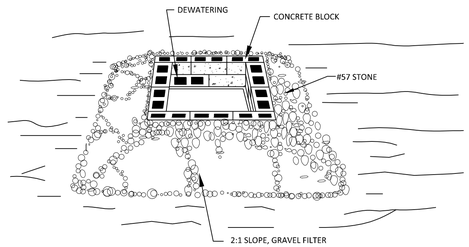


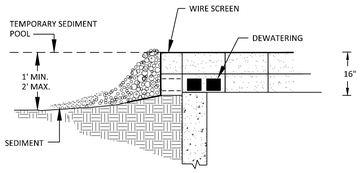
CROSS SECTION

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





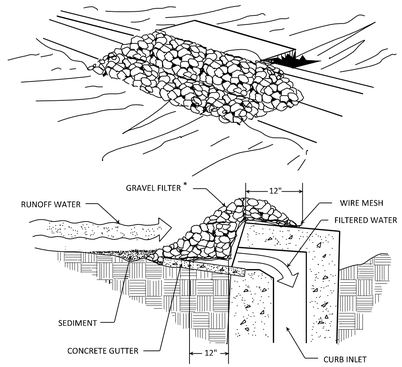
CONSTRUCTION SPECIFICATIONS

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

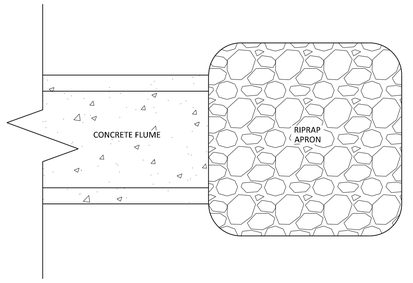
THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

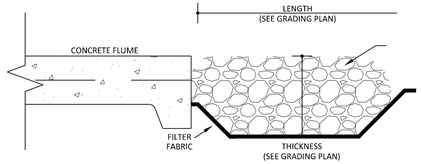
* GRAVEL SHALL BE #57 WASHED STONE

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

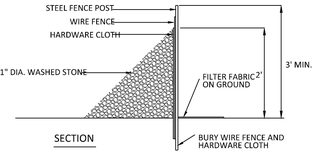




MAINTENANCE:

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



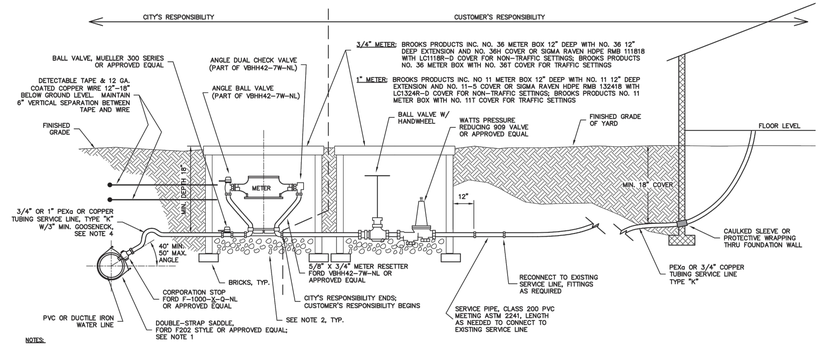
SECTION

FRONT VIEW

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



NOTES:

1. USE DOUBLE STRAP SADDLE FOR ALL PVC AND DUCTILE IRON PIPE INSTALLATION.
2. PLACE 3" DEEP (MIN.) OF CLEAN 1/2" TO 3/4" CRUSHED STONE IN BOTTOM OF METER BOX.
3. SEE STANDARD SPECIFICATIONS FOR LIST OF SERVICE CONNECTION FITTINGS.
4. METER:
   - 4.1. 3/4 INCH — BADGER MODEL 25, LEAD FREE BRONZE ALLOY OR ENGINEERED POLYMER WITH REMOTE READ TRANSMITTER.
   - 4.2. 1 INCH — BADGER MODEL 70, LEAD FREE BRONZE ALLOY WITH REMOTE READ TRANSMITTER.
5. CASING IS REQUIRED IF THE SERVICE LINE IS UNDER THE ROADWAY.
   - 5.1. CASING PIPE SHALL EXTEND FROM WATER MAIN TAP TO METER OR RIGHT-OF-WAY TO RIGHT-OF-WAY.
   - 5.2. CASING PIPE SHALL BE PVC SCH. 80 AND THE DIAMETER SHALL BE THE OUTSIDE DIAMETER OF THE SERVICE LINE PLUS 2" MINIMUM.
   - 5.3. CASING IS NOT REQUIRED IF WATER MAIN IS NOT UNDER THE PAVEMENT AND WATER METER IS ON THE SAME SIDE OF THE ROAD AS THE WATER MAIN.
6. WHEN PEXa SERVICE LINE IS INSTALLED, DETECTABLE TAPE AND COPPER WIRE SHALL BE INSTALLED AS SHOWN AND PER PARAGRAPHS 22.26 AND 22.27 OF THE STANDARD SPECIFICATIONS. THE ENDS OF THE WIRE SHALL TERMINATE IN A VALVE BOX, METER BOX, OR OTHER APPROVED LOCATION, WHEREBY DETECTION EQUIPMENT MAY BE ATTACHED.

WATER LINE INSPECTION

OBJECTIVE:
As provided in the City of LaVergne Municipal Code new customer potable water service piping requires inspection and testing prior to commencement of potable water service. This policy establishes LaVergne Water Department minimum inspection and testing requirements to safeguard health, public welfare, and the protection of property.

REQUIREMENTS:
New water supply service piping shall be tested and proven tight for 15 minutes under a water pressure of not less than 85 psi or not less than 25 psi above the working pressure under which it is to be operated, whichever is more. The water used for test shall be potable water service.

Inspections shall be carried out on the portion of the piping from the building to the customer (discharge) side of the water meter and is in general the water supply system outside the building. The inspection shall include visual review of materials and workmanship to assure code conformance. A record of the inspection details shall be kept by LaVergne Water Department.

Inspection and testing of underground piping shall be made after trenches are excavated, piping installed and prior to any backfill put in place.

Advance notice of at least 24 hours is required for inspection and re-inspection and shall be performed during normal working hours. Contact the City of LaVergne Water Department at 615-793-9891.

Revised August 2017
STANDARD DETAIL 020
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

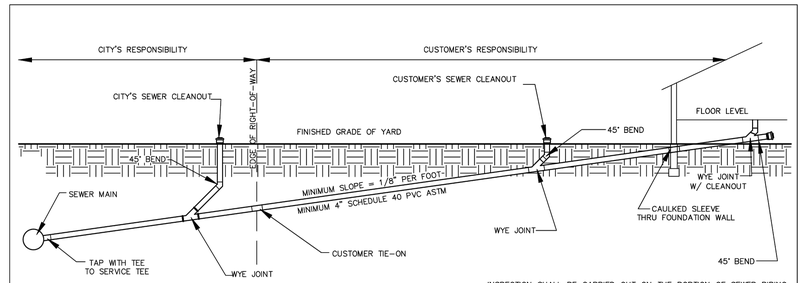
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(615) 895-8221 * FAX (615) 895-0632

FILE NAME: L: \Engineering\Utils-WR\2015 Updates\Drawings\020 Typical Water Service Installati

TYPICAL 3/4" OR 1" WATER SERVICE INSTALLATION

N.T.S.



OBJECTIVE:
AS PROVIDED IN THE CITY OF LA VERGNE MUNICIPAL CODE AND THE SEWER USE ORDINANCE, NEW BUILDING SEWER PIPING REQUIRES INSPECTION AND TESTING PRIOR TO COMMENCEMENT OF SANITARY SEWER SERVICE; THIS POLICY ESTABLISHES LA VERGNE SEWER DEPARTMENT MINIMUM INSPECTION AND TESTING REQUIREMENTS TO SAFEGUARD HEALTH, PUBLIC WELFARE, AND PROTECTION OF PROPERTY.

REQUIREMENTS:
NEW SEWER SERVICE PIPING (BUILDING SEWER) SHALL BE WATER TESTED WITH NOT LESS THAN 10 FT HEAD OF WATER AND SHALL PROVE TIGHT. THE WATER SHALL BE KEPT IN THE SYSTEM FOR AT LEAST 15 MINUTES BEFORE INSPECTION STARTS AND UPON INSPECTION SHALL REMAIN AT CONSTANT ELEVATION FOR 15 MINUTES. ALTERNATIVELY, AN AIR TEST OF 5 PSI GAUGE PRESSURE CAN BE HELD FOR A PERIOD OF 15 MINUTES WITHOUT INTRODUCTION OF ADDITIONAL AIR.

INSPECTION SHALL BE CARRIED OUT ON THE PORTION OF SEWER PIPING FROM THE BUILDING TO THE POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER.

INSPECTION AND TESTING OF UNDERGROUND PIPING SHALL BE MADE AFTER THE TRENCHES ARE EXCAVATED, PIPING IS INSTALLED, AND PRIOR TO ANY BACKFILL PUT INTO PLACE.

ADVANCE NOTICE OF AT LEAST 24 HOURS IS REQUIRED FOR INSPECTIONS AND RE-INSPECTIONS AND SHALL BE PREFORMED DURING NORMAL WORKING HOURS.

THE INSPECTION SHALL INCLUDE VISUAL REVIEW OF MATERIAL AND WORKMANSHIP TO ASSURE CODE CONFORMANCE.

A RECORD OF INSPECTION DETAILS SHALL BE KEPT BY THE LA VERGNE PUBLIC WORKS DEPARTMENT.

1.0
TYPICAL GRAVITY SEWER INSTALLATION

NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE

STANDARD SEWER DETAILS

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

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

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

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments

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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

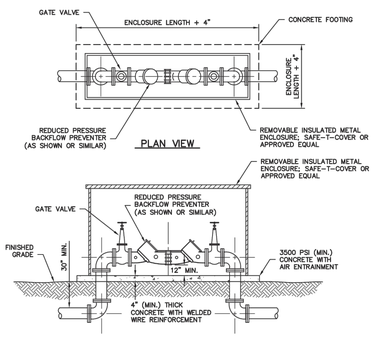
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DETAILS

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

SHEET
C-9.02

24.1S (LMS TECH) | JILL WEYENBERG, EIT (MN) | 9/27/2024 1:58:51 PM
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REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.

Revised August 2017

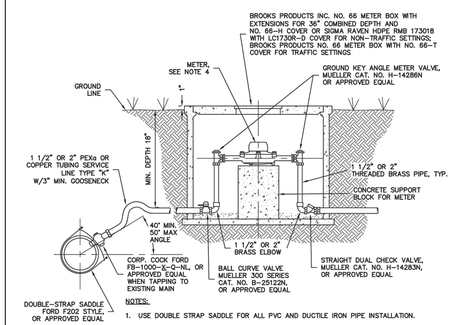
STANDARD DETAIL 070

CITY OF LAVERGNE, TENNESSEE

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FILE NAME: L: \Engineering\443–56\2015 Updates\Drawings\070 Reduced Pressure Backflow Preventer.dwg



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.

1 1/2" OR 2" DISC METER WATER SERVICE ASSEMBLY

N.T.S.

Revised August 2017

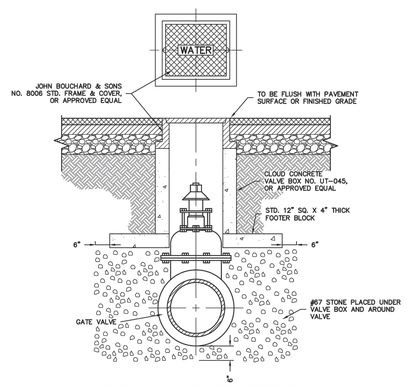
STANDARD DETAIL 021

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FILE NAME: L: \Engineering\443–56\2015 Updates\Drawings\021 Disc Meter Water Service Assembly.dwg



TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT

N.T.S.

Revised September, 2015

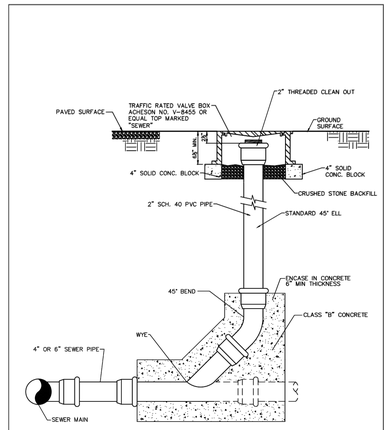
STANDARD DETAIL 030

CITY OF LAVERGNE, TENNESSEE

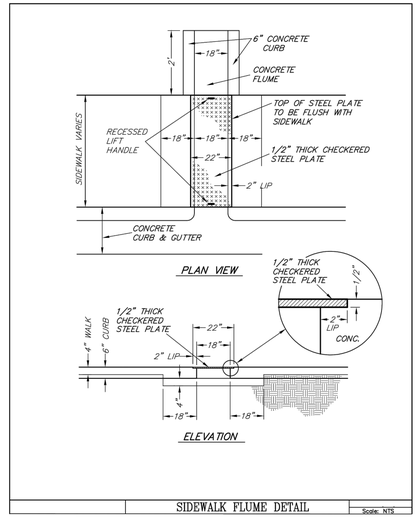
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FILE NAME: L: \Engineering\443–56\2015 Updates\Drawings\030 Typical Valve Box Setting.dwg



CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	12.0 CLEAN OUT WITH TRAFFIC BOX NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 148 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891



SIDEWALK FLUME DETAIL	Scale: NTS

NOTES:

1. FOR ROADWAYS 30' OR GREATER IN WIDTH OR DIVIDED HIGHWAYS WITH 2 OR MORE LANES USE 8" OF BINDER (2 LIFTS) AND 2" 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\443–56\2015 Updates\Drawings\010 Water Line Bedding and Backfilling Detail.dwg

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.

CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	15.0 TYPICAL TRENCH BACKFILL NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 148 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891

CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	13.0 CLEAN OUT WITH NON–TRAFFIC BOX NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 148 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891

CTI ENGINEERS, INC. 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

CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	16.0 PVC PIPE INSTALLATION DETAIL NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 148 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891

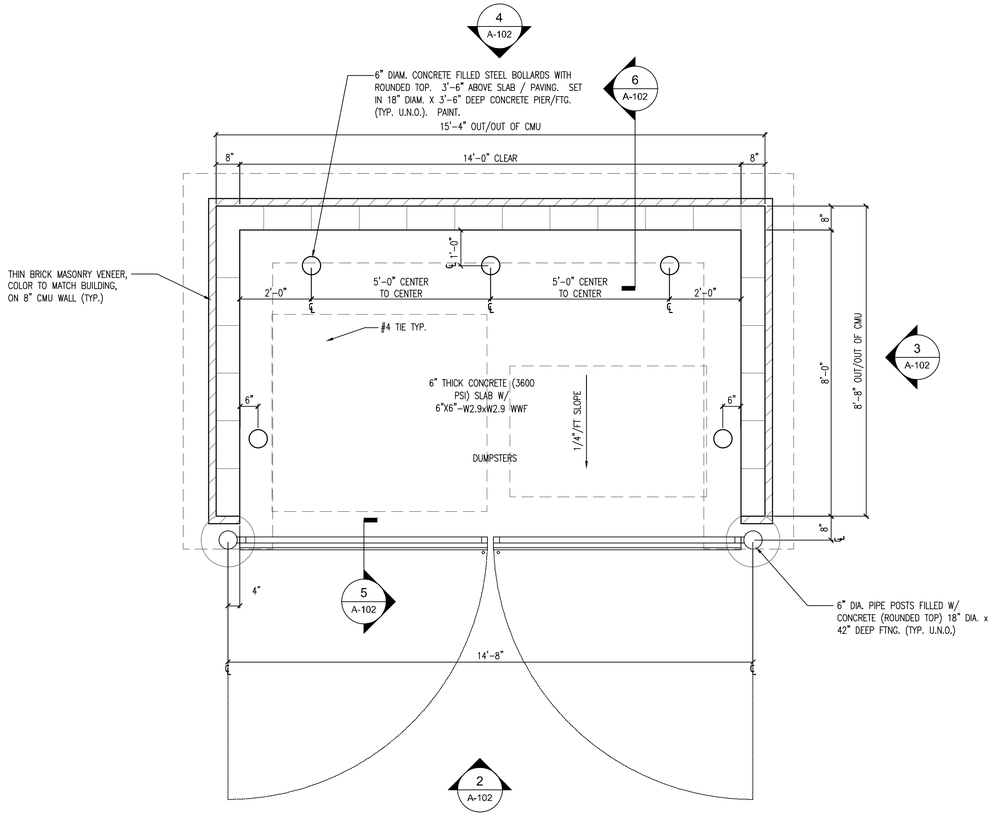
Tennessee811 Know what's below. Call before you dig.

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments

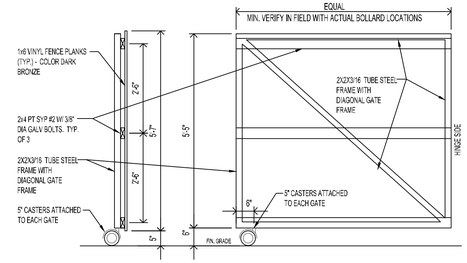
© 2021 Sambatek

PRELIMINARY 06/28/2024	DRAWN BY STH	Sambatek www.sambatek.com Engineering | Surveying | Planning | Environmental	DETAILS
DESIGN REVIEW	DESIGNED BY MW		JARMAN DEVELOPMENT TAKE 5 OIL CHANGE 5265 MURFREESBORO ROAD La VERGNE, TENNESSEE
PERMIT SUBMITTAL	CHECKED BY MW		
CONSTRUCTION DOCUMENTS	PROJECT NO. JAD-2402		SHEET C-9.03

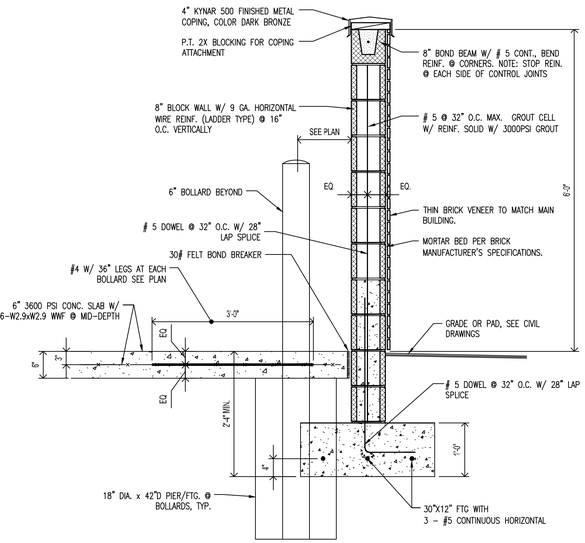
24.1S (LMS TECH) | ERIKA ATKINSON | 9/27/2024 3:28:53 PM
X:\JAD- JARMAN DEVELOPMENT\2402 - LA VERGNE, TN\CAD\SHEETS\JAD2402-C9.03-DTLS.DWG,C9.03 DTLS



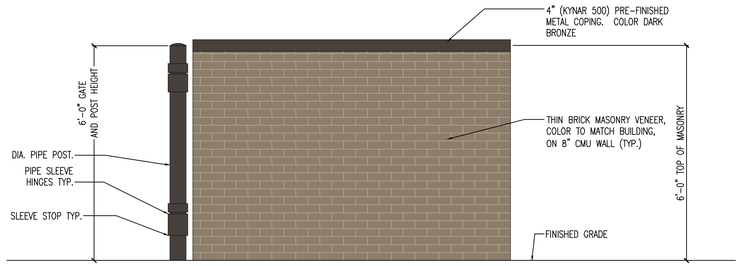
1 A-102 DUMPSTER SCREEN PLAN
1/2"=1'-0"



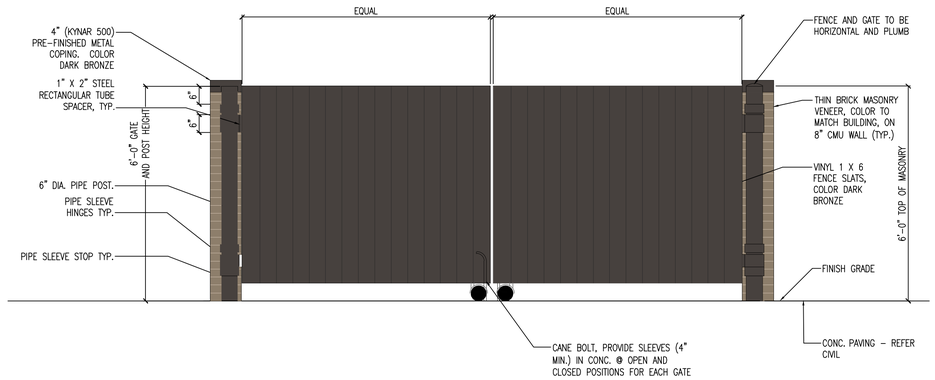
5 A-102 DUMPSTER SCREEN GATE DETAIL
1/2"=1'-0"



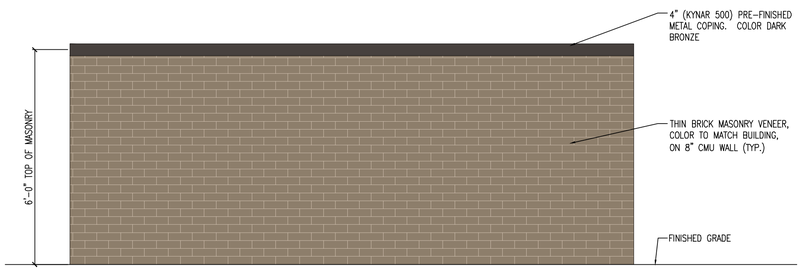
6 A-102 DUMPSTER SCREEN DETAIL
1/2"=1'-0"



3 A-102 DUMPSTER SCREEN ELEVATIONS
1/2"=1'-0"



2 A-102 DUMPSTER SCREEN ELEVATIONS
1/2"=1'-0"



4 A-102 DUMPSTER SCREEN ELEVATIONS
1/2"=1'-0"

NOTE:
1. ALL HARDWARE TO BE GALVANIZED UNLESS OTHERWISE NOTED
2. ALL STEEL POSTS AND GATE FRAME TO BE PRIMED AND PAINTED WITH 2 COATS EACH. COLOR TO BE DARK BRONZE SW6076.
3. ALL STEEL MEMBERS TO BE SHOP WELDED. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ALL STEEL TO BE PAINTED DARK BRONZE SW6076.
4. ALL METAL FRAMING, POST AND HARDWARE TO BE PRIMED AND PAINTED W/ MIN. 1 COAT PRIMER, AND 2 COATS FINISH. PAINT TO BE OIL BASED AND COLOR TO BE DARK BRONZE SW6076.
5. THIN BRICK VENEER TO BE EQUAL TO GENERAL SHALE 'ELEMENTS' THIN BRICK. COLOR 'STEELY' TO MATCH THE BODY COLOR BRICK OF MAIN BUILDING.

BRICK - PRIMARY COLOR



GATE AND PARAPET CAP



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:

5265 MURFREESBORO RD
LA VERGNE, TN

SEAL:

CORPORATE ENTITY:
C.L. HELT, ARCHITECT, INC. A NORTH CAROLINA PROFESSIONAL CORPORATION D&A 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:

DUMPSTER SCREEN

SHEET NUMBER:

A-102

GROUND SIGN

TAKE 5
OIL CHANGE

Underwriters Laboratories Inc. •
UL File #E225670

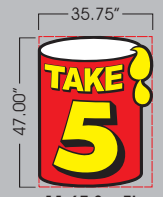
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CHANGEABLE COPY CHARACTER COUNT
EXTRAS TO BE DETERMINED AND ORDERED WITH STANDARD SET (CANNOT ORDER INDIVIDUAL LETTERS LATER)

200 Piece Set of 6" ADM Letters

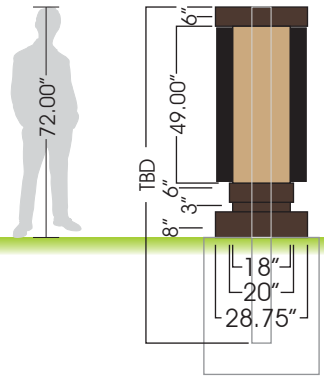
E	14	F G H M B C D	6 Each
A I	12 Each	J K V W Y Z	4 Each
O U	10 Each	Q X $ ¢ 0 1 2 3 4 5 6 7 8 9	2 Each
L N R S T P	8 Each		

OIL CAN CALCULATION

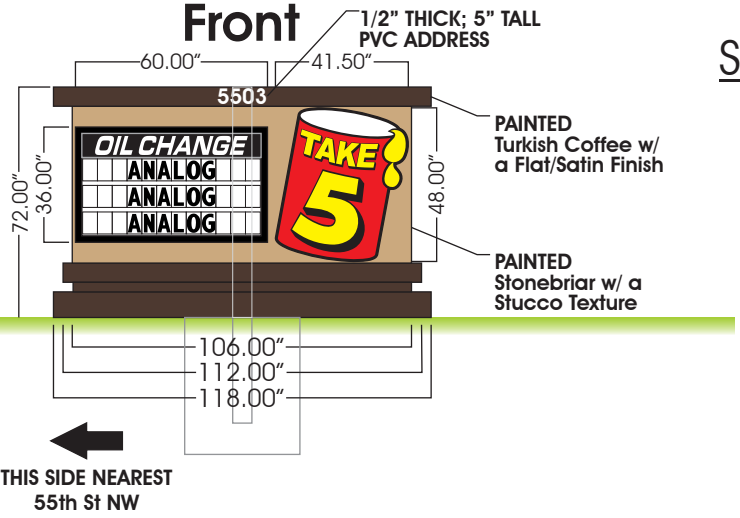


11.67 Sq. Ft.
QTY: 1

Side



Front



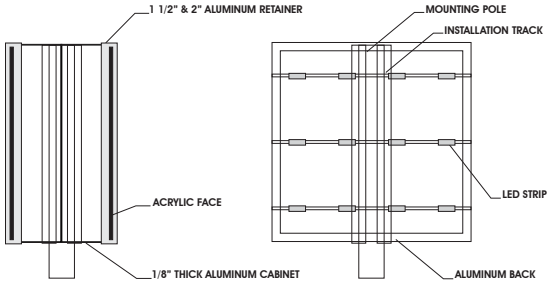
THIS SIDE NEAREST
55th St NW

SPECIFICATIONS

DOUBLE-SIDED ILLUMINATED ALUMINUM CABINET

Size:
As In Drawing
Face Color:
As In Drawing
Vinyl Colors:
As In Drawing
Face:
Flat
Cabinet Interior:
Gloss White
Cabinet Color:
Black
Retainer:
1.5"
Illumination:
LED
Mounting:
Bolted to Skirt & Into Ground W/ Concrete Footer

DETAIL



NOTE:
- HOLE AND FOOTER DIMENSIONS/SPECIFICATIONS TO BE DETERMINED BASED ON ENGINEERING.
- ENGINEERING REQUIREMENTS MAY ALTER FOOTER, POLE AND PRICE
- INSTALLER TO MAKE FINAL CONNECTION IF POWER IS RUN AT TIME OF INSTALLATION. IF THE PERMANENT POWER IS NOT RUN BEFORE THE SIGNS ARE INSTALLED, IT IS THE ELECTRICIAN'S RESPONSIBILITY TO MAKE THE FINAL CONNECTIONS WHEN THEY RUN THE LINE. INSTALLER TO DROP ELECTRICAL LINE TO THE BASE OF THE POLE, DRILL HOLE AND LEAVE ACCESS TO THE LINE(S)

Owner/Landlord Approval

SIGNS UNLIMITED
communicate your identity

Planning Commission Report
Meeting: October 15, 2024

City of La Vergne

Item #: 9. **Item Title: Final Plat - Christiana Way, Nasser Property - Two Lots on 10.817 Acres. Requested by W. Scott Williams & Associates. Property located at 102 Chaney Blvd. (Tax Map 18P, Group B, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by George and Christiane Nasser.**

Reviewed By:
Gary Lide, City Engineer
Bo Logan, City Planner

Summary:

On behalf of their client, W. Scott Williams is requesting approval of a final plat for Christiana Way. This plat is located on 11 ± acres. The purpose of the final plat is to split the existing lot into 2 lots. Lot 2 will not be developed. Then Lot 1 will make way for new residential development

The property is located at the corner of Old Nash Hwy and Chaney.

This site is identified as parcel 6.00 as shown on Rutherford County Tax Map 018P.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
1. Check Flood Note - Is the property not in Zone X?

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

1. Add a note to the final plat which states the following: "The Long-Term Maintenance Agreement for the stormwater facilities serving Lot 1 as shown hereon have been recorded in Record Book XX, Page XX, RORCT."
2. Update Note 6 to the correct FIRM Map date which is 09 May 2023.
3. Show width of Old Nashville Highway.
4. Show dimension of setback lines from the property line.
5. Provide stamp and signature of licensed professional
6. Break the 822.32' line along Chaney Blvd into two parts for each lot in order to confirm closure of each lot.
7. The site plans show waterlines on site to be public. This will be discussed at the Planning Commission Workshop. If this ends up being the case, then the Public Utility and Drainage Easements (PUDEs) must be shown on this plat. If not, remove the Water Certificate.
8. The "Proposed Sewer Utility Easement" will be discussed at the Planning Commission Workshop. If this ends up being a private easement for a private sewer, then label the easement as such and remove the Sewer Certificate.
9. Show distance from property corner top the nearest fire hydrant (hydrant #215 at the corner of Chaney with Nelson)
10. If Site Plan discussions at the Planning Commission Workshop result in any public utilities being constructed for this project, a bond must be prepared meeting the requirements of the City of La Vergne Subdivision Regulations Section 5-101.
11. Plat must show a maintenance easement for Lot 1 to access that portion of Lot 2 required to maintain the stormwater detention pond slopes.

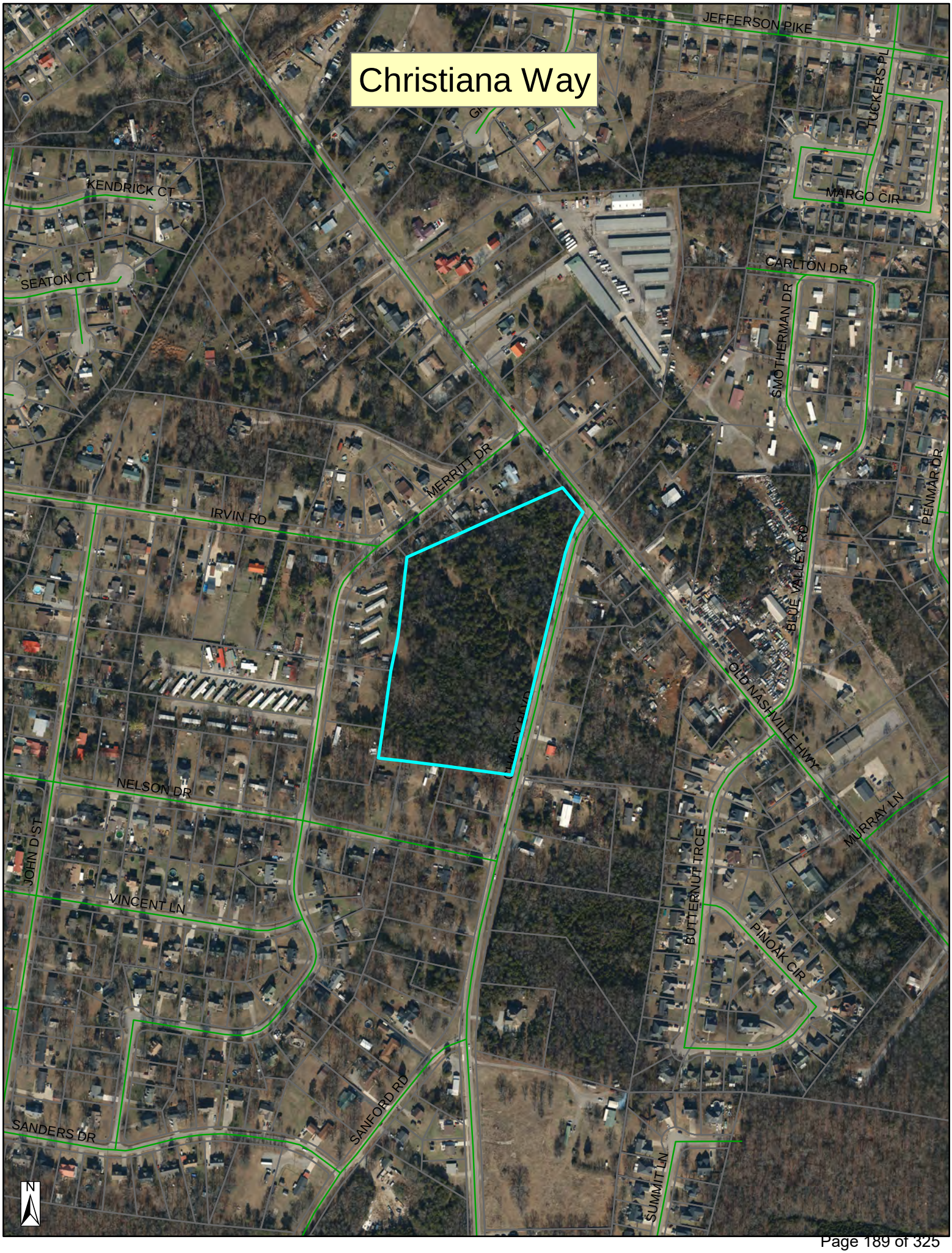
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)

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

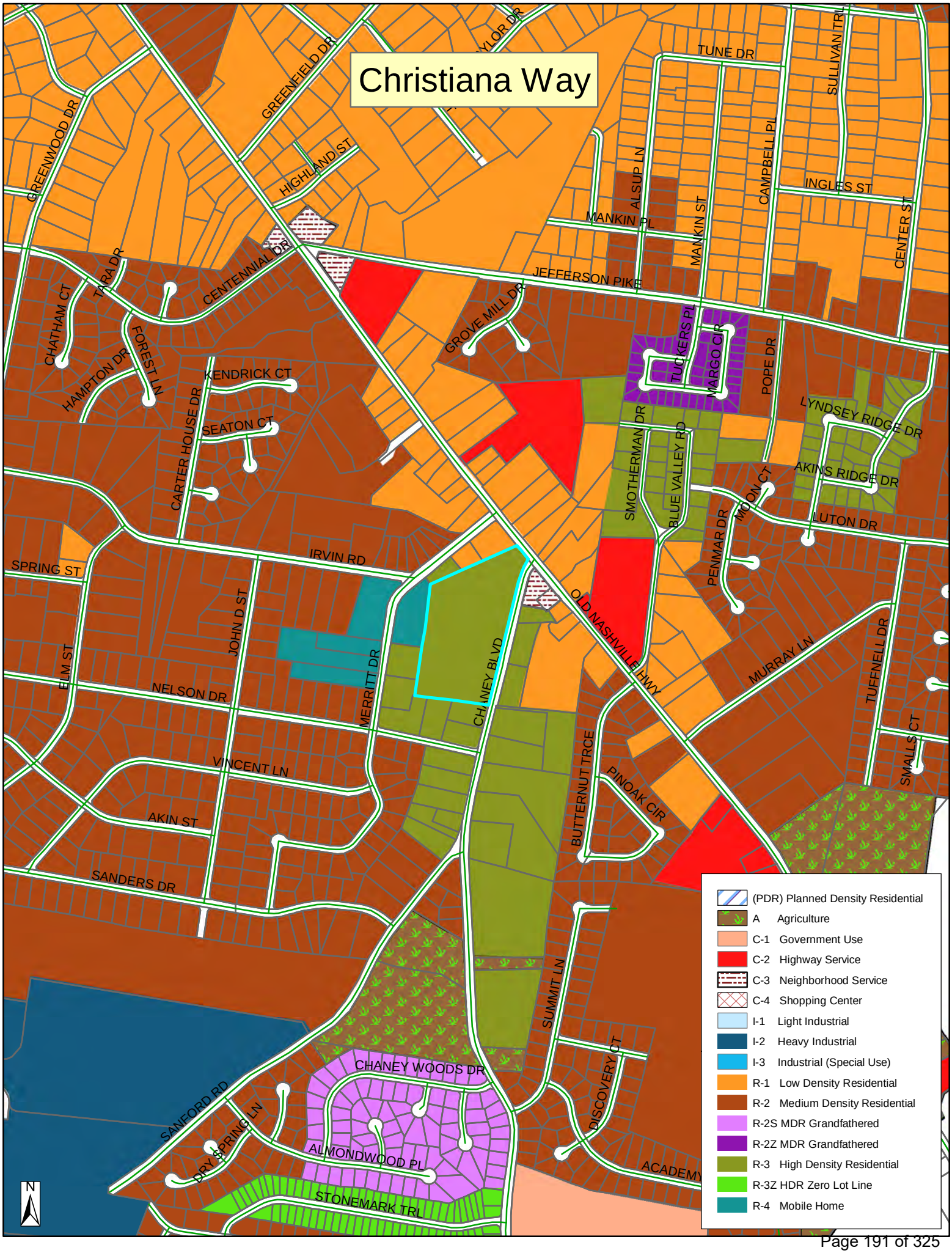
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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.


Christiana Way
JEFFERSON PIKE
TUCKERS PL
MARGO CIR
KENDRICK CT
SEATON CT
CARLTON DR
SMOTHERMAN DR
MERRITT DR
IRVIN RD
PENMAR DR
BLUE VALLEY RD
OLD NASHVILLE HWY
NELSON DR
JOHN D ST
VINCENT LN
MURRAY LN
BUTTERNUT TRCE
PINOAK CIR
SANFORD RD
SANDERS DR
SUMMIT LN
N


Christiana Way
OLD NASHVILLE HWY
MERRITT DR
IRVIN RD
CHANEY BLVD
NELSON DR
N


Christiana Way
GREENWOOD DR
GREENFIELD DR
HIGHLAND ST
TUNE DR
SULLIVAN TRL
ALSUP LN
MANKIN PL
MANKIN ST
CAMPBELL PL
INGLES ST
CENTER ST
JEFFERSON PIKE
CENTENNIAL DR
TARA DR
CHATHAM CT
HAMPTON DR
FOREST LN
GROVE MILL DR
TUCKERS PL
MARGO CIR
POPE DR
LYNDSEY RIDGE DR
AKINS RIDGE DR
KENDRICK CT
SEATON CT
CARTER HOUSE DR
SMOTHERMAN DR
BLUE VALLEY RD
MOON CT
PENMAR DR
LUTON DR
SPRING ST
IRVIN RD
JOHN D ST
ELM ST
NELSON DR
MERRITT DR
CHANEY BLVD
OLD NASHVILLE HWY
MURRAY LN
TUFFNELL DR
SMALLS CT
VINCENT LN
AKIN ST
SANDERS DR
BUTTERNUT TRCE
PINOAK CIR
SUMMIT LN
DISCOVERY CT
CHANEY WOODS DR
SANFORD RD
DRY SPRING LN
ALMONDWOOD PL
STONEMARK TRL
ACADEMY
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





NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION FOR THE SPECIFIC SURVEYED PORTION OF THE LISTED PARCEL.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE GRID NORTH.
3. THIS PROPERTY IS ZONED R-3. RESIDENTIAL DISTRICT. IN THE CITY OF LAVERGNE. TN. SETBACKS PER ZONING REGULATIONS.
4. DEED REFERENCE: DEED BK. 379 PAGE 791
5. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. OTHER UTILITIES AND EASEMENTS NOT APPARENT MAY EXIST. LOCATE ALL UTILITIES WITH TN ONE CALL PRIOR TO DIGGING. A 15' UTILITY EASEMENT CENTERED ABOUT UTILITY AS INSTALLED EXISTS FOR ALL WATER AND SEWER. UTILITY AND DRAINAGE EASEMENT OF 5' INSIDE ALL LOT LINES & 10'OUTSIDE ALL RIGHT-OF-WAY LINES AND INSIDE ALL PERIMETER BOUNDARIES.
6. THIS PROPERTY IS FOUND ON FEMA FLOOD INSURANCE RATE MAP NUMBERS 47149C0105H EFFECTIVE DATE JANUARY 5. 2007. THE MAP INDICATES THAT THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA .
7. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED
8. TOTAL AREA THIS SURVEY TWO LOTS: 10.8170 ACRES

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___, page___ , 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 Owner

Title (if acting for partnership or corporation)

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category " " Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: _____ .

Date Registered Land Surveyor Number_____.

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled 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 Name, Title and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled _____ have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.

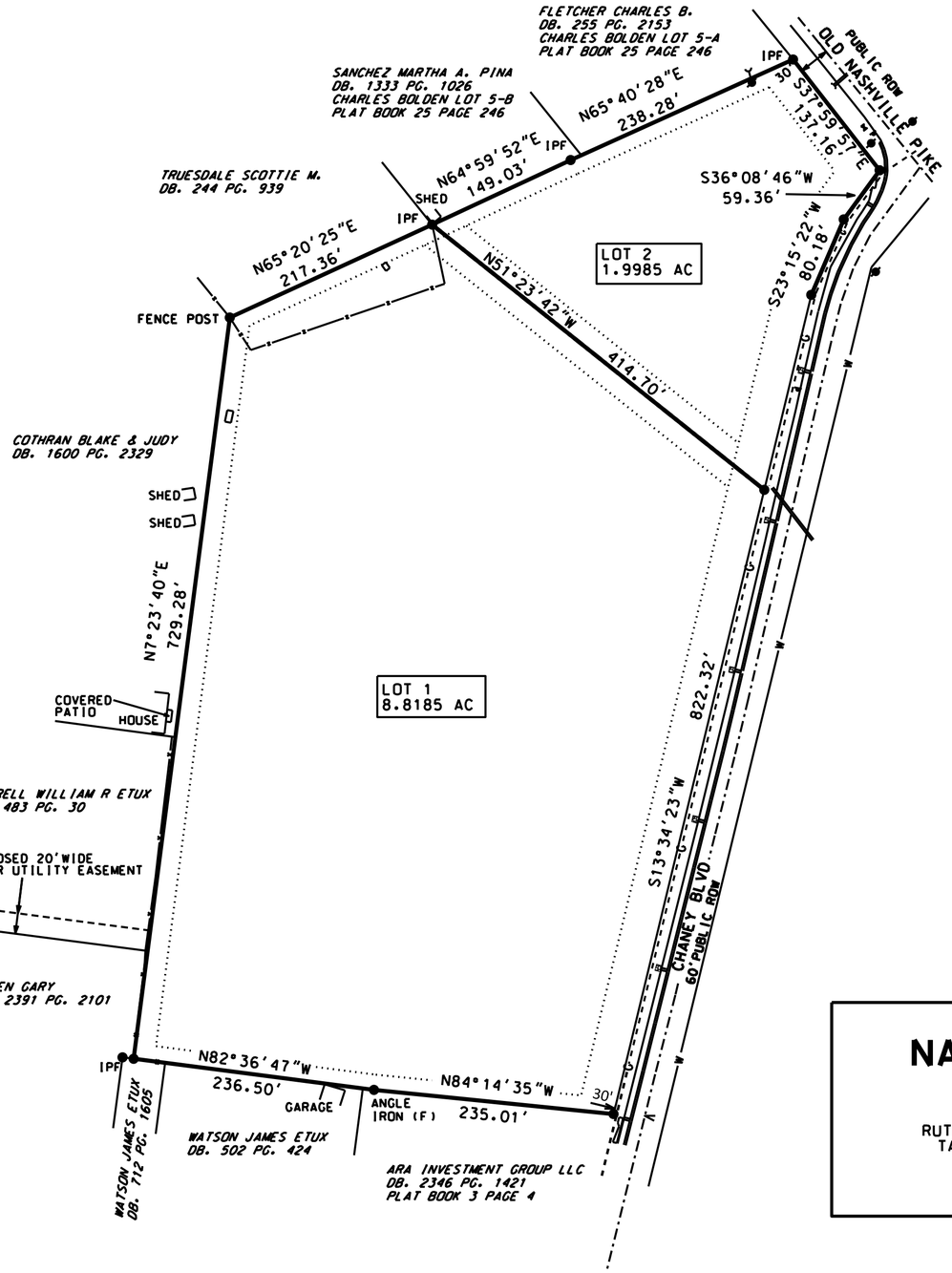
Sewer System ,

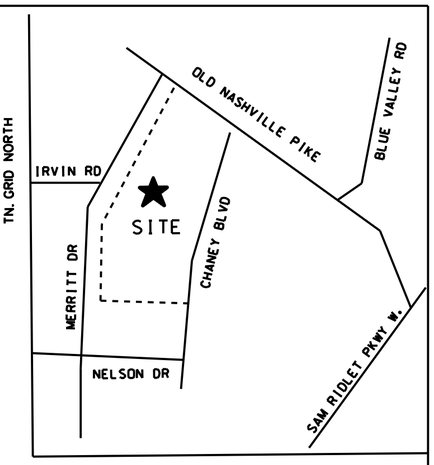
Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivisions plat shown hereon has been found to comply with the La Vergne 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 Secretary, Planning Commission





LEGEND

- ■(F) MONUMENTATION FOUND (OLD)
- ●IPF 3/4"IRON PIN FOUND (OLD)
- ●IPS 3/4"IRON PIN SET W/ CAP (NEW)
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- --G-- GAS LINE
- —W— WATER LINES
- WATER VALVES
- —·—·— OVERHEAD POWER LINES
- —·—·— CENTERLINE PAVEMENT
- ——— BOUNDARY LINES
- ..... SETBACK LINES

FINAL PLAT OF:

NASSER PROPERTY

102 CHANEY BLVD
LAVERGNE
RUTHERFORD COUNTY. TENNESSEE 37086
TAX MAP 018 P B PARCEL 006.00

DATE: 9/30/2024 JOB# 1616

OWNERS:

GEORGE AND CHRISTIANE NASSER
300 46TH ST E. APT# 14F
NEW YORY. NY 10017

Scott Williams and Associates

4530 Annalee Way
Knoxville, TENNESSEE 37921
PHONE: (865) 692-9809
FAX: (865) 692-9809
E-MAIL: wscottwill@comcast.net

CONSULTING
CIVIL ENGINEERING
LAND SURVEYING

Planning Commission Report
Meeting: October 15, 2024

City of La Vergne

Item #: 10. **Item Title: Site Plan - Christiana Way - 80 Apartment Units on 10.8 Acres. Requested by W. Scott Williams & Associates. Property located at 102 Chaney Blvd. (Tax Map 18P, Group B, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by George and Christiane Nasser.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, Scott Williams is requesting approval of the site plan for Christiana Way Apartments. This site is located at the corner of Old Nashville Hwy and Chaney Road. The property consists of 10.8 acres. The purpose of the plan is to show the layout for the new residential development.

The proposed layout on the site plan shows 2 phases. Each phase will contain 40 units when built. There are 5 buildings shown - some are 2-story and some 3. Building 3 is designated as the Clubhouse.

The project requires 240 parking spaces where 240 are being provided.

This site will likely need to be granted a height variance by BOZA to allow buildings to be 3 stories high (with the associated gabled roofs) that will exceed the height allowed in the current ZO.

All proposed roads will be private.

Also, sidewalks are already installed along all of Chaney.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
1) This site will likely need to be granted a height variance by BOZA to allow buildings to be 3 stories high (with the associated gabled roofs) that will exceed the height allowed in the current ZO.

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

1. Provide a Long-Term Maintenance Agreement and a Long-Term Maintenance Plan for stormwater detention basin.
2. (Sheet C1) Provide an additional dimension to locate Buildings 1 and 2 in the north/south direction.
3. (Sheet C1) Provide dimensions to field locate Building 3 from the property lines.
4. (Sheet C1) Place fire ladder truck turning template proving accessibility of all portions of the paved area for fire truck without having to reverse. Include turns off of Chaney Blvd. Take into account bumper overhang at retaining wall in southwest area of property. (See FIRE section below for more detailed Fire Marshal comments)
5. (Sheet C1) Provide a traffic study demonstrating whether turn lanes are needed off of Chaney Blvd and for the egress from the apartments. This traffic study must include a 3:00-4:00 PM peak to account for La Vergne High School as well as normal AM and PM peaks.
6. (Sheet C1) Show widths and layout of site driveway ramps meeting the requirements from Items 4 and 5 above.

7. (Detail) Provide structural details for retaining walls over four feet tall. This must be included in the Planning Commission Site Plan package.
8. (Detail) Provide a detail of the guardrail/fence on top of the retaining walls.
9. (For information only) All retaining walls over four feet tall will require a building permit in addition to the Land Disturbance Permit. This will need to be done simultaneously with the Land Disturbance Permit.
10. (Calculations) Provide all calculations as required by the City of La Vergne Stormwater Management Ordinance, Section 14-603 (https://www.lavergnetn.gov/DocumentCenter/View/4047/Title-14---Zoning-and-Land-Use-Control_APPROVED-2023-10-10)
11. (Sheet D3) Please confirm that the flow rate and percent of TSS removal for the water quality unit (WQU) are coordinated with actual flow rate from the system. Also, the percent TSS required by the ordinance is 80%. Therefore, the calculations will need to show a treatment train with the detention pond and the WQU working in series to meet this requirement.
12. (Sheet D4) On detail 2, specify the soil type requirements and compaction requirements for soils under pavement and floors and also under unpaved areas.
13. See UTILITIES section below for water and sewer comments.
14. (Sheet C3) In the southeastern corner of the property, a sinkhole repair is shown outside of the limits of disturbance. Either remove that repair or enlarge the limits of disturbance.
15. (Sheet C0) Per Zoning Ordinance Section 3.110 A. 17. Show tree masses. Also give general description of tree types. Finally, show locations of single trees with calipers larger than 15 inches.
16. (Sheet C0) Per Zoning Ordinance Section 3.110 A. 18. Designate areas with existing slopes between12-20 percent and separately designate slopes steeper than 20%. Also, show the USNRCS soil types for all slopes greater than 12%.
17. (Detail) Per Zoning Ordinance Section 3.110 A. 19. Provide a section from offsite, through Retaining Wall 1, and showing Building 2 (showing the full height of Building 2) which shows the relationship of the height of Building 2 to the immediate neighbors to the west (William Ferrell et ux property).
18. (Detail) Per Zoning Ordinance Section 3.110 A. 19. Provide a section starting in Building 5 (showing the full height of Building 5), through Retaining Wall 2, Through the detention basin, and into Lot 2 which shows the relationship of the height of Building 5 to Lot 2.
19. (Detail) Provide a detail including elevation and materials of the compactor screen walls and gates.
20. (Sheet C0) Provide a note regarding the 100-Year Flood Zone for this site based on the 09 May 2023 FIRM mapping.
21. (Cover Sheet) Add a note which states the following: "No more than 500 feet of open utility or stormwater piping trench will be allowed at one time"

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

1. Contact Jim Owens at Public Works to obtain plans for missing utilities, including but not limited to: 8” FM in Chaney Blvd, low pressure sewer in Chaney Blvd, 6” water in Chaney Blvd.
2. Show ROW of Chaney Blvd.
3. Show ROW of Old Nashville Hwy.
4. City is unaware of natural gas in Chaney Blvd, but a gas line is shown.
5. Show missing utilities in Old Nashville Hwy including but not limited to natural gas, 3” low pressure sewer, 8” sewer force main, 6” waterline.
6. All gravity sewer, pump station, force main, and appurtenances will be private.
7. An agreement between the property owner and the City will be required to install, own, operate and maintain the private sewer forcemain in public right-of-way. City has been working on a sample agreement. Scott Tatalovich will work with City staff to pull together some draft language for this agreement.
8. All waterlines and all appurtenances including but not limited to meters, air releases, valves, fire hydrants, and blowoffs within the development shall be private. A single public water meter assembly shall be placed at the entrance to the property.

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

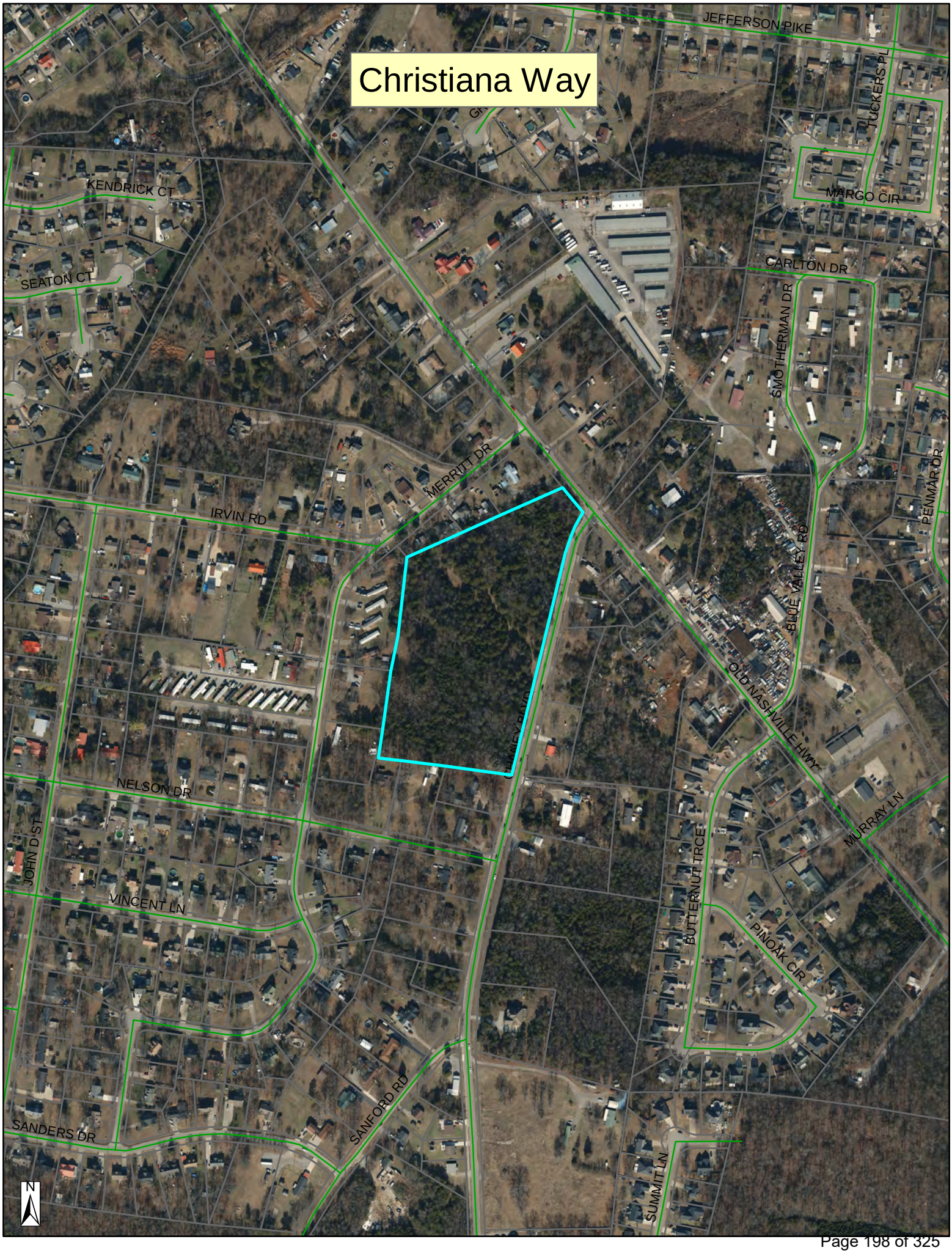
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)

1. **D105.1** Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

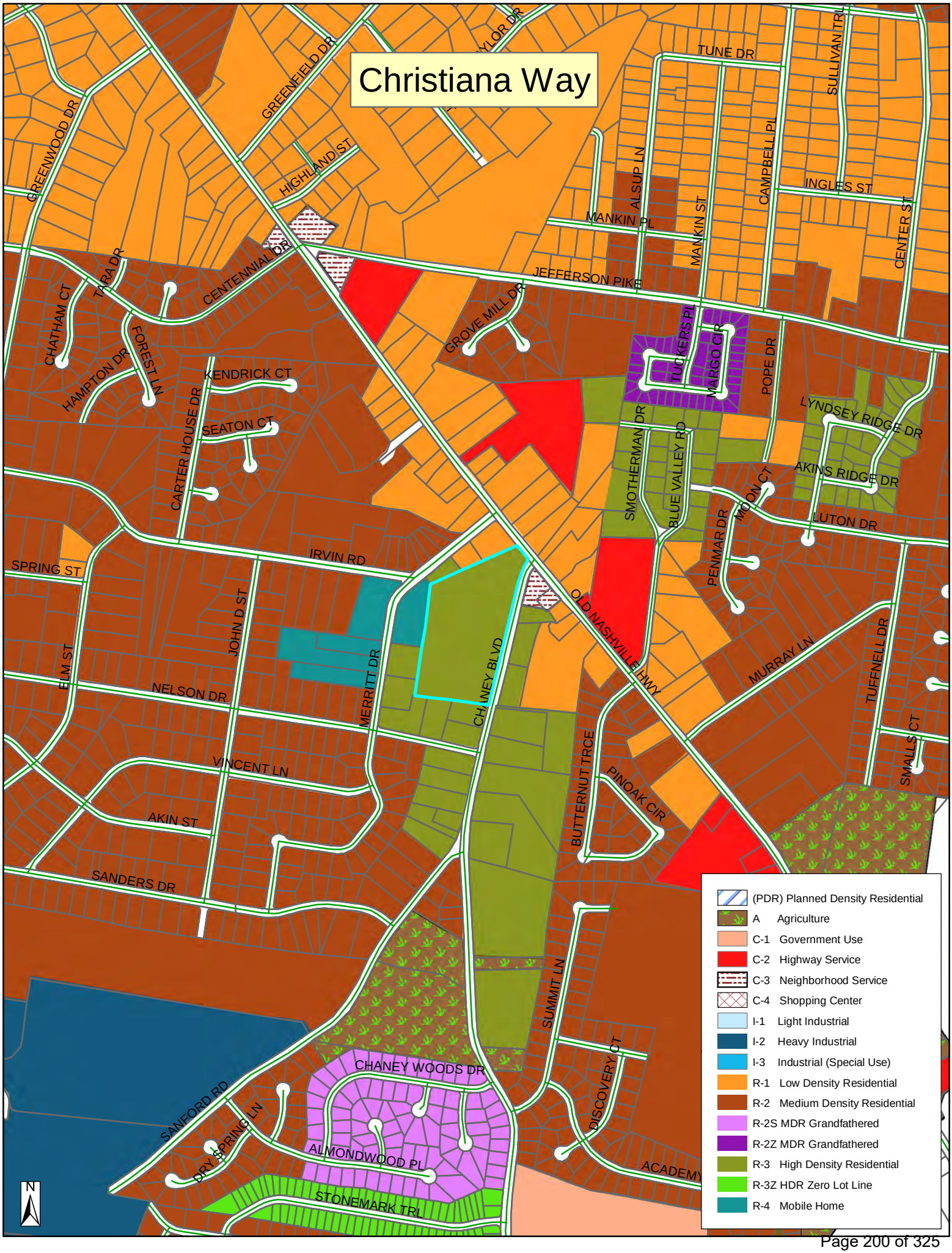
2. **D105.2** Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
3. **D105.3** Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
4. **503.1.1** Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
5. **507.5.1** Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
6. **503.2.5** Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.
7. **FDC,** Must be 50' from the building and within 100' of a fire hydrant.

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.


Christiana Way
JEFFERSON PIKE
TUCKERS PL
MARGO CIR
KENDRICK CT
SEATON CT
CARLTON DR
SMOTHERMAN DR
MERRITT DR
IRVIN RD
PENMAR DR
BLUE VALLEY RD
OLD NASHVILLE HWY
NELSON DR
JOHN D ST
VINCENT LN
MURRAY LN
BUTTERNUT TRCE
PINOAK CIR
SANFORD RD
SANDERS DR
SUMMIT LN
N


Christiana Way
OLD NASHVILLE HWY
MERRITT DR
IRVIN RD
CHANEY BLVD
NELSON DR
N

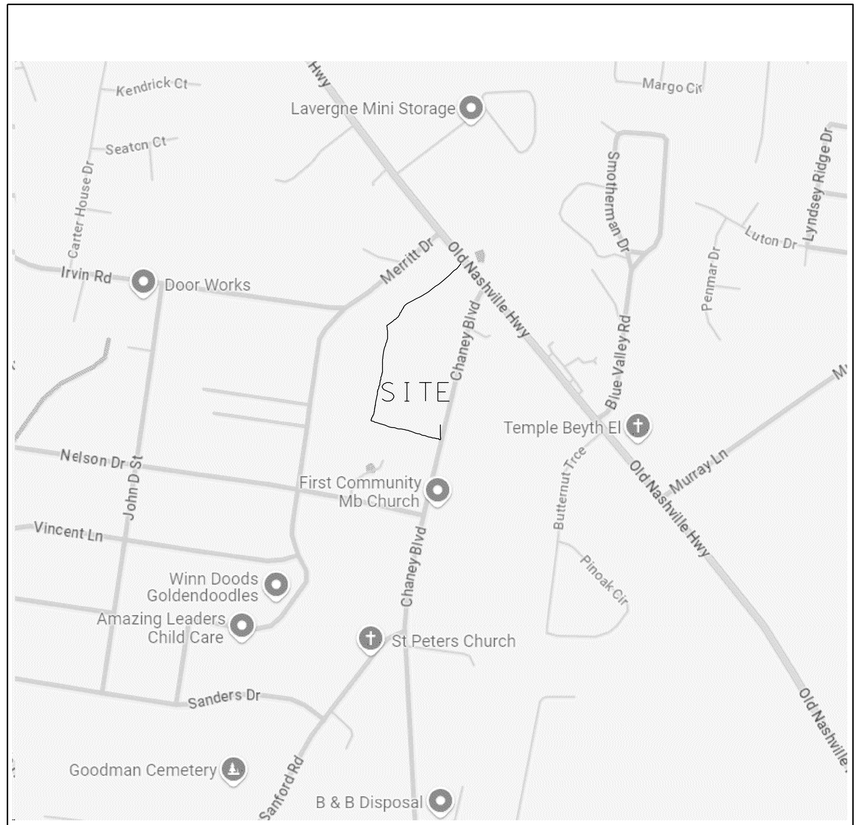

Christiana Way
GREENWOOD DR
GREENFIELD DR
HIGHLAND ST
TUNE DR
SULLIVAN TRL
ALSUP LN
MANKIN PL
MANKIN ST
CAMPBELL PL
INGLES ST
CENTER ST
JEFFERSON PIKE
TARA DR
CENTENNIAL DR
CHATHAM CT
HAMPTON DR
FOREST LN
GROVE MILL DR
TUCKERS PL
MARGO CIR
POPE DR
LYNDSEY RIDGE DR
AKINS RIDGE DR
KENDRICK CT
SEATON CT
CARTER HOUSE DR
SMOTHERMAN DR
BLUE VALLEY RD
MOON CT
PENMAR DR
LUTON DR
IRVIN RD
SPRING ST
JOHN D ST
ELM ST
NELSON DR
MERRITT DR
CHANEY BLVD
OLD NASHVILLE HWY
MURRAY LN
TUFFNELL DR
SMALLS CT
VINCENT LN
AKIN ST
SANDERS DR
BUTTERNUT TRCE
PINOAK CIR
SUMMIT LN
DISCOVERY CT
CHANEY WOODS DR
SANFORD RD
DRY SPRING LN
ALMONDWOOD PL
STONEMARK TRL
ACADEMY
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





CHRISTIANA WAY APARTMENTS

LAVERGNE, TENNESSEE



NTS

VICINITY MAP

SITE LOCATION:

102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 018 P B PARCEL 006.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

SHEET INDEX

C0	EXISTING CONDITIONS
C1	SITE LAYOUT PLAN
C2	UTILITY LAYOUT PLAN
C3	GRADING AND DRAINAGE PLAN
D1-D4	SITE DETAILS
WL1	WATERLINE PLAN
SA1-2	SANITARY SEWER PLAN AND PROFILE
SWP1	STORMWATER POLLUTION PREVENTION PLAN - CLEARING PHASE
SWP2	STORMWATER POLLUTION PREVENTION PLAN - GRADING PHASE
SWP3	STORMWATER POLLUTION PREVENTION PLAN - FINAL PHASE
SWP4	STORMWATER POLLUTION PREVENTION PLAN - DETAILS
SWP5	STORMWATER POLLUTION PREVENTION PLAN - NOTES
L#	LANDSCAPE PLAN
A#	ARCHITECTURAL DETAILS

DEVELOPER:

NHC, LLC

PO DRAWER 2767
OPELIKA, AL 36803
Office 334-749-0052

WILLIAM SCOTT WILLIAMS REGISTERED ENGINEER No. 105[illegible] STATE OF TENNESSEE

SEP. 26, 2024

CONSULTING
CIVIL ENGINEERING
LAND SURVEYING

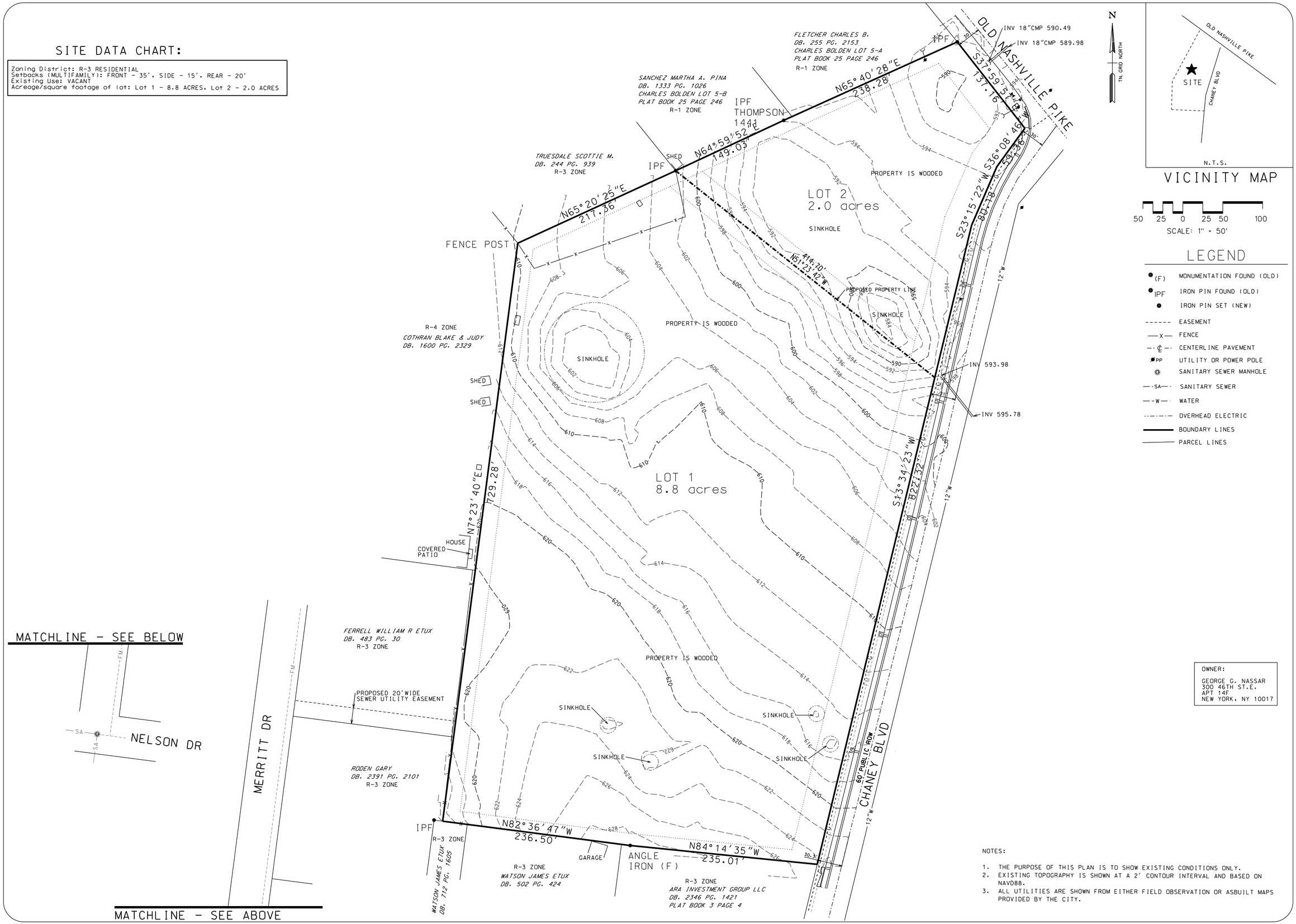
W. SCOTT WILLIAMS AND ASSOCIATES

4530 Annalee Way
Knoxville, TENNESSEE 37921
P & F: (865) 692-9809
E-MAIL: wscottwill@comcast.net

JOB # 1616

SITE DATA CHART:

Zoning District: R-3 RESIDENTIAL
Setbacks (MULTIFAMILY): FRONT - 35', SIDE - 15', REAR - 20'
Existing Use: VACANT
Acreage/square footage of lot: Lot 1 - 8.8 ACRES, Lot 2 - 2.0 ACRES



VICINITY MAP

50 25 0 25 50 100
SCALE: 1" = 50'

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IRON PIN SET (NEW)
- EASEMENT
- FENCE
- CENTERLINE PAVEMENT
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL LINES

OWNER:

GEORGE G. NASSAR
300 46TH ST.E.
APT 14F
NEW YORK, NY 10017

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS ONLY.
2. EXISTING TOPOGRAPHY IS SHOWN AT A 2' CONTOUR INTERVAL AND BASED ON NAVD88.
3. ALL UTILITIES ARE SHOWN FROM EITHER FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE CITY.

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

EXISTING CONDITIONS

CHRISTIANA WAY APARTMENTS
102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 018, P. B PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS
REGISTERED ENGINEER
No. 105681
STATE OF TENNESSEE
Scott Williams 9/26/24

W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING
CIVIL ENGINEERING
LAND SURVEYING
4538 Annalee Way
Knoxville, TENNESSEE 37921
Office: 865-584-6688
E-Mail: wscottwill@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, AL 36803-2767
Office: 334-749-0052
Fax: 334-749-0627

ORIGINAL ISSUE:
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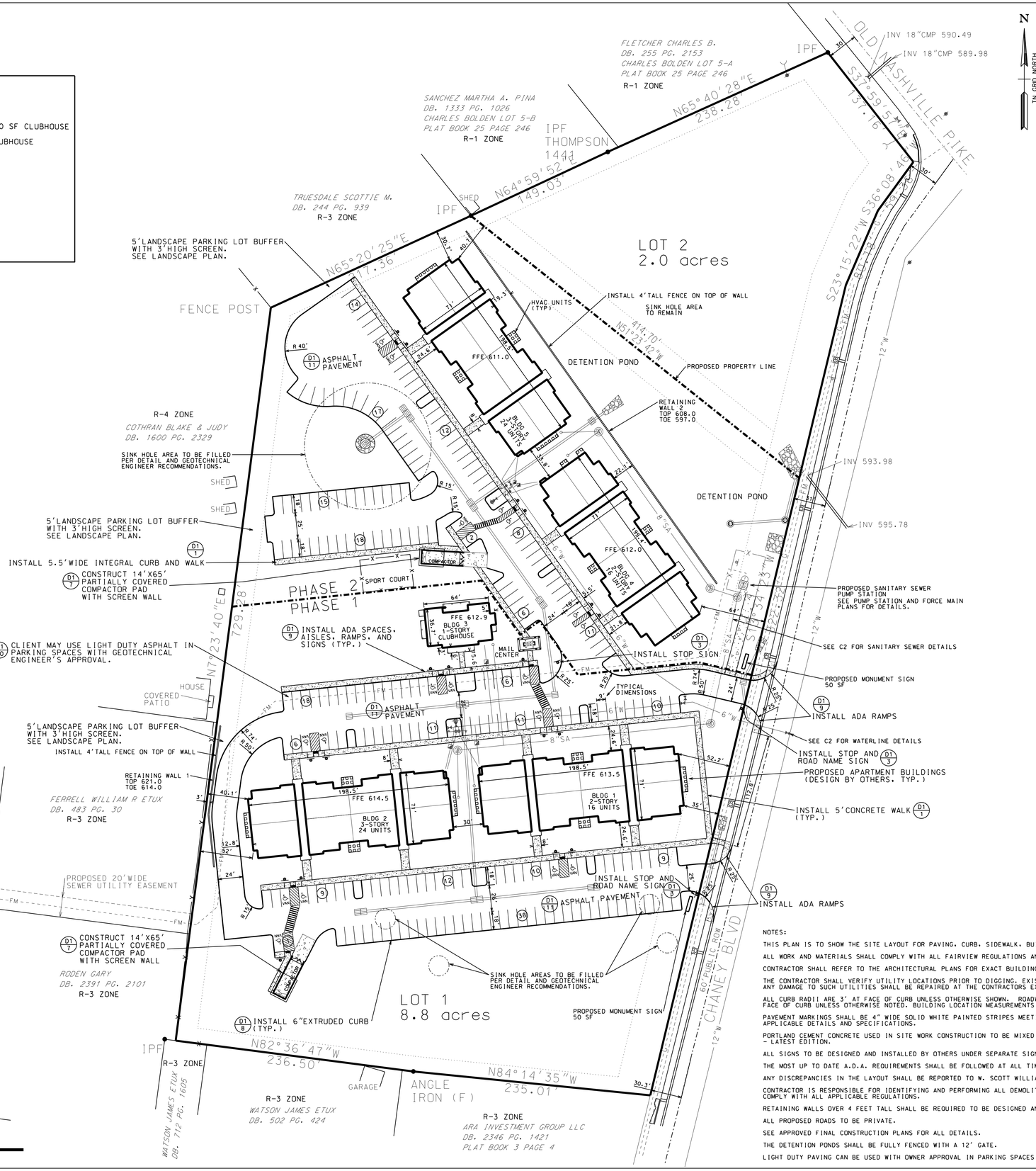
JOB NO. 1616

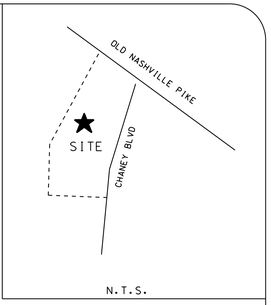
SITE DATA CHART:

Zoning District: R-3 RESIDENTIAL
Setbacks (MULTIFAMILY): FRONT - 35', SIDE - 15', REAR - 20'
Existing Use: VACANT
Proposed Use: 80 RESIDENTIAL APARTMENT UNITS
Density: 80 UNITS / 8.8 ACRES = 9.09 UNITS/ACRE
Square footage of each building: 23000 (2-STORY), 34500 SF (3-STORY), 2380 SF CLUBHOUSE
Total square footage: 117,380 SF
Square footage of each use: 115,000 SF RESIDENTIAL APARTMENTS, 2380 SF CLUBHOUSE
Floor Area Ratio: 117,380 SF / 43560 SF/AC / 8.8 AC = 30.6%
Height: 2 stories, 25' tall; 3 stories, 35' tall; Club, 1-story, 15' tall
Acreage/Square footage of lot: Lot 1 - 8.8 ACRES, Lot 2 - 2.0 ACRES
Sign height and area (for each sign): 10' MAX. 100 SF MAX.

Parking -
Parking requirements (minimum) (RESIDENTIAL): 3 SPACES PER DWELLING UNIT
Total parking provided: 240 SPACES INCLUDING 12 ADA SPACES

Landscaping & Buffering -
Impervious surface area: 3.93 ACRES
ILA existing (landscape islands): 0
ILA required: SEE L1
ILA proposed: 6242 sf
Open Space Provided: 4.8 ACRES





VICINITY MAP

50 25 0 25 50 100
SCALE: 1" = 50'

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IRON PIN SET (NEW)
- EASEMENT
- FENCE
- CENTERLINE PAVEMENT
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL LINES
- FLOOD MAP FEATURE
- (6) PARKING SPACE COUNT
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- SIGN
- (D#/#) DETAIL SHEET / DETAIL NUMBER

OWNER:

GEORGE G. NASSAR
300 46TH ST.E.
APT 14F
NEW YORK, NY 10017

NOTES:

THIS PLAN IS TO SHOW THE SITE LAYOUT FOR PAVING, CURB, SIDEWALK, BUILDINGS, WALLS, ETC. ONLY.

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL FAIRVIEW REGULATIONS AND O.S.H.A. STANDARDS.

CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.

THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO DIGGING. EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE. ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

ALL CURB RADII ARE 3' AT FACE OF CURB UNLESS OTHERWISE SHOWN. ROADWAY AND PARKING LOT DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. BUILDING LOCATION MEASUREMENTS ARE TO OUTSIDE FACE.

PAVEMENT MARKINGS SHALL BE 4" WIDE SOLID WHITE PAINTED STRIPES MEETING REQUIREMENTS AND INSTALLED IN ACCORDANCE WITH APPLICABLE DETAILS AND SPECIFICATIONS.

PORTLAND CEMENT CONCRETE USED IN SITE WORK CONSTRUCTION TO BE MIXED AND PLACED IN ACCORDANCE WITH A.C.I. STANDARD 318 - LATEST EDITION.

ALL SIGNS TO BE DESIGNED AND INSTALLED BY OTHERS UNDER SEPARATE SIGN PERMIT.

THE MOST UP TO DATE A.D.A. REQUIREMENTS SHALL BE FOLLOWED AT ALL TIMES.

ANY DISCREPANCIES IN THE LAYOUT SHALL BE REPORTED TO W. SCOTT WILLIAMS & ASSOC. IMMEDIATELY.

CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND PERFORMING ALL DEMOLITION AND UTILITY RELOCATION REQUIRED. ALL WORK SHALL COMPLY WITH ALL APPLICABLE REGULATIONS.

RETAINING WALLS OVER 4 FEET TALL SHALL BE REQUIRED TO BE DESIGNED AND INSPECTED BY A LICENSED DESIGN PROFESSIONAL.

ALL PROPOSED ROADS TO BE PRIVATE.

SEE APPROVED FINAL CONSTRUCTION PLANS FOR ALL DETAILS.

THE DETENTION PONDS SHALL BE FULLY FENCED WITH A 12' GATE.

LIGHT DUTY PAVING CAN BE USED WITH OWNER APPROVAL IN PARKING SPACES ONLY. (D1/10)

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

SITE LAYOUT PLAN

CHRISTIANA WAY APARTMENTS

102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 018, P. B PARCEL 006.00
3RD CIVIL DISTRICT, RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS REGISTERED ENGINEER No. 105681 STATE OF TENNESSEE 9/26/24

W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4530 Annalee Way
Knoxville, TENNESSEE 37921
Office: 865-584-0999
E-Mail: wscottwill@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, ALABAMA 36803-2767
Office: 334-749-0052
fax: 334-749-0627

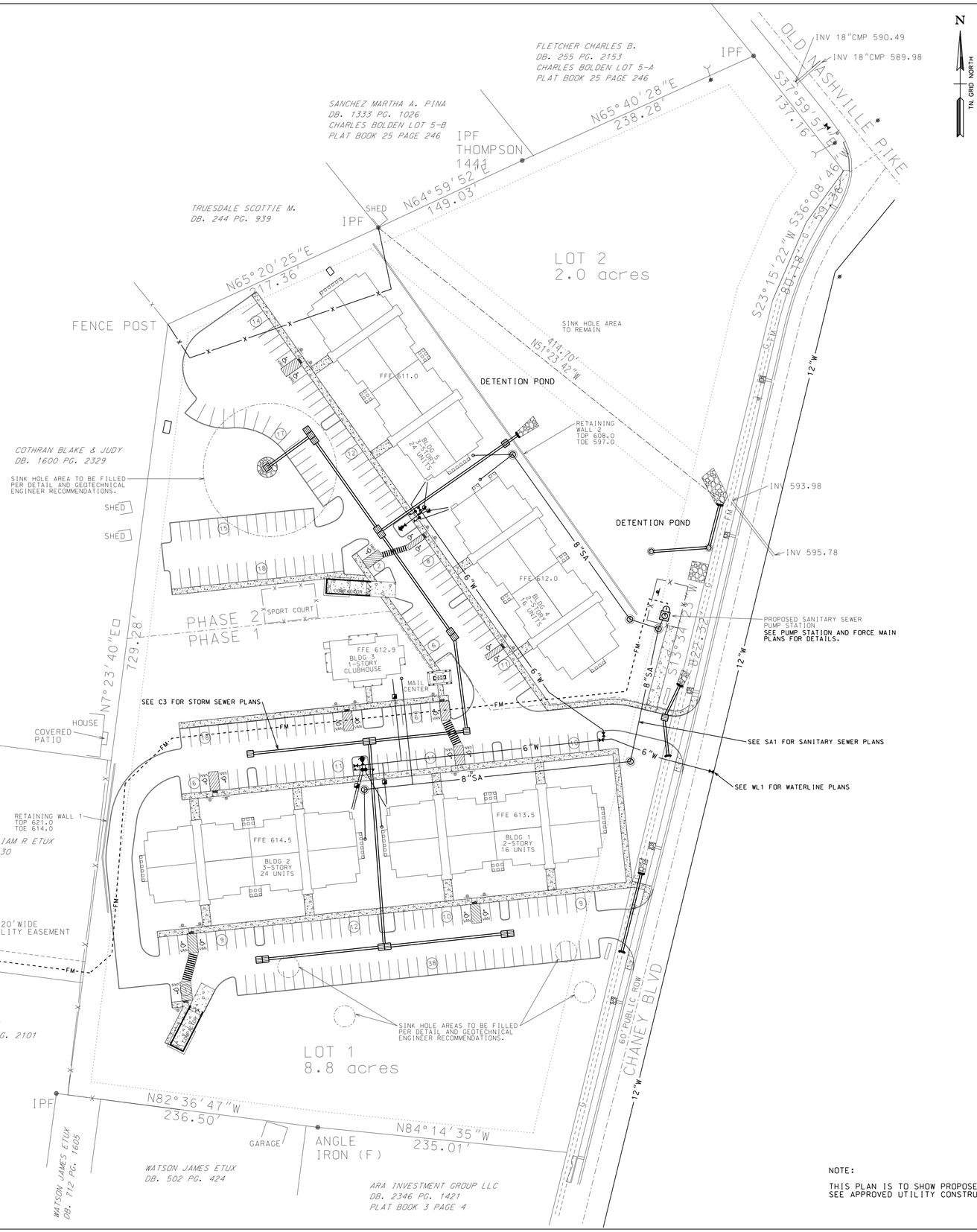
ORIGINAL ISSUE:
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SHEET NO.
C1

JOB NO. 1616

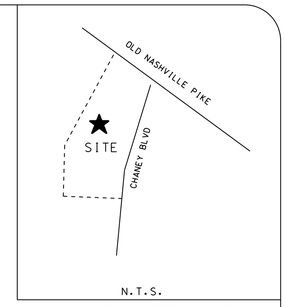
SITE DATA CHART:

Zoning District: R-3 RESIDENTIAL
Setbacks (MULTIFAMILY): FRONT - 35', SIDE - 15', REAR - 20'
Existing Use: VACANT
Proposed Use: 80 RESIDENTIAL APARTMENT UNITS



MATCHLINE - SEE BELOW

MATCHLINE - SEE ABOVE



VICINITY MAP

50 25 0 25 50 100
SCALE: 1" = 50'

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IRON PIN SET (NEW)
- EASEMENT
- FENCE
- CENTERLINE PAVEMENT
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL LINES
- FLOOD MAP FEATURE
- (6) PARKING SPACE COUNT
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- SIGN
- (D#/#) DETAIL SHEET / DETAIL NUMBER

NOTE:

THIS PLAN IS TO SHOW PROPOSED UTILITY LOCATIONS FOR REFERENCE. SEE APPROVED UTILITY CONSTRUCTION PLANS FOR ALL DETAILS.

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

UTILITY LAYOUT PLAN

CHRISTIANA WAY APARTMENTS

102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 018, P B PARCEL 006.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS
REGISTERED ENGINEER
No. 105681
STATE OF TENNESSEE
9/26/24

W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4530 Annalee Way
Knoxville, TENNESSEE 37921
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Fax. 334-749-0627

ORIGINAL ISSUE:
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SHEET NO.
C2

JOB NO. 1616

SITE DATA CHART:

Zoning District: R-3 RESIDENTIAL
Setbacks (MULTIFAMILY): FRONT - 35', SIDE - 15', REAR - 20'
Existing Use: VACANT
Proposed Use: 80 RESIDENTIAL APARTMENT UNITS
PROPOSED DISTURBED AREA: 7.75 ACRES
PROPOSED IMPERVIOUS AREA: 3.93 ACRES

GENERAL NOTES:

BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. SIX (6) DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 10,000 SQUARE FEET OF AREA PER 8-INCH LIFT (APPROX. 1 TEST PER EVERY 50 FEET).

PRIOR TO DIGGING, CALL TENNESSEE ONE CALL TO LOCATE UTILITIES 3 OR MORE DAYS IN ADVANCE.

SEE D2 FOR TYPICAL PIPE BEDDING DETAIL (D2/4)

ALL STORM SEWER TOPS TO HAVE ENVIRONMENTAL STATEMENT. (D2/3)

GRADING NOTES:

1. SUBGRADE FOR PAVED AND PAD AREAS SHALL BE 1.0 FOOT AND 8", RESPECTIVELY, BELOW FINISHED GRADE AND COMPACTED TO STANDARD PROCTOR ASTM D698. FILL SHALL BE ROCK OR SUITABLE SOIL ONLY. PLACED IN LIFTS OF 8" OR LESS FOR SOIL AND 2' OR LESS FOR ROCK. A GEOTECHNICAL ENGINEER SHOULD BE USED FOR COMPACTION TESTING. A SOIL REPORT BY A LICENSED GEOTECHNICAL SHALL SUPERCEED THE ABOVE RECOMMENDATIONS.
2. ALL SLOPES TO BE 2'H:1'V UNLESS OTHERWISE NOTED. NO SLOPE SHALL BE GREATER THAN 2'H:1'V. IF ROCK IS ENCOUNTERED IN SLOPES, CONTRACTOR TO NOTIFY ENGINEER SO NEW DESIGN CAN BE CONSIDERED BEFORE CONTINUING WORK.
3. FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION. PLAN SUBJECT TO CHANGE PER COMMENTS BY REVIEW AGENCIES.
4. THE CONTRACTOR SHALL NOTIFY ENGINEER OF VARIANCES FROM EXISTING CONDITIONS PLAN PRIOR TO DISTURBANCES.
5. ALL GRADING AND DRAINAGE ORDINANCES OF LAVERGNE & RUTHERFORD CO. SHALL BE FOLLOWED INCLUDING ALL OSHA REQUIREMENTS.
6. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES. TREES, STUMPS, ROOTS, DEBRIS, JUNK, AND OTHERWISE DELETERIOUS MATERIAL SHALL NOT BE BURIED OR DISPOSED OF ON SITE.
7. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 6". A SOIL REPORT BY A LICENSED GEOTECHNICAL SHALL SUPERCEED THE ABOVE RECOMMENDATIONS. THE SOIL IS TO BE STOCKPILED IN THE LOCATIONS AS DESIGNATED BY THE OWNER. EXCESS TOPSOIL, DIRT, DEBRIS, ETC. SHALL BE HAULED OFF.
8. A STORM WATER POLLUTION PREVENTION PLAN WILL BE PREPARED FOR THIS SITE AND SHALL BE FOLLOWED AT ALL TIMES AND PRIOR TO ANY OTHER WORK. OUTLET STRUCTURES MAY NEED TO BE ALTERED WHILE USED AS SEDIMENT BASIN.
9. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH A.D.A. GRADES ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 5%. GRADES ALONG HANDICAP RAMPS SHALL NOT EXCEED 8.33%.

DRAINAGE NOTES:

FOR ALL BUILDINGS:
DOWNSPOUT SPLASH PADS MAY BE USED ON FRONT ROOF DRAINS AS LONG AS CONTRACTOR ENSURES POSITIVE DRAINAGE (MIN 2%) AWAY FROM ALL BUILDINGS. EXTENSIONS MAY BE USED AS LONG AS THE PIPES ARE TERMINATED IN GRASS AREAS. ALL REAR GUTTERS SHALL BE EXTENDED TO TOE OF STEEP SLOPES.

ALL BUILDINGS SHALL HAVE 6" VERTICAL GRADE DROP TO ADJACENT GRASS AREAS. ALL GRASS AREAS SHALL SLOPE AWAY FROM THE BUILDING AT 5% SLOPE FOR 10' AND THEN 2% SLOPE BEYOND (1% MINIMUM SLOPE).

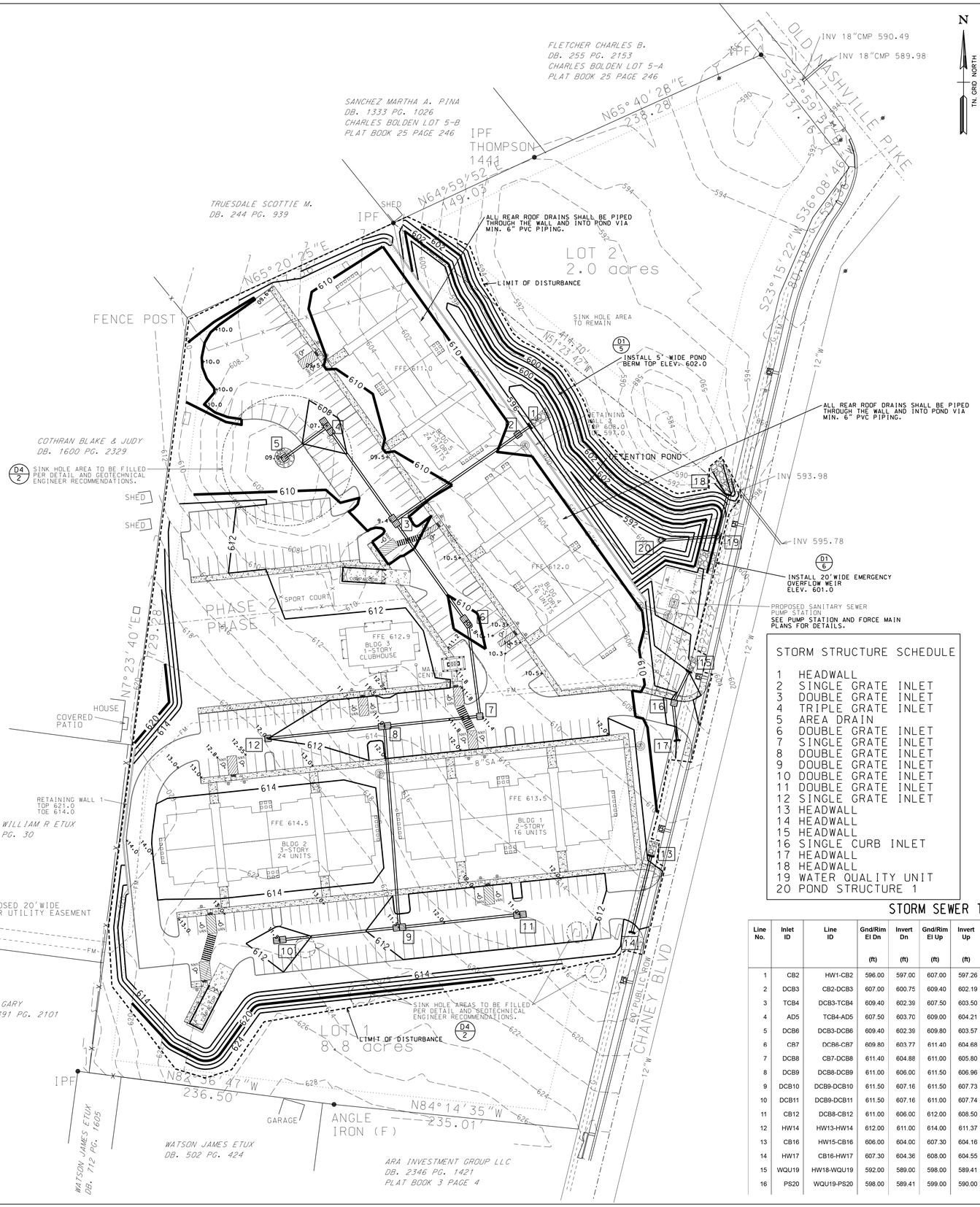
IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS THROUGHOUT AND AT THE END OF CONSTRUCTION.

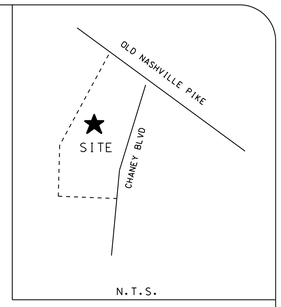
DETAIL SCHEDULE: SEE D1-D2

- (D4/1) CONCRETE HEADWALL
- (D4/2) SINKHOLE REPAIR
- (D2/1) GRATE AND CASTING FOR CURB AND GRATE INLETS
- (D2/3) TYPICAL ENVIRONMENTAL STATEMENT TO BE PLACED ON ALL STORM SEWER INLETS / MANHOLES.
- (D2/5) STORM MANHOLE (POND STRUCTURE)
- (D2/2) SINGLE INLET CATCH BASIN
- (D2/6) DOUBLE INLET CATCH BASIN
- (D2/4) TYPICAL PIPE BEDDING DETAIL (ALL PIPES EXCEPT POND OUTLET)
- (D3/1) WATER QUALITY UNIT

(D1/6) RIPRAP APRON SCHEDULE

STUCTURE #	STONE SIZE	LxWxD
1	16"	22'x14'x32"
13	8"	14'x10'x16"
15	8"	14'x10'x16"
18	16"	32'x14'x32"





VICINITY MAP

50 25 0 25 50 100
SCALE: 1" = 50'

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IRON PIN SET (NEW)
- EASEMENT
- -X- FENCE
- -℄- CENTERLINE PAVEMENT
- PP UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- -SA- SANITARY SEWER
- -W- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL LINES
- STORM SEWER
- CATCH BASIN
- CONCRETE HEADWALL
- STORM MANHOLE
- 986 PROPOSED FINISHED GRADE CONTOUR
- 926+9 PROPOSED FINISHED GRADE ELEVATION
- PROPOSED SURFACE DRAINAGE SWALE DIRECTION (MIN 1%ASPHALT, 2%GRASS)
- RIPRAP APRON
- 23 STORM STRUCTURE NUMBER
- (D#/#) SHEET NO. DETAIL NO.
- LIMIT OF DISTURBANCE

STORM STRUCTURE SCHEDULE

1 HEADWALL
2 SINGLE GRATE INLET
3 DOUBLE GRATE INLET
4 TRIPLE GRATE INLET
5 AREA DRAIN
6 DOUBLE GRATE INLET
7 SINGLE GRATE INLET
8 DOUBLE GRATE INLET
9 DOUBLE GRATE INLET
10 DOUBLE GRATE INLET
11 DOUBLE GRATE INLET
12 SINGLE GRATE INLET
13 HEADWALL
14 HEADWALL
15 HEADWALL
16 SINGLE CURB INLET
17 HEADWALL
18 HEADWALL
19 WATER QUALITY UNIT
20 POND STRUCTURE 1

STORM SEWER TABLE

Line No.	Inlet ID	Line ID	Gnd/Rim El Dn (ft)	Invert Dn (ft)	Gnd/Rim El Up (ft)	Invert Up (ft)	Line Length (ft)	Line Size (in)	Line Slope (%)	Junct Type	PIPE TYPE
1	CB2	HW1-CB2	596.00	597.00	607.00	597.26	12.90	30	2.02	Grate	HDPE
2	DCB3	CB2-DCB3	607.00	600.75	609.40	602.19	144.30	30	1.00	Grate	HDPE
3	TCB4	DCB3-TCB4	609.40	602.39	607.50	603.50	111.00	18	1.00	Grate	HDPE
4	AD5	TCB4-AD5	607.50	603.70	609.00	604.21	51.23	18	1.00	Grate	HDPE
5	DCB6	DCB3-DCB6	609.40	602.39	609.80	603.57	118.03	30	1.00	Grate	HDPE
6	CB7	DCB6-CB7	609.80	603.77	611.40	604.68	91.25	24	1.00	Grate	HDPE
7	DCB8	CB7-DCB8	611.40	604.88	611.00	605.80	92.06	24	1.00	Grate	HDPE
8	DCB9	DCB8-DCB9	611.00	606.00	611.50	606.96	192.96	24	0.50	Grate	HDPE
9	DCB10	DCB9-DCB10	611.50	607.16	611.50	607.73	114.90	15	0.50	Grate	HDPE
10	DCB11	DCB9-DCB11	611.50	607.16	611.00	607.74	116.23	15	0.50	Grate	HDPE
11	CB12	DCB8-CB12	611.00	606.00	612.00	608.50	111.97	15	2.23	Grate	HDPE
12	HW14	HW13-HW14	612.00	611.00	614.00	611.37	74.40	15	0.50	Hdwall	RCP
13	CB16	HW15-CB16	606.00	604.00	607.30	604.16	30.92	15	0.52	Comb.	RCP
14	HW17	CB16-HW17	607.30	604.36	608.00	604.55	37.62	15	0.51	Hdwall	RCP
15	WQU19	HW18-WQU19	592.00	589.00	598.00	589.41	40.96	30	1.00	MH	RCP
16	PS20	WQU19-PS20	598.00	589.41	599.00	590.00	53.61	30	1.10	MH	RCP

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

GRADING AND DRAINAGE PLAN

CHRISTIANA WAY APARTMENTS

102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 018, B PARCEL 006.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS — REGISTERED ENGINEER — No. 105687 — STATE OF TENNESSEE — 9/26/24

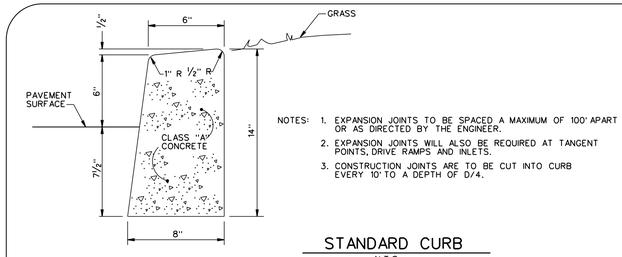
W. SCOTT WILLIAMS and ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4538 Annalee Way
Knoxville, TENNESSEE 37921
Phone: (865) 588-6480
E-Mail: wscottwill@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2267
OPELIKA, ALABAMA 36803-2267
Office. 334-749-0052
fax. 334-749-0627

ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
C3

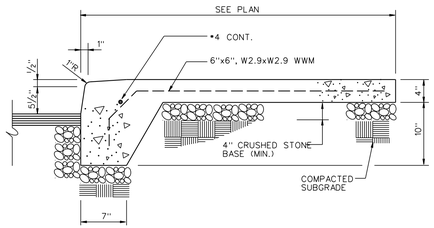
JOB NO. 1616



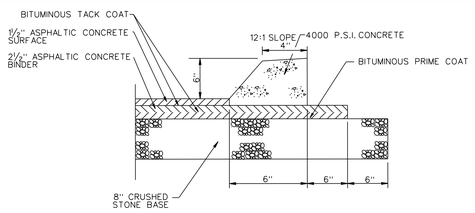
NOTES:
1. EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100' APART OR AS DIRECTED BY THE ENGINEER.
2. EXPANSION JOINTS WILL ALSO BE REQUIRED AT TANGENT POINTS, DRIVE RAMPS AND INLETS.
3. CONSTRUCTION JOINTS ARE TO BE CUT INTO CURB EVERY 10' TO A DEPTH OF D/4.

TYPICAL CROSS-SECTION

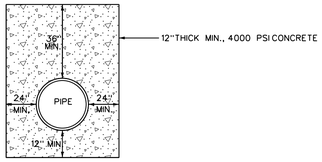
STANDARD CURB
N.T.S.



D1/1 INTEGRAL CONCRETE CURB & WALK



D1/8 EXTRUDED CURB
N.T.S.



D1/4 ANTI-SEEP COLLAR
N.T.S.

NOTES FOR CONCRETE SIDEWALKS

A. CONCRETE TO BE PLACED 4"THICK AND FINISHED WITH TAMPS, WOOD FLOATS AND STIFF-BRISTLE BROOMS.
B. TRANSVERSE CONTRACTION JOINTS SHALL BE PLACED AT 20 FT. INTERVALS. ALL EDGES TO BE ROUNDED TO 1/4"RADius.
C. ½" EXPANSION JOINTS SHALL BE PLACED, WHERE SIDEWALKS TIES INTO A STRUCTURE OR TERMINATES AT CURB, RAMPS OR DRIVEWAYS AND AT 60' INTERVALS.

NOTES FOR CURB CUT RAMPS:

1. CURB CUT RAMPS WILL BE LOCATED AS FOLLOWS UNLESS PLANS OR CONTRACT SPECIFY OTHERWISE.
a) AT ALL PEDESTRIAN CROSSWALKS WHERE CURB IS CONSTRUCTED OR REPLACED.
b) WHERE THE SIDEWALKS CONCRETE OR UNPAVED IS INTERRUPTED BY THE CURB AT TURNOUTS OR AT INTERSECTIONS.
c) AT OTHER LOCATIONS SUCH AS HOSPITALS NURSING HOMES REST AREAS ETC. WHERE THE CURB WOULD OTHERWISE BE AN OBSTRUCTION TO THE PHYSICALLY DISABLED.

2. RAMPS WILL BE CONSTRUCTED FROM CONCRETE. SPECIFICATIONS FOR RAMP WILL BE THE SAME AS FOR CONCRETE SIDEWALK. RAMPS SHALL HAVE EITHER A ROUGH OR A TEXTURED FINISH.

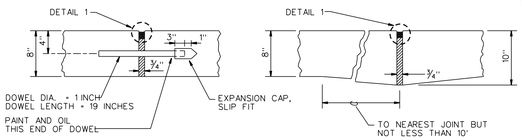
3. DROP INLETS ARE NOT TO BE LOCATED DIRECTLY IN FRONT OF RAMPS. CATCH BASINS SHOULD BE LOCATED AT LEAST 10 FT. FROM RAMPS WHEN FEASIBLE.

4. WHERE RAMPS ARE LOCATED IN RADII THE DIMENSIONS SHOWN FOR RAMP WIDTHS AND TAPERS ARE MEASURED PERPENDICULAR TO THE RAMP AND NOT ALONG THE CURVE.

5. WHERE UTILITY STRUCTURES CONFLICTS WHERE SIDEWALK GEOMETRY VARIES AT SKEWED INTERSECTIONS OR IN OTHER SPECIAL CASES THE RAMP DESIGNS MAY BE MODIFIED BY THE DESIGNER OR ENGINEERS PROVIDED THAT THE WIDTH REMAINS A MINIMUM OF 48 INCHES AND NO SLOPE ON THE ACCESSIBLE PART OF THE RAMP IS STEEPER THAN 12:1.

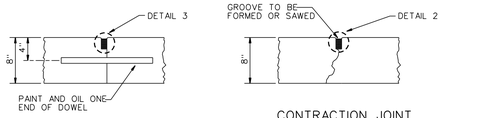
6. LIN. FT. OF CURB AND GUTTER WILL INCLUDE THE TRANSITIONED CURB IN FRONT OF RAMPS. SQ. YDS. OF CONCRETE SIDEWALK AND CONCRETE MEDIAN PAVING WILL INCLUDE RAMPS. NO ADDITIONAL PAYMENT WILL BE MADE FOR CURB RAMPS. NO ADDITIONAL PAYMENT WILL BE MADE FOR SAWING AND REMOVING EXISTING SIDEWALK OR CURB WHERE NECESSARY FOR RAMP CONSTRUCTION

7. WHEN A CURB RAMP IS PLACED ON EXISTING PAVEMENTS THE PAVEMENT SHALL BE REMOVED TO PROVIDE A MINIMUM THICKNESS OF 3 INCHES OF CONCRETE AT ALL LOCATIONS. NO SEPARATE PAYMENT WILL BE MADE FOR THE REMOVAL OF THE PAVEMENT.



EXPANSION JOINT TYPE A-DOWELED

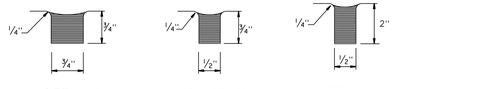
EXPANSION JOINT TYPE B-THICKENED EDGE



CONSTRUCTION JOINT TYPE D-DOWELED

CONTRACTION JOINT TYPE H-DUMMY

NOTE: BLACK SHADED AREA IS JOINT SEALER.

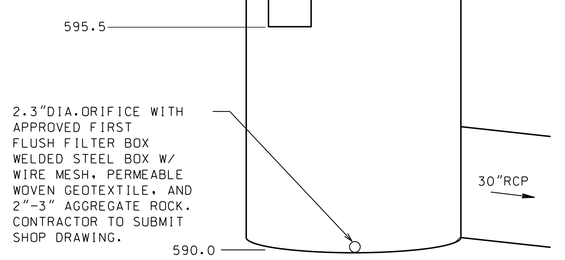


DETAIL 1 DETAIL 2 DETAIL 3

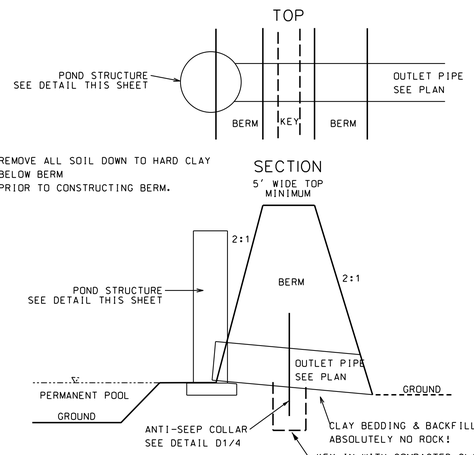
× PER FAA STANDARD SPECIFICATIONS

D1/1 STANDARD JOINTS

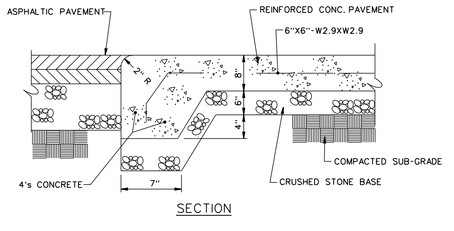
MUST BE 60" DIA. CONCRETE STRUCTURE WITH BASE TO PREVENT FLOATING



D1/2 DETENTION POND STRUCTURE 20

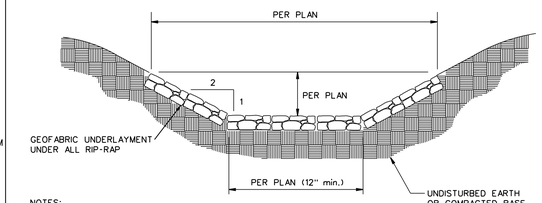


D1/5 POND BERM



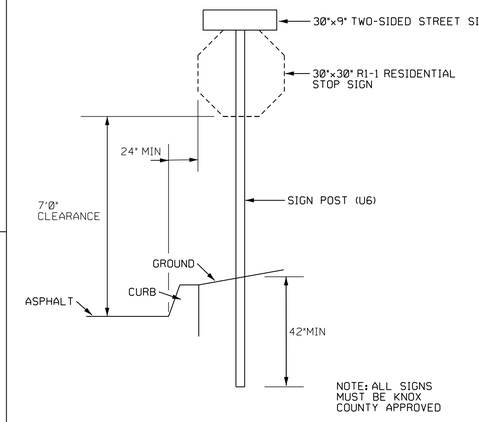
SECTION

D1/7 DUMPSTER PAD AND HEAVY DUTY CONCRETE DETAIL - SEE SUBSURFACE EXPLORATION REPORT BY GEOSERVICES, INC.
N.T.S.



NOTES:
1. STABILIZATION TO EXTEND FOR FULL DEPTH
2. d_{50} (MIN.)- 8" FOR ALL RIP-RAP DITCHES.

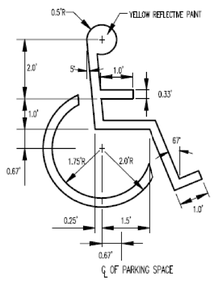
D1/6 RIP-RAP DITCH & OVERFLOW WEIR DETAIL
N.T.S.

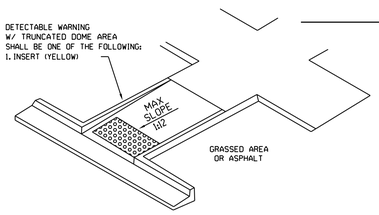


NOTE: ALL SIGNS MUST BE KNOX COUNTY APPROVED

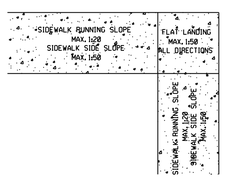
D1/3 SIGN DETAIL N.T.S.

ADA DETAILS
D1/9

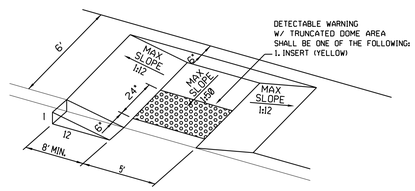




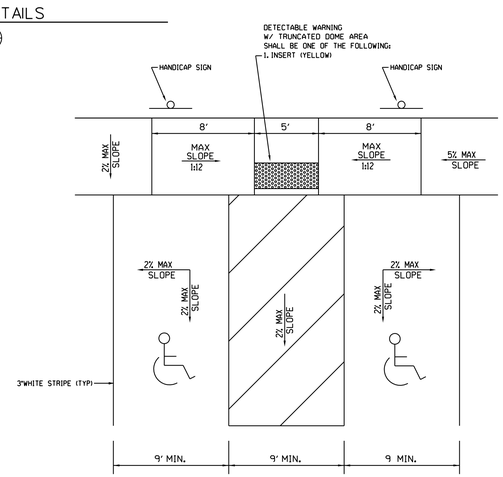
SLOPEDOWN SIDEWALK DETAIL
NO SCALE



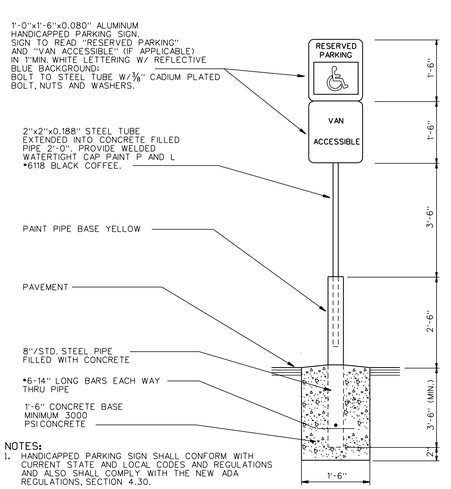
SIDEWALK INTERSECTION DETAIL
NO SCALE



HANDICAP RAMP DETAIL
NO SCALE

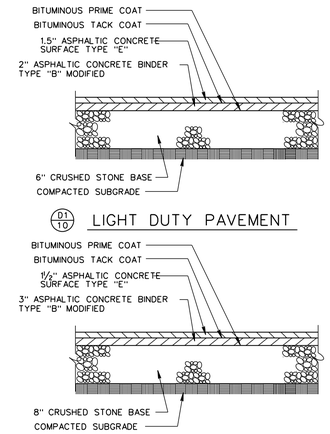


HANDICAP PARKING SPACE DETAIL
NO SCALE



NOTES:
1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS AND ALSO SHALL COMPLY WITH THE NEW ADA REGULATIONS, SECTION 4.30.

HANDICAP PARKING SIGN
N.T.S.



D1/10 LIGHT DUTY PAVEMENT

D1/11 HEAVY DUTY PAVEMENT

PAVEMENT - SEE SUBSURFACE EXPLORATION REPORT BY GEOSERVICES, INC.
(N.T.S.)

REVISIONS

NO.	DATE	DESCRIPTION

SITE DETAILS

CHRISTIANA WAY APARTMENTS
102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 094 PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS REGISTERED ENGINEER Scott Williams 9/26/24 No. 105681 STATE OF TENNESSEE

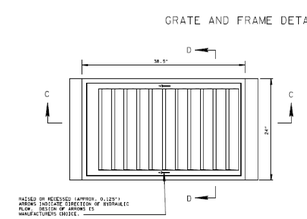
W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4538 Annalee Way
Knoxville, TENNESSEE 37921
Phone: 865-584-0202
E-Mail: wscottwil@comcast.net

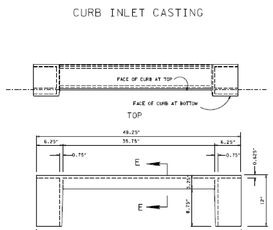
CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, AL 36803-2767
OFFICE: 334-749-0202
Fax. 334-749-0627

ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
D1

JOB NO. 1616





- REV. 10-26-93: REVISED SHEET, REORGANIZED SHEET AND UPDATED TO 1993 POLICY.
- REV. 3-20-96: MODIFIED CURB INLET CASTING DETAIL.
- REV. 1-15-95: CHANGED WEIGHT OF CURB INLET CASING FROM 150 TO 155 POUNDS.
- REV. 9-27-95: CHANGED GENERAL NOTE (B).
- REV. 9-27-95: CHANGED GENERAL NOTE (C). DELETED OLD GENERAL NOTE (C). CHANGED DESCRIPTION IN RIGHT LOWER CORNER BLOCK.
- REV. 11-15-96: CHANGED GENERAL NOTE (C).
- REV. 12-18-99: CHANGED LOWER RIGHT HAND CORNER BLOCK DESCRIPTION.
- REV. 9-27-01: CHANGED GENERAL NOTE (C).

GENERAL NOTES

(A) WHEN A SIX HUNDRETH NONMOUNTABLE CURB IS REQUIRED USE THIS DRAWING ON ALL VARIATIONS OF NUMBER 10,12,14, 16, AND 17 CATCH BASINS CONTAINED IN THIS SECTION OF THE STANDARD DRAWINGS.

(B) FOR CLEARNESS, ALL CORNERS ARE SHOWN ON THIS DRAWING BY STRAIGHT LINES WITH THE EXCEPTION OF THE 1" RADIUS AT THE TOP OF FACE OF CURB. ALL INSIDE CORNERS SHOULD BE MADE WITH ½" ± ½" FILLETS OR ¾" RADIUS FILLETS FOR EASE IN MOULDING.

(C) IF PAID FOR SEPARATELY CAST IRON USED IN CASTINGS IS TO BE PAID FOR UNDER ITEM NO. 611-03.04 GRAY IRON CASTINGS (CATCH BASIN) .... PER POUND.

(D) IF CATCH BASIN IS PAID FOR UNDER EACH, THEN COST OF CAST IRON USED IN CASTINGS IS TO BE PAID FOR UNDER THE SPECIFIC ITEM BID FOR THAT CATCH BASIN. SEE STANDARD DRAWINGS FOR TYPE 10, 12, 14, 16, AND 17 CATCH BASINS FOR APPLICABLE PAY ITEMS FOR EACH TYPE OF CATCH BASIN.

WEIGHTS

(SINGLE GRATE CATCH BASIN)

FRAME ---------- 265 LBS.
GRATE ---------- 250 LBS.
CURB INLET ---- 155 LBS.
* TOTAL ------- 670 LBS.

* NOTE: WEIGHT OF TWO GRATES = 1,340 LBS.
* NOTE: FOR NO. 10 CATCH BASIN, DEDUCT 155 LBS. PER " GRATE ", SINCE NO CURB INLET IS REQUIRED.

FRACTION TABLE

1/16"	-	0.125"
1/4"	-	0.250"
3/8"	-	0.375"
1/2"	-	0.500"
5/8"	-	0.625"
11/16"	-	0.688"
3/4"	-	0.750"

WINOR REVISION -- FIRM APPROVAL NOT REQUIRED.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

TYPE 'B'
CAST IRON FRAME, GRATE & NONMOUNTABLE INLET DETAILS FOR NOS. 10,12,14,16 & 17 TYPE CATCH BASINS

1-20-84 | D-CBB-12A

D2/1 GRATE & CASTING
N.T.S.

DUMP NO WASTE
DRAINS TO STREAM

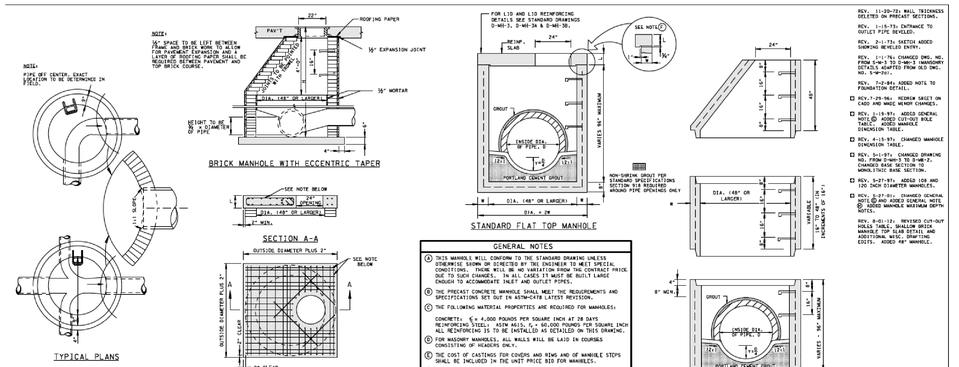
TOP MANHOLE

DUMP NO WASTE DRAINS TO STREAM

TOP INLET CASTING

NOTE: CASTING SHALL HAVE ENVIRONMENTAL STATEMENT SHOWN OR AN EQUIVALENT. LETTERING TO BE ½" HIGH.

D2/3 STORM SEWER INLET ENVIRONMENTAL STATEMENT



REV. 11-29-72: WALL THICKNESS DELETED ON PRECAST SECTIONS.

REV. 1-15-73: ENTRANCE TO OUTLET PIPE REVISED.

REV. 2-1-73: SKETCH ADDED SHOWING BEVELED ENTRY.

REV. 1-11-76: CHANGED DWG. NO. FROM S-M-3 TO S-M-3 MANSONRY DETAILS ADAPTED FROM OLD DWG. NO. S-M-3A1.

REV. 7-2-84: ADDED NOTE TO FOUNDATION DETAIL.

- REV. 7-29-96: REVISED SHEET ON CAST AND MADE MINOR CHANGES.
- REV. 1-15-97: ADDED GENERAL NOTE (E) ADDED CUT-OUT HOLE TABLE. ADDED MANHOLE DIMENSION TABLE.
- REV. 4-15-97: CHANGED MANHOLE DIMENSION TABLE.
- REV. 5-1-97: CHANGED DRAWING NO. FROM S-MH-3 TO S-MH-2. CHANGED BASE SECTION TO MONOLITHIC BASE SECTION.
- REV. 5-27-97: ADDED 120 AND 132 INCH DIAMETER MANHOLES.
- REV. 8-01-01: CHANGED GENERAL NOTE (E) AND ADDED GENERAL NOTE (F) ADDED MANHOLE MAXIMUM DEPTH NOTES.
- REV. 9-01-12: REVISED CUT-OUT HOLES TABLE FOR PRECAST MANHOLE TOP SLAB DETAIL AND ADDITIONAL MISC. DRAFTING EDITS. ADDED 48" MANHOLE.

GENERAL NOTES

(A) THIS MANHOLE WILL CONFORM TO THE STANDARD DRAWING UNLESS OTHERWISE SHOWN OR DIRECTED BY THE ENGINEER TO MEET SPECIAL CONDITIONS. THERE WILL BE NO VARIATION FROM THE CONTRACT PRICE DUE TO SUCH CHANGES. IN ALL CASES IT MUST BE BUILT LARGE ENOUGH TO ACCOMMODATE INLET AND OUTLET PIPES.

(B) THE PRECAST CONCRETE MANHOLE SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS SET OUT IN ASTM-C478 LATEST REVISION.

(C) THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR MANHOLES:

CONCRETE: f'c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, fy = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(D) MASONRY MANHOLES, ALL WALLS WILL BE LAID IN COURSES CONSISTING OF HEADERS ONLY.

(E) THE COST OF CASTINGS FOR COVERS AND RIMS AND OF MANHOLE STEPS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR MANHOLES.

(F) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99R FOR ADDITIONAL DETAILS.

(G) THE PLACING OF BRICKS AND CONCRETE IN MANHOLE INVERTS AS INDICATED FOR SMOOTH FLOW OF CONCRETE, AND IN SHAPING FOR PRECAST MANHOLES, COST OF FURNISHING AND PLACING THE CONCRETE TO BE INCLUDED IN UNIT PRICE BID PER MANHOLE.

(H) PAYMENT FOR BRICK MANHOLES WILL BE MADE UNDER ITEM NUMBERS 611-01.01 THROUGH 611-01.07, DEPTH AND 611-01.83, MANHOLES, 2'-0"-12" DEPTH PER EACH.

(I) PAYMENT FOR PRECAST CONCRETE CIRCULAR MANHOLES WILL BE MADE UNDER ITEM NUMBERS 611-01.20 MANHOLES,) 1'-4" DEPTH THROUGH 611-01.207, MANHOLES,) 24'-28' DEPTH PER EACH. PAYMENT FOR MANHOLES EXCEPTOR THAN 29' WILL BE MADE UNDER ITEM NUMBERS 611-01.10 THROUGH 611-01.19, MANHOLE ____' TO ____' DEPTH PER EACH.

MANHOLE MAXIMUM DEPTH NOTES

(1) MAXIMUM DEPTH FOR BRICK MANHOLES IS 12.00'.

(2) MAXIMUM DEPTH FOR PRECAST CONCRETE CIRCULAR MANHOLES IS 40.00'.

CUT-OUT HOLES

INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)
18	2½	25
24	3	32
30	3½	39
36	4	46
42	4½	53
48	5	60
54	5½	67
60	6	74
66	6½	81
72	7	88
78	7½	95

(1) CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".

(2) ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET.

(3) CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH ROUND HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

MANHOLE DIMENSIONS

INSIDE DIA. OF MANHOLE DIA. (INCHES)	WALL THICKNESS W (INCHES)	LID THICKNESS (INCHES)	OUTSIDE DIA. OF MANHOLE DIA. + 2W (INCHES)	MAX. INLET OR OUTLET CONC. PIPE SIZE - STR. (INCHES)	MAX. INLET OR OUTLET CONC. PIPE SIZE - 90° (INCHES)
48	5	8	58	24	15
60	6	8	72	36	24
72	7	9	86	48	30
84	8	9	100	60	36
96	9	10	114	66	42
108	10	10	128	72	48
120	11	10	142	78	54

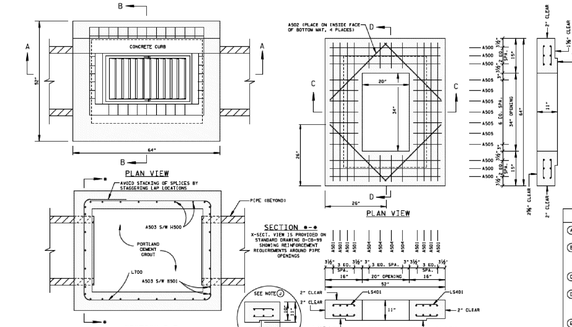
WINOR REVISION -- FIRM APPROVAL NOT REQUIRED.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD MASONRY & PRECAST NO. 3 MANHOLE

NOT TO SCALE | AUG 1972 | D-MH-2

D2/5 STORM MANHOLE
N.T.S.



CATCH BASIN MAXIMUM DEPTH NOTE

MAXIMUM DEPTH FOR THIS STRUCTURE IS 20.00'.

CATCH BASIN DIMENSIONS

INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	FOR DESIGN USE ONLY CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
18	2½	25	51	3.88
24	3	32	58	4.42
(A) 30	3½	39	65	4.96
(A) 36	4	46	72	5.50

(1) CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".

(2) ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PIP-2.

(3) CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH ROUND HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

(4) TO BE USED IN 48 INCH INTERIOR WALLS ONLY.

- REV. 10-26-93: MODIFIED DRAWING NO. D-CB-12S BY REMOVING CURB OPENING AND CONVERTING IT TO NO. 10 CATCH BASIN.
- REV. 1-15-96: MODIFIED CATCH BASIN MINIMUM DEPTH TABLE.
- REV. 9-27-01: CHANGED PAY ITEMS IN GENERAL NOTE (I) ADDED CATCH BASIN MAXIMUM DEPTH NOTE.
- REV. 7-29-02: CHANGED ASTM SPECIFICATION IN GENERAL NOTE (E)
- REV. 8-01-12: REVISED CATCH BASINS FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.
- REV. 9-24-12: MODIFIED TOP SLAB AND MINIMUM DEPTH.
- REV. 3-11-14: ELIMINATED STIRRUPS.

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 10S CONCRETE CATCH BASINS AND ALL PRECAST NO. 10S CONCRETE CATCH BASINS. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES & DETAILS.

(B) THIS DIMENSION MAY VARY FROM A MINIMUM OF 0 INCHES TO A MINIMUM OF 24 INCHES AS LONG AS 23 INCHES IS SATISFIED. THE CONTRACTOR HAS THE OPTION OF USING BRICK OR STANDARD PRECAST CONCRETE RISER FRAMES. THE USE OF BRICK SHALL BE LIMITED TO 6 INCHES. IF THIS DIMENSION EXCEEDS 6 INCHES, PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-MH-1.

(C) THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF CATCH BASIN WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.

(D) CAST-IN-PLACE CONCRETE CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS UNLESS SUPERSEDED BY THIS DRAWING. THE CONTRACTOR MAY WITH PERMISSION FROM THE ENGINEER SUBSTITUTE PRECAST CATCH BASINS FOR CAST-IN-PLACE CATCH BASINS PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

(E) THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR BOTH CAST-IN-PLACE AND PRECAST STRUCTURES:

CONCRETE: f'c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, fy = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(F) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT HIS OWN EXPENSE.

(G) THE CONTRACTOR MAY ELIMINATE THE A503 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500/H501 BARS SO THAT 1½ INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

(H) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

(I) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

(J) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.

(K) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

(L) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 23 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

(M) SEE STANDARD DRAWING D-CBB-12A FOR DETAILS REGARDING CAST IRON GRATES AND FRAMES.

(N) PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS 611-14.01 CATCH BASINS, TYPE 10, 0'-4" DEPTH THROUGH 611-14.05 CATCH BASINS, TYPE 10,) 16'-20' DEPTH PER EACH. PAYMENT INCLUDES RISER SECTION AND GRATE.

REINFORCING STEEL LEGEND

DIMENSIONS SHOWN ON THIS LEGEND ARE OUTSIDE TO OUTSIDE OF BAR. STANDARD C.R.S.I. HOOK AND TIE DETAILS SHALL APPLY, EXCEPT AS NOTED.

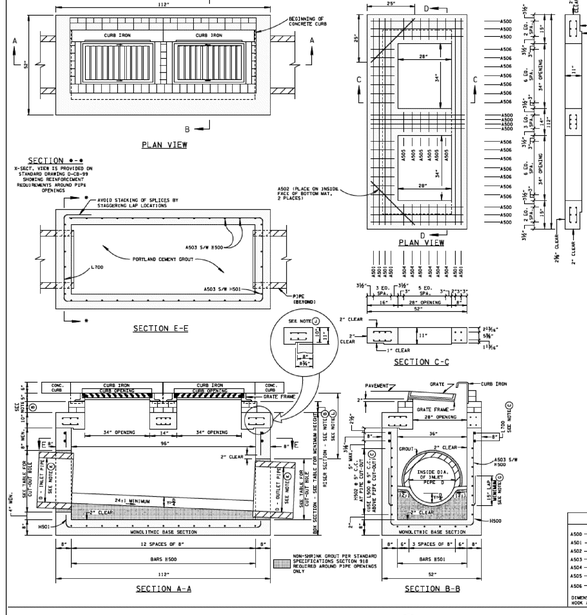
WINOR REVISION -- FIRM APPROVAL NOT REQUIRED.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD RECTANGULAR CONCRETE NO.10 CATCH BASIN

NOT TO SCALE | 10-26-93 | D-CB-10S

D2/2 SINGLE CATCH BASIN
N.T.S.



CATCH BASIN DIMENSIONS

INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	FOR DESIGN USE ONLY CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
18	2½	25	53	4.05
24	3	32	60	4.59
(A) 30	3½	39	67	5.13
(A) 36	4	46	74	5.67
(A) 42	4½	53	81	6.21
(A) 48	5	60	88	6.75
(A) 54	5½	67	95	7.30
(A) 60	6	74	102	7.84

(1) CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".

(2) ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PIP-2.

(3) CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH ROUND HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

(4) TO BE USED IN 96 INCH INTERIOR WALLS ONLY.

- MAY. 9-24-12: MODIFIED FOR SLAB AND MINIMUM DEPTH.
- REV. 3-11-14: ELIMINATED STIRRUPS.
- REV. 12-19-95: CHANGED MINIMUM DEPTH TABLE AND MODIFIED STEEL IN BASE SECTION.
- REV. 1-19-99: MODIFIED CATCH BASIN MINIMUM DEPTH TABLE.
- REV. 9-27-01: CHANGED PAY ITEMS IN GENERAL NOTE (I) ADDED CATCH BASIN MAXIMUM DEPTH NOTE.
- REV. 7-29-02: CHANGED ASTM SPECIFICATION IN GENERAL NOTE (E)
- REV. 8-01-12: REVISED CATCH BASINS FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.
- REV. 9-24-12: REMOVED STIRRUPS.
- REV. 3-11-14: ELIMINATED STIRRUPS.

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 14 CONCRETE CATCH BASINS AND ALL PRECAST NO. 14 CONCRETE CATCH BASINS THAT ARE GREATER THAN TEN FEET IN DEPTH. SEE STANDARD DRAWING D-CB-14P FOR DETAILS ON PRECAST NO. 14 CONCRETE CATCH BASINS TEN FEET AND LESS IN DEPTH. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES & DETAILS.

(B) THIS DIMENSION MAY VARY FROM A MINIMUM OF 0 INCHES TO A MAXIMUM OF 24 INCHES AS LONG AS 23 INCHES IS SATISFIED. THE CONTRACTOR HAS THE OPTION OF USING BRICK OR STANDARD PRECAST CONCRETE RISER FRAMES. THE USE OF BRICK SHALL BE LIMITED TO 6 INCHES. IF THIS DIMENSION EXCEEDS 6 INCHES, PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-MH-1.

(C) THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF CATCH BASIN WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.

(D) CAST-IN-PLACE CONCRETE CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS UNLESS SUPERSEDED BY THIS DRAWING. THE CONTRACTOR MAY WITH PERMISSION FROM THE ENGINEER SUBSTITUTE PRECAST CATCH BASINS FOR CAST-IN-PLACE CATCH BASINS PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

(E) THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR BOTH CAST-IN-PLACE AND PRECAST STRUCTURES:

CONCRETE: f'c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, fy = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(F) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT HIS OWN EXPENSE.

(G) THE CONTRACTOR MAY ELIMINATE THE A503 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500/H501 BARS SO THAT 1½ INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

(H) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

(I) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

(J) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.

(K) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

(L) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 23 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

(M) SEE STANDARD DRAWING D-CBB-12A FOR DETAILS REGARDING CAST IRON GRATES, FRAMES AND CURB INLETS.

(N) PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS 611-14.01 CATCH BASINS, TYPE 14, 0'-4" DEPTH THROUGH 611-14.05 CATCH BASINS, TYPE 14,) 16'-20' DEPTH PER EACH. PAYMENT INCLUDES RISER SECTIONS AND GRATES.

REINFORCING STEEL LEGEND

DIMENSIONS SHOWN IN THIS LEGEND ARE OUTSIDE TO OUTSIDE OF BAR. STANDARD C.R.S.I. HOOK AND TIE DETAILS SHALL APPLY, EXCEPT AS NOTED.

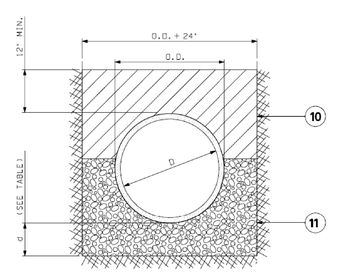
WINOR REVISION -- FIRM APPROVAL NOT REQUIRED.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD RECTANGULAR CONCRETE NO.14 CATCH BASIN

NOT TO SCALE | 5-27-97 | D-CB-14S

D2/6 DOUBLE CATCH BASIN
N.T.S.



CLASS B

D	d (MIN.)
27" AND SMALLER	3"
30" TO 60"	4"
66" AND LARGER	6"

DEPTH OF BEDDING MATERIAL BELOW PIPE

10. COMPACTED BACKFILL SHALL BE IN ACCORDANCE WITH SECTION 20.8. BACKFILL MATERIAL IN THE ROADWAY OR WITHIN FIVE (5) FEET OF THE ROADWAY, UNDER CURBS, GUTTERS, AND SIDEWALKS SHALL MEET THE REQUIREMENTS OF SECTION 5.8 (MINERAL AGGREGATE BASE). CLASS A, GRADE D

11. BEDDING MATERIAL, GRADING SIZE NO. 57 OR NO. 67. SHALL BE IN ACCORDANCE WITH SECTION 20.8.

USE ABOVE DETAIL FOR ALL STORM PIPE. FOR POND OUTLET PIPE ONLY, USE COMPACTED DIRT AND NO STONE.

D2/4 TYPICAL PIPE BEDDING DETAIL
N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

SITE DETAILS

CHRISTIANA WAY APARTMENTS

102 CHANEY BLVD.
LAVERGNE, TENNESSEE
MAP 076 PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS — REGISTERED ENGINEER — No. 105687 — STATE OF TENNESSEE — 9/26/24

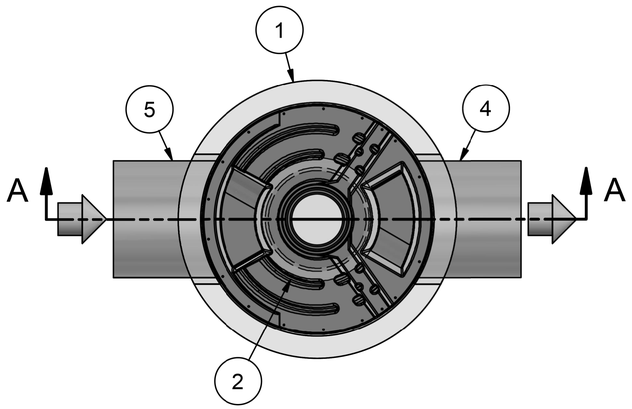
CLIENT:
NHC, LLC
PO DRAWER 27617
OKLAHOMA CITY, OK 73126
Phone: 405-843-7767
Fax: 334-749-0627

W. SCOTT WILLIAMS AND ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4530 Annalee Way
Knoxville, TENNESSEE 37921
865-584-0999
E-Mail: wscottwa@comcast.net

ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
D2

JOB NO. 1616

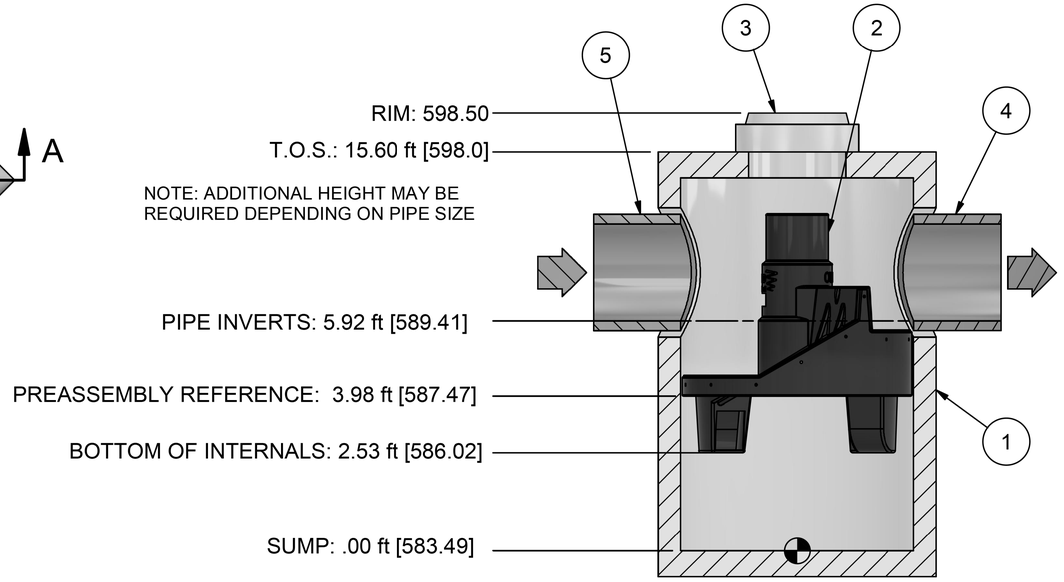


PLAN VIEW



HYDRO FRAME AND COVER (INCLUDED)

GRADE RINGS BY OTHERS AS REQUIRED



SECTION A-A
SCALE 1:40

PRODUCT SPECIFICATION:

1. Peak Hydraulic Flow: 32.0 cfs (906 l/s)
2. Min Sediment Storage Capacity: 1.6 cu. yd. (1.2 cu. m.)
3. Maximum Inlet/Outlet Pipe Diameters: 30 in. (750 mm)
4. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
5. The Water Quality Unit (WQU) shown on these plans has been designed specifically for this project.WQU substitutions will not be allowed unless written approval by the Engineer of Record prior to the Bid.The WQU must be housed in a Precast Concrete Structure with the Internal Components Pre-Installed by the manufacturer and must meet (at a minimum) the Treated Flow Rate shown on this detail.

* Flow Rates Certified per NJDEP for 50% TSS Removal: 4.07 cfs

GENERAL NOTES:

1. General Arrangement drawings only. Contact Superior Drainage Products, Inc. for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 30".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plans).
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	72	1800	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	30"RCP		OUTLET PIPE (BY OTHERS)
5	1	30"RCP		INLET PIPE (BY OTHERS)

D3/1 WATER QUALITY UNIT
N.T.S.

REQUIRED TREATMENT FLOWS:
Q (WQ) = 3.20 CFS
Q (100 YR) = 27.65

Distributed by:
SUPERIOR
Drainage Products, Inc.
(865) 637-0069

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

PROJECTION

IF IN DOUBT ASK

DATE:	SCALE:
11/2/2021	1:40

DRAWN BY:	CHECKED BY:	APPROVED BY
ER	MRJ	

Title
6-ft DIAMETER
FIRST DEFENSE OPTIMUM

GENERAL ARRANGEMENT

Hydro International®
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT:	MATERIAL:

STOCK NUMBER: 1

DRAWING NO.: FD GA-6

SHEET SIZE:	SHEET:	Rev:
B	1 OF 1	-

REVISIONS

NO.	DATE	DESCRIPTION

SITE DETAILS

CHRISTIANA WAY APARTMENTS
102 CHANEY BLVD.
MURFREESBORO, TENNESSEE
TAX MAP 091 PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS REGISTERED ENGINEER No. 105681 STATE OF TENNESSEE
9/26/24

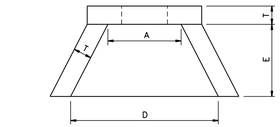
W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING
CIVIL ENGINEERING
LAND SURVEYING
4530 Annalee Way
Knoxville,TENNESSEE 37921
Phone: (865)584-0999
E-Mail: wscottwill@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, AL 36803-2767
Phone: 334-749-0627
Fax: 334-749-0627

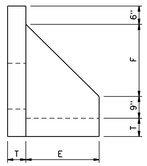
ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
D3

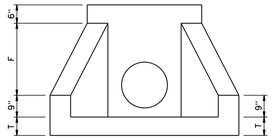
JOB NO. 1616



TOP VIEW



SIDE VIEW



FRONT VIEW

TABLE OF DIMENSIONS

PIPE SIZES	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"	4'-0"	3'-3"	6"
30"	4'-0"	6'-6"	4'-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"	1 1'-0"	5'-6"	6'-1 1"	6"
72"	8'-6"	1 1'-0"	5'-6"	6'-1 1"	6"

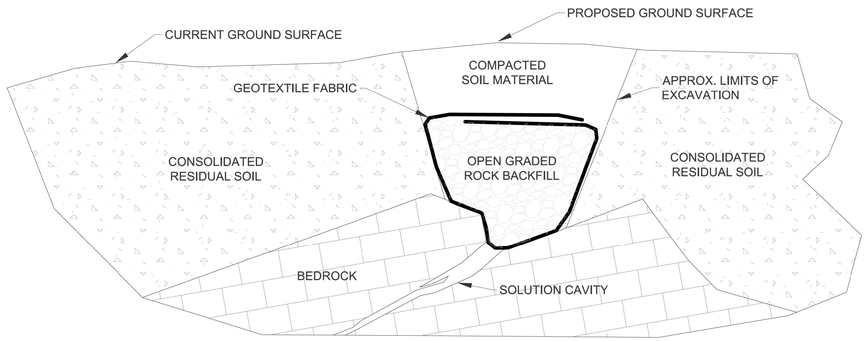
CONCRETE: 4000 PSI AT 28 DAYS REINFORCED WITH NO. 4 BARS 10" C/C EACH WAY WITH WINGS AND TOE SLAB DOWELLED TO HEADWALL WITH NO. 5 BARS.

¾" CHAMFER ON ALL EXPOSED EDGES.

(D4/1) CONCRETE HEADWALL
N.T.S.

NOTES:

1. Excavate material (soil and debris) from sinkhole down to bedrock.
2. Attempt to identify throat of the sinkhole if possible.
3. Once throat is identified and the material is removed from the dropout, the excavation should be lined with filter fabric.
4. Open graded rock, which will allow drainage should be placed within the excavation to an elevation that structural fill (clay) can be properly compacted.
5. The filter fabric should be overlapped on the rock to completely cover the rock. The filter fabric should be placed in a manner to completely encase the rock and minimize soil loss into the rock layer.
6. Medium to high plastic clay soil should be properly compacted over the rock to the desired grade. The fill should be monitored and approved by GEOServices prior to placement of the soil backfill. The soil should be sloped to promote positive drainage away from the repaired sinkhole area.



(D4/2) SINKHOLE REPAIR
N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

SITE DETAILS

CHRISTIANA WAY APARTMENTS
102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 108, PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS III REGISTERED ENGINEER 926624 STATE OF TENNESSEE

W. SCOTT WILLIAMS and ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4530 Annalee Way
Knoxville, TENNESSEE 37921
p. (865) 584-0999 f. (865) 584-0998
E-Mail: wscottwill@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, AL 36803-2767
Office: 334-749-0622
Fax: 334-749-0627

ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
D4

JOB NO. 1616

SITE DATA CHART:

Zoning District: R-3 RESIDENTIAL
Setbacks (MULTIFAMILY): FRONT - 35', SIDE - 15', REAR - 20'
Existing Use: VACANT
Proposed Use: 80 RESIDENTIAL APARTMENT UNITS

NOTES:

ALL CONSTRUCTION SHALL ADHERE TO STANDARD SPECIFICATIONS AS APPROVED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION FOR CITY OF LAVERGNE.

ALL PUBLIC WATER MAINS TO BE 6" DUCTILE IRON PIPE (D.I.P.) WATER LINES WITH LOCKING GASKET.

CONTRACTOR TO NOTIFY ENGINEER AND UTILITY PRIOR TO CONSTRUCTION.

CONTRACTOR TO ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL SAFETY RULES.

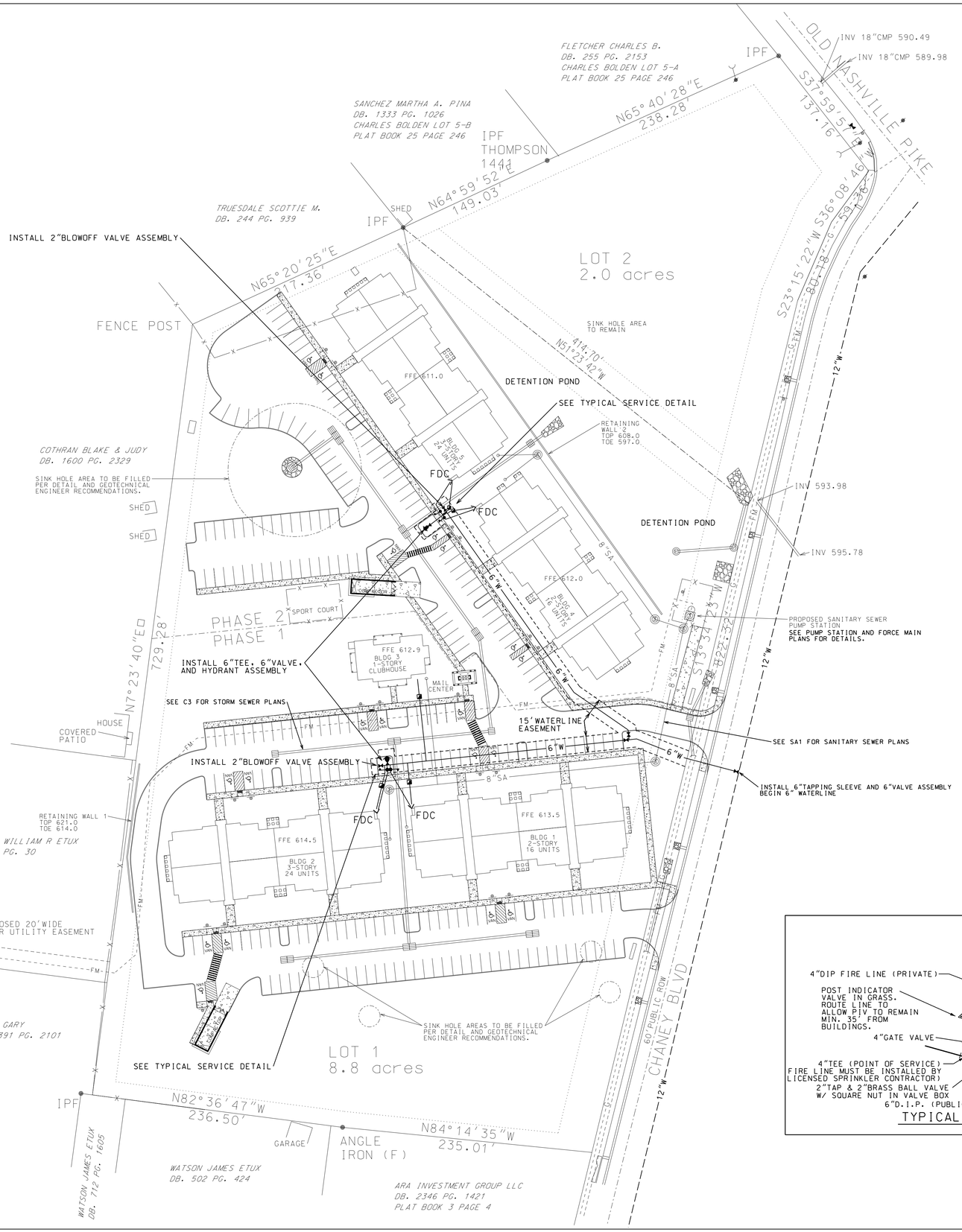
CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION BY CALLING 1-800-351-1111.

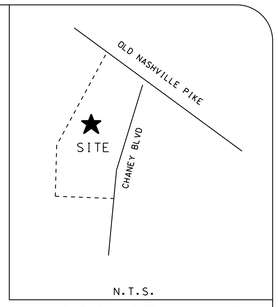
ALL WATER AND SEWER CROSSINGS TO HAVE MINIMUM 18"VERTICAL SEPARATION (WATER IS ON TOP). IF PIPES RUN PARALLEL, A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED.

3 FEET SEPERATION REQUIRED BETWEEN OTHER UTILITIES.

CONSTRUCTION NOTES:

A. ROAD RIGHT-OF-WAYS SHALL BE GRADED AND SLOPED TO COUNTY SPECIFICATIONS OR AS APPROVED BY THE COUNTY PRIOR TO STAKING AND INSTALLING WATER MAINS.
B. THE DEVELOPER'S ENGINEER SHALL STAKE THE PROPOSED WATER MAIN LAYOUTS PRIOR TO CONSTRUCTION TO ALLOW AMPLE TIME FOR UTILITY INSPECTORS TO INSPECT THE LAYOUTS PRIOR TO CONSTRUCTION.
C. CONSTRUCTION MATERIALS MUST MEET MINIMUM SPECIFICATIONS. MATERIAL SUBMITTALS MUST BE APPROVED BY ENGINEERING PRIOR TO CONSTRUCTION.
D. WATER MAIN INSTALLATION MUST BE INSPECTED BY THE UTILITY. CONTACT UTILITY INSPECTORS AT LEAST THREE (3) DAYS PRIOR TO CONSTRUCTION.
E. CONTRACTOR MUST HAVE A VALID STATE OF TENNESSEE MUNICIPAL UTILITY LICENSE FOR CONSTRUCTION OF WATER MAINS.
F. WATER SERVICE LINES INSTALLED ACROSS STREETS MUST BE INSTALLED BY THE CONTRACTOR BEFORE PAVING STREETS.



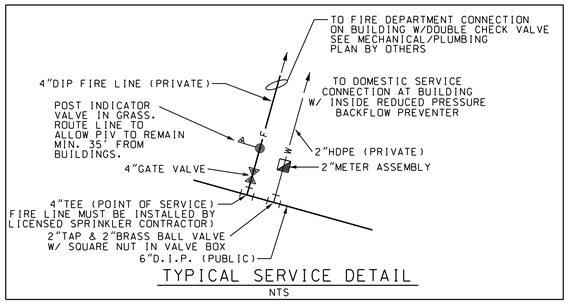


VICINITY MAP

50 25 0 25 50 100
SCALE: 1" = 50'

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IRON PIN SET (NEW)
- EASEMENT
- FENCE
- CENTERLINE PAVEMENT
- PP UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- WATER METER PIT
- FIRE HYDRANT AND VALVE ASSEMBLY
- WATER VALVE
- FDC FIRE DEPARTMENT CONNECTION POINT
- W EXISTING WATERLINE
- W PROPOSED WATERLINE
- POST INDICATOR VALVE



TYPICAL SERVICE DETAIL
NTS

MATCHLINE - SEE BELOW

MATCHLINE - SEE ABOVE

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

WATERLINE PLAN

CHRISTIANA WAY APARTMENTS

102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 018, B PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS
REGISTERED ENGINEER
No. 105687
STATE OF TENNESSEE
9/26/24

W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING
CIVIL ENGINEERING
LAND SURVEYING
4538 Annalee Way
Knoxville, TENNESSEE 37921
Phone: (865) 584-0999
E-Mail: wscottwill@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, AL 36803-2767
Office 334-749-0052
Fax. 334-749-0627

ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
WL 1

JOB NO. 1616

SITE DATA CHART:

Zoning District: R-3 RESIDENTIAL
Setbacks (MULTIFAMILY): FRONT - 35', SIDE - 15', REAR - 20'
Existing Use: VACANT
Proposed Use: 80 RESIDENTIAL APARTMENT UNITS

NOTES:

ALL CONSTRUCTION SHALL ADHERE TO STANDARD SPECIFICATIONS AS APPROVED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION FOR CITY OF LAVERGNE.

LOCATION OF ALL EXISTING UTILITIES IS APPROXIMATE. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES BY CALLING 811 PRIOR TO EXCAVATION.

UTILITIES SHALL BE INSTALLED AFTER GRADING HAS BEEN COMPLETED AND APPROVED BEFORE ANY PAVEMENT IS INSTALLED.

CONTRACTOR TO NOTIFY ENGINEER PRIOR TO CONSTRUCTION.

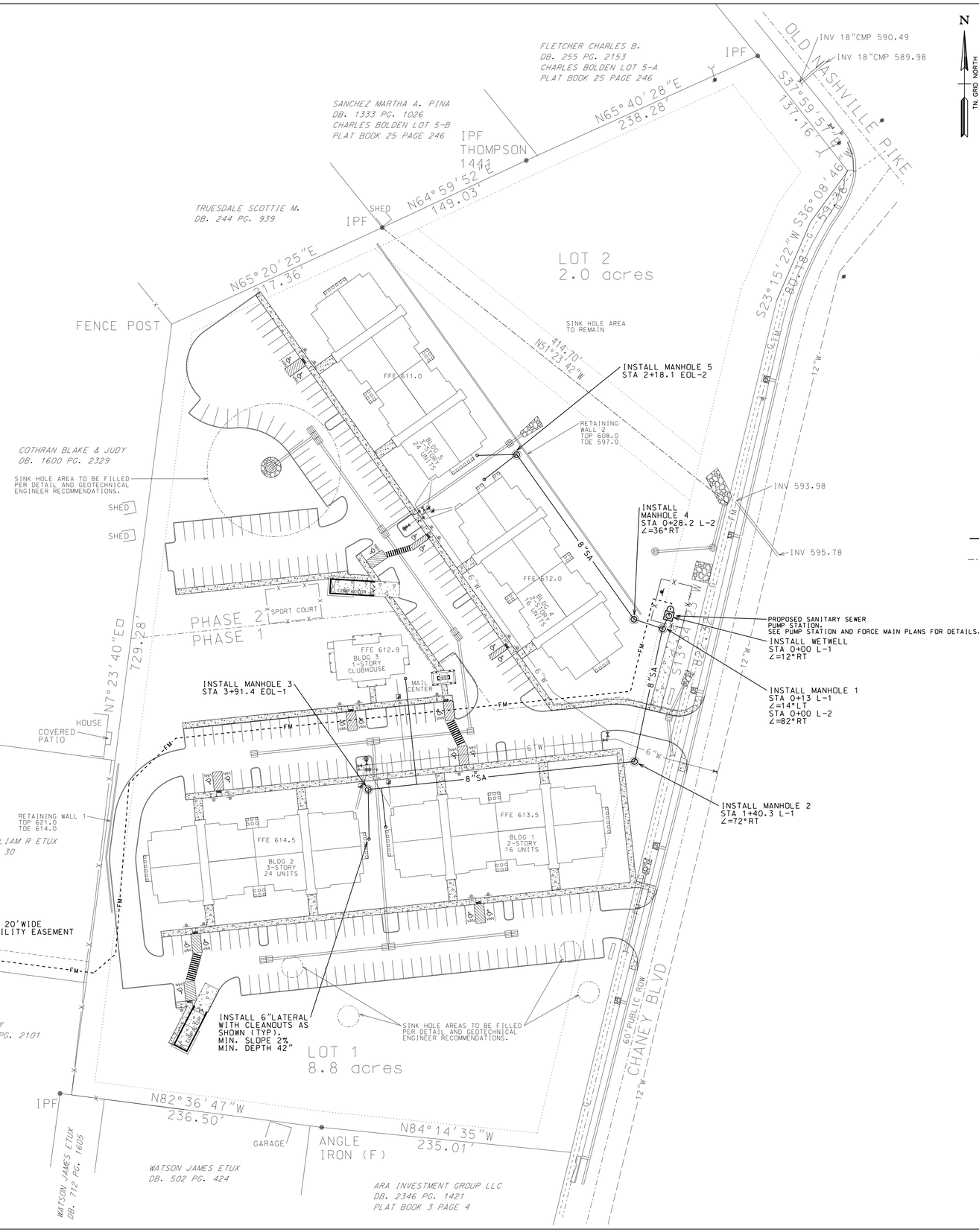
TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL SAFETY RULES. REQUIREMENTS FOR TRENCH AND BACKFILL OPERATIONS MUST MEET OR EXCEED OSHA STANDARDS.

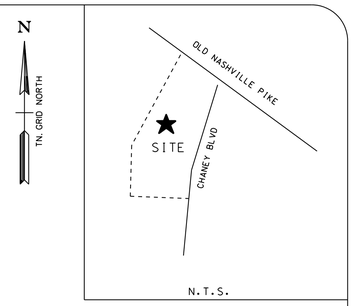
ALL 8" SEWER PIPE TO BE PVC SDR35 UNLESS OTHERWISE NOTED.

ALL WATER AND SEWER CROSSINGS TO HAVE MINIMUM 18"VERTICAL SEPARATION (WATER IS ON TOP). IF PIPES RUN PARALLEL, A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED.

CONSTRUCTION NOTES:

A. ROAD RIGHT-OF-WAYS SHALL BE GRADED AND SLOPED TO CITY SPECIFICATIONS OR AS APPROVED BY THE CITY PRIOR TO STAKING AND INSTALLING WATER MAINS.
B. THE DEVELOPER'S ENGINEER SHALL STAKE THE PROPOSED SEWER MAIN LAYOUTS PRIOR TO CONSTRUCTION TO ALLOW AMPLE TIME FOR UTILITY INSPECTORS TO INSPECT THE LAYOUTS PRIOR TO CONSTRUCTION.
C. CONSTRUCTION MATERIALS MUST MEET MINIMUM SPECIFICATIONS. MATERIAL SUBMITTALS MUST BE APPROVED BY ENGINEERING PRIOR TO CONSTRUCTION.
D. SEWER MAIN INSTALLATION MUST BE INSPECTED BY THE UTILITY. CONTACT UTILITY INSPECTORS AT LEAST THREE (3) DAYS PRIOR TO CONSTRUCTION.
E. CONTRACTOR MUST HAVE A VALID STATE OF TENNESSEE MUNICIPAL UTILITY LICENSE FOR CONSTRUCTION OF SEWER MAINS.
F. SEWER SERVICE LINES INSTALLED ACROSS STREETS MUST BE INSTALLED BY THE CONTRACTOR BEFORE PAVING STREETS.





VICINITY MAP

50 25 0 25 50 100
SCALE: 1" = 50'

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IRON PIN SET (NEW)
- EASEMENT
- FENCE
- CENTERLINE PAVEMENT
- PP UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- 6"PVC SEWER LATERAL & CLEANOUT (2% MIN. SLOPE)
- SA SANITARY SEWER (PROPOSED)
- SA SANITARY SEWER (EXISTING)

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

SANITARY SEWER PLAN AND PROFILE

CHRISTIANA WAY APARTMENTS

102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 018, B PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS
REGISTERED ENGINEER
No. 105687
STATE OF TENNESSEE
9/26/24

W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING
CIVIL ENGINEERING
LAND SURVEYING
4538 Annalee Way
Knoxville, TENNESSEE 37921
Phone: (865) 584-0999
E-Mail: wscottwill@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, AL 36803-2767
Office 334-749-0052
Fax. 334-749-0627

ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
SA1

JOB NO. 1616

NOT FOR CONSTRUCTION

SCALE: H-1"=50', V-1"=5'

SANITARY SEWER PLAN AND PROFILE

CHRISTIANA WAY APARTMENTS

102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 018, P. B PARCEL 006.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

REVISIONS

NO.	DATE	DESCRIPTION

WILLIAM SCOTT WILLIAMS
REGISTERED ENGINEER
No. 105681
STATE OF TENNESSEE
9/26/24

W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING
CIVIL ENGINEERING
LAND SURVEYING
4530 Annalee Way
Knoxville, TENNESSEE 37921
(865) 584-0999
E-Mail: wscottwill@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2167
OPELIKA, ALABAMA 36803-2167
Office 334-749-0052
fax. 334-749-0627

ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
SA1

JOB NO. 1616

SEE SHEET SWP4 FOR DETAILS
AND SHEET SWP5 FOR NOTES.

SITE DATA CHART:

Zoning District: R-3 RESIDENTIAL
Setbacks (MULTIFAMILY): FRONT - 35', SIDE - 15', REAR - 20'
Existing Use: VACANT
Proposed Use: 80 RESIDENTIAL APARTMENT UNITS
PROPOSED DISTURBED AREA: 7.75 ACRES
PROPOSED IMPERVIOUS AREA: 3.93 ACRES

Sequencing of construction:

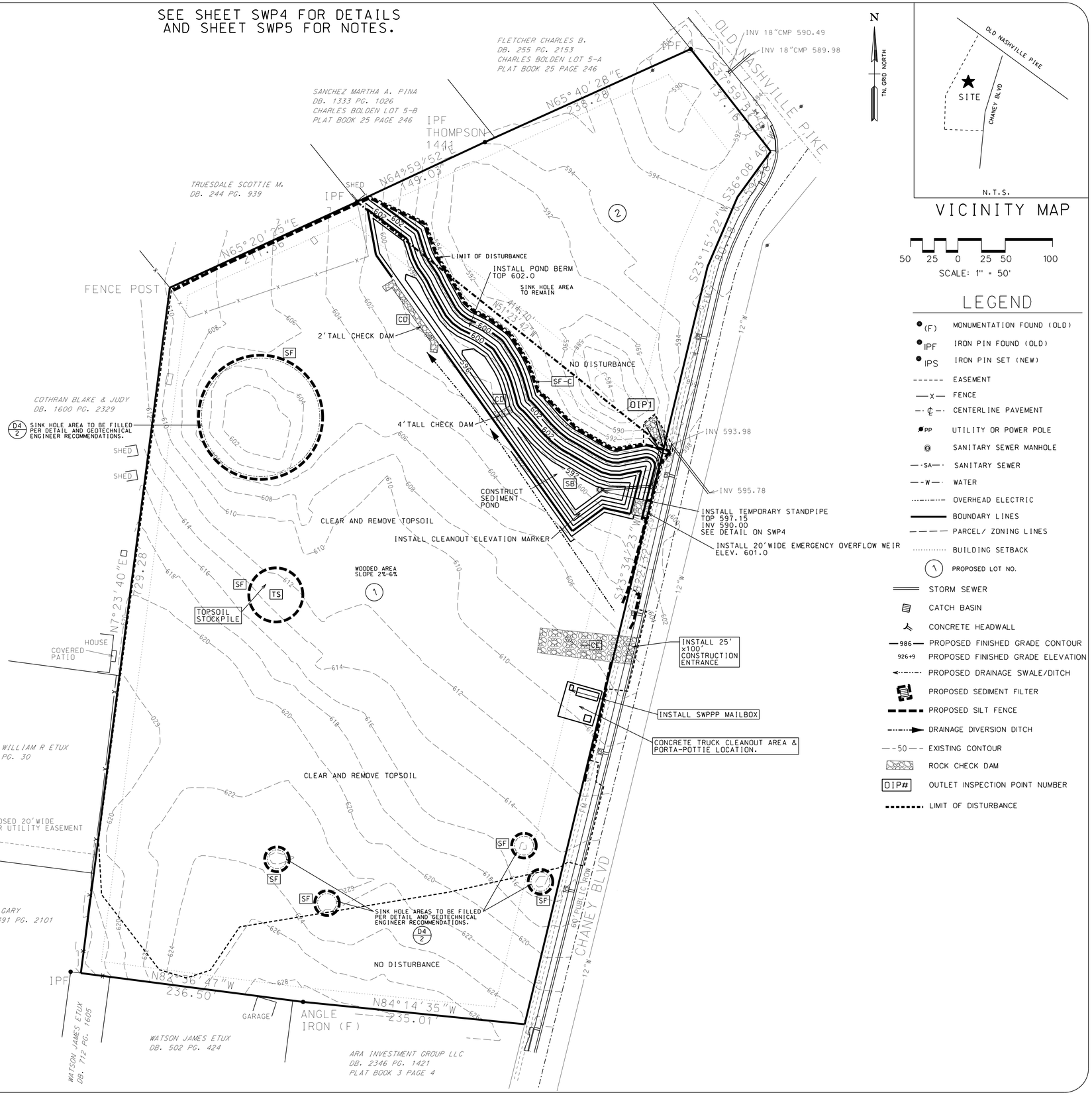
1. Unless otherwise indicated in the construction documents, the Contractor will be responsible for all jobsite survey control and layout and will survey the limits of clearing and mark this boundary with flagging tape.
2. All erosion prevention and sediment control best management practices identified in this SWPPP will be installed as recommended in the Tennessee Erosion and Sediment Control Handbook.
3. Land-disturbing activity at the project site will begin with the installation of the construction entrance/exit and the staging/equipment storage area. The Contractor shall locate the staging/equipment storage area as necessary to provide the largest feasible buffer between this area and the existing storm drainage system. If it becomes evident that mud is being carried into off site roads by jobsite traffic, a truck wash will be installed for the use of any vehicles leaving the site. The truck wash will recycle the wash water and will be self-contained so that no water can escape to the street drainage system. In any event, the Contractor shall install adequate measures to ensure that mud is not carried into the street by jobsite traffic.
4. Install all silt fence and sediment basin, diversion ditches, and check dams. Only clear enough to install these devices.
5. Call Engineer for Quality assurance inspection. No further clearing shall take place until owner receives inspection approval letter.
6. Clear and grub site and stockpile topsoil away from drainage areas.

DEWATERING DEVICE NOTE:

PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWING FROM REPUTABLE VENDOR FOR DEWATERING DEVICE CAPABLE OF PASSING 0.054 CF/S OR 26.3 GPM WITHOUT CLOGGING.

SEDIMENT BASIN CONSTRUCTION ELEVATIONS

POND 1:
CLEANOUT ELEVATION = 594.08
PERMANENT POOL ELEVATION = 595.3
TOP OF STANDPIPE = 597.15



N
TN. GRID NORTH

VICINITY MAP

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IPS IRON PIN SET (NEW)
- EASEMENT
- FENCE
- CENTERLINE PAVEMENT
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL/ ZONING LINES
- BUILDING SETBACK
- (1) PROPOSED LOT NO.
- STORM SEWER
- CATCH BASIN
- CONCRETE HEADWALL
- 986 PROPOSED FINISHED GRADE CONTOUR
- 926+9 PROPOSED FINISHED GRADE ELEVATION
- PROPOSED DRAINAGE SWALE/DITCH
- PROPOSED SEDIMENT FILTER
- PROPOSED SILT FENCE
- DRAINAGE DIVERSION DITCH
- 50 EXISTING CONTOUR
- ROCK CHECK DAM
- OIP# OUTLET INSPECTION POINT NUMBER
- LIMIT OF DISTURBANCE

CLEARING PHASE

REVISIONS

NO.	DATE	DESCRIPTION

SEDIMENT CONTROL AND EROSION PREVENTION PLAN

CHRISTIANA WAY APARTMENTS

102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 018, B, PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS
REGISTERED ENGINEER
Scott Williams 9/26/24
No. 105687
STATE OF TENNESSEE

W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4530 Annalee Way
Knoxville, TENNESSEE 37921
Phone: (865) 584-0999
E-Mail: wscottwill@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, ALABAMA 36803-2767
Office 334-749-0052
Fax. 334-749-0627

ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
SWP1

JOB NO. 1616

SEE SHEET SWP4 FOR DETAILS
AND SHEET SWP5 FOR NOTES.

SITE DATA CHART:

Zoning District: R-3 RESIDENTIAL
Setbacks (MULTIFAMILY): FRONT - 35', SIDE - 15', REAR - 20'
Existing Use: VACANT
Proposed Use: 80 RESIDENTIAL APARTMENT UNITS
PROPOSED DISTURBED AREA: 7.75 ACRES
PROPOSED IMPERVIOUS AREA: 3.93 ACRES

Sequencing of construction:

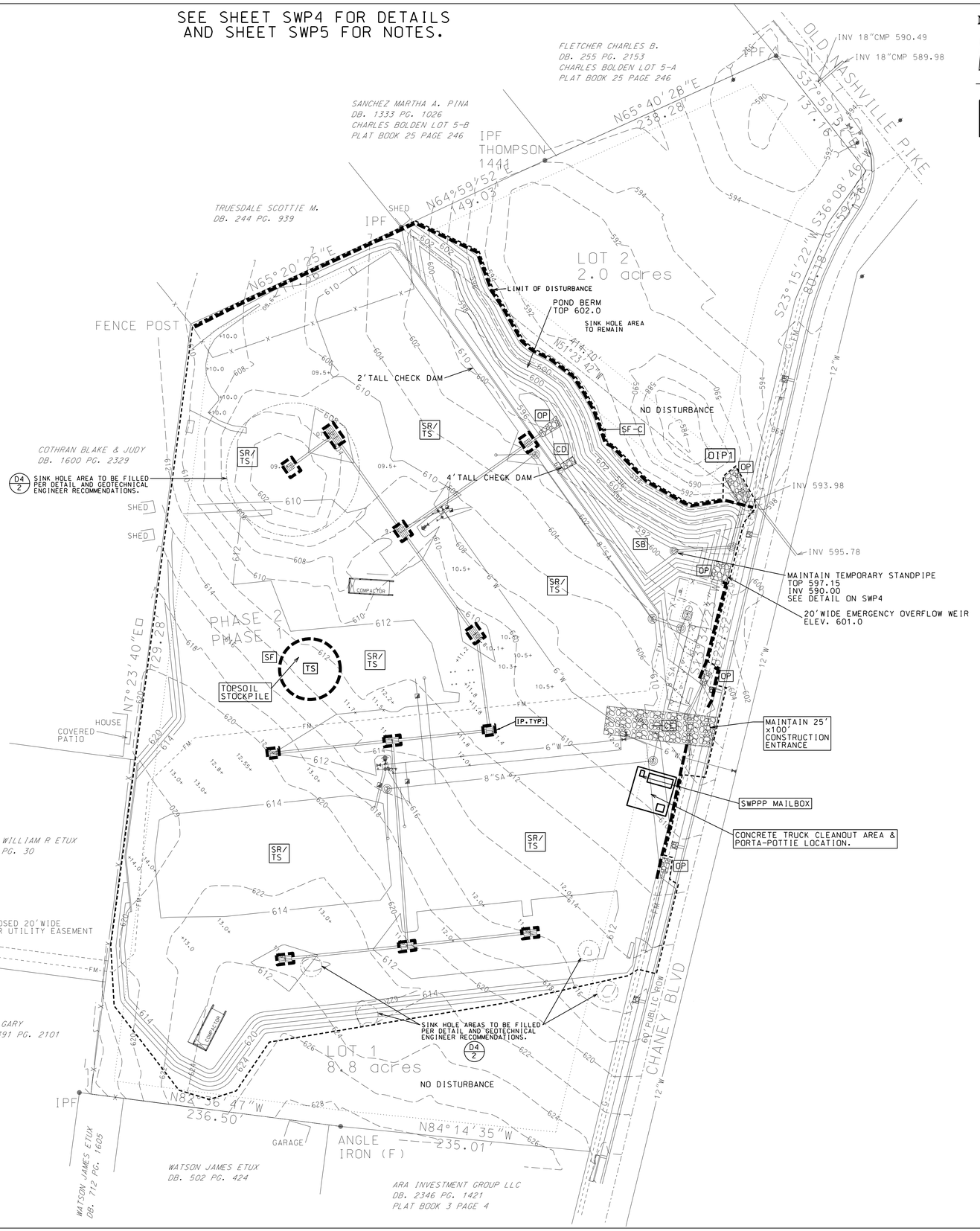
7. Begin mass grading. Installation of temporary measures not shown in the plans may be required depending on the timing and method of construction.
8. Seeding and mulching or other stabilization measure as identified on the erosion control plan will occur after final grade is achieved at the ditches and diversions, and before any further disturbance of the site. Temporary slope drains will be used to convey storm water away from steep sloped by using diversion ditch where possible during construction as indicated on the erosion control plan.
9. Storm drain inlet protection shall be installed when each part of the permanent system is in place and functioning.

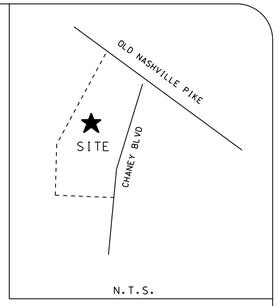
DEWATERING DEVICE NOTE:

PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWING FROM REPUTABLE VENDOR FOR DEWATERING DEVICE CAPABLE OF PASSING 0.054 CF/S OR 26.3 GPM WITHOUT CLOGGING.

SEDIMENT BASIN CONSTRUCTION ELEVATIONS

POND 1:
CLEANOUT ELEVATION = 594.08
PERMANENT POOL ELEVATION = 595.3
TOP OF STANDPIPE = 597.15





VICINITY MAP

50 25 0 25 50 100
SCALE: 1" = 50'

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IPS IRON PIN SET (NEW)
- EASEMENT
- FENCE
- CENTERLINE PAVEMENT
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL/ ZONING LINES
- BUILDING SETBACK
- PROPOSED LOT NO.
- STORM SEWER
- CATCH BASIN
- CONCRETE HEADWALL
- 986 PROPOSED FINISHED GRADE CONTOUR
- 926+9 PROPOSED FINISHED GRADE ELEVATION
- PROPOSED DRAINAGE SWALE/DITCH
- PROPOSED SEDIMENT FILTER
- PROPOSED SILT FENCE
- DRAINAGE DIVERSION DITCH
- 50 EXISTING CONTOUR
- ROCK CHECK DAM
- OIP# OUTLET INSPECTION POINT NUMBER
- LIMIT OF DISTURBANCE

GRADING PHASE

REVISIONS

NO.	DATE	DESCRIPTION

SEDIMENT CONTROL AND EROSION PREVENTION PLAN

CHRISTIANA WAY APARTMENTS

102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 018, B PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS
REGISTERED ENGINEER
Scott Williams
9/26/24
No. 105687
STATE OF TENNESSEE

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CONSULTING
CIVIL ENGINEERING
LAND SURVEYING
4530 Annalee Way
Knoxville, TENNESSEE 37921
Phone: (865) 584-0888
E-Mail: wscottwill@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, ALABAMA 36803-2767
Office 334-749-0052
fax. 334-749-0627

ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
SWP2

JOB NO. 1616

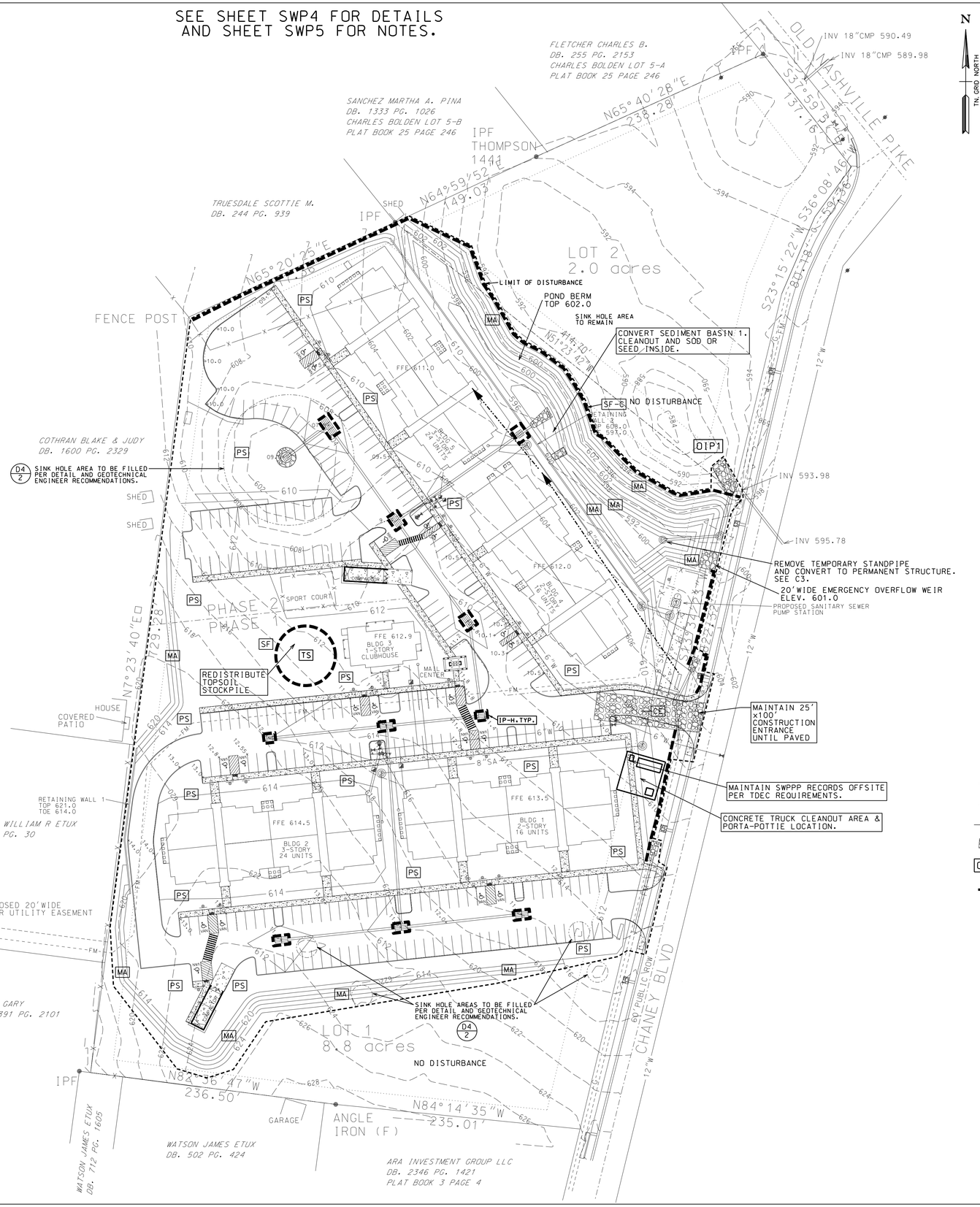
SEE SHEET SWP4 FOR DETAILS
AND SHEET SWP5 FOR NOTES.

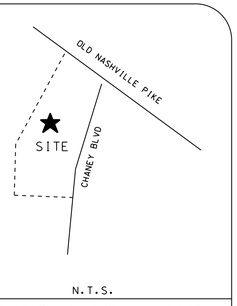
SITE DATA CHART:

Zoning District: R-3 RESIDENTIAL
Setbacks (MULTIFAMILY): FRONT - 35', SIDE - 15', REAR - 20'
Existing Use: VACANT
Proposed Use: 80 RESIDENTIAL APARTMENT UNITS
PROPOSED DISTURBED AREA: 7.75 ACRES
PROPOSED IMPERVIOUS AREA: 3.93 ACRES

Sequencing of construction:

10. Builders shall adhere to the typical lot erosion control details shown on the plans.
11. It is anticipated that all required fill materials would be available on site within the indicated disturbed area.
12. Sediment shall be removed from silt fences and other sediment controls before the design capacity of the structure has been reduced by 50%. Litter, construction debris, and construction chemicals exposed to storm water will be picked up prior to anticipated storm events (e.g. forecast by local weather reports), or otherwise prevented from becoming a pollutant source for storm water discharges (e.g., screening outfalls, daily pick-up, etc.). After use, silt fences will be removed or otherwise prevented from becoming a pollutant source for storm water discharges. Temporary measures may be removed at the beginning of the workday, but will be replaced at the end of the workday.
13. Stabilization will be accomplished as soon as practical after attainment of final grade and no later than seven days after attaining final grade. Seed and install erosion-control matting on all slopes immediately after final grade is established. Install silt fence at the toe of slopes as indicated on the erosion control plan as soon as final grade is established.
14. Where earth-disturbing activity has temporarily ceased, temporary stabilization will be applied within seven days if the activity will not resume within 15 days. The dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated will be recorded and maintained on the site. Stabilization methods are outlined on the erosion-control plan and may include seed and mulch, or seed and erosion-control blankets.
15. Remove silt from sediment basin and convert to final detention pond after site is fully stabilized.
16. Remove all silt fence, check dams, and other temporary erosion controls after site is fully stabilized.





VICINITY MAP

50 25 0 25 50 100
SCALE: 1" = 50'

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IPS IRON PIN SET (NEW)
- EASEMENT
- FENCE
- CENTERLINE PAVEMENT
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
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- OVERHEAD ELECTRIC
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- PROPOSED LOT NO.
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- DRAINAGE DIVERSION DITCH
- 50 EXISTING CONTOUR
- ROCK CHECK DAM
- OIP# OUTLET INSPECTION POINT NUMBER
- LIMIT OF DISTURBANCE

FINAL PHASE

REVISIONS

NO.	DATE	DESCRIPTION

SEDIMENT CONTROL AND EROSION PREVENTION PLAN

CHRISTIANA WAY APARTMENTS

102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 018, B, PARCEL 008.00
3RD CIVIL DISTRICT, RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS
REGISTERED ENGINEER
Scott Williams
DATE 9/26/24
No. 105681
STATE OF TENNESSEE

W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING
CIVIL ENGINEERING
LAND SURVEYING
4538 Annalee Way
Knoxville, TENNESSEE 37921
Phone: (865) 951-0500
E-Mail: wscottwill@comcast.net

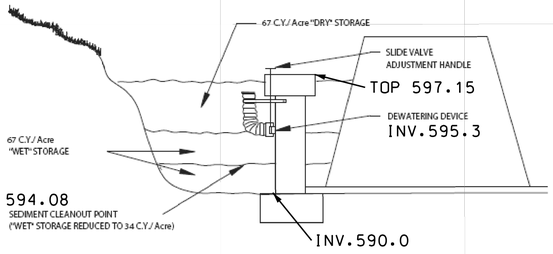
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PO DRAWER 2767
OPELIKA, ALABAMA 36803-2767
Office: 334-749-0052
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ORIGINAL ISSUE:
SEP. 26, 2024

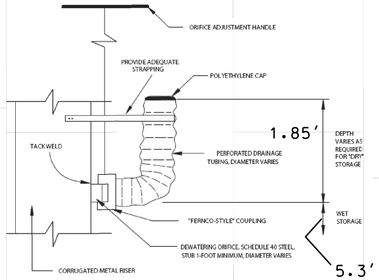
SHEET NO.
SWP3

JOB NO. 1616

Minimum Storage Volume and Sediment Cleanout Point



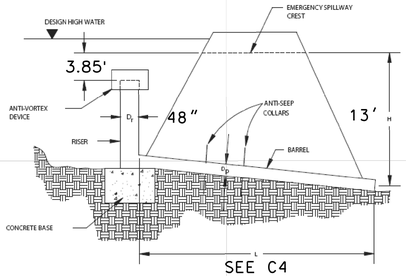
Recommended Dewatering System for Sediment Basins



NOTE: WITH CONCRETE RISER, USE PVC SCHEDULE 40 STUB FOR DEWATERING ORIFICE

CONTRACTOR SHALL PROVIDE SHOP DRAWING FROM REPUTABLE VENDOR FOR DEWATERING DEVICE CAPABLE OF PASSING 12.7 gallons/minute (POND 1) AND 83.7 gallons/minute (POND 2) WITHOUT CLOGGING PRIOR TO ANY CONSTRUCTION.

Principal Spillway Design

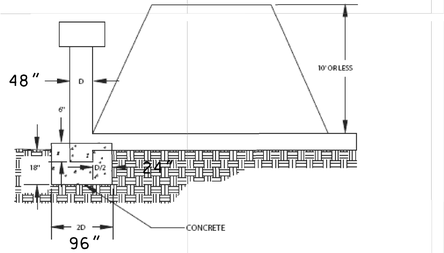


H = HEAD ON PIPE THROUGH EMBANKMENT
h = HEAD OVER RISER CREST
L = LENGTH OF PIPE THROUGH EMBANKMENT
D_p = DIAMETER OF PIPE THROUGH EMBANKMENT
D_R = DIAMETER OF RISER

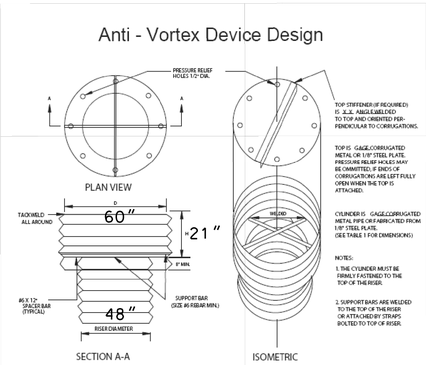
SB

Riser Pipe Base Conditions For Embankments Less Than 10' High

CONCRETE BASE FOR EMBANKMENT 10' OR LESS IN HEIGHT



Anti - Vortex Device Design



TOP STIFFENER (IF REQUIRED) IS A.S.A. ANGLE WELDED TO TOP AND ORIENTED PERPENDICULAR TO CORRUGATIONS.

TOP IS GAGE CORRUGATED METAL OR 1/8" STEEL PLATE. PRESSURE RELIEF HOLES MAY BE OMMITTED IF ENDS OF CORRUGATIONS ARE LEFT FULLY OPEN WHEN THE TOP IS ATTACHED.

CYLINDER IS GAGE CORRUGATED METAL PIPE OR FABRICATED FROM 1/8" STEEL PLATE. (SEE TABLE 1 FOR DIMENSIONS)

NOTES:
1. THE CYLINDER MUST BE FIRMLY FASTENED TO THE TOP OF THE RISER.
2. SUPPORT BARS ARE WELDED TO THE TOP OF THE RISER OR ATTACHED BY STRAPS BOLTED TO TOP OF RISER.

Silt Fence – Type C

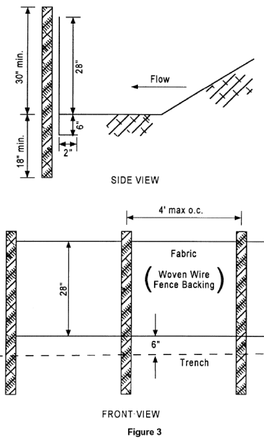
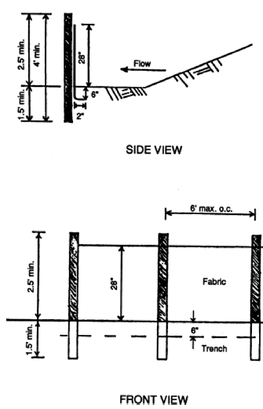


Figure 3

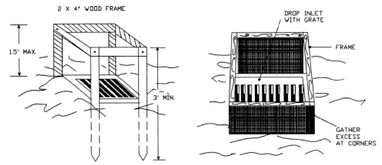
SF-C

Silt Fence – Type A

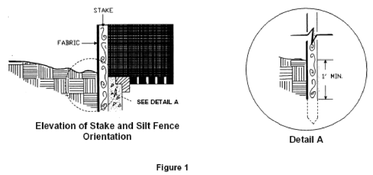


SF

Silt Fence Inlet Protection – IP-SF



Perspective Views



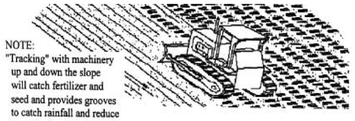
Elevation of Stake and Silt Fence Orientation

Detail A

Figure 1

Source: NC SCC

IP

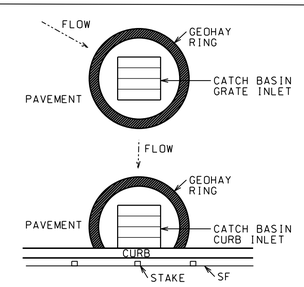


NOTE: "Tracking" with machinery up and down the slope will catch fertilizer and seed and provides grooves to catch rainfall and reduce runoff.

SR

SEE SWPPP BOOK APPENDIX D FOR ALL SEEDING RECOMMENDATIONS

PS/TS



FOR USE WITH CATCH BASIN INLETS AFTER PAVEMENT IS INSTALLED

IP - H

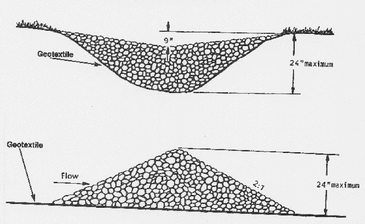
Spacing Between Check Dams

L = The distance such that points A and B are of equal elevation



Figure 1

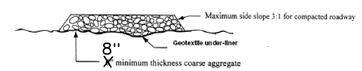
Height Of Check Dams



Source: GA SWCCC

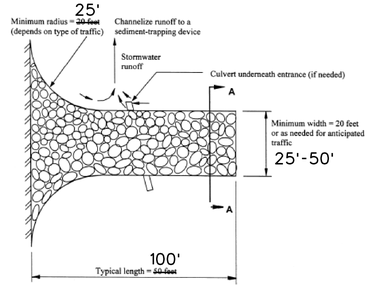
CD

Construction Exit



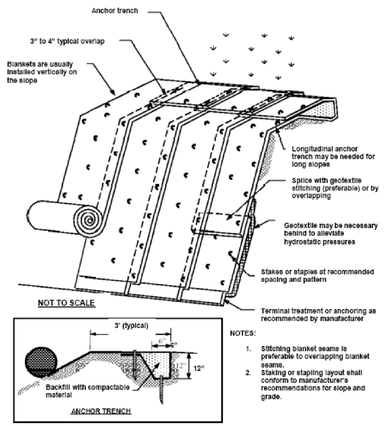
SECTION A-A

STONE SIZE ASTM-D448 ($3\frac{1}{2}$" DIAMETER)



CE

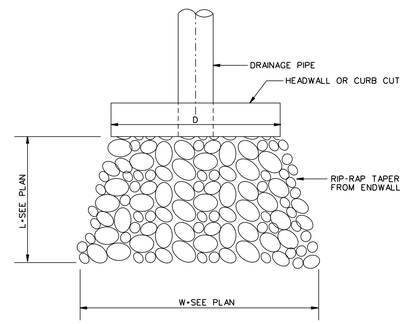
Erosion Control Blanket - Slope Installation



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

Use Enviroscape S2000 Double Net Straw Blanket or Equivalent

MA



D50 = 0.5' MIN. UNLESS OTHERWISE NOTED
MIN. DEPTH. = 18"
SEE HEADWALL DETAIL FOR "D"

OP

RIP-RAP APRON DETAIL
N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

SWPPP DETAILS

CHRISTIANA WAY APARTMENTS
102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 018 B PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS — REGISTERED ENGINEER — No. 105681 — STATE OF TENNESSEE

W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4538 Annalee Way
Knoxville, TENNESSEE 37921
(865) 584-0999
E-Mail: wscottwill@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, AL 36803-2767
Office. 334-749-0052
Fax. 334-749-0627

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SEP. 26, 2024

SHEET NO.
SWP4

JOB NO. 1616

CLEARING PHASE NOTES:

PRIOR TO THE LAND DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR.

CLEARING AND GRUBBING SHALL NOT BE INITIATED MORE THAN 10 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING ACTIVITIES UNLESS THE AREA IS TEMPORARILY SEEDED AND MULCHED.

NO CONSTRUCTION IS TO BEGIN IN A PHASE UNTIL ALL EROSION CONTROL MEASURES SHOWN ARE PROPERLY INSTALLED FOR THAT PHASE.

THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO INSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.

THE OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

A COPY OF THE APPROVED SWPPP PLAN AND TDEC PERMIT SHALL BE PRESENT ONSITE AT ALL TIMES.

CONSTRUCTION ROAD STABILIZATION SHALL BE UTILIZED WHERE APPLICABLE.

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.

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE AND ALL STREAM BUFFERS SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.

THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE DISTURBANCE LIMITS INDICATED ON THE APPROVED PLANS.

PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC ROADWAY.

THE FOLLOWING INITIAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY.
a.
THE CONSTRUCTION EXIT, CONSISTING OF A MINIMUM PAD SIZE OF 20 FEET BY 100 FEET WITH A MINIMUM OF 8" THICK STONE, SHALL BE PLACED AS SHOWN ON THE PLAN. THE STONE SIZE SHOULD CONSIST OF COURSE AGGREGATE BETWEEN 2.5" & 3.5" IN DIAMETER AND OVERLAID ON A GEOTEXTILE UNDERLINER. THE GEOTEXTILE UNDERLINER SHALL MEET THE REQUIREMENTS OF AASHTO M288-96, SECTION 7.3.
b.
IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCE/EXITS, ALL PERIMETER EROSION CONTROL AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE CLEARING PHASE EROSION CONTROL PLAN.
c.
TYPE "C" SILT FENCE SHOULD BE INSTALLED AT THE PERIMETER OF THE DISTURBED AREA AS SHOWN ON THE PLAN. THE SILT FENCE SHOULD BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN TENNESSEE. THE SILT FENCE SHOULD BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE SITE INSPECTOR OR THE PROJECT DESIGN PROFESSIONAL OF RECORD. SILT SHOULD BE REMOVED WHEN ACCUMULATION REACHES ½ HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHOULD BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.
d.
CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS SHOWN ON THE PLAN.
e.
TREE PROTECTION FENCING SHOULD BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE ACTIVITY AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. THE TREE PROTECTION FENCING SHOULD INSPECTED DAILY. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.
f.
AFTER INSTALLATION OF INITIAL EROSION CONTROL MEASURES THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE PROJECT DESIGN PROFESSIONAL NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE PROJECT DESIGN PROFESSIONAL APPROVES THE INSTALLATION OF SAID EROSION CONTROL MEASURES. IF UNFORESEEN CONDITIONS EXIST IN THE HELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE SITE INSPECTION.
g.
AFTER APPROVAL OF THE INITIAL EROSION CONTROL INSTALLATION THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVES. AS CLEARING PERMITS THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT PONDS AND DIVERSION DIKES AS SHOWN ON THE CLEARING PHASE PLAN TO CONTROL EROSION AND STORM WATER RUN OFF.
h.
THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION CONTROL PLANS WILL INSPECT THE INSTALLATION OF THE BMPs WITHIN SEVEN DAYS AFTER INITIAL CONSTRUCTION ACTIVITY BEGINS.
i.
THE CONTRACTOR CAN UTILIZE CLEARED TREES AS BARRIER BRUSH SEDIMENT CONTROL IN AREAS SHOWN ON PLAN WHERE INITIAL GRADING ACTIVITIES WILL NOT OCCUR.
j.
NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION BY THE OWNER AND/OR THE ENGINEER OF RECORD AND THE PROPER PERMITTING.
k.
ADDITIONAL SILT BARRIERS MUST BE PLACED AS SHOWN ON THE PLAN AS ACCESS IS OBTAINED DURING CLEARING NO GRADING SHALL TAKE PLACE UNTIL SILT BARRIER INSTALLATION AND SEDIMENT PONDS ARE CONSTRUCTED AS SHOWN ON THE CLEARING PHASE EROSION CONTROL PLAN.
l.
ALL SILT FENCE MUST MEET THE REQUIREMENTS OF FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF TENNESSEE.
m.
MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE.
n.
ALL DISTURBED AREAS LEFT MULCHED AFTER 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.
o.
SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
p.
THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1"-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.
q.
CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. 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 AS DIRECTED BY THE ON SITE INSPECTOR OR THE CIVIL ENGINEER.
r.
FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS
s.
THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES DUE TO ANY CONSTRUCTION ACTIVITY BY OTHERS.

GRADING PHASE NOTES:

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE PRELIMINARY GRADING PHASE OF CONSTRUCTION.

DURING CONSTRUCTION CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL GROUND COVER IS EXPOSED ONLY IN SMALL QUANTITIES AND THEREFORE LIMITED DURATIONS. BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED. NOTE SUB PHASES SHOWN ON PLANS. IN AREAS SHOWN ON PLAN WHERE INITIAL GRADING ACTIVITIES WILL NOT OCCUR.

EARTHWORK OPERATIONS IN THE VICINITY OF STREAM BUFFERS SHALL BE CAREFULLY CONTROLLED TO AVOID DUMPING OR SLOUGHING INTO THE BUFFER AREAS.

SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLETS AGAIN.

EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. 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 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 THE DESIGN PROFESSIONAL IMMEDIATELY.

THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.

TYPE "A" SILT FENCE SHOULD BE INSTALLED AT THE TOE OF ALL FILL SLOPES 10 FEET OR GREATER IN HEIGHT. THE SILT FENCE SHOULD BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN TENNESSEE. THE SILT FENCE SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED ON THE SLOPE. SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES ½ HEIGHT OF THE BARRIER. ADDITIONALLY, DIVERSION DIKES SHALL BE CONSTRUCTED ALONG THE TOP OF ALL SAID FILL SLOPES WITH THE USE OF TEMPORARY DOWN DRAINS TO CONTROL STORMWATER RUN OFF AS SHOWN ON THE PLANS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING BARRIERS AT THE TOE OF SLOPES UNDER CONSTRUCTION. THESE BARRIERS SHALL BE AS SHOWN IN THE PLANS THESE BARRIERS MAY BE RELOCATED AND REUSED AFTER PERMANENT SLOPE STABILIZATION BECOMES FULLY ESTABLISHED. AS THEY ARE RELOCATED. ANY DEFECTIVE MATERIALS IN THE BARRIER SHALL BE REPLACED. IN ADDITION, ALL DEBRIS AND SILT AT THE PREVIOUS LOCATION SHALL BE REMOVED.

CUT AND FILL SLOPES ARE NOT TO EXCEED "2H:1V".

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE PRELIMINARY GRADING PHASE OF CONSTRUCTION:
a.
TYPE "A" SILT FENCE SHALL BE PLACED AT THE TOE OF ALL DIRT STOCK PILE AREAS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.
b.
INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL STORM STRUCTURES AS THEY ARE CONSTRUCTED. SEE PLAN VIEW FOR SPECIFIC TYPE AND SEPARATE DETAILS FOR ADDITIONAL INFORMATION ON TYPE OF INLET PROTECTION SPECIFIED.
c.
STORM DRAIN OUTLET PROTECTION SHALL BE PLACED AT ALL OUTLET HEADWALLS AS SOON AS THE HEADWALL IS CONSTRUCTED SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.
d.
STONE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS SHOWN ON THE PLAN. SEE SEPARATE DETAIL FOR ADDITIONAL INFORMATION.
e.
ALL DRAINAGE SWALES AND GRADE AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.
f.
MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE.
g.
ALL DISTURBED AREAS LEFT MULCHED AFTER 14 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.
h.
AFTER PRELIMINARY GRADING ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS AND DIVERSION DIKES AS SHOWN ON PLAN. THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT POND UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE PONDS WHEN IT REACHES THE CLEANOUT DEPTH OF BASIN. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.
i.
SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
j.
THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.
k.
CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
l.
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 AS DIRECTED BY THE ONSITE INSPECTOR OR THE CIVIL ENGINEER.
m.
FAILURE TO INSTALL OPERATE RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.
n.
THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES DUE TO ANY CONSTRUCTION ACTIVITY BY OTHERS.

FINAL PHASE NOTES:

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE FINAL EROSION CONTROL PHASE OF CONSTRUCTION.

SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER INTO THE INLETS AGAIN.

MAINTAIN FULL COORDINATION WITH THE DESIGN PROFESSIONAL, CONTRACTOR AND REGULATORY INSPECTOR AT ALL TIMES REGARDING PROJECT SEQUENCE.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

THE CONTRACTOR SHALL MAINTAIN ALL SEDIMENT PONDS AND EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

SEDIMENT SHALL BE CLEANED OUT OF PONDS WHEN IT REACHES THE CLEANOUT ELEVATION ON THE PLANS.

AFTER CURBING, GRADED AGGREGATE BASE, AND PAVEMENT HAS BEEN INSTALLED, ALL INLET SEDIMENT TRAPS ON SINGLE AND DOUBLE WING CATCH BASINS ALONG WITH ANY CURB INLETS SHALL BE REMOVED AND REPLACED WITH CURB FILTER INLET PROTECTION.

ALL ROADWAY AND PARKING SHOULDERS SHOULD BE GRASSED AS SOON AS FINAL GRADE IS ACHIEVED BEHIND CURBS.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURE WILL RESULT IN CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

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 SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AS DIRECTED BY THE ON SITE INSPECTOR OR THE DESIGN PROFESSIONAL.

ONCE THE SITE IS PAVED AND STABILIZED, THE SEDIMENT BASIN CAN BE FILLED TO FINAL GRADE.

UPON COMPLETION OF THE PROJECT AND RECEIPT OF NOTICE OF TERMINATION (TDEC), THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED ON PLANS.

Notes Covering: Spills and Non-Stormwater Contingencies

1. Construction vehicles shall clean mud from their tires and body on-site so that the sediment will flow to the sediment control devices. Any sediment that ends up in the street or other places offsite shall be cleaned up with a shovel and broom or other means but shall not be washed away using water. The cleaned up sediment shall be placed back onsite or taken to another site with an approved and functioning sediment control plan.
2. Vehicles and equipment shall be fueled onsite near the construction exit in a designated containment area. Clean up any fuel spill immediately. Contaminated soils will be placed on heavy plastic and covered or placed in approved containers to prevent contact with stormwater. All fuel tanks shall be stored in the containment area. All oil, other vehicle fluids, solvents, paint, etc. shall be stored in a construction trailer or other approved container.
3. Concrete trucks shall wash out their equipment in a designated area near the construction exit where the runoff from the cleaning will drain to the sediment control devices. No runoff from the cleanup shall be allowed to be discharged directly to a sediment basin, trap, pond, storm drain, ditch, stream, or other stormwater conveyance.
4. All hazardous materials such as empty or partially empty paint cans, oil cans, filters, cleaning fluid, etc. shall be disposed of by taking them to hazardous material disposal site in accordance with State laws. All water runoff from washing of paint tools or other hazardous equipment shall not be discharged to a sediment basin, trap, pond, storm drain, ditch, stream, or other stormwater conveyance and shall be disposed of in accordance with State laws.
5. Contractor is responsible for litter control and cleanup. No litter or construction debris shall be allowed to leave the construction site and shall not be allowed to enter a sediment basin, trap, pond, storm drain, ditch, steam, or other stormwater conveyance.

REVISIONS

NO.	DATE	DESCRIPTION

SWPPP NOTES

CHRISTIANA WAY APARTMENTS

102 CHANEY BLVD.
LAVERGNE, TENNESSEE
MAP 018, P/O PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS
REGISTERED ENGINEER
No. 105661
STATE OF TENNESSEE

W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4530 Annalee Way
Knoxville, TENNESSEE 37921
865-851-6688
E-MAIL wscottwill@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, ALABAMA 36803-2767
Office. 334-749-3052
fax. 334-749-0627

ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
SWP5

JOB NO. 1616



1 Architectural Landscaping Plan
1" = 50'-0"

PLANTING LEGEND

TREES:

CHERRY | GINKGO | CYPRESS

SHRUBS:

BARBERRY | BOXWOOD | ABELIA

FLOWERS:

FORSYTHIA | BEAUTYBUSH | VIBURNUM

PLANTING SCHEDULE

KEY NAME	SCIENTIFIC NAME	COMMON NAME	SPACING
GB	GINKGO BILOBA	GINGKO	10 FT
PY	PRUNUS YEDOENSIS	YOSHINO CHERRY	10 FT
CL	CUPRESSOCSYPARIS LEYLANDI	LEYLAND CYPRESS	6 FT
BT	BERBERIS THUNBERGIL & CULTIVARS	JAPANESE BARBERRY BUSH	3 FT
BU	BUXUS SEMPERVIRENS	AMERICAN BOXWOOD	4 FT
AG	ABELIA X GRANDFLORA & CULTIVARS	GLOSSY ABELIA	5 FT
FF	FORSYTHIA X INTERMEDIA	FLOWERING FORSYTHIA	3 FT
KA	KOLKWITZIA AMABALIS	BEAUTYBUSH	2 FT
VB	VIBURNUM SPECIES & CULTIVARS	VIBURNUM	4 FT

GENERAL SITE NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY ARCHITECT.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILING, WALLS, FLOORS, AND ROOF TO MATCH EXISTING AND MAKE WATER TIGHT.
6. CONTRACTOR TO REFERENCE SHEET G002 & G003 FOR ACCESSIBILITY REQUIREMENTS
7. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES.
8. SEAL AT ALL EXTERIOR DOORS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.
9. PROVIDE FINAL CLEANING AT ALL UNITS AND COMMON AREAS.

DNAworkshop

LA VERGNE
102 CHANEY BOULEVARD, LA VERGNE, TN 37086

DYKE NELSON ARCHITECTURE 235 SOUTH 14TH ST. BATON ROUGE, LA 70802 DNA-WORKSHOP.COM [225] 224 3363

REVISIONS

JOB NUMBER: 24-075
ISSUED: 09/30/24

PRELIMINARY

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF DYKE NELSON ARCHITECTURE, LLC AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART. THEY ARE ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWINGS ONLY. CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED.THESE PLANS WERE PREPARED IN THIS OFFICE UNDER OUR PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH STATE AND LOCAL CODES.

ARCHITECTURAL LANDSCAPING PLAN

A002

PHASE: Add Project Status Here

9/30/2024 12:21:59 PM ©COPYRIGHT 2022 DYKE NELSON ARCHITECTURE, LLC.

EXTERIOR INSPIRATION
TENNESSEE - CHRISTIANA WAY & EAST FORK WAY
HUFF & ASSOCIATES

MATERIALS

FIBER CEMENT SIDING





BRICK



ASPHALT SHINGLES



MOCK ELEVATIONS

FRONT ELEVATION



REAR ELEVATION

SIDE ELEVATION



DNAworkshop
ARCHITECTURE | INTERIORS | PLANNING

Planning Commission Report
Meeting: October 15, 2024

City of La Vergne

Item #: 11. **Item Title: Site Plan - Walmart - Remodel and 3,499 Sq. Ft. Addition to Existing Store. Requested by Carlson Consulting Engineers, Inc. Property located at 5511 Murfreesboro Rd. (Tax Map 18, Parcel 2). C-2 (Highway Service) Zoning District. Property owned by Walmart, Inc.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, Carlson Consulting Engineers, Inc. is requesting approval of the site plan for an improved grocery pickup location and expanded parking area at the Walmart SuperCenter. This store is located on 41.80 acres. The purpose of the plan is to show the layout for the new retail development.

The property is located on Murfreesboro Road. The proposed layout on the site plan shows one (1) new building addition is indicated on the site. This proposed building will total 190,401 square feet when the project is complete and the addition is built.

The project will increase the grocery pick-up area from 10 parking spaces to 32.

Staff Comments / Technical Items:

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

1. If any proposed sign exceeds the current size requirements of the Zoning Ordinance then it requires separate approval at the Board of Zoning Appeals.

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

1. Since the proposed expansion is replacing pervious ground surface with impervious ground surface, calculations must be provided showing that the pre-development flows are less than or equal to post-development flows for the 2-, 5-, 10-, 25-, 50-, and 100-year stormwater flows. This can be done for the disturbed area for the expansion or for the entire site.
2. Provide water quality calculations for areas which were previously pervious and are proposed to be impervious per this plan meeting the City of La Vergne Stormwater Management Ordinance (https://www.lavergnetn.gov/DocumentCenter/View/4047/Title-14---Zoning-and-Land-Use-Control_APPROVED-2023-10-10)
3. Long-term Maintenance Agreement for all stormwater detention facilities for the entire site or new water quality facilities for any water quality improvements required for the expansion area (filled in and signed) must be submitted.
4. Long-term Maintenance Plan for water quality improvements associated with the expansion must be submitted.
5. Please describe how construction traffic will be routed into and out of project site.
6. Provide calculations showing that underground stormwater piping is sized for the 25-year/24-hour storm as a minimum.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No utilities shown. No comment.

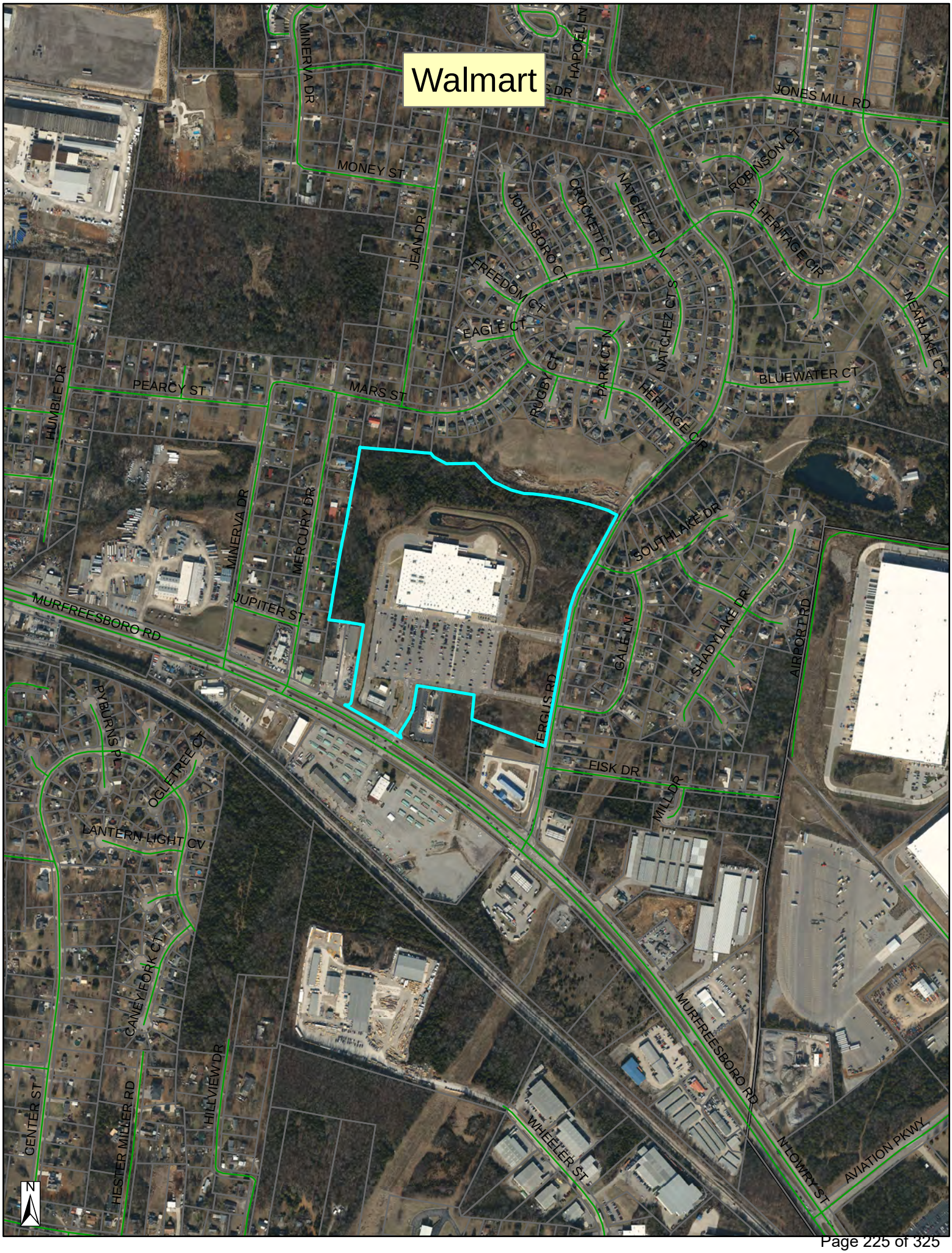
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

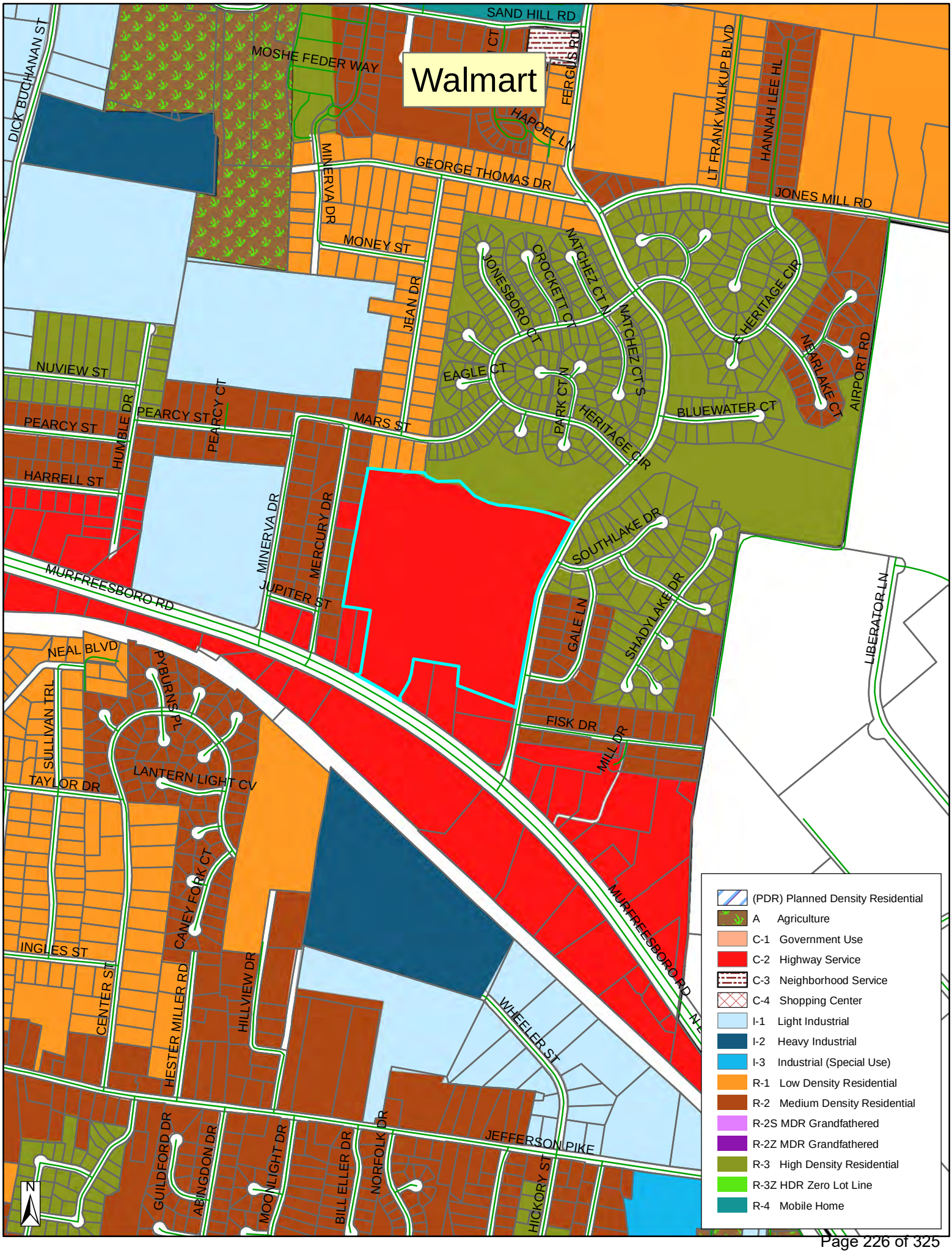
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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.

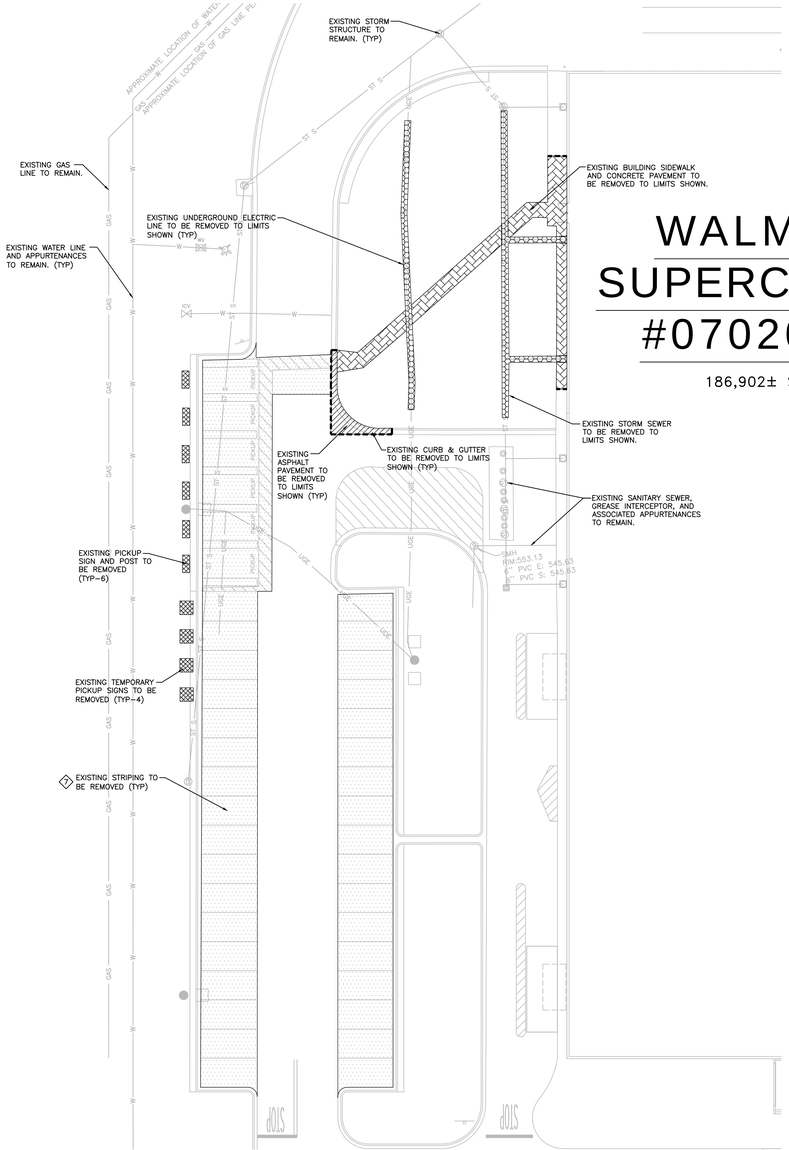

Walmart
MARS ST
JEAN DR
HERITAGE CIR
PARK CT S
MERCURY DR
SOUTHLAKE DR
GALE LN
MURFREESBORO RD
MURFREESBORO RD
FISK DR
N


Walmart
MINERVA DR
HAPOEL LN
JONES MILL RD
MONEY ST
JEAN DR
JONESBORO CT
CROCKETT CT
NATCHEZ CT N
ROBINSON CT
E HERITAGE CIR
FREEDOM CT
EAGLE CT
NATCHEZ CT S
NEARLAKE CT
HUMBLE DR
PEARCY ST
MARS ST
RUGBY CT
PARK CT N
HERITAGE CIR
BLUEWATER CT
MINERVA DR
MERCURY DR
SOUTHLAKE DR
MURFREESBORO RD
JUPITER ST
GALE LN
SHADYLAKE DR
AIRPORT RD
ERGUS RD
PYBURNS PL
OGLETREE CT
FISK DR
MILL DR
LANTERN LIGHT CV
CANEY FORK CT
HILLVIEW DR
CENTER ST
HESTER MILLER RD
WHEELER ST
MURFREESBORO RD
N LOWRY ST
AVIATION PKWY
N


Walmart
SAND HILL RD
DICK BUCHANAN ST
MOSHE FEDER WAY
FERGUS RD
HAPOEL LN
GEORGE THOMAS DR
MINERVA DR
MONEY ST
LT FRANK WALKUP BLVD
HANNAH LEE HL
JONES MILL RD
JEAN DR
JONESBORO CT
CROCKETT CT
NATCHEZ CT N
NATCHEZ CT S
HERITAGE CIR
NEARLAKE CT
AIRPORT RD
NUVIEW ST
EAGLE CT
PARK CT N
HERITAGE CT E
BLUEWATER CT
PEARCY ST
HUMBLE DR
PEARCY CT
MARS ST
HARRELL ST
MINERVA DR
MERCURY DR
SOUTHLAKE DR
MURFREESBORO RD
JUPITER ST
GALE LN
SHADYLAKE DR
LIBERATOR LN
NEAL BLVD
PYBURN PL
SULLIVAN TRL
TAYLOR DR
LANTERN LIGHT CV
FISK DR
MILL DR
CANEY FORK CT
INGLES ST
CENTER ST
HESTER MILLER RD
HILLVIEW DR
WHEELER ST
JEFFERSON PIKE
GUILDFORD DR
ABINGDON DR
MOONLIGHT DR
BILL ELLER DR
NORFOLK DR
HICKORY 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


Outdoor Living
Auto Center


Pickup
5511
SUBWAY
Grocery



WALMART SUPERCENTER #07020-209

186,902± S.F. (EX.)



LEGEND

- EXISTING BUILDING OR BUILDING SIDEWALK, CONCRETE FOUNDATION, AND APPURTENCES TO BE DEMOLISHED AND REMOVED FROM THE SITE
- EXISTING STRIPING TO BE REMOVED
- EXISTING UTILITIES AND APPURTENANCES TO BE REMOVED
- EXISTING PAVEMENT OR CURB AND GUTTER TO BE REMOVED
- EXISTING SIGNAGE TO BE REMOVED
- APPROXIMATE SAWCUT LINE

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

◇ NOTES:

1. ALL SITEWORK SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS", WHERE CONFLICTS WITH REQUIREMENTS OF UTILITY COMPANY OR OTHER JURISDICTION OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
2. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ACCEPTANCE BY OWNER AND THE FINAL CERTIFICATION OF SERVICES.
3. PROVIDE TEMPORARY FENCING AROUND CONSTRUCTION AREA AND CONTRACTOR'S TEMPORARY PARKING AND STORAGE AREA DURING CONSTRUCTION.
4. KEEP ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. BEYOND THE PROTECTED WORK AREAS CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM THE SITE. CONTRACTOR SHALL COORDINATE/PHASE ALL CONSTRUCTION ACTIVITY WITHIN THE PROXIMITY OF THE EXISTING STORE WITH THE WALMART CONSTRUCTION MANAGER AND WALMART STORE MANAGER TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO WALMART STORE'S OPERATION AND WALMART CUSTOMERS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE PUBLIC, MAINTAIN SAFE CONSTRUCTION CONDITIONS, AND PROVIDE ADEQUATE TRAFFIC FLOW AT ALL TIMES. TEMPORARY TRAFFIC CONTROL DEVICES, SUCH AS SIGNAGE, STRIPING, FENCING, BARRICADES, ENCLOSURES, BARRELS, ETC. SHALL BE USED IN THE BEST POSSIBLE MANNER AND AS APPROVED BY THE WALMART CONSTRUCTION MANAGER. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES, AND SHALL BE REPAIRED, REPLACED, OR CLEANED AS NECESSARY. ALL CONSTRUCTION WARNING SIGNS SHALL BE PROMPTLY REMOVED OR COVERED WHENEVER THE MESSAGE IS NOT APPLICABLE OR NOT IN USE. EXISTING TRAFFIC ARROWS, PAINTED END CAPS, STOP BARS AND OTHER PAVEMENT MARKINGS THAT CONFLICT WITH TEMPORARY TRAFFIC CONTROL PAVEMENT MARKINGS AND TRAFFIC PATTERNS SHALL BE BEAD BLASTED.
6. PROVIDE BMP'S SUCH AS, EROSION EELS, INLET FILTER SACKS, SILT DIKE ON PAVEMENT, ETC., DOWNGRADIENT OF ANY GROUND DISTURBING ACTIVITIES. ALL BMP'S SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.
7. ALL PAVEMENT MARKINGS SHOWN TO BE REMOVED OR ANY MARKINGS THAT CONFLICT WITH IMPROVEMENTS ARE TO BE REMOVED AS PART OF THE PICKUP PROJECT. REMOVE EXISTING PAVEMENT MARKINGS BY SODA BLASTING OR DUSTLESS BLASTING.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE EXISTING STORM SEWER SYSTEM FREE OF SEDIMENT AND DEBRIS AT ALL TIMES UNTIL THE SITE IS STABILIZED. USE APPROPRIATE BMPS TO PROTECT STORMWATER INLETS. 6

Tennessee811 Know what's below. Call before you dig.

DEMOLITION PLAN

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR LA VERGNE, TENNESSEE AT 5511 MURFREESBORO RD. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON EXTENSIONS OR ON ANY OTHER PROJECT OR SITE OR A FUTURE TIME. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY CARLSON CONSULTING ENGINEERS, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO CARLSON CONSULTING ENGINEERS, INC. ANY OPTIONAL OR ADAPTED REUSE OF THESE PROPERTY LICENSED ARCHITECTS AND ENGINEERS DOCUMENTS FOR ANY OTHER PROJECT OR EXTENSIONS TO THIS PROJECT WITH OR WITHOUT THE KNOWLEDGE AND CONSENT OF CARLSON CONSULTING ENGINEERS, INC. SHALL BE AT THE SOLE RISK OF THE PARTY USING OR MODIFYING THE DRAWINGS FOR SUCH REUSE AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO CARLSON CONSULTING ENGINEERS, INC. ANY SUCH REUSE OR MODIFICATION WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY CARLSON CONSULTING ENGINEERS, INC. FOR THE SPECIFIC PURPOSE INTENDED MAY BE CONTRARY TO THE LAW.

CONSULTANTS
CARLSON CONSULTING ENGINEERS, INC.
7095 LEXINGTON COMMONS
BARTLETT, TENNESSEE 38133
(901) 381-6336 FAX (901) 381-6337
TENNESSEE QUALIFIED CORPORATION
CERTIFICATE OF AUTHORIZATION #2715

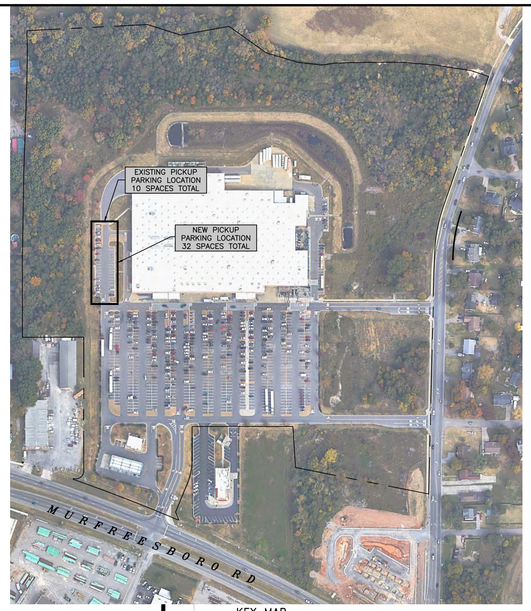
Walmart
LA VERGNE, TENNESSEE
5511 MURFREESBORO RD.
STORE NO.07020-209

ISSUE BLOCK

CHECKED BY:	JSP
DRAWN BY:	CDA
DOCUMENT DATE:	10/01/2024

NOT FOR CONSTRUCTION

SHEET: C1.0



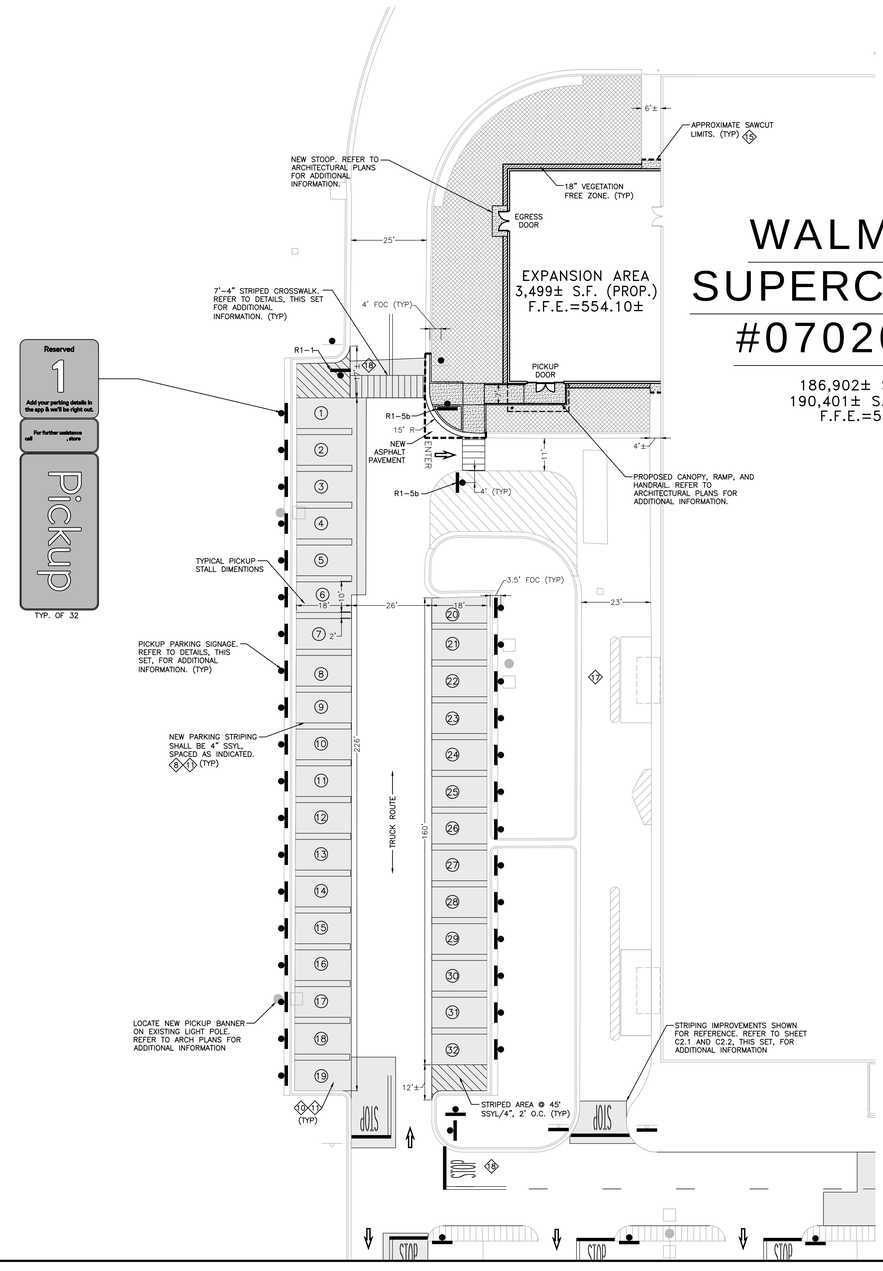
KEY MAP
NTS

SITE ANALYSIS TABLE (EXISTING STORE)

	EXISTING WALMART SUPERCENTER (C-2 DISTRICT)	PROPOSED WALMART SUPERCENTER (C-2 DISTRICT)
TOTAL BUILDING AREA	186,902 S.F.	190,401 S.F.
REQUIRED PARKING (PER CITY OF LA VERGNE) REQUIRED PARKING RATIO (PER CITY OF LA VERGNE)	748 SPACES 4.00/1,000 S.F.	762 SPACES 4.00/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING ACCESSIBLE PARKING EV PARKING PICKUP PARKING CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	722 SPACES 27 SPACES 0 SPACES 10 SPACES 19 CORRALS / 37 SPACES	703 SPACES 27 SPACES 0 SPACES 32 SPACES 19 CORRALS / 37 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	749 SPACES 4.00/1,000 S.F.	730 SPACES 3.83/1,000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	759 SPACES 4.06/1,000 S.F.	762 SPACES 4.00/1,000 S.F.
LOT ACREAGE	41.84 AC	41.84 AC

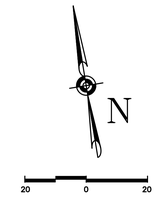
PARKING INFORMATION NOTES

1. THE EXISTING AND PROPOSED BUILDING SQUARE FOOTAGE WAS PROVIDED BY CPH IN AN EMAIL FROM JEFF MILLARD ON 8/7/2024.
2. EXISTING PARKING COUNTS ARE BASED ON A FIELD COUNT COMPLETED BY CARLSON CONSULTING ENGINEERS ON 9/23/2024.
3. ADA COUNT INCLUDES ALL SPACES: GM, GROCERY, GARDEN CENTER, AND AUTO CENTER ENTRIES. VAN STALL COUNT IS INCLUDED IN THE ADA PARKING STALLS PROVIDED COUNT.



WALMART SUPERCENTER #07020-209

186,902± S.F. (EX.)
190,401± S.F. (PROP.)
F.F.E.=554.10±



LEGEND

- STRIPED AREA
- SEAL COAT
- ARCHITECTURAL CONCRETE
- VEGETATION FREE ZONE
- SOD
- ASPHALT PAVEMENT
- NEW SIGN AND BASE
- EXISTING SIGN AND BASE
- PB – PIPE BOLLARD
- EXISTING SIGN MOUNTED ON NEW BASE
- SSYL – SINGLE SOLID YELLOW LINE
- FOC – FACE OF CURB
- XX – PICKUP STALL COUNT
- APPROXIMATE SAWCUT LIMITS

PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTION	DIMENSIONS	QUANTITY
RESERVED	18" X 18"	35
PHONE NUMBER	8" X 18"	35
VERTICAL PICKUP	18" X 36"	35
PICKUP BANNER AND MOUNTING HARDWARE	24" X 60"	1

NOTICE TO CONTRACTOR

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NOTICE TO CONTRACTOR

STOP SIGNS MUST BE LOCATED A MINIMUM OF 4' OFF THE DRIVE AISLE AND 4' OFF THE BUILDING FRONTAGE ROAD. PEDESTRIAN CROSSING SIGNS MUST BE A MINIMUM OF 9' OFF THE DRIVE AISLE AND 4' OFF THE BUILDING FRONTAGE ROAD. THIS SHALL BE MEASURED FROM THE FACE OF CURB OR THE EDGE OF THE STRIPED ISLAND. REFER TO DETAILS FOR ADDITIONAL INFORMATION. SIGNS NOT INSTALLED IN THE PROPER LOCATIONS WILL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

◇ NOTES:

1. ALL SITEWORK SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS". WHERE CONFLICTS WITH REQUIREMENTS OF UTILITY COMPANY OR OTHER JURISDICTION OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
2. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ACCEPTANCE BY OWNER AND THE FINAL CERTIFICATION OF SERVICES.
3. PROVIDE TEMPORARY FENCING AROUND CONSTRUCTION AREA AND CONTRACTOR'S TEMPORARY PARKING AND STORAGE AREA DURING CONSTRUCTION.
4. KEEP ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. BEYOND THE PROTECTED WORK AREAS CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM THE SITE. CONTRACTOR SHALL COORDINATE/PHASE ALL CONSTRUCTION ACTIVITY WITHIN THE PROXIMITY OF THE EXISTING STORE WITH THE WALMART CONSTRUCTION MANAGER AND WALMART STORE MANAGER TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO WALMART STORE'S OPERATION AND WALMART CUSTOMERS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE PUBLIC, MAINTAIN SAFE CONSTRUCTION CONDITIONS, AND PROVIDE ADEQUATE TRAFFIC FLOW AT ALL TIMES. TEMPORARY TRAFFIC CONTROL DEVICES, SUCH AS SIGNAGE, STRIPING, FENCING, BARRICADES, ENCLOSURES, BARRELS, ETC. SHALL BE USED IN THE BEST POSSIBLE MANNER AND AS APPROVED BY THE WALMART CONSTRUCTION MANAGER. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES, AND SHALL BE REPAIRED, REPLACED, OR CLEANED AS NECESSARY. ALL CONSTRUCTION WARNING SIGNS SHALL BE PROMPTLY REMOVED OR COVERED WHENEVER THE MESSAGE IS NOT APPLICABLE OR NOT IN USE. EXISTING TRAFFIC ARROWS, PAINTED END CAPS, STOP BARS AND OTHER PAVEMENT MARKINGS THAT CONFLICT WITH TEMPORARY TRAFFIC CONTROL PAVEMENT MARKINGS AND TRAFFIC PATTERNS SHALL BE BEAD BLASTED.
6. PROVIDE BMP'S SUCH AS, EROSION EELS, INLET FILTER SACKS, SILT DIKE ON PAVEMENT, ETC., DOWNGRADIENT OF ANY GROUND DISTURBING ACTIVITIES. ALL BMP'S SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.
7. UNLESS NOTED OTHERWISE STRIPING DIMENSIONS SHOWN ARE TO THE CENTER OF THE STRIPE.
8. ALL NEW STRIPING SHALL BE PAINTED (TWO COATS) AS PER THE SPECIFICATIONS. UTILIZE TEMPLATES FOR ALL PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERS.
9. ALL PICKUP WAY FINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE SENT VIA EMAIL TO GETTY THOMAS (Getty.Thomas@walmart.com) AND BRAD KEENER (Bradley.Keener@walmart.com). REQUEST SHALL CONTAIN A DELIVERY ADDRESS, DESIRED DELIVERY DATE, AND ANY SITE SPECIFIC SIGN SIZE AND/OR COLORS BASED ON APPROVED PLANS.
10. ALL EXISTING PAVEMENT MARKINGS WITHIN SEAL COATED AREA TO BE REMOVED. REMOVE EXISTING PAVEMENT MARKINGS BY SODA BLASTING OR DUSTLESS BLASTING.
11. SEALCOAT ENTIRE AREA TO RECEIVE NEW STRIPING AND ENTIRE AREA WHERE STRIPING IS TO BE REMOVED PRIOR TO INSTALLING NEW STRIPING SHOWN ON THESE PLANS. COMPLETE ALL SITE IMPROVEMENTS THAT REQUIRE MODIFICATIONS TO EXISTING PAVEMENT AREAS, INCLUDING REMOVAL OF ANY EXISTING STRIPING, PRIOR TO ASPHALT SEAL COAT APPLICATION. CONTRACTOR SHALL ALLOW ASPHALT SEAL COAT ADEQUATE CURE TIME, IN ACCORDANCE WITH SITE SPECIFICATIONS, PRIOR TO OPENING AFFECTED AREAS TO TRAFFIC OR PERFORMING ANY STRIPING ACTIVITIES.
12. EXISTING CONDITIONS INFORMATION OBTAINED FROM ORIGINAL PLAN TITLED "SITE PLAN", SHEET 14 OF 50, COMPLETED BY CARLSON CONSULTING ENGINEERS, INC. DATED JANUARY 16, 2015. FIELD SURVEY INFORMATION WAS OBTAINED FOR THIS PROJECT BY CARLSON CONSULTING ENGINEERS, INC. ON JULY 17, 2024. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO INSTALLING IMPROVEMENTS.
13. PAVEMENT MARKINGS AND ALL OTHER SITE WORK SHOWN ON THIS SHEET, SHALL BE IN ACCORDANCE WITH SPECIFICATION 02765.
14. REFER TO SHEET C2.1 AND C2.2, THIS SET, FOR INFORMATION REGARDING SITE STRIPING AND SIGNAGE WORK NOT DETAILED ON THIS SHEET.
15. CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT, AS SHOWN, TO ALLOW FOR A CLEAN STRAIGHT JOINT BETWEEN OLD AND NEW SURFACES.
16. TEMPORARY PICKUP PARKING SHALL BE PROVIDED DURING CONSTRUCTION. COORDINATE LOCATION WITH STORE AND CONSTRUCTION MANAGER. MATCH NUMBER OF EXISTING PICKUP STALLS.
17. CONTRACTOR SHALL ENSURE CUSTOMER PHARMACY DRIVE-THROUGH IS ACCESSIBLE THROUGH ALL PHASES OF CONSTRUCTION.
18. STOP CONDITION HAS BEEN SHOWN IN THIS LOCATION PER THE RECOMMENDATION OF THE CEM. THIS IS A NON-PROTO TYPICAL LOCATION FOR A STOP CONDITION.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE EXISTING STORM SEWER SYSTEM FREE OF SEDIMENT AND DEBRIS AT ALL TIMES UNTIL THE SITE IS STABILIZED. USE APPROPRIATE BMPS TO PROTECT STORMWATER INLETS. 6

Tennessee811
Know what's below. Call before you dig.

SITE PLAN

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE AT WALMART STORE NO. 07020-209 LA VERGNE, TENNESSEE. IT IS NOT SUITABLE FOR REUSE ON ANOTHER PROJECT OR AT A LATER TIME. REFERENCE OR EXAMPLE USE ON ANOTHER PROJECT OR AT A LATER TIME WITHOUT PROPER PROFESSIONAL LICENSED ARCHITECTS AND ENGINEERS REVIEW AND ADAPTATION OF DRAWING FOR REUSE ON ANOTHER PROJECT OR AT A LATER TIME MAY BE CONTRARY TO THE LAW.

CONSULTANTS

CARLSON CONSULTING ENGINEERS, INC.
7095 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PHONE (901) 388-3040 ● FAX (901) 388-3770
TENNESSEE QUALIFIED CORPORATION

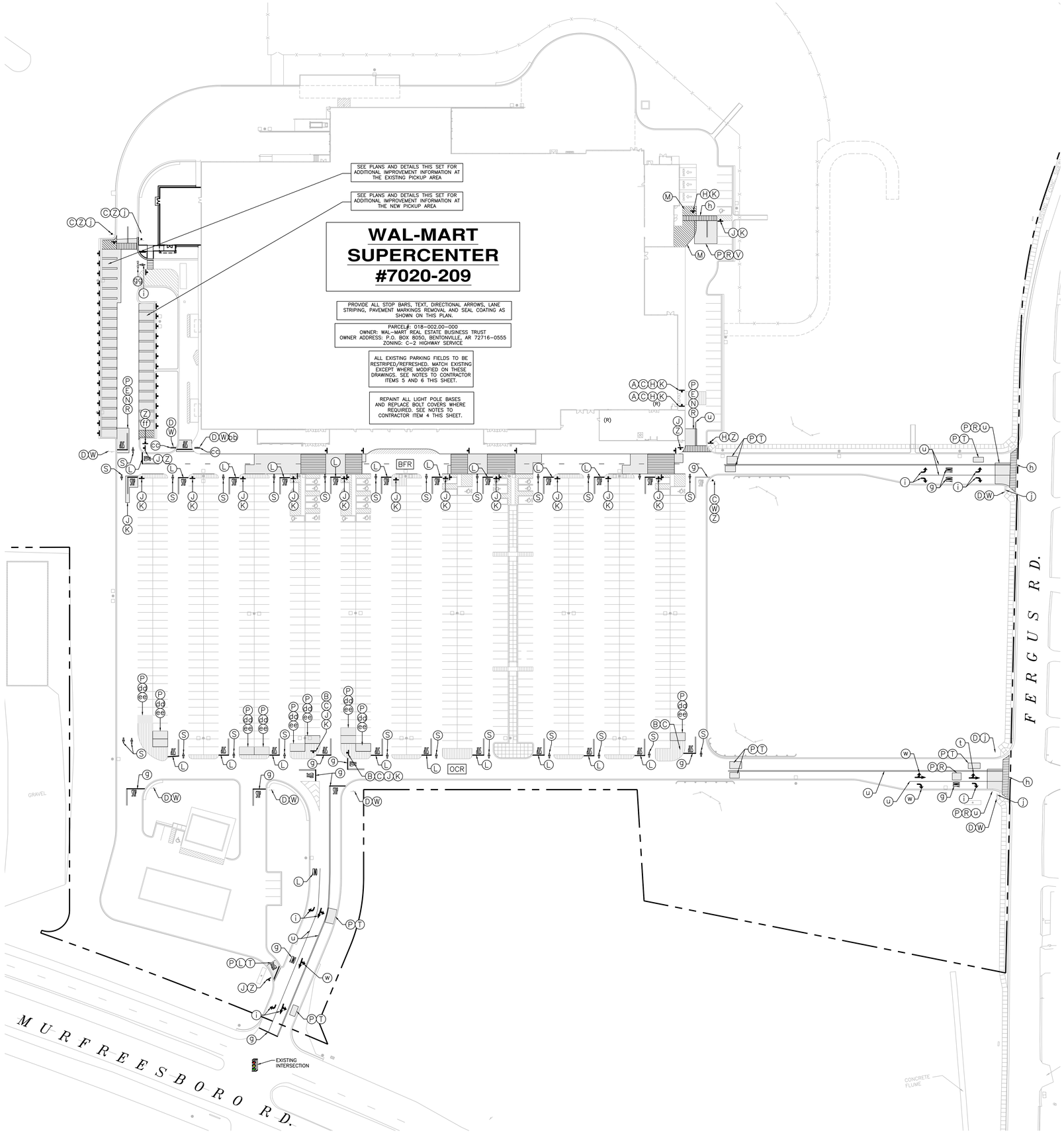
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STORE NO.07020-209

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DOCUMENT DATE:	10/01/2024

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SHEET: C2.0



NOTE: STOP SIGNS AND PAVEMENT MARKINGS ARE BASED ON LIMITED INFORMATION. CONTRACTOR SHALL NOTIFY THE WALMART CONSTRUCTION MANAGER IF EXISTING CONDITIONS ARE DIFFERENT THAN WHAT IS EXPECTED.

IMAGE SOURCE: GOOGLE EARTH
IMAGE DATE: 10/14/2022

N

PAVEMENT LEGEND

– SEALCOAT LIMIT ON ASPHALT

STOP SIGNS AND MARKINGS LEGEND

REFERENCE DETAIL SHEET

(A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
(B) EXISTING STOP SIGN TO BE REMOVED.
(C) EXISTING SIGN POST AND BASE TO BE REMOVED.
(D) EXISTING SIGN POST AND BASE TO REMAIN.
(E) EXISTING CROSSWALK STRIPING TO BE REMOVED.
(F) EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.
(G) EXISTING CENTERLINE STRIPING TO REMAIN AND BE REPAINTED.
(H) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
(J) NEW 30"X30" STOP SIGN.
(K) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
(L) NEW STOP AND/OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE.
(M) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C.
(N) NEW CROSSWALK MARKINGS – 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED.
(P) LIMITS OF SEAL COAT. APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
(Q) NEW 4" WIDE PAINTED YELLOW STRIPES – 6' LONG WITH 18' GAPS.
(R) EXISTING STOP BAR/STOP TEXT PAVEMENT MARKINGS/DOUBLE YELLOW STRIPE TO BE REMOVED.
(S) NEW OPEN ARROW PAVEMENT MARKINGS.
(T) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED.
(U) EXISTING FIRE LANE STRIPING AND/OR YELLOW STRIPING TO REMAIN/BE REFRESHED.
(V) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE AND/OR SINGLE WHITE.
(W) EXISTING STOP SIGN TO REMAIN/BE REUSED.
(X) EXISTING STOP SIGN TO BE RAISED TO MATCH CURRENT DETAILS/GUIDELINES.
(Y) EXISTING SIGN POST AND BOLLARD TO BE REPAINTED.
(Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
(aa) EXISTING PICKUP PAVEMENT MARKINGS TO BE REMOVED.
(bb) NEW 36"X36" STOP SIGN WITH DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES.
(cc) NEW PICKUP CROSSWALK MARKINGS. SEE DETAIL.
(dd) EXISTING ISLAND STRIPING TO BE REMOVED.
(ee) NEW CHANNELIZATION AT PICKUP DOOR. SEE DETAIL.
(ff) EXISTING STOP PAVEMENT MARKINGS, "STOP" TEXT AND/OR "ONLY" TEXT TO BE REVISED/REFRESHED TO MATCH CURRENT DETAILS.
(gg) EXISTING CROSSWALK TO REMAIN/BE REFRESHED.
(h) EXISTING OPEN ARROW PAVEMENT MARKING TO BE REVISED/REFRESHED TO MATCH CURRENT DETAILS.
(i) EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO REMAIN/BE REUSED.
(j) NEW TRAFFIC FROM THE LEFT DOES NOT STOP PLAQUE.
(m) NEW TRAFFIC FROM RIGHT DOES NOT STOP PLAQUE.
(n) NEW ONCOMING TRAFFIC DOES NOT STOP PLAQUE.
(q) NEW CROSS TRAFFIC DOES NOT STOP PLAQUE.
(r) EXISTING SOLID ARROW PAVEMENT MARKING TO BE REVISED/REFRESHED TO MATCH CURRENT DETAILS.
(t) EXISTING 4" WIDE DOUBLE YELLOW AND/OR WHITE SINGLE STRIPE TO REMAIN/REFRESHED.
(u) NEW SOLID ARROW PAVEMENT MARKING.
(w) EXISTING NO PARKING FIRE LANE LANE SIGN TO REMAIN.
(x) EXISTING PICKUP GRAPHIC AND ORANGE PAVEMENT MARKINGS TO REMAIN (NOT TO BE REFRESHED).
(y) EXISTING PICKUP SIGN TO REMAIN.
(z) EXISTING YELLOW STRIPING TO BE REFRESHED.
(aa) EXISTING "DO NOT ENTER" SIGN TO BE REMOVED.
(bb) NEW "EXIT ONLY" SIGN.
(cc) EXISTING ISLAND STRIPING TO BE REMOVED.
(dd) NEW 9.5'X18' STANDARD PARKING STALL WITH 4" WIDE SINGLE YELLOW STRIPES.
(ee) NEW TRUCK ROUTE SIGN.
(ff) EXISTING "ENTER" TEXT TO BE REFRESHED.

NOTES TO CONTRACTOR:

1. BFR (BUILDING FRONTAGE ROAD)
   OCR (OUTER CIRCULATION ROAD)
2. CONTRACTOR SHALL PROVIDE ALL STOP BARS, SIGNS, TEXT, DIRECTIONAL ARROWS, LANE STRIPING, PAVEMENT MARKINGS REMOVAL AND SEAL COATING TO MATCH CURRENT DETAILS AT LOCATION AS SHOWN ON THESE PLANS. ALL PARKING STALL RESTRIPING TO BE PROVIDED BY OTHERS.
3. ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.
4. ALL LIGHT POLE BASES SHALL BE REPAINTED, AND BOLT COVERS REPLACED WHERE MISSING OR DAMAGED. REMOVE CHIPPING OR FLAKING PAINT PRIOR TO PAINTING. PREVIOUS OR NEW OVERSPRAY ON SURROUNDING PAVING SHALL BE REMOVED. SEE ARCHITECTURAL SPECIFICATION SECTION 09900 FOR ADDTIONAL INFORMATION.
5. REFRESH ENTIRE PARKING LOT STRIPING AND MARKINGS UNLESS REPAINTED WITHIN THE LAST YEAR (CONFIRM STATUS WITH WALMART CONSTRUCTION MANAGER.) MATCH EXISTING EXCEPT WHERE MODIFIED IN THESE DRAWINGS. SEE PAVEMENT MARKING SPECIFICATIONS THIS SET.

NOTICE TO CONTRACTOR:

STOP SIGNS MUST BE LOCATED A MINIMUM OF 4' OFF THE DRIVE AISLE AND 4' OFF THE BUILDING FRONTAGE ROAD. PEDESTRIAN CROSSING SIGNS MUST BE A MINIMUM OF 9' OFF THE DRIVE AISLE AND 4' OFF THE BUILDING FRONTAGE ROAD. THIS SHALL BE MEASURED FROM THE FACE OF CURB OR THE EDGE OF THE STRIPED ISLAND. REFER TO DETAILS FOR ADDITIONAL INFORMATION. SIGNS NOT INSTALLED IN THE PROPER LOCATIONS WILL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

STOP SIGNS AND MARKINGS PLAN

STIPULATION FOR REUSE
ALL DRAWINGS AND SPECIFICATIONS ARE COPYRIGHTED AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THE USE ON A SPECIFIC PROJECT AS AUTHORIZED BY CARLSON CONSULTING ENGINEERS. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS IS PROHIBITED AND IS AT THE RECIPIENT'S SOLE RISK. THE RECIPIENT AGREES TO INDEMNIFY AND HOLD HARMLESS CARLSON CONSULTING ENGINEERS FROM ANY AND ALL CLAIMS ARISING FROM THE UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS. THE RECIPIENT AGREES TO DEFEND CARLSON CONSULTING ENGINEERS AGAINST ANY SUCH CLAIMS. THE TERMS OF THIS AGREEMENT SHALL BE BINDING UPON THE RECIPIENT'S HEIRS, SUCCESSORS, AND ASSIGNS. THIS AGREEMENT IS EFFECTIVE UPON THE RECIPIENT'S ACCEPTANCE OF THESE DRAWINGS AND SPECIFICATIONS AND MAY BE CONTRARY TO THE LAW IN SOME JURISDICTIONS.

CONSULTANTS
CARLSON CONSULTING ENGINEERS, INC.
7095 LEDGESTONE CONSULTING
BARTLETT, TENNESSEE 38133
PH: (901) 384-0400 ♦ FX: (901) 384-0770
TENNESSEE QUALIFIED CORPORATION

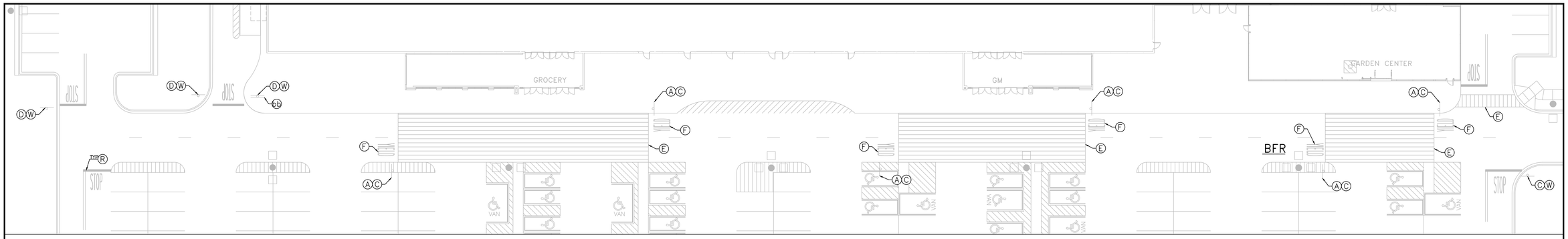
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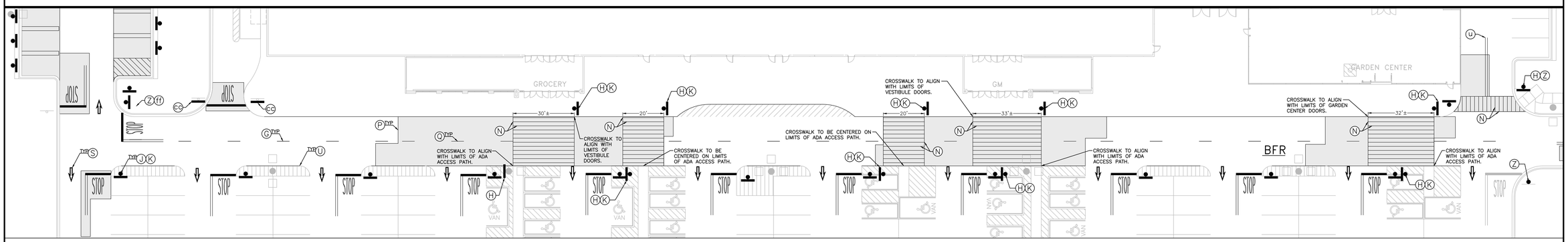
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DEMOLITION PLAN



SITE CONSTRUCTION PLAN

SITE AND DEMOLITION LEGEND

REFERENCE DETAIL SHEET

- (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
- (B) EXISTING STOP SIGN TO BE REMOVED.
- (C) EXISTING SIGN POST AND BASE TO BE REMOVED.
- (D) EXISTING SIGN POST AND BASE TO REMAIN.
- (E) EXISTING CROSSWALK STRIPING TO BE REMOVED.
- (F) EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.
- (G) EXISTING CENTERLINE STRIPING TO REMAIN AND BE REPAINTED.
- (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
- (J) NEW 30"X30" STOP SIGN.
- (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
- (L) NEW STOP AND/OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE.
- (M) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C.
- (N) NEW CROSSWALK MARKINGS – 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED.
- (P) LIMITS OF SEAL COAT. APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
- (Q) NEW 4" WIDE PAINTED YELLOW STRIPES – 6' LONG WITH 18' GAPS.
- (R) EXISTING STOP BAR/STOP TEXT PAVEMENT MARKINGS/DOUBLE YELLOW STRIPE TO BE REMOVED.
- (S) NEW OPEN ARROW PAVEMENT MARKINGS.
- (T) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED.
- (U) EXISTING FIRE LANE STRIPING AND/OR YELLOW STRIPING TO REMAIN/BE REFRESHED.
- (V) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE AND/OR SINGLE WHITE.
- (W) EXISTING STOP SIGN TO REMAIN/BE REUSED.
- (X) EXISTING STOP SIGN TO BE RAISED TO MATCH CURRENT DETAILS/GUIDELINES.
- (Y) EXISTING SIGN POST AND BOLLARD TO BE REPAINTED.
- (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
- (a) EXISTING PICKUP PAVEMENT MARKINGS TO BE REMOVED.
- (b) NEW 36"X36" STOP SIGN WITH DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES.
- (d) NEW PICK UP CROSSWALK MARKINGS. SEE DETAIL.
- (e) EXISTING ISLAND STRIPING TO BE REMOVED.
- (f) NEW CHANNELIZATION AT PICK UP DOOR. SEE DETAIL.
- (g) EXISTING STOP PAVEMENT MARKINGS, "STOP" TEXT AND/OR "ONLY TEXT TO BE REVISED/REFRESHED TO MATCH CURRENT DETAILS.
- (h) EXISTING CROSSWALK TO REMAIN/BE REFRESHED.
- (i) EXISTING OPEN ARROW PAVEMENT MARKING TO BE REVISED/REFRESHED TO MATCH CURRENT DETAILS.
- (j) EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO REMAIN/BE REUSED.
- (m) NEW TRAFFIC FROM THE LEFT DOES NOT STOP PLAQUE.
- (n) NEW TRAFFIC FROM RIGHT DOES NOT STOP PLAQUE.
- (q) NEW ONCOMING TRAFFIC DOES NOT STOP PLAQUE.
- (r) NEW CROSS TRAFFIC DOES NOT STOP PLAQUE.
- (t) EXISTING SOLID ARROW PAVEMENT MARKING TO BE REVISED/REFRESHED TO MATCH CURRENT DETAILS.
- (u) EXISTING 4" WIDE DOUBLE YELLOW AND/OR WHITE SINGLE STRIPE TO REMAIN/BE REFRESHED.
- (w) NEW SOLID ARROW PAVEMENT MARKING.
- (x) EXISTING NO PARKING FIRE LANE LANE SIGN TO REMAIN.
- (y) EXISTING PICKUP GRAPHIC AND ORANGE PAVEMENT MARKINGS TO REMAIN (NOT TO BE REFRESHED).
- (z) EXISTING PICKUP SIGN TO REMAIN.
- (aa) EXISTING YELLOW STRIPING TO BE REFRESHED.
- (bb) EXISTING "DO NOT ENTER" SIGN TO BE REMOVED.
- (cc) NEW "EXIT ONLY" SIGN.
- (dd) EXISTING ISLAND STRIPING TO BE REMOVED.
- (ee) NEW 9.5'X18' STANDARD PARKING STALL WITH 4" WIDE SINGLE YELLOW STRIPES.
- (ff) NEW "TRUCK ROUTE" SIGN.
- (gg) EXISTING "ENTER" TEXT TO BE REFRESHED.

NOTICE TO CONTRACTOR :

STOP SIGNS MUST BE LOCATED A MINIMUM OF 4' OFF THE DRIVE AISLE AND 4' OFF THE BUILDING FRONTAGE ROAD. PEDESTRIAN CROSSING SIGNS MUST BE A MINIMUM OF 9' OFF THE DRIVE AISLE AND 4' OFF THE BUILDING FRONTAGE ROAD. THIS SHALL BE MEASURED FROM THE FACE OF CURB OR THE EDGE OF THE STRIPED ISLAND. REFER TO DETAILS FOR ADDITIONAL INFORMATION. SIGNS NOT INSTALLED IN THE PROPER LOCATIONS WILL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

NOTES TO CONTRACTOR:

1. REFERENCE SITE CONSTRUCTION PLAN FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE.
2. PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. IT IS TO PROVIDE FOR DATES, TIMES AND DURATION OF LANE CLOSURES, TEMPORARY VEHICLE AND PEDESTRIAN TRAFFIC CONTROL.
3. WHERE SHOWN, EXISTING STRIPING AND PAVEMENT MARKINGS OR TEXT ALONG THE BFR (BUILDING FRONTAGE ROAD) SHALL BE REMOVED BY SODA BLASTING OR DUSTLESS BLASTING. REMOVE ANY DIRECTIONAL ARROWS OR STOP BARS/TEXT THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR TEXT HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING (DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR CONCRETE). INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SITE CONSTRUCTION PLAN.
4. ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.
5. EXISTING CONDITIONS INFORMATION OBTAINED FROM GOOGLE EARTH AERIAL, DATED OCTOBER 14, 2022. LIMITED FIELD DATA INFORMATION WAS OBTAINED FOR THIS PROJECT. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO INSTALLING IMPROVEMENTS.

PAVEMENT LEGEND

– SEALCOAT LIMIT ON ASPHALT

N

20 0 20

DEMOLITION AND SITE CONSTRUCTION PLAN

STIPULATION FOR REUSE

THESE PLANS ARE NOT INTENDED FOR USE ON ANY SITE OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED. ANY REUSE, CONTEMPLATED OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CARLSON CONSULTING ENGINEERS, INC. IS STRICTLY PROHIBITED. THESE PLANS ARE NOT SUITABLE FOR USE ON A DIFFERENT PROJECT OR SITE. IF A CLIENT ELECTS TO REUSE THESE PLANS ON A DIFFERENT PROJECT, OR IF A CLIENT ELECTS TO HAVE ANOTHER PROJECT RECEIVES THE SERVICES OF CARLSON CONSULTING ENGINEERS, INC. IN THIS REGARD, THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS CARLSON CONSULTING ENGINEERS, INC. FROM ANY CLAIMS OR LIABILITY RESULTING FROM SUCH REUSE. THE CLIENT ALSO AGREES TO REMOVE CARLSON CONSULTING ENGINEERS, INC.'S SEAL FROM ANY PLANS THAT MAY BE CONSIDERED FOR REUSE.

CONSULTANTS

CARLSON CONSULTING ENGINEERS, INC.
7089 LEDGESTONE CORAKONS
BARTLETT, TENNESSEE 38133
PH: (901) 384-0400 ♦ FX: (901) 384-0770
TENNESSEE CERTIFICATE OF AUTHORIZATION #1700

Walmart

LA VERGNE, TENNESSEE
5511 MURFREESBORO RD.
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SITE BUILDING AREA–FOUNDATION SUBSURFACE PREPARATION
WAL-MART– JOB #7020-209
LA VERGNE, TENNESSEE
08/02/2024

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING AND APPURTENANCES.

APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDING PROPER (REFER TO DRAWING SHEET SP1), TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, GREENHOUSE CANOPIES, PORCHES, RAMPS, STOOPS, TRUCK WELLS/DOCKS, CONCRETE APRONS AT THE AUTOMOTIVE CENTER, COMPACTOR PAD, ETC. APPURTENANCES SHALL ALSO INCLUDE SCREENWALLS AT THE COMPACTOR, TRUCK DOCK AND THE BALE/PALLET STORAGE AREA(S). THE INTERIOR SLAB-ON-GRADE BASE AND THE VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB-ON-GRADE, THE 4" THICK BASE MATERIAL SHALL CONFORM TO TDOT SECTION 903.22 COARSE AGGREGATE NO. 57. FOR APPURTENANCE SLABS (EXTERIOR SLABS), THE 8" THICK BASE MATERIAL SHALL CONFORM TO TDOT 303, TYPE A, GRADING D. THE SUBGRADE MATERIAL SHOULD PROOFROLL AS FIRM AND UNYIELDING. THE UPPER 1 FOOT OF SUBGRADE SHOULD BE COMPACTED TO AT LEAST 100% MAXIMUM DRY DENSITY PER ASTM D698. THE BASE SHALL BE PROVIDED BY THE BUILDING CONTRACTOR IN JOINT PROJECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED IN WRITING BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATIONS, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, ASPHALT, AND SOFT OR OTHERWISE UNSATISFACTORY MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. REMOVE AND REPLACE UNSATISFACTORY AREAS WITH SATISFACTORY MATERIAL. SUBGRADE MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS AND SHALL MEET THE FOLLOWING REQUIREMENTS:

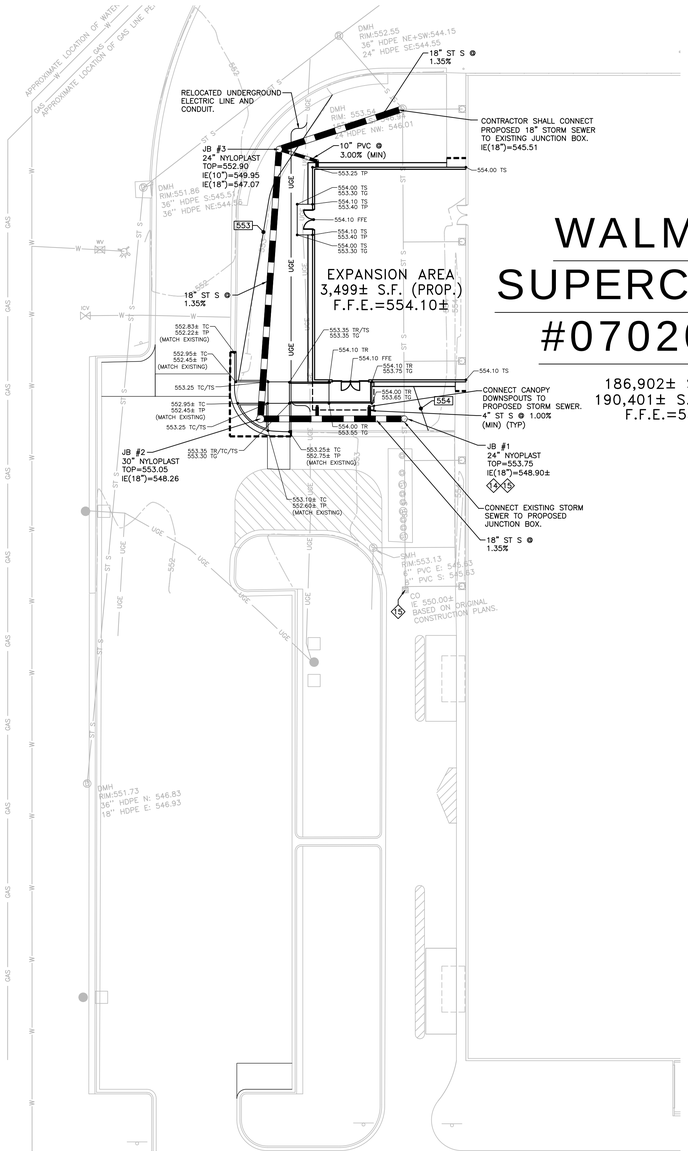
LOCATION WITH RESPECT TO FINAL GRADE	P.I.	L.L.
BUILDING AREA, UPPER 2 FEET	<25 MAX.>	<45 MAX.>
BUILDING AREA, BELOW UPPER 2 FEET	<30 MAX.>	<50 MAX.>

SUBGRADE MATERIAL, BELOW THE UPPER 12 INCHES, SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 3 PERCENT ABOVE THE OPTIMUM.

THE UPPER 12 INCHES OF SUBGRADE (I.E., 12 INCHES BELOW FLOOR SLAB) SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 100 PERSE PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 3 PERCENT ABOVE THE OPTIMUM.

THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS SPREAD FOOTINGS AT WALLS.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WAL-MART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY ECS SOUTHEAST, LLC, DATED AUGUST 2, 2024 (GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION)


APPROXIMATE LOCATION OF WATER AND APPROXIMATE LOCATION OF GAS LINE PU
RELOCATED UNDERGROUND ELECTRIC LINE AND CONDUIT.
JB #3
24" NYLOPLAST
TOP=552.90
IE(10")=549.95
IE(18")=547.07
DMH
RIM:551.89
36" HDPE S:545.51
36" HDPE NE:544.66
18" ST S @ 1.35%
10" PVC @ 3.00% (MIN)
CONTRACTOR SHALL CONNECT PROPOSED 18" STORM SEWER TO EXISTING JUNCTION BOX. IE(18")=545.51
DMH
RIM: 553.04
18" PVC NW: 546.01
EXPANSION AREA
3,499± S.F. (PROP.)
F.F.E.=554.10±
553
554
552.83± TC
552.22± TP
(MATCH EXISTING)
552.95± TC
552.45± TP
(MATCH EXISTING)
553.25 TC/TS
552.95± TC
552.45± TP
(MATCH EXISTING)
553.25 TC/TS
JB #2
30" NYLOPLAST
TOP=553.05
IE(18")=548.26
553.35 TR/TC/TS
553.30 TG
553.25± TC
552.75± TP
(MATCH EXISTING)
553.19± TC
552.60± TP
(MATCH EXISTING)
CONNECT CANOPY DOWNSPOUTS TO PROPOSED STORM SEWER. 4" ST S @ 1.00% (MIN) (TYP)
JB #1
24" NYLOPLAST
TOP=553.75
IE(18")=548.90±
CONNECT EXISTING STORM SEWER TO PROPOSED JUNCTION BOX.
18" ST S @ 1.35%
DMH
RIM:553.13
8" PVC E: 545.63
8" PVC S: 545.63
CO
550.00± BASED ON ORIGINAL CONSTRUCTION PLANS.
DMH
RIM:551.73
36" HDPE N: 546.83
18" HDPE E: 546.93
553.25 TP
554.00 TS
554.00 TS
553.30 TG
554.10 TS
553.40 TP
554.10 FFE
554.10 TS
553.40 TP
554.00 TS
553.30 TG
553.35 TR/TS
553.35 TG
554.10 TR
554.10 FFE
553.75 TG
554.10 TS
554.00 TR
553.65 TG
554.00 TR
553.55 TG
553.25± TC
552.75± TP
(MATCH EXISTING)
554.00 TS
553.30 TG
554.10 TS
553.40 TP
554.10 FFE
554.10 TS
553.40 TP
554.00 TS
553.30 TG
553.25 TP
554.00 TS
553.30 TG
554.10 TS
553.40 TP
554.10 FFE
554.10 TS
553.40 TP
554.00 TS
553.30 TG
553.35 TR/TS
553.35 TG
554.10 TR
554.10 FFE
553.75 TG
554.10 TS
554.00 TR
553.65 TG
554.00 TR
553.55 TG
553.25± TC
552.75± TP
(MATCH EXISTING)
553.19± TC
552.60± TP
(MATCH EXISTING)
553.25 TC/TS
553.35 TR/TC/TS
553.30 TG
552.95± TC
552.45± TP
(MATCH EXISTING)
552.83± TC
552.22± TP
(MATCH EXISTING)
553.25 TC/TS

LEGEND:

- (EXISTING) – EXISTING SIGN TO BE REMOVED
- – NEW SIGN ON EXISTING BASE (EXISTING SIGNAGE TO BE REMOVED)
- – NEW SIGN AND BASE
- PATH OF TRAVEL FOR PICKUP CUSTOMER (FROM RIGHT-OF-WAY TO PICKUP ENTRANCE)

PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTION	DIMENSIONS	QTY
PICKUP RIGHT	18" X 24"	2
PICKUP LEFT	18" X 24"	2
PICKUP AHEAD	18" X 24"	4
PICKUP BANNER AND MOUNTING HARDWARE	24" X 60"	1

NOTES:
1. SIGNAGE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ENSURE EXISTING IMPROVEMENTS DO NOT CONFLICT WITH THE SIGNS AND/OR SIGN VISIBILITY. IF IT IS DETERMINED THAT CONFLICTS EXIST, CONTRACTOR SHALL COORDINATE WITH WALMART CONSTRUCTION MANAGER PRIOR TO CHANGING SIGN LOCATION AND/OR EXISTING IMPROVEMENTS.
2. ALL PICKUP WAY FINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE SENT VIA EMAIL TO GETTY THOMAS (Getty.Thomas@walmart.com) AND BRAD KEENER (Bradley.Keener@walmart.com). REQUEST SHALL CONTAIN A DELIVERY ADDRESS, DESIRED DELIVERY DATE, AND ANY SITE SPECIFIC SIGN SIZE AND/OR COLORS BASED ON APPROVED PLANS.
3. NEW DIRECTIONAL SIGNAGE TO BE INSTALLED ON EXISTING POSTS WHEN POSSIBLE.



DIRECTIONAL SIGNAGE OVERALL SITE PLAN
N.T.S.

NOTES FOR SINGLE POST WITH BOLLARD:
1. SIGNS

   ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED.

   MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

   POST TUBES – 2"x2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.
3. ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR ARE TO BE INSTALLED ON A SINGLE POST WITH BOLLARD.

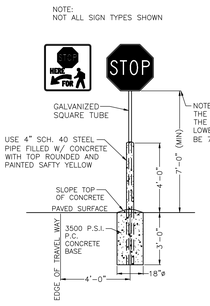
NOTES FOR SINGLE POST WITH BREAK AWAY POST:
1. SIGNS

   ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED.

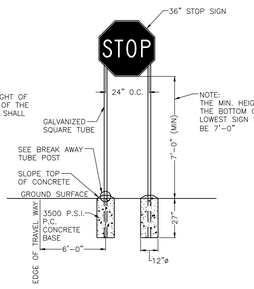
   MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

   SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.
2. GALVANIZED SQUARE TUBE

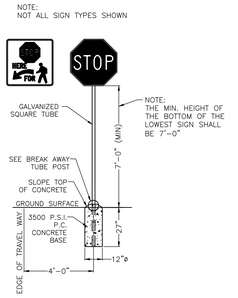
   POST TUBES – 2"X2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.



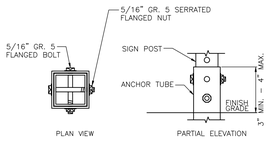
SINGLE POST WITH BOLLARD
(USED WHERE SIGN IS NOT WITHIN A CURBED ISLAND)



DOUBLE POST WITH BREAK AWAY POSTS
(USED WHERE SIGN IS IN LANDSCAPED AREA OR WITHIN A CURBED ISLAND)



SINGLE POST WITH BREAK AWAY POST
(USED WHERE SIGN IS IN LANDSCAPED AREA OR WITHIN A CURBED ISLAND)



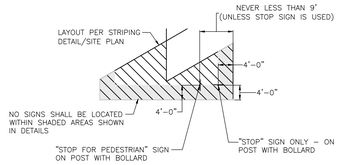
BREAK AWAY POSTS

NOTES FOR BREAK AWAY POST:
1. GALVANIZED SQUARE TUBE

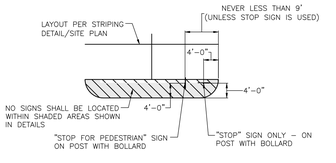
   POST TUBES – 2"x2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

   ANCHOR TUBE – 2-1/4"x2-1/4" 12ga
   HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
   STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

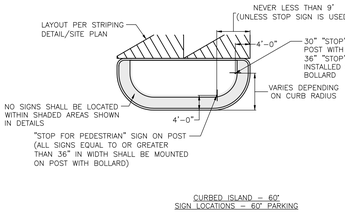
   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



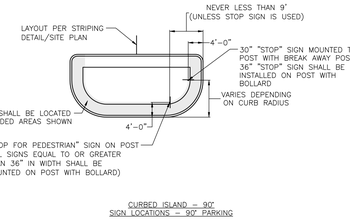
PAINTED ENDCAP – 60"
SIGN LOCATIONS – 60" PARKING



PAINTED ENDCAP – 90"
SIGN LOCATIONS – 90" PARKING

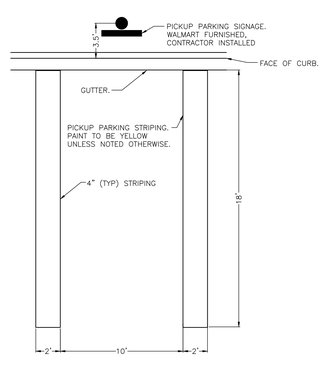


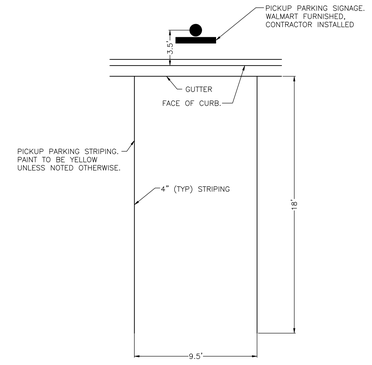
CURBED ISLAND – 60"
SIGN LOCATIONS – 60" PARKING



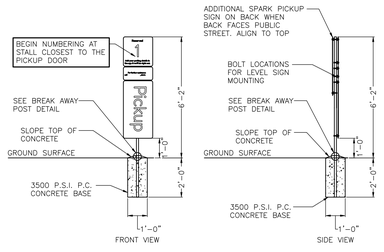
CURBED ISLAND – 90"
SIGN LOCATIONS – 90" PARKING

SIGN MOUNTING AND BASE



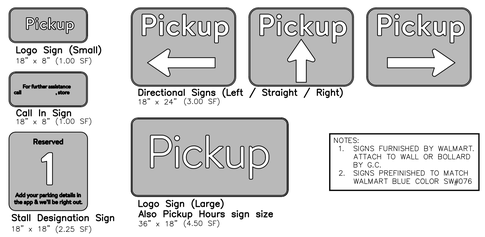


"PICKUP" PARKING STALL PAVEMENT MARKINGS



TYPICAL PARKING SIGNAGE IN CURBED ISLAND

PARKING SIGN MOUNTING AND BASE



"PICKUP" SIGNAGE

DETAILS

STIPULATION FOR REUSE

THESE PLANS ARE DEVELOPED FOR USE ON A SPECIFIC SITE AT WALMART STORE #07020-209 AND CONTEMPLATED ONLY WITH ITS ISSUE AND SITE SPECIFIC MODIFICATIONS. THEY ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE. ANY REUSE OF THESE PLANS WITHOUT THE EXPRESS WRITTEN PERMISSION AND INVOLVEMENT OF CARLSON CONSULTING ENGINEERS, INC. FOR ANOTHER PROJECT INCLUDING THE SERVICES OF ADAPTING THE PLANS FOR ANOTHER PROJECT SHALL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY TO CARLSON CONSULTING ENGINEERS, INC. ANY REUSE OF THESE DRAWINGS FOR ANOTHER PROJECT, REGARDLESS OF ITS NATURE, MAY BE CONTRARY TO THE LAW.

CONSULTANTS

CARLSON CONSULTING ENGINEERS, INC.
7089 LEDGESTONE CORPORATE DRIVE, SUITE 100, MEMPHIS, TN 38133
PH: (901) 384-0400 ● FX: (901) 384-0770
TENNESSEE CERTIFICATE OF AUTHORIZATION #3004

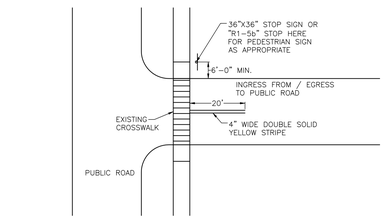
Walmart
LA VERGNE, TENNESSEE
5511 MURFREESBORO RD.
STORE NO.07020-209

ISSUE BLOCK

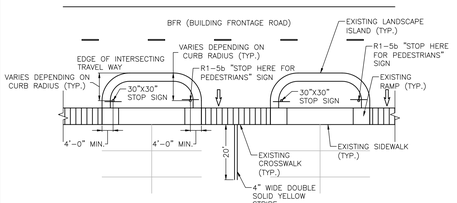
CHECKED BY:	JSP
DRAWN BY:	CDA
DOCUMENT DATE:	10/01/2024

NOT FOR CONSTRUCTION

SHEET: C4.0



SIGN LOCATION WHEN STOP CONDITION AT END OF BUILDING ALONG BFR WITH CROSSWALK



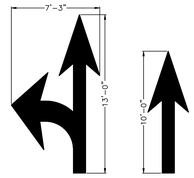
SIGN LOCATION WHEN STOP CONDITION AT BFR WITH CROSSWALK ON PARKING LOT SIDE

STOP SIGN LOCATION WHERE STOP BAR AND TEXT CONFLICTS WITH CROSSWALK MARKINGS

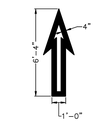
N.T.S.

NOTES:

1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. WORDS AND ARROWS ARE TO BE PAINTED "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.



SOLID ARROW MARKINGS
AS INDICATED ON PLANS



OPEN ARROW MARKING
AS INDICATED ON PLANS



"ONLY" PAVEMENT MARKING
AS INDICATED ON PLANS

PAVEMENT MARKINGS

N.T.S.



NOTES:
1. SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.
2. MOUNT SIGN IN ACCORDANCE WITH DIRECTIONAL SIGN MOUNTING AND BASE DETAIL.

LEGEND, BORDER – BLACK
BACKGROUND – WHITE (RETROREFLECTIVE)

WALMART VAN PARKING ONLY

N.T.S.



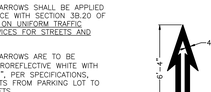
NOTES:
1. SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.
2. MOUNT SIGN IN ACCORDANCE WITH DIRECTIONAL SIGN MOUNTING AND BASE DETAIL.

LEGEND, BORDER – BLACK
BACKGROUND – WHITE (RETROREFLECTIVE)

"EXIT ONLY" SIGN

N.T.S.

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.



BLACK LEGEND YELLOW BACKGROUND

W4-4R

"ONCOMING TRAFFIC" PLAQUE

N.T.S.

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

BLACK LEGEND YELLOW BACKGROUND

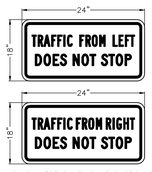
W4-4P

"CROSS TRAFFIC" PLAQUE

N.T.S.

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

(SEE DIRECTION INDICATED AT SYMBOL)



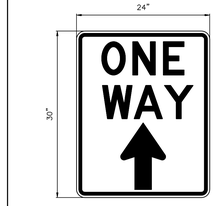
BLACK LEGEND YELLOW BACKGROUND

W4-4A

"LEFT/RIGHT TRAFFIC" PLAQUE

N.T.S.

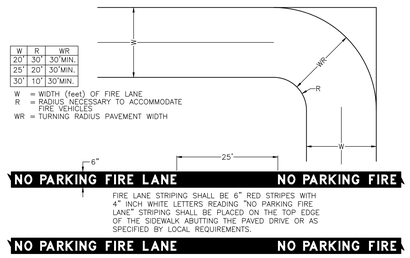
NOTE:
SIGN SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.



BLACK LEGEND ON WHITE BACKGROUND

"ONE WAY" SIGN

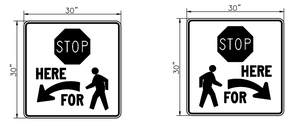
NTS



FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON THE TOP EDGE OF THE SIDEWALK ABUTTING THE PAVED DRIVE OR AS SPECIFIED BY LOCAL REQUIREMENTS.

FIRE LANE MARKING

N.T.S.

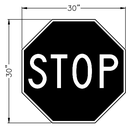


NOTES:
1. SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.
2. MOUNT SIGN IN ACCORDANCE WITH DIRECTIONAL SIGN MOUNTING AND BASE DETAIL.

LEGEND, BORDER – BLACK
BACKGROUND – WHITE (RETROREFLECTIVE)
STOP SYMBOL – RED (RETROREFLECTIVE)

STOP HERE FOR PEDESTRIANS SIGN

N.T.S.

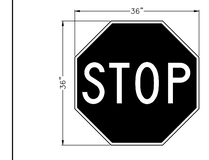


NOTES:
1. SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.
2. MOUNT SIGN IN ACCORDANCE WITH DIRECTIONAL SIGN MOUNTING AND BASE DETAIL.

LEGEND – WHITE (RETROREFLECTIVE)
BACKGROUND – RED (RETROREFLECTIVE)

30"X30" STOP SIGN WITHIN PARKING LOT

N.T.S.

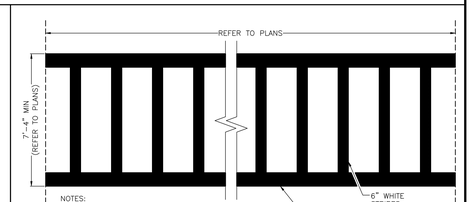


NOTES:
1. SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.
2. MOUNT SIGN IN ACCORDANCE WITH DIRECTIONAL SIGN MOUNTING AND BASE DETAIL.
3. MOUNT ON DOUBLE POST WITH BREAK AWAY BASE.

LEGEND – WHITE (RETROREFLECTIVE)
BACKGROUND – RED (RETROREFLECTIVE)

36"X36" STOP SIGN AT HIGHWAY/STREET INTERSECTIONS

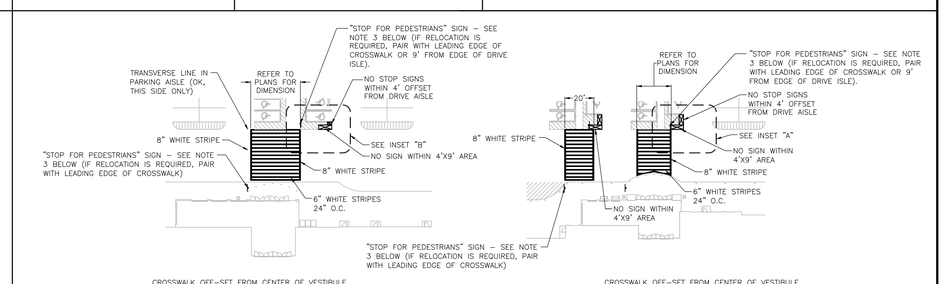
N.T.S.



NOTES:
1. MARKINGS FOR STREETS SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS AND AS OUTLINED IN SECTION 3B.18 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
3. THESE MARKINGS ARE TO BE PAINTED RETROREFLECTIVE WHITE.

CROSSWALK MARKINGS W/LONGITUDINAL STRIPES (MODIFIED)

N.T.S.



NOTES:
1. REFERENCE EACH VESTIBULE ON THE SITE PLAN FOR FINAL LAYOUT, DIMENSIONS AND SIGN LOCATION.
2. SEE INSETS "A", "B" AND "C" FOR SIGN LOCATION FOR EACH OF THE THREE OPTIONS.
3. ONLY RELOCATE SIGN POST IF OFFSET MORE THAN 9' FROM LEADING EDGE OF CROSSWALK (EITHER SIDE IN EITHER DIRECTION) ALONG FRONT DRIVE.

ADDITIONAL NOTES FOR INSET "C":
A. IF CROSSWALK LEADING EDGE IS LESS THAN HALF WAY ACROSS THE DRIVE AISLE, THE CROSSWALK SIGN WILL LAG THE LEADING EDGE.
B. IF CROSSWALK LEADING EDGE IS BEYOND HALF WAY ACROSS THE DRIVE AISLE, THE CROSSWALK SIGN WILL LEAD THE LEADING EDGE.

SIGN LOCATION AND VESTIBULE CROSSWALK STRIPING (APPLICABLE TO STRIPED OR RAISED ISLANDS BASED ON SITE CONDITIONS) (MODIFIED)

N.T.S.

DETAILS

STIPULATION FOR REUSE

THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT THE TIME OF PREPARATION. CONTEMPLATED REUSE WITH ITS ISSUE AND ADAPTATION TO ANOTHER SITE IS NOT SUITABLE FOR USE ON A DIFFERENT SITE WITHOUT ADAPTATION. ANY REUSE OR USE ON ANOTHER PROJECT REQUIRES THE SERVICES OF A LICENSED PROFESSIONAL TO REVIEW AND ADAPT THE PLANS. ALL REUSE, ADAPTATION, CHANGES, REPRODUCTION, OR THIRD PARTY USE OF THESE PLANS WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY CARLSON CONSULTING ENGINEERS, INC. IS PROHIBITED AND MAY BE CONTRARY TO THE LAW.

CONSULTANTS

CARLSON CONSULTING ENGINEERS, INC.
7089 LEDGESTONE CORAKONG
BATH, OHIO 44210 | 330-659-6688
PH: (901) 384-0455 ♦ FX: (901) 384-0770
TENNESSEE CERTIFICATE OF AUTHORIZATION #3704

Walmart

LA VERGNE, TENNESSEE
5511 MURFREESBORO RD.
STORE NO.07020-209

ISSUE BLOCK

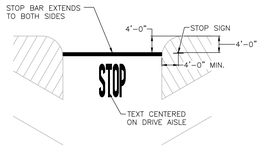
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DRAWN BY:	CDA
DOCUMENT DATE:	10/01/2024

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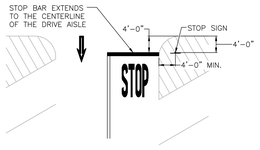
SHEET: C4.1

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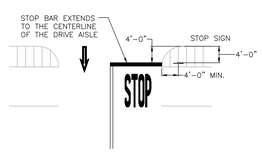
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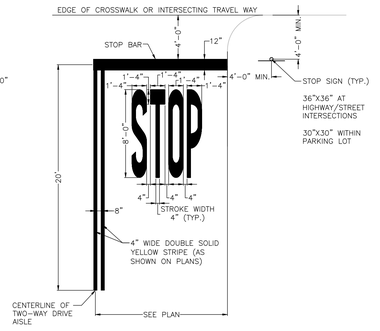
60' PARKING – ONE-WAY DRIVE AISLE



60' PARKING – TWO-WAY DRIVE AISLE



90° PARKING

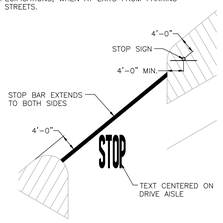


STOP PAVEMENT MARKINGS – PARKING LOT WHERE INTERSECTING DRIVES ARE AT 90° WITH STOP SIGN (AS SHOWN ON PLANS)

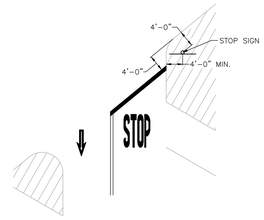
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NOTE:

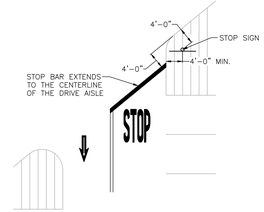
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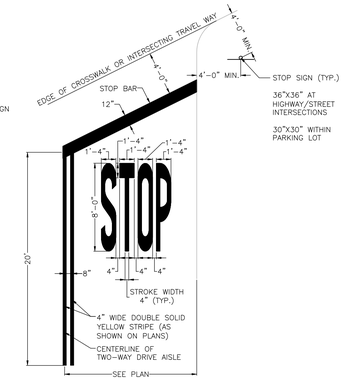
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60' PARKING – TWO-WAY DRIVE AISLE



90° PARKING

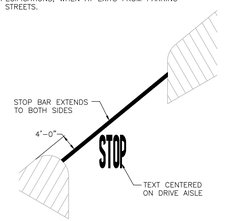


STOP PAVEMENT MARKINGS – PARKING LOT WHERE INTERSECTING DRIVES ARE NOT AT 90° WITH STOP SIGN (AS SHOWN ON PLANS)

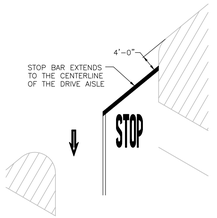
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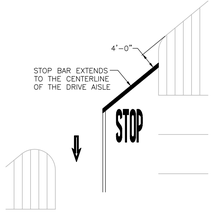
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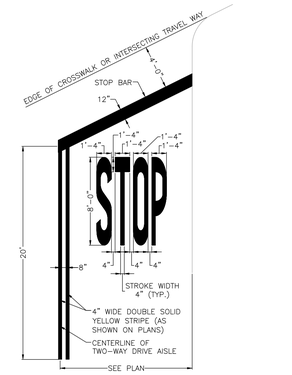
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60' PARKING – TWO-WAY DRIVE AISLE



90° PARKING

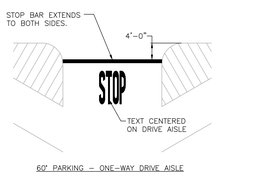


STOP PAVEMENT MARKINGS – PARKING LOT WHERE INTERSECTING DRIVES ARE NOT AT 90° WITHOUT STOP SIGN (AS SHOWN ON PLANS)

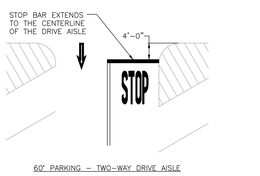
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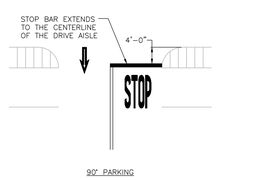
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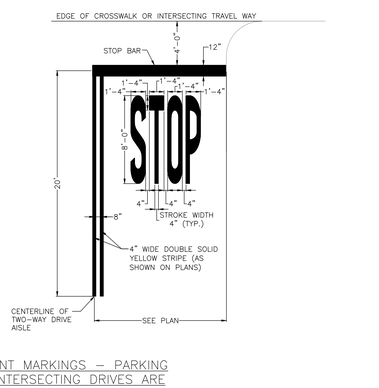
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60' PARKING – TWO-WAY DRIVE AISLE



90° PARKING

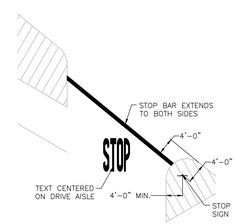


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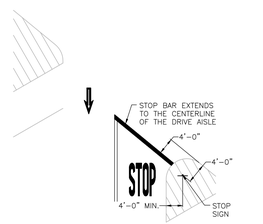
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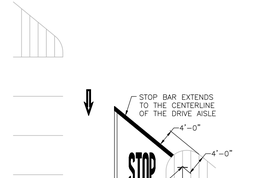
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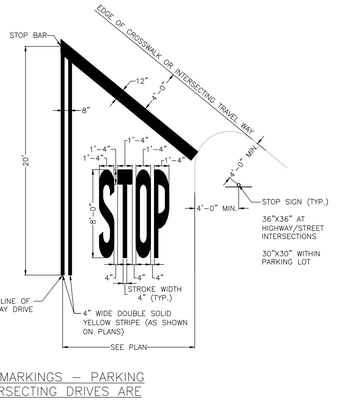
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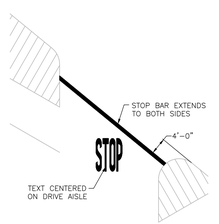


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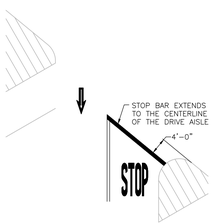
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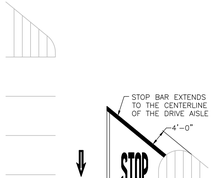
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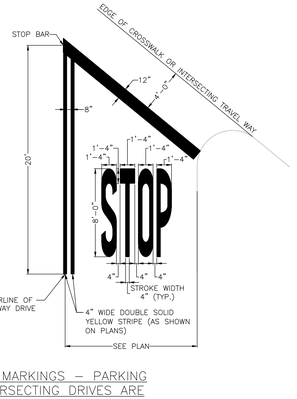
60' PARKING – ONE-WAY DRIVE AISLE



60' PARKING – TWO-WAY DRIVE AISLE



90° PARKING



STOP PAVEMENT MARKINGS – PARKING LOT WHERE INTERSECTING DRIVES ARE NOT AT 90° WITHOUT STOP SIGN (AS SHOWN ON PLANS)

N.T.S.

DETAILS

STIPULATION FOR REUSE

THESE PLANS ARE PROVIDED FOR USE ON A SPECIFIC SITE AT LA VERGNE, TENNESSEE AND SHALL NOT BE CONSIDERED SUITABLE FOR USE ON ANOTHER PROJECT OR EXTENSIONS TO THIS PROJECT. REUSE OF THESE PLANS IN WHOLE OR IN PART FOR USE ON A DIFFERENT PROJECT, EXTENSIONS TO THIS PROJECT OR USE OF THESE DRAWINGS FOR COMPLETION OF THIS PROJECT BY ANOTHER PROJECT REQUIRES THE SERVICES OF CARLSON CONSULTING ENGINEERS, INC. OTHERWISE, REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART IS PROHIBITED AND MAY BE CONTRARY TO THE LAW.

CONSULTANTS

CARLSON CONSULTING ENGINEERS, INC.

7089 LEDGESTONE CONSULTING
BRENTWOOD, TENNESSEE 37027
PH. (901) 384-0400 ♦ FX. (901) 384-0770
TENNESSEE CERTIFICATE OF AUTHORIZATION

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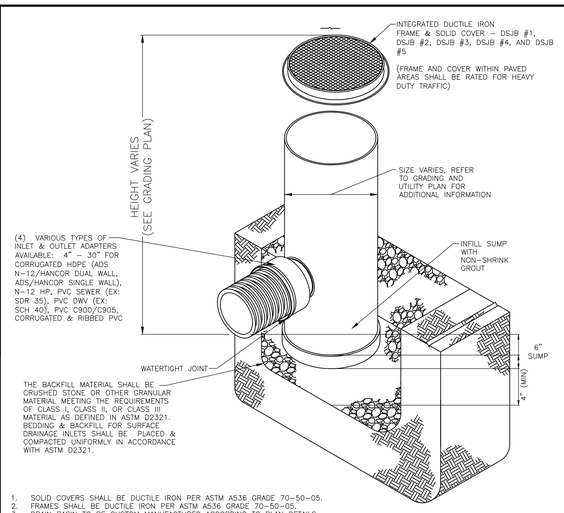
LA VERGNE, TENNESSEE
5511 MURFREESBORO RD.
STORE NO.07020-209

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CHECKED BY: JSP
DRAWN BY: CDA
DOCUMENT DATE: 10/01/2024

NOT FOR CONSTRUCTION

SHEET: C4.2

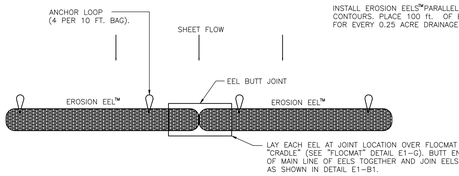


1. SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" – 24").

NYLOPLAST DRAIN BASIN (2824AG__X) WITH SOLID COVER (2499CGC)

NTS

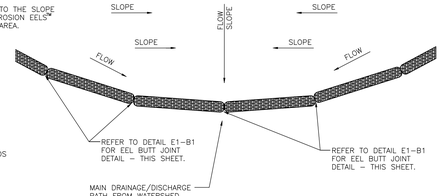
NYLOPLAST JUNCTION BOX



DETAIL E1-R: INTERCEPTING SHEET FLOW PERPENDICULAR TO FLOW PATH – PLAN VIEW

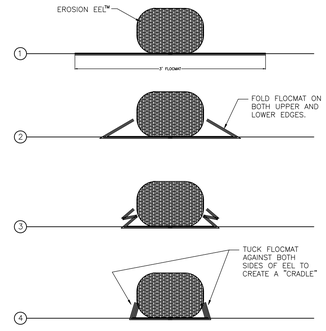
N.T.S.

INSTALL EROSION EELS™ PARALLEL TO THE SLOPE CONTOURS. PLACE 100 ft. OF EROSION EELS™ FOR EVERY 0.25 ACRE DRAINAGE AREA.



DETAIL E1-F: PLAN VIEW – TYPICAL ARRANGEMENT OF EELS USED FOR PERIMETER CONTROL

N.T.S.



DETAIL E1-G: SECTION – FLOCMAT

N.T.S.

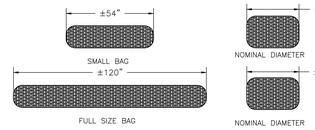
SEWN SEAM EDGE

TIE-STRING END OF EEL

TO FORM BUTT JOINT, PRESS TIED END OF EEL AGAINST SEWN EDGE OF ADJACENT EEL. LAY EACH EEL AT JOINT LOCATION OVER FLOCMAT "CRADLE" (SEE "FLOCMAT" DETAIL E1-G).

BUTT JOINT DETAIL E1-B1

N.T.S.



DETAIL E1-A: EROSION EELS™

N.T.S.

NOTE:
ALL EROSION EELS™ USED FOR PERIMETER CONTROL SHALL USE MIXTURE SPECIFICATIONS 1.0 AND 2.0

SPACING RECOMMENDATIONS FOR THE EROSION EEL™ FOR PERIMETER CONTROLS AND INTERCEPTING SHEET FLOW ON SLOPES

SLOPE(%)	SINGLE EEL SPACING(ft)
0.5	300
1	200
2	160
3	80
4	50
5	40
6	35
8	30
10	25
15	+17
20	+12
25	N/A
33	N/A
50	N/A

CONTACT INFORMATION

FRIENDLY ENVIRONMENT
100 PRINCE STREET
SHELBYVILLE, TN 37160
1-866-H2O-EELS
INFO@FRIENDLYENVIRONMENTUS.COM
http://FRIENDLYENVIRONMENTUS.COM

GENERAL NOTES

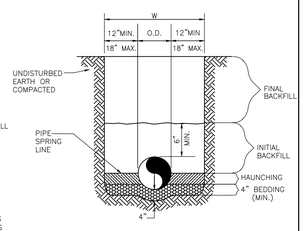
1. EROSION EELS™ USED IN PERIMETER CONTROL APPLICATIONS SHALL HAVE A SPECIFICATION MIXTURE 1.0 OR 2.0.
   A. MIXTURE SPECIFICATION 1.0. A FILTER MATERIAL COMPRISED OF 100% RUBBER SHREDS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/- 3/4 INCH.
   B. MIXTURE SPECIFICATION 2.0. A FILTER MIXTURE COMPRISED OF 100% SHREDDED RUBBER DERIVED FROM RECYCLED TIRES. MAXIMUM PARTICLE SIZE IS ±2 INCHES.
2. LENGTHS OF EROSION EELS™ SHALL BE EITHER A NOMINAL +/–10 FT. OR +/– 4.5 FT. NOMINAL DIAMETER SHALL BE +/–9.5 INCHES FOR PERIMETER CONTROLS AND +/–20 INCHES FOR CHECK DAM APPLICATIONS.
3. EROSION EELS™ CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.
4. EROSION EELS™ SHALL BE INSTALLED ALONG THE GROUND CONTOUR, AT THE TOE OF SLOPES, AT AN ANGLE TO THE CONTOUR TO DIRECT FLOW AS A DIVERSION BERM, AROUND INLET STRUCTURES, IN A DITCH AS A CHECK DAM TO HELP REDUCE SUSPENDED SOLIDS LOADING AND RETAIN SEDIMENT, OR AS A GENERAL FILTER FOR ANY DISTURBED SOIL AREA.
5. NO TRENCHING IS REQUIRED FOR INSTALLATION OF EROSION EELS™.
6. PREPARE BED FOR EEL INSTALLATION BY REMOVING ANY LARGE DEBRIS INCLUDING ROCKS, SOIL CLODS, AND WOODY VEGETATION. EROSION EELS™ CAN ALSO BE PLACED OVER PAVED SURFACES INCLUDING CONCRETE AND ASPHALT WITH NO SURFACE PREPARATION REQUIRED.
7. RAKE BED AREA WITH A HAND RAKE OR BY DRAG HARROW.
8. DO NOT PLACE EEL DIRECTLY OVER RILL AND GULLIES UNTIL AREA HAS BEEN HAND-EXCAVATED AND RAKED TO PROVIDE A LEVEL BEDDING SURFACE. ALL SURFACES SHALL BE UNIFORMLY COMPACTED FOR MAXIMUM SEATING OF EELS IN PLACE.
9. FOR LOCATIONS WHERE EELS WILL BE PLACED IN CONCENTRATED FLOWS (SUCH AS CHECK DAMS, INLET PROTECTION) AND FOR PERIMETER CONTROLS, BED THE EELS IN A FLOCMAT CRADLE PER THE DETAILED DRAWINGS.
10. FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES.
11. IF MORE THAN ONE EROSION EEL™ IS PLACED IN A ROW, PREPARE JOINTS PER DETAIL E1-B1.
12. EROSION EELS™ SHALL REMAIN IN PLACE UNTIL FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED OR UNTIL THE STORAGE CAPACITY/FUNCTIONAL LIFE OF THE EEL HAS BEEN EXHAUSTED (REQUIRING REPLACEMENT WITH NEW EELS).
13. ANCHORING POSTS FOR CHECK DAM APPLICATIONS SHALL HAVE A MINIMUM WEIGHT OF 1.25 LBS/FT STEEL T-POSTS (5 TO 7 FT. LENGTHS) ROLLED FROM HIGH CARBON STEEL. POSTS SHOULD BE HOT-DIP GALVANIZED OR COATED WITH A WEATHER-RESISTANT PAINT FOR STEEL APPLICATION. POSTS SHOULD BE EQUIPPED WITH A METAL ANCHOR PLATE.
14. PLACE T-POSTS THROUGH HANDLE OF BAGS. DO NOT DRIVE POSTS THROUGH EROSION EELS™. T-POSTS ARE TO BE EMBEDDED A MINIMUM OF 3 FT. INTO GROUND ON STEEP SLOPES GREATER THAN 25%.

EROSION EEL

EROSION EEL

GENERAL NOTES

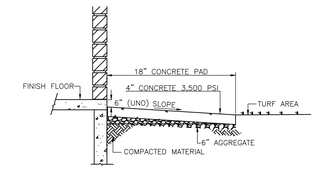
1. BEDDING SHALL BE CLASS I WORKED BY HAND OR CLASS II COMPACTED TO 90% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I OR CLASS II COMPACTED TO 90% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I WORKED BY HAND OR CLASS II COMPACTED TO 90% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED TO 98% STANDARD PROCTOR.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321–11.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3". FILL
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)
11. ANY OPEN-GRADED MATERIAL MEETING THE REQUIREMENTS OF ASTM D 2321–11 MAY BE USED ONLY IF THE MATERIAL IS WRAPPED IN AN APPROVED FILTER OR DRAINAGE FABRIC (REFER TO SITEWORK SPECIFICATION SECTION 02300 FOR TYPE) AND WITH WRITTEN PERMISSION FROM THE CEC.
12. THE UPPER 12" OF FINAL BACKFILL (MAY BE REDUCED TO 9" IN LIMITED AREAS WHERE BURIAL DEPTH WILL NOT ALLOW FOR 12" CAP) FOR ALL TRENCHES IN NON-PAVEMENT AREAS SHALL BE A LOW PLASTICITY COHESIVE FILL. REFER TO SITEWORK SPECIFICATION SECTION 02300 FOR ALLOWABLE "SATISFACTORY MATERIALS" AND COMPACTION REQUIREMENTS.
13. BEDDING, HAUNCHING, AND INITIAL AND FINAL BACKFILL MATERIALS USED IN CONJUNCTION WITH ANY PIPES WHICH PENETRATE A LEVEE OR ROAD EMBANKMENT, SHALL BE A LOW PERMEABILITY, COHESIVE SOIL. SOILS EXHIBITING HIGH SHRINK/SWELL POTENTIAL OR CONTAINING GREATER THAN 5% ORGANICS SHALL NOT BE USED.



STORM SEWER PIPES

N.T.S.

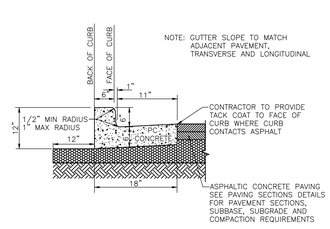
STORM SEWER TRENCH



VEGETATION FREE ZONE

NTS

VEGETATION FREE ZONE



TYPE "A" CURB & GUTTER

N.T.S.

TYPE "A" CURB & GUTTER

STIPULATION FOR REUSE

THESE PLANS ARE NOT TO BE USED FOR USE ON ANY SITE AT ANY LOCATION OTHER THAN AS EXPRESSLY CONTEMPLATED BY CARLSON CONSULTING ENGINEERS, INC. WITH ITS ISSUE OF THE PLANS, CARLSON CONSULTING ENGINEERS, INC. DOES NOT WARRANT THAT THE PLANS ARE SUITABLE FOR USE ON A DIFFERENT PROJECT OR AT A DIFFERENT LOCATION THAN THE PROJECT ALLOWED BY THE SERVICES AGREEMENT. THE USE OF THESE PLANS ON ANOTHER PROJECT, OR AT A DIFFERENT LOCATION, OR THE USE OF INCOMPLETE OR ALTERED PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF CARLSON CONSULTING ENGINEERS, INC. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO CARLSON CONSULTING ENGINEERS, INC. ANY REUSE OF THESE PLANS MAY BE CONTRARY TO THE LAW.

CONSULTANTS

CARLSON CONSULTING ENGINEERS, INC.
7089 LEDGESTONE CORPORATE DRIVE, SUITE 100, ARLINGTON, TN 38002
PH: (901) 384-0400 ● FX: (901) 384-0770
TENNESSEE CERTIFICATE OF AUTHORIZATION #2774
TENNESSEE CERTIFICATE OF AUTHORIZATION #3004

Walmart

LA VERGNE, TENNESSEE
5511 MURFREESBORO RD.
STORE NO.07020-209

ISSUE BLOCK

CHECKED BY:	JSP
DRAWN BY:	CDA
DOCUMENT DATE:	10/01/2024

NOT FOR CONSTRUCTION

DETAILS

SHEET: C4.3

Planning Commission Report
Meeting: October 15, 2024

City of La Vergne

Item #: 12. **Item Title: Concept Plan - Mission Hills Apartments - 324 Apartment Units on 22.94 Acres. Requested by SEC, Inc. Property located at 703 Waldron Rd. (Tax Map 29, Parcel 22.14). R-3 (High Density Residential) Zoning District. Property owned by John M. Gilliland Living Trust.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, SEC is requesting approval of the concept plan for Mission Hills Apartments. This site is located on Waldron Road south of I-24. The property consists of 22.94 acres.

The purpose of this change in plans is to show the new layout for the proposed residential development. This change reduces the building count from 9 to 7, and Building 1 has become a very large building with this change in concept plans.

The project requires 728 parking spaces where 728 are being provided.

This site was granted a height variance by BOZA in April of 2024 to allow buildings to be 4 stories high with no limit on dimensioned height.

Staff Comments / Technical Items:

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

1. Add number of stories to all buildings.

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

1. Provide updated stormwater calculations. If there is no change from the previous Pond 1 calculations, resubmit those with a new date on the cover.
2. Label Detention Pond 1 on the drawings to clearly correspond with the stormwater calculations.
3. The presently approved concept plan shows two driveway ramps from the site: one ingress/egress and the second egress only. This was a specific request of the Planning Commission. Please be prepared to discuss why only a single ramp onto Waldron Road is now shown.
4. The traffic study submitted for the development calls for one ingress lane and two egress lanes. The plan provided shows a single 22-foor wide driveway ramp. The concept plan must be in compliance with the traffic study.
5. The plans show a gate to the immediate left (north) of the entry drive. With this configuration, two cars waiting on the gate would also block the right turn into the complex and the fourth car would be blocking Waldron Road northbound (proposed) or in the center turn lane of proposed Waldron Road. Staff recommends that the gate be moved farther from the entrance similar to the gate on the right turn access.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No utilities shown. No comment.

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

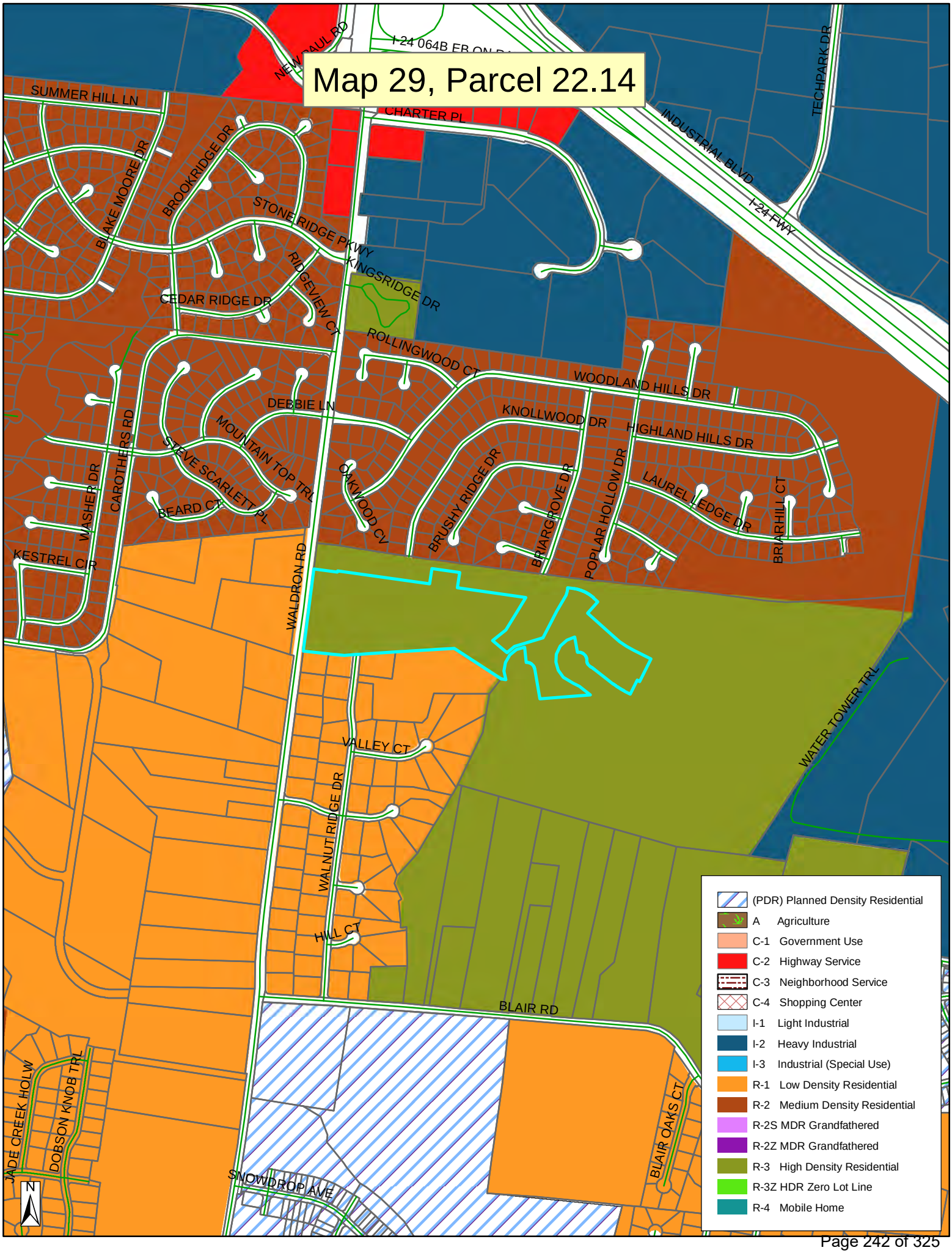
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
The site does not comply with IFC access code requirements. Section 503.1.1 and Appendix D requirements, specifically D105.

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 29, Parcel 22.14
ROLLINGWOOD CT
DEBBIE CT
DEBBIE LN
SILVER BIRCH LN
WALDRON RD
WOODLAND HILLS DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
KNOLLWOOD DR
OAKWOOD CV
BRUSHY RIDGE DR
BRIARGROVE DR
ASH CIR
ASPEN CV
VALLEY CT
WALNUT RIDGE CT
WALNUT RIDGE DR
COUNTRY CT
N


Map 29, Parcel 22.14
BLAKE MOORE DR
STONE RIDGE PKWY
SUNNYVIEW CT
BROOKRIDGE DR
CEDAR RIDGE DR
KINGSRIDGE DR
INDUSTRIAL BLVD
I-24 FWY
I-24 FWY
ARMSTRONG CT
WASHER DR
ASHBURY CT
WOODLAND HILLS DR
DEBBIE LN
SILVER BIRCH LN
KNOLLWOOD DR
HIGHLAND HILLS DR
CAROTHERS RD
BEARD CT
OAKWOOD CV
BRUSHY RIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
BRIAR HILL CT
WALDRON RD
VALLEY CT
WALNUT RIDGE DR
WATER TOWER TRL
HILL CT
BLAIR RD
N


Map 29, Parcel 22.14
SUMMER HILL LN
BLAKE MOORE DR
BROOKRIDGE DR
STONE RIDGE PKWY
RIDGEVIEW CT
CHARTER PL
KINGSRIDGE DR
CEDAR RIDGE DR
ROLLINGWOOD CT
WOODLAND HILLS DR
DEBBIE LN
KNOLLWOOD DR
HIGHLAND HILLS DR
MOUNTAIN TOP TRL
STEVE SCARLETT PL
BEARD CT
CAROTHERS RD
WASHER DR
KESTREL CIR
OAKWOOD CV
BRUSHY RIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
BRIARHILL CT
WALDRON RD
VALLEY CT
WALNUT RIDGE DR
HILL CT
BLAIR RD
WATER TOWER TRL
INDUSTRIAL BLVD
I-24 FWY
TECHPARK DR
JADE CREEK HOLW
DOBSON KNOB TRL
SNOWDROP AVE
BLAIR OAKS 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


VOLVO





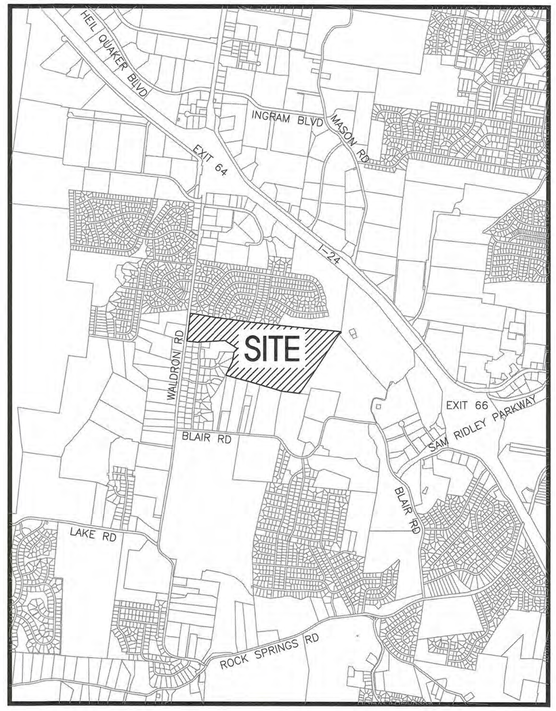
Mission Hills Apartment Site

La Vergne, Tennessee

Updated Concept Plan

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	Master Plan



Site Location Map

Not To Scale

Developer:
BRS Development
1136 Glenwood Avenue
Nashville, TN 37204
Contact: David Pierce

Floodplain N**ote:**
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105J, Dated May 9, 2023.

Deed Reference:
Tax Map 29, Parcel 22.02
Zoning: R3
324 Apartments
Total Land Area: 22.94± Acres
Density: 13.62 d.u./acre

Parking Calculations:
Required: 113-1 Bedroom Units x 1.75 Spaces
163-2 Bedroom Units x 2.2 Spaces
48-3 Bedroom Units x 3.3 Spaces
Total Required Parking: 715 Spaces + 13 H.C. = 728 Total Spaces
Total Provided Parking: 555 Reg + 27 H.C. + 64 Detached Garage Spaces + 41 Attached Garage Spaces + 41 Tandem Spaces = 728 Total Spaces

Minimum Lot Size Area:

Multi-Family Dwelling	15,000 Sq,Ft.

Per Family

Multi-Family Dwelling	3,000 Sq.Ft. (3,084 Sq.Ft. Provided)

Lot Width at Building Setback Line

Multi-Family Dwelling	100 ft.

Minimum Yard Requirements:

Front Setback	
Multi-Family Dwelling	35 ft.
Side Setback	
Multi-Family Dwelling	15 ft.
Rear Setback	
Multi-Family Dwelling	20 ft.
Multi-Family	30 ft. Between Bldgs.

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567

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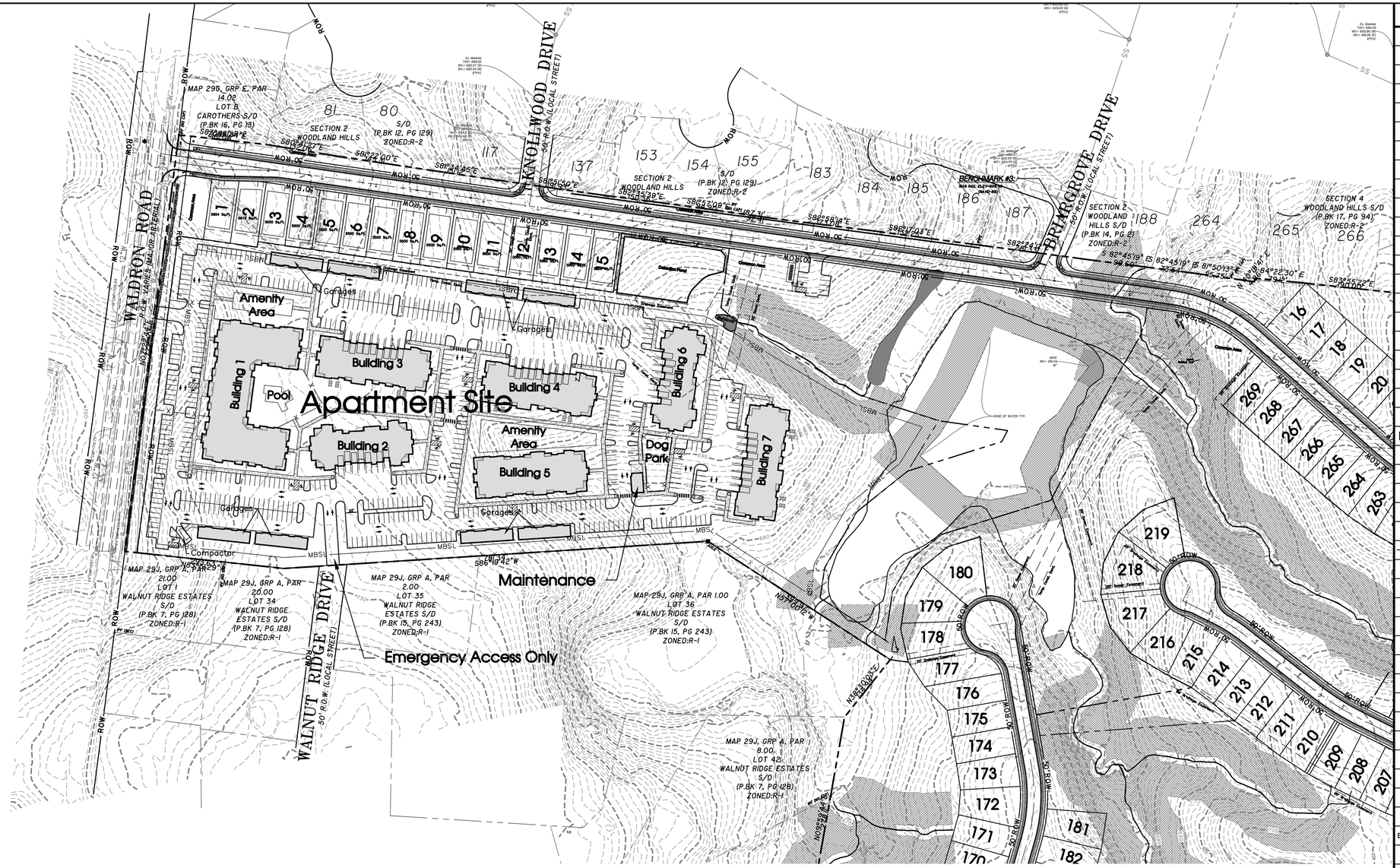
By: _____ Date: September 27, 2024

Matthew A. Taylor, P.E. TN. Reg. #112515

MATTHEW A. TAYLOR — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 112515 — STATE OF TENNESSEE

Note:
The applicant is requesting a height variance with this application. The variance would allow the buildings to be 3-stories tall with no limitation on the dimensioned height.

Sheet C0.0
Mission Hills Apartment Site
Concept Plan & Construction Drawings
S.E.C. Project #22078
Date: 9-30-2024
Revised:



Legend:

☐	EXIST. CONCRETE MONUMENT	⊏⊐	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	⇦	HC SIGN
⊸	EXIST. SIGN POST	▬	HEADWALL
○	EXIST. SEWER CLEANOUT	⌒	WINGED HEADWALL
◯	EXIST. MANHOLE (SEWER & PHONE)	◯	MANHOLE
⊖	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
⊗	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
T	EXIST. TELEPHONE RISER	◐	POST INDICATOR VALVE
G	EXIST. GAS RISER	▭	REDUCER
E	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
W	EXIST. WATER METER		REVISION NUMBER
◯	EXIST. UTILITY POLE		RIP RAP
◇	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
•	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET	W	WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
G	GAS METER		EXTRUDED CURB
⊗	GATE VALVE & BOX		CURB & GUTTER
○	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	ST M ST M
PROPOSED STORM	ST M ST M
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W

N

100′ 0 100′ 200′

SCALE: 1"= 100′

Note:
The applicant is requesting a height variance with this application. The variance would allow the buildings to be 3-stories tall with no limitation on the dimensioned height

SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 895-2567

This site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the contractor to construct this site in accordance with these plans. Any deviation from these plans must be approved in writing by the engineer to be consistent with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

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STATE OF TENNESSEE — MATTHEW A. TAYLOR — REGISTERED LANDSCAPE ARCHITECT

Mission Hill
Apartment Site
La Vergne, Tennessee

Master Plan

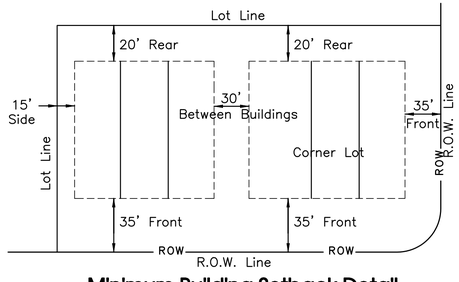
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SHEET: C0.2	



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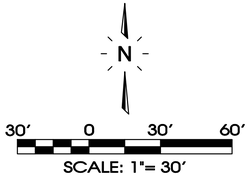
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EXIST. UTILITY POLE		RIP RAP	
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EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W



Minimum Building Setback Detail
Multi-Family Dwelling
N.T.S.

Note:
The applicant is requesting a height variance with this application. The variance would allow the buildings to be 3-stories tall with no limitation on the dimensioned height



Parking Calculations:
Required: 113-1 Bedroom Units x 1.75 Spaces
163-2 Bedroom Units x 2.2 Spaces
48-3 Bedroom Units x 3.3 Spaces
Total Required Parking: 715 Spaces + 13 H.C. = 728 Total Spaces
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Minimum Lot Size Area:
Multi-Family Dwelling 15,000 Sq.Ft.

Per Family
Multi-Family Dwelling 3,000 Sq.Ft. (3,084 Sq.Ft. Provided)

Lot Width at Building Setback Line
Multi-Family Dwelling 100 ft.

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Front Setback
Multi-Family Dwelling 35 ft.

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Multi-Family 30 ft. Between Bldgs.

Developer:
BRS Development
1136 Glenwood Avenue
Nashville, TN 37204
Contact: David Pierce

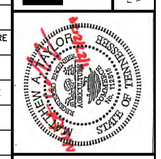
Floodplain **Note:**
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105J, Dated May 9, 2023.

Deed Reference:
Tax Map 29, Parcel 22.02
Zoning: R3
324 Apartments
Total Land Area: 22.94± Acres
Density: 13.62 d.u./acre

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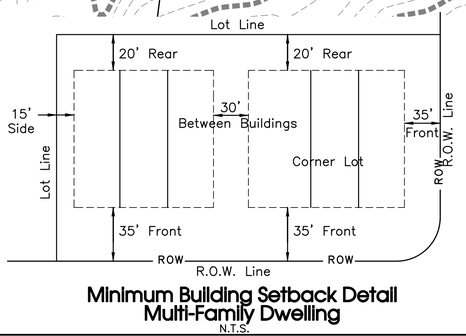


Mission Hill Apartment Site
La Vergne, Tennessee

Concept Plan

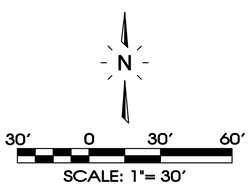
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SHEET: C1.0





Minimum Building Setback Detail
Multi-Family Dwelling
N.T.S.

Note:
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Multi-Family Dwelling 35 ft.

Side Setback
Multi-Family Dwelling 15 ft.

Rear Setback
Multi-Family Dwelling 20 ft.

Multi-Family 30 ft. Between Bldgs.

Legend:

☐	EXIST. CONCRETE MONUMENT	⊡	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	⇦	HC SIGN
⊸	EXIST. SIGN POST	▬	HEADWALL
○	EXIST. SEWER CLEANOUT	⌒	WINGED HEADWALL
○	EXIST. MANHOLE (SEWER & PHONE)	○	MANHOLE
⊖	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
⊗	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
T	EXIST. TELEPHONE RISER	◐	POST INDICATOR VALVE
G	EXIST. GAS RISER	▭	REDUCER
E	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
W	EXIST. WATER METER	△	REVISION NUMBER
○	EXIST. UTILITY POLE		RIP RAP
◇	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
◆	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
◩	BLOW OFF VALVE		TRAFFIC ARROW
•	CONCRETE BOLLARD		TURN LANE ARROWS
▪	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
▪	CURB INLET	W	WATER METER
●	AREA DRAIN	▭	WHEEL STOP
◤	CONCRETE THRUST BLOCK	⊠	GREASE TRAP
▬	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
⟋	FIRE DEPT. CONNECTION	Ⓐ	DRAINAGE PIPE DESIGNATION
▶◇	FIRE HYDRANT		CONCRETE SIDEWALK
G	GAS METER		EXTRUDED CURB
⊗	GATE VALVE & BOX		CURB & GUTTER
○	EXTERIOR CLEANOUT		CONCRETE SWALE
⊣⊢	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W

Developer:
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Nashville, TN 37204
Contact: David Pierce

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Zoning: R3
324 Apartments
Total Land Area: 22.94± Acres
Density: 13.62 d.u./acre

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PHONE (615)890-7901 FAX (615)895-2567
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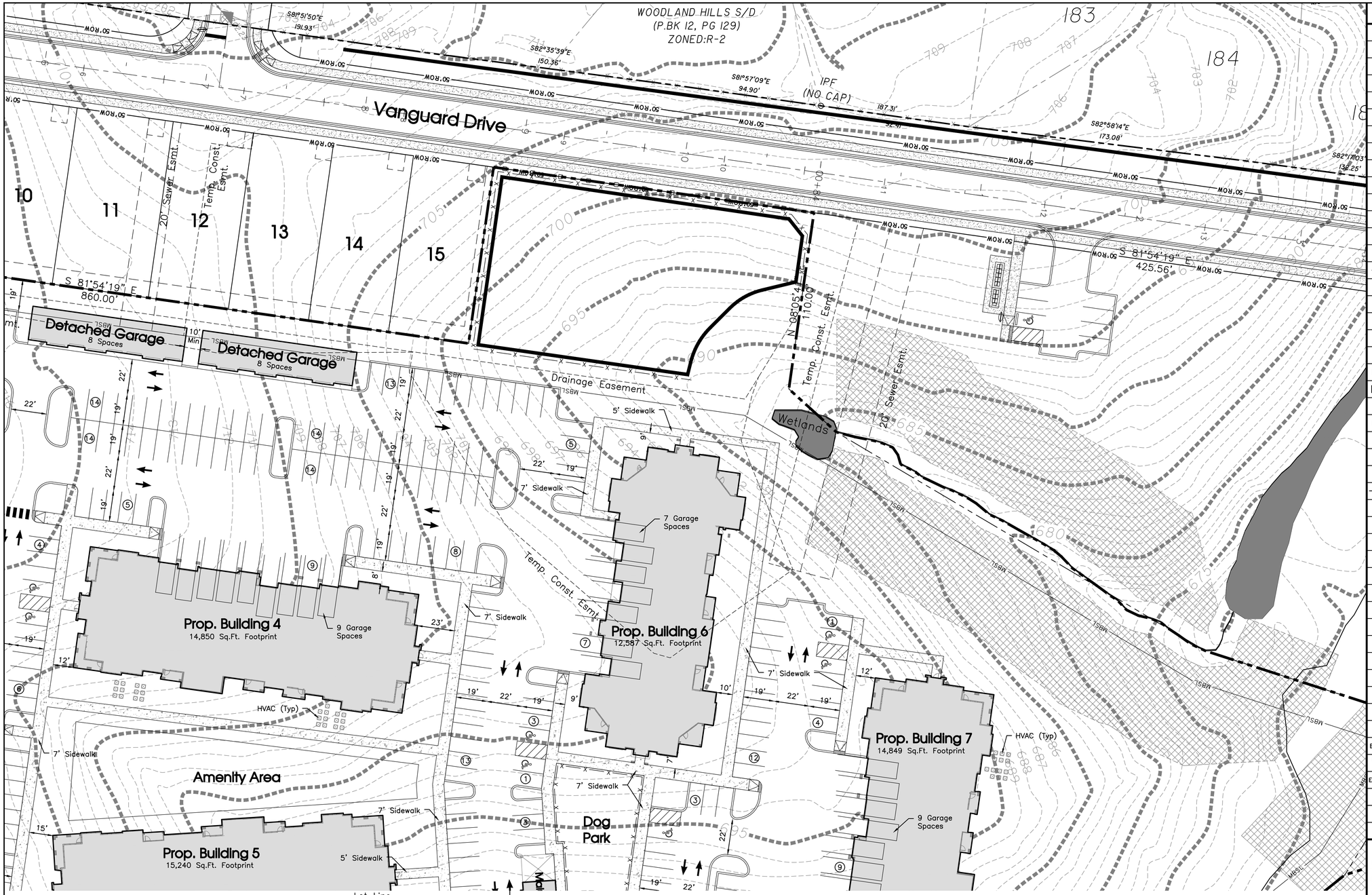


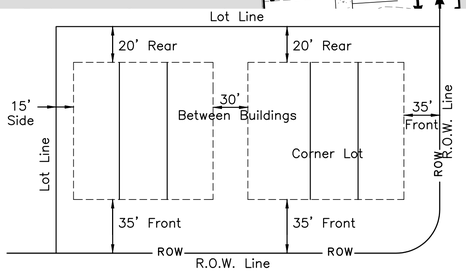
Mission Hill Apartment Site
La Vergne, Tennessee

REVISED:
DRAWN: SJA
DATE: 9-30-2024
CHECKED: MAT
FILE NAME: 22078ConceptApar
SCALE: 1"=30'
JOB NO. 22078

Concept Plan

SHEET: C1.1





Minimum Building Setback Detail
Multi-Family Dwelling
N.T.S.

Note:
The applicant is requesting a height variance with this application. The variance would allow the buildings to be 3-stories tall with no limitation on the dimensioned height

N

30' 0 30' 60'

SCALE: 1"= 30'

Parking Calculations:
Required: 113-1 Bedroom Units x 1.75 Spaces
163-2 Bedroom Units x 2.2 Spaces
48-3 Bedroom Units x 3.3 Spaces
Total Required Parking: 715 Spaces + 13 H.C. = 728 Total Spaces
Total Provided Parking: 555 Reg + 27 H.C. + 64 Detached Garage Spaces + 41 Attached Garage Spaces + 41 Tandem Spaces = 728 Total Spaces

Minimum Lot Size Area:
Multi-Family Dwelling 15,000 Sq.Ft.

Per Family
Multi-Family Dwelling 3,000 Sq.Ft. (3,084 Sq.Ft. Provided)

Lot Width at Building Setback Line
Multi-Family Dwelling 100 ft.

Minimum Yard Requirements:
Front Setback
Multi-Family Dwelling 35 ft.

Side Setback
Multi-Family Dwelling 15 ft.

Rear Setback
Multi-Family Dwelling 20 ft.

Multi-Family 30 ft. Between Bldgs.

Legend:

	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
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○	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		HEADWALL
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E	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
W	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
•	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET	W	WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
G	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W

Developer:
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Contact: David Pierce

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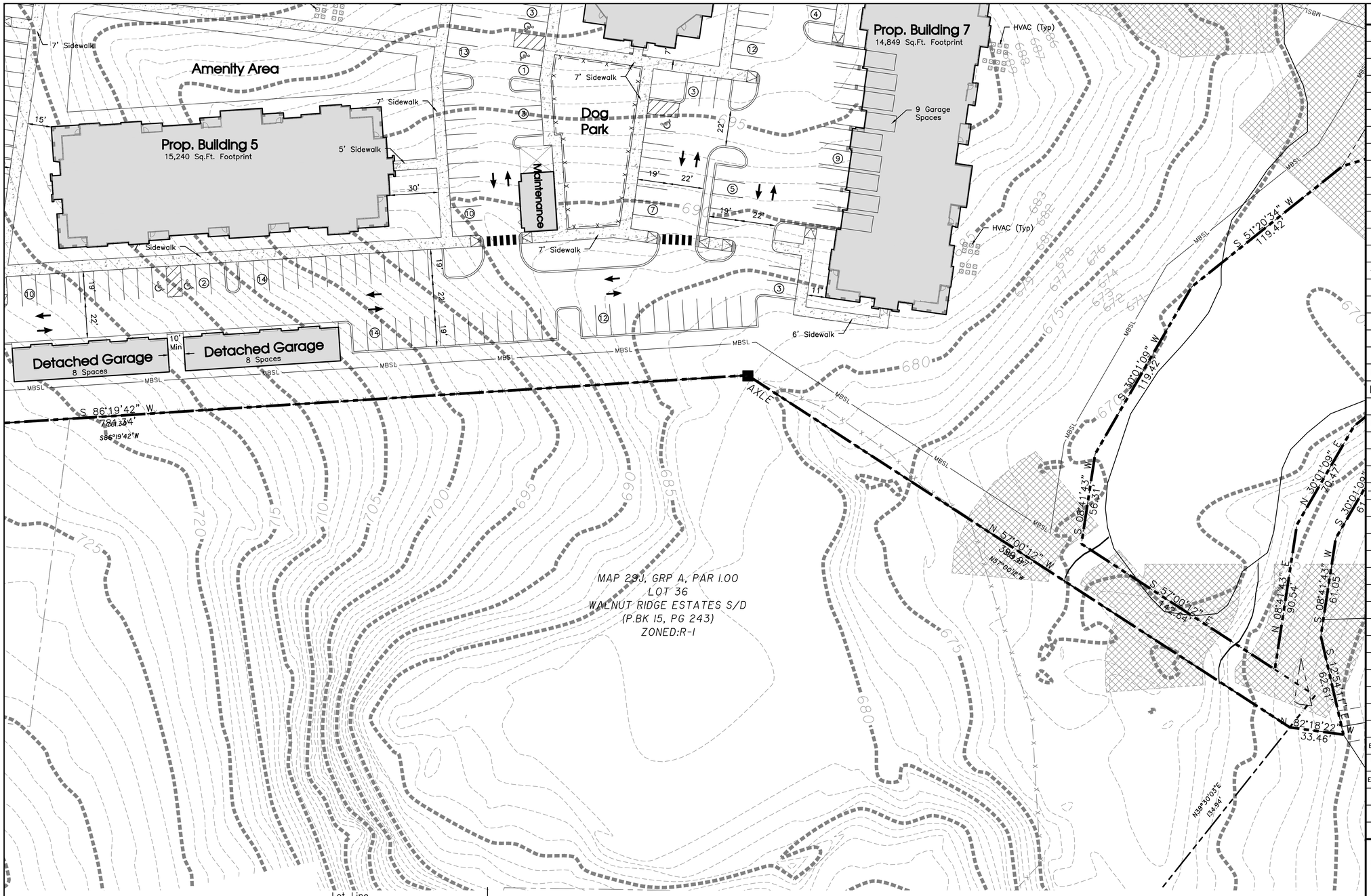
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KEVIN A. TAYLOR — 128 — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE

Mission Hill
Apartment Site
La Vergne, Tennessee

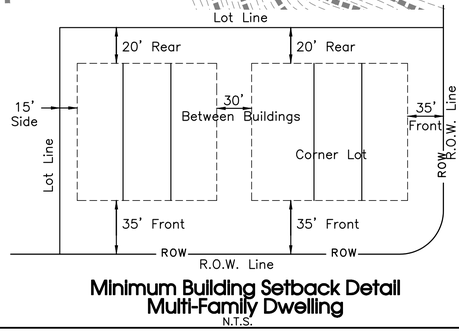
Concept Plan

REVISED:
DRAWN: SJA
DATE: 9-30-2024
CHECKED: MAT
FILE NAME: 22078ConceptApar
SCALE: 1"=30'
JOB NO. 22078
SHEET: C1.2



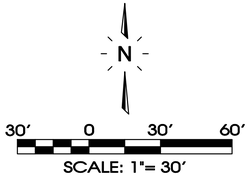
Legend:

EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)		HC SIGN	
EXIST. SIGN POST		HEADWALL	
EXIST. SEWER CLEANOUT		WINGED HEADWALL	
EXIST. MANHOLE (SEWER & PHONE)		MANHOLE	
EXIST. CATCH BASIN (STORM SEWER)		PROPOSED SPOT ELEVATION	63.25 ×
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EXIST. TELEPHONE RISER		POST INDICATOR VALVE	
EXIST. GAS RISER		REDUCER	
ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION	
EXIST. WATER METER		REVISION NUMBER	
EXIST. UTILITY POLE		RIP RAP	
EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW	
BENCHMARK		SEWER/STORM FLOW DIRECTION	
BLOW OFF VALVE		TRAFFIC ARROW	
CONCRETE BOLLARD		TURN LANE ARROWS	
CATCH BASIN		VAN ACCESSIBLE HANDICAP DESIGNATION	V.A.
CURB INLET		WATER METER	W
AREA DRAIN		WHEEL STOP	
CONCRETE THRUST BLOCK		GREASE TRAP	
DOUBLE DETECTOR CHECK VALVE		DRAINAGE STRUCTURE DESIGNATION	#1
FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION	A
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GAS METER		EXTRUDED CURB	
GATE VALVE & BOX		CURB & GUTTER	
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CHECK VALVE			
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PHASE BOUNDARY			
EXISTING GAS LINE	GAS		
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Minimum Building Setback Detail
Multi-Family Dwelling
N.T.S.

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Contact: David Pierce

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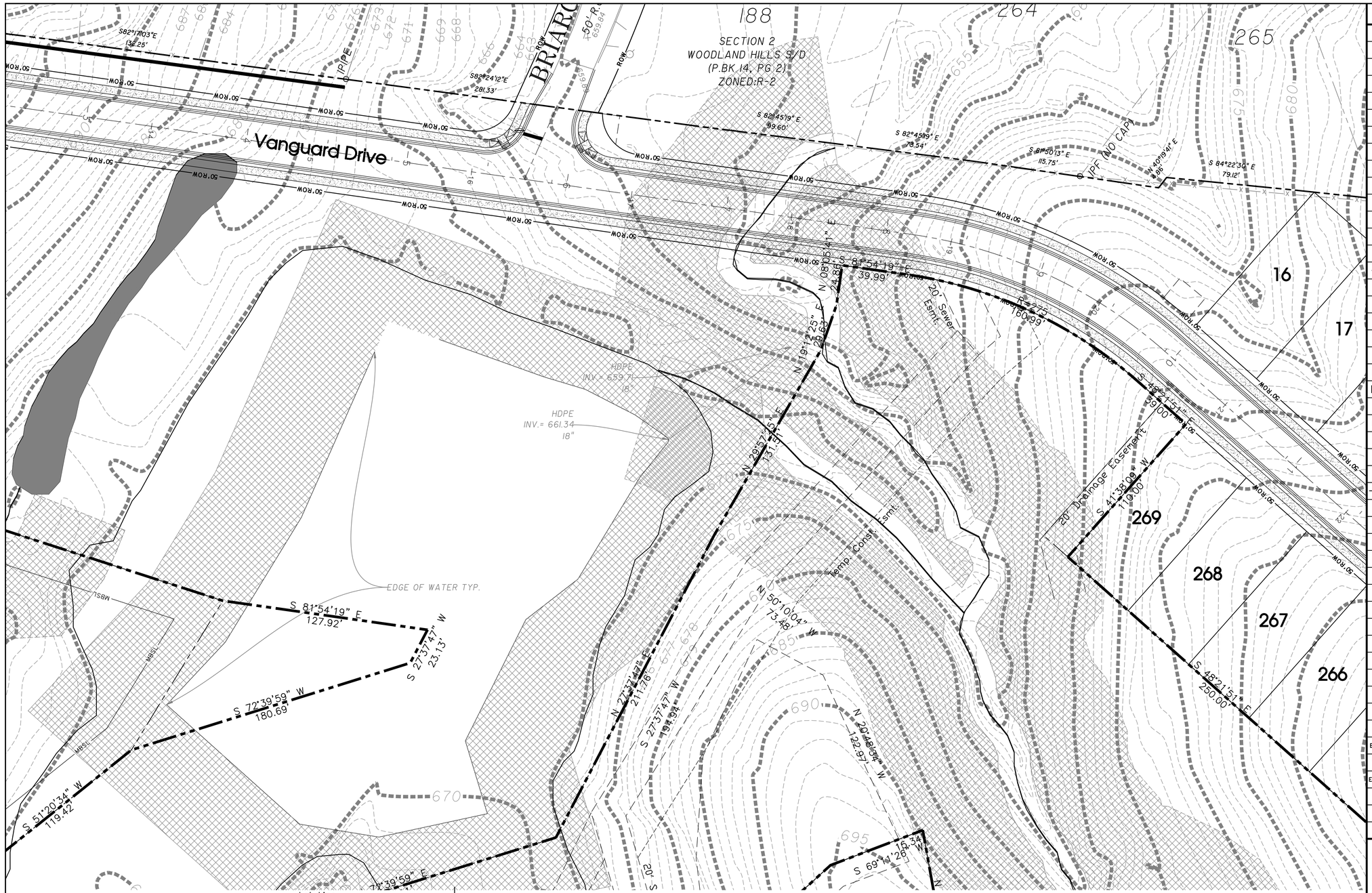
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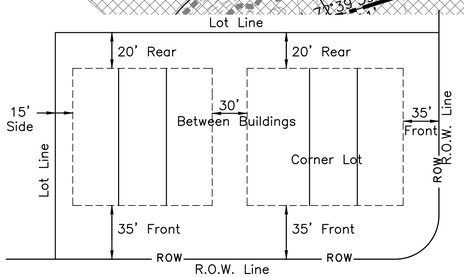
KEVIN A. TAYLOR — 115 — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE

Mission Hill Apartment Site
La Vergne, Tennessee

Concept Plan

REVISED:	
DRAWN: SJA	
DATE: 9-30-2024	
CHECKED: MAT	
FILE NAME: 22078ConceptApar	
SCALE: 1"=30'	
JOB NO. 22078	
SHEET: C1.3	





Minimum Building Setback Detail
Multi-Family Dwelling
N.T.S.

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EXIST. GAS RISER		REDUCER	
ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION	
EXIST. WATER METER		REVISION NUMBER	
EXIST. UTILITY POLE		RIP RAP	
EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW	
BENCHMARK		SEWER/STORM FLOW DIRECTION	
BLOW OFF VALVE		TRAFFIC ARROW	
CONCRETE BOLLARD		TURN LANE ARROWS	
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CURB INLET	W	WATER METER	
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CONCRETE THRUST BLOCK		GREASE TRAP	
DOUBLE DETECTOR CHECK VALVE		#1 DRAINAGE STRUCTURE DESIGNATION	
FIRE DEPT. CONNECTION		A DRAINAGE PIPE DESIGNATION	
FIRE HYDRANT		CONCRETE SIDEWALK	
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EXISTING PHONE	PH
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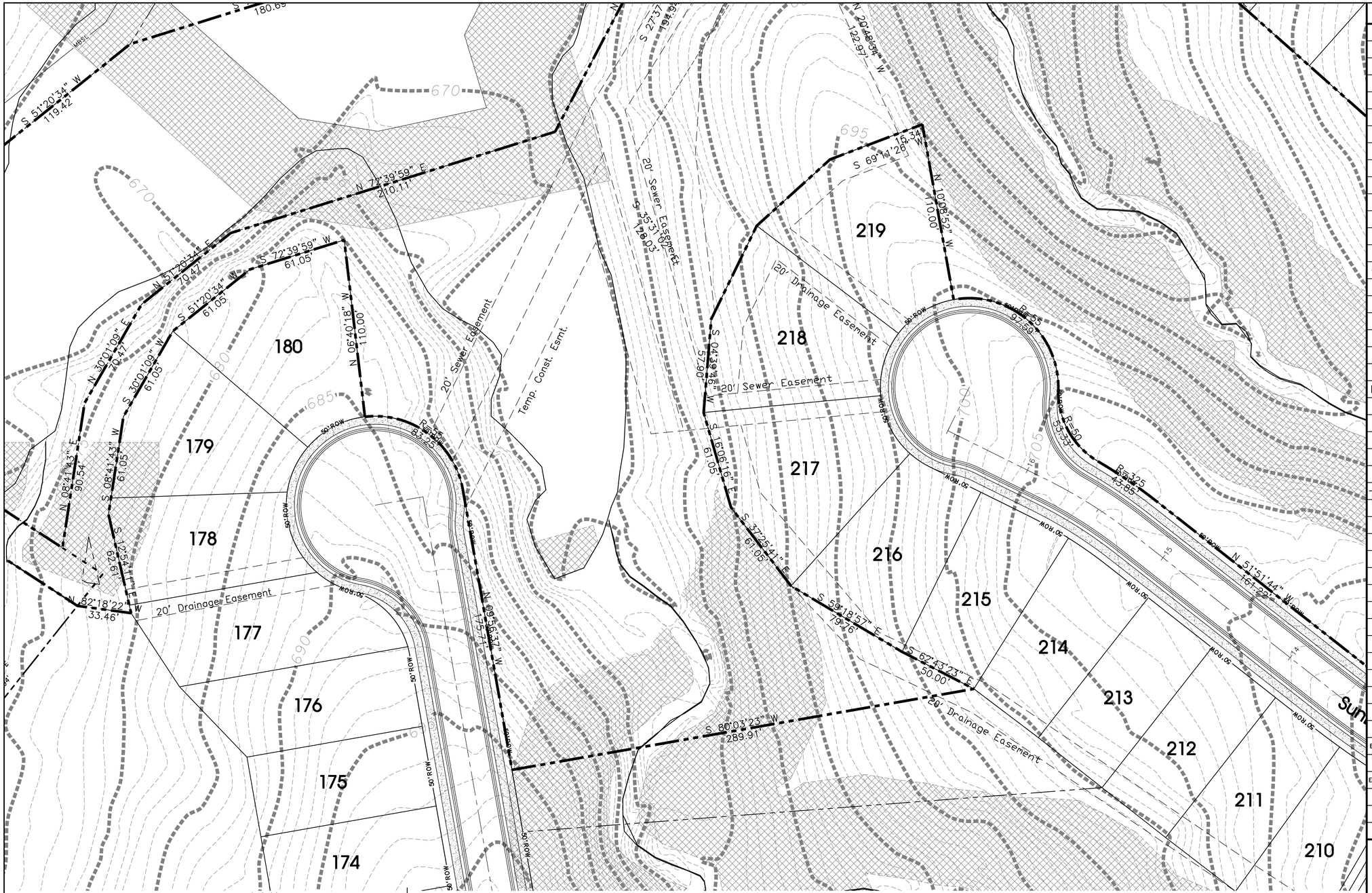
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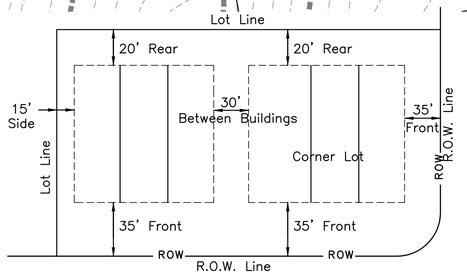
KEVIN A. TAYLOR 2/28/25 REGISTERED ENGINEER STATE OF TENNESSEE

Mission Hill Apartment Site
La Vergne, Tennessee

Concept Plan

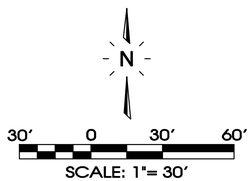
REVISED:
DRAWN: SJA
DATE: 9-30-2024
CHECKED: MAT
FILE NAME: 22078ConceptApar
SCALE: 1"=30'
JOB NO. 22078
SHEET: C1.4





Minimum Building Setback Detail
Multi-Family Dwelling
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Legend:

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EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W

Developer:
BRS Development
1136 Glenwood Avenue
Nashville, TN 37204
Contact: David Pierce

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105J, Dated May 9, 2023.

Deed Reference:
Tax Map 29, Parcel 22.02
Zoning: R3
324 Apartments
Total Land Area: 22.94± Acres
Density: 13.62 d.u./acre

Parking Calculations:
Required: 113-1 Bedroom Units x 1.75 Spaces
163-2 Bedroom Units x 2.2 Spaces
48-3 Bedroom Units x 3.3 Spaces
Total Required Parking: 715 Spaces + 13 H.C. = 728 Total Spaces
Total Provided Parking: 555 Reg + 27 H.C. + 64 Detached Garage Spaces + 41 Attached Garage Spaces + 41 Tandem Spaces = 728 Total Spaces

Minimum Lot Size Area:
Multi-Family Dwelling 15,000 Sq.Ft.

Per Family
Multi-Family Dwelling 3,000 Sq.Ft. (3,084 Sq.Ft. Provided)

Lot Width at Building Setback Line
Multi-Family Dwelling 100 ft.

Minimum Yard Requirements:
Front Setback
Multi-Family Dwelling 35 ft.

Side Setback
Multi-Family Dwelling 15 ft.

Rear Setback
Multi-Family Dwelling 20 ft.

Multi-Family 30 ft. Between Bldgs.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567

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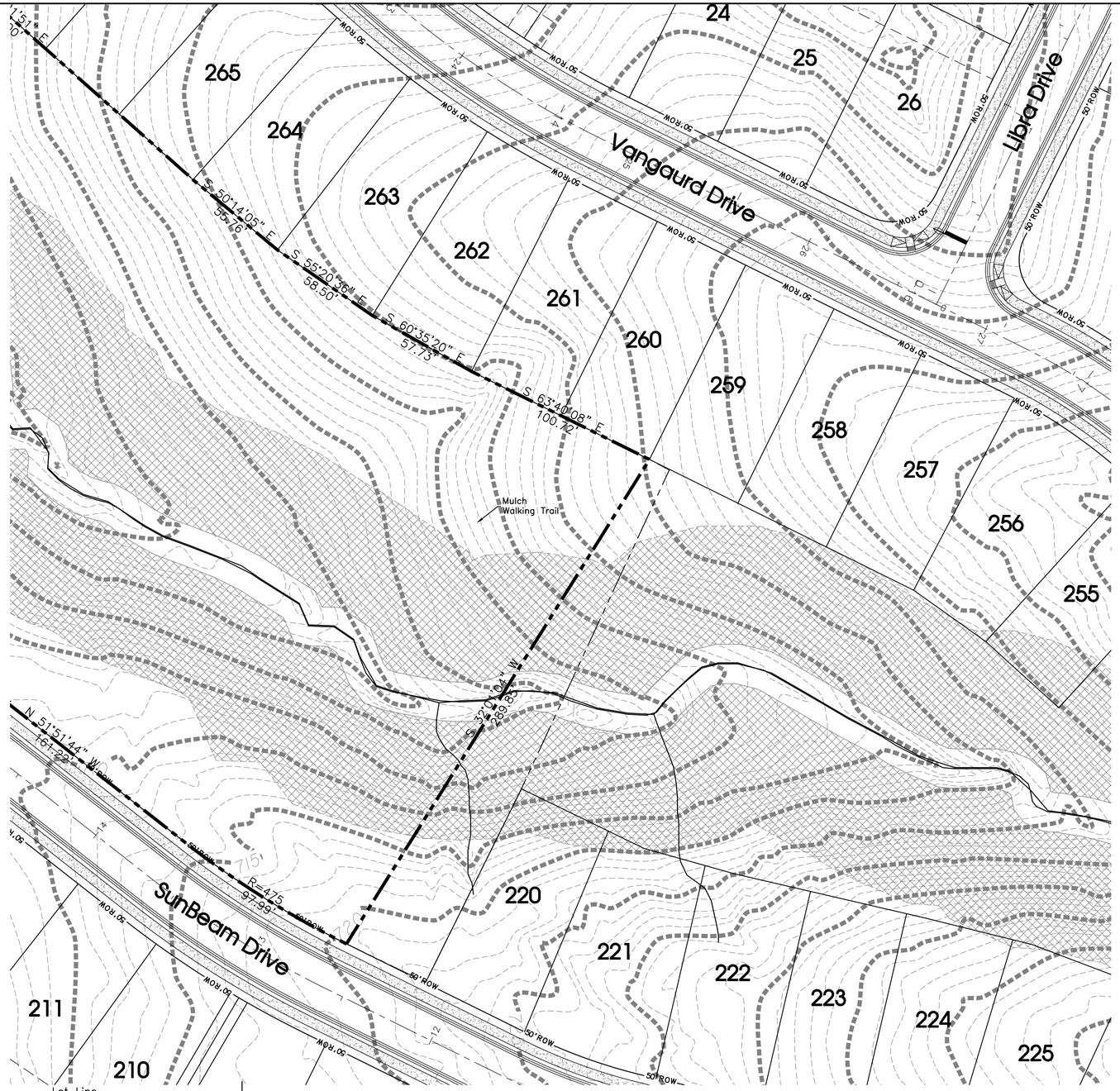
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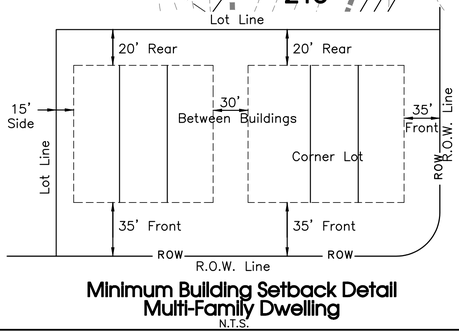
KEVIN A. TAYLOR — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE

Mission Hill Apartment Site
La Vergne, Tennessee

Concept Plan

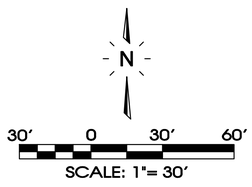
REVISED:
DRAWN: SJA
DATE: 9-30-2024
CHECKED: MAT
FILE NAME: 22078ConceptApar
SCALE: 1"=30'
JOB NO. 22078
SHEET: C1.5





Minimum Building Setback Detail
Multi-Family Dwelling
N.T.S.

Note:
The applicant is requesting a height variance with this application. The variance would allow the buildings to be 3-stories tall with no limitation on the dimensioned height



Parking Calculations:
Required: 113-1 Bedroom Units x 1.75 Spaces
163-2 Bedroom Units x 2.2 Spaces
48-3 Bedroom Units x 3.3 Spaces
Total Required Parking: 715 Spaces + 13 H.C. = 728 Total Spaces
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Minimum Lot Size Area:
Multi-Family Dwelling 15,000 Sq.Ft.

Per Family
Multi-Family Dwelling 3,000 Sq.Ft. (3,084 Sq.Ft. Provided)

Lot Width at Building Setback Line
Multi-Family Dwelling 100 ft.

Minimum Yard Requirements:
Front Setback
Multi-Family Dwelling 35 ft.

Side Setback
Multi-Family Dwelling 15 ft.

Rear Setback
Multi-Family Dwelling 20 ft.

Multi-Family 30 ft. Between Bldgs.

Legend:

EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)		HC SIGN	
EXIST. SIGN POST		HEADWALL	
EXIST. SEWER CLEANOUT		WINGED HEADWALL	
EXIST. MANHOLE (SEWER & PHONE)		MANHOLE	
EXIST. CATCH BASIN (STORM SEWER)		PROPOSED SPOT ELEVATION	63.25 ×
EXIST. WATER/GAS VALVE		EXIST. SPOT ELEVATION	(63.25) ×
EXIST. TELEPHONE RISER		POST INDICATOR VALVE	
EXIST. GAS RISER		REDUCER	
ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION	
EXIST. WATER METER		REVISION NUMBER	
EXIST. UTILITY POLE		RIP RAP	
EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW	
BENCHMARK		SEWER/STORM FLOW DIRECTION	
BLOW OFF VALVE		TRAFFIC ARROW	
CONCRETE BOLLARD		TURN LANE ARROWS	
CATCH BASIN		VAN ACCESSIBLE HANDICAP DESIGNATION	V.A.
CURB INLET		WATER METER	W
AREA DRAIN		WHEEL STOP	
CONCRETE THRUST BLOCK		GREASE TRAP	
DOUBLE DETECTOR CHECK VALVE		DRAINAGE STRUCTURE DESIGNATION	#1
FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION	A
FIRE HYDRANT		CONCRETE SIDEWALK	
GAS METER		EXTRUDED CURB	
GATE VALVE & BOX		CURB & GUTTER	
EXTERIOR CLEANOUT		CONCRETE SWALE	
CHECK VALVE			
EXISTING PHONE	PH		
EXISTING ELECTRIC	OH		
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY	ROW		
EROSION CONTROL SILT FENCE	SF SF SF		
EXISTING TREELINE			
EXISTING FENCELINE	X X X X		
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE	GAS		
PROPOSED GAS LINE	GAS		
EXISTING STORM	STM STM		
PROPOSED STORM	STM STM		
EXISTING CONTOUR LINES	601		
PROPOSED CONTOUR LINES	601		
EXISTING SANITARY SEWER	SS SS		
PROPOSED SANITARY SEWER	SS SS		
EXISTING WATER	W W		
PROPOSED WATER	W W		

Developer:
BRS Development
1136 Glenwood Avenue
Nashville, TN 37204
Contact: David Pierce

Floodplain **Note:**
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Deed Reference:
Tax Map 29, Parcel 22.02
Zoning: R3
324 Apartments
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KEVIN A. TAYLOR — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

Mission Hill Apartment Site
La Vergne, Tennessee

Concept Plan

REVISED:
DRAWN: SJA
DATE: 9-30-2024
CHECKED: MAT
FILE NAME: 22078ConceptApar
SCALE: 1"=30'
JOB NO. 22078
SHEET: C1.6

Planning Commission Report
Meeting: October 15, 2024

City of La Vergne

Item #: 13. **Item Title: Amendment to Site Plan – U HAUL – Add Phase Line to Existing 10-Acre Site. Requested by SEC. Property located at 503 New Paul Road (Tax Map 017, Parcel 40.03). I-2 (Heavy Industrial) Zoning District. Property owned by Amerco Real Estate Company.**

Reviewed By:
Bo Logan, City Planner

Summary:

This site plan was originally approved in June 2019. Construction at the site is ongoing.

The applicant received site plan approval for a self-storage facility that will ultimately include a total of three (3) buildings on 10 acres of land. The property is located off New Paul Road. The applicant originally proposed to build a self-storage facility along with an equipment rental and truck rental business.

The current structures on-site consist of a 3-story building and other 1-story buildings. Also, associated parking areas and driveways have been constructed. The main 3-story building nearest to Interstate 24 contains climate controlled self-storage.

Also, on the original plan the rear of the property consisted entirely of RV parking and storage, most of which was shown as covered.

The total space of Building A equals 129,684 square feet. The total buildout space for the development equals nearly 138,000 SF.

This latest amendment tonight will install a new phase line and will create Phase 3, as well as separate Phase 3 and Phase 2.

Staff Comments / Technical Items:

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

Engineering (**Gary Lide** - glide@lavergnetn.gov)
This phasing will allow U-Haul to build separate permits for the two buildings.

No engineering comments.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
I did not see a copy of this plan, but was told no utilities were shown, so no comment.

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

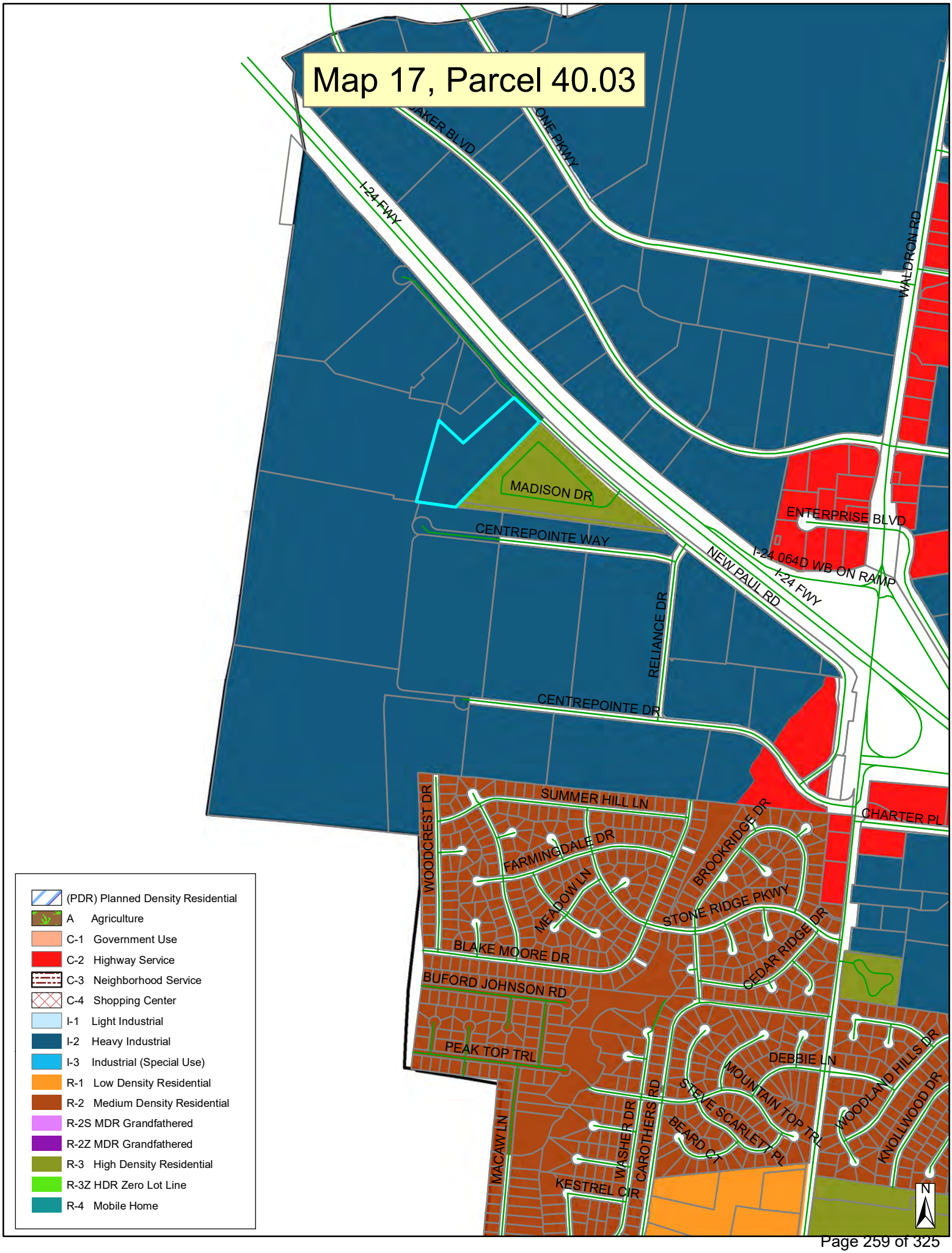
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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 17, Parcel 40.03
I-24 FWY
MADISON DR
CENTREPOINTE WAY
N


Map 17, Parcel 40.03
I-24 FWY
I-24 FWY
BRIDGESTONE PKWY
HEIL QUAKER BLVD
MADISON DR
NEW PAUL RD
CENTREPOINTE WAY
RELIANCE DR
CENTREPOINTE DR
N


Map 17, Parcel 40.03
I-24 FWY
ONE PKWY
WALDRON RD
MADISON DR
CENTREPOINTE WAY
ENTERPRISE BLVD
I-24 064D WB ON RAMP
I-24 FWY
NEW PAUL RD
RELIANCE DR
CENTREPOINTE DR
CHARTER PL
SUMMER HILL LN
WOODCREST DR
FARMINGDALE DR
BROOKRIDGE DR
MEADOW LN
STONE RIDGE PKWY
CEDAR RIDGE DR
BLAKE MOORE DR
BUFORD JOHNSON RD
PEAK TOP TRL
DEBBIE LN
MOUNTAIN TOP TRL
WOODLAND HILLS DR
KNOLLWOOD DR
STEVE SCARLETT PL
BEARD CT
WASHER DR
CAROTHERS RD
MACAW LN
KESTREL CIR
(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
N


hitches·boxes
moving supplies
climate controlled
U-HAUL
CENTER
U-HAUL
U-BOX
RENT
SELF-
STORAGE
$99.95
NO DEPOSIT


U-HAUL


U-HAUL

U-Haul Phases 2 & 3

503 New Paul Road

LaVergne, Tennessee

Site Plan & Construction Drawings

Owner/Developer:
Amerco Real Estate Company
2727 N. Central Ave.
Phoenix, AZ 85004-11200

Deed Reference:
Tax Map 17, Parcel 40.03
R.Bk 42, Pg 252
R.Bk 1755 Pg 2801

Yard Requirements:
Front Building Setback: 40'
Side Building Setback: 20'
Rear Building Setback: 15'

Existing Use: Vacant
Intended Use: Retail and Self Storage/ Mini-Warehousing Equipment Rental & RV Storage. (Special Use Permit Previously Approved)

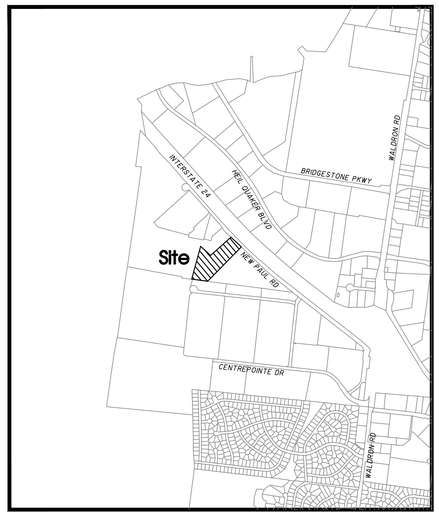
Land Use Data:
Zoned: I-2
1: 4-Story Building; 2: 1-Story Buildings
Building Ht.: Ex.Bldg. A: 48'-6" ; Bldg. B: 50'-0"; Bldg. C: 23'-2"
Total Floor Area: 172,634 Sq.Ft.
Ex. Building A = 32,421 Sq.Ft. (Footprint) 129,684 Sq.Ft. (Gross)
Prop. Building B = 14,965 Sq.Ft.
Prop. Building C = 27,985 Sq.Ft.
Open Spaces = 2.75 ± Acres
1 Lot on: 10.0 ± Acres

Parking Requirement:
Ex: 2 Spaces/400 Sq.Ft. Office x 200 Sq.Ft. Office + 1 Space/4,000 Sq.Ft. G.F.A. x 136,584 Sq.Ft = 36 Spaces Required
1 Space/4,000 Sq.Ft. G.F.A. x 42,950 Sq.Ft = 11 Additional Spaces Required
Total Spaces Required: 47 Spaces
Provided: 37 Regular + 2 H.C. = 39 Total Spaces Provided (Existing)

Flood Map No.:
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 47149C0105J dated May 9, 2023.

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C0.2	Master Plan
C1.0	Existing Conditions/Initial EPSC/Demo Plan
C1.1	Intermediate EPSC Plan
C2.0-2.1	Site Plan
C2.2-2.3	Utility Plan
C3.0	Grading, Drainage & Final EPSC Plan
C4.0-4.1	Details
L1.0-L1.4	Landscape Plans
L 2.0	Landscape Details & Notes



Site Location Map

Not To Scale

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567

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By:_____ Date:_____

John F. Miner, P.E. TN. Reg. #122194

JOHN F. MINER REGISTERED ENGINEER AGRICULTURE COMMERCE No. 122194 STATE OF TENNESSEE

Watershed: West Branch Hurricane Creek
Disturbed Area: 2.33± Ac.
Impervious Area: 7.25± Ac. (72.5%)
Δ Impervious Area: 0.0± Ac.

Sheet C0.0
U-Haul Phases 2 & 3
S.E.C. Project #19084
Submitted: 12-29-2023
Revised: 5-20-2024

Site Notes:

1. Dimensions shown at curbed areas are to face of curb.

2. See architectural drawings for building dimensions.

3. Contractor shall immediately notify the engineer of any discrepancies found between these plans, the architectural plans, and/or field conditions prior to construction.

4. Apparent errors, discrepancies, or omissions on the drawing shall be brought to the attention of the owner prior to bid submittal. The contractor may not use apparent errors, discrepancies, or omissions present on the drawings presented for bidding for additional charges after bids have been submitted. The architect shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.

5. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements.

6. The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The contractor shall furnish and install the work complete and ready for operation.

7. After completion of construction, the contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.

8. A separate R.O.W. Excavation Permit issued from the LaVergne Street Department shall be required for any excavation or construction in the public R.O.W.

9. The contractor is responsible for the protection and replacement of all property pins on this site.

10. These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the professional engineer's seal. The owner shall hold harmless and indemnify the architect and engineer from and against any and all claims of any nature whatsoever arising from such use.

11. Existing conditions and topo shown herein are taken from a field-run survey by Dale & Associates.

General Utility Notes:

1. Existing utility lines shown are approximate locations only. The contractor shall field verify all existing utility line locations prior to any construction. Any deviations from the design locations shall be reported to the owner or engineer prior to beginning construction.

2. 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.

3. 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.

4. The contractor shall refer to architect's plans and specifications for actual location of all utility entrances to include sanitary sewer laterals, domestic and fire protection water service, electrical, telephone and gas service. This contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to location and scheduling of tie-ins/connections to their facilities.

5. All underground utilities (water sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous), shall be in-place prior to the placement of base course material.

6. Location of site utilities shall be verified with proper utility company providing service.

7. The owner/developer for budget purposes, should check with City of LaVergne Water & Sewer Dept. for connection fees which may be substantial

8. Contractors for sewer work must be approved by the City of LaVergne Sewer Department. Contractor for water work must be approved by City of LaVergne Water Dept..

9. In Tennessee it is a requirement per "the underground utility damage prevention act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds those utility owners who participate in the Tennessee one call system can be notified toll free at 1-800-351-1111.

Sanitary Sewer Notes:

1. The contractor must notify the City of LaVergne Sewer Dept. for sewer inspection prior to starting work.
2. Sanitary sewer pick-up points shall terminate five feet outside the face of building unless otherwise noted.
3. Contractor shall comply with all requirements of the latest edition of the City of LaVergne specifications.

Waterline Notes:

1. All water mains shall be hydrostatically tested and disinfected before acceptance.
2. All trenches, pipe laying, and backfilling shall be in accordance with federal O.S.H.A. regulations.
3. Contractor shall comply with all requirements of the latest edition of the City of LaVergne specifications.
4. Utility contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.

Grading And Drainage Notes:

1. The site work contractor shall coordinate the installation of all underground utilities with his work. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous underground utilities, devices, or structures), shall be in-place prior to the placement of base course material.

2. The contractor shall cut existing pavement as necessary to assure a smooth fit and continuous grade.

3. The contractor shall verify horizontal and vertical location of all existing storm sewer structures, pipes and all utilities prior to construction.

4. Clearing and grubbing limits shall include all areas disturbed by grading operation.

5. Any graded or disturbed areas shall have 4 inches of topsoil, seed, mulch, fertilizer and water applied until a healthy stand of grass is obtained. The restoration shall closely follow construction.

6. The soil materials on lots shown hereon may be disturbed by cutting or filling operations performed during or before development. Therefore, the builder of any proposed structure shall investigate the current conditions and consult with a geotechnical expert or other qualified person as he deems appropriate to assure himself that the design of the proposed foundation is adequate.

7. No portion of this site lies within the 100 year flood plain per F.E.M.A. Community Panel No. 47149C0105J dated May 9, 2023.

8. A separate R.O.W. Permit issued by the City of LaVergne will be required for excavation and construction in the public R.O.W.

9. Handicap parking spaces and accessible routes shall be constructed and sloped in accordance with all applicable provisions of the A.D.A.

10. In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds. Those utility owners who participate in the Tennessee One Call System can be notified toll free at 1-800-351-1111.

Erosion Control Notes:

1. The site contractor is responsible for establishing and maintaining suitable erosion and sediment control devices on-site during construction as required to prevent silt from leaving site. Silt will not be allowed beyond construction limits.

2. The contractor is responsible for removing silt from site if not reusable on-site and assuring plan alignment and grade in all ditches at completion of construction.

3. The contractor is responsible for cleaning out all storm drainage structures, including flumes, pipes, etc., prior to completion of this project.

4. Erosion control shall be provided for all cut and fill operations within the limits of the construction site, throughout the construction period to provide the site with maximum protection from erosion at all times.

5. Erosion control measures are to be installed prior to any grading on-site and are to be maintained in place until stabilization of erodable soils has been accomplished.

Purpose Summary:

The proposed buildings and site improvements are proposed to provide an addition of two buildings to the existing Uhaul self-storage facility; including RV storage and equipment rental storage. All the outdoor storage has been placed at the rear of the site behind the proposed building. Employee parking is proposed to be located on the side of the building. The rear of the site is proposed to be secured with a 8-foot tall opaque fence. The gates to the rear area will be open during regular business hours and locked overnight. The site provides for a landscape buffer on the east side where it abuts residential zoning. Stormwater management area is proposed to the east of the main building and to the western rear corner.

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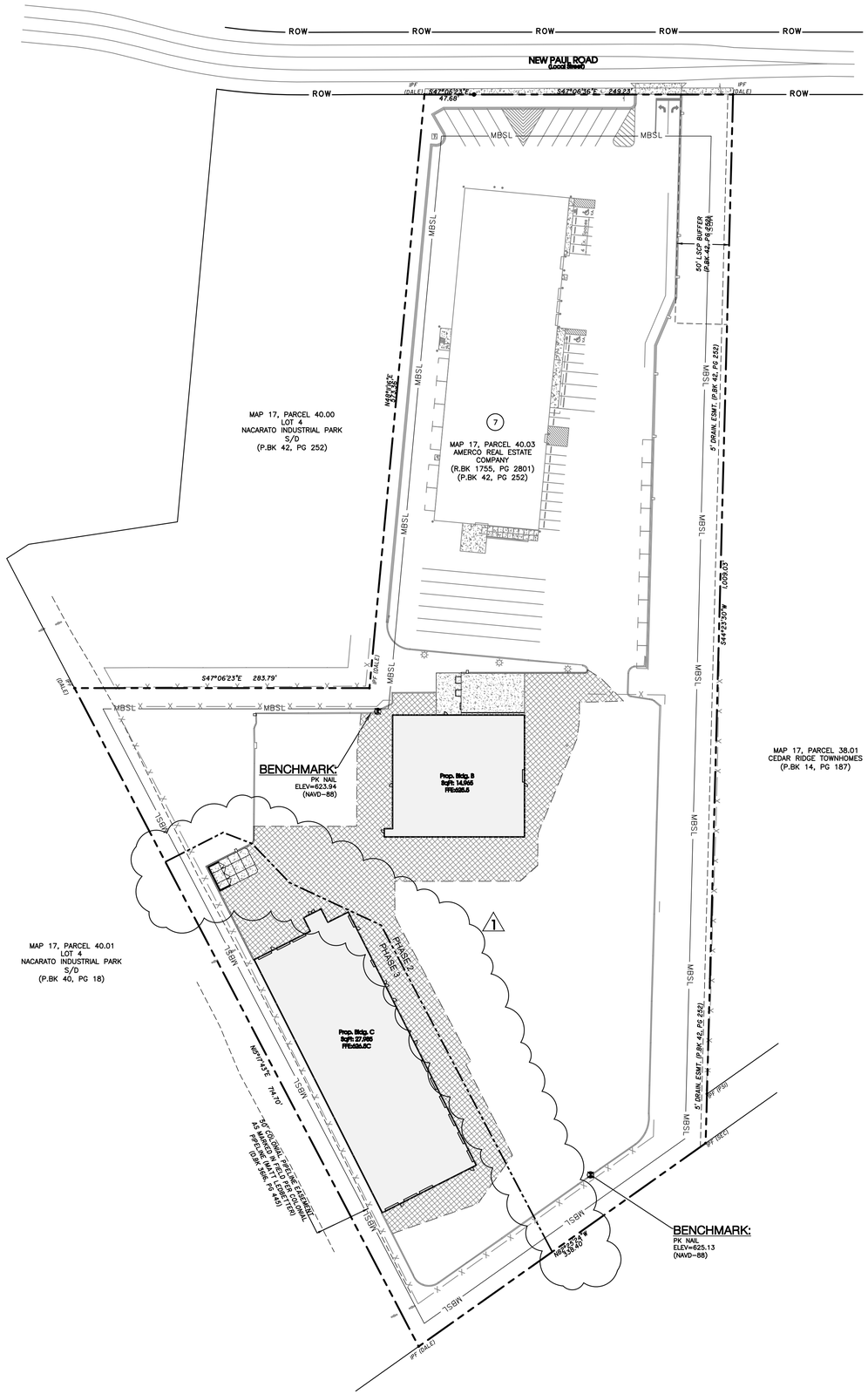
U-Haul Phases 2 & 3
503 New Paul Road
LaVergne, Tennessee

REVISED: 5-20-2024: PC Comments

DRAWN:	SJA/CFB3
DATE:	12-29-2023
CHECKED:	MAT, MPL
FILE NAME:	19084uhaul2.dwg
SCALE:	None
JOB NO.	19084

General Notes

SHEET: C0.1



Legend:

■	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
⊸	EXIST. SIGN POST	⊸	HC SIGN
○	EXIST. SEWER CLEANOUT	⊸	PROPOSED SIGN POST
○	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD
⊖	EXIST. CATCH BASIN (STORM SEWER)	▭	WHEEL STOP
⊗	EXIST. WATER/GAS VALVE	⋰⋱	CONCRETE SIDEWALK
T	EXIST. TELEPHONE RISER	═	EXTRUDED CURB
G	EXIST. GAS RISER	═	CURB & GUTTER
E	ELECTRICAL ENCLOSURE	➡	TRAFFIC ARROW
W	EXIST. WATER METER	➡	TURN LANE ARROWS
○	EXIST. UTILITY POLE	1	REVISION NUMBER
○	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
◐	POST INDICATOR VALVE	Ⓐ	DRAINAGE PIPE DESIGNATION
◩	BLOW OFF VALVE	⁂	RIP RAP
▭	REDUCER	➡	RUNOFF FLOW ARROW
○	REMOTE FIRE DEPT. CONNECTION	⌐¬	INLET FILTER PROTECTION
▶	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION
▬	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
⊰	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
▶	FIRE HYDRANT	▩	CATCH BASIN
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W	WATER METER	●	AREA DRAIN
G	GAS METER	▬	HEADWALL
⊠	GREASE TRAP	⌒	WINGED HEADWALL
○	EXTERIOR CLEANOUT ECO	⋰⋱	CONCRETE SWALE
○	MANHOLE	⊠	TYPE– X– HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	———
EASEMENTS	– – –
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	∿∿∿
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	▬ ▬ ▬
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W

Know what's **below.**
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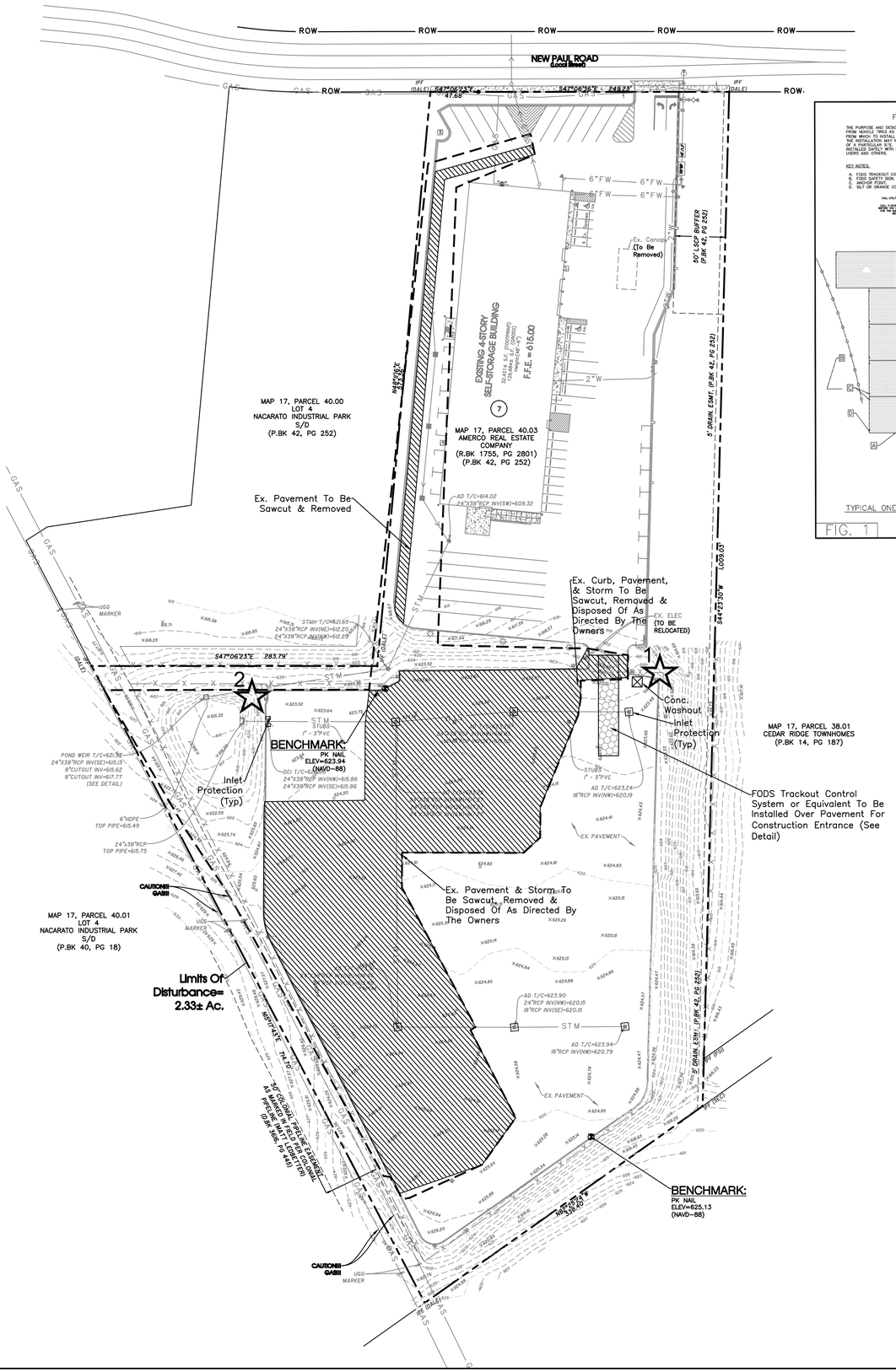
U-Haul Phases 2 & 3
503 New Paul Road
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REVISED: 5-20-2024: PC Comments
1 6-26-2024: Add Phase Line

DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
FILE NAME: 19084uhaul2.dwg
SCALE: 1"=60'
JOB NO. 19084

Master Plan

SHEET: C0.2



FODS TRACKOUT CONTROL SYSTEM

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS A GENERAL GUIDE FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE SYSTEM IS TO BE PLACED AT ALL POINTS WHERE TRAFFIC LEAVES A DISTURBED AREA AND ENTERS ONTO A PAVED ROAD OF A PERMANENT NATURE. THIS IS A GUIDELINE. ULTIMATELY, THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AROUND THE ENTRANCE AND EXIT TO CAUTION USERS AND DRIVERS.

KEY NOTES:

A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. MAT ANCHOR.
D. SILT OR ORANGE CONSTRUCTION FENCE.

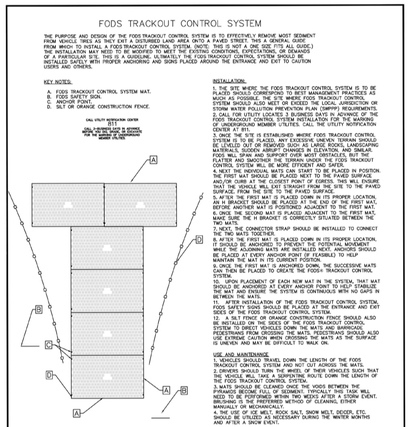
CALL UTILITY NOTIFICATION CENTER
BEFORE YOU DIG
INSTALL ALL FODS MAT SHOWN IN DRAWING
FOR A MINIMUM OF 24 HOURS BEFORE
MINING BEGINS

INSTALLATION:

1. THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STATE REQUIREMENTS FOR SIZE, SLOPE, AND OTHER SITE CONSTRUCTION ITEMS.
2. CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE FODS TRACKOUT CONTROL SYSTEM INSTALLATION. FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES, CALL THE UTILITY NOTIFICATION CENTER AT 811.
3. ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED. SUCH AS LARGE ROCKS, LANDSCAPING TIMBERS, OR OTHER OBSTACLES. THE GROUND WHERE FODS TRACKOUT CONTROL WILL SPAN AND SUPPORT OVER MOST OBSTACLES, BUT THE FLATTER AND SMOOTHER THE TERRAIN UNDER THE FODS TRACKOUT CONTROL SYSTEM, THE BETTER IT WILL FUNCTION.
4. MOST THE INDIVIDUAL MATS CAN START TO BE PLACED IN POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE PAVED SURFACE AND/OR CURB AT THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT ALL VEHICLES LEAVING THE DISTURBED SITE TO THE PAVED SURFACE FROM THE SITE TO THE PAVED SURFACE.
5. AFTER THE FIRST MAT IS PLACED DOWN IN ITS PROPER LOCATION, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT, WHERE IT WILL CONNECT TO THE SECOND MAT. SEE H BRACKET DETAIL.
6. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS.
7. NEXT, THE CONNECTOR STRAP SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
8. AFTER THE FIRST MAT IS PLACED DOWN IN ITS PROPER LOCATION, IT SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT OF THE MAT DURING USE. AT LEAST ONE ANCHOR PER MAT SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
9. ONCE THE FIRST MAT IS ANCHORED DOWN, THE SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS® TRACKOUT CONTROL SYSTEM.
10. UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
11. AFTER INSTALLATION OF THE FODS TRACKOUT CONTROL SYSTEM, FODS SAFETY SIGNS SHOULD BE PLACED AT THE ENTRANCE AND EXIT TO ALERT DRIVERS TO THE PRESENCE OF THE SYSTEM.
12. A SILT FENCE OR ORANGE CONSTRUCTION FENCE SHOULD ALSO BE INSTALLED ON THE SIDES OF THE FODS TRACKOUT CONTROL SYSTEM TO DIRECT VEHICLES DOWN THE MATS AND BARRICADE.
13. WHEN DRIVING ACROSS THE FODS TRACKOUT CONTROL SYSTEM, ALSO USE EXTREME CAUTION WHEN CROSSING THE MATS AS THE SURFACE IS UNEVEN AND MAY BE DIFFICULT TO WALK ON.

USE AND MAINTENANCE
1. DRIVE SLOWLY WHEN TRAVEL DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE WHEELS ROLL ALONG THE MATS AS THEY DRIVE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS TASK WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. CLEANING CAN BE DONE BY ANY METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DEICER, ETC. SHOULD BE AVOIDED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT.

REMOVAL
1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS THE REVERSE OF THE INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE FARTHEST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT OR ENTRANCE, REMOVE THE CONNECTOR STRAPS.
3. REMOVE ANCHORS. SHOULD BE CUT WHERE POSSIBLE.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED IN THE LOADING PLATFORM OF EXCAVATOR ON TO A TRUCK FOR REMOVAL FROM THE SITE.



TYPICAL ONE-LANE LAYOUT

FIG. 1

SWPPP Narrative:

The existing site is located to the west of northwestern end of New Paul Road within Rutherford County in the City of La Vergne. The project site is a 10.00 Acre project and generally sheet flows from the southwest to the northeast. The site has been designed for discharge to existing downstream conveyance system to the northeast.

The existing soils on site consist of approximately 60.7% Egam Silt Loam and Talbott Silty Clay Loam categorized as type C hydrologic soil group and 39.3% Gladeville–Rock outcrop Complex categorized as type D hydrologic soil group per published information by the National Resources Conservation Service. The pre–developed site has a runoff curve number of 88. The proposed improvements will increase the runoff curve number to 93.

During demolition and mobilization, the sediment and stormwater runoff will be contained with certain Best Management Practices (BMPs). Silt fence and erosion eel will be installed on the downslope sides of the site. The storm inlets will be protected with silt fence inlet protection until the stone base and pavements can be installed. A stone construction entrance will be installed upon mobilization of site to limit the tracking of mud and sediment onto the adjacent pavements and roadways. Gravel check dams will be provided in the existing swale. Covered dumpsters will be on site for disposal of trash and other debris. Paint and other potentially hazardous chemicals will be stored inside the building or otherwise approved weatherproof container. The contractor purchasing the materials will be responsible for legally disposing of the container. The contractor purchasing the materials will be responsible for legally disposing of the containers and excess materials in accordance with the manufacturers' recommendations. A washout area will be provided for the concrete trucks as required.

It is the contractor's responsibility during construction to install and maintain all sedimentation and storm water pollution prevention BMPs described above and detailed within the plans at all times, which includes regular removal and disposal of accumulated debris. All erosion and sediment controls must be maintained properly until the site is stabilized. Maintenance must include inspections of all erosion and sediment controls after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair replacement, re–grading, reseeding, re–mulching and re–netting must be performed immediately. The developer will own and maintain the site after construction has been completed.

Construction Sequence:

1. Stake and/or flag limits of clearing.
2. During preconstruction meeting all erosion & sediment control facilities & procedures shall be discussed.
3. Clear & grub, as necessary, for installation of perimeter controls.
4. Install silt fence perimeter controls as shown on plans.
5. Install construction entrance and concrete washout facility, if conditions are such that mud is collecting on vehicle tires, the tires must be cleaned before the vehicles enter the public roadway. The site entrance shall be maintained in a condition that will prevent the tracking or flow of mud onto the public right–of–way. All materials spilled, dropped, washed or tracked from vehicles onto the roadway must be removed promptly.
6. Clear & grub the remaining site as necessary.

General Contractor Shall Install All Initial EPSC Measures Prior To Any Earthwork Beginning.

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
GRASS	MASS GRADED SITE D SOILS, CN=89	2.47
GRAVEL	MASS GRADED SITE D SOILS, CN=91	1.46
GRASS	MASS GRADED SITE C SOILS, CN=86	5.88
GRAVEL	MASS GRADED SITE C SOILS, CN=89	0.19
	COMPOSITE CN=88	

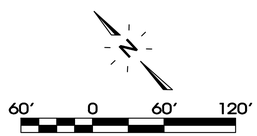
PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
BUILDING, SIDEWALK, PAVEMENT	PAVED PARKING LOTS, ROOFS, ETC. C–SOILS, CN=98	7.25
GRASS / LANDSCAPING	OPEN SPACE: FAIR CONDITION C–SOILS, CN=79	1.34
GRASS / LANDSCAPING	OPEN SPACE: FAIR CONDITION D–SOILS, CN=84	1.41
	COMPOSITE CN=93	

INITIAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE
1	CONSTRUCTION EXIT	4.76	1.92%
2	CULVERT AT N.E. CORNER	2.68	1.10%
3	NORTH PROPERTY LINE	2.56	3.47%

1 ☆ Outfall



PROPOSED BMP'S

BMP	TYPE
SEDIMENT CONTROL BARRIER	TEMPORARY, SEDIMENT CONTROL
CONSTRUCTION ENTRANCE	TEMPORARY, SEDIMENT CONTROL
VEGETATION	PERMANENT, EROSION PREVENTION
INLET PROTECTION	TEMPORARY, SEDIMENT CONTROL

Notes:
Staging Area, Worker Parking & Adjoining Drive To Be Constructed Of Stone.

Staging Area is To Be Kept Litter Free With Daily Cleanup. In Addition, All Stored Materials Are To Be Kept In Organized & Stacked Fashion. An unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, City Staff will shut down the job site.

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Soils Survey Information Referenced Here On Is Taken From The National Resources Conservation Service Web Soil Survey.

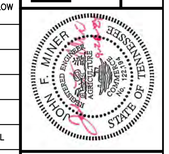
Legend:

☐	EXIST. CONCRETE MONUMENT	✦	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
⊸	EXIST. SIGN POST	⊸	HC SIGN
○	EXIST. SEWER CLEANOUT	⊸	PROPOSED SIGN POST
○	EXIST. MANHOLE (SEWER & PHONE)	●	CONCRETE BOLLARD
⊖	EXIST. CATCH BASIN (STORM SEWER)	▭	WHEEL STOP
⊗	EXIST. WATER/GAS VALVE	⋰⋰	CONCRETE SIDEWALK
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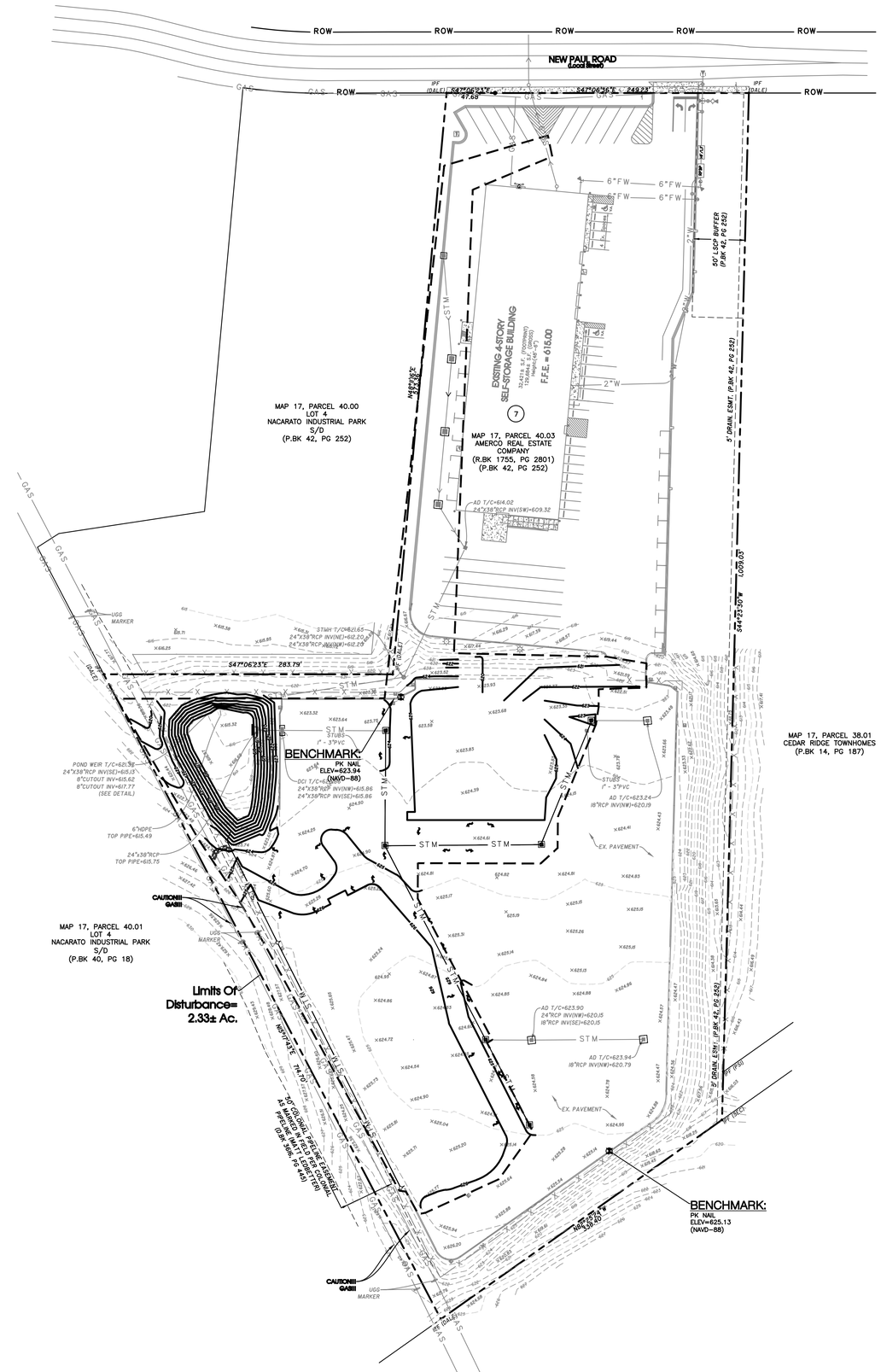


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CHECKED: MAT, MPL
FILE NAME: 19084uhaul2.dwg
SCALE: 1"=60'
JOB NO. 19084

Existing Conditions/Initial EPSC/Demo Plan

SHEET: C1.0



Legend:

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EXIST. TELEPHONE RISER		EXTRUDED CURB	
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MANHOLE		TYPE– X– HEADWALL	

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EXISTING WATER	W W
PROPOSED WATER	W W

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SCALE: 1"=60'
JOB NO. 19084

Intermediate EPSC Plan

SHEET: C1.1

S47°06'23"E 283.79'

IPF (DALE)

Matchline C2.1

MAP 17, PARCEL 38.01
CEDAR RIDGE TOWNHOMES
(P.BK 14, PG 187)

MAP 17, PARCEL 40.01
LOT 4
NACARATO INDUSTRIAL PARK
S/D
(P.BK 40, PG 18)

Prop Rollover Curb (Typ)

38'

3'R

24'

61'

41'

38'

Pavement

127'

Curb Cut (Typ)

STUBS 1" - 3"PVC

BENCHMARK:
PK NAIL
ELEV=623.94
(NAVD-88)

Prop. Bldg. B
SqFt: 14,965
FFE:625.5

117'

117'

STUBS 1" - 3"PVC

Heavy Duty Pavement (Typ)

Curb Cut (Typ)

5'R

Conc. Pavement w/Thickened Edge

2' Chamfer (Typ)

8'

135'

182'

Dumpster Enclosure

EX. PAVEMENT

84'

Prop Rollover Curb (Typ)

Sawcut Line (Typ) (Match Prop Pavement To Ex. Pavement Along Sawcut Lines)

CAUTION!!! GAS!!!

19'

32'

57'

1

PHASE 2

PHASE 3

UGG MARKER

32'

60.5'

Prop. Bldg. C
SqFt: 27,985
FFE:626.5C

273'

273'

N15°17'43"E 714.70'

50' COLONIAL PIPELINE EASEMENT AS MARKED IN FIELD PER COLONIAL PIPELINE (MATT LEDBETTER) (DBK 3616, PG 445)

140.5'

99'

N82°25'24"W 336.40'

EX. PAVEMENT

5' DRAIN. ESMT. (P.BK 42, PG 252)

IPF (PSI)

IPF (SEC)

IRF (DALE)

BENCHMARK:
PK NAIL
ELEV=625.13
(NAVD-88)

Know what's below. Call before you dig.

30' 0 30' 60'

SCALE: 1"= 30'

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE	1	REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W

Owner/Developer:
Amerco Real Estate Company
2727 N. Central Ave.
Phoenix, AZ 85004-11200

Deed Reference:
Tax Map 17, Parcel 40.03
R.Bk 42, Pg 252
R.Bk 1755 Pg 2801

Yard Requirements:
Front Building Setback: 40'
Side Building Setback: 20'
Rear Building Setback: 15'

Existing Use: Vacant
Intended Use: Retail and Self Storage/ Mini-Warehousing Equipment Rental & RV Storage. (Special Use Permit Previously Approved)

Land Use Data:
Zoned: I-2
1: 4-Story Building; 2: 1-Story Buildings
Building Ht.: Ex.Bldg. A: 48'-6" ; Bldg. B: 50'-0"; Bldg. C: 23'-2"
Total Floor Area: 172,634 Sq.Ft.
Ex. Building A = 32,421 Sq.Ft. (Footprint) 129,684 Sq.Ft. (Gross)
Prop. Building B = 14,965 Sq.Ft.
Prop. Building C = 27,985 Sq.Ft.
Open Spaces = 2.75 ± Acres
1 Lot on: 10.0 ± Acres

Parking Requirement:
2 Spaces/400 Sq.Ft. Office x 200 Sq.Ft. Office + 1 Space/4,000 Sq.Ft. G.F.A. x 136,584 Sq.Ft = 36 Spaces Required
Provided: 37 Regular + 2 H.C. = 39 Total Spaces Provided (Existing)

Flood Map No.:
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 47149C0105J dated May 9, 2023.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567

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F. MINER JOHN 2024 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

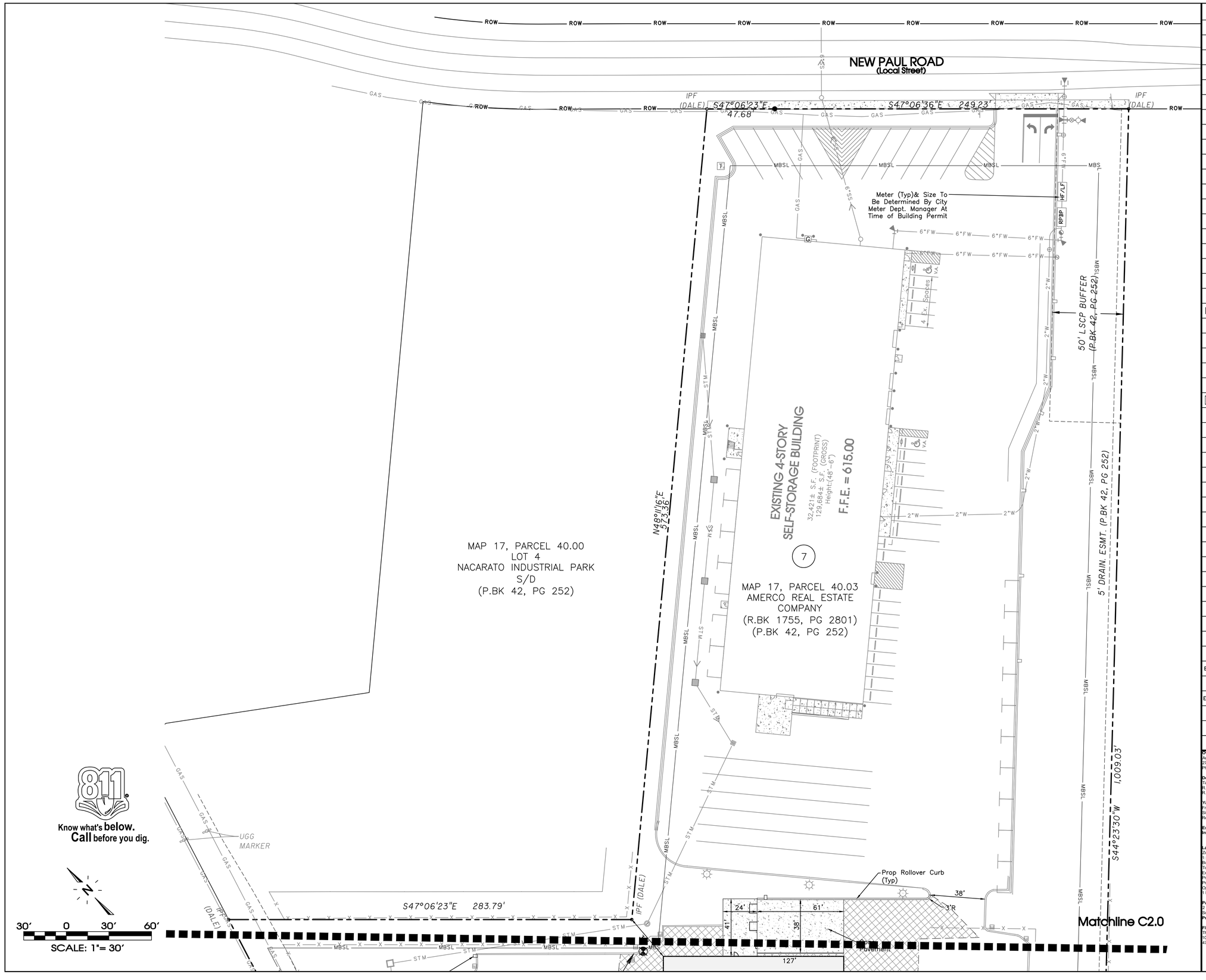
U-Haul Phases 2 & 3
503 New Paul Road
LaVergne, Tennessee

REVISED: 5-20-2024: PC Comments
6-26-2024: Add Phase Line
1

DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
FILE NAME: 19084uhaul2.dwg
SCALE: 1"=30'
JOB NO. 19084

Site Plan

SHEET: C2.0



Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
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EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
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PROPOSED GAS LINE	GAS
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PROPOSED SANITARY SEWER	SS
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Prop. Building C = 27,985 Sq.Ft.
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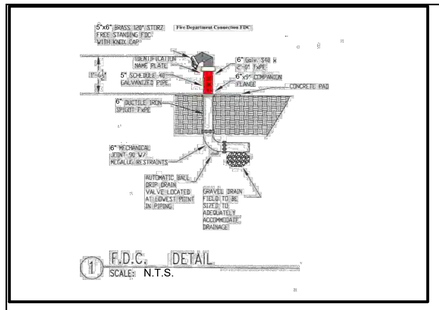
F. MINER JOHNSON — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

U-Haul Phases 2 & 3
503 New Paul Road
LaVergne, Tennessee

REVISED: 5-20-2024: PC Comments
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
FILE NAME: 19084uhaul2.dwg
SCALE: 1"=30'
JOB NO. 19084

Site Plan

SHEET: C2.1



1 F.D.C. DETAIL
SCALE: N.T.S.

MAP 17, PARCEL 40.01
LOT 4
NACARATO INDUSTRIAL PARK
S/D
(P.BK 40, PG 18)

Fire Line Notes:

1) Dedicated Fire Water Lines Must Be Inspected And Approved By FMO Prior To Being Covered.
2) Upon Completion Of Fire Water Lines, A 2 Hour, 200 Pound Pressure Test Must Be Witnessed And Approved By FMO.
3) FDC To Be 5" Storz Connection.
4) An Approved Knox 3200 Series Surface Or Recessed Mounting Lock Box Is Required At Riser Room Access Door.
5) An Exterior Electric Horn/Strobe Is Required Above FDC. No Water Gongs.
6) All fire line piping from point of service shall be installed by a TN registered sprinkler contractor.
7) Waterlines servicing fire hydrant must be in place & operational prior to bringing combustibles onsite.
8) Development must be sprinkled per the City of La Vergne's fire sprinkler ordinance

Electrical Legend:
- Commercial Vault
- Transformer

The proposed electrical, gas, and telecommunications information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical, etc.) with the Tennessee professional engineer's seal, for precise design information.

NOTE:
No more than 500 feet of open stormwater and/or utility trench will be allowed at one time.

STMH T/C=621.65
24"X38"RCP INV(NE)=612.20
24"X38"RCP INV(NW)=612.20

S47°06'23"E 283.79'

IPF (DALE)

Matchline C2.3

BENCHMARK:
PK NAIL
ELEV=623.94
(NAVD-88)

STUBS
1" - 3"PVC

DCI T/C=625.66
24"X38"RCP INV(NW)=615.86
24"X38"RCP INV(SE)=615.86

POND WEIR T/C=621.37
24"X38"RCP INV(SE)=615.13
8"CUTOUT INV=615.62
8"CUTOUT INV=617.77
(SEE DETAIL)

6"HDPE
TOP PIPE=615.49

24"x38"RCP
TOP PIPE=615.75

Remote FDC

1-6" GV & Box
1-Private Fire Hydrant Assembly
1-CTB

1-6"x6"x6" Tee
1-CTB

1-6" 45° Bend
1-CTB

2" PEX Domestic Water Line

6" Fire Water Line

Domestic RPBP Will Be Located Inside Building

Fire Riser Room

18" Vertical Separation Required

Prop. Bldg. B
SqFt: 14,965
FFE:625.5

1-6" 45° Bend
1-CTB

1-6" 22.5° Bend
1-CTB

2-6" 45° Bend
2-CTB

STUBS
1" - 3"PVC

AD T/C=623.24
18"RCP INV(NW)=620.19

EX. PAVEMENT

ECO
(Typ)

CAUTION!!!
GAS!!!

UGG
MARKER

PHASE 2
PHASE 3

Prop. Bldg. C
SqFt: 27,985
FFE:626.5C

AD T/C=623.90
24"RCP INV(NW)=620.15
18"RCP INV(SE)=620.15

AD T/C=623.94
18"RCP INV(NW)=620.79

EX. PAVEMENT

5' DRAIN. ESMT. (P.BK 42, PG 252)

IPF (PSI)

IPF (SEC)

N55°17'43"E
714.70'

50' COLONIAL PIPELINE EASEMENT
AS MARKED IN FIELD PER COLONIAL
PIPELINE (MATT LEDBETTER)
(D.BK 3616, PG 445)

N82°25'24"W
338.40

BENCHMARK:
PK NAIL
ELEV=625.13
(NAVD-88)

30' 0 30' 60'
SCALE: 1"= 30'

Know what's below.
Call before you dig.

Legend:

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EXISTING PHONE	PH
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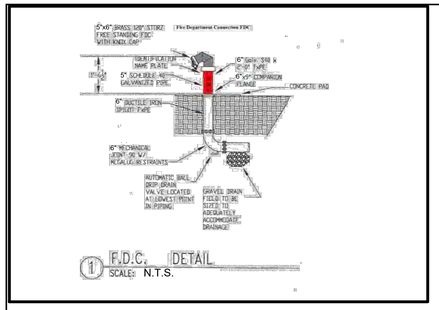
F. MINER LOCKHART 2024 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

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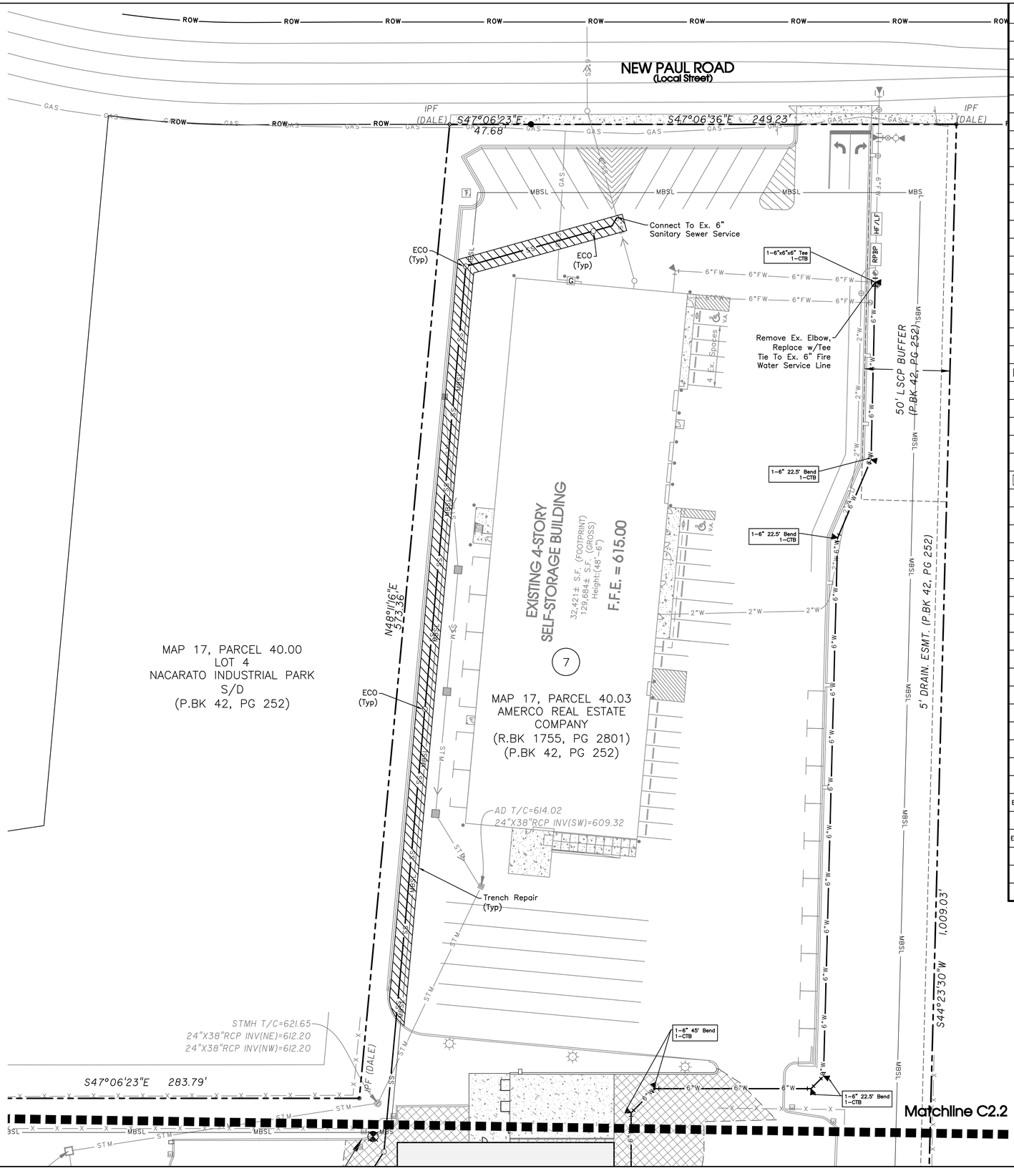
REVISED: 5-20-2024: PC Comments
1 6-26-2024: Add Phase Line

Utility Plan

DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
FILE NAME: 19084uhaul2.dwg
SCALE: 1"=30'
JOB NO. 19084
SHEET: C2.2



1. F.D.C. DETAIL
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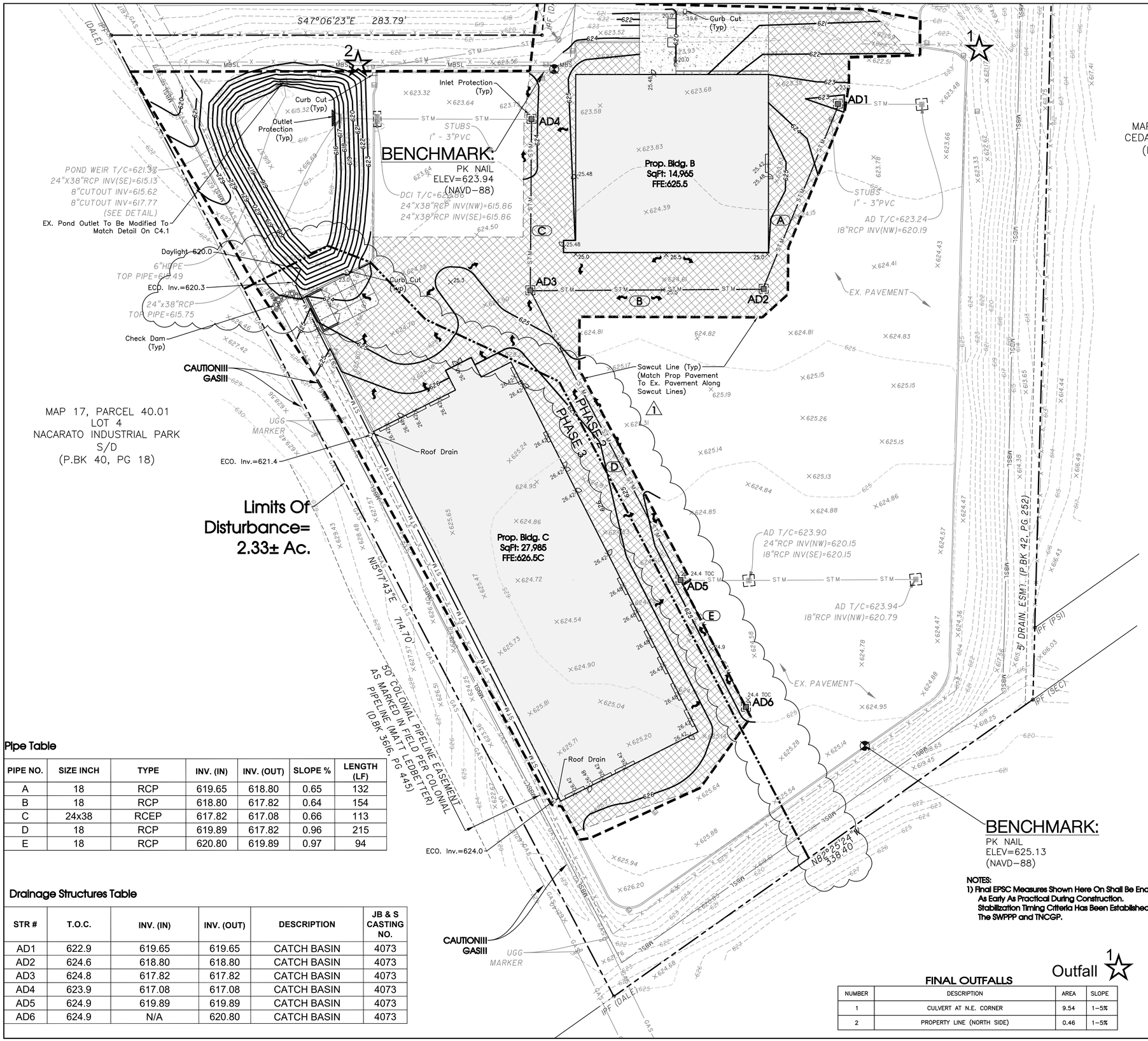
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SHEET: C2.3

Utility Plan

30' 0 30' 60'
SCALE: 1"= 30'

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



Pipe Table

PIPE NO.	SIZE INCH	TYPE	INV. (IN)	INV. (OUT)	SLOPE %	LENGTH (LF)
A	18	RCP	619.65	618.80	0.65	132
B	18	RCP	618.80	617.82	0.64	154
C	24x38	RCEP	617.82	617.08	0.66	113
D	18	RCP	619.89	617.82	0.96	215
E	18	RCP	620.80	619.89	0.97	94

Drainage Structures Table

STR #	T.O.C.	INV. (IN)	INV. (OUT)	DESCRIPTION	JB & S CASTING NO.
AD1	622.9	619.65	619.65	CATCH BASIN	4073
AD2	624.6	618.80	618.80	CATCH BASIN	4073
AD3	624.8	617.82	617.82	CATCH BASIN	4073
AD4	623.9	617.08	617.08	CATCH BASIN	4073
AD5	624.9	619.89	619.89	CATCH BASIN	4073
AD6	624.9	N/A	620.80	CATCH BASIN	4073

FINAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE
1	CULVERT AT N.E. CORNER	9.54	1-5%
2	PROPERTY LINE (NORTH SIDE)	0.46	1-5%

Legend:

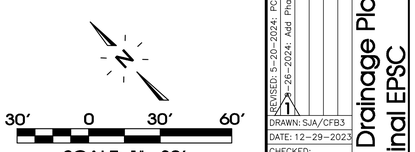
EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK	63.25	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(63.25)	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	EEL EEL
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W

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LANDSCAPE ARCHITECTURE
SEC, Inc.
830 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567

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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the engineer's opinion that the site as shown on these construction drawings can be constructed as designed. This opinion is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.



U-Haul Phases 2 & 3
503 New Paul Road
LaVergne, Tennessee

REVISED: 5-20-2024: PC Comments
1 5-28-2024: Add Phase Line

30' 0 30' 60'
SCALE: 1"= 30'

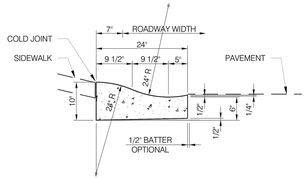
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
FILE NAME: 19084uhaul2.dwg
SCALE: 1"=30'
JOB NO. 19084

Grading, Drainage Plan, & Final EPSC

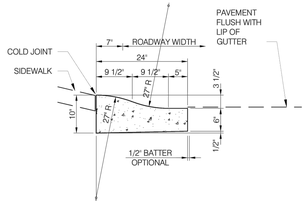
SHEET: C3.0

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

MOUNTABLE ROLLED CURB DETAIL



ROLL CURB AND GUTTER (A)



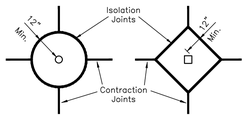
ROLL CURB AND GUTTER (B)

ROLL CURB NOTES (A & B)

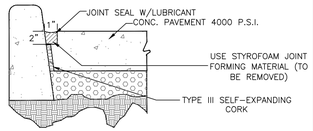
1. ONLY USE WHEN RIBBON CURB IS NOT ALLOWED OR WHEN REQUIRED FOR DRAINAGE.
2. CONTRACTION JOINT SPACING 10' MAXIMUM.
3. MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS.

AMERCO REAL ESTATE COMPANY	ROLL CURB DETAILS	
	FILE NAME: CURB PROFILES.dwg	SHEET:
	SECTION #: Division-3 (3300)	CP-2
	REVISED: 04.08.2020	DETAIL
	SCALE: NOT TO SCALE	

CONSTRUCTION & RENOVATION – 2727 NORTH CENTRAL AVENUE, 8-NORTH – PHOENIX, ARIZONA 85004 PH: (602) 263-6502



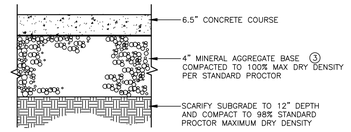
ISOLATION JOINT DETAIL
SCALE — NONE



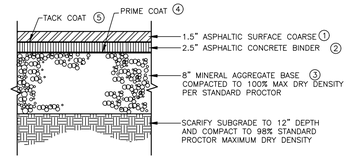
THIS APPLIES TO CURBS, SIDEWALKS, DRAINAGE/UTILITY STRUCTURES, BUILDINGS, FIXED OBJECTS, ETC.

ISOLATION/EXPANSION JOINT DETAIL
SCALE — NONE

Notes:
1) Contraction joint spacing – as shown
2) Isolation joints are required at all fixed objects, such as bollards, building, cleanouts, curb & gutter, drainage structures, fire hydrants, manholes, valve boxes, etc.
3) Isolation joints shall be round or square, at the contractor's option, as shown diagramed.
4) Expansion joints shall be spaced at 100 feet max.
5) Thicken edge of slab at edges of slabs including but not limited to at intersection with asphalt pavement, curb & gutter, expansion joints, isolation joints, and sidewalks
6) Thickened edges shall be 10.5"(6.5") deep, tapered from edge of joint over 36", to the normal slab depth of 8"(5").
7) Sawed contraction joints shall be 2"(1.25") deep, 1/8" wide. Sawing shall take place as soon as concrete will allow.
8) All joints (saw, etc.) shall be sealed to reduce water infiltration.
9) Construction should be in accordance with ACI 330 specifications for unreinforced concrete parking lot.



CONCRETE PAVEMENT



HEAVY DUTY PAVEMENT

(1) BITUMINOUS SURFACE: (1" PER SQ. TD. = 106 LBS)
TDOT 411-01.01 – MINERAL AGGREGATE (ASC) GRADING "E"
TDOT 411-01.02 – ASPHALTIC CEMENT (ASC) GRADING "E"

(2) BITUMINOUS BINDER: (1" PER SQ. YD. = 110 LBS.)
TDOT 307-03.11 – BITUMINOUS PLANT MIX BASE (HOT MIX) (BPMB-HM) GRADING "B"

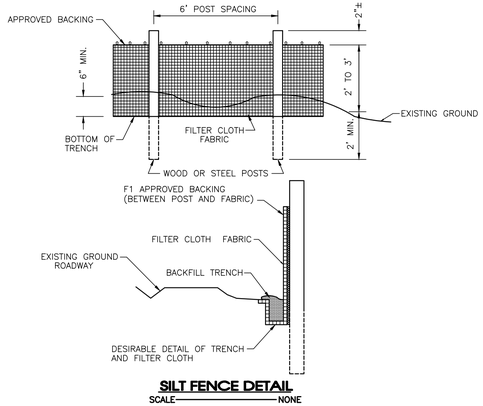
(3) MINERAL AGGREGATE: (2.03 TON / CU. YD.)
TDOT 303-01 – MINERAL AGGREGATE TYPE "A" BASE, GRADING "D"

(4) PRIME COAT:
TDOT 402-01 – BITUMINOUS MATERIAL FOR PRIME COAT (PC) 0.30-0.35 GAL/SQ. YD.

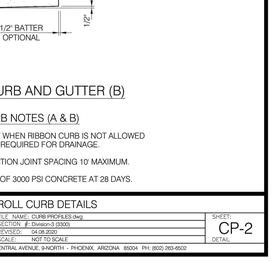
TDOT 402-02 – AGGREGATE FOR COVER MATERIAL (PC) 8-12 LB/SQ. YD.

(5) TACK COAT:
TDOT 403-01 – BITUMINOUS MATERIAL FOR TACK COAT (TC) 0.02 GAL/SQ. YD.

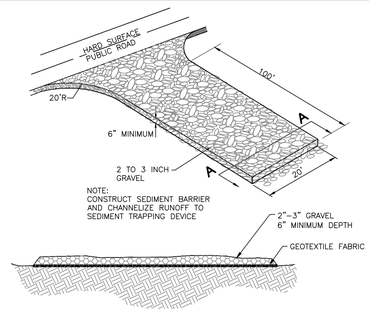
TYPICAL PAVEMENT SECTIONS
SCALE — NONE



SILT FENCE DETAIL
SCALE — NONE

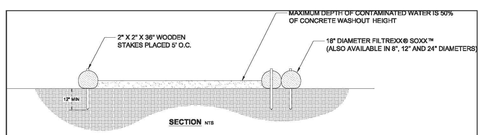


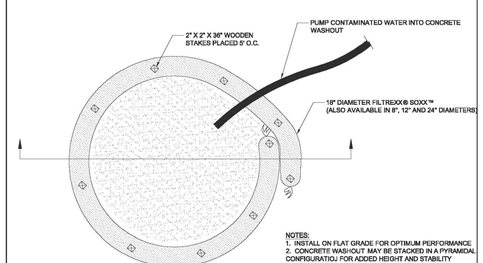
HANDICAP SYMBOL DETAIL
SCALE — NONE



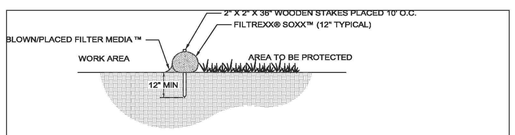
SECTION A-A

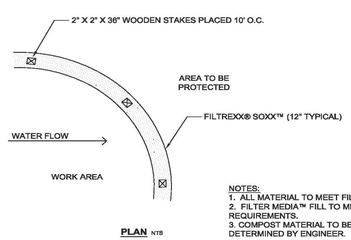
GRAVEL CONSTRUCTION ENTRANCE
SCALE — NONE





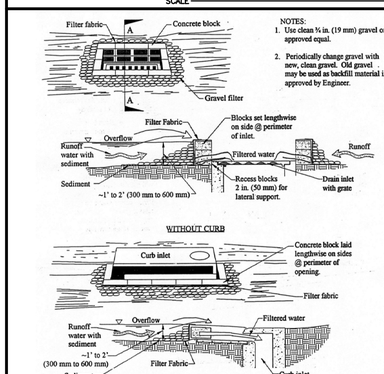
FILTREXX® CONCRETE WASHOUT
NTS





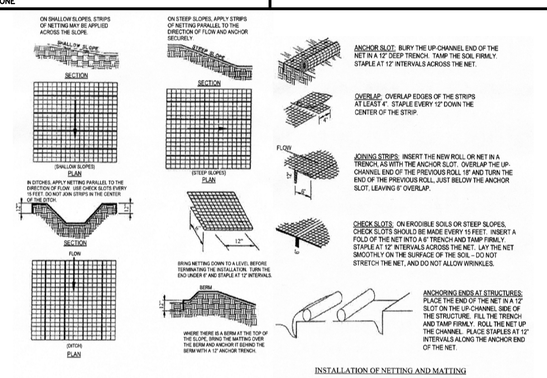
NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® SEDIMENT CONTROL
NTS



NOTES:
1. Use clean ¾ in. (19 mm) gravel or approved equal.
2. Periodically change gravel with new, clean gravel. Old gravel may be used as backfill material if approved by Engineer.

CATCH BASIN FILTRATION
SCALE — NONE



ORIENTATION OF NETTING AND MATTING

Figure TCP-09-2
Mat Anchoring and Layout

INSTALLATION OF NETTING AND MATTING

Figure TCP-09-1
Mat Anchoring

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567

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JOHN F. MINER 2-20-24 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

U-Haul Phases 2 & 3
503 New Paul Road
LaVergne, Tennessee

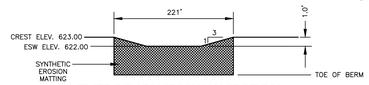
REVISED: 5-20-2024: PC Comments
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
FILE NAME: 19084uhaul2.dwg
SCALE: None
JOB NO. 19084

Details

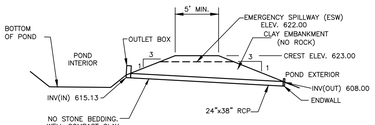
SHEET: C4.0



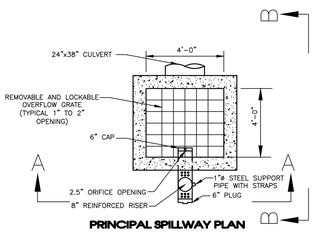
EMERGENCY SPILLWAY PLAN



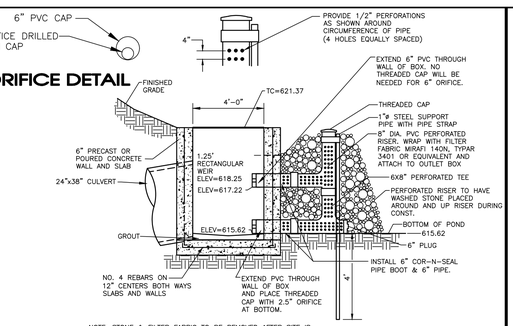
EMERGENCY SPILLWAY SECTION



EMERGENCY SPILLWAY PROFILE

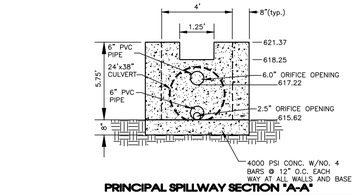


PRINCIPAL SPILLWAY PLAN



ORIFICE DETAIL

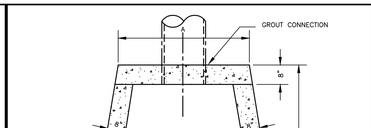
PRINCIPAL SPILLWAY SECTION "B-B"



PRINCIPAL SPILLWAY SECTION "A-A"

DETENTION POND OUTLET DETAILS

SCALE NONE

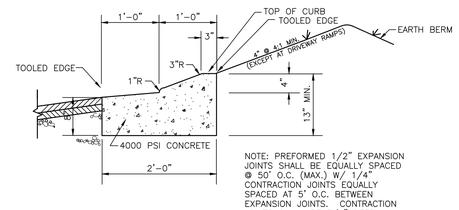


REINFORCED WITH NO.4 REBAR @ 10" C/C, E.W., ALL WALLS AND SLABS
CONCRETE: 4,000 P.S.I. AT 28 DAYS

PIPE SIZE	A	B	C
24" O.D. MAX.	48"	72"	44"
39" O.D. MAX.	72"	96"	50"
53" O.D. MAX.	96"	120"	56"

WINGED HEADWALL

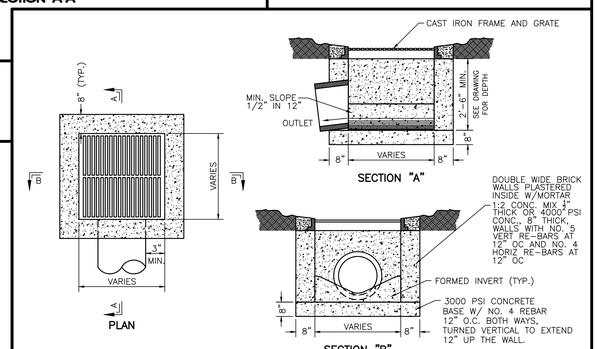
SCALE NONE



NOTE: PREFORMED 1/2" EXPANSION JOINTS SHALL BE EQUALLY SPACED @ 50' O.C. (MAX.) W/ 1/4" CONTRACTION JOINTS EQUALLY SPACED AT 5' O.C. BETWEEN EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE 3/4" DEEP AND MAY BE SAWED.

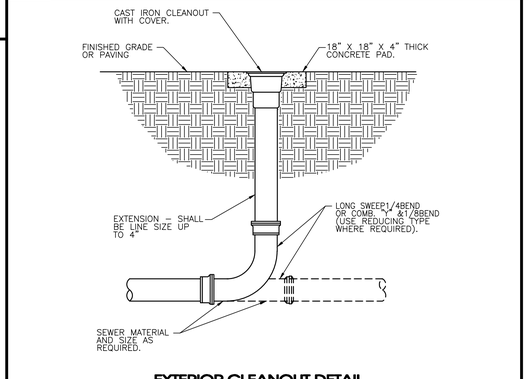
ROLLOVER CONC. CURB

SCALE NONE



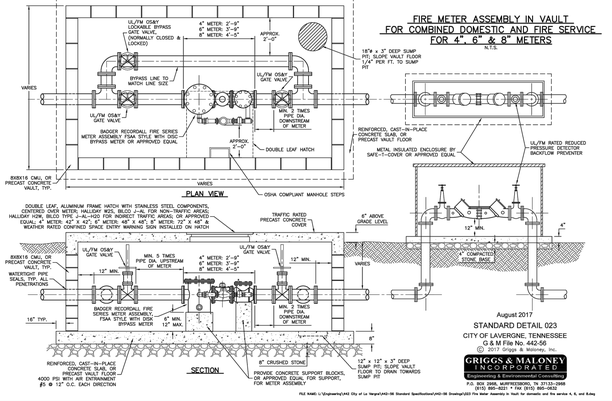
PRECAST CATCH BASIN DETAIL

SCALE NONE



EXTERIOR CLEANOUT DETAIL

SCALE NONE



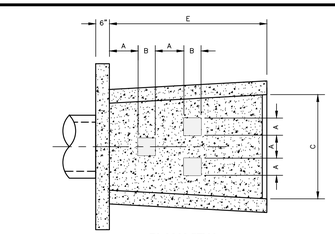
FIRE METER ASSEMBLY IN VAULT FOR COMBINED DOMESTIC AND FIRE SERVICE FOR 4", 6" & 8" METERS

N.T.S.

August 2017
STANDARD DETAIL 023
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56
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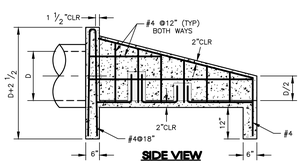
GRIGGS & MALONEY INCORPORATED
Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-6221 * FAX (615) 895-0632

FILE NAME: U:\Engineering\442-SK\2013 Updates\Drawings\023 Fire Meter Assembly & Vault for domestic and fire service 4, 6, and 8.dwg

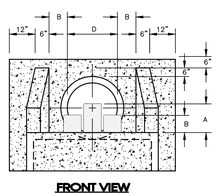


PLAN VIEW

DIMENSIONS IN INCHES											
A	9	10	12	14	15	16	18	21	24	27	30
B	5	7	8	9	10	11	12	14	16	18	20
C	32	42	48	54	60	66	72	84	96	108	120
D	18	21	24	27	30	33	36	42	48	54	60
E	54	63	72	81	90	99	108	126	144	162	180



SIDE VIEW



FRONT VIEW

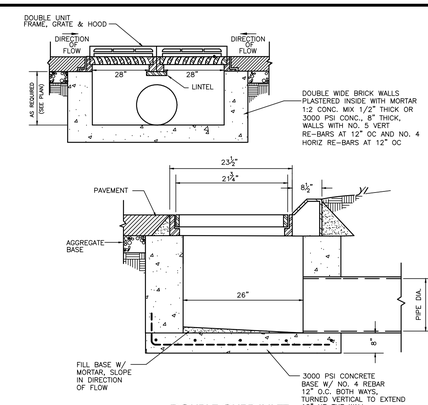
ENERGY DISSIPATER OUTLET STRUCTURE

SCALE NONE

PLAN VIEW PROFILE VIEW

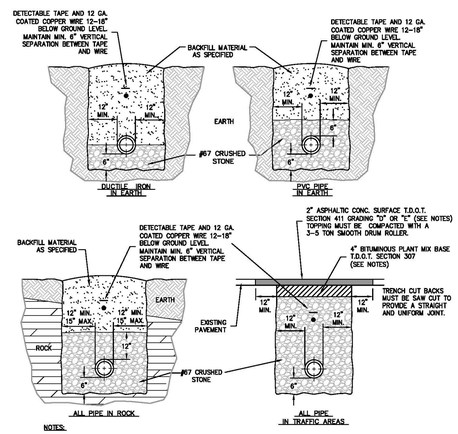
TYPICAL CURB CUT FOR DRAINAGE

SCALE NONE



DOUBLE CURB INLET

SCALE NONE



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.

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GRIGGS & MALONEY INCORPORATED
Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-6221 * FAX (615) 895-0632

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

STANDARD WATERLINE BEDDING & BACKFILLING

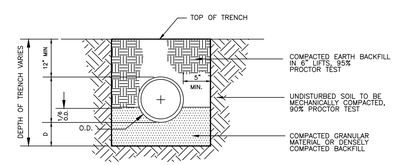
N.T.S.

Revised September, 2015

STANDARD DETAIL 010

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56



NOTES:
1. WHEN PIPE IS TO BE PLACED IN A FILL SECTION, THE COMPACTED FILL SHALL BE PLACED A MIN. OF 12" ABOVE THE PIPE ELEVATION BEFORE THE TRENCH IS EXCAVATED.
2. SUBGRADES SHOULD BE EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED.

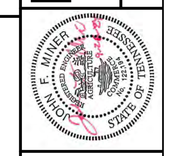
PIPE DIA.	D (MIN.)
23" & SMALLER	3"
30" TO 60"	4"
66" & LARGER	6"

TRENCH BEDDING FOR STORM DRAIN CMP AND RCP ONLY

SCALE NONE

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LANDSCAPE ARCHITECTURE
SEC, Inc.
830 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567
CIVIL • STRUCTURAL • ENVIRONMENTAL

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U-Haul Phases 2 & 3
503 New Paul Road
LaVergne, Tennessee

Details

REVISED: 5-20-2024 PC Comments

DRAWN: SJA/CFB3

DATE: 12-29-2023

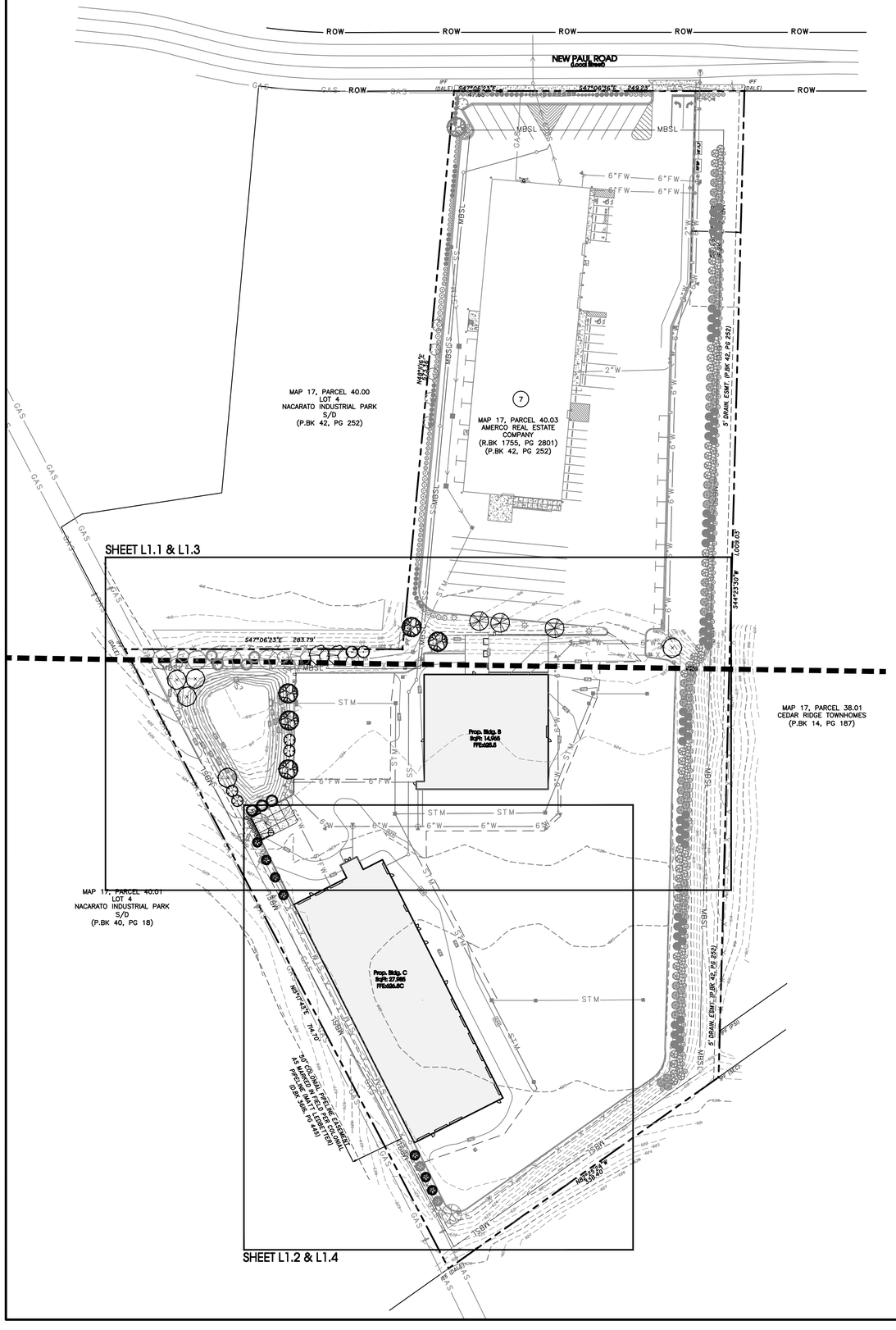
CHECKED: MAT, MPL

FILE NAME: 19084uhaul2.dwg

SCALE: None

JOB NO. 19084

SHEET: C4.1



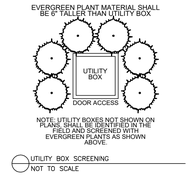
U-HAUL PHASE 2
503 NEW PAUL ROAD

LANDSCAPE PLAN

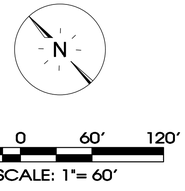
SITE DATA
SITE AREA: 10.00 ACRES
SITE ZONING: I-2

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

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



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U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Landscape Plan

REVISED:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19084uhaul2_LA	
SCALE: 1" = 60'	
JOB NO. 19084	
SHEET: L1.0	

S47°06'23"E 283.79'

IPF (DALE)

EXISTING PHASE 1 TREES TO BE REMOVED

EXISTING PHASE 1 TREES TO BE REMOVED

Prop. Bldg. B
SqFt: 14,965
FFE:625.5

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

NOTE: UTILITY BOXES NOT SHOWN ON PLANS, SHALL BE IDENTIFIED IN THE FIELD AND SCREENED WITH EVERGREEN PLANTS AS SHOWN ABOVE.

UTILITY BOX SCREENING
NOT TO SCALE

Know what's **below.**
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N

20' 0 20' 40'

SCALE: 1"= 20'

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ROBERT S. MOLCHAN — TENNESSEE — REGISTERED LANDSCAPE ARCHITECT — 06/28/2024

U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Tree Removal Plan

REVISED:

DRAWN: SWL

DATE: 12-29-2023

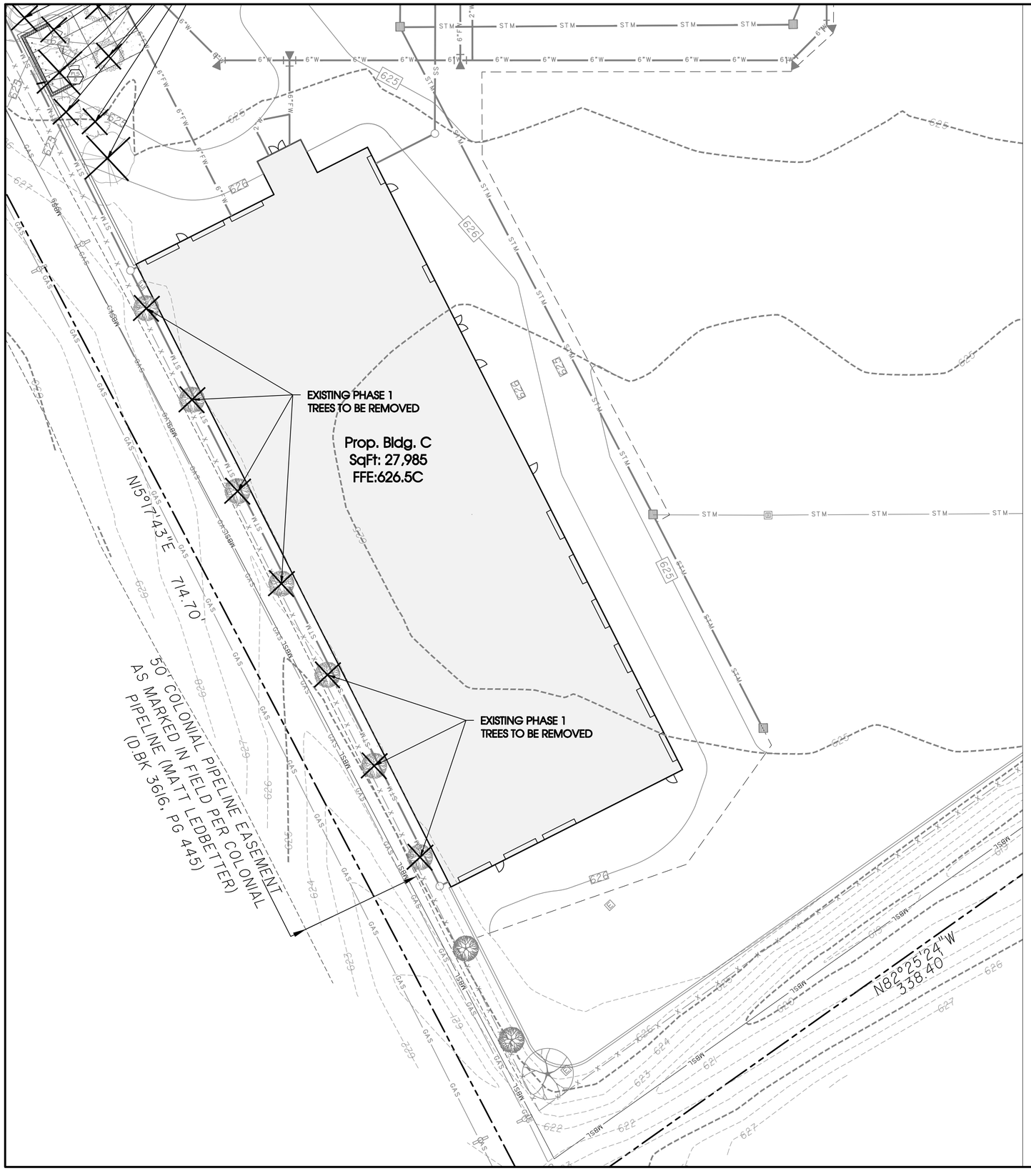
CHECKED: RSM

FILE NAME: 19084uhaul2_LA

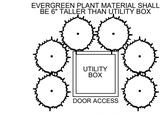
SCALE: 1" = 20'

JOB NO. 19084

SHEET: L1.1



EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX



NOTE: UTILITY BOXES NOT SHOWN ON PLANS SHALL BE SITED WITHIN THE FIELD AND SCREENED WITH EVERGREEN PLANTS AS SHOWN ABOVE.

UTILITY BOX SCREENING
NOT TO SCALE

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N

20' 0 20' 40'

SCALE: 1"= 20'

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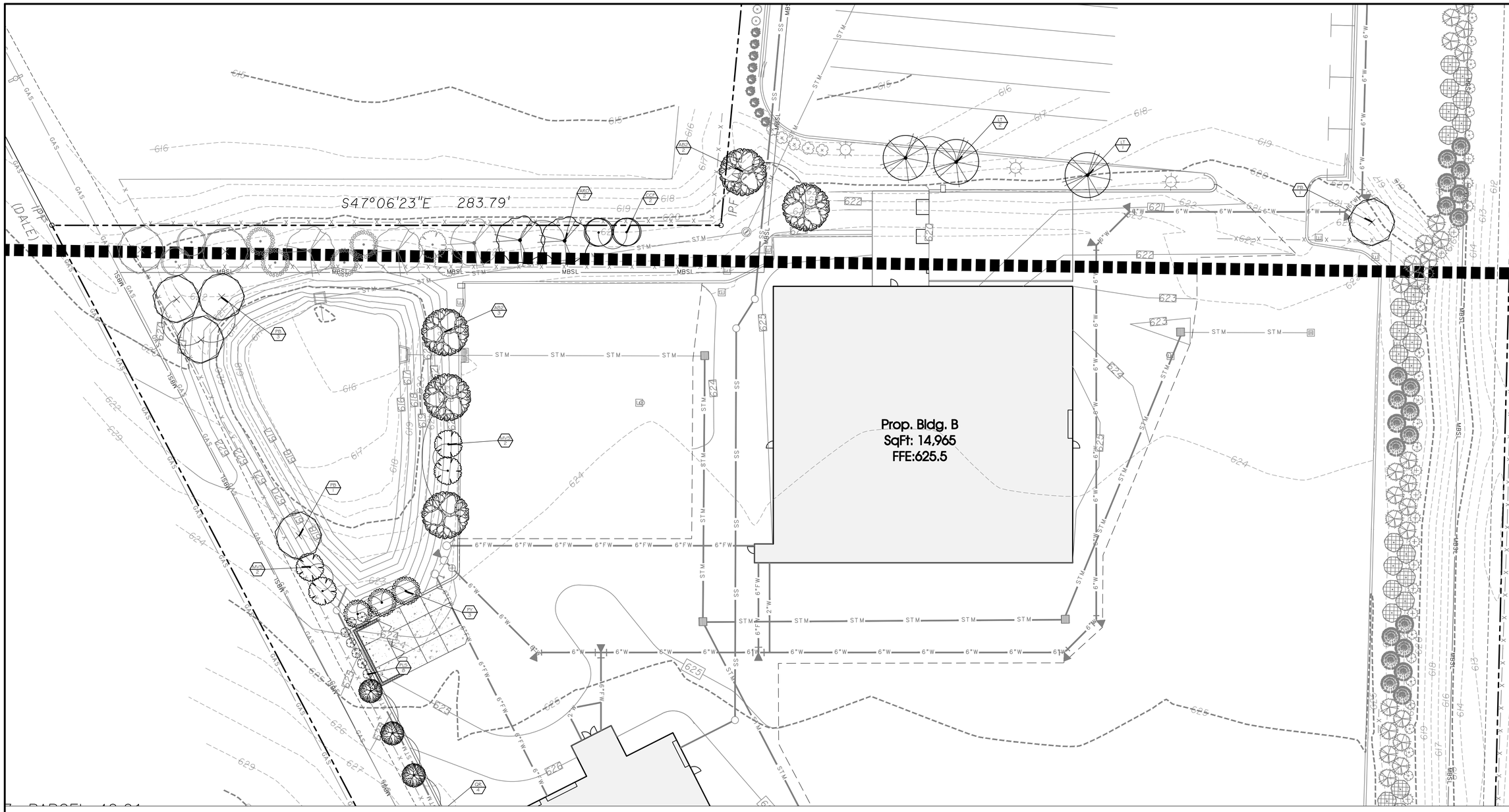
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S. WOLCHMAYER LICENSED PROFESSIONAL ENGINEER 06/28/2024

U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Tree Removal Plan

REVISED:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19084uhaul2_LA	
SCALE: 1" = 20'	
JOB NO. 19084	
SHEET: L1.2	



EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

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UTILITY BOX SCREENING
NOT TO SCALE

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N

20' 0 20' 40'

SCALE: 1"= 20'

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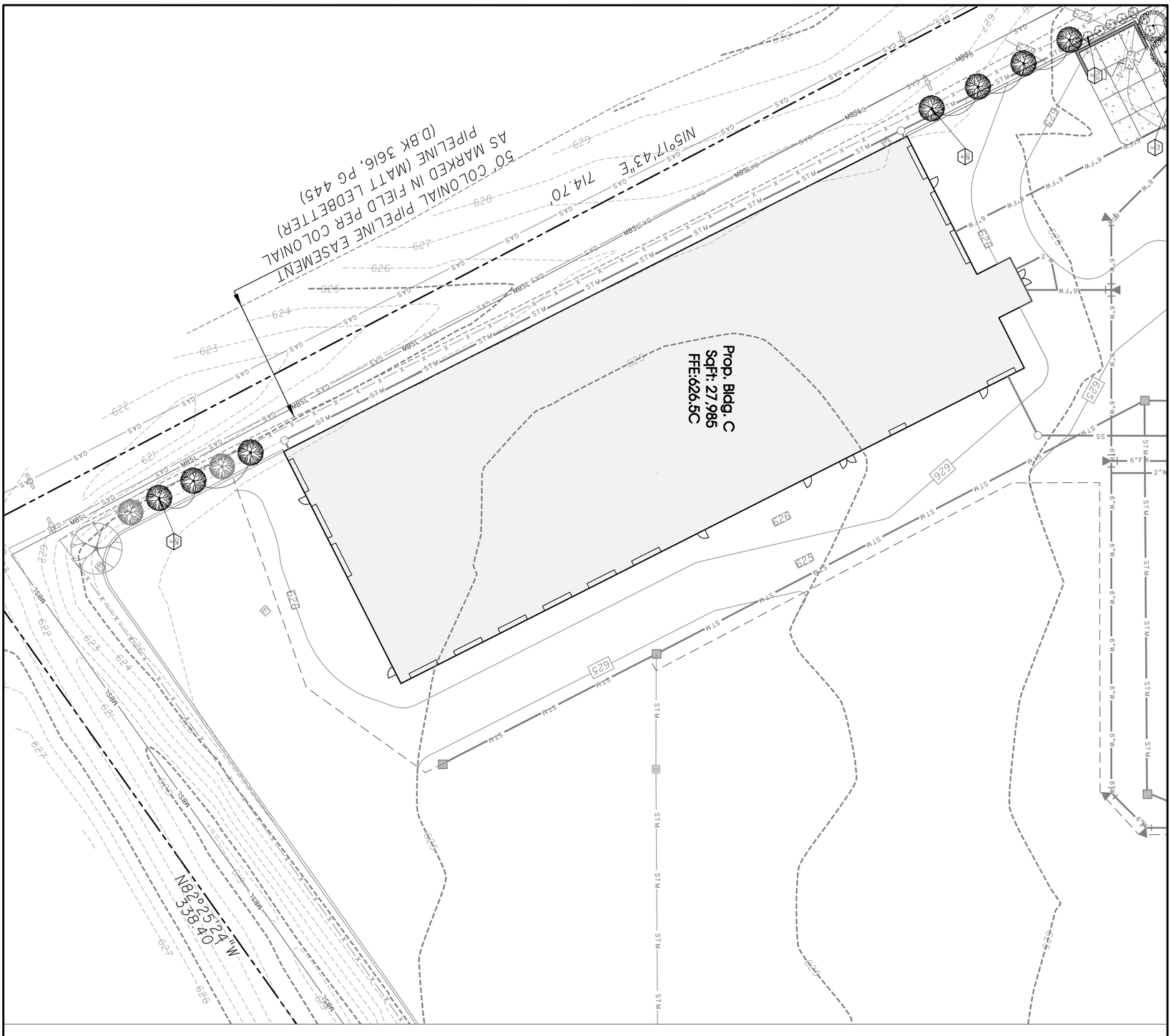
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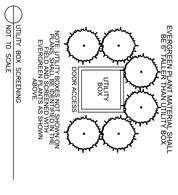
STATE OF TENNESSEE
STEVEN W. LOCHMANN
REGISTERED LANDSCAPE ARCHITECT
06/24/2024

U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

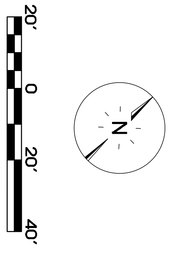
Tree Replacement Plan

REVISED:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19084uhaul2_LA	
SCALE: 1" = 20'	
JOB NO. 19084	
SHEET: L1.3	





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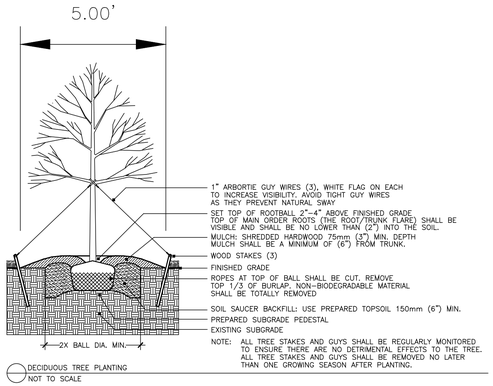
SHEET:	L1.4
JOB NO.	19084
SCALE:	1" = 20'
FILE NAME:	19084uhaul2_LA
CHECKED:	RSM
DRAWN:	SWL
DATE:	12-29-2023
REVISED:	

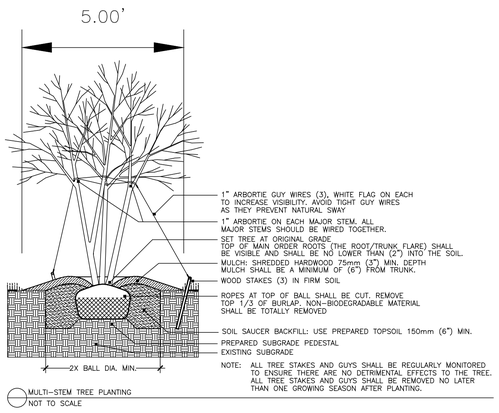
Tree Removal Plan

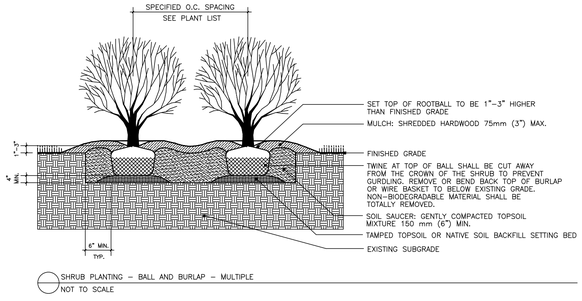
U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

ROBERT S. MOLCHAN
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT
06-24-2024

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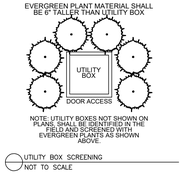
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
DECIDUOUS TREES									
	AB2	5	ACER BUERGERIANUM / TRIDENT MAPLE	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	ARO	2	ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	LT	3	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	PB	5	PLATANUS X ACERIFOLIA `BLOODGOOD` / LONDON PLANE TREE	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	QR	7	QUERCUS ROBUR X ALBA `CRIMSON SPIRE` / CRIMSON SPIRE OAK	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
UNDERSTORY TREES									
	CCF	2	CERCIS CANADENSIS `FOREST PANSY` TM / FOREST PANSY REDBUD	B & B	2"CAL	10` - 12`		AS SHOWN	4` CLEAR TRUNK, FULL CANOPY, MATCHED*
	MV5	4	MAGNOLIA VIRGINIANA / SWEET BAY	B & B	2"CAL	10` - 12`		AS SHOWN	4` CLEAR TRUNK, MULTI-CANE VARIETY, 3-CANE MIN., 3/4 INCH MIN. PER CANE, SYMMETRICAL CANOPY, MATCHED*
	PY	3	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B & B	2"CAL	10` - 12`		AS SHOWN	4` CLEAR TRUNK, FULL CANOPY, MATCHED*
EVERGREEN SHRUBS									
	PLS	9	PRUNUS LAUROCERASUS `SCHIPKAENSIS` / SCHIPKA LAUREL	CONT.		18"	12"	5` O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED

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

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
4. TREAT ALL LANDSCAPE BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AREAS AND LAWNS PER PROJECT SPECIFICATIONS UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
7. PROVIDE TREES, SHRUBS, AND PLANTS OF QUALITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
8. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
9. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
10. THE QUANTITIES INDICATED ON THE PLANT SCHEDULE AND PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THOSE QUOTATIONS. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
11. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
12. SEED OR SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTING BEDS.
13. SHRUBS AND GROUNDCOVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
14. UPON COMPLETION AND FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, A THREE (3) YEAR LANDSCAPE MAINTENANCE BOND WILL BE REQUIRED. THIS BOND SHOULD BE SUBMITTED IN THE NAME OF THE PROPERTY OWNER OF RECORD OR A LEASE HOLDER WHO HAS TEN (10) YEARS OR MORE REMAINING ON A CURRENT LEASE. THE PROPERTY OWNER/LEASE HOLDER SHOULD ALLOW ADEQUATE TIME TO OBTAIN THE BOND AS THIS PROCESS MAY BE LENGTHY AND MAY DELAY THE ISSUEANCE OF THE CERTIFICATE OF OCCUPANCY.



UTILITY BOX SCREENING
NOT TO SCALE

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U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

REVISED:
DRAWN: SWL
DATE: 12-29-2023
CHECKED: RSM
FILE NAME: 19084uhaul2_LA
SCALE: N/A
JOB NO. 19084

Landscape Details & Notes

SHEET: L2.0

Planning Commission Report
Meeting: October 15, 2024

City of La Vergne

Item #: 14. **Item Title: Site Plan – Arbor Ridge Amenity Center – New Building Consisting of 1,586 Square Feet on 2.04 Acres. Requested by SEC, Inc. Property located on Snowdrop Avenue (Tax Map 32, Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Aston Woods.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

The applicant is requesting site plan approval for a new amenity center including a pool at Arbor Ridge off Waldron Road. This specific property is located on Snowdrop Ave.

Proposed structures consist of a one-story building that will consist of 1586 square feet and a swimming pool. Also, associated parking areas and driveways will be constructed.

The total space of the amenity center equals 1,586 square feet. The pool will consist of 2562 square feet.

There will be 39 parking spaces provided where 17 are required. A playground will also be built adjacent to the pool, and the mail kiosk area is also designed for this space.

Staff Comments / Technical Items:

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

1. The total acreage of the site is unclear - disturbed area is shown but total acreage needs to be printed on Title Sheet and in Site Data Table;

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

1. (Sheet C1.0) Provide sufficient layout information for contractor to be able to find limits of disturbance in the field for the purpose of complying with initial erosion control plan. If the limit is based on field location of edge of stream buffer, so state. There are areas where this is not the case. Provide dimensions to locate those areas.
2. (Sheet C1.0) Provide sufficient dimensions to stake the location of the building in the field. This may be a single corner and wall bearing.
3. (Sheet C1.0) For Playground Pad, note states "See LA Plans". The Landscaping Plans provide no information. Provide dimensions of the playground and additional information (Such as groundcover and equipment types) sufficient to prove compliance with approved PDR rezoning document page 22. Please note the drawing named "Clubhouse/Cabana and Pool Rendering" is not labeled "Example" and is therefore considered by the city to be a binding requirement.
4. (Sheet C1.0) For Pool, note states "See LA Plans". The Landscaping Plans provide no information. The plan provided does not show a children's pool with fountain. Nor did it show trellises. These items must be shown for compliance with the approved PDR.

5. (For information) The pool will require a Pool Permit from the Codes Department. The trellises will require detailed drawings for that permit or for the building permit if they are included with the Pool House Building Permit.
6. (Sheet C1.0) The plan provided does not show a fire pit. Three of these are required per the approved PDR page 21. These items must be shown for compliance with the approved PDR.
7. (Sheet L4.1) Provide a detail of the 48" Pool Enclosure fence showing proposed color and materials.
8. (Sheet L4.1) Provide architectural materials information for retaining wall.
9. (Sheet C1.0 or Sheet L4.1) Please designate and provide dimensions for "Open Play Lawn" as required by Page 21 of the approved PDR.
10. (Sheet C1.0) Show distance between southernmost entry drive and the driveway for Lot 95.
11. (Sheet C1.0) Show distance between the two driveway ramps.
12. (Sheet C1.0) If this area will have any streetside monument signage or similar signage, show it on the plan and provide dimensions.
13. (Sheet C1.0) Please show all utilities (water and sewer) required to fill, maintain, and drain the pool.
14. Confirm that no dumpster pad will be needed for this area.

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

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

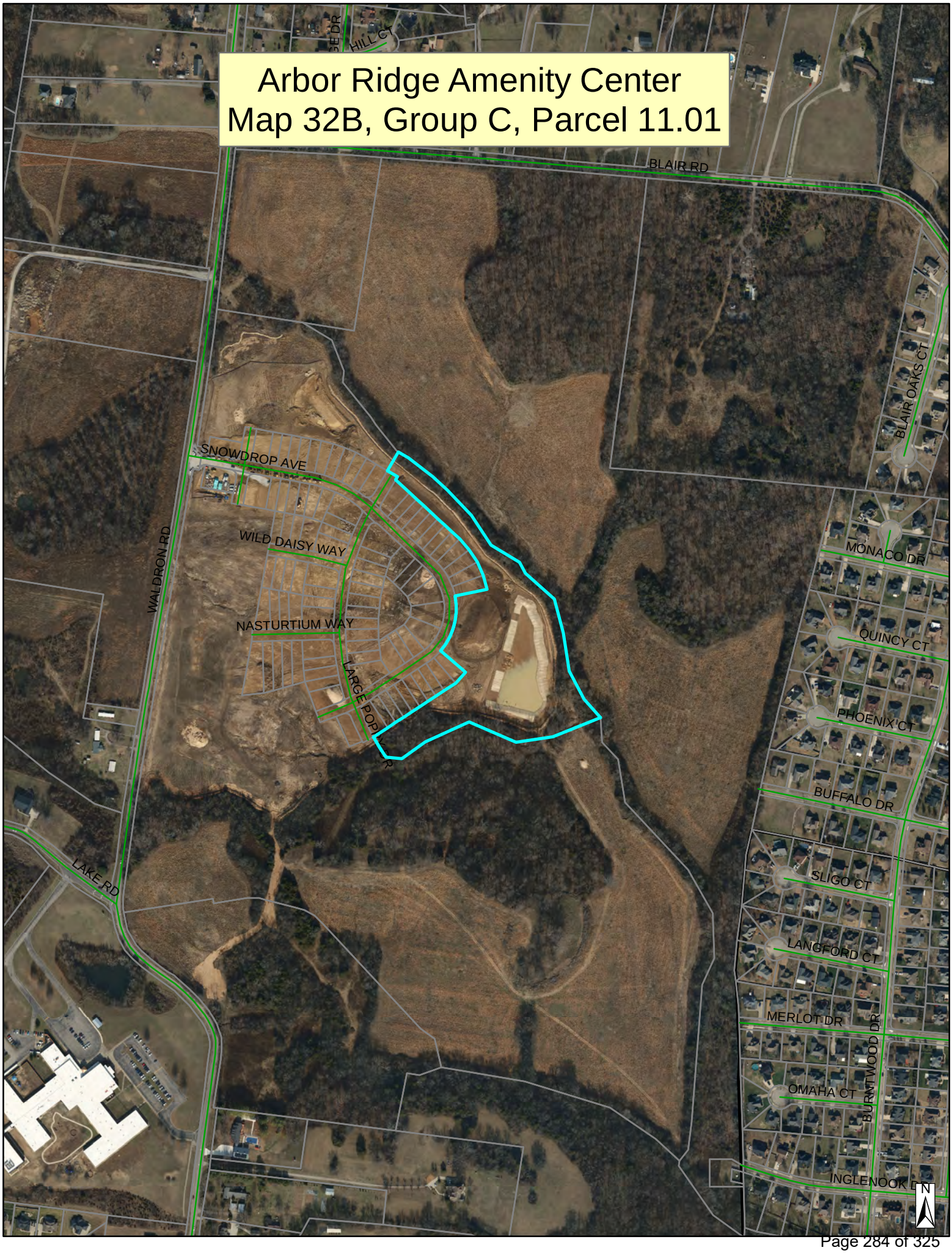
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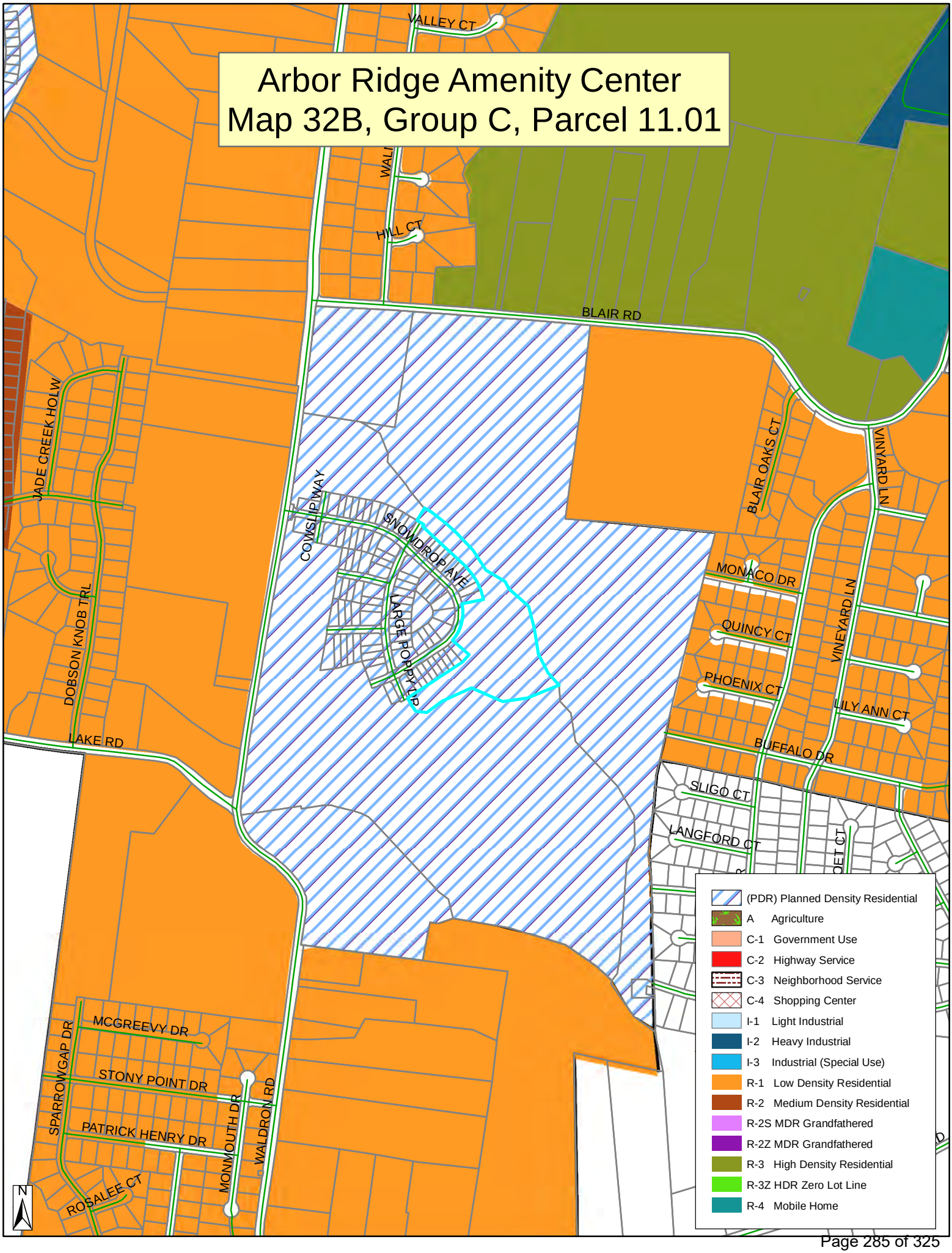
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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.


Arbor Ridge Amenity Center
Map 32B, Group C, Parcel 11.01
SNOWDROP AVE
WILD DAISY WAY
NASTURTIUM WAY
LARGE POPPY DR
N


Arbor Ridge Amenity Center
Map 32B, Group C, Parcel 11.01
BLAIR RD
HILL CT
SNOWDROP AVE
WILD DAISY WAY
NASTURTIUM WAY
LARGE POPLAR DR
WALDRON RD
LAKE RD
BLAIR OAKS CT
MONACO DR
QUINCY CT
PHOENIX CT
BUFFALO DR
SLIGO CT
LANGFORD CT
MERLOT DR
BURNTWOOD DR
OMAHA CT
INGLENOOK D
N


Arbor Ridge Amenity Center
Map 32B, Group C, Parcel 11.01
VALLEY CT
HILL CT
BLAIR RD
JADE CREEK HOLW
DOBSON KNOB TRL
LAKE RD
COWSLIP WAY
SNOWDROP AVE
LARGE PORPTY 1P
BLAIR OAKS CT
VINYARD LN
MONACO DR
QUINCY CT
VINEYARD LN
PHOENIX CT
LILY ANN CT
BUFFALO DR
SLIGO CT
LANGFORD CT
MCGREEVY DR
STONY POINT DR
PATRICK HENRY DR
SPARROWGAP DR
MONMOUTH DR
WALDRON RD
ROSALEE 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



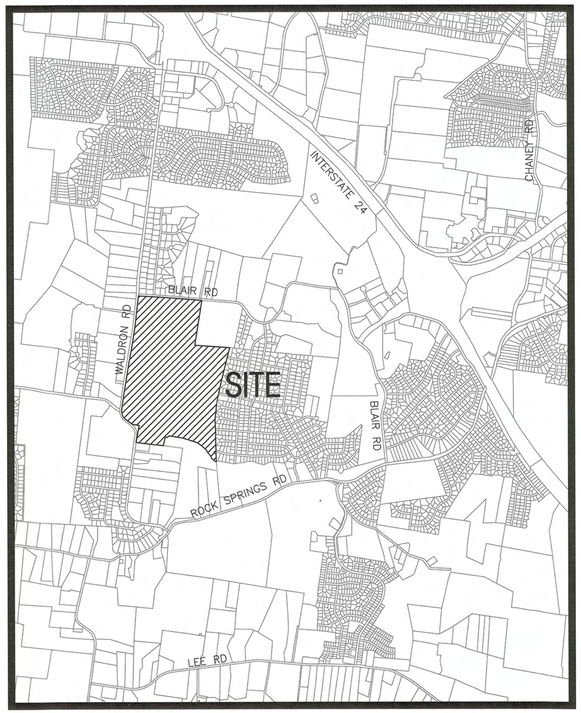

B
SWPPP
B
INC.


SWPP
B
BARLOW
INC.

Arbor Ridge
Amenity Lot
La Vergne, Tennessee
Site Plan & Construction Drawings

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	GeneralNotes
C0.2	Master Plan
C1.0	Site & Utility Plan
C2.0	Initial EPSC, Stormwater Management, & Construction Management
C3.0	Grading And Drainage & Final EPSC/SWPP Plan
C4.0-4.1	Details



Site Location Map
Not To Scale

Owner/Developer:
Aston Woods
99 E Main Street, Suite 99
Franklin, TN 37064
Contact: Christian Macari

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105J, Dated May 8, 2023.

Deed Reference:
Tax Map 32, Parcel 4.04
Zoning: PDR (Planned Density Residential)
R.Bk. 2384, Pg. 3117

Land Use Data:
1-Story Building
Building Height: 12'-1"
Building Area: 1,586 Sq.Ft.

Parking Requirements:
Required: 1 Space/150 Sq.Ft. Water Surface x 2,562 Sq.Ft. = 17 Spaces
Provided: 37 Regular + 2 H.C. = 39 Total Spaces

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567

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By: Matthew A Taylor Date: September 30, 2024
Matthew A. Taylor, P.E. TN. Reg. #112515

MATTHEW A. TAYLOR
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 112515
STATE OF TENNESSEE

Watershed: Hurricane Creek (Not Supporting)
2.04 ± Acres Disturbed
1.10 ± Impervious Area
5-yr, 24-hr EPSC Storm Event

Sheet C0.0
Arbor Ridge
Amenity Lot
Site Plan & Construction Drawings
S.E.C. Project #18314
Date: 9-30-2024
Revised:

Site Clearing & Demolition Notes:

1. Before starting demolition operations, refer Existing Conditions & Initial EPSC Plan.

2. Demolition includes the following within the property lines:
   1) Transfer benchmark control to new locations outside the disturbed area prior to commencing demolition operations (when applicable)
   2) Provide temporary barricades and other forms of protection as required to protect owner's personnel property and general public from injury due to demolition work.
   3) Demolition and removal of site improvements.
   4) Disconnecting, capping or sealing, and abandoning/removing site utilities in place (whichever is applicable)

3. Promptly remove waste materials, unsuitable and excess topsoil and other clearing debris from Owner's property and dispose of off site.

4. Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain.

5. Existing foundations and utilities may be encountered across the site. If encountered, these items will require removal. Resulting excavations should be backfilled with properly compacted select fill.

6. Removal includes digging out stumps and roots. Remove all stumps, roots over 4–inches in diameter and matted roots within the limits of grubbing to depths as follows:
   1) Footings: 18 inches
   2) Walks: 12 inches
   3) Roads: 18 inches
   4) Parking Areas: 12 inches
   5) Lawn Areas: 18 inches
   6) Fills: 12 inches

7. Remove reinstall, and relocate: items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage reinstall items in locations indicated.

8. Provide protection necessary to prevent damage to existing improvements indicated to remain in place. Protect benchmarks, existing structures, roads, sidewalks, paving and curbs against damage from vehicular or foot traffic.
   1) Protect improvements on adjoining properties and on the Owner's property.
   2) Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.

9. Contractor shall schedule demolition activities with the construction project manager.

10. Comply with applicable requirements of federal, state and local laws, regulations and codes of the authorities having jurisdiction for the disposal of trees, shrubs and other cleared material.

11. Conduct site clearing operations to ensure minimum interference with roads, streets, walks and other adjacent occupied or used facilities. Do NOT close or obstruct streets, walks or other occupied or used facilities without permission from authorities having jurisdiction.

12. Obtain approved borrow soil materials off–site when sufficient satisfactory soil materials are not available on–site.

13. Maintain existing utilities indicated to remain in service and protect them against damage throughout construction operations.
   1) Do not interrupt exist utilities serving occupied or operating facilities, except when authorized in writing by engineer and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to owner and to governing authorities.
   2) Contractor shall coordinate with appropriate utility owner when disconnecting, removing, or relocating existing utility services.

14. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
   1) Erect temporary protection, barricades as per local governing authorities.
   2) Protect existing site improvements and appurtenances to remain.

15. Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking or skinning of roots, skinning and bruising of bark, smothering of trees by stockpiling construction materials or excavated materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. Provide temporary guards to protect trees and vegetation to remain in place.
   1) Protect tree root systems from damage due to deleterious materials caused by run–off or spillage during mixing, use or discarding of construction materials or drainage from stored materials. Protect root systems from compaction, flooding, erosion or excessive wetting.
   2) Engage a qualified tree surgeon to remove branches from trees, if required, to clear for new construction. Where cutting is required, tree surgeon shall cut branches and roots with sharp pruning instruments; do not break or chop.

16. Explosives: use of explosives will not be permitted for site clearing and demolition.

17. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

18. Clean adjacent buildings and improvements of dust, dirt, and debris caused by demolition operations. Return adjacent areas to condition existing before start of demolition.

19. Damages: Promptly repair damages to adjacent facilities caused by demolition operations at the contractors cost.

20. Remove existing above–grade and below–grade improvements necessary to permit construction and other work as indicated.

21. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on–site.

22. Do NOT Burn or bury materials on site.

23. Contractor to sawcut existing pavement to remain prior to curb, gutter, pavement, etc. removal.

24. In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds. Those utility owners who participate in the Tennessee One Call System can be notified toll free at 1–800–351–1111.

25. Utilities shown are based on visual observations and utility markings. Contractor shall call TN One Call and confirm locations prior to starting work.

General Plan Notes:

1. Prior to starting construction the contractor shall be responsible for making sure that all required permits and approvals have been obtained. No construction or fabrication shall begin until the contractor has received and thoroughly reviewed all plans and other documents approved by all of the permitting authorities.

2. All work shall be performed in accordance with these plans, specifications, and the requirements and standards of the local governing authority. The soils report and recommendations set forth therein are a part of the required construction documents and take precedence unless specifically noted otherwise on the plans. The contractor shall notify the construction/project manager of any discrepancy between soils report and plans, etc.

3. The locations of underground facilities shown on the plan are based on field surveys and city records. It shall be the contractor's full responsibility to contact the various utility companies to locate their facilities prior to the starting construction. No additional compensation shall be paid to the contractor for work having to be redone due to information shown incorrectly on these plans if such notification has not been given.

4. All work within the rights of way shall be in accordance with the governing jurisdiction and specifications.

5. Contractor shall coordinate any maintenance of traffic with the owner's representative and the local jurisdiction prior to construction.

6. Contractor shall at all times ensure that SWPPP measures protecting existing drainage facilities be in place prior to the commencement of any phase of the site construction or land alteration.

7. Upon completion of project, contractor shall clean the paved areas prior to removal of temporary sediment controls, as directed by the city and/or construction/project manager. If power washing is used, no sediment laden water shall be washed into the storm system. All sediment laden material on pavement or within the storm system shall be collected and removed from the site at contractor's expense.

8. Rock may be present at shallow depths requiring some rock excavation for utility installation. No extra compensation shall be given for rock excavation.

9. These project construction documents shall not constitute a contractual relationship between the engineer and the contractor.

10. The engineer shall not be responsible for construction of safety means, methods, techniques, sequence's, or procedures utilized by the contractor or subcontractors.

11. The purpose of this preliminary plat is to create 95 single family lots.
   Section 1: 20 LOTS
   Section 2: 46 LOTS
   Section 3: 29 LOTS

12. Bearing system is based on Tennessee state plane coordinates tied to Rutherford County control point rcc–061 (nad 83–96).

13. Parcels may be subject to additional esmt's and/or restrictions, by record or prescription, that a complete title search may reveal.

14. Property is zoned PRD (planned density residential). minimum setback requirements are: front=35' ft. – side=5' ft. – rear=20' ft.

15. 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.

16. All common areas shall be owned and maintained by the homeowners association.

17. Developer is responsible for the installation of street lights. street lights shall be located no more than 300 feet apart.

18. No more than 500 linear feet total of trenching will be allowed to be open at one time. (all utilities & storm drains).

Site Plan Notes:

1. Contractor shall immediately notify the engineer of any discrepancies found between these plans and/or field conditions prior to construction.

2. Apparent errors, discrepancies, or omissions on the drawing shall be brought to the attention of the owner prior to bid submittal. The contractor may not use apparent errors, discrepancies, or omissions present on the drawings presented for bidding for additional charges after bids have been submitted. The architect shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.

3. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. No digital file will be provided.

4. The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The contractor shall furnish and install the work complete and ready for operation.

5. After completion of construction, the contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.

6. The contractor is responsible for the protection and replacement of all property pins on this site.

7. These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the professional engineer's seal. The owner shall hold harmless and indemnify the architect and engineer from and against any and all claims of any nature whatsoever arising from such use.

8. All dimensions and radii are given to face of curb unless otherwise noted.

9. Asphalt paving: do not apply prime and tack coats when temperature is below 50° F, or when base is wet. Apply asphalt paving only when temperature is above 40° F and when base is dry.

10. Materials:
   10A) Subgrade: Cohesive subgrade shall be compacted to 95% compaction. Cohesion less subgrade shall be compacted to 100% compaction.
   10B) Subbase: Unless otherwise noted on these plans, base shall consist of water bonded limestone, crushed rock or DGA.
   10C) Asphalt: Bituminous concrete hot plant mix binder course and asphalt topping plant mix shall be applied over base, minimum temperature time of placement shall be 225° F.

11. Cast in place concrete: All concrete work shall conform to all requirements of American Concrete Institute ACI 301 and applicable sections of ASTM C–94 (latest ed.) for ready mixed concrete.

12. All concrete shall be in–transit mixed concrete, 3% to 5% air–entrained and shall attain a minimum compression strength of 4,000 p.s.i. in twenty–eight (28) days.

13. Slump: Maximum allowable slump will be four (4) inches.

14. Concrete Materials:
   14A) Portland cement: Gray portland cement, ASTM C–150 (latest ed.) type 1. All concrete shall contain not less than five bags of cement per cubic yard.
   14B) Aggregates: ASTM C–33 (latest ed.).
   14C) Sand: Hard, durable, clean, sharp, natural sand free from clay, loam, dust or organic matter.
   14D) Water: Clean, potable, free from oil, acids, alkali, organic matter and other deleterious substances.
   14E) Admixture: Air type to meet ASTM C–260 (latest ed.)

15. Reinforcing materials shall be uncoated and free from excessive rust, mill scale, oil, grease and other deleterious matter.

16. All above grade exterior concrete surfaces shall be cured with curing compound sprayed on in strict compliance with manufacturer's directions.

17. Weather Requirements:
   17A) Hot Weather Placing: No concrete shall be placed when the air temperature is greater than 90° F unless the following special procedures have been included in the contract and reviewed by the engineer: temperature of the concrete when placed shall not be greater than 90° F. Procedures for cooling, retarding and protecting in–place concrete during hot weather shall be in accordance with ACI 305. Provide special procedures required to control concrete temperature and to protect surfaces from drying out, mixing water may be chilled or chopped ice may be used to control temperature provided water equivalent of ice is calculated to total amount of mixing water, use of liquid nitrogen to cool concrete is the contractor's option.
   17B) Cold Weather Placing: Do not mix or place when atmospheric temperature will fall below 40° F, or when conditions indicate temperature will fall below 40° F within 72 hours. Concrete deposited shall have temperature not less than 60° F. Reinforcement, forms and ground which concrete will contact shall be completely free of frost. Keep concrete and form work at a temperature not less than 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest ed.) for cold weather protection.

18. Concrete tests shall be authorized by the owner on an as needed basis.

19. All exterior curb shall have expansion joints at 100'–0" O.C., and construction joints at 10'–0" O.C. (unless otherwise specified on the detail sheets).

20. All concrete shall have a medium transverse finish.

21. Subgrade shall be free of extraneous materials. Proof–roll soil subgrade with heavy, pneumatic tired equipment immediately prior to placing stone base. Any soft or unstable zones detected thereby shall be undercut to firm soil and backfilled with engineered earth fill compacted as specified. The subgrade for all pavements shall be uniformly stable before any stone base is installed. No base materials shall be placed if the subgrade indicates pumping.

22. Surface preparation, spreading and laying, compacting and rolling operations shall conform with asphalt institute recommended specifications.

23. Inspect areas to be paved and insure that all subgrade conditions are sufficiently carried out to insure a good paving job. A finished surface shall not vary more than 1/8" in 10 feet when tested with a straight edge applied parallel with, or at right angle, to centerline of asphalt surface. Humps or depressions which exceed specified tolerances or which retain water shall be immediately corrected by removing the defective work and replacing it with new material at the contractor's expense.

Grading And Drainage Plan Notes:

1. The site work contractor shall coordinate the installation of all underground utilities with his work. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous underground utilities, devices, or structures), shall be in–place prior to the placement of base course material.

2. The contractor shall cut existing pavement as necessary to assure a smooth fit and continuous grade.

3. The contractor shall verify horizontal and vertical location of all existing storm sewer structures, pipes and all utilities prior to construction.

4. Clearing and grubbing limits shall include all areas disturbed by grading operation.

5. The soil materials shown hereon may be disturbed by cutting or filling operations performed during or before development. Therefore, the builder of any proposed structure shall investigate the current conditions and consult with a geotechnical expert or other qualified person as he deems appropriate to assure himself that the design of the proposed foundation is adequate.

6. This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map 47149C0105J, Dated May 8, 2023.

7. Before starting grading operations, see sheets 8–14 for Construction SWPPP plan notes and details.

8. Prior to site construction activity, the contractor shall install all SWPPP measures to protect existing drainage facilities. Contractor shall prevent siltation from leaving the site at all times.

9. Strip building and pavement areas of all organic topsoils. Stockpile suitable topsoils for respreading onto landscape areas. All excess excavated materials shall be removed from the site at the contractor's expense.

10. Site grading shall be performed in accordance with these plans and specifications and the recommendations set forth in this plan set. The contractor shall be responsible for removing all soft, yielding or unsuitable materials and replacing with suitable materials.

11. Contractor shall submit a compaction report prepared by a Licensed Geotechnical Engineer, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans and specifications and the recommendations. Notify project engineer if any unsuitable soils are found.

12. It is the earthwork contractor's responsibility to maintain the site soils and engineered fills with a workable moisture content range to obtain the required in–place density. Scarifying and drying operation should be included in the contractor's price and should not be considered and extra for the contract. The contractor shall review and be aware of all moisture concerns and soil remediations requirements.

13. Following grading of subsoil to subgrade elevations the contractor shall place topsoil to a 6" depth in all disturbed areas which are not to be paved. Smoothly finish grade to meet surrounding lawn areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading. Topsoils shall be free of subsoil, debris, brush and stones larger than 1" in any dimension. Rock hounding in place will not be permitted. All excess topsoil shall be legally disposed of off site.

14. After fine grading topsoil, contractor shall seed, mulch, fertilize and water until a healthy stand of grass is obtained. The restoration shall closely follow construction.

15. Elevations given are at bottom face of curb and/or finished pavement grade unless otherwise specified on grading plan. All pavement shall be laid on a straight, eve, and uniform grade with a minimum of 1% slope toward the collection points unless otherwise specified on the grading plan. DO not allow negative grades or ponding of water.

16. Contractor shall provide butt end joint to meet existing pavement in elevation at drive returns and ensure positive drainage.

Waterline Notes:

1. Restraints such as kickers and rods shall be installed at changes in direction where fittings are required and dead ends at the discretion of the City of LaVergne Utilities Department.

2. Thrust blocks shall be provided at all horizontal bends, tees, and fire hydrants.

3. The minimum cover on water mains shall be 36" for 8" and smaller diameter pipes and 42" for larger than 8" diameter pipes.

4. All water mains shall be hydrostatically tested and disinfected before acceptance.

5. All trenches, pipe laying, and backfilling shall be in accordance with federal O.S.H.A. regulations.

6. Utility contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.

7. Contractor shall comply with the most current requirements of the "Waterline Specifications" of the City of LaVergne.

8. Contractor shall coordinate installation of waterline with the installation of the storm drainage system. Field adjustment of the waterline may be necessary to avoid conflicts.

General Utility Notes:

1. Contractor shall contact all utility companies immediately after bid is awarded and ensure the utility companies have the essentials required for complete service installation. Contractor shall notify construction manager and engineer of any time frames established by utility companies which will not meet opening date.

2. Existing utility lines shown are approximate locations only. Contractor shall verify the size, location, invert elevation, and condition of existing utilities which are intended to be utilized as a connection point for all proposed utilities (see sheet), prior to any construction. Contractor to ensure existing utilities are in good condition and free flowing (if applicable). If elevations, size, or location differ from what is shown on sheet, contractor shall notify engineer immediately.

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. 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.

5. The contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to location and scheduling of tie–ins/connections to their facilities.

6. All underground utilities (water sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous), shall be in–place prior to the placement of base course material.

7. Utility contractor will be responsible for all tap and tie on fees required, as well as cost of underground service connections.

8. No more than 25 percent of the dollar amount of the contract may be awarded to subcontractors.

9. The contractor shall provide a suitable office near the site for his use and at which copies of the specifications and drawings shall be kept. The contractor shall also designate to the owner a person to be notified in Murfreesboro in case of emergencies other than during working hours and on holidays and weekends.

10. Streets shall be graded to subgrade before water lines and sanitary sewers are installed.

11. All waterline taps are to be observed by City of La Vergne Utilities Inspectors.

12. Contractor shall comply with all requirements of the latest edition of City of La Vergne Public Works Standard Specifications.

13. In Tennessee it is a requirement per "the Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds those utility owners who participate in the Tennessee one call system can be notified toll free at (800) 351–1111.

Sanitary Sewer Notes:

1. The contractor must notify City of LaVergne for sewer inspection prior to starting work.

2. The owner/developer for budget purposes, should check with the City of LaVergne for connection fees which may be substantial

3. Contractors for sewer work must be approved by the City of LaVergne Water and Sewer Department.

4. Coordinates or dimensions shown are to centerline of pipe or fitting or to centerline of manhole.

5. The top elevation of all manholes in paved areas shall match finish grade. The top elevation of all manholes in grassed areas shall be 6" above finished grade.

6. The minimum horizontal separation between the closest two points of the water and sewer line is ten (10) feet. The minimum vertical separation between the closest two points of the water and sewer line shall be 18 inches from the bottom of the waterline to the top of the sewer line.

7. Contractor shall comply with all requirements of the latest edition of the Standard Sewer Specifications and Details of the City of La Vergne.

8. Sanitary sewer wyes and 45° bends are to be the same material and class/wall thickness as the mainline pipe.

9. Contractor must have a State of Tennessee license, Municipal Utility (MU) classification, to perform work.

10. The existing sewer main and/or manholes utilized or altered by this project must be tested before and after construction. Should the sewer not be tested prior to construction and defects found after construction will be the responsibility of the contractor to repair at his or her expense.

11. A maximum of 2–6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2–6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.

12. All newly constructed sanitary sewer mains, rehabilitated sanitary sewer laterals and mains, existing sanitary sewer mains that intersect under or over a newly constructed or removed utility, or any sewer main that has been physically altered in any way must be fully televised via in–line Closed Circuit Television (CCTV) post construction survey fully compliant with the guidelines set forth by the North American Sanitary Sewer Company's (NASSCO) Pipeline Assessment Certification Program (PACP) at the expense of the contractor.

City Of LaVergne Standard Plat Notes:

1. Datum Notation:
   This survey based on the North American Vertical Datum 88 (NAVD 88) and North American Datum 83 (NAD83)
2. A portion of this site lies within Zone AE, per FEMA FIRM maps #47037C0414H, Dated 4/5/17 & #47187C0255F, Dated 9/29/06.
3. Call 811 before you dig.
4. Contact the City of La Verge public utilities department at 615–793–9891 prior to installing, modifying, tapping, or otherwise interacting with any existing or future public water or sewer service.
5. All public improvements (roadway, water, and sewer) shall be designed and constructed to the applicable City of La Vergne standards and specifications.
6. List provided utilities on site with contact number, e.g.
   On Site Utilities:
   Natural Gas– Smyrna Gas 615–355–5740
   Electric– Nashville Electric Service 615–
   Water– City of La Vergne 615–793–9891
   Sewer– City of La Vergne 615–793–9891
7. All commercial/industrial buildings over 5000 square feet shall have integral fire suppression systems.
8. All facilities will be designed and constructed in accordance with the applicable Americans with Disabilities Act standards and specifications.
9. Contact City of La Vergne fire marshal at 615–287–5832 for fire code information and compliance.

City Of LaVergne Standard Plat Notes:

1. All road construction will be in complete conformance to the City of La Vergne Public Works Specifications Manual (latest edition). These specifications give required standards and materials. The City of La Vergne Reserves the right to require test results, mix designs, and mix tickets which demonstrate compliance with the specifications as a condition of City acceptance of the road.

SEC, Inc.
SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567

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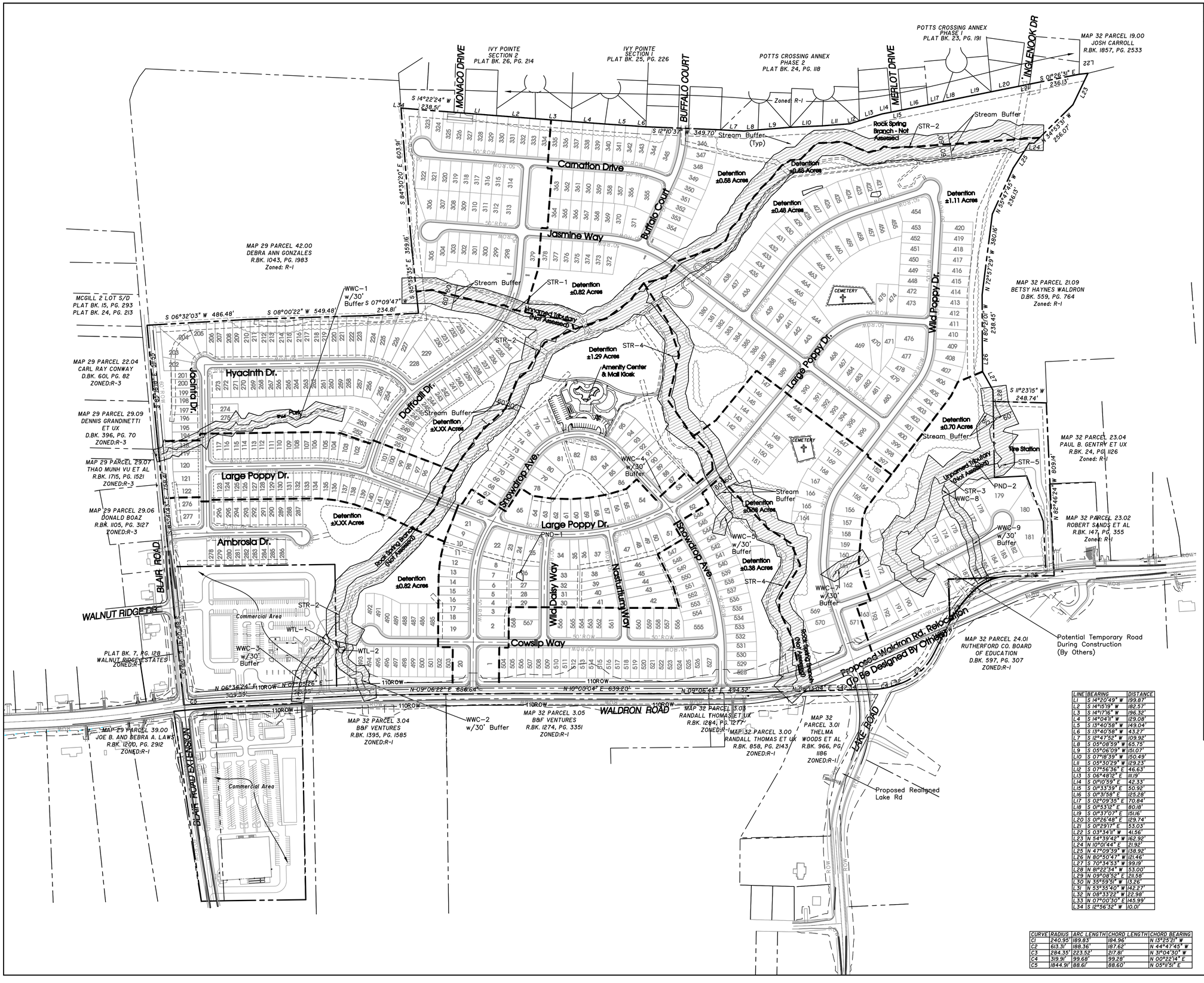
Arbor Ridge Amenity Lot

La Vergne, Tennessee

Notes

REVISED:

DRAWN: GRL, SJA
DATE: 9–30–2024
CHECKED: MAT
FILE NAME: 18314amenity
SCALE: None
JOB NO. 18314
SHEET: C0.1



Legend:

□	EXIST. CONCRETE MONUMENT	[ ]	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	⇦	HC SIGN
⊸	EXIST. SIGN POST	▬	HEADWALL
○	EXIST. SEWER CLEANOUT	⌒	WINGED HEADWALL
○	EXIST. MANHOLE (SEWER & PHONE)	○	MANHOLE
⊖	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
⊗	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
T	EXIST. TELEPHONE RISER	◐	POST INDICATOR VALVE
G	EXIST. GAS RISER	▭	REDUCER
E	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
W	EXIST. WATER METER	△	REVISION NUMBER
○	EXIST. UTILITY POLE		RIP RAP
◇	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
◆	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
•	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET	W	WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
G	GAS METER		EXTRUDED CURB
⊗	GATE VALVE & BOX		CURB & GUTTER
○	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W

LINE	BEARING	DISTANCE
L1	S 14°20'49" W	199.87'
L2	S 14°15'19" W	182.57'
L3	S 14°17'16" W	196.32'
L4	S 14°04'11" W	129.08'
L5	S 13°40'58" W	149.04'
L6	S 13°40'58" W	43.27'
L7	S 12°47'52" W	109.92'
L8	S 05°08'59" W	65.75'
L9	S 05°06'09" W	151.07'
L10	S 07°18'39" W	150.49'
L11	S 05°30'29" W	129.23'
L12	S 07°56'36" E	46.63'
L13	S 06°48'12" E	111.19'
L14	S 01°10'59" E	42.33'
L15	S 01°33'39" E	50.92'
L16	S 01°31'58" E	125.28'
L17	S 02°09'35" E	70.84'
L18	S 01°53'12" E	80.18'
L19	S 01°37'07" E	151.16'
L20	S 01°26'48" E	129.74'
L21	S 01°29'17" E	53.03'
L22	S 03°34'11" W	41.56'
L23	N 54°39'42" W	162.92'
L24	N 10°01'44" E	21.92'
L25	N 47°09'39" W	138.92'
L26	N 80°50'47" W	121.46'
L27	S 70°34'53" W	99.19'
L28	N 81°22'34" W	53.00'
L29	N 09°08'52" E	121.58'
L30	N 35°59'51" W	13.26'
L31	N 53°35'40" W	142.27'
L32	N 08°33'22" W	122.98'
L33	N 07°00'30" E	145.99'
L34	S 12°56'32" W	10.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	240.95'	189.83'	184.96'	N 13°25'21" W
C2	613.31'	188.36'	187.62'	N 44°47'45" W
C3	284.35'	223.52'	217.81'	N 31°04'50" W
C4	319.91'	99.68'	99.28'	N 00°22'14" E
C5	1844.91'	88.61'	88.60'	N 05°11'51" E

N

200' 0 200' 400'

SCALE: 1"= 200'

SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
SEC, Inc.
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Arbor Ridge Amenity Center

La Vergne, Tennessee

Master Plan

REVISED:

DRAWN: GRL, SJA

DATE: 9-30-2024

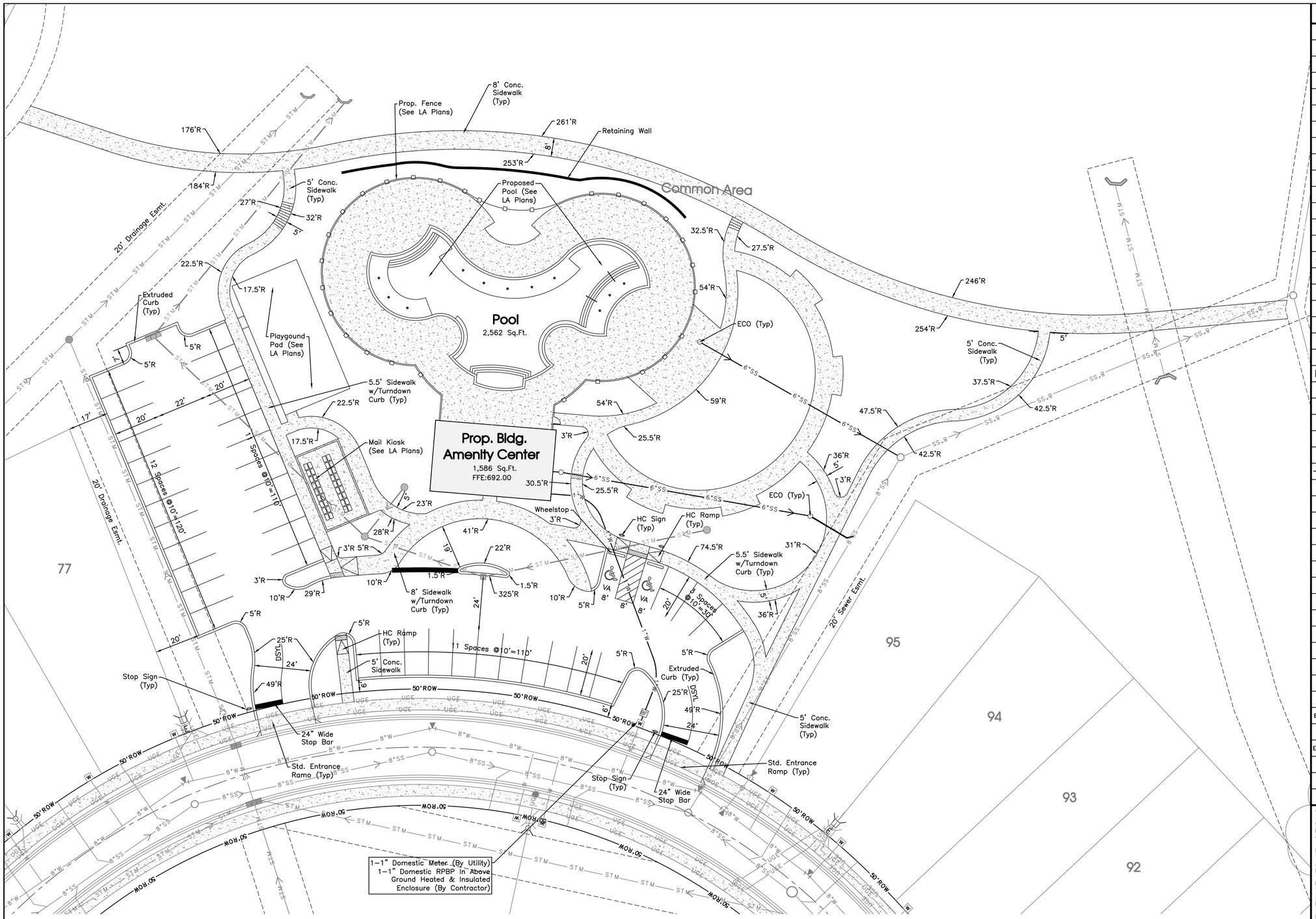
CHECKED: MAT

FILE NAME: 18314section3

SCALE: 1"=200'

JOB NO. 18314

SHEET: C0.2



Legend:

EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)		HC SIGN	
EXIST. SIGN POST		HEADWALL	
EXIST. SEWER CLEANOUT		WINGED HEADWALL	
EXIST. MANHOLE (SEWER & PHONE)		MANHOLE	
EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION	
EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION	
EXIST. TELEPHONE RISER		POST INDICATOR VALVE	
EXIST. GAS RISER		REDUCER	
ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION	
EXIST. WATER METER		REVISION NUMBER	
EXIST. UTILITY POLE		RIP RAP	
EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW	
BENCHMARK		SEWER/STORM FLOW DIRECTION	
BLOW OFF VALVE		TRAFFIC ARROW	
CONCRETE BOLLARD		TURN LANE ARROWS	
CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
CURB INLET	W	WATER METER	
AREA DRAIN		WHEEL STOP	
CONCRETE THRUST BLOCK		GREASE TRAP	
DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION	
FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION	
FIRE HYDRANT		CONCRETE SIDEWALK	
GAS METER		EXTRUDED CURB	
GATE VALVE & BOX		CURB & GUTTER	
EXTERIOR CLEANOUT		CONCRETE SWALE	
CHECK VALVE			

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W

Owner/Developer:
Aston Woods
99 E Main Street, Suite 99
Franklin, TN 37064
Contact: Christian Macari

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105J, Dated May 8, 2023.

Deed Reference:
Tax Map 32, Parcel 4.04
Zoning: PDR (Planned Density Residential)
R.Bk. 2384, Pg. 3117

Land Use Data:
1-Story Building
Building Height: 12'-1"
Building Area: 1,586 Sq.Ft.

Parking Requirements:
Required: 1 Space/150 Sq.Ft. Water Surface x 2,562 Sq.Ft. = 17 Spaces
Provided: 37 Regular + 2 H.C. = 39 Total Spaces

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

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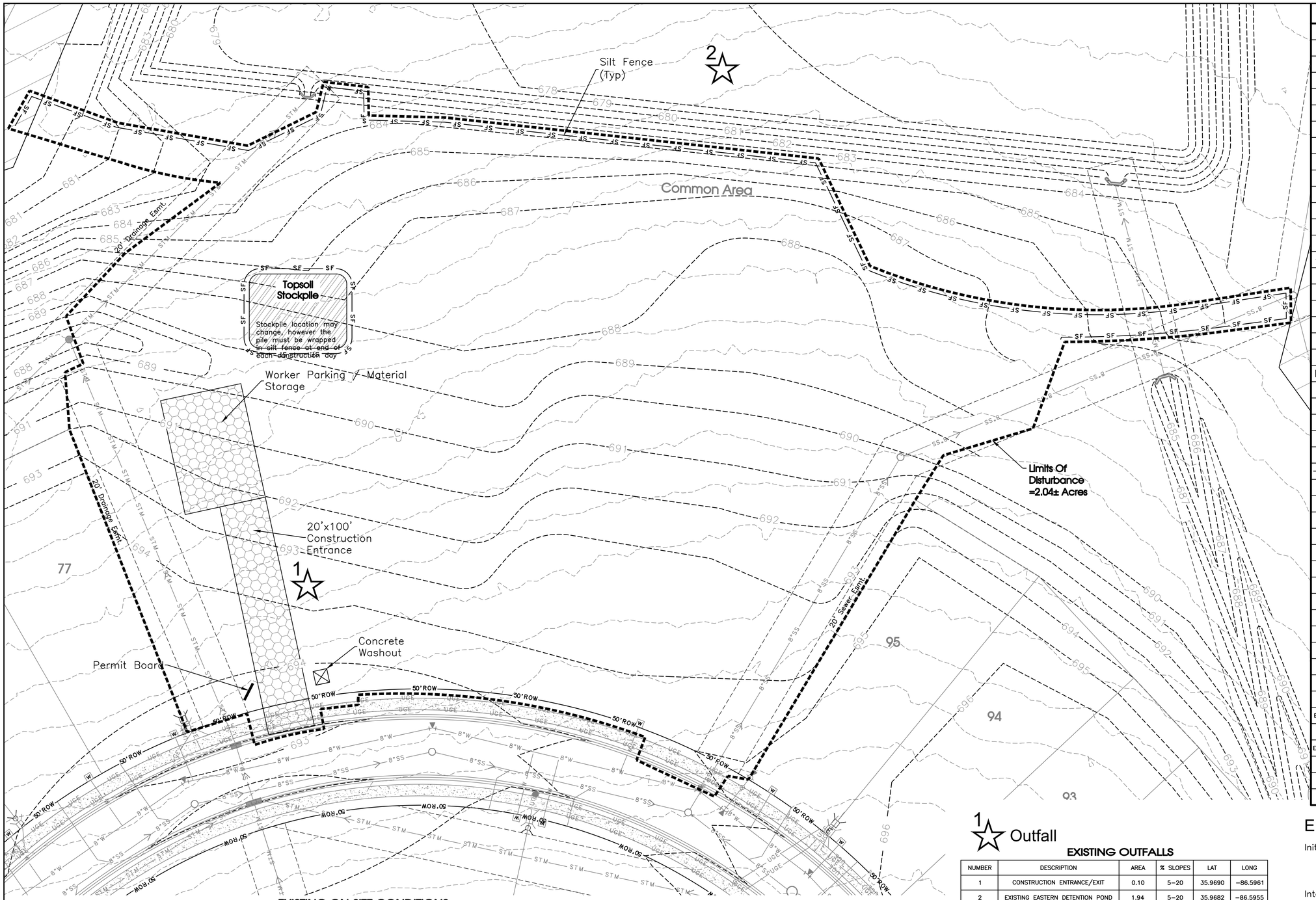
JOHN A. TAYLOR, JR. — TENNESSEE — REGISTERED LANDSCAPE ARCHITECT

Arbor Ridge Amenity Center
La Vergne, Tennessee

REVISED:

Site & Utility Plan

DRAWN:	GRL, SJA
DATE:	9-30-2024
CHECKED:	MAT
FILE NAME:	18314amenity
SCALE:	1"=20'
JOB NO.	18314
SHEET:	C1.0



Legend:

EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)		HC SIGN	
EXIST. SIGN POST		HEADWALL	
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EXIST. MANHOLE (SEWER & PHONE)		MANHOLE	
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EXIST. WATER/GAS VALVE		EXIST. SPOT ELEVATION	
EXIST. TELEPHONE RISER		POST INDICATOR VALVE	
EXIST. GAS RISER		REDUCER	
ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION	
EXIST. WATER METER		REVISION NUMBER	
EXIST. UTILITY POLE		RIP RAP	
EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW	
BENCHMARK		SEWER/STORM FLOW DIRECTION	
BLOW OFF VALVE		TRAFFIC ARROW	
CONCRETE BOLLARD		TURN LANE ARROWS	
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FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION	
FIRE HYDRANT		CONCRETE SIDEWALK	
GAS METER		EXTRUDED CURB	
GATE VALVE & BOX		CURB & GUTTER	
EXTERIOR CLEANOUT		CONCRETE SWALE	
CHECK VALVE			

EXISTING PHONE	PH
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EXISTING FENCELINE	X X X X
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PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W

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HENRY A. TAYLOR — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

Arbor Ridge Amenity Center

La Vergne, Tennessee

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
WOODS	TREES: IN GOOD CONDITION A SOILS, CN=32	21.6
WOODS	TREES: IN GOOD CONDITION B SOILS, CN=58	19.7
WOODS	TREES: IN GOOD CONDITION C SOILS, CN=72	35.9
WOODS	TREES: IN GOOD CONDITION D SOILS, CN=79	31
PASTURE	GRASS: IN GOOD CONDITION A SOILS, CN=39	32.5
PASTURE	GRASS: IN GOOD CONDITION B SOILS, CN=58	18.6
PASTURE	GRASS: IN GOOD CONDITION C SOILS, CN=74	42
PASTURE	GRASS: IN GOOD CONDITION D SOILS, CN=80	17.9
	COMPOSITE CN=63	

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
HOUSES, ROADS, SIDEWALKS, LAWNS	RESIDENTIAL DISTRICT, 65% IMPERVIOUS A-SOILS, CN=77	54.1
HOUSES, ROADS, SIDEWALKS, LAWNS	RESIDENTIAL DISTRICT, 65% IMPERVIOUS B-SOILS, CN=85	38.3
HOUSES, ROADS, SIDEWALKS, LAWNS	RESIDENTIAL DISTRICT, 65% IMPERVIOUS C-SOILS, CN=90	77.9
HOUSES, ROADS, SIDEWALKS, LAWNS	RESIDENTIAL DISTRICT, 65% IMPERVIOUS D-SOILS, CN=92	48.9
	COMPOSITE CN=87	

PROPOSED BMP'S

BMP	TYPE
SILT FENCE	TEMPORARY, SEDIMENT CONTROL
CONSTRUCTION ENTRANCE	TEMPORARY, SEDIMENT CONTROL
VEGETATION	PERMANENT, EROSION PREVENTION
INLET PROTECTION	TEMPORARY, SEDIMENT CONTROL
EROSION EEL	TEMPORARY, SEDIMENT CONTROL

1 ☆ Outfall

EXISTING OUTFALLS

NUMBER	DESCRIPTION	AREA	% SLOPES	LAT	LONG
1	CONSTRUCTION ENTRANCE/EXIT	0.10	5–20	35.9690	–86.5961
2	EXISTING EASTERN DETENTION POND	1.94	5–20	35.9682	–86.5955

Notes:
1) Initial EPSC Measures Shown Here On Shall Be In Place Prior To Any Earthwork Activities Taking Place.

2) The SWPPP Is An Integral Part Of The Construction Plans And Shall Be Followed Throughout Life Of The Project.

3) All erosion and sediment control measures which were installed during Section 2 construction will be maintained as shown until construction of Section 3 reaches a point where they are no longer needed.

EPSC Phasing

Initial: Silt Fence Along Downgradient Perimeter
Construction Entrance
Temp. Conc. Washout

Intermediate: Filter Fabric Inlet Protection Silt Fence To Protect Ditches

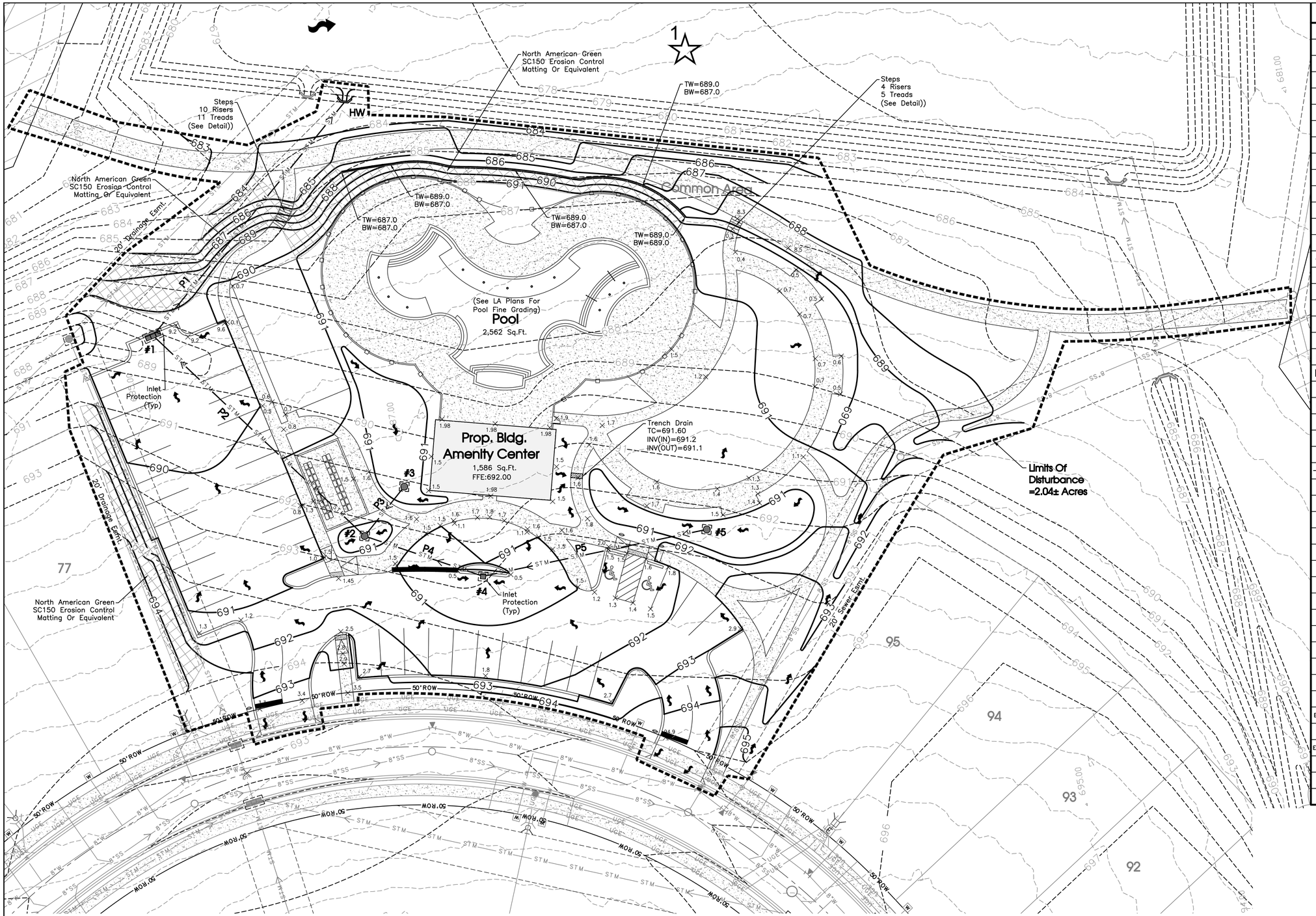
Final: Landscaping & Grass Sod Of All Pervious Areas (See Landscaping Plan)

20′ 0 20′ 40′
SCALE: 1"= 20′

REVISED:
DRAWN: GRL, SJA
DATE: 9-30-2024
CHECKED: MAT
FILE NAME: 18314amenity
SCALE: 1"=20'
JOB NO. 18314

Initial EPSC, Stormwater Management, & Construction Management

SHEET: C2.0



STRUCTURE TABLE

STR#	T.O.G	INV. IN (FT)	INV. OUT (FT)	CASTING	TYPE
#1	689.1	682.16 (P2)	682.16 (P1)	JBS 3103	Triple Curb Inlet
#2	690.5	686.21 (P3) 685.79 (P4)	685.79 (P2)	JBS 2272	Catch Basin
#3	690.3	N/A	686.28 (P3)	JBS 2272	12" Nyloplast
#4	690.1	686.33 (P5)	685.91 (P4)	JBS 3103	Single Curb Inlet
#5	690.5	N/A	686.61 (P5)	JBS 2272	12" Nyloplast
HW	681.3	680.90 (P1)	N/A	HW-OUTLET	

PIPE TABLE

PIPE	INV. IN (FT)	INV. OUT (FT)	LENGTH (FT)	SLOPE (%)	MATERIAL	SIZE (IN)
P1	682.16	680.90	126	1.00	RCP III	15
P2	685.79	682.16	121	3.00	RCP III	15
P4	685.86	685.79	49	0.15	RCP III	15
P3	686.28	686.21	24.01	0.3	HDPE	10
P5	686.56	686.28	93.8	0.3	HDPE	10

Contour Legend

- Proposed Contour
- Previous Section Contour
- Existing Contour

1 ☆ Outfall

FINAL OUTFALLS

NUMBER	DESCRIPTION	AREA	% SLOPES	LAT	LONG
1	EXISTING EASTERN DETENTION POND	2.04	5–20	35.9682	–86.5955

N

20′ 0 20′ 40′

SCALE: 1"= 20′

Legend:

☐	EXIST. CONCRETE MONUMENT	[ ]	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	⇦	HC SIGN
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G	EXIST. GAS RISER	▭	REDUCER
E	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
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○	EXIST. UTILITY POLE		RIP RAP
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◆	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
◩	BLOW OFF VALVE		TRAFFIC ARROW
•	CONCRETE BOLLARD		TURN LANE ARROWS
▩	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
▩	CURB INLET	W	WATER METER
●	AREA DRAIN	▭	WHEEL STOP
◩	CONCRETE THRUST BLOCK	▩	GREASE TRAP
▬	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
⋌	FIRE DEPT. CONNECTION	Ⓐ	DRAINAGE PIPE DESIGNATION
◇	FIRE HYDRANT		CONCRETE SIDEWALK
G	GAS METER		EXTRUDED CURB
⊗	GATE VALVE & BOX		CURB & GUTTER
○	EXTERIOR CLEANOUT		CONCRETE SWALE
⋌	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W

SITE ENGINEERING CONSULTANTS
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Arbor Ridge Amenity Center

La Vergne, Tennessee

Grading And Drainage & Final EPSC/SWPP Plan

REVISED:

DRAWN: GRL, SJA

DATE: 9–30–2024

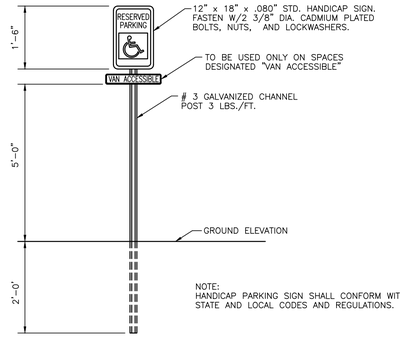
CHECKED: MAT

FILE NAME: 18314amenity

SCALE: 1"=20'

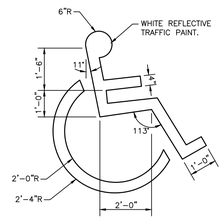
JOB NO. 18314

SHEET: C3.0



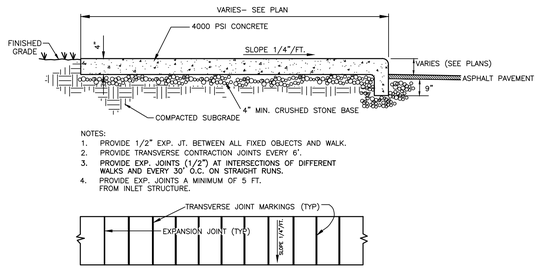
HANDICAP PARKING SIGN DETAIL

SCALE ——— NONE



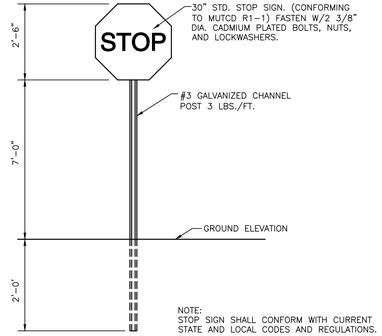
HANDICAP SYMBOL DETAIL

SCALE ——— NONE



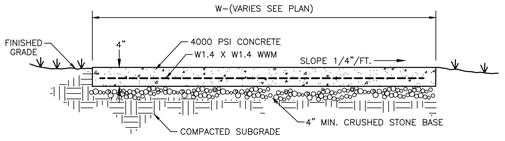
CONCRETE SIDEWALK WITH TURN DOWN CURB

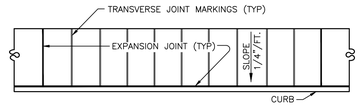
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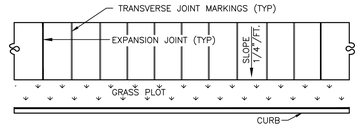
STOP SIGN

SCALE ——— NONE





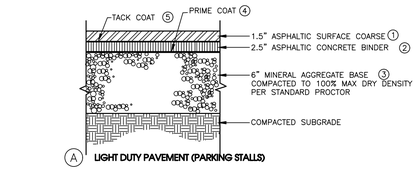
SIDEWALK BUILT TO CURB



SIDEWALK WITH GRASS PLOT

CONCRETE SIDEWALK

SCALE ——— NONE



① BITUMINOUS SURFACE: (1" PER SQ. TD. = 106 LBS)
TDOT 411–01.01 – MINERAL AGGREGATE (ASC) GRADING "E"
TDOT 411–01.02 – ASPHALTIC CEMENT (ASC) GRADING "E"

② BITUMINOUS BINDER: (1" PER SQ. YD. = 110 LBS.)
TDOT 307–03.11 – BITUMINOUS PLANT MIX BASE (HOT MIX) (BPMB–HM) GRADING "B"

③ MINERAL AGGREGATE: (2.03 TON / CU. YD.)
TDOT 303–01 – MINERAL AGGREGATE TYPE "A" BASE, GRADING "D"

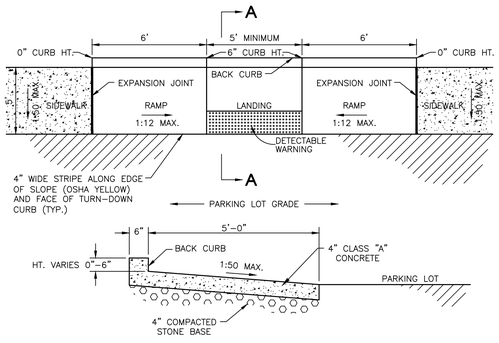
④ PRIME COAT:
TDOT 402–01 – BITUMINOUS MATERIAL FOR PRIME COAT (PC) 0.30–0.35 GAL/SQ. YD.

TDOT 402–02 – AGGREGATE FOR COVER MATERIAL (PC) 8–12 LB/SQ. YD.

⑤ TACK COAT:
TDOT 403–01 – BITUMINOUS MATERIAL FOR TACK COAT (TC) 0.02 GAL/SQ. YD.

TYPICAL PAVEMENT SECTIONS

SCALE ——— NONE



GENERAL NOTES:

1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.

2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 6" AT LANDING AND SHALL BE A CONSTANT HEIGHT OF 6" THROUGH LANDING. CROSS–SLOPE (BACK TO FRONT) OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS–SLOPE.

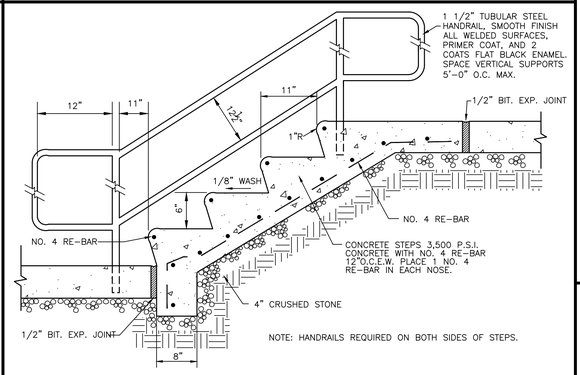
4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET (96 INCHES) IN LENGTH.

5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER–TO–CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT–ON–DARK, OR DARK–ON–LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS AND SHALL PROVIDE CONTRAST AND BE AN INTEGRAL PART OF THE WALKING SURFACE. THE PAVERS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURERS RECOMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BOTTOM OF THE RAMP.

6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

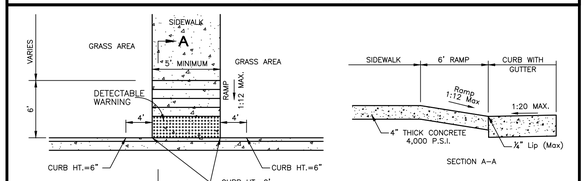
HANDICAP RAMP

SCALE ——— NONE



TYPICAL STEP DETAIL

SCALE ——— NONE



GENERAL NOTES:

1. RAMP SHALL BE FLUSH WITH EDGE OF PAVEMENT.

2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

3. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET (96 INCHES) IN LENGTH.

4. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER–TO–CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT–ON–DARK, OR DARK–ON–LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS AND SHALL PROVIDE CONTRAST AND BE AN INTEGRAL PART OF THE WALKING SURFACE. THE PAVERS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURERS RECOMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BACK OF CURB.

5. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

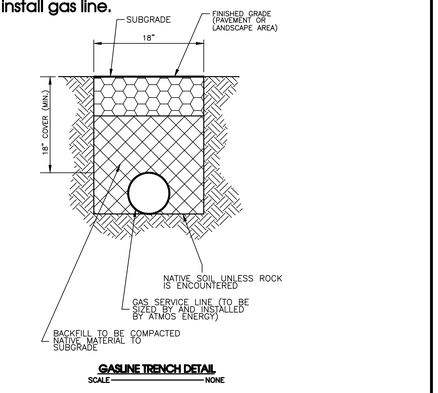
HANDICAP RAMP

SCALE ——— NONE

WHEELSTOP DETAIL

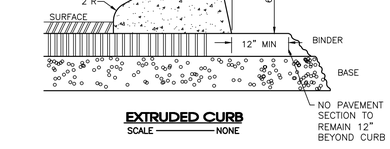
SCALE ——— NONE

✱ Contractor is responsible for opening and closing gas line trench. Atmos Energy will supply and install gas line.



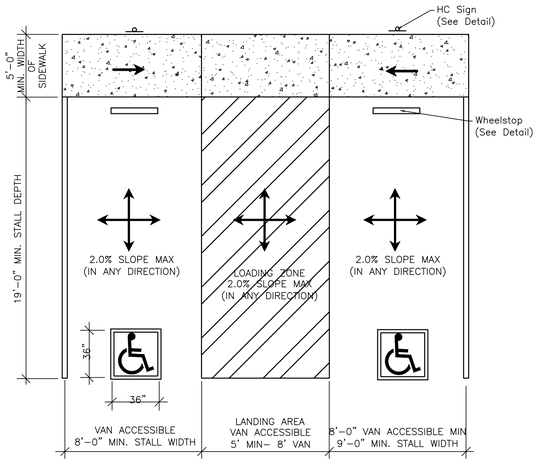
GASLINE TRENCH DETAIL

SCALE ——— NONE



EXTRUDED CURB

SCALE ——— NONE



GENERAL HANDICAP STALL DETAIL

SCALE ——— NONE

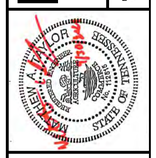
GENERAL NOTES:

1. VERTICAL ACCESSIBLE SIGN DOES NOT HAVE TO BE POLE-MOUNTED AND MAY BE MOUNTED TO THE BUILDING FASCIA INSTEAD. (LOCAL AND STATE REGULATIONS TO SUPERSEDE)

2. SEE PLAN VIEW FOR HC STALL LAYOUT & DIMENSIONS.

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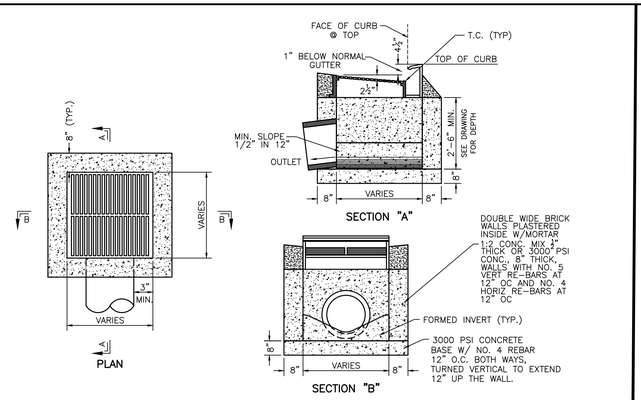


Arbor Ridge Amenity Center

La Vergne, Tennessee

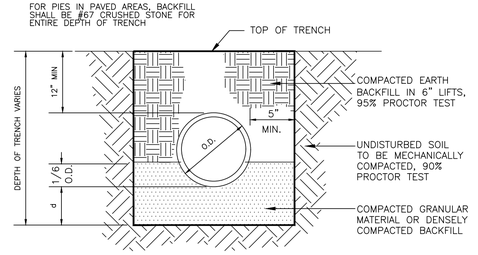
REVISED:	
DRAWN: GRL, SJA	
DATE: 9–30–2024	
CHECKED: MAT	
FILE NAME: 18314amenity	
SCALE: None	
JOB NO. 18314	
SHEET: C4.0	

Notes & Details



PRECAST INLET DETAIL

SCALE NONE



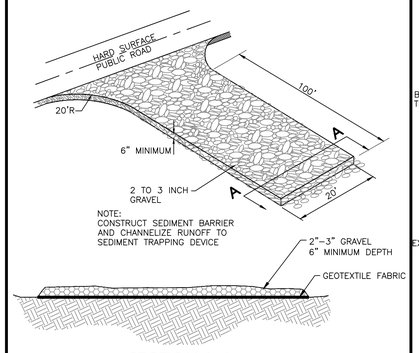
NOTES:

1. WHEN PIPE IS TO BE PLACED IN A FILL SECTION, THE COMPACTED FILL SHALL BE PLACED A MIN. OF 12" ABOVE THE PIPE ELEVATION BEFORE THE TRENCH IS EXCAVATED.
2. SUBGRADES SHOULD BE EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED.

PIPE DIA.	d(min)
27" & SMALLER	3"
30" TO 60"	4"
66" & LARGER	6"

TRENCH BEDDING FOR CIRCULAR PIPE

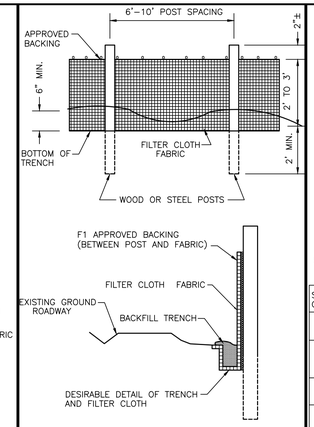
SCALE NONE



SECTION A-A

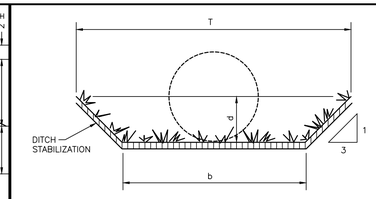
GRAVEL CONSTRUCTION ENTRANCE

SCALE NONE



SILT FENCE DETAIL

SCALE NONE



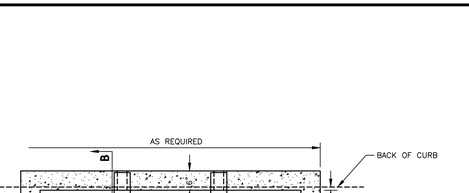
b = PIPE DIAMETER + 2 FEET
T = b + 6d'
d = 1/2 PIPE DIAMETER

STABILIZATION OF DITCHES: ALL DITCHES SHALL BE STABILIZED IN ACCORDANCE W/ THE FOLLOWING REQUIREMENTS

SIZE OF NEAREST CULVERT UPSTREAM	SEED	SOD	LINE W/ STONE & MORTAR
15"	GRADES LESS THAN 3%	GRADES 3 – 12%	GRADES EXCEEDING 12%
18" 21" 24"	GRADES LESS LESS THAN 1.5%	GRADES 1.5 – 7%	GRADES EXCEEDING 7%
30" & 36"	GRADES LESS THAN 1.0%	GRADES 1.0 – 4.0%	GRADES EXCEEDING 4%
42" & 72"	NA	GRADES 2.5% OR LESS	GRADES EXCEEDING 2.5%

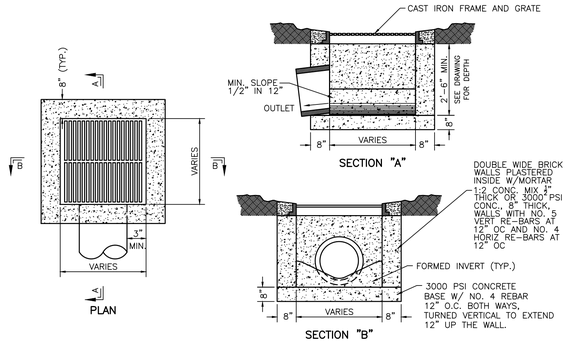
DITCH STABILIZATION SECTION

SCALE NONE



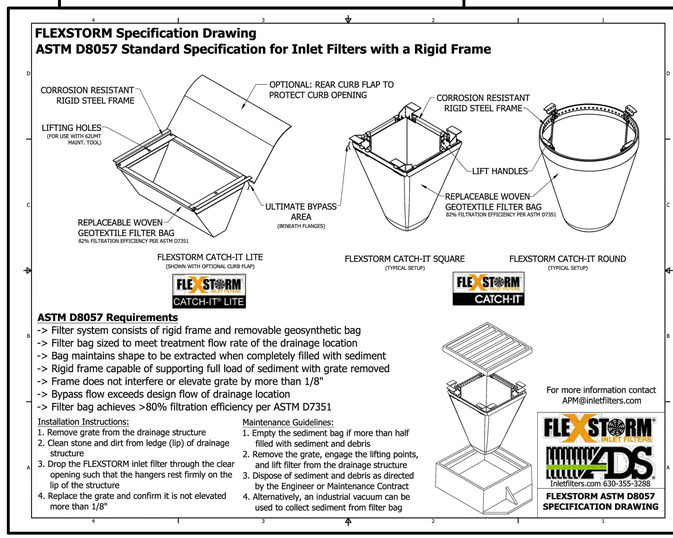
TRENCH DRAIN DETAIL

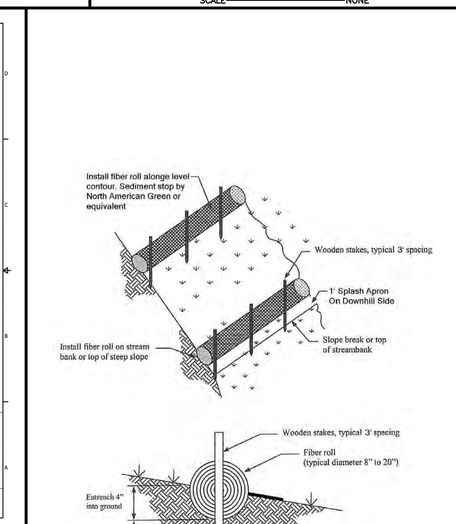
SCALE NONE



PRECAST CATCH BASIN DETAIL

SCALE NONE

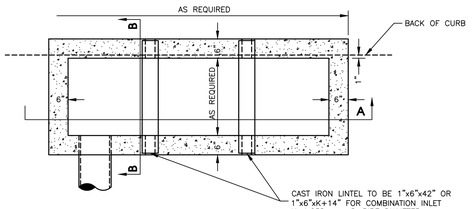


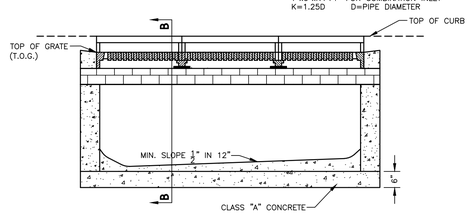


NOT TO SCALE

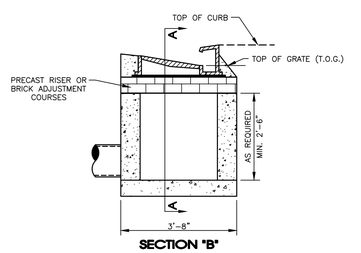
FIBER ROLL INSTALLATION

SCALE NONE





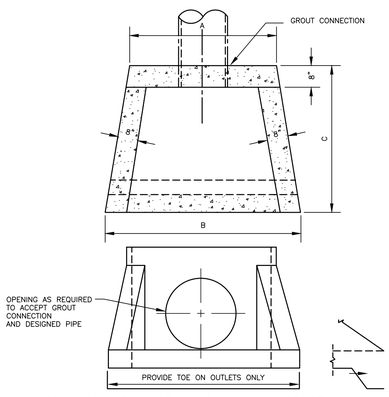
SECTION "A"



SECTION "B"

TRIPLE CURB INLET

SCALE NONE

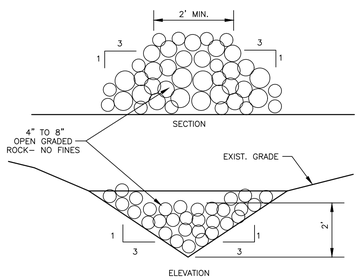


REINFORCED WITH NO.4 REBAR @ 10" C/C, E.W., ALL WALLS AND SLABS
CONCRETE: 4,000 P.S.I. AT 28 DAYS

PIPE SIZE	A	B	C
24" O.D. MAX.	48"	72"	44"
39" O.D. MAX.	72"	96"	50"
53" O.D. MAX.	96"	120"	56"

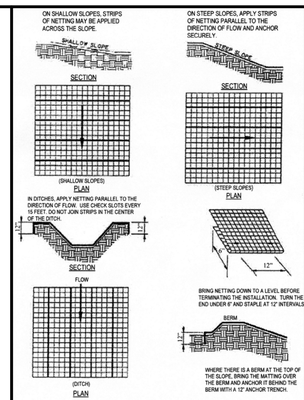
WINGED HEADWALL

SCALE NONE



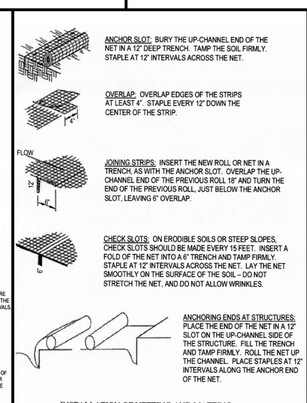
TEMPORARY ROCK FILTER DAM

SCALE NONE



ORIENTATION OF NETTING AND MATTING

Figure TCP-09-2
Mat Anchoring and Layout



INSTALLATION OF NETTING AND MATTING

Figure TCP-09-1
Mat Anchoring

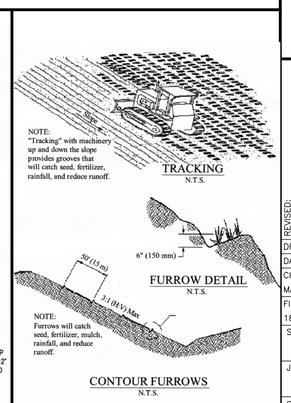


Figure TCP-06-1
Surface Roughening Techniques

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Arbor Ridge Amenity Center

La Vergne, Tennessee

REVISED:

DRAWN: GRL, SJA

DATE: 9-30-2024

CHECKED: MAT

FILE NAME: 18314amenity

SCALE: None

JOB NO. 18314

SHEET: C4.1

Notes & Details

ASHTON WOODS
AMENITY CENTER

PHOTOMETRIC PLAN

PLAN NOTES:

1. SEE LIGHTING SCHEDULE FOR MOUNTING HEIGHTS. NO LIGHT SHALL BE MOUNTED 16' ABOVE FINISHED GRADE.
2. PROPOSED PRODUCT SUBSTITUTIONS SHALL HAVE DESIGN SPECIFICATION EQUAL OR COHERENT WITH THE SITE PHOTOMETRIC CALCULATIONS. ALL SUBSTITUTIONS MUST BE SUBMITTED FOR REVIEW TO THE CITY OF LA VERGNE BEFORE SUBSTITUTIONS CAN BE APPROVED.
3. ALL PROPOSED POLES ADJACENT TO PROPERTY LINES SHALL HAVE A 35 DEGREE SHIELD AS SPECIFIED.

LIGHTING SCHEDULE NOTES

1. ALL LIGHTS SHALL BE LED.
2. MOUNTING HEIGHT SHALL INCLUDE ANY BASE THAT IT MAY BE MOUNTED UPON.
3. ALL LIGHT COLOR SHALL BE 4,000 KELVIN (WHITE LIGHT) UNLESS STATED OTHERWISE IN THE LIGHTING SCHEDULE.
4. NO SUBSTITUTIONS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT ON RECORD.
5. LIGHT FIXTURE MATERIAL SHALL BE DIECAST ALUMINUM. POLE MATERIAL SHALL BE STEEL.
6. ALL LIGHTING FIXTURES AND POLES SHALL BE BLACK.
7. ALL POLES SHALL BE SQUARE UNLESS NOTED OTHERWISE.
8. CONTRACTOR/INSTALLER SHALL VERIFY MANUFACTURE TEMPLATE BEFORE DRILLING HOLES FOR LIGHTING FIXTURES.
9. LIGHT POLE BASE AND FOOTERS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER PER THE PROVIDED FOUNDATION DETAIL.

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

N

200′ 0 200′ 400′

SCALE: 1"= 200′

SEC, Inc.

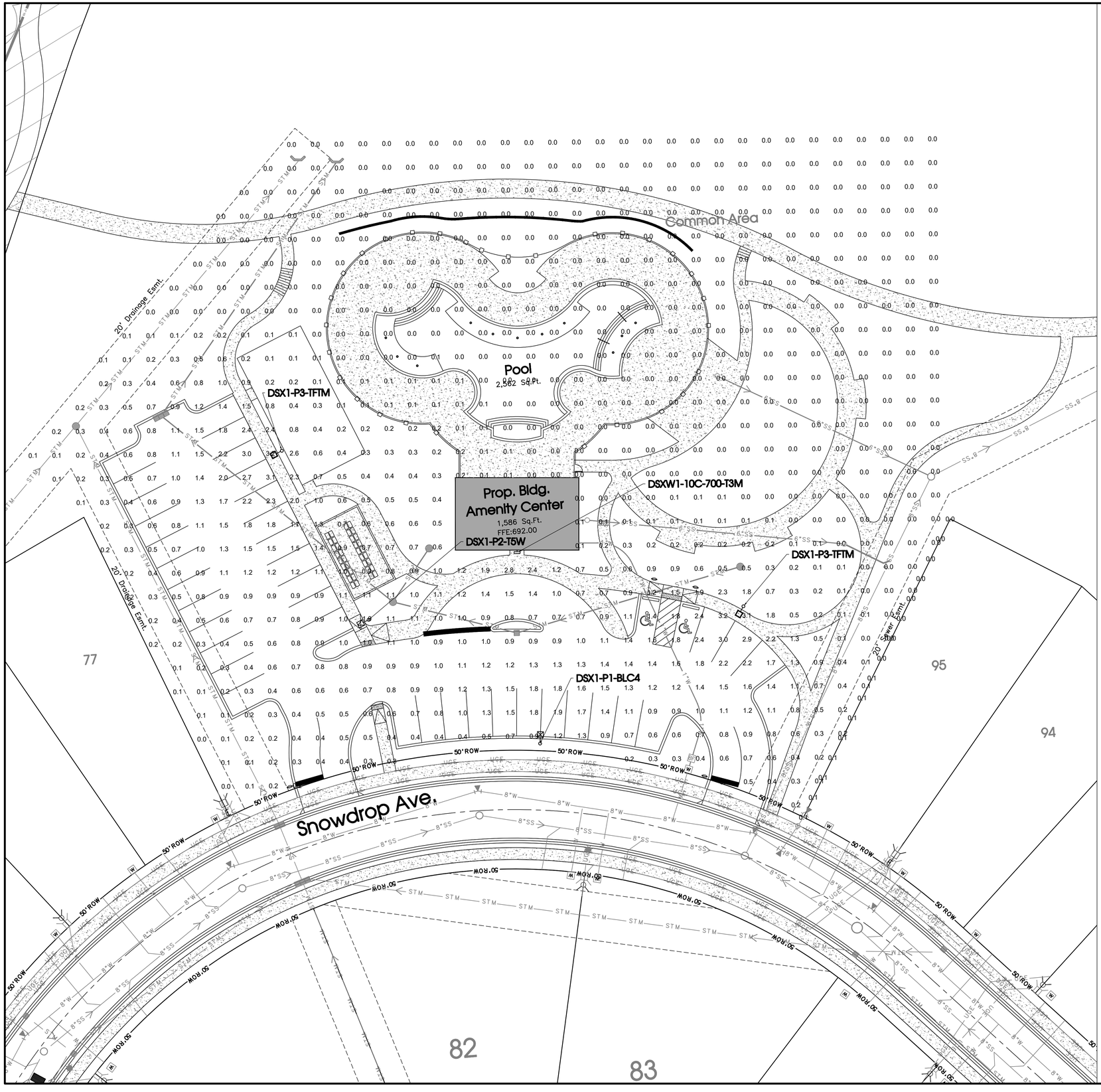
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LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
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Ashton Woods
Amenity Center
La Vergne, Tennessee

REVISED:	
DRAWN: SWL	
DATE: 09-30-2024	
CHECKED: RSM	
FILE NAME: 18314amenity_PH	
SCALE: 1" = 200'	
JOB NO. 18314	
SHEET: PH 1.0	

Photometric Plan



SNOWDROP AVENUE BOUNDARY	
AVERAGE FOOT–CANDLES	0.21
MAXIMUM FOOT–CANDLES	0.4
MINIMUM FOOT–CANDLES	0.0

LOT 77 PROPERTY LINE	
AVERAGE FOOT–CANDLES	0.09
MAXIMUM FOOT–CANDLES	0.2
MINIMUM FOOT–CANDLES	0.0

LOT 95 PROPERTY LINE	
AVERAGE FOOT–CANDLES	0.07
MAXIMUM FOOT–CANDLES	0.1
MINIMUM FOOT–CANDLES	0.0

PARKING LOT	
AVERAGE FOOT–CANDLES	1.10
MAXIMUM FOOT–CANDLES	3.3
MINIMUM FOOT–CANDLES	0.2
MINIMUM TO MAXIMUM FC RATIO	0.05
MAXIMUM TO MINIMUM FC RATIO	19.39
AVERAGE TO MINIMUM FC RATIO	6.45

PARKING LOT SIDEWALKS	
AVERAGE FOOT–CANDLES	1.46
MAXIMUM FOOT–CANDLES	3.1
MINIMUM FOOT–CANDLES	0.3
MINIMUM TO MAXIMUM FC RATIO	0.09
MAXIMUM TO MINIMUM FC RATIO	11.40
AVERAGE TO MINIMUM FC RATIO	5.38

MAIL KIOSK	
AVERAGE FOOT–CANDLES	0.90
MAXIMUM FOOT–CANDLES	1.2
MINIMUM FOOT–CANDLES	0.7
MINIMUM TO MAXIMUM FC RATIO	0.58
MAXIMUM TO MINIMUM FC RATIO	1.73
AVERAGE TO MINIMUM FC RATIO	1.30

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

N

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

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CHRISTOPHER S. MOLCHAN, REGISTERED LANDSCAPE ARCHITECT
No. 328 STATE OF TENNESSEE

Ashton Woods
Amenity Center
La Vergne, Tennessee

REVISED:
DRAWN: SWL
DATE: 09–30–2024
CHECKED: RSM
FILE NAME: 18314amenity_PH
SCALE: 1" = 20'
JOB NO. 18314
SHEET: PH 1.1

Photometric Plan



D-Series Size 1
LED Area Luminaire

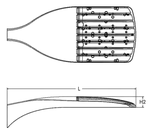
d-series

Catalog Number
Notes
Type

Hit the tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[3]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics**	(this section 70CRI only)		AFR Automotive front row	MVOLT (120V-277V)[4]	**Shipped included**
	P1 P6	30K 3000K	70CRI	T1S Type I short	HVOLT (347V-480V)[5,6]	SPA Square pole mounting (#8 drilling)
	P2 P7	40K 4000K	70CRI	T2M Type II medium	XVOLT (277V - 480V)[7,8]	RPA Round pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T3M Type III medium		
	P4 P9	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare[3]		SPAS Square pole mounting #5 drilling[9]
	P5			T4M Type IV medium		
	Rotated optics	27K 2700K	80CRI	T4LG Type IV low glare[3]		RPAS Round pole mounting #5 drilling[9]
	P10[1] P12[1]	30K 3000K	80CRI	TFTM Forward throw medium		SPABN Square narrow pole mounting #8 drilling
	P11[1] P13[1]	35K 3500K	80CRI			WBA Wall bracket[10]
		40K 4000K	80CRI			
		50K 5000K	80CRI			

Control options		Other options	Finish (required)
Shipped installed	PER7 Seven-pin receptacle only (controls ordered separately)[11,12]	**Shipped installed**	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc.[13,14,15]	FAO Field adjustable output[13,21]	SPD20KV 20KV surge protection	DBLXD Black
PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc.[13,14,15]	BL30 Bi-level switched dimming, 30%[16,21]	HS Houseside shield (black finish standard)[22]	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separately)[12]	BL50 Bi-level switched dimming, 50%[16,21]	L90 Left rotated optics[1]	DWHXD White
PERS Five-pin receptacle only (controls ordered separately)[16,21]	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	R90 Right rotated optics[1]	DDBTXD Textured dark bronze
	DS Dual switching[14, 16, 21]	CCE Coastal Construction[23]	DBLBXD Textured black
		Shipped separately	DNATXD Textured natural aluminum
		EGSR External Glare Shield (reversible, field install required, matches housing finish)	DWHGXD Textured white
		BSDB Bird Spikes (field install required)	

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D-Series Size 1
LED Wall Luminaire

d-series

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

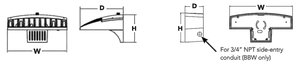
Specifications

Luminaire

Width: 13-3/4" (34.9 cm) **Weight:** 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm) **BBW Weight:** 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) **ELCW Weight:** 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT[3]	**Shipped included**	**Shipped installed**
	20C 20 LEDs (two engines)[1]	530 530 mA	40K 4000 K	T2M Type II Medium	120[3]	(blank) Surface mounting bracket	PE Photoelectric cell, button type[9]
		700 700 mA	50K 5000 K	T3S Type III Short	208[3]	BBW Surface-mounted back box (for conduit entry)[3]	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
		1000 1000 mA (1 A)[1]	AMBPC Amber phosphor converted	T3M Type III Medium	240[3]		PIR 180° motion/ambient light sensor, <15' mtg ht[3,7]
				T4M Type IV Medium	277[3]		PIRH 180° motion/ambient light sensor, 15–30' mtg ht[3,7]
				TFTM Forward Throw Medium	347[3,4]		PIR1FC3V Motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 3fc[3,7]
					480[3,4]		PIRH1FC3V Motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc[3,7]
							ELCW Emergency battery backup (Includes external component enclosure), CA Title 20 Noncompliant[8,9]

Other Options		Finish (required)			
Shipped installed	**Shipped separately**[10]	DDBXD Dark bronze	DSSXD Sandstone	DWHGXD Textured white	
SF Single fuse (120, 277 or 347V)[3,10]	BSW Bird-deterrent spikes	DBLXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone	
DF Double fuse (208, 240 or 480V)[3,10]	VG Vandal-guard	DNAXD Natural aluminum	DBLBXD Textured black		
HS House-side shield[11]	DDL Diffused drop lens	DWHXD White	DNATXD Textured natural aluminum		
SPD Separate surge protection[12]					

Accessories
Ordered and shipped separately.

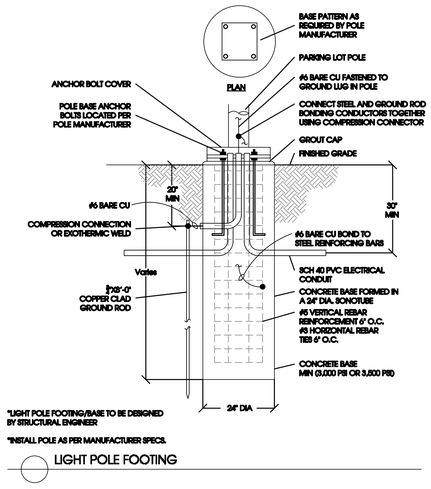
DSXHS U House-side shield (one per light engine)
DSXWBSW U Bird-deterrent spikes
DSXWTVG U Vandal-guard accessory

NOTES
1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with ELCW.
11. Also available as a separate accessory; see Accessories information.
12. Not available with ELCW.

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LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	MOUNTING	MODEL	MOUNTING HEIGHT	QUANTITY	LAMP DEPRECIATION
DSX1-P1-BLC4		D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 4 Extreme Backlight Control External Glare Shield	POLE	Lithonia Lighting, DSX1 LED P1 40K 70CRI BLC4 EGS	20'	1	0.9
DSX1-P2-T5W		D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 5 Wide	POLE	Lithonia Lighting, DSX1 LED P2 40K 70CRI T5W	20'	1	0.9
DSX1-P3-TFTM		D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Forward Throw Houseside Shield	POLE	Lithonia Lighting, DSX1 LED P3 40K 70CRI TFTM HS	20'	2	0.9
DSXW1-10C-700-T3M		DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 700mA WITH HOUSE-SIDE SHIELDS.	WALL	Lithonia Lighting, DSXW1 LED 10C 700 40K T3M MVOLT HS	10	1	0.9



*LIGHT POLE FOOTING/BASE TO BE DESIGNED BY STRUCTURAL ENGINEER

*INSTALL POLE AS PER MANUFACTURER SPECS.

LIGHT POLE FOOTING

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

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LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567

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PROFESSIONAL ENGINEER CHRISTOPHER R. MOLCHAN, REGISTERED 120 STATE OF TENNESSEE

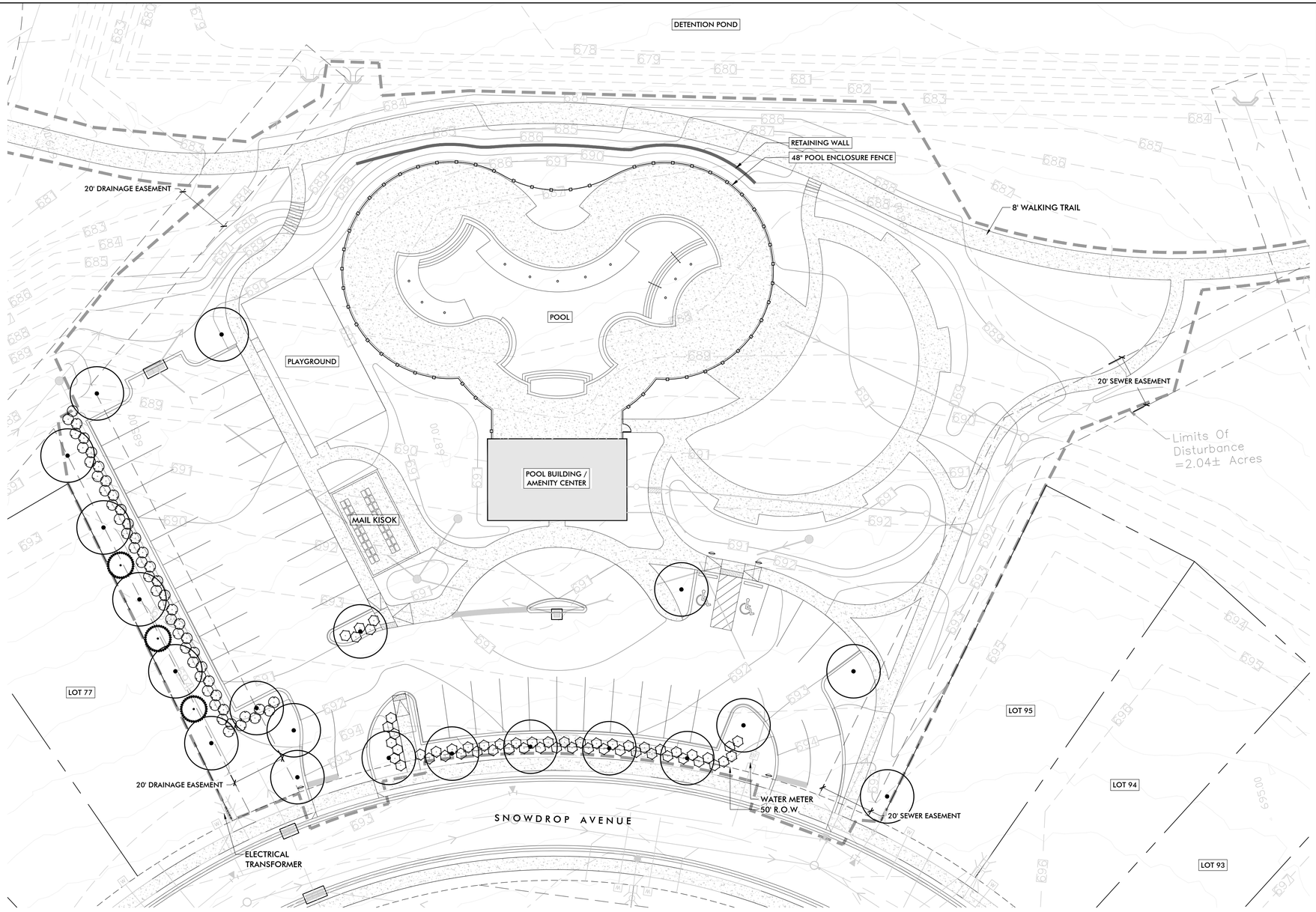
PROFESSIONAL LANDSCAPE ARCHITECT ROBERT S. MOLCHAN, REGISTERED 1027 STATE OF TENNESSEE

Ashton Woods
Amenity Center
La Vergne, Tennessee

REVISED:	
DRAWN: SWL	
DATE: 09-30-2024	
CHECKED: RSM	
FILE NAME: 18314amenity_PH	
SCALE: N/A	
JOB NO. 18314	

Photometric Details & Notes

SHEET: PH 2.0



OWNER/DEVELOPER:
ASTON WOODS
99 E MAIN STREET, SUITE 99
FRANKLIN, TN 37064
CONTACT: CHRISTIAN MACARI

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105J, DATED MAY 8, 2023.

DEED REFERENCE:
TAX MAP 32, PARCEL 4.04
ZONING: PDR (PLANNED DENSITY RESIDENTIAL)
R.BK. 2384, PG. 3117

LAND USE DATA:
1-STORY BUILDING
BUILDING HEIGHT: __'-__"
1,586 SQ.FT.

PARKING REQUIREMENTS:
REQUIRED: 1 SPACE/150 SQ.FT. WATER SURFACE X 2,562 SQ.FT. = 17 SPACES
PROVIDED: 37 REGULAR + 2 H.C. = 39 TOTAL SPACES

PLANT SCHEDULE AMENITY

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	SPACING	NOTES
CANOPY TREES									
	QPH	20	QUERCUS PHELLOS `HIGHTOWER`	HIGHTOWER WILLOW OAK	B & B	2.5" CAL.	12` HT.	SEE PLAN	ST, SPECIMEN
EVERGREEN TREES									
	TOG	3	THUJA OCCIDENTALIS `GREEN GIANT`	GREEN GIANT ARBORVITAE	B & B		8` HT.	SEE PLAN	SPECIMEN, FTG
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/B&B	HEIGHT	SPREAD	SPACING	NOTES
SHRUBS									
	ICB	52	ILEX CORNUTA `NANA`	DWARF BURFORD HOLLY	B & B	30" HT.		36" O.C.	FTG
	PLO	54	PRUNUS LAUROCERASUS `OTTO LUYKEN`	LUYKENS LAUREL	B & B	30" HT.		36" O.C.	FTG

PLANTING REQUIREMENTS		REQUIRED	PROVIDED
STREET YARD	(1) CANOPY TREE OR (2) UNDERSTORY TREE PER 25 LF ROAD FRONTAGE +/-200 OF ROAD FRONTAGE	8	8
PARKING AREA	(1) CANOPY TREE PER LANDSCAPE ISLAND	--	--
	PERIMETER SHRUBS : STAGGERED ROW OF EVERGREEN SHRUBS 30" O.C.	--	--
	TREES: (3) CANOPY TREES PER 100 LF OF TOTAL PARKING AREA +/- 272 LF	8	8

0 20 40 60 feet
SCALE: 1" = 20'

NORTH

811

KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.719.1943 | www.kiservogrin.com

CHRISTOPHER BRANDON WADE
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
09.30.24

ARBOR RIDGE AMENITY CENTER

SITE PLAN SUBMITTAL

LA VERGNE, RUTHERFORD COUNTY , TENNESSEE

NO.	REVISIONS	DATE	BY

DESIGNED BY: MB
DRAWN BY: MB
CHECKED BY: CW
DATE: 09/30/2024
KVD PROJECT NO. 23086

DRAWING TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L4.1

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LANDSCAPE NOTES

MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE *AMERICAN STANDARD OF NURSERY STOCK* (ANSI Z60.1) CURRENT EDITION.

2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:

   2.1. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE;

   2.2. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:

   2.2.1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE;

   2.2.2. ONE FORK IS LESS THAN TWO-THIRDS THE DIAMETER OF THE DOMINANT FORK; AND THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.

3. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.
4. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.
5. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK AND BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

LANDSCAPE NOTES

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICHEVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.

2. ALL TREES SHALL MEET MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE *AMERICAN STANDARDS FOR NURSERY STOCK* , CURRENT EDITION.

3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.

4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.

5. TREE TOPPING IS NOT PERMITTED.

6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.

7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE DEPARTMENT OF BUILDING AND NEIGHBORHOOD SERVICES PRIOR TO LAND DISTURBING ACTIVITIES.

8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.

9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.

10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.

12. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

13. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.

14. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.

15. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE . RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THEIR AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

ORDERS FOR PLANT MATERIAL:
SUBMIT CONFIRMED ORDERS FOR ALL PLANT MATERIAL, SPECIFYING NURSERY, FOR APPROVAL BY THE LANDSCAPE ARCHITECT WITHIN 35 DAYS FROM DATE CONTRACT IS AWARDED TO GENERAL CONTRACTOR OR LANDSCAPE CONTRACTOR, WHICHEVER FIRST OCCURS.

SUBSTITUTIONS:
ANY SUBSTITUTIONS TO THE SPECIFIED PLANT LIST MUST BE APPROVED BY THE LANDSCAPE ARCHITECT 7 DAYS OR MORE PRIOR TO THE BID.

TREE TAGGING:
LANDSCAPE ARCHITECT TO TAG TREES IN THE NURSERY PRIOR TO PURCHASE BY CONTRACTOR. IF REQUESTED BY THE CLIENT.

NURSERY SELECTION:
CONTRACTOR TO SUBMIT A LIST OF ALL NURSERIES FROM WHICH PLANT MATERIAL IS TO BE PURCHASED FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. PLANT MATERIAL PURCHASED FROM NURSERIES NOT APPROVED BY LANDSCAPE ARCHITECT WILL BE REJECTED.

PREFERRED TREE NURSERIES:
CONTRACTOR TO MAKE EVERY REASONABLE EFFORT TO OBTAIN TREES FROM THE FOLLOWING LANDSCAPE ARCHITECT PREFERRED NURSERIES:
1. Hunter Trees : http://www.huntertrees.com
2. Bold Spring: http://www.boldspring.com
3. Mid Georgia : http://midgeorgiansy.com
4. Select Trees: http://selecttrees.com
5. Moons Tree Farm: http://moonstreefarm.com

GENERAL TREE SPECIFICATIONS:

1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
   a. 2" CALIPER TREES: LOWEST BRANCH 6' HT.
   b. 3" CALIPER TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
   a. 1" CALIPER/6-8' HT: 3-4' WIDE MIN.
   b. 2" CALIPER/12-14' HT: 4-5' WIDE MIN.
   c. 3" CALIPER/14-16' HT: 6-7' WIDE MIN.
3. CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN
4. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
5. TREES SHALL NOT BE TIPPED PRUNED.
6. TREE TRUNKS SHALL NOT BE BOWED OR "DOG-LEGGED" .
7. TREES SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS, EGGS LARVAE.
8. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
9. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%.
10. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

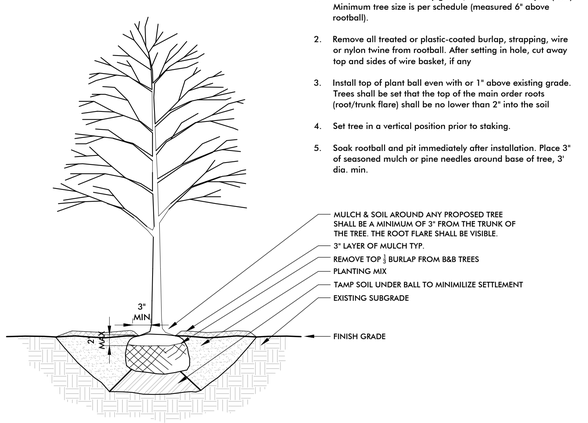
SPECIMEN TREE SPECIFICATIONS

1. TREES SHALL MEET REQUIREMENTS SET FORTH IN GENERAL TREE SPECIFICATIONS.
2. TREES SHALL BE TOP GRADE TREES FOR EACH SPECIES AND TYPE. PLANTS SHALL EXHIBIT EXCEPTIONALLY HEAVY, SYMMETRICAL, APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SHAPE.
3. ANY PRUNING CUTS SHALL HAVE BEEN HEALED FOR A MINIMUM OF ONE GROWING SEASON. TREES WITH PRUNING CUTS OVER 1" SHALL BE REJECTED.
4. TREES SHALL NOT HAVE CROSSING BRANCHES WITHIN THE CROWN.
5. ROOTBALL SIZES SHALL MEET OR EXCEED ANSI Z60.1 SPECIFICATIONS

LANDSCAPE INSPECTION NOTES

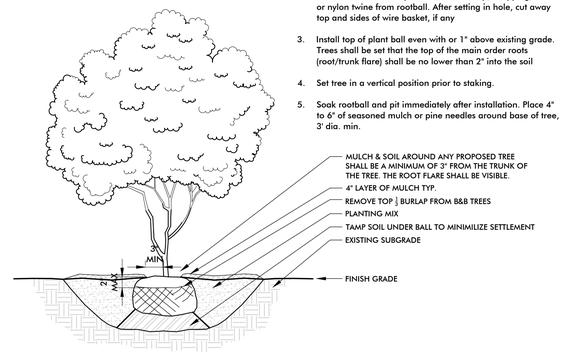
1. ALL TREES, SHRUBS, PERENNIALS, GROUNCOVERS, ETC. SHALL MEET ALL SPECIFICATIONS FOR FORM, SIZE, QUALITY, HEALTH, ETC. PER THE PROJECT NOTES ON PLANS.
2. ANY PLANT MATERIAL WHICH IS NOT THRIVING AND SHOWING SIGNS OF ACTIVE GROWTH WILL BE REJECTED. CONTRACTOR TO REMOVE AND REPLACE.
3. ANY TREES WITH DAMAGED TRUNKS, INCLUDED BARK, NON-UNIFORM CANOPY, "DOG LEGGED" TRUNKS, ETC. WILL BE REJECTED.
4. ANY PLANT MATERIAL WHICH IS SHOWING SIGNS OF DECLINE (DROPPED LEAVES, STEM.BRANCH DIE BACK, ETC) WILL BE REJECTED. CONTRACTOR TO REMOVE AND REPLACE.
5. ALL TREE TRUNK FLARES TO BE VISIBLE ABOVE INSTALLED MULCH. CONTRACTOR RESPONSIBLE FOR REMOVAL OF EXCESS SOIL FROM TOP OF ROOTBALL.
6. ALL TREES TO BE INSTALLED 2" ABOVE FINISHED GRADE AND ALLOWED TO SETTLE. ROOTBALLS WHICH HAVE SETTLED BELOW FINISHED GRADE SHALL BE RAISED.
7. ALL TREES AND SHRUBS NOT INSTALLED PER SPACING DIMENSIONS ON PLAN WILL BE REJECTED. CONTRACTOR TO REMOVE AND RESET. SPACING MAYBE MODIFIED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION TO ACCOMMODATE EXISTING CONDITIONS OR UNFORESEEN ISSUES.
8. ALL TREES WHICH ARE PROPOSED TO BE ARRANGED IN A SPECIFIC ALIGNMENT SHALL BE STAKED AND REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. UPON INSTALLING, IF TREES DO NOT ALIGN; CONTRACTOR SHALL REMOVE AND REINSTALL PER DESIGN INTENT.
9. DECIDUOUS AND HERBACEOUS PERENNIALS AND ORNAMENTAL GRASSES SHALL BE INSPECTED ONLY DURING ACTIVE GROWING MONTHS OF THE YEAR.

GENERAL NOTES:
1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 3" of seasoned mulch or pine needles around base of tree, 3' dia. min.



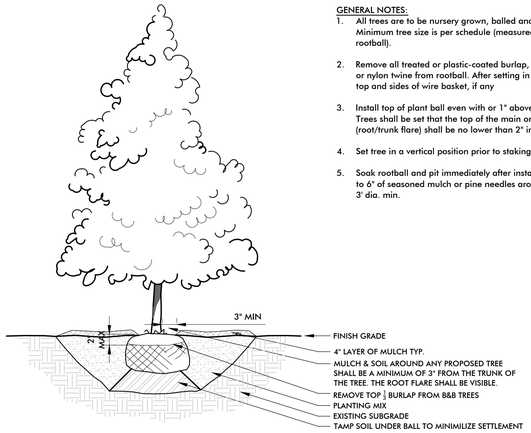
1 SINGLE TRUNK TREE PLANTING
3/4" = 1'-0" P-AS-LAN-02

GENERAL NOTES:
1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.

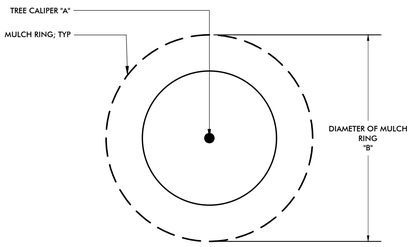


2 MULTI-TRUNK TREE PLANTING
3/4" = 1'-0" P-AS-LAN-07

GENERAL NOTES:
1. All trees are to be nursery grown, balled and burlaped (B&B). Minimum tree size is per schedule (measured 6" above rootball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from rootball. After setting in hole, cut away top and sides of wire basket, if any
3. Install top of plant ball even with or 1" above existing grade. Trees shall be set that the top of the main order roots (root/trunk flare) shall be no lower than 2" into the soil
4. Set tree in a vertical position prior to staking.
5. Soak rootball and pit immediately after installation. Place 4" to 6" of seasoned mulch or pine needles around base of tree, 3' dia. min.

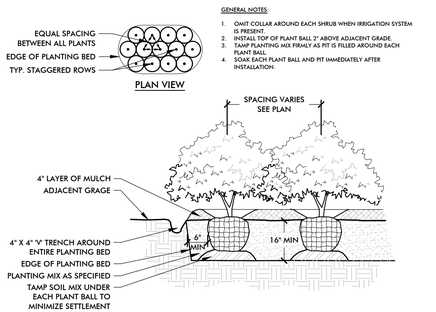


3 EVERGREEN TREE PLANTING
SECTION 3/4" = 1'-0" P-AS-LAN-08



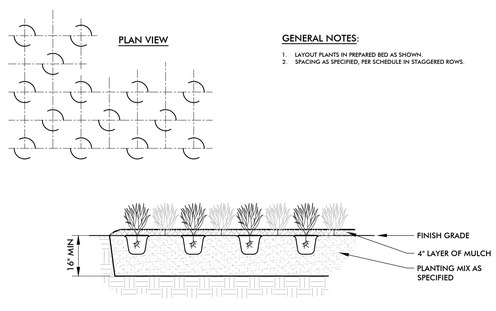
TREE CALIPER "A"	MULCH RING DIAMETER "B"	MULCH RING (CUBIC YARD)
1"	4' MIN.	0.10 CUBIC YD
1.5"	4'-6"	0.10 CUBIC YD
2"	6'	0.10 CUBIC YD
2.5"	6'-6"	0.10 CUBIC YD
3"	8'	0.10 CUBIC YD
3.5"	8'-6"	0.10 CUBIC YD
4"	10'	0.15 CUBIC YD
5"	11'	0.15 CUBIC YD
6"	12'	0.20 CUBIC YD

4 MULCH RING SIZING CHART
PLAN 1" = 1'-0" P-AS-LAN-03



GENERAL NOTES:
1. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2" ABOVE ADJACENT GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

5 SHRUB PLANTING
3/4" = 1'-0" P-AS-LAN-06



GENERAL NOTES:
1. LAYOUT PLANTS IN PREPARED BED AS SHOWN.
2. SPACING AS SPECIFIED, PER SCHEDULE IN STAGGERED ROWS.

6 GRASS / GROUNDCOVER PLANTING
3/4" = 1'-0" P-AS-LAN-01

KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.719.1943 | www.kiservogrin.com

CHRISTOPHER BRANDON WADE
REGISTERED
Christopher B. Wade
TENNESSEE
COMMERCIAL
LANDSCAPE ARCHITECT
09.30.24

ARBOR RIDGE
AMENITY CENTER
SITE PLAN SUBMITTAL
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

NO.	REVISIONS	DATE	BY

DESIGNED BY:	MB
DRAWN BY:	MB
CHECKED BY:	CW
DATE:	09/30/2024

KVD PROJECT NO. 23086

DRAWING TITLE:
LANDSCAPE NOTES & DETAILS

SHEET NUMBER
L6.1

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Planning Commission Report
Meeting: October 15, 2024

City of La Vergne

Item #: 15. **Item Title: Site Plan - Burger King - Remodel and Dual Drive-Through Addition to Existing Store. Requested by Technical Group, Inc. Property located at 5099 Murfreesboro Rd. (Tax Map 15, Parcel 2.17). C-2 (Highway Service) Zoning District. Property owned by Carrols Restaurant Group, Inc.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, Technical Group, Inc. is requesting approval of a site plan to improve an existing QSR location on Murf. Road. The QSR consists of 2897 sq ft. This store is located on 0.91 acres. The purpose of the plan is to show the layout for the updated site.

The proposed layout on the site plan shows the addition of dual drive-throughs to the site. The existing building will not change in size, but the exterior of the building will change drastically, and also the building will increase in height.

The scope of the project includes the demo of the existing canopy and increasing the height of the building. Also, new drive-thru windows will be added. New doors and exterior materials are also being proposed. The parking area will change from 45 parking spaces to 32.

They have not submitted appropriate arch. elevations or materials board. This parcel is contained within the Murfreesboro Road Overlay Streetscape District and must adhere to the applicable overlay provisions. A materials board is required with actual samples and all paint and/or material colors including trim colors.

Staff Comments / Technical Items:

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

1. Sidewalk of 6 feet in width is required along Madison Square Blvd. to connect on both ends to existing sidewalks;
2. This parcel is contained within the Murfreesboro Road Overlay Streetscape District and must adhere to the applicable overlay provisions;
3. A materials board is required with actual samples;
4. Photometric Plan is missing;
5. A 5' wide Landscaped Buffer Area must be installed around all parking lots with 3' minimum tall screening (shrubs, etc.);
6. Add note on appropriate sheets to indicate van-accessible handicap space with provided van-accessible loading zone;
7. All utilities must be underground;
8. A materials board is required with actual samples and all paint and/or material colors including trim colors.

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

1. (Calculations and Grading Plan) Per the City of La Vergne Stormwater Management Ordinance (L:\Cities\LaVergne\lavergne.t-14.wpd (lavergnetn.gov)), for a redevelopment of less than 50% of the total site area, the project must provide permanent water quality measures for the area being disturbed if it is over an acre or meets the criteria of Section 14-603(2)(c) of that code. Given that this property is presently under enforcement action for a violation of the state water quality standard (illicit discharge), section 14-603(2)(c)(i) applies. Provide a design and calculations to provide 80% TSS removal for a parking lot area of 5,300 SF (the area of the asphalt replacement with concrete).
2. Provide a Longterm Maintenance Plan (LTMP) for the permanent water quality measure required by item 1.
3. Provide a city-standard Longterm Maintenance Agreement (LTMA) for the water quality measure required by item 1. This must be recorded with the LTMP prior to pulling the Land Disturbance Permit for this project.
4. Erosion Control Plan requirement - Provide initial and final construction erosion prevention and sediment control plan drawings for the area where the asphalt is being removed and replaced with concrete paving. This plan must include means by which mud will not be tracked from the site during compaction and gravel placement in the concrete replacement area.
5. Provide a detail of the brick dumpster screen wall and gate including an elevation.

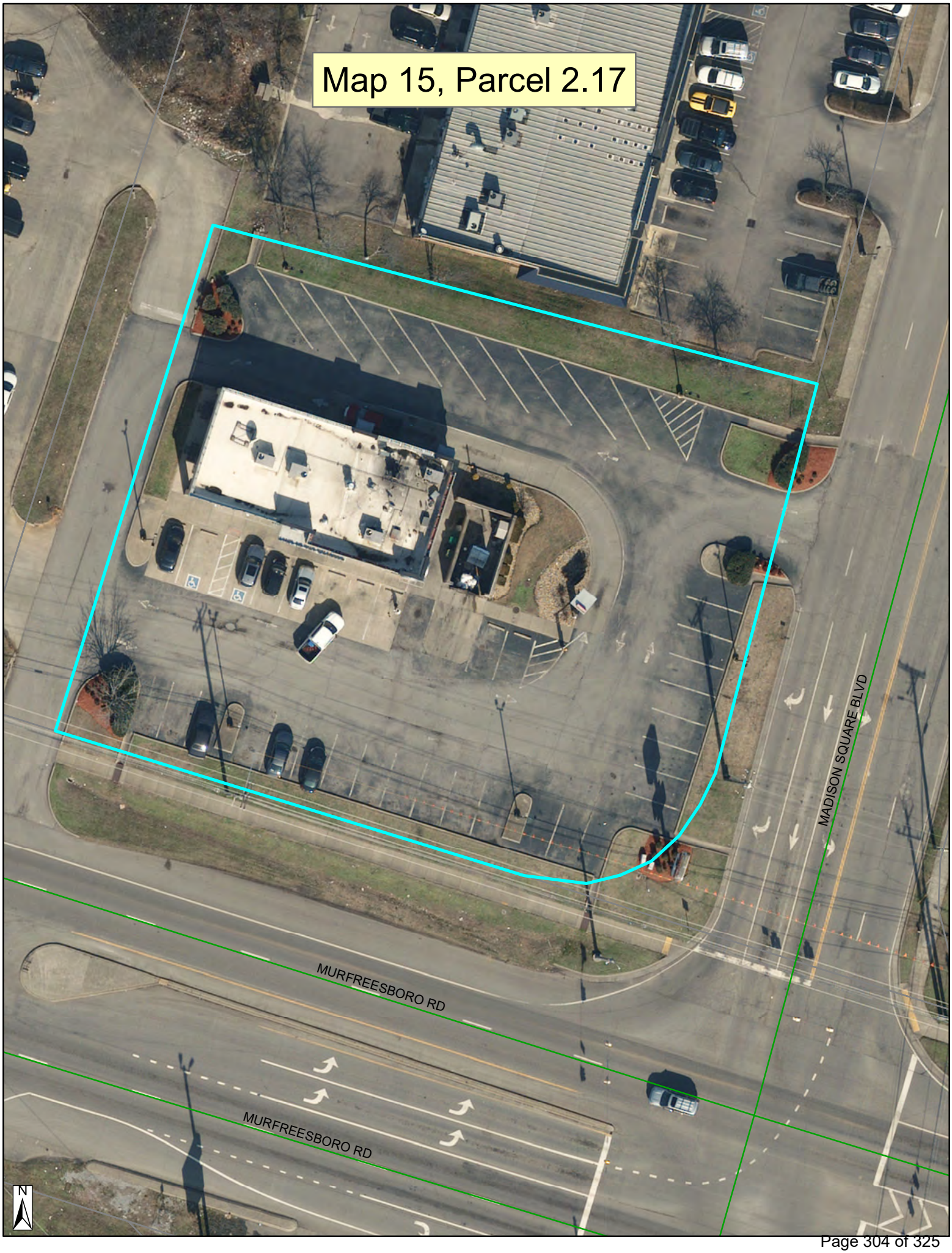
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No utilities shown. No comments.

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

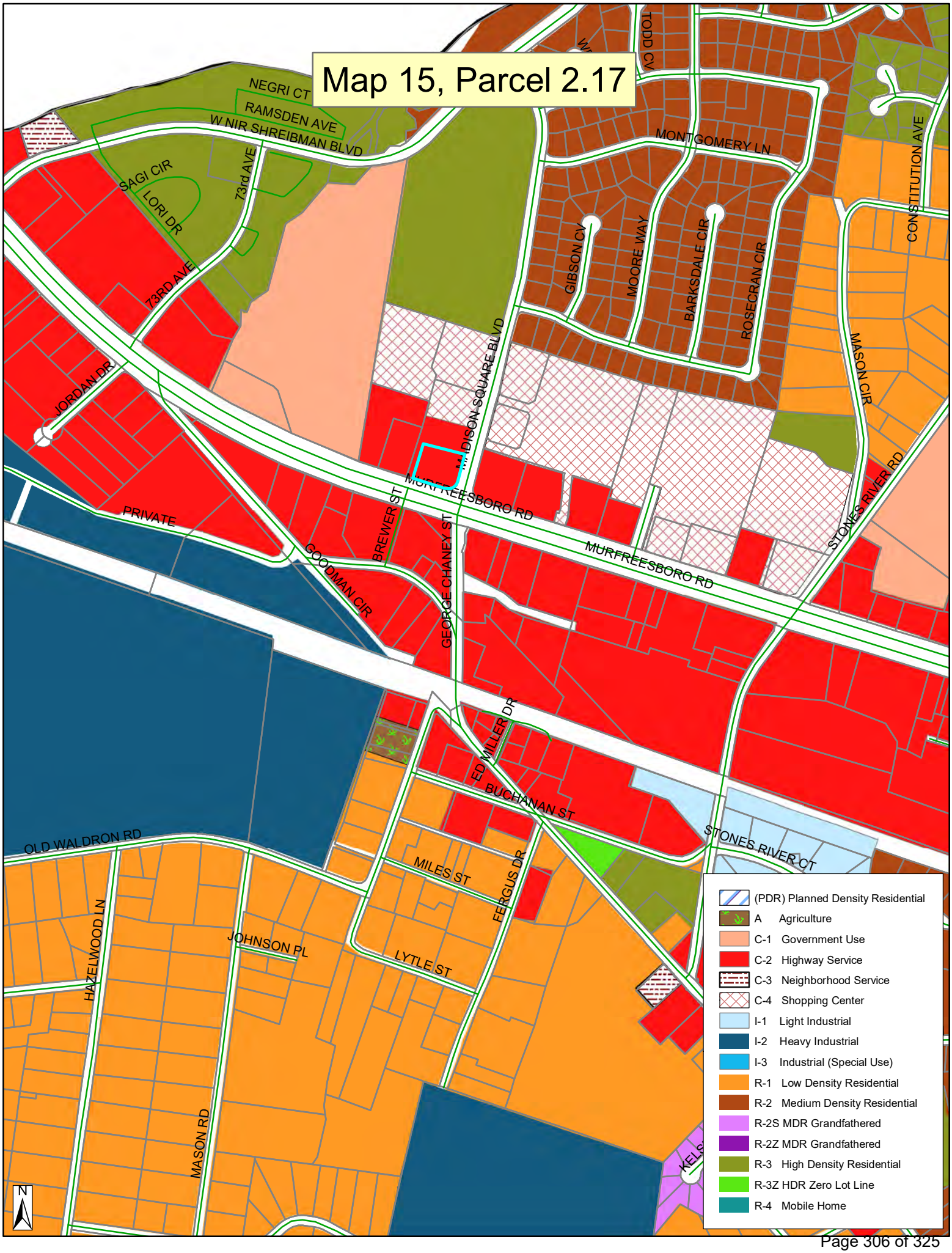
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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.


Map 15, Parcel 2.17
MADISON SQUARE BLVD
MURFREESBORO RD
MURFREESBORO RD
N


Map 15, Parcel 2.17
GIBSON CV
ROSECRAN CIR
MADISON SQUARE BLVD
MURFREESBORO RD
MURFREESBORO RD
BREWER ST
OLD NASHVILLE HWY
PRIVATE
GOODMAN CIR
GEORGE CHANEY ST
N


Map 15, Parcel 2.17
NEGRI CT
RAMSDEN AVE
W NIR SHREIBMAN BLVD
SAGI CIR
LORI DR
73rd AVE
73RD AVE
JORDAN DR
PRIVATE
COODMAN CIR
BREWER ST
GEORGE CHANEY ST
MADISON SQUARE BLVD
MURFREESBORO RD
MONTGOMERY LN
TODD CV
GIBSON CV
MOORE WAY
BARKSDALE CIR
ROSECRAN CIR
CONSTITUTION AVE
MASON CIR
STONES RIVER RD
ED MILLER DR
BUCHANAN ST
STONES RIVER CT
OLD WALDRON RD
MILES ST
FERGUS DR
HAZELWOOD LN
JOHNSON PL
LYTLE ST
MASON RD
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


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BURGER KING

BKC#13218 CLC#157
5099 MURFREESBORO RD,
LA VERNGE ,TN 37086

CODE INFORMATION

PROJECT SCOPE: REMODEL OF EXISTING BURGER KING RESTAURANT

APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE 2017
ICC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDING AND FACILITY
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 LIFE SAFETY CODE NFPA 1 AND NFPA 101

OCCUPANCY TYPE:	A-2: ASSEMBLY (NON-SPRINKLED)
CONSTRUCTION TYPE:	V-B; WOOD FRAME
NUMBER OF STORIES	1
EXISITNG BUILDING HEIGHT:	17'-5"
PROPOSED BUILDING HEIGHT:	15'-2"
UTILITY PROVIDERS:	EXISTING
DESIGN LOADS & CATEGORIES:	EXISTING

PROPOSED OCCUPANCY LOAD CALCULATIONS:

EXISTING TOTAL AREA OF BUILDING:	2,897
PROPOSED TOTAL AREA OF BUILDING:	2,897

EXISTING SEAT COUNT: 65

PROPOSED SEAT COUNT:	51
OUTDOOR SEAT COUNT:	12

NUMBER OF EMPLOYEES (INCLUDING OWNERS AND MANAGERS):
TOTAL: 6

RESTROOM PLUMBING FIXTURES

FROM 2017 IBC , TABLE 2902.1

MAXIMUM OCCUPANTS
(GREATEST OF OCCUP. CALC. OR SEAT COUNT) = 83 50% MALE & 50% FEMALE = 83/2 = 41 EACH
41/75 = .54= 1 WC EACH RESTROOM (TABLE 2902.1)
41/200 = .20= 1 LAV EACH RESTROOM (TABLE 2902.1)

	REQUIRED		PROVIDED		
	MEN	WOMEN		MEN	WOMEN
(1:75)	1	1	W.C.	1	1
	-	-	URINAL	-	-
(1:200)	1	1	LAVATORY	1	1

GENERAL SIGNAGE NOTES

SIGN INSTALLER RESPONSIBILITIES:

1. PROVIDE ALL DRAWINGS NECESSARY FOR SIGN PERMITS.
2. APPLY FOR, OBTAIN, AND PAY FOR ALL REQUIRED SIGN PERMITS.
3. COORDINATE EXCAVATION OF SIGN FOUNDATIONS WITH G.C.
4. SET ANCHOR BOLTS OR BASE PLATES AS REQUIRED.
5. COMPLETE SIGN INSTALLATION.
6. REMOVE EXCESS DEBRIS, ROUGH GRADE AREA FOR LANDSCAPING.

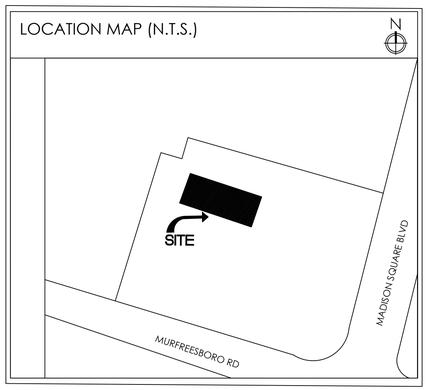
GENERAL CONTRACTOR:

1. COORDINATE EXCAVATION OF SIGN FOUNDATIONS WITH SIGN SUPPLIER.
2. PROVIDE POWER TO ALL SIGN LOCATIONS AS REQUIRED.
3. MAKE FINAL ELECTRICAL CONNECTIONS TO EACH SIGN.

VICINITY MAP (N.T.S.)



LOCATION MAP (N.T.S.)



SHEET INDEX

SHEET #	SHEET TITLE
T-1	TITLE SHEET
T-1.1	ADA STANDARDS
AS-0.1	SURVEY BY OTHERS
AS-1	DEMO SITE PLAN
AS-2	PROPOSED SITE PLAN
LS-1	LANDSCAPE SITE PLAN

PROJECT DATA

OWNER:	ARCHITECT:	DESIGN GROUP:
CARROLS RESTAURANT GROUP, INC. 968 JAMES ST SYRACUSE, NY 13203 JACOB WINKLER JWINKLER@CARROLS.COM	ONE ARCHITECURE, PLC DUSTIN CURTIS 8686 N. CENTRAL AVE, SUITE 166 PHOENIX, AZ 85020 P:602.266.2712 dustin.curtis@onearchitecture.us	TECHNICAL GROUP INC. 27300 HAGGERTY RD F2, FARMINGTON HILLS, MI 48331 P:(248)426-8000 MAIL@TECHNICALGROUPINC.NET

LOCAL AUTHORITIES

BUILDING DEPARTMENT	HEALTH DEPARTMENT
5175 MURFREESBORO ROAD LA VERGNE , TN 37086 JOE WHITE : JWHITE@LAVERGNETN.GOV	RUTHERFORD COUNTY 100 WEST BURTON STREET MURFREESBORO ,TN 37130 PHONE:615-898-7880

ADDITIONAL CONTACTS

DECOR PROVIDER	AS BUILT PROVIDER
SCI 125 CONNEL AVE ROCKDALE , IL ANDREA DIGIROLAMO ANDREAD@BELLSOUTH.NET	SEVAN MULTI-SITE SOLUTIONS. 3025 HIGH LAND PARKING SUITE 850 DOWNERS GROVE,IL60515 INFO@SEVANSOLUTIONS.COM

NOTICE TO BIDDERS

THE INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME TO THE ARCHITECT. THE "GENERAL CONTRACTOR," ITS "SUBCONTRACTORS," AND "VENDORS" SHALL REVIEW THE PROPOSED SITE FOR BIDDING PURPOSES AND TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS OF THE SITE AND PROPOSED SPACE. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS (DRAWINGS) AND EXISTING CONDITIONS SHALL BE SUBMITTED IN WRITING TO THE "ARCHITECT" AND OWNER BY THE "GENERAL CONTRACTOR" FOR CLARIFICATION. BY FAILURE TO CLARIFY DISCREPANCIES, GC SHALL BEAR RISK AND COST, AT NO CHARGE TO OWNER TO RECTIFY. GC AND VENDOR TO CHECK DRAWINGS AND CALL/EMAIL ARCHITECT IN REGARDS TO MOST RECENT DRAWINGS BEFORE ORDERING, MANUFACTURING, AND GOING TO SITE.

ANY WORK THAT INVOLVES UTILIZING A PRE-MANUFACTURED COMPONENT, OR OTHER FIELD ASSEMBLED OR FIELD APPLIED SYSTEM IS THE SOLE RESPONSIBILITY OF THE ENTITY ENGAGED TO PERFORM THAT WORK. ANY ERRORS, OMISSIONS, DEFECTS, OR DAMAGES CAUSED BY ANY DEVIATION FROM THE MANUFACTURER'S GUIDELINES, RECOMMENDATIONS, OR SPECIFICATIONS, SHALL BE THE SOLE RESPONSIBILITY OF THE ENTITY RESPONSIBLE FOR SUCH ACTION, AND ANY REQUIRED REMEDIES, INCLUDING REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE PARTY RESPONSIBLE FOR THE ERROR, OR OMISSION, THAT CAUSED THE DAMAGE OR DEFECT.

GENERAL DEMOLITION NOTES

DEMOLITION CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, STANDARDS, RULES, AND REGULATIONS FOR THE SAFETY OF PERSONS OR PROPERTY, OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. DEMOLITION CONTRACTOR SHALL ERECT AND MAINTAIN ALL REASONABLE SAFEGUARDS FOR THE SAFETY AND PROTECTION OF THE PUBLIC - INCLUDING THE POSTING OF DANGER AND OTHER WARNING SIGNS AGAINST HAZARDS. DEMOLITION SHALL BE ACCOMPLISHED WITH APPROPRIATE TOOLS AND OR EQUIPMENT SO AS TO NOT CREATE DAMAGE TO AREAS THAT ARE INTENDED TO REMAIN INTACT. ANY DAMAGE CAUSED BY DEMOLITION SHALL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
IN THE EVENT OF THE REMOVAL OF ANY LOAD BEARING PARTITION OR STRUCTURE, APPROPRIATE SHORING SHALL BE PROVIDED AS REQUIRED TO SUPPORT THE ADJACENT LOADS OR STRUCTURE. SHORING SHALL BE DESIGNED TO SUPPORT FULLY THE LOADS SUPERIMPOSED WITH THE APPROPRIATE SAFETY FACTORS. CALCULATIONS, DESIGN, AND/OR EQUIPMENT USED SHALL BE THE SOLE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR. ALL SHORING SHALL COMPLY WITH LOCAL AND FEDERAL STANDARDS, INCLUDING OSHA. ANY CALCULATIONS REQUIRED BY THE MUNICIPALITY FOR ANY SHORING OR OTHER TEMPORARY SUPPORT SHALL BE THE SOLE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.

EXISTING CONDITIONS / FIELD VERIFICATION

IN AS MUCH AS THE ADAPTATION OF AN EXISTING STRUCTURE REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, AND BECAUSE SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY OR DESTROYING OTHERWISE ADEQUATE SERVICEABLE PORTIONS OF THE STRUCTURE, THE CLIENT AGREES TO HOLD HARMLESS AND INDEMNIFY DESIGN PROFESSIONALS FOR ALL CLAIMS, COSTS, LOSSES, AND EXPENSES ARISING OR ALLEGEDLY ARISING FROM THE DISCOVERY OF CONCEALED OR UNKNOWN CONDITIONS IN THE EXISTING STRUCTURE OR FROM ANY DEFICIENCIES OR INACCURACIES IN ANY INFORMATION OR DOCUMENTATION FURNISHED TO THE DESIGN PROFESSIONAL BY THE CLIENT, AND TO PAY DESIGN PROFESSIONALS FOR ADDITIONAL SERVICES RESULTING THEREFROM.

IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL ASPECTS CONTAINED WITHIN THE SCOPE OF WORK AS SET FORTH BY THESE DOCUMENTS. ANY DISCREPANCIES FOUND ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONALS PRIOR TO COMMENCEMENT OF WORK.

NOTE

IF THERE ARE ANY DISCREPANCIES BETWEEN THE DRAWING PACKAGES PROVIDED BY OTHERS AND THE DRAWING PACKAGE CREATED BY TECHNICAL GROUP INC, THESE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF TECHNICAL GROUP INC. IMMEDIATELY UPON THERE FINDING

EXISTING SITE INFORMATION/CONDITIONS WERE PROVIDED TO TGI BY SEVAN MULTI-SITE SOLUTIONS.

GENERAL SCOPE OF WORK

NEW DOUBLE DRIVE THROUGH, SEAL AND RESTRIPE, AND BRING THE SITE UP TO ADA STANDARDS AND MEET BURGER KING CORPORATE STANDARDS SEE SHEETS AS-1AND AS-2 FOR FULL SCOPE OF WORK

EXTERIOR ELEVATION WORK TO INCLUDE DEMO EXISTING CANOPY AND INCREASE BUILDING HEIGHT, UPDATING MATERIAL FINISHES, NEW DRIVE THRU WINDOWS, NEW ENTRY DOORS, AND NEW BURGER KING SIGNAGE FOR EXTERIOR SCOPE OF WORK SEE SHEETS A2-A2.2

INTERIOR SCOPE OF WORK TO INCLUDE FULL UPDATE OF DECOR PACKAGE AND EQUIPMENT, NEW MATERIAL FINISHES PER DECOR PACKAGE, NEW SEATING PACKAGE, DEMO AND UPDATE RESTROOMS TO ADA COMPLIANCE, NEW CEILING GRID, DIFFUSERS AND LIGHTING PER SHEET A-4. FOR FULL INTERIOR SCOPE SEE SHEETS D-1, A-1, AND A-3

No.	Date	By	Notes
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Drawn By: ZA

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BURGER KING CORPORATION

TECHNICAL GROUP,inc
27300 HAGGERTY RD SUITE F2
FARMINGTON HILLS, MI 48331
PHONE:(248)426-8000
E-mail:tech@technicalgroupinc.net

DUSTIN CURTIS — REGISTERED ARCHITECT — 104555 — STATE OF TENNESSEE
8-06-24

PROJECT 5099 MURFREESBORO RD LA VERGNE,TN 37086

SHEET TITLE TITLE SHEET

DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.

JOB # TG-24812

SHEET T-1

PICTURE MENUS
1. SIGNAGE MUST BE PROVIDED AT THE DRIVE UP MENU/ORDER INTERCOM INDICATING PICTURE MENUS AVAILABLE UPON REQUEST AT THE PICK-UP WINDOW.
2. PROVIDE PICTURE MENUS AT THE WINDOW AND ORDER COUNTER.

ACCESSIBLE PARKING
1. ALL ACCESSIBLE PARKING SPACES MUST BE WITHIN THE SHORTEST ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE (36" WIDE MINIMUM AND UNOBSTRUCTED BY CURBS, VEHICLE OVERHANGS, PROTRUDING OBJECTS OR ANY OTHER BARRIERS) ADAAG 208.3 | DIAGRAM 3.6
2. PARKING MUST INCLUDE A VAN ACCESSIBLE PARKING SPACE WITH AN 8' WIDE MINIMUM ACCESS AISLE PROVIDED OR AN 11' WIDE PARKING SPACE WITH A 5' WIDE ACCESS AISLE. ADAAG 208.2.4, 502.2 | DIAGRAM 3.6
3. MUST PROVIDE A VERTICAL "VAN ACCESSIBLE" SIGN. ADAAG 502.2 | DIAGRAM 3.2
4. ALL VAN SPACES AND THEIR ACCESS AISLES MUST HAVE 98" OF VERTICAL CLEARANCE. ADAAG 502.5 | DIAGRAM 3.5
5. A SECOND VAN ACCESSIBLE PARKING SPACE MUST BE PROVIDED FOR LOTS WITH 26-50 TOTAL PARKING SPACES. ADAAG 208.2
6. EVERY ACCESSIBLE PARKING SPACE MUST BE AT LEAST 8' WIDE WITH THEIR ACCESSIBLE AISLES AT LEAST 5' WIDE. ADDGA 208.2, 502.3.1 | DIAGRAMS 3.4, 3.5
7. ALL ACCESSIBLE PARKING SPACES MUST HAVE AN AVERAGE SLOPE OF 2% OR LESS IN ANY DIRECTION. ADAAG 502.4
8. ALL ACCESS AISLES MUST HAVE AN AVERAGE SLOPE OF 2% OR LESS IN ANY DIRECTION. ADAAG 502.4
9.ALL ACCESS AISLES MUST BE FREE OF ENCROACHING RAMPS OR CURB RAMPS. ADAAG 502.4
10. ALL ACCESSIBLE PARKING SPACES MUST BE FREE OF ENCROACHING RAMOS OR CURB RAMPS. ADAAG 502.4
11. ALL ACCESSIBLE PARKING SPACES MUST HAVE AN INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) VERTICAL SIGNAGE. ADAAG 502.6
10. EVERY VERTICAL SIGN WITH THE ISA MUST BE POSTED 60" MEASURED FROM THE PARKING SURFACE TO THE BOTTOM OF THE SIGN AT EACH SPACE. ADAAG 502.6 | DIAGRAM 3.4
12. STRIPES MUST BE PAINTED ON EACH ACCESS AISLE TO DISCOURAGE PARKING IN THAT SPACE. ADAAG 502.3.3 | DIAGRAM 3.5
13. A CURB OR TIRE STOP MUST BE PROVIDED AT EACH PARKING SPACE TO AVOID NARROWING A REQUIRED ACCESSIBLE ROUTE. ADAAG 403.5.1 | DIAGRAM 3.4

EXTERIOR ACCESSIBLE ROUTES
1. ALL CROSSWALKS MUST BE DESIGNATED WITH PAINTED STRIPES OR DIFFERENT SURFACE MATERIAL. ADAAG 502.3
2.ACCESSIBLE ROUTES ARE REQUIRED TO BE FREE OF ABRUPT CHANGES IN LEVEL GREATER THAN 1/4" IN HEIGHT. ADAAG 206.2.1, 206.2.2, 403.4, 303. ANSI 302.1
3. ACCESSIBLE ROUTES ARE REQUIRED TO TO BE FREE OF GAPS GREATER THAN 1/2" WIDE. ADAAG 206.2.1, 206.2.2, 403.2, 302.3. ANSI 303.2
4. ALL ACCESSIBLE ROUTES MUST HAVE RUNNING SLOPES OF 5% OR LESS
5.ALL ACCESSIBLE PATHS TO BE AN AVERAGE SLOPE OF 2% OR LESS IN ANY DIRECTION. ADDGA 206.2.1/206.2.2 ANSI 403.3
6. ALL PEDESTRIAN PATHS ARE REQUIRED TO BE FREE OF OBJECTS PROTRUDING MORE THAN 4" (12" IF POST MOUNTED SUCH AS SIGNAGE) HORIZONTALLY, BETWEEN 17" AND 80" HIGH. ADAAG 307.2. ANSI 307.2, 307.3 | DIAGRAM 2.3
7. 80" HIGH MINIMUM HEAD CLEARANCE IS REQUIRED ALONG ALL PEDESTRIAN PATHS. ADAAG 307.4 ANSI 307.4 | DIAGRAM 2.4
8. THE EDGE BETWEEN ALL PEDESTRIAN PATHS AND VEHICULAR WAYS MUST BE IDENTIFIED BY A CHANGE IN LEVEL (CURBS) OR TRUNCATED DOME DETECTABLE WARNINGS. | DIAGRAM 2.1

ACCESSIBLE CURB RAMPS
1. SMOOTH TRANSITION BETWEEN THE ROAD AND EVERY CURB RAMP IS REQUIRED. ADAAG 406.2. ANSI 405.9.2
2. THE SLOPE OF EVERY ADJOINING GUTTER OR ROAD SURFACE MUST BE 5% OR LESS. ADAAG 406.2
3. EVERY CURB RAMP MUST A MINIMUM OF 36" WIDE. ADAAG 406.1 | DIAGRAM 3.8
4. EVERY CURB RAMP FRONT TO BACK MUST SLOPE 8.3% OR LESS. ADAAG 406.1,405.2 | DIAGRAM 3.13
5. ALL CURB RAMP FLARES MUST SLOPE 10% OR LESS. ADAAG 406.3 | DIAGRAM 3.14
6. DETECTABLE WARNING (TRUNCATED DOMES) MUST BE PROVIDED AT EVERY CURB RAMP.
7. DETECTABLE WARNINGS ON CURB RAMPS MUST CONTRAST VISUALLY WITH THE ADJOINING SURFACES. ADAAG 705.1 ANSI 406.14
8. LEVEL LANDINGS (2% OR LESS SLOPE IN ANY DIRECTION) 36 INCHES DEEP MINIMUM BY 36" WIDE MUST BE AT THE TOP OF EACH CURB RAMP. ADAAG 406.4 | DIAGRAM 3.13

RAMPS
1. EVERY PORTION OF ROUTE MUST HAVE HANDRAILS ON BOTH SIDES WITH SLOPES GREATER THAN 5% AND A RISE OF MORE THAN 6". ADAAG 405.8, 505
2. ALL PORTIONS OF ANY ACCESSIBLE RAMPS MUST HAVE RUNNING SLOPES OF 8.3% OR LESS. ADAAG 405.2
3. ALL CROSS SLOPES MUST BE 2% OR LESS. ADAAG 405.3
4. THE CLEAR WIDTH OF EVERY RAMPED SECTION MUST BE AT LEAST 36". ADAAG 405.5 | DIAGRAM 3.9
5. THERE MUST BE A 5' LONG LANDING PROVIDED AT THE TOP AND BOTTOM OF EACH RAMPED SECTION. ADAAG 405.7 | DIAGRAM 3.9
6. ALL LANDINGS MUST BE AT LEAST AS WIDE AS THE RAMPED SECTION LEADING TO THEM. ADAAG 405.7 |DIAGRAM 3.9
7. AN INTERMEDIATE LANDING OF AT LEAST 5' IN LENGTH MUST BE PROVIDED WHEREVER THE RISE IS MORE THAN 30". ADAAG 405.6, 405.7 | DIAGRAM 3.9
8. ALL LANDINGS WHERE A CHANGE IN DIRECTION OCCURS MUST BE AT LEAT 60" DEEP BY 60" WIDE. ADAAG 405.7 | DIAGRAM 3.10
9. ALL LANDINGS MUST BE SLOPED 2% OR LESS. ADAAG 405.7.1. 302
10. A 12" MINIMUM EXTENDED GROUND SURFACE OR 4" HIGH EDGE PROTECTION MUST BE PROVIDED ALONG EACH SIDE OF EVERY RAMP SECTION. ADAAG 405.9
11. ALL HANDRAILS MUST BE LOCATED 34"-38" AFF AND MUST BE 1-1/4" TO 1-1/2" IN DIAMETER. ADAAG 405.8, 505 | DIAGRAM 3.12
12. EACH HANDRAIL MUST HAVE A 12" MINIMUM HORIZONTAL EXTENSION AT THE TOP AND BOTTOM OF EACH RAMP SECTION. ADAAG 405.8, 505 | DIAGRAM 3.12

ENTRY DOORS
1. PUBLIC SIDEWALK OR RIGHT OF WAY TO ENTRY DOORS MUST HAVE A 36" WIDE MINIMUM UNOBSTRUCTED ACCESSIBLE ROUTE. ADAAG 206.4 | DIAGRAM 3.11
2.ENTRY DOOR IS REQUIRED TO HAVE ISA DECAL AND IF IT IS NOT ACCESSIBLE IT MUST HAVE DIRECTIONAL SIGNAGE INDICATING THE CLOSEST ACCESSIBLE ENTRANCE. ADAAG 216.6, 703.5 ANSI 703.2.9
3. ALL OPENING HARDWARE IS TO BE OPERATED WITH A CLOSED FIST. ADAAG 404.2.7 ANSI 404.2.6 | DIAGRAM 2.3
4. THE OPERABLE PORTION OF ALL PUBLIC USE DOOR HARDWARE MUST BE LOCATED BETWEEN 34" AND 48" AFF. ADAAG 404.2.7
5. DOOR CLOSING SPEED IS TO BE 5 SECONDS OR MORE FROM 90 DEGREES TO 12 DEGREES FROM THE LATCH FOR ALL LEAVES OF THIS DOORWAY, ADAAG 404.2.8.1 ANSI 404.2.7.1
6. THE CLEAR WIDTH OF AT LEAST ONE SINGLE LEAF MUST BE 32" MINIMUM. ADAAG 404.2.3, 404.2.3 | FIGURE 404.2.4
7. THRESHOLD HEIGHT HEIGHT MAY NOT EXCEED 1/2" MAXIMUM. ADAAG 404.2.5 ANSI 404.2.4
8. ENTRY THRESHOLDS MUST NOT HAVE ABRUPT PORTIONS THAT ARE 1/4" HIGH MAXIMUM. ADAAG 404.2.5 ANSI 404.2.4
9. THE ENTRY THRESHOLD MUST HAVE A 1:2 MAXIMUM BEVEL FOR ANY PORTION THAT IS MORE THAN 1/4" HIGH. ADAAG 404.2.5. ANSI 303.3
10. THERE MUST BE A 10" HIGH SMOOTH PANEL OR KICK PLATE LOCATED ON THE BASE OF THE RUSH SIDE OF ALL LEAVES OF THE DOORWAY. ADAAG 404.2.10
11. REQUIRED MANEUVERING SPACE IS REQUIRED ON EACH SIDE OF THE DOOR SLOPED 2% OR LESS IN ALL DIRECTIONS. ADAAG 404.2.4 ANSI 404.2.3.5

QUEUING AISLE
1. THERE MUST BE A 60" LONG BY 60" WIDE MINIMUM TURNING SPACE AT EVERY TURN IN THE AISLE PATH OR IF THE PATH IS AT LEAST 42" WIDE, THE DEPTH OF THE TURN MUST BE AT LEAST 48". ADAAG 304.3,403.5.2 | DIAGRAM 4.10
2. THE NARROWEST CLEAR WIDTH BETWEEN THE BARRIERS MUST BE A MINIMUM OF 36". 403.5.1 | DIAGRAM 4.10
3. QUEUING AISLE SEPARATION BARRIERS MUST HAVE DETECTABLE ELEMENTS. ADAAG 307.2 | DIAGRAM 4.9

RESTROOMS
1. A SIGN MUST BE LOCATED OUT OF THE SWING OF ANY DOOR AT THE LATCH SIDE OF THE RESTROOM DOOR. ADAAG 703.4.2 ANSI 703.3.11 | DIAGRAM 4.6
2. THE RESTROOM SIGN MUST HAVE TACTILE CHARACTERS THAT ARE RAISED AT LEAST 1/32". ADAAG 703.2.1 ANSI 703.2.4, 703.2.9 | DIAGRAM 4.6
3. THE RESTROOM SIGN MUST HAVE TACTILE CHARACTERS WITH HEIGHT BETWEEN 5/8" AND 2" ADAAG 703.2.5 ANSI 703.2.4 TABLE 703.2.4 | DIAGRAM 4.6
4. THE RESTROOM SIGN WILL HAVE THE LOWEST TACTILE CHARACTER 48" MIN. AND THE BASELINE OF THE HIGHEST TACTILE CHARACTER 60" MAX. ADAAG 703.4.1 ANSI 703.3.10 | DIAGRAM 4.6
5. THE RESTROOM SIGN MUST HAVE BRAILLE. ADAAG 703.3 ANSI 703.3, 703.4 | DIAGRAM 4.6
6. THE RESTROOM SIGN MUST BE NON GLARE AND THE CHARACTERS MUST CONTRAST WITH THE BACKGROUND. ADAAG 703.5.1 ANSI 703.5.3 | DIAGRAM 4.6
7. THE FLOOR SURFACES IN THE RESTROOM CANNOT BE SLOPED GREATER THAN 2% IN ALL DIRECTIONS WITH NO ABRUPT CHANGE IN LEVEL GREATER THAN 1/4" HIGH AND NO GAPS GREATER THAN 1/2" WIDE. ADAAG 206.2.4, 302.3, 303, 403.2, 403.3, 403.4, ANSI 302.2, 303.3, 403.3
8. THERE MUST BE A 60" DIAMETER OR A T-TURN TURNING SPACE PROVIDED IN THE RESTROOM. ADAAG 304.3 | DIAGRAM 4.8
9. THERE MUST BE AN AUDIBLE AND VISUAL PUBLIC ALARM. ADAAG 702

ENTRY DOOR
1. ALL OPENING HARDWARE CAN BE OPERATED WITH A CLOSED FIST OR A FLAIL HAND AND MUST BE LOCATED BETWEEN 34" AND 48" AFF. ADAAG 404.2.7 ANSI 404.2.6 | DIAGRAM 2.5
2. OPENING FORCE FOR ALL ACCESSIBLE INTERIOR AND EXTERIOR DOORS WILL NOT EXCEED 5 LBF. ADAAG 404.2.9 ANSI 404.2.8
3. DOOR CLOSING SPEED WILL BE 5 SECONDS OR MORE FROM 90 DEGREES TO 12 DEGREES FROM THE LATCH FOR ALL LEAVES OF THIS DOORWAY. ADAAG 404.2.8.1 ANSI 404.2.7.1
4. THE CLEAR WIDTH OF THE DOOR MUST BE A MINIMUM OF 32". ADAAG 404.2.3 | 404.2.4
5. THRESHOLDS FOR DOORS WILL NOT HAVE AN OVERALL HEIGHT GREATER THAN ½" MAX, OR HAVE ABRUPT PORTIONS THAT ARE ½" HIGH MAX. THE THRESHOLD MAY HAVE A 1:2 MAX BEVEL FOR ANY PORTION THAT IS GREATER THAN ½" HIGH. ADAAG 404.2.5 ANSI 404.2.4
6. DOORS MUST HAVE A 10" HIGH SMOOTH SURFACE OR KICK PLATE LOCATED ON THE BASE OF THE PUSH SIDE OF ALL LEAVES OF THE DOORWAY. ADAAG 404.2.10
7. ALL DOORS MUST HAVE PULL AND PUSH SIDE MANEUVERING SPACES THAT COMPLY WITH FIGURE 404.2.4
8. THE REQUIRED MANEUVERING SPACES ON EACH SIDE OF THE DOOR MAY BE SLOPED 2% OR LESS IN ALL DIRECTIONS. ADAAG 404.2.4 ANSI 303.2

LAVATORY
1. THE TOP OF THE ACCESSIBLE LAVATORY MUST BE BETWEEN 28" TO 34" HIGH. ADAAG 213.3.4, 606.2, 606.3 | DIAGRAM 4.3
2. THERE MUST BE A 27" HIGH BY 30" WIDE BY 8" DEEP MINIMUM KNEE CLEARANCE UNDER THE LAVATORY ALONG WITH A 9" HIGH BY 30" WIDE BY 17" DEEP MINIMUM TOE CLEARANCE. ADAAG 213.3.4, 305.4, 306, 606.2 | DIAGRAM 4.3
3. ALL ACCESSIBLE LAVATORY PIPES MUST BE INSULATED OR OTHERWISE PROTECTED FROM CONTACT. ADAAG 213.3.4, 606.5 ANSI 606.6
4. THE FAUCET HARDWARE AT THE ACCESSIBLE LAVATORY MUST BE AUTOMATIC OR OPERABLE WITH A CLOSED FIST OR FLAIL HAND. ADAAG 213.3.4, 606.4 ANSI 606.4 | DIAGRAM 2.3
5. A MIRROR MUST BE PROVIDED THAT HAS A BOTTOM REFLECTING EDGE LOCATED A MAXIMUM OF 40" HIGH.

DISPENSERS/ACCESSORIES
1. IF THERE IS A CUSTOMER USE LIGHT SWITCH, IT MUST BE MAXIMUM 48" IN AN ACCESSIBLE LOCATION. ADAAG 205.1, 308, 309.3
2. THERE MUST BE AT LEAST ONE TYPE OF EACH DISPENSER ON AN ACCESSIBLE ROUTE WITH A 30"X48" MINIMUM CLEAR FLOOR SPACE AND MUST BE MOUNTED WITH CONTROLS 48" MAXIMUM AFF. ADAAG 305.3, 308
3. THE DIAPER CHANGING STATION MUST BE ON AN ACCESSIBLE ROUTE WITH AN ACCESSIBLE CLEAR FLOOR SPACE. ADAAG 305, 902.1, 902.2 ANSI 308
4. THE DIAPER CHANGING PULL DOWN HANDLE AND ALL OTHER OPERABLE CONTROLS MUST BE LOCATED AT A MAXIMUM OF 48" HIGH AND THE SURFACE MUST BE A MAXIMUM OF 28"TO34" HIGH WHEN OPENED. 305, 902.1, 902.3
5. THE KNEE CLEARANCE FOR THE DIAPER CHANGING STATION (WHEN OPEN) MUST PROVIDE FOR 27". 306, 902.1, 902.2
6. ACCESSIBLE DISPENSERS MUST BE OPERABLE WITHOUT PINCHING, GRASPING OR TWISTING OF THE WRIST AND REQUIRE 5 LBF OR LESS TO OPERATE. ADAAG 205, 309.4 ANSI 309.4

TOILET
1. THERE MUST ACCESSIBLE TOILET SEAT LOCATED 17" TO 19" AFF AND CENTERED 16" TO 18" FROM SIDEWALL. ADAAG 604.4, 604.2 | DIAGRAM 4.7
2. THE TOILET FLUSH CONTROL MUST BE AUTOMATIC OR LOCATED ON THE OPEN SIDE OF THE TOILET. ADAAG 604.6 | DIAGRAM 4.7
3. A HORIZONTAL REAR WALL GRAB BAR MUST BE PROVIDED THAT IS 1 ½" TO ½" IN DIAMETER, 36" LONG MIN, EXTENDING 12" MIN FROM THE TOILET CENTERLINE TOWARDS THE NEAR SIDE WALL, CENTERED 33" TO 36" ABOVE THE FLOOR TO THE TOP OF THE GRIPPING SURFACE AND WITH NO OBSTRUCTIONS WITHIN 12" ABOVE OR 1 ½" BELOW THE BAR. ADAAG 604.5.2, 609 ANSI 604.1, 604.5.2, 609 | DIAGRAM 4.1
4. THE URINALS FLUSH CONTROL MUST BE AUTOMATIC OR 48" HIGH MAX AND BE OPERABLE WITH NO MORE THAN 5LBF OF PRESSURE. ADAAG 605.4 ANSI 604.6 | DIAGRAM 4.4
5.GRAB BARS AT THE SIDE SHALL BE AT LEAST 42" LONG POSITIONED NO MORE THAN 12" FROM THE REAR WALL. GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36" LONG. VERTICAL GRAB BARS TO BE 18" IN LENGTH AND 39-41" AFF AND 39-41" FROM REAR WALL (IBC 1607.7 & ANSI 604.8.4.1) (ICC/ANSI A117.1-2003 FIG. 604.5.1) ANSI 604.5.1, 609.4 | DIAGRAM 4.1
6. THE CENTERLINE OF THE TOILET COVER DISPENSER MUST BE LOCATED 7" TO 9" FROM THE FRONT OF THE CLOSET AND AT LEAST 1-1/2" BELOW THE SIDE WALL GRAB BAR OR AT LEAST 12" ABOVE THE GRAB BAR. IT ALSO MUST BE LOCATED 15" TO 48" MAXIMUM ABOVE THE FLOOR. ADAAG 604.7, 609.3 | DIAGRAM 4.7
7. IF THE ACCESSIBLE WATER CLOSET IS IN A COMPARTMENT, IT MUST HAVE AT LEAST 60" MINIMUM CLEARANCE MEASURED PERPENDICULAR FROM THE SIDE WALL PROVIDED. ADAAG 604.3 | DIAGRAM 4.7
8. WATER CLOSET MUST ALSO HAVE 56 MINIMUM CLEARANCE MEASURED FROM THE REAR WALL AND HAVE A WIDTH OF A MINIMUM OF 60". ADAAG 604.8.1.1 | DIAGRAM 4.7
9. IF THE WATER CLOSET IS WALL-HUNG, THE DEPTH OF THE COMPARTMENT MUST BE A MINIMUM OF 56". ADAAG 604.8.1.1
10. IF THE WATER CLOSET IS FLOOR-MOUNTED, THE COMPARTMENT MUST HAVE A DEPTH OF AT LEAST 59". ADAAG 604.8.1.1 | DIAGRAM 4.2
11. THE COMPARTMENT MUST PROVIDE AT LEAST 6" DEEP MINIMUM SPACE AT THE FRONT OF THE COMPARTMENT AND ONE OTHER SIDE. ADAAG 604.8.1.1 | DIAGRAM 4.8
12. IF THE TOILET COMPARTMENT IS SELF-CLOSING, PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 32" AND WITHIN 4" OF THE COMPARTMENT CORNER DIAGONALLY OPPOSITE THE TOILET. ADAAG 604.8.1.2 | DIAGRAM 4.7
13. ALL ACCESSIBLE TOILET COMPARTMENT DOOR HARDWARE MUST BE CENTERED BETWEEN 34" AND 48" AFF. ADAAG 404.2.7 | DIAGRAM 2.3
14. IF THE ACCESSIBLE COMPARTMENT DOOR IS OUT-SWINGING, THE EXTERIOR MANEUVERING SPACES MUST BE COMPLIANT WITH FIGURE 404.2.4 ADAAG 604.8.1.2 | FIGURE 404.2.4
15. ALL ACCESSIBLE COMPARTMENT DOOR HARDWARE MUST BE OPERABLE WITH A FIST OR FLAIL HAND. ADAAG 604.8.1.2, 404.2.7 | DIAGRAM 2.3
16. THE INSIDE AND OUTSIDE OF THE ACCESSIBLE COMPARTMENT DOOR MUST BE EQUIPPED WITHA LOOP OR U-SHAPED HANDLE. ADAAG 604.8.1.2
17. AT LEAST ONE OF EACH HOOK AND DISPENSER IN THE ACCESSIBLE COMPARTMENT MUST BE AT 48" MAXIMUM AFF. ADAAG 213.3.7, 603.4, 604.8.3, 308
18. COMPARTMENT DOOR OPENINGS SHALL BE 4 INCHES (100MM) MAXIMUM FROM THE FRONT PARTITION, WHERE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. | DIAGRAM 4.9.

URINALS
1. THE LIP OF ONE URINAL MUST BE AT A MAXIMUM OF 17" HIGH. ADAAG 605.2 | DIAGRAM 4.4
2. THE CLEAR FLOOR SPACES AT THAT SAME URINAL MUST BE 30" WIDE (30" WIDE MINIMUM IF IN AN ALCOVE OVER 24" DEEP). ADAAG 605.3 | DIAGRAM 4.4
3. THE LIP OF THE URINAL MUST EXTEND AT LEAT 13-1/2" FROM THE REAR WALL. ADAAG 605.2 | DIAGRAM 4.4
4. THE URINAL'S FLUSH CONTROL MUST BE AUTOMATIC OR AT A MAXIMUM OF 48" HIGH AND OPERABLE WITH NO MORE THAN 5LBS OF PRESSURE. ADAAG 605.4 | DIAGRAM 4.4

SERVICE COUNTER
1. THE HEIGHT OF THE ACCESSIBLE ORDER COUNTER SHALL NOT EXCEED 34" MAXIMUM. ADAAG 902.3. (PREFERRED 33 1/2") ANSI 904.4.2 | DIAGRAM 4.13
2. THE WIDTH OF THE ACCESSIBLE ORDER COUNTER SHALL NOT BE LESS THAN 36" MINIMUM. ADAAG 902.3 ANSI 904.3 | DIAGRAM 4.13
3. THE HEIGHT OF THE ACCESSIBLE PICK-UP COUNTER SHALL NOT EXCEED 34" MAXIMUM. ADAAG 902.3 ANSI 904.4.2 | DIAGRAM 4.13
4. THE WIDTH OF THE ACCESSIBLE PICK-UP COUNTER SHALL NOT BE LESS THAN 36" MINIMUM. ADAAG 902.3 ANSI 904.3 | DIARGRAM 4.13
5. THE CREDIT CARD READER SHALL BE IN REACH OR ON A CORD LONG ENOUGH TO REACH THE LAP OF A CUSTOMER WHO USES A WHEELCHAIR, ADAAG 308 ANSI 902.3
6. THE SIGNATURE PAD WRITING SURFACE IS REQUIRED TO BE 34" AFF MAXIMUM OR ON A CORD LONG ENOUGH TO REACH THE LAP OF A CUSTOMER WHOSE USES A WHEELCHAIR, ADAAG 902.4 ANSI 902.3

SELF SERVICE CONDIMENTS AND DRINKS COUNTER
1. IT IS REQUIRED TO HAVE AT LEAST ONE OF EACH CONTAINER, UTENSIL OR CONDIMENT LOCATED WITHIN 48" MAXIMUM AFF OR 46" MAXIMUM AFF FOR DEPTHS FROM 10" TO 24". ADAAG 308 | DIAGRAM 4.12, DIAGRAM 4.12
ANSI 308
2. IT IS REQUIRED TO HAVE AT LEAST ONE OF EACH TYPE OF DRINK DISPENSER LOCATED WITHIN 48" MAXIMUM AFF OR 46"MAXIMUM AFF FOR DEPTHS FROM 10" TO 24". ADAAG 308 ANSI 308 | DIAGRAM 4.12, DIAGRAM 4.12
3. THE TOP OF EACH SELF SERVICE COUNTER OR TRAY SLIDE IS NOT TO EXCEED 34" MAXIMUM AFF. ADAAG 902.3. (PREFERRED 33 1/2") ANSI 904.5.2 | DIAGRAM 4.13
4. THE CONTROL OF EVERY DISPENSER IS REQUIRED TO BE OPERABLE WITH A CLOSED FIST OR FLAIL HAND. ADAAG 309.4 ANSI 309.4 | DIAGRAM 2.3

INTERIOR ACCESSIBLE SEATING AND TABLES
1. 5% OF THE SEATING POSITIONS IN EACH AREA MUST BE ACCESSIBLE. ADAAG 226.1
2. IT IS REQUIRED TO HAVE A 36" WIDE MINIMUM ACCESSIBLE ROUTE SERVING EVERY ACCESSIBLE SEATING LOCATION. ADAAG 403 ANSI 403
3. THE HEIGHT OF THE TABLE TOP IS REQUIRED TO BE BETWEEN 28" AND 34" MAXIMUM AT EVERY ACCESSIBLE SEATING POSITION, ADAAG 902.3 ANSI 902.3 | DIAGRAM 2.2
4. KNEE CLEARANCE OF 27" HIGH BY 30" WIDE BY 17" DEEP IS TO BE PROVIDED AT EVERY ACCESSIBLE SEATING POSITION, ADAAG 902.2 ANSI 902.2 | DIAGRAM 2.2
5. THE DINING AREA MUST HAVE AN AUDIBLE PUBLIC ALARM AND A VISUAL FIRE ALARM. ADAAG 702

EXTERIOR ACCESSIBLE SEATING AND TABLES
1. 5% OF THE SEATING POSITIONS IN EACH AREA MUST BE ACCESSIBLE. ADAAG 226.1
2. IT IS REQUIRED TO HAVE A 36" WIDE MINIMUM ACCESSIBLE ROUTE SERVING EVERY ACCESSIBLE SEATING LOCATION. ADAAG 403 ANSI 403
3. THE HEIGHT OF THE TABLE TOP IS REQUIRED TO BE BETWEEN 28" AND 34" MAXIMUM AT EVERY ACCESSIBLE SEATING POSITION, ADAAG 902.3 ANSI 902.3 | DIAGRAM 2.2
4. KNEE CLEARANCE OF 27" HIGH BY 30" WIDE BY 17" DEEP IS TO BE PROVIDED AT EVERY ACCESSIBLE SEATING POSITION, ADAAG 902.2 ANSI 902.2 | DIAGRAM 2.2
5. THE DINING AREA MUST HAVE AN AUDIBLE PUBLIC ALARM AND A VISUAL FIRE ALARM. ADAAG 702

INTERIOR ACCESSIBLE ROUTES AND ELEMENTS
1. THERE MUST BE A 36" WIDE ACCESSIBLE ROUTE CONNECTING THE ACCESSIBLE ENTRY/ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE FACILITY INCLUDING SERVING AND CONDIMENT COUNTERS, DINING AREAS, RESTROOMS AND PLAYGROUNDS IF AVAILABLE. ADAAG 206.2.4, 402
2,ALL ACCESSIBLE ROUTES ARE REQUIRED TO BE STABLE, FIRM AND SLIP RESISTANT, ADAAG 206.2.4, 302.1, ANSI 302.1
3. ACCESSIBLE ROUTES ARE REQUIRED TO BE FREE OF ABRUPT CHANGES IN LEVEL GREATER THAN 1/4" IN HEIGHT. ADAAG 206.2.4, 403.4, 303, ANSI 303.2,
4. ACCESSIBLE ROUTES ARE REQUIRED TO BE FREE OF GAPS GREATER THAN 1/2" WIDE. ADAAG 206.2.4, 403.2, 302.3, ANSI 302.3,
5. ACCESSIBLE ROUTES ARE TO HAVE RUNNING SLOPES 5% OR LESS. ADAAG 206.2.4, 403.3, ANSI 405.2
6. ACCESSIBLE ROUTES ARE TO HAVE CROSS SLOPES 2% OR LESS. ADAAG 206.2.4, 403.3 ANSI 405.3

PROTRUDING OBJECTS
1. ALL PEDESTRIAN PATHS ARE TO BE FREE OF OBJECTS PROTRUDING MORE THAN 4" (12" IF POST MOUNTED SUCH AS SIGNAGE) HORIZONTALLY, BETWEEN 27" AND 80" HIGH. ADAAG 307.2 ANSI 307.3 | DIAGRAM 2.4
2. IT IS REQUIRED TO HAVE 80" MINIMUM HEAD CLEARANCE ALONG ALL PEDESTRIAN PATHS. ADAAG 307.4 ANSI 307.4 | DIAGRAM 2.4

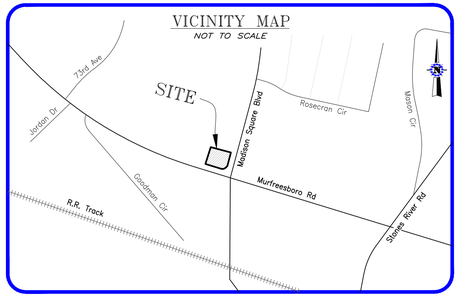
2. IT IS REQUIRED TO HAVE 80" MINIMUM HEAD CLEARANCE ALONG ALL PEDESTRIAN PATHS. ADAAG 307.4 ANSI 307.4 | DIAGRAM 2.4

BUILDING EXTERNAL - GENERAL NOTES

1. SITE TO BE PRESSURE WASHED AND SWEPT BEFORE TURN OVER TO CARROLS. GC IS TO ENSURE SITE PARKING LOT IS CLEAN OF DEBRIS, NAILS AND SCREWS PRIOR TO HAND OVER TO CARROLS. THIS INCLUDES LANDSCAPED AREAS.
2. GC TO INCLUDE ALL REQUIRED ADA WORK IN THE BID SO THAT A FINAL SURVEY CAN BE MADE AND ALL ITEMS ARE IN COMPLIANCE. GC IS TO REVIEW PRECERTIFICATION ADA CHECKLIST (PROVIDED IN BID PACKAGE) ON SITE PRIOR TO BID SUBMISSION, AND INCLUDE IN BID, WORK REQUIRED ACHIEVING A COMPLIANT ADA CERTIFICATION POST CERTIFICATION.
3. PROVIDE AND INSTALL ELECTRICAL AND BLOCKING INSIDE WALLS FOR ALL SIGNS, LIGHTING AND CANOPY SUPPORT. ALL CANOPIES WILL HAVE SCONCE/FLUORESCENT LIGHTING. GC TO MOUNT AND WIRE LIGHT PROVIDED BY CARROLS.
4. GC IS RESPONSIBLE FOR FINAL ONSITE MEASUREMENTS FOR THE CANOPIES.
5. GC TO LABEL ALL REVISED ELECTRICAL CIRCUITS ON THE PANEL SCHEDULE INCLUDING OCU, SIGNS, AND CANOPY LIGHTING. IF ANY BLANKS ARE OPEN IN THE ELECTRICAL PANELS, THE GC IS TO INSTALL BLANK COVERS TO MAKE PANEL SAFE.
6. GC IS RESPONSIBLE FOR CO-ORDINATION OF CARROLS CONTRACTORS. THIS INCLUDES (SIGN VENDOR, F&L- LOW VOLTAGE TECH, LANDSCAPER, ETC.)
7. SIGNS: ALL EXTERIOR BUILDING SIGNS, CANOPIES, AND DIRECTIONAL SIGNS ARE TO BE SUPPLIED BY OWNER. BOLTS SUPPLIED BY SIGN COMPANY, STEEL SUPPLIED BY GC. (REFER TO M&M MANUAL FOR LAYOUT AND FOOTER DETAILS)
8. ENSURE NEW 4" CONCRETE FILLED BOLLARD IS INSTALLED (WITH YELLOW COVER) IN FRONT OF CLEARANCE BAR AND OCU ON ALL LOCATIONS MAKING SURE THAT THE BOLLARD IS SET CLOSE TO CURB TO PROTECT THE CLEARANCE BAR. SEE RESPONSIBILITY UNDER SIGN CONTRACTOR.
9. GC IS RESPONSIBLE COST FOR NEW FOUNDATIONS AND ELECTRICAL HOOK UPS. (OCU & CLEARANCE BAR FOUNDATIONS ONLY) - SEE RESPONSIBILITY UNDER SIGN CONTRACTOR IN SITE SPECIFIC SCOPE BELOW.
10. PAINT ENTIRE EXTERIOR OF BUILDING, AND DUMPSTER ENCLOSURE. (IF INTERIOR OF DUMPSTER HAS BEEN PREVIOUSLY PAINTED PLEASE RE-PAINT USING THE APPROVED COLOR). PLEASE REFER TO DRAWING SPECS FOR COLOR AND PROCEDURE. PAINT AREA LIGHT POLES BLACK IF NOT BLACK OR BRONZE. LIGHT POLE BASES IF THEY HAD BEEN PREVIOUSLY PAINTED, MENU BOARD (BLACK), DIRECTIONAL SIGNS (BLACK), ID SIGN POLE (BLACK), ID CANS (SILVER), READER BOARD (BLACK), BREAKFAST (RED), LED CABINET IF NEEDED. SEE RESPONSIBILITY UNDER SIGN CONTRACTOR IN SITE SPECIFIC SCOPE BELOW.
11. DUMPSTER AND RECYCLING ENCLOSURE: USE STANDARD DETAIL BUT SUBSTITUTE TREX DECKING (BROWN) ON ALL SIDES. (BOARD ON BOARD INSTALLATION, NO SHADOWBOX) NEW ENCLOSURE DOES NOT REQUIRE THE FOUNDATION OR DRIVE UP SLAB. CUT EXISTING ASPHALT/CONCRETE TO INSTALL NEW POSTS AND BOLLARDS WITH A 12"X12" BY 18" DEEP CONCRETE FOUNDATIONS. INSTALL CANE BOLTS AND DRILL HOLES IN PAVING AS NEEDED. IF ONLY REPLACING THE PANELS ON THE DUMPSTER ENCLOSURE, USE BROWN TREX DECKING MATERIAL AND SCREWS. ALL METAL TO BE PRIMED AND PAINTED BEFORE TREX INSTALL. CORRUGATED STEEL GATES ARE ACCEPTABLE IN LIEU OF TREX.
12. INSTALL YELLOW PLASTIC BOLLARD COVERS ON ALL EXISTING AND NEW EXTERIOR SITE BOLLARDS.
13. SCREEN IN OCU IS TO BE REUSED IN THE NEW OCU. DO NOT REMOVE OR DESTROY EXISTING OCU UNTIL NEW ONE IS FUNCTIONING. GC WILL BE RESPONSIBLE FOR OCU SCREEN REPLACEMENT IF MISSING, APPROX. $4,500.
14. ENSURE ADA PARKING SIGNS ARE COMPLIANT. IF NECESSARY TO INSTALL IN STALLS, INCLUDE 6" CONCRETE FILLED BOLLARD WITH SQUARE SIGN POST AND YELLOW PLASTIC COVERS OVER BOLLARD PIPE, WITH HC SIGNS, INCLUDING VAN ACCESSIBLE.
15. GC TO SUPPLY AND INSTALL NICHIHA AS PER DRAWINGS INCLUDING ON OUTSIDE OF WALK IN COOLER/FREEZER.
16. CURBS IN WHICH HAVE BEEN PREVIOUSLY PAINTED NEED TO BE REPAINTED BY THE GC (FIRE LANE ETC

VICINITY MAP

NOT TO SCALE



TITLE REVIEW

Surveyor's review of Old Republic Specialized Commercial Services Limited Title Report No 01-24020082-01S, covering public records from 05/01/1984 through 05/01/2024

Other Items of Record:

(3.) UTILITY EASEMENT IN FAVOR OF CITY OF LAVERGNE, TENNESSEE, RECORDED 09/11/1990, AS BOOK 450, PAGE 700 OF RUTHERFORD COUNTY RECORDS.

–AFFECTS SHOWN HEREON.

(4.) WATER LINE EASEMENT IN FAVOR OF CITY OF LAVERGNE, A MUNICIPAL CORPORATION, RECORDED 11/08/1995, AS BOOK 560, PAGE 782 OF RUTHERFORD COUNTY RECORDS.

–AFFECTS AS SHOWN HEREON

(5.) FINAL PLAT MASON PROPERTY SUBDIVISION, AS RECORDED ON 06/10/1998 IN PLAT BOOK 21, PAGE 23 OF RUTHERFORD COUNTY RECORDS.

–ALL MATTERS SHOWN HEREON.

(6.) PLAT OF RE-SUBDIVISION OF TRACT ONE OF THE MASON PROPERTY SUBDIVISION, AS RECORDED ON 1/20/2000 IN PLAT BOOK 22, PAGE 77 OF RUTHERFORD COUNTY RECORDS.

–ALL MATTERS SHOWN HEREON.

(7.) AGREEMENT FOR NON-EXCLUSIVE EASEMENT, BY AND BETWEEN MARK A. PIRTLE, AND E.R. SMITH REAL ESTATE, LLC, AND RECORDED 02/22/2000 AS BOOK 671, PAGE 260 OF RUTHERFORD COUNTY RECORDS.

–INGRESS EGRESS EASEMENT SHOWN HEREON AND LATER EXPANDED FROM 26' TO 30'.

(8.) SECOND RESUBDIVISION OF TRACT 1, AS RECORDED ON 06/27/2000 IN PLAT BOOK 23, PAGE 87 OF RUTHERFORD COUNTY RECORDS.

–ALL MATTERS SHOWN HEREON.

(9.) RESUBDIVISION OF TRACT 1 AND 2 MASON PROPERTY SUBDIVISION, AS RECORDED ON 03/30/2005 IN PLAT BOOK 28, PAGE 28-222 OF RUTHERFORD COUNTY RECORDS.

–ALL MATTERS SHOWN HEREON.

GENERAL NOTES

1.) NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.

2.) ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

3.) NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

4.) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND IS CONTIGUOUS WITH MURFREESBORO RD & MADISON SQUARE BLVD BOTH BEING A DEDICATED PUBLIC STREETS OR HIGHWAYS WITH NO GAPS, GORES OR OVERLAPS, OWNED AND MAINTAINED BY TN DEPT. OF TRANSPORTATION.

5.) NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6.) NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

7.) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE, AS SHOWN.

8.) THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS & MATHEMATICALLY CLOSES.

9.) THERE ARE NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

10.) BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.

11.) SURVEYOR DID NOT OBSERVE ANY WETLANDS AT TIME OF SURVEY, HOWEVER SITE WAS NOT VISITED BY ANY JURISDICTIONAL WETLAND OR ENVIRONMENTAL AGENCIES.

12.) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A TENNESSEE SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

13.) PHYSICAL ADDRESSES OBSERVED AS SHOWN ON THIS SURVEY.

PROPERTY PICTURE



SURVEY LEGEND

- SURVEYED LINE
- WOOD PLANK FENCE
- CHAIN LINK FENCE
- OH OVERHEAD LINE
- FO UG COMM. PAINT
- W UG WATER PAINT
- E UG ELECTRIC PAINT
- G UG GAS PAINT
- SD UG STORM PIPE
- SS UG SANITARY SEWER
- UG UTL. UNKNOWN
- EXISTING BOUNDARY MARKER
- SET BOUNDARY MARKER
- CONCRETE MONUMENT
- MATHEMATICAL POINT
- PS REG. PARKING SPACE
- HC HANDICAPPED SPACE
- R/W RIGHT OF WAY LINE
- UG UNDERGROUND
- ESMNT EASMENT
- MANHOLE (UNIDENTIFIED)
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- GREASE MANHOLE
- ELECTRICAL BOX
- TELEPHONE PED
- DRAINAGE INLET
- FIRE HYDRANT
- TRAFFIC POLE
- UTILITY POLE
- WATER VALVE
- WATER METER
- GAS METER
- LIGHT POLE
- GAS VALVE
- CLEANOUT
- DUMPSTER
- SPEAKER
- BOLLARD
- MAILBOX
- SIGN

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 47149C0015J, WHICH BEARS AN EFFECTIVE DATE OF 5/9/2023, AND DOES NOT LIE WITHIN IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ENCROACHMENT STATEMENT

NONE OBSERVED

PARKING COUNT

45	REGULAR PARKING SPACES
02	HANDICAP PARKING SPACES
47	TOTAL PARKING SPACES

BASIS OF BEARINGS

HORIZONTAL: TN SPC NAD83
VERTICAL: NAVD88

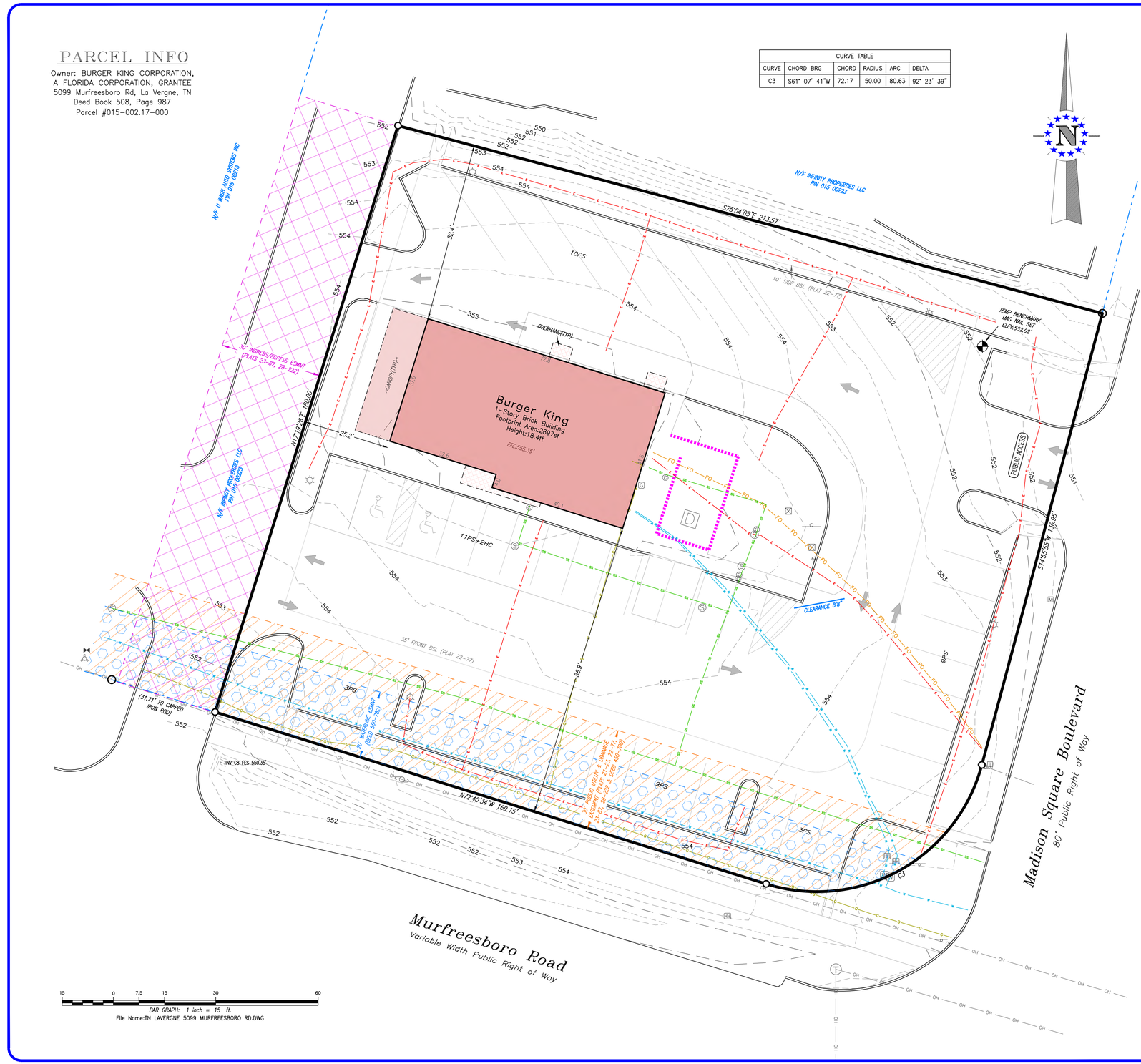
PARCEL/LEASE AREA

39,516 SqFt
0.907 Ac

PARCEL INFO

Owner: BURGER KING CORPORATION, A FLORIDA CORPORATION, GRANTEE
5099 Murfreesboro Rd, La Vergne, TN
Deed Book 508, Page 987
Parcel #015-002.17-000

CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C3	S61° 07' 41"W	72.17	50.00	80.63	92° 23' 39"



15 0 7.5 15 30 60

BAR GRAPH: 1 inch = 15 ft.

File Name:TN LAVERGNE 5099 MURFREESBORO RD.DWG

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF RUTHERFORD AND STATE OF TENNESSEE AND DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT 1-A AS SHOWN ON PLAT OF RE-SUBDIVISION OF TRACT ONE OF THE MASON PROPERTY SUBDIVISION, OF RECORD IN PLAT BOOK 22, PAGE 77, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION

TAX ID NO: 015-002.17

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO BURGER KING CORPORATION, A FLORIDA CORPORATION, GRANTEE, FROM E.R. SMITH REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, GRANTOR RECORDED 06/10/2005, AS BOOK 508, PAGE 987 OF RUTHERFORD COUNTY RECORDS.

DRAWN BY: KDM CHECKED BY: JFM

SURVEYED BY:

JONATHAN MURPHY
Professional Land Surveying
FIRM #L4382 – 10505 Leafwood Pl, Raleigh NC 27613
(919) 280-8189 – E-MAIL : raleigh@murphygeomatics.com

NO.	DATE	REVISION	BY
1.	--/--/--	----------	---
2.	--/--/--	----------	---
3.	--/--/--	----------	---
4.	--/--/--	----------	---
5.	--/--/--	----------	---

SURVEYOR'S CERTIFICATION

TO: (i) Carrols LLC; (ii) Old Republic Specialized Commercial Services;

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 & NSPS, and includes Table A items 1–4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, & 19.

Date of field work: 05/13/2024
Date of plat/map: 06/03/2024

Jonathan F. Murphy
License No: 2785
State of Tennessee

7/30/24
DATE

JONATHAN F. MURPHY REGISTERED LAND SURVEYOR 2785 STATE OF TENNESSEE AGRICULTURE COMMERCE TENNESSEE NO. 2785

SHEET TITLE
ALTA/NSPS LAND TITLE SURVEY

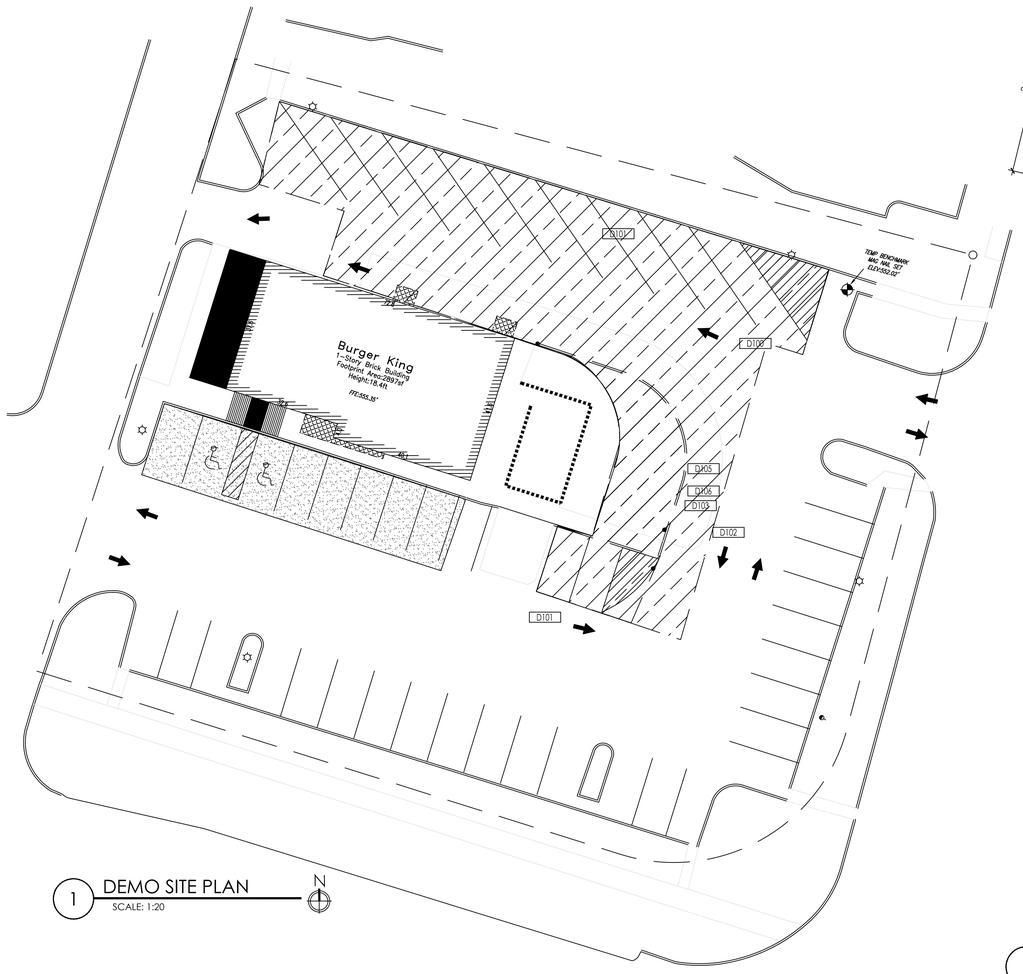
PROJECT
BK 13218/CLS 157
5099 Murfreesboro Rd
LaVergne, TN

CLIENT INFO

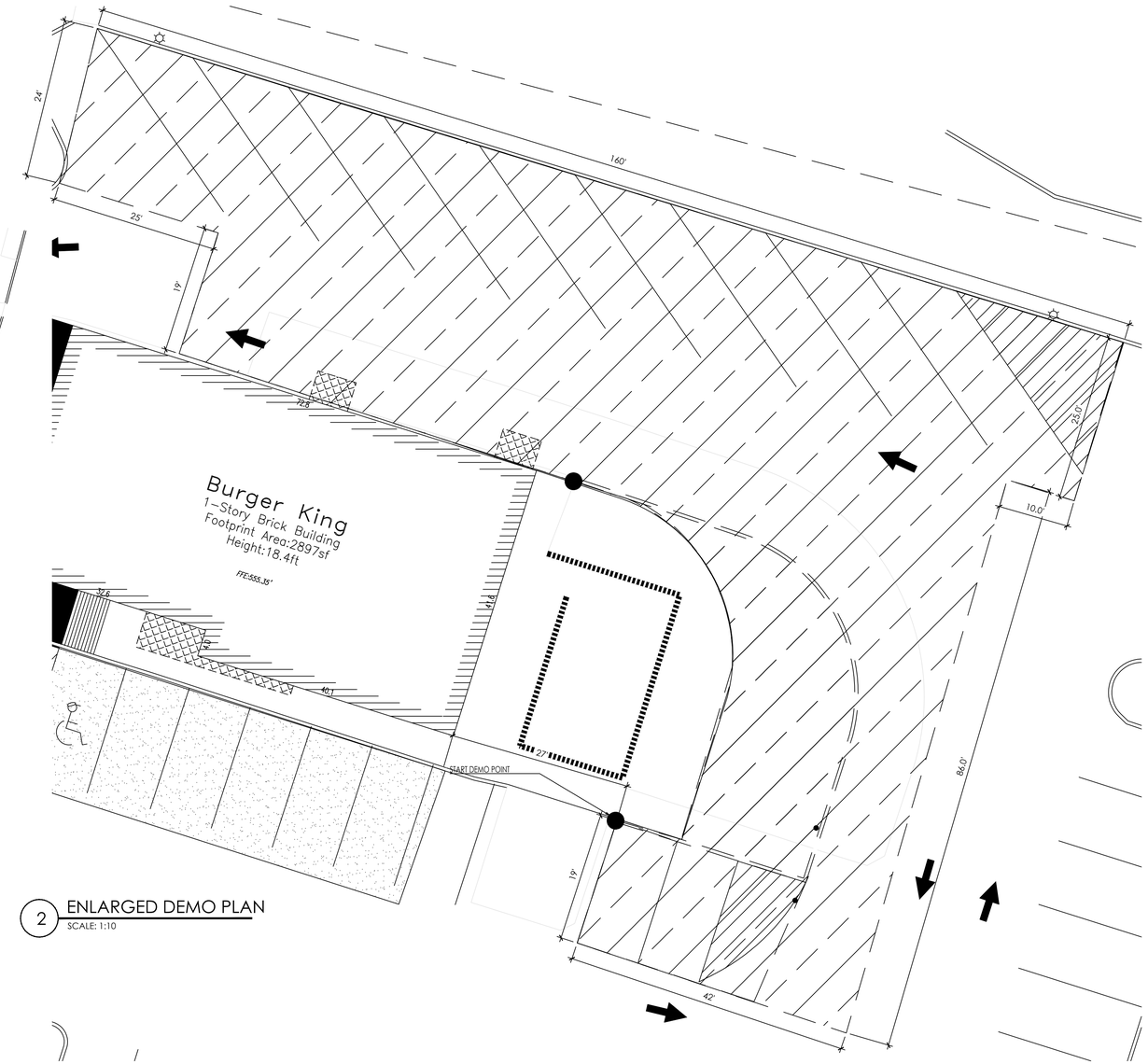
CARROLS

SITE NUMBERS
BK 13218
CLS 157

SHEET NUMBER
1 of 1



1 DEMO SITE PLAN
SCALE: 1:20



2 ENLARGED DEMO PLAN
SCALE: 1:10

SITE CLEARING AND DEMOLITION NOTES

1- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND BECOMING FAMILIAR WITH THE DEMOLITION AND CLEARING REQUIREMENT.

2- ANY MATERIALS NOTED TO BE SALVAGED SHALL BE TURNED OVER TO THE OWNER OR REINSTALLED ON SITE AS NOTED.

3-NO BURNING OR BURYING OF CLEARED OR DEMOLITION MATERIAL SHALL BE ALLOWED ON SITE.

4-REMOVE ALL STRUCTURES FOUNDATIONS, BITUMINOUS PAVEMENT, CONCRETE SIDEWALK STEPS AND OTHER EXISTING SITE FEATURES AS INDICATED ON THE DRAWINGS. ALSO, REMOVE ALL DEBRIS FROM WITHIN CONSTRUCTION LIMITS ON SITE UNLESS OTHERWISE NOTED ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE DISPOSED OF IN A MANNER ACCEPTABLE TO LOCAL JURISDICTION HAVING AUTHORITY.

5- THE CONTRACTOR SHALL BE LICENSED BY THE STATE OF TENNESSEE FOR DEMOLITION REMOVAL AND HAULING OF MATERIALS.

6- THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS AND FEES FOR THIS WORK.

7- EXISTING UTILITIES ARE LOCATED TO THE BEST OF OUR KNOWLEDGE. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING EXISTING UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN EXISTING UTILITY SERVICES AT ALL TIMES.

8- ALL EXCESS OR UNSUITABLE TOPSOIL OR SUBSOIL TO BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED OFFSITE.

9- PROTECT EXISTING TREES UNLESS OTHERWISE NOTED, NO PARKING OR STORAGE OF MATERIALS WITHIN TREE ROOT ZONE. PLACE TREE PROTECTION FENCE AS NEEDED.

10- TREE PROTECTION FENCE-ORANGE SAFETY FENCE AROUND TREES SUPPORTED BY STEEL T-BAR FENCE POSTS. ZIP TIE FABRIC TO POSTS. INSTALL PRIOR TO ANY CONSTRUCTION ACTIVITY AND MAINTAIN DURING ENTIRE CONSTRUCTION PERIOD.

11- CONTRACTOR TO CALL 811 AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES.

12- CONTRACTOR MUST RESTORE AND REPAIR ANY EXISTING CONDITIONS DISTURBED BY CONSTRUCTION.

13- ANY AREA DISTURBED BY CONSTRUCTION TO BE RESTORED TO CONDITION EQUAL TO OR BETTER THAN BEFORE CONSTRUCTION BEGAN. PATCH PAVEMENT IN-KIND IF REQUIRED.

14- ALL GROUND AREAS DISTURBED BY CONSTRUCTION TO BE TOPSOILED AND SEEDED PER THE SITE LANDSCAPE PLAN UNLESS SHOWN OTHERWISE ON PLANS

DEMO SCOPE OF WORK

D100	DEMO AREA FOR NEW DRIVE THRU
D101	MILL AND OVERLAY PARKING LOT
D102	DEMO CURB
D103	REMOVE AND REPLACE ENTRANCE/EXIT SIGNAGE. REMOVE DIRECTIONAL SIGN & ELECTRICAL POWER
D104	NOT USED
D105	REMOVE AND REPLACE EXISTING O.C.U AND MENU BOARD
D106	REPLACE PYLON SIGN FACE. SCRAPE, PRIME, AND PAINT PYLON SIGN POLE

811
KNOW WHAT IS **BELOW**
CALL BEFORE YOU DIG

EXISTING SITE AREA

TOTAL SITE AREA:	39,516 SF (0.907 ACRES)
BUILDING AREA:	2,897 SF
TOTAL PARKING:	45 SPACES
ADA PARKING:	2 SPACES

GENERAL SIGNAGE NOTES

SIGN INSTALLER RESPONSIBILITIES:

1. PROVIDE ALL DRAWINGS NECESSARY FOR SIGN PERMITS.
2. APPLY FOR, OBTAIN, AND PAY FOR ALL REQUIRED SIGN PERMITS.
3. COORDINATE EXCAVATION OF SIGN FOUNDATIONS WITH G.C.
4. SET ANCHOR BOLTS OR BASE PLATES AS REQUIRED.
5. COMPLETE SIGN INSTALLATION.
6. REMOVE EXCESS DEBRIS, ROUGH GRADE AREA FOR LANDSCAPING.

GENERAL CONTRACTOR:

1. COORDINATE EXCAVATION OF SIGN FOUNDATIONS WITH SIGN SUPPLIER.
2. PROVIDE POWER TO ALL SIGN LOCATIONS AS REQUIRED.
3. MAKE FINAL ELECTRICAL CONNECTIONS TO EACH SIGN.

LEGEND

DEMO SITE OBJECT

DEMO SITE OBJECT

GENERAL NOTES

1 THIS SURVEY IS PROVIDED BY JONATHAN MURPHY PROFESSIONAL LAND SURVEYING

10505 LEAFWOOD PI, RALEIGH NC 27613
(919)280-8189
RALEIGH@MURPHYGEOMATICS.COM

No.	Date	By	Notes
1	8.2.2024	ZA	FOR BUILDING PERMIT

Drawn By: ZA
Checked: SB
Scale: AS NOTED
Date: 3/5/24

ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAYBE POSTED, REPRODUCED, OR USED IN CONNECTION WITH ANY WORK,OTHER THEN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE ARCHITECT.

BURGER KING CORPORATION

TECHNICAL GROUP, Inc
27300 HAGGERTY RD SUITE F2
FARMINGTON HILLS, MI 48331
P: (248) 426-8000 F: (248) 426-7004
E: mail@technicalgroupinc.net

BRYSON CURTIS
REGISTERED AMERICAN
PROFESSIONAL
AGRICULTURIST
SUMMER, TN
104553
STATE OF TENNESSEE
8-06-24

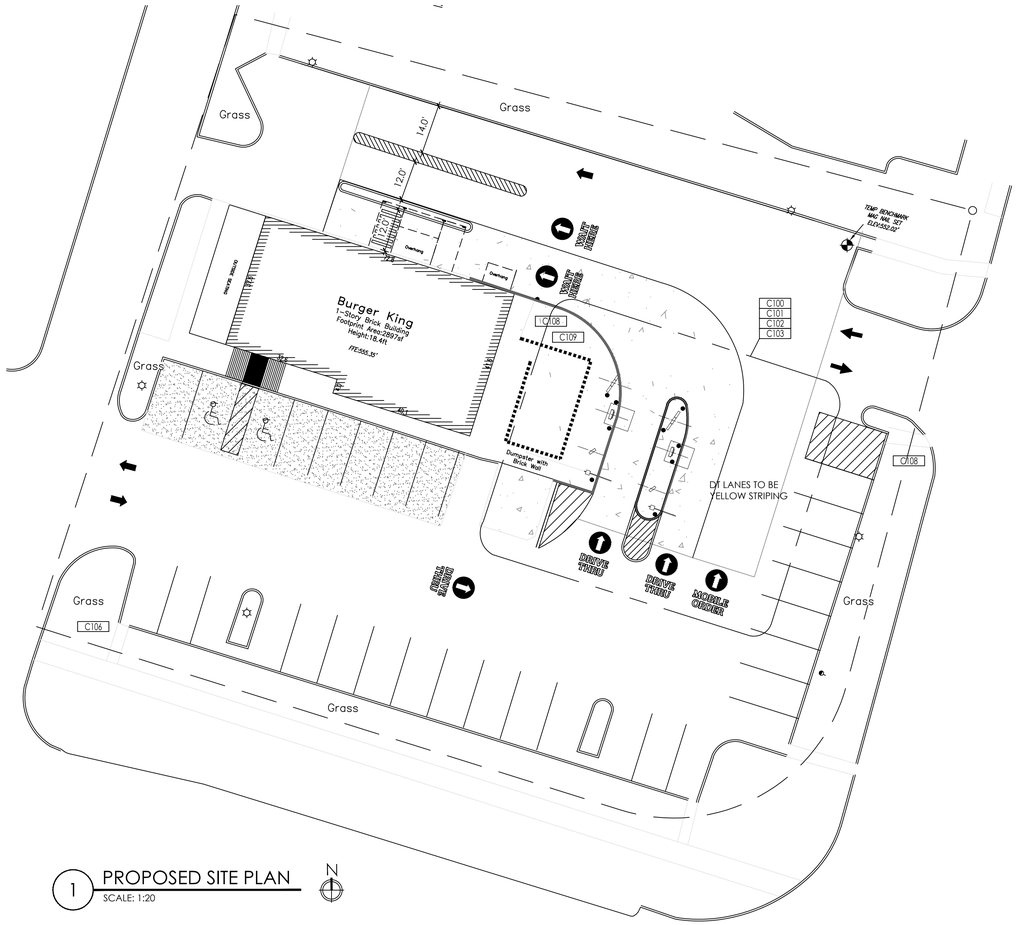
PROJECT
5099 MURFREESBORO RD
LA VERGNE,TN 37086

SHEET TITLE
DEMO SITE PLAN

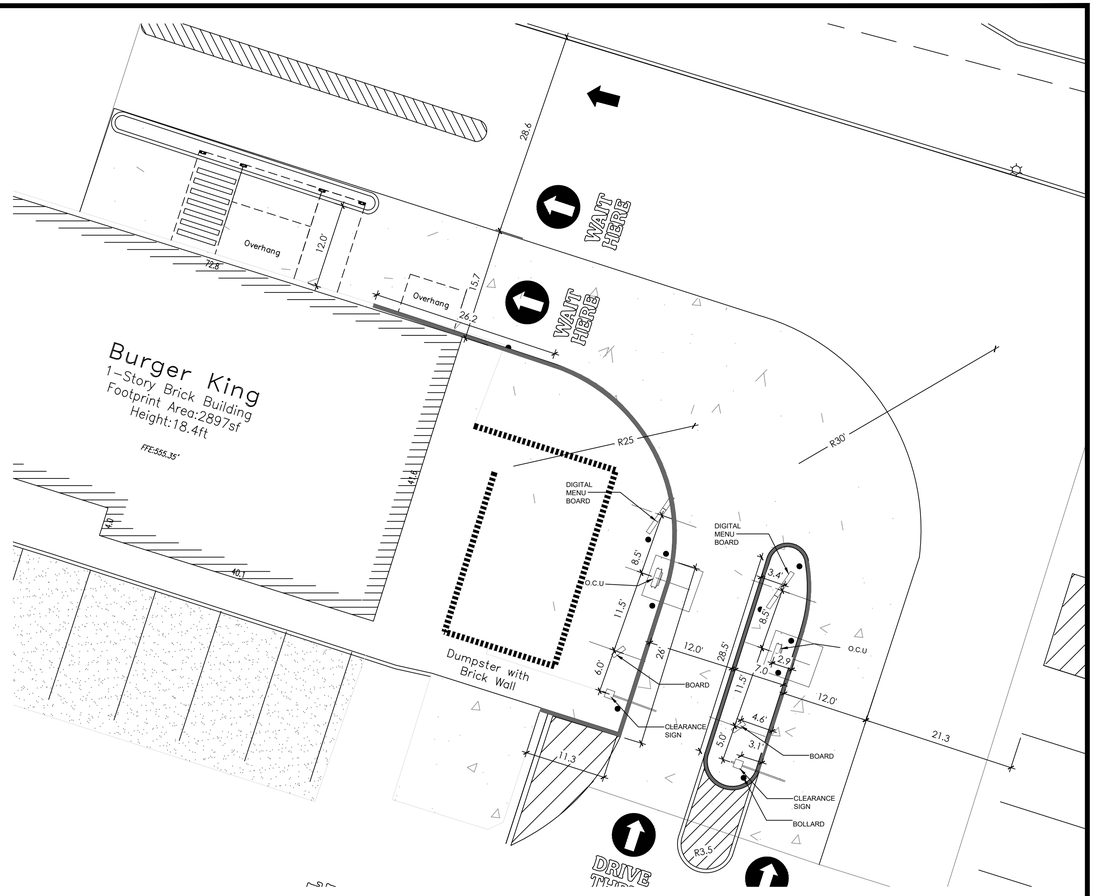
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JOB #
TG-24812

SHEET
AS-1



1 PROPOSED SITE PLAN
SCALE: 1:20



2 ENLARGED DRIVE THRU PLAN
SCALE: 1:10

GENERAL NOTES

1. THIS SURVEY IS PROVIDED BY JONATHAN MURPHY PROFESSIONAL LAND SURVEYING

10505 LEAFWOOD PI. RALEIGH NC 27613
(919)280-8189
RALEIGH@MURPHYGEOMATICS.COM

811
KNOW WHAT IS **BELOW**
CALL BEFORE YOU DIG

GENERAL SIGNAGE NOTES

SIGN INSTALLER RESPONSIBILITIES:

1. PROVIDE ALL DRAWINGS NECESSARY FOR SIGN PERMITS.
2. APPLY FOR, OBTAIN, AND PAY FOR ALL REQUIRED SIGN PERMITS.
3. COORDINATE EXCAVATION OF SIGN FOUNDATIONS WITH G.C.
4. SET ANCHOR BOLTS OR BASE PLATES AS REQUIRED.
5. COMPLETE SIGN INSTALLATION.
6. REMOVE EXCESS DEBRIS, ROUGH GRADE AREA FOR LANDSCAPING.

GENERAL CONTRACTOR:

1. COORDINATE EXCAVATION OF SIGN FOUNDATIONS WITH SIGN SUPPLIER.
2. PROVIDE POWER TO ALL SIGN LOCATIONS AS REQUIRED.
3. MAKE FINAL ELECTRICAL CONNECTIONS TO EACH SIGN.

EXISTING SITE AREA

TOTAL SITE AREA:	**** SF (*** ACRES)
BUILDING AREA:	2,997 SF
TOTAL PARKING:	32 SPACES
ADA PARKING:	2 SPACES

SITE SCOPE OF WORK

C100	INSTALL NEW CONCRETE AT DRIVE THRU
C101	NEW CLEARANCE SIGN
C102	NEW O.C.U
C103	NEW DIGITAL READER BOARD FOR PYLON (SIGN COMPANY)
C104	MILL AND OVERLAY PARKING LOT
C105	NOT USED
C106	PAINT POLE AND REPLACE PYLON SIGN
C107	PAINT TRASH ENCLOSURE DOOR
C108	UPGRADE PARKING LOT LIGHTING(REPAIR DAMAGED POLES/PAINT BASES)
C109	UPGRADE LANDSCAPE AS PER OWNER DIRECTIONS

ADA NOTES

ACCESSIBLE PARKING
1. ALL ACCESSIBLE PARKING SPACES MUST BE WITHIN THE SHORTEST ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE (36" WIDE MINIMUM AND UNOBSTRUCTED BY CURBS, VEHICLE OVERHANGS, PROTRUDING OBJECTS OR ANY OTHER BARRIERS) ADAAG 208.3 | DIAGRAM 3.6
2. PARKING MUST INCLUDE A VAN ACCESSIBLE PARKING SPACE WITH AN 8' WIDE MINIMUM ACCESS AISLE PROVIDED OR AN 11' WIDE PARKING SPACE WITH A 5' WIDE ACCESS AISLE. ADAAG 208.2.4, 502.2 | DIAGRAM 3.6
3. MUST PROVIDE A VERTICAL "VAN ACCESSIBLE" SIGN. ADAAG 502.2 | DIAGRAM 3.2
4. ALL VAN SPACES AND THEIR ACCESS AISLES MUST HAVE 98" OF VERTICAL CLEARANCE. ADAAG 502.5 | DIAGRAM 3.5
5. A SECOND VAN ACCESSIBLE PARKING SPACE MUST BE PROVIDED FOR LOTS WITH 26-50 TOTAL PARKING SPACES. ADAAG 208.2
6. EVERY ACCESSIBLE PARKING SPACE MUST BE AT LEAST 8' WIDE WITH THEIR ACCESSIBLE AISLES AT LEAST 5' WIDE. ADDGA 208.2, 502.3.1 | DIAGRAMS 3.4, 3.5
7. ALL ACCESSIBLE PARKING SPACES MUST HAVE AN AVERAGE SLOPE OF 2% OR LESS IN ANY DIRECTION. ADAAG 502.4
8. ALL ACCESS AISLES MUST HAVE AN AVERAGE SLOPE OF 2% OR LESS IN ANY DIRECTION. ADAAG 502.4
9.ALL ACCESS AISLES MUST BE FREE OF ENCROACHING RAMPS OR CURB RAMPS. ADAAG 502.4
10. ALL ACCESSIBLE PARKING SPACES MUST BE FREE OF ENCROACHING RAMOS OR CURB RAMPS. ADAAG 502.4
11. ALL ACCESSIBLE PARKING SPACES MUST HAVE AN INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) VERTICAL SIGNAGE. ADAAG 502.6
10. EVERY VERTICAL SIGN WITH THE ISA MUST BE POSTED 60" MEASURED FROM THE PARKING SURFACE TO THE BOTTOM OF THE SIGN AT EACH SPACE. ADAAG 502.6 | DIAGRAM 3.4
12. STRIPES MUST BE PAINTED ON EACH ACCESS AISLE TO DISCOURAGE PARKING IN THAT SPACE. ADAAG 502.3.3 | DIAGRAM 3.5
13. A CURB OR TIRE STOP MUST BE PROVIDED AT EACH PARKING SPACE TO AVOID NARROWING A REQUIRED ACCESSIBLE ROUTE. ADAAG 403.5.1 | DIAGRAM 3.4

EXTERIOR ACCESSIBLE ROUTES
1. ALL CROSSWALKS MUST BE DESIGNATED WITH PAINTED STRIPES OR DIFFERENT SURFACE MATERIAL. ADAAG 502.3
2.ACCESSIBLE ROUTES ARE REQUIRED TO BE FREE OF ABRUPT CHANGES IN LEVEL GREATER THAN 1/4" IN HEIGHT, ADAAG 206.2.1, 206.2.2, 403.4, 303. ANSI 302.1
3. ACCESSIBLE ROUTES ARE REQUIRED TO TO BE FREE OF GAPS GREATER THAN 1/2" WIDE. ADAAG 206.2.1, 206.2.2, 403.2, 302.3. ANSI 303.2
4. ALL ACCESSIBLE ROUTES MUST HAVE RUNNING SLOPES OF 5% OR LESS
5.ALL ACCESSIBLE PATHS TO BE AN AVERAGE SLOPE OF 2% OR LESS IN ANY DIRECTION. ADDGA 206.2.1/206.2.2 ANSI 403.3
6. ALL PEDESTRIAN PATHS ARE REQUIRED TO BE FREE OF OBJECTS PROTRUDING MORE THAN 4" (12" IF POST MOUNTED SUCH AS SIGNAGE) HORIZONTALLY, BETWEEN 17" AND 80" HIGH. ADAAG 307.2. ANSI 307.2, 307.3 | DIAGRAM 2.3
7. 80" HIGH MINIMUM HEAD CLEARANCE IS REQUIRED ALONG ALL PEDESTRIAN PATHS. ADAAG 307.4 ANSI 307.4 | DIAGRAM 2.4
8. THE EDGE BETWEEN ALL PEDESTRIAN PATHS AND VEHICULAR WAYS MUST BE IDENTIFIED BY A CHANGE IN LEVEL (CURBS) OR TRUNCATED DOME DETECTABLE WARNINGS. | DIAGRAM 2.1

ACCESSIBLE CURB RAMPS
1. SMOOTH TRANSITION BETWEEN THE ROAD AND EVERY CURB RAMP IS REQUIRED. ADAAG 406.2, ANSI 405.9.2
2. THE SLOPE OF EVERY ADJOINING GUTTER OR ROAD SURFACE MUST BE 5% OR LESS. ADAAG 406.2
3. EVERY CURB RAMP MUST A MINIMUM OF 36" WIDE. ADAAG 406.1 | DIAGRAM 3.8
4. EVERY CURB RAMP FRONT TO BACK MUST SLOPE 8.3% OR LESS. ADAAG 406.1,405.2 | DIAGRAM 3.13
5. ALL CURB RAMP FLARES MUST SLOPE 10% OR LESS. ADAAG 406.3 | DIAGRAM 3.14
6. DETECTABLE WARNING (TRUNCATED DOMES) MUST BE PROVIDED AT EVERY CURB RAMP.
7. DETECTABLE WARNINGS ON CURB RAMPS MUST CONTRAST VISUALLY WITH THE ADJOINING SURFACES. ADAAG 705.1 ANSI 406.14
8. LEVEL LANDINGS (2% OR LESS SLOPE IN ANY DIRECTION) 36 INCHES DEEP MINIMUM BY 36" WIDE MUST BE AT THE TOP OF EACH CURB RAMP. ADAAG 406.4 | DIAGRAM 3.13

ENTRY DOORS
1. PUBLIC SIDEWALK OR RIGHT OF WAY TO ENTRY DOORS MUST HAVE A 36" WIDE MINIMUM UNOBSTRUCTED ACCESSIBLE ROUTE. ADAAG 206.4 | DIAGRAM 3.11

No.	Date	By	Notes
1	8.2.2024	ZA	FOR BUILDING PERMIT
		-	-
		-	-
		-	-
		-	-
		-	-

Drawn By: ZA
Checked: SB
Scale: AS NOTED
Date: 3/5/24

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BURGER KING CORPORATION

TECHNICAL GROUP,inc
27300 HAGGERTY RD SUITE F2
FARMINGTON HILLS, MI 48331
P:(248) 426-8000 F:(248) 426-7004
E:mail@technicalgroupusa.net

JUSTIN CURTIS DAVIS
REGISTERED ARCHITECT
AGRICULTURE
COMMERCIAL
104533
STATE OF TENNESSEE
8-06-24

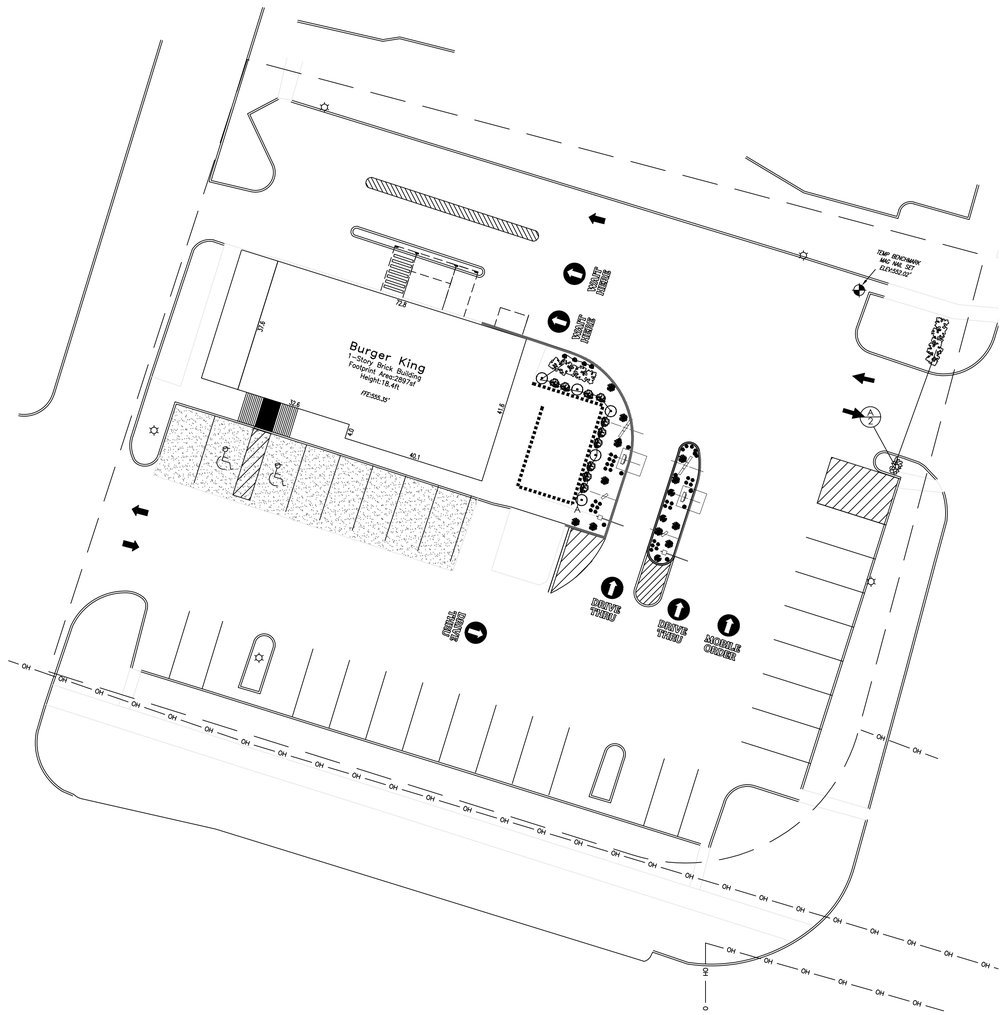
PROJECT
5099 MURFREESBORO RD
LA VERGNE,TN 37086

SHEET TITLE
PROPOSED SITE PLAN

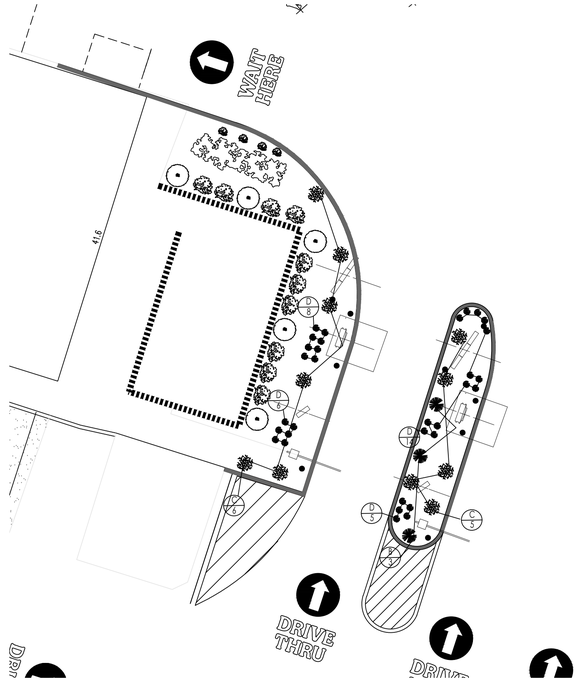
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JOB #
TG-24812

SHEET
AS-2



1 PROPOSED SITE PLAN
SCALE: 1:20



2 ENLARGED DRIVE THRU PLAN
SCALE: 1:10

PLANT LISTING

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTING HEIGHT	MATURE SIZE		TYPE
					HEIGHT	SPREAD	
A	22	EXISTING BUSHES AND TREES TO REMAIN	-	-	-	-	-
B	3	BUXUS MICROPHYLLA	SPRINTER BOXWOOD	8" (MIN.)	2'-4'	2'-4'	GAL
C	11	HYDRANGEA PANICULATA	FIRE LIGHT PANICLE HYDRANGEA	16" (MIN.)	2'-3'	3'	POT
D	33	NARCISSUS	DAFFODIL	16" (MIN.)	6"-30"	6"-12"	POT

LANDSCAPE NOTES:

PLANTING:

* INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS AND WITH THE SPECIFICATIONS SET FORTH BY THE CITY OF LAVERGNE.
* IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE LANDSCAPING INSTALLED SO THAT IT IS HEALTHY, NEAT AND ORDERLY IN APPEARANCE AND IS FREE FROM REFUSE AND DEBRIS.
* ALL PLANTINGS SHALL BE COMPLETED WITHIN THREE (3) MONTHS, AND NO LATER THAN NOVEMBER 30, FROM THE DATE OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY IF SUCH CERTIFICATE IS ISSUED DURING THE APRIL 1 - SEPTEMBER 30 PERIOD; IF THE CERTIFICATE IS ISSUED DURING THE OCTOBER 1 - MARCH 31 PERIOD; PLANTING SHALL BE COMPLETED NO LATER THAN THE ENSUING MAY 31; PLANTINGS SHALL THEREAFTER BE REASONABLY MAINTAINED,INCLUDING PERMANENCE AND HEALTH OF PLANT MATERIALS TO PROVIDE A SCREEN TO ABUTTING PROPERTIES AND INCLUDING THE ABSENCE OF WEEDS AND REFUSE.
* ALL PLANTING BEDS TO BE FILLED WITH FOUR INCHES (4") OF RIVER ROCK. PLANTING BEDS TO HAVE ONE-EIGHTH BY FOUR INCH (1/8"X4") BLACK ANODIZED PERMA-LOC ALUMINUM EDGING, OR APPROVED EQUIVALENT, ON BORDERS.
* DIG SHRUB PITS ONE FOOT (1') LARGER THAN THE SHRUB ROOTBALL, TREE PITS TWO FOOT(2') THAN TREE ROOTBALLS AND BACKFILL WITH ONE (1) PART TOP SOIL AND ONE(1) PART SOIL FROM EXCAVATED PIT.
* REMOVE TWINE AND WIRE FROM ROOTBALL AND PLANT TOPS.
* ORGANIC FRIABLE TOPSOIL SHALL BE EVENLY DISTRIBUTED AND FINE GRADED OVER ALL AREAS TO RECEIVE LAWNS AT UNIFORM DEPTH OF FOUR INCHES AFTER SETTLEMENT.
* ALL NEW LAWN AREAS SHALL BE SODDED WITH A GRADE A SOD PLANTED OVER THE TOPSOIL.
* TREES IN LAWN AREAS TO HAVE A THREE FOOT (3') CIRCLE OF MULCH 2"-3" DEEP; NOT MORE THAN 3". (HARDWOOD - NATURAL DARK BROWN).
* TOPSOIL SHALL BE FERTILE, FRIABLE, AND REPRESENTATIVE OF PRODUCTIVE SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND SHALL BE DARK ORGANIC NATURAL SURFACE SOIL. EXCLUSIVE OF PEAT, MUCK, AND/OR DARK BROWN OR BLACK LOAM, CLAY LOAM, SILT LOAM, OR SANDY LOAM.
* REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS AND BE:

MATERIALS:

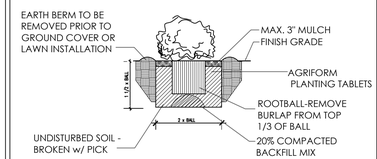
* PLANT MATERIAL SIZES (MINIMUM)

- EVERGREEN TREES..... 6' MIN. HEIGHT
- DECIDUOUS TREES..... 2 1/2" CALIPER
- SMALL DECIDUOUS TREES..... 2 1/2" CALIPER
- LARGE EVERGEEN SHRUBS ..... 2' - 3' HEIGHT
- DECIDUOUS SHRUBS..... 2' -3' SPREAD
- EVERGREEN SHRUBS..... 18" - 24" SPREAD
- GROUNDCOVER..... 18" - 24" SPREAD

GENERAL:

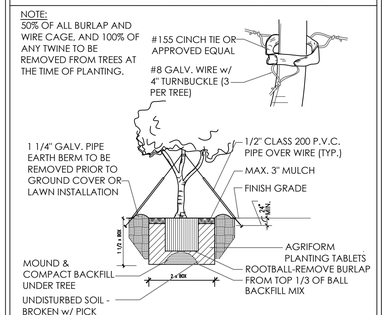
1. ALL LANDSCAPED AREAS SHALL BE EXCAVATED OF ALL BUILDING MATERIAL AND DEBRIS TO A MINIMUM DEPTH OF EIGHTEEN INCHES (18") AND BACKFILLED WITH A MEDIUM TEXTURED PLANTING SOIL. ALL LANDSCAPED AREAS ARE TO HAVE MINIMUM SIX INCHES (6") OF TOPSOIL AND ARE TO BE CROWNED A MINIMUM SIX INCHES (6") HIGHER THAN ADJACENT CURBS AND SIDEWALKS.
2. ALL WRITTEN DIMENSIONS OVERRIDE SCALE DIMENSIONS ON PLAN.
3. REPORT ALL CHANGES, SUBSTITUTIONS, OR DELETIONS TO THE ARCHITECT.
4. ALL BIDDERS MUST INSPECT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
5. ALL SPECIFICATIONS SUBJECT TO CHANGE DUE TO EXISTING SITE CONDITIONS.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL.
7. DO NOT PLANT DECIDUOUS OR EVERGREEN TREES DIRECTLY OVER UTILITY LINES. MAINTAIN A FIVE FOOT (5') DISTANCE FROM CENTER OF UTILITIES FOR PLANTING HOLES. CALL 411 OR OUPS FORTY-EIGHT (48) HOURS PRIOR TO LANDSCAPE CONSTRUCTION FOR FIELD LOCATION OF UTILITY LINES.
8. MEASUREMENT AND QUANTITIES ARE ESTIMATES ONLY AND CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITIES. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR 100% OF SOD REQUIRED INCLUDING AREAS IN R.O.W.
9. IRRIGATION IS REQUIRED ON 75%-100% OF THE PROPERTY WITH EMPHASIS ON AREAS ALONG PRIMARY AND SECONDARY ROADWAYS AND 100% OF ALL LANDSCAPE AREAS ADJACENT TO THE STRUCTURE. IN COMPLIANCE WITH SECTION 1136.09 (a)(2).
10. G.C. TO PROVIDE IRRIGATION. IRRIGATION TO BE DESIGNED BY OTHER. RAIN SENSOR & TIMER AS PART OF SPRINKLER SYSTEM DESIGN.
11. ALL SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 1136.08.

SHRUB PLANTING



BOX TREE & GUYING DETAIL

NOTE:
50% OF ALL BURLAP AND WIRE CAGE, AND 100% OF ANY TWINE TO BE REMOVED FROM TREES AT THE TIME OF PLANTING.



No.	Date	By	Notes
1	8.2.2024	ZA	FOR BUILDING PERMIT
		-	-
		-	-
		-	-
		-	-

Drawn By: ZA
Checked: SB
Scale: AS NOTED
Date: 3/5/24

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BURGER KING CORPORATION

TECHNICAL GROUP,Inc
27300 HAGGERTY RD SUITE F2
FARMINGTON HILLS, MI 48331
P:(248) 426-8000 F:(248) 426-7004
Email:techmich@sbcglobal.net

JASON CURTIS LICENSED ARCHITECT AGRICULTURE COMMERCE No. 104537 STATE OF TENNESSEE
8-06-24

PROJECT
5099 MURFREESBORO RD
LA VERGNE,TN 37086

SHEET TITLE
LANDSCAPE PLAN

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JOB # TG-24812

SHEET LS-1

Planning Commission Report
Meeting: October 15, 2024

City of La Vergne

Item #: 16. **Item Title: Final Plat - La Vergne Business Center - Two Lots on 28.7 Acres. Requested by Barge Design. Property located at 1701 Mars Street (Tax Map 14, Parcels 46.01 & 25). I-1 (Light Industrial) Zoning District. Property owned by Big Acquisitions, LLC.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, Barge Design is requesting approval of the final plat for La Vergne Business Center located on 28 ± acres. The purpose of the final plat is to create two new lots to make way for new industrial development and to dedicate right-of-way totaling 0.45 acres as well as dedicate easements.

The property is located off of Minerva Drive and Mars Street as well as Murfreesboro Road. Minerva will become signalized by this project. The overall proposed layout on the plat shows Lot 1 to be 12.20 acres, and Lot 2 will be 16.05 acres.

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

A total of 0.45 acres of ROW will be dedicated to the City of La Vergne with this 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)

1. Add a note to the final plat which states the following: "The Long-Term Maintenance Agreement for the stormwater facilities serving Lots 1 and 2 as shown hereon have been recorded in Record Book XX, Page XX, RORCT."
2. Since ROW and easements within the floodway and 100-year floodplain are changing hands based on this document, Note 5 should be reword. Please reword the note to accurately reflect all of the properties affected by the plat.
3. Provide a performance bond amount for all public improvements (road, water, and sewer) meeting all of the requirements of Section 5-101 of the Subdivision Regulations. The final plat cannot be signed by the city until this performance bond estimate has been approved by the Planning Commission. Please make sure that each contractor's estimate has been signed by the contractor. Also, make sure that the estimates are not out-of-date at the time the Planning Commission is to vote.

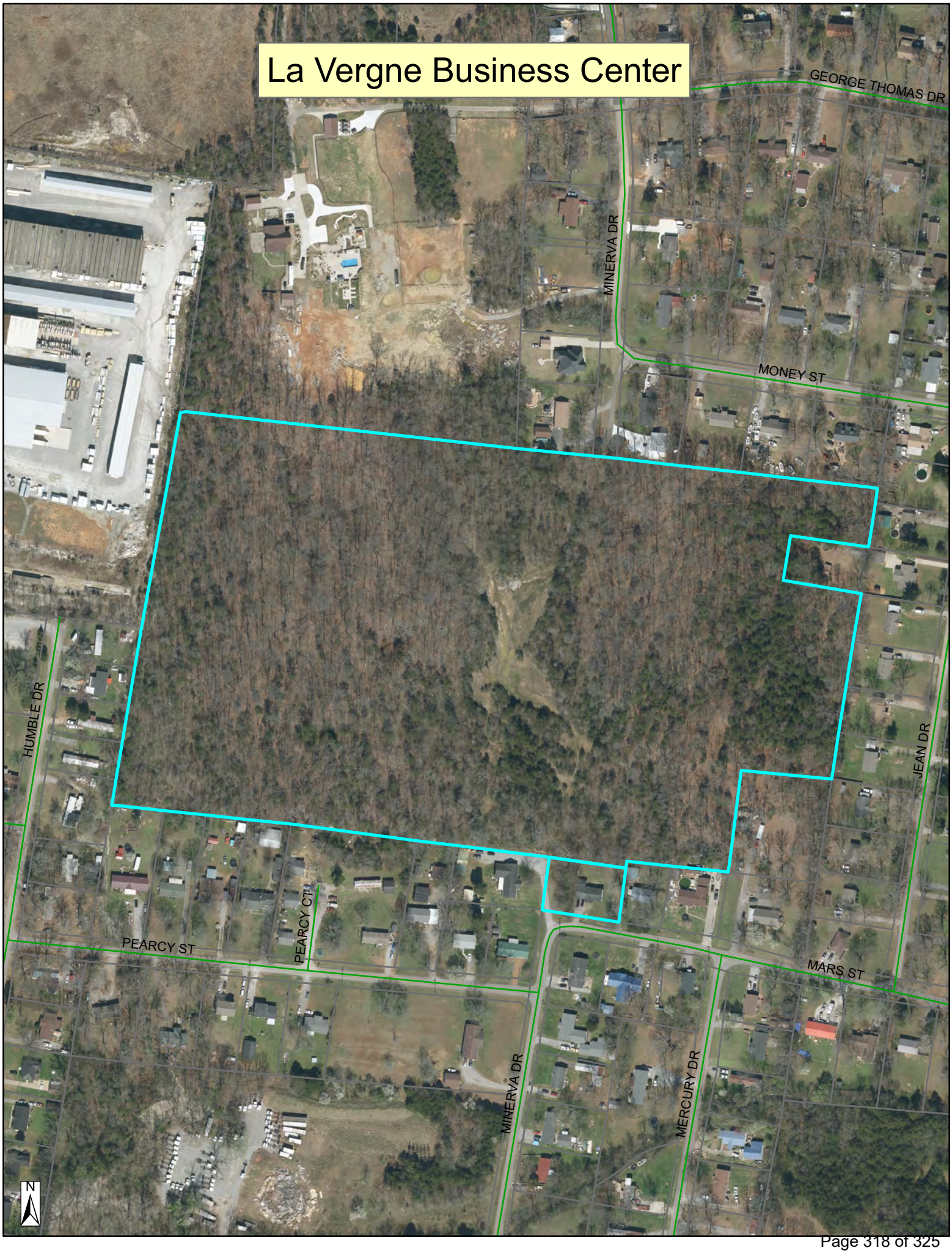
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
Utilities shown should match corrections to construction drawings.

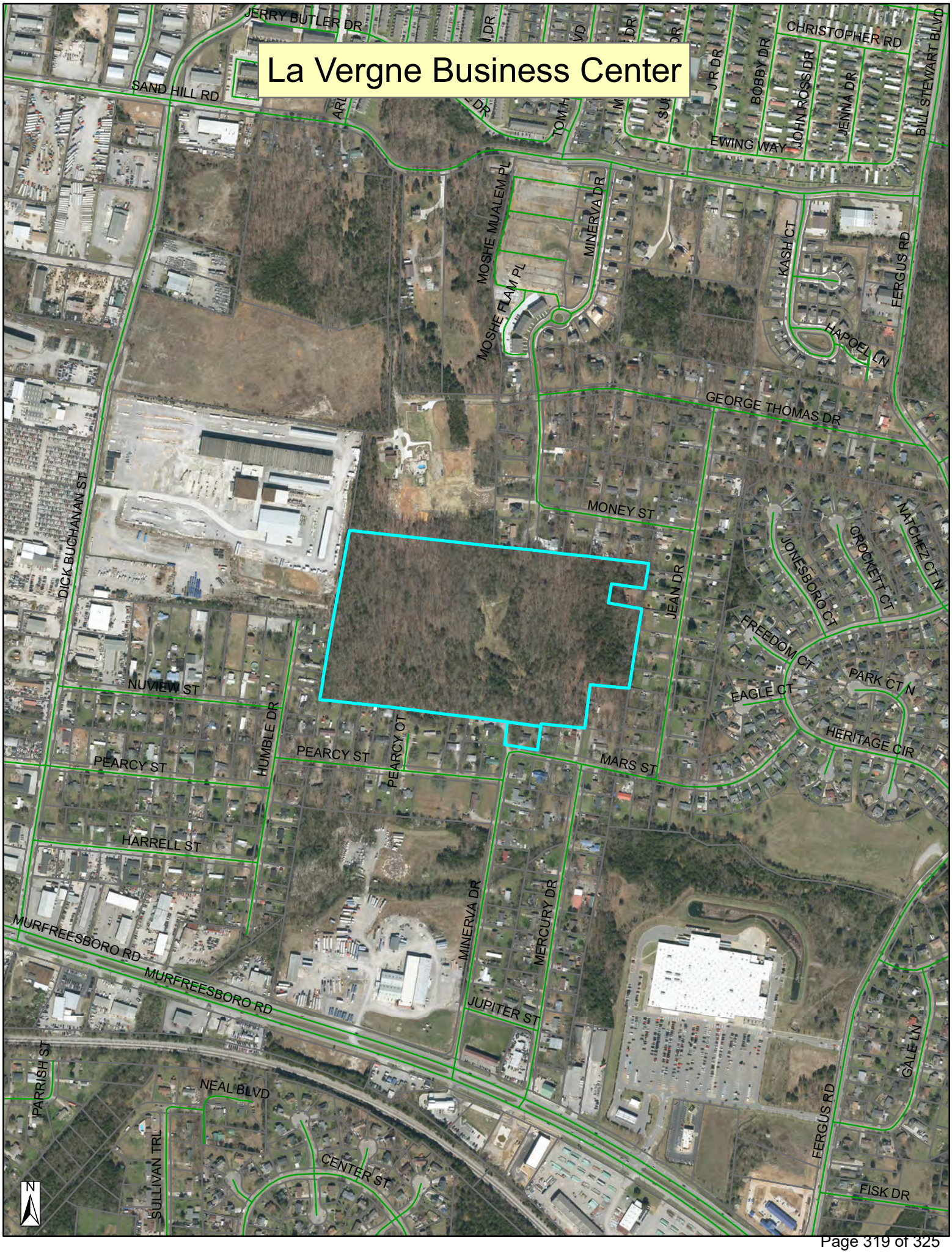
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

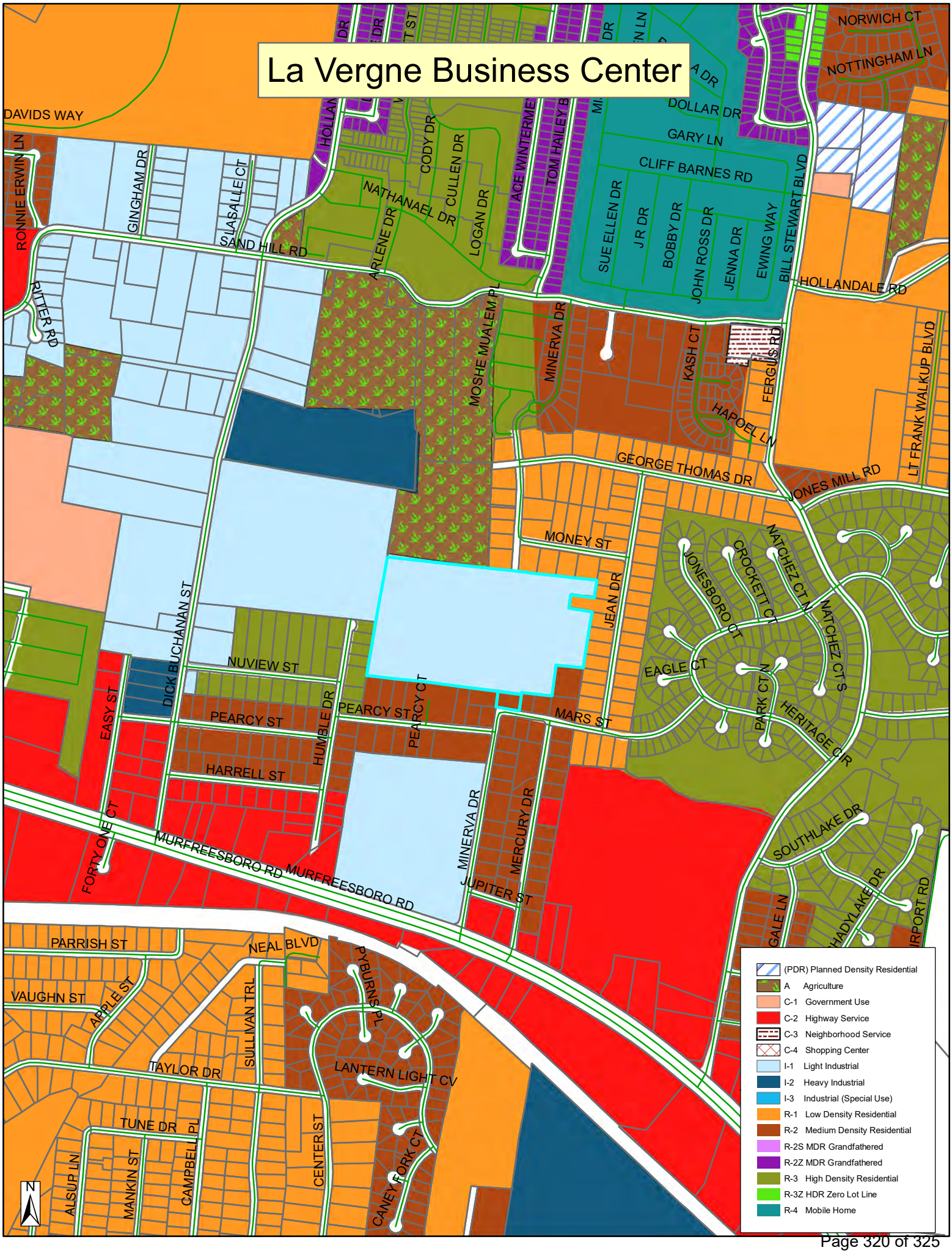
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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

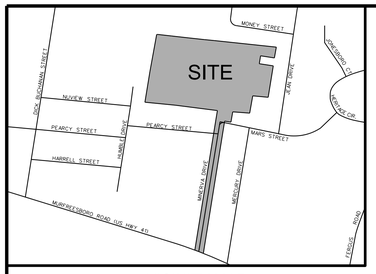

La Vergne Business Center
JERRY BUTLER DR
SAND HILL RD
CHRISTOPHER RD
BILL STEWART BLVD
JOHN ROSS DR
JENNA DR
BOBBY DR
J R DR
EWING WAY
MOSHE MUALEM PL
MOSHE FLAM PL
MINERVA DR
KASH CT
FERGUS RD
HAPOEL LN
GEORGE THOMAS DR
MONEY ST
DICK BUCHANAN ST
JEAN DR
JONESBORO CT
CROCKETT CT
NATCHEZ CT N
FREEDOM 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
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
JR 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
FERGUSON 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
PARRISH ST
NEAL BLVD
VAUGHN ST
APPLE ST
SULLIVAN TRL
AYBURN PL
TAYLOR DR
LANTERN LIGHT CV
TUNE DR
CAMPBELL PL
CENTER ST
CANEY FORK CT
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


SPEED
LIMIT
30







VICINITY MAP
NOT TO SCALE



SETBACK REQUIREMENTS

YARD / BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT YARD	20 FEET	20 FEET
FRONT BUILDING SETBACK	40 FEET	40 FEET
SIDE YARD	10 FEET	10 FEET
SIDE BUILDING SETBACK	20 FEET	20 FEET
REAR YARD	15 FEET	15 FEET
REAR BUILDING SETBACK	20 FEET	20 FEET

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 84° 08' 41" E	2.07'
L-2	S 09° 39' 30" W	97.31'
L-3	N 09° 39' 30" E	930.72'
L-4	N 12° 31' 20" E	100.07'
L-5	S 09° 39' 30" W	83.49'
L-6	S 81° 07' 23" W	19.01'
L-7	N 11° 33' 26" E	122.42'
L-8	N 16° 37' 51" E	120.48'
L-9	N 12° 35' 04" E	44.78'
L-10	N 81° 07' 23" E	23.66'
L-11	S 09° 39' 30" W	79.72'
L-12	S 81° 07' 23" W	23.27'
L-13	N 09° 23' 30" E	79.60'
L-14	N 81° 07' 23" E	20.28'
L-15	S 09° 39' 31" W	767.51'
L-16	N 09° 36' 12" E	37.95'
L-17	N 01° 36' 26" E	35.64'
L-18	N 07° 34' 43" W	16.60'
L-19	N 00° 36' 49" W	53.65'
L-20	N 07° 34' 47" E	10.01'
L-21	N 43° 17' 02" E	12.01'
L-22	N 57° 19' 50" E	14.85'
L-23	N 05° 01' 28" E	7.42'
L-24	N 42° 43' 34" W	6.72'
L-25	N 00° 41' 33" W	10.80'
L-26	N 53° 56' 39" W	14.36'
L-27	N 09° 01' 53" E	40.00'
L-28	N 62° 50' 55" E	17.58'
L-29	N 14° 43' 28" E	9.21'
L-30	N 84° 22' 22" E	6.77'
L-31	N 10° 16' 55" E	100.01'
L-32	N 08° 51' 53" E	110.01'
L-34	N 06° 01' 31" E	60.12'
L-35	N 80° 20' 24" W	6.39'
L-36	N 08° 35' 14" E	90.02'
L-37	N 07° 29' 41" E	120.09'
L-38	N 08° 30' 01" E	19.19'
L-39	N 81° 07' 23" E	15.56'
L-40	S 09° 36' 55" W	76.41'
L-41	N 81° 9' 11" W	14.81'
L-42	N 09° 39' 30" E	71.67'

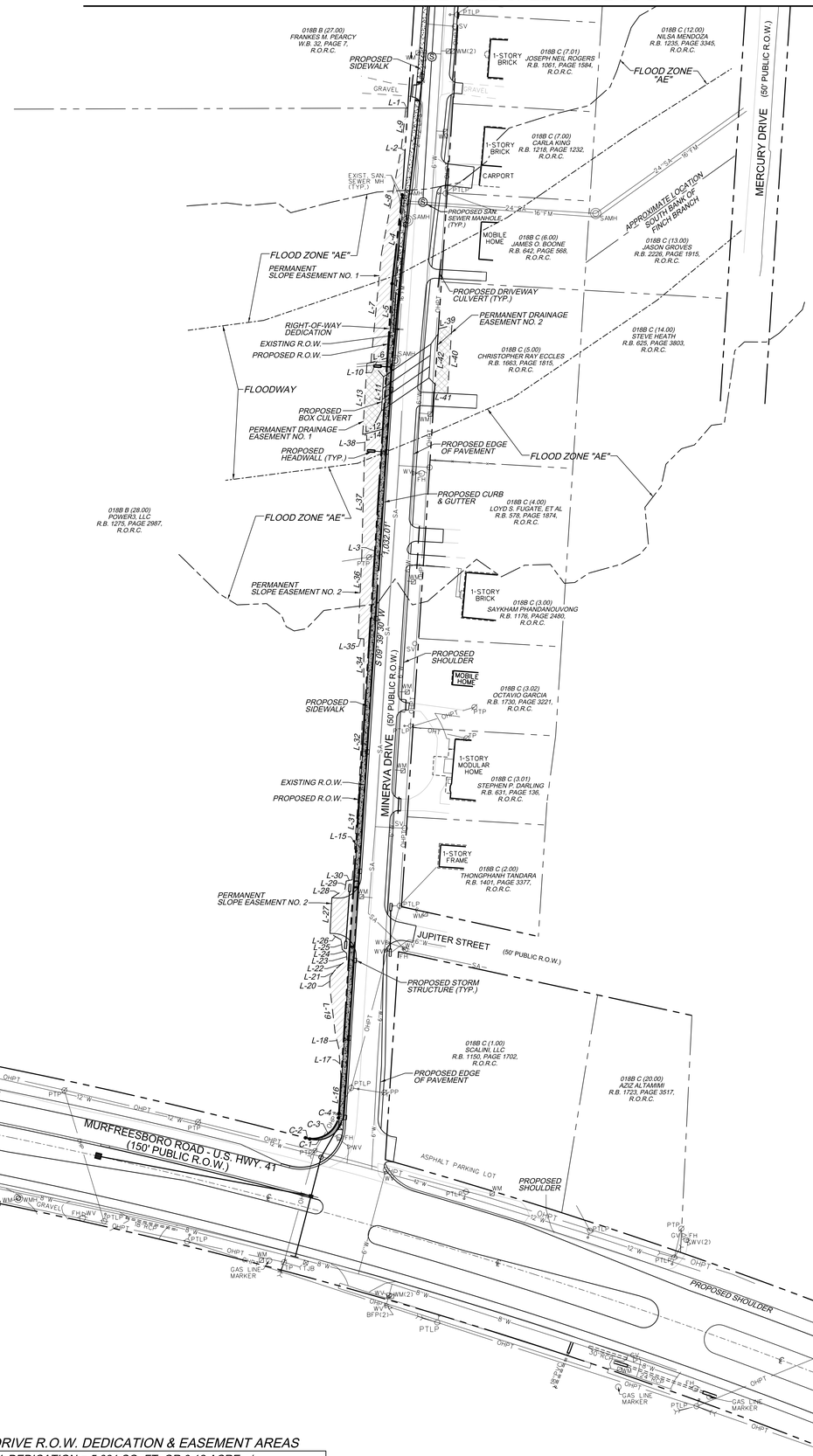
CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	DISTANCE
C-1	101° 12' 37"	30.00'	36.53'	52.99'	S 60° 15' 49" W	46.37'
C-2	00° 03' 00"	5805.00'	2.54'	5.07'	N 69° 09' 23" W	5.07'
C-3	101° 50' 47"	30.00'	36.95'	53.33'	N 59° 53' 44" E	46.58'
C-4	09° 53' 13"	30.00'	2.59'	5.18'	S 13° 54' 57" W	5.17'

LEGEND

Property ownership boundary
Building set-back line
Easement
Lot line
New Monument
Existing monuments
Iron Pin (O)
Iron Pin (N)
Lot number (1)
Property map parcel number (46.01)
Pertains to property map 14
2" Low Pressure Sanitary Sewer 2"LPS
Proposed Fire Hydrant FH

MATCH LINE - SEE SHEET NO. 2 OF 2



MINERVA DRIVE R.O.W. DEDICATION & EASEMENT AREAS

R.O.W. DEDICATION = 5,091 SQ. FT. OR 0.12 ACRE +/-
PERMANENT SLOPE EASEMENT NO. 1 = 3,355 SQ. FT. OR 0.08 ACRE +/-
PERMANENT SLOPE EASEMENT NO. 2 = 7,085 SQ. FT. OR 0.16 ACRE +/-
PERMANENT DRAINAGE EASEMENT NO. 1 = 1,773 SQ. FT. OR 0.04 ACRE +/-
PERMANENT DRAINAGE EASEMENT NO. 2 = 1,095 SQ. FT. OR 0.03 ACRE +/-

OWNER:
CARLA KING
7182 LEE ROAD
SMYRNA, TENNESSEE 37167

DEVELOPER:
BIG ACQUISITIONS LLC
10275 W HIGGING ROAD
SUITE 810
ROSEMONT, IL 60018

BARGE DESIGN SOLUTIONS
615 Third Avenue South, Suite 700, Nashville, Tennessee 37210
PHONE (615)254-1500 FAX (615) 255-6572

9/27/2024
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F:\38\38380\3838001\04_CAD\SURV\FINAL PLAT\3838001FINAL_PLAT_SHEET1.dgn

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS, DEDICATE RIGHT OF WAY, AND TO DEDICATE EASEMENTS.

2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

3. BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983).

4. PARCEL 25.00 - PROPERTY IS ZONED R-2 (MEDIUM DENSITY RESIDENTIAL). LOTS 1 & 2 (PARCEL 46.01) - PROPERTY IS ZONED I-1 (LIGHT INDUSTRIAL). ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM THE CITY OF LA VERGNE PLANNING DEPARTMENT-ONLINE MAPPING; NO PARCEL REPORT, NO ZONING LETTER, OR ZONING REPORT WAS PROVIDED TO THIS SURVEYOR.

5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47167, PANEL NO. 0020 K, DATED 5/09/2023. ZONE "X".

6. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVE-GROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.

7. NO LANDSCAPE BUFFR REQUIRED BETWEEN INDUSTRIALLY ZONED PROPERTIES.

DEED REFERENCE

PARCEL NO. 25.00 - BEING PROPERTY CONVEYED TO CARLA KING BY DEED OF RECORD IN BOOK 2397, PAGE 1303, R.O.R.C.

PARCEL NO. 46.01 - BEING PROPERTY CONVEYED TO CARLA KING BY DEED OF RECORD IN BOOK 1377, PAGE 2174, AND RECORD BOOK 1418, PAGE 1572, R.O.R.C.

PROPERTY MAP REFERENCE

BEING PARCEL 25.00 AS SHOWN ON RUTHERFORD COUNTY PROPERTY MAP NO. 14O GROUP B.

BEING PARCEL 46.01 AS SHOWN ON RUTHERFORD COUNTY PROPERTY MAP NO. 14.

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 1377, PAGE 2174, BOOK 1418, PAGE 1572, AND BOOK 2397, PAGE 1303, 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 *OWNER*

_____
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

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 1275, PAGE 2987, 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 *OWNER*

_____
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

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 1663, PAGE 1815, 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 *OWNER*

_____
TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED LA VERGNE BUSINESS CENTER HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE: _____ _____
NAME, TITLE AND AGENCY OR AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREB CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED LA VERGNE BUSINESS CENTER 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: _____ _____
NAME, TITLE AND AGENCY OR AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LA VERGNE 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: _____ _____
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

BARGE DESIGN SOLUTIONS, INC.
NASHVILLE, TENNESSEE

*BY:*_____ *DATE: SEPTEMBER 27, 2024*

TN. LIC. NO. 2431

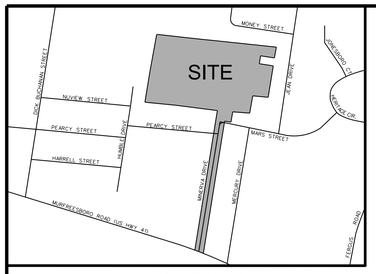
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SCALE 1"=60'

FINAL PLAT OF LA VERGNE BUSINESS CENTER

SECOND CIVIL DISTRICT

LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

FILE NO: 3838001 *DATE: SEPTEMBER 27, 2024* *SHEET 1 OF 2*



VICINITY MAP
NOT TO SCALE

MINERVA DRIVE (50' PUBLIC R.O.W.)

MONEY STREET (50' PUBLIC R.O.W.)

SEWER SHOWN FROM GIS MAPS FROM CITY OF LA VERGNE

SAMH (NOT FIELD LOCATED)

DEER PARK, SECTION 2 PLAT BOOK 3, PAGE 5, R.O.R.C.

DEER PARK, SECTION ONE PLAT BOOK 2, PAGE 59, R.O.R.C.

14 (46.00) SANDRA HOLMES RUSSELL R.B. 1379, PAGE 1774, R.O.R.C.

14 (70.00) CARTER LUMBER OF THE SOUTH R.B. 1580, PAGE 1604, R.O.R.C.

HUMBLE DRIVE (50' PUBLIC R.O.W.)

HUMBLE SUBDIVISION PLAT BOOK 11, PAGE 334, R.O.R.C.

JEAN DRIVE (50' PUBLIC R.O.W.)

ASPHALT DRIVE

3' SPLIT RAIL FENCE

CONC. DRIVE

GARAGE

6' PRIVACY FENCE

SHED

4' C/L FENCE

WOVEN WIRE FENCE

BARBED WIRE

SUBDIVISION LOT NO. (TYP.)

NEW LOT NO. (TYP.)

EXISTING PARCEL NO. (TYP.)

14-0B-(6.00) ROBERT J. KNOWLES R.B. 1005, PAGE 2934, R.O.R.C.

14-0B-(7.00) ALLEN M. TENPENNY R.B. 599, PAGE 28, R.O.R.C.

14-0B-(8.00) GARY C. WAGGONER R.B. 569, PAGE 101, R.O.R.C.

14-0B-(9.00) DAVID K. LINDSEY R.B. 2322, PAGE 3079, R.O.R.C.

14-0B-(11.00) ELMER A DAVIS, ET.UX. R.B. 488, PAGE 887, R.O.R.C.

14-0B-(12.00) RICHARD & TONYA COOK R.B. 422, PAGE 566, R.O.R.C.

14-0B-(13.00) JEAN BOHANAN R.B. 82, PAGE 1706, R.O.R.C.

14-0B-(14.00) STEVEN ANTHONY GOODWIN R.B. 141, PAGE 1176, R.O.R.C.

14-0B-(15.00) STEVE GOODWIN & LARRY E. MORRIS R.B. 351, PAGE 2625, R.O.R.C.

14-0B-(16.00) KHALIDA DURANI R.B. 2246, PAGE 2952, R.O.R.C.

14-0B-(17.00) ALFREDO C. GUEVARA, ET.UX. R.B. 1963, PAGE 2149, R.O.R.C.

14-0B-(18.00) HOME SFR BORROWER LLC R.B. 1512, PAGE 2374, R.O.R.C.

14-0B-(5.00) WILLIAM ALAN LEE R.B. 2383, PAGE 3748, R.O.R.C.

14 A (4.02) WAYNE S. WALDRON R.B. 407, PAGE 383, R.O.R.C.

14 A (4.01) WAYNE S. WALDRON R.B. 407, PAGE 383, R.O.R.C.

14 A (4.00) STEVEN W. WALDRON R.B. 407, PAGE 383, R.O.R.C.

14 A (3.00) EDA K. QUINTER W.B. 18, PAGE 185, R.O.R.C.

14 B (32.00) TERESA L. CAUDILL R.B. 1123, PAGE 3912, R.O.R.C.

14 B (31.01) JOANN N SNOW R.B. 14, PAGE 1295, R.O.R.C.

14 B (31.00) RONALD D. KING R.B. 2079, PAGE 1874, R.O.R.C.

14 B (30.00) SYLVESTER CHAMBERS ET UX R.B. 214, PAGE 494, R.O.R.C.

14 B (29.00) FOY D. SMITH, ET UX R.B. 578, PAGE 790, R.O.R.C.

14 B (28.00) RONALD D. RUSSELL R.B. 890, PAGE 2771, R.O.R.C.

14 B (27.00) TONY YOUNGBLOOD, ET UX R.B. 1344, PAGE 1582, R.O.R.C.

14 B (27.01) NICOL A. TEKOPPEL R.B. 638, PAGE 128, R.O.R.C.

14 B (26.00) LESLIE L. CARTER R.B. 2248, PAGE 3134, R.O.R.C.

14 B (25.00) DEDICATED ROADWAY RIGHT OF WAY 19,692 SQ. FT. OR 0.45 ACRE +/-

14 B (24.00) RACHEL COIA R.B. 1130, PAGE 1862, R.O.R.C.

14 B (23.00) RAYMOND OAKLEY, ET UX R.B. 291, PAGE 42, R.O.R.C.

14 B (22.00) JAMES L. BANNISTER, ET UX R.B. 1186, PAGE 9443, R.O.R.C.

14 B (22.01) ELIZABETH BANNISTER R.B. 42, PAGE 716, R.O.R.C.

(46.01) EXISTING PARCEL NO. (TYP.) CARLA KING R.B. 1377, PAGE 2174, R.B. 1418, PAGE 1572, R.O.R.C.

018B C (9.00) ROBERT F. MULLINS, SR R.B. 1085, PAGE 1431, R.O.R.C.

018B C (10.00) PAMELA HAYNES R.B. 216, PAGE 1718, R.O.R.C.

018B C (11.00) PAMELA HAYNES R.B. 1404, PAGE 2024, R.O.R.C

018B C (8.00) ANTHONY WAIN ROGERS R.B. 1061, PAGE 1582, R.O.R.C.

FALLING DOWN HOUSE

1-STORY VINYL

1-STORY FRAME

1-STORY BRICK

N 84° 04' 36" E 12.27'

S 83° 30' 50" E 172.11'

S 83° 43' 38" E 219.06'

S 83° 49' 57" E 196.99'

S 84° 07' 50" E 121.22'

S 83° 59' 28" E 778.80'

N 10° 15' 42" E 468.52'

N 10° 16' 48" E 388.68'

N 84° 21' 53" W 382.14'

N 82° 47' 06" W 263.35'

N 85° 49' 56" W 295.54'

N 85° 49' 56" W 211.07'

N 81° 03' 33" W 174.32'

S 81° 13' 23" E 176.70'

N 80° 35' 48" W 159.45'

S 10° 12' 05" W 137.02'

S 09° 02' 58" W 100.00'

S 09° 14' 01" W 347.71'

S 10° 13' 47" W 218.55'

N 84° 39' 59" W 192.76'

N 09° 35' 56" E 160.08'

S 09° 46' 11" W 150.09'

N 06° 20' 42" W 384.71'

N 06° 20' 42" W 384.71'

S 06° 20' 42" E 384.71'

S 06° 20' 42" E 384.71'

10' SIDE YARD

15' REAR YARD

20' MIN. BLDG. SETBACK LINE

40' MIN. BLDG. SETBACK LINE

20' YARD SETBACK

20' FRONT YARD

50' LANDSCAPE BUFFER

50' LANDSCAPE BUFFER

10' LANDSCAPE BUFFER

STORM WATER DETENTION EASEMENT

20' PUBLIC SANITARY SEWER EASEMENT

41' PRIVATE ACCESS EASEMENT

20' PUBLIC WATER LINE EASEMENT

PROPOSED SAN. SEWER MANHOLE (TYP.)

PROPOSED CULDE-SAC

PROPOSED CURB & GUTTER

PROPOSED SHOULDER

PROPOSED DRIVEWAY CULVERT (TYP.)

PROPOSED STORM SEWER

SEE NOTE NO. 7

MARS STREET (PUBLIC R.O.W. - WIDTH VARIES)

PEARCY STREET (50' PUBLIC R.O.W.)

MATCH LINE - SEE SHEET NO. 1 OF 2

LOT AREA TABLE

LOT 1 AREA = 531,420 SQ. FT. OR 12.20 ACRES +/-
LOT 2 AREA = 699,197 SQ. FT. OR 16.05 ACRES +/-
DED. R.O.W. AREA = 19,692 SQ. FT. OR 0.45 ACRE +/-
TOTAL AREA= 1,250,309 SQ. FT., OR 28.70 ACRES +/-

LEGEND

- Property ownership boundary
- Building set-back line
- Easement
- Lot line
- New Monument
- Existing monuments
- Iron Pin (O)
- Iron Pin (N)
- Lot number
- Property map parcel number
- Pertains to property map
- 2" Low Pressure Sanitary Sewer
- Proposed Fire Hydrant

BRAD TYSON THOMAS, REGISTERED LANDSCAPE ARCHITECT, DEPARTMENT OF AGRICULTURE, TENNESSEE NO. 343

SCALE 1"=60'

FINAL PLAT
OF
LA VERGNE BUSINESS CENTER
SECOND CIVIL DISTRICT
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

FILE NO: 3838001 DATE: SEPTEMBER 27, 2024 SHEET 2 OF 2

BARGE DESIGN SOLUTIONS
615 Third Avenue South, Suite 700, Nashville, Tennessee 37210
PHONE (615)254-1500 FAX (615) 255-6572

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