AGENDA

La Vergne Planning Commission
October 29, 2024 at 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 Murfreesboro 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.

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON SEPTEMBER 24, 2024 AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on September 24, 2024, in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr., present and presiding.

Members Present

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

ORDER OF BUSINESS

1. Approve Minutes: August 27, 2024 Regular Meeting and September 10, 2024 Workshop.

A motion, made by Mayor Jason Cole, seconded by Mark Molnar, to approve the minutes of the August 27, 2024 Regular Meeting and September 10, 2024 Workshop, was adopted with all voting AYE.

2. Public Comment Period.

No one spoke.

OLD BUSINESS

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

This item was deferred. No action was taken.

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

This item was deferred. No action was taken.

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

This item was deferred. No action was taken.

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

This item was deferred. No action was taken.

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

This item was deferred. No action was taken.

NEW BUSINESS

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

This item was deferred. No action was taken.

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

Mr. Logan gave his report.

Mr. Molnar asked about the materials board.

Mr. Matt Yanda, 155 Clairmonte Ave, Decator, approached the podium and explained the materials board. Mayor Cole asked about the driveways. Mr. Yanda stated that the

driveway on the North and Southwest sides is 24 feet and the North driveway is 30 feet. A discussion ensued.

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

10. Bonds/Letters of Credit Update.

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

ADJOURNMENT

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

_____
Chairman

_____
City Recorder

_____
Approved

MINUTES OF THE WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON OCTOBER 15, 2024, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on October 15, 2024, in La Vergne City Hall, starting at 5:30 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

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

A quorum was determined.

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

Minutes will be presented for approval at the regular meeting on October 29, 2024.

2. Public Comment Period.

No one spoke.

OLD BUSINESS

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

Mr. Bo Logan gave his report.

City Engineer Gary Lide explained some of the outstanding comments. Chairman Garvin stated they would need to request a deferral if they do not complete the list.

No action was taken.

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

Mr. Logan gave his report.

Mr. Lide explained some of the outstanding comments. He stated that no permits for building 1 will be issued until the stormwater issues have been corrected. He stated that no Certificate of Occupancy will be issued until the roadway improvements have been approved by the city.

Mr. Deaton Hildabrand, a representative of Kimley-Horn, approached the podium to field questions from the board. He stated that they had a roadway improvement plan in place. He explained the comments regarding the Site Plan.

No action was taken.

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

Mr. Logan gave his report.

Mr. Lide made comments about the water and protecting the surrounding properties from erosion.

Mr. Deaton Hildabrand, a representative of Kimley-Horn, approached the podium to field questions from the board. Chairman Garvin asked about the driveway. Mr. Hildabrand explained that the driveway was for Fire only. Mr. Molnar made comments about the landscaping. A discussion ensued.

No action was taken.

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

Mr. Logan gave his report.

Mr. Lide made comments about the sidewalks.

Mr. Deaton Hildabrand, a representative of Kimley-Horn, approached the podium to field questions from the board. Chairman Garvin asked Mr. Hildabrand to have all items completed by Monday afternoon.

No action was taken.

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

Mr. Logan gave his report.

Engineering and Planning Technician Jake Blair presented a material board to the Commissioners. Mr. Lide explained the outstanding comments.

Mr. Sorani, 1620 Almaville Road, approached the podium. Chairman Garvin asked about the map and the sidewalk. Mr. Lide explained. Mr. Molnar asked about the cinder block. Mr. Sorani explained. A discussion ensued.

No action was taken.

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

Mr. Logan gave his report.

Mr. Lide spoke about the water line. He asked if they could use a private access easement for the public utility. City Attorney Katie Driver explained. A discussion ensued.

Mr. Matt Waterson, 1732 Sorrel Brook Way, NC, approached the podium. He made comments about the easement. Chairman Garvin asked about the sidewalk on Murfreesboro Road. Mr. Logan stated that is was in the submittal. A discussion ensued. Mr. Waterson spoke about the 50-foot buffer. A discussion ensued.

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

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide made comments about the sewer easement. He spoke about the public water lines on the plat. He stated they would need a performance bond.

Mr. Scott Williams, 4520 Anna Lee Way, Knoxville, approached the podium. Mr. Molnar asked about the sidewalks. A discussion ensued.

No action was taken.

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.

Mr. Logan gave his report. He also read some comments from Mayor Cole. He stated that Mayor Cole requested a right turn lane from Old Nashville Hwy. to Chaney Blvd. He requested wider entrances for Chaney Blvd, a playground, and a pool amenity center for the apartment community.

Mr. Lide spoke about the Fire Marshal's comments. He asked to provide a traffic study, specifically for the 3:00-4:00 pm timeframe.

Mr. Scott Williams, 4520 Anna Lee Way, Knoxville, approached the podium. He made comments about the traffic study. He asked about the width of the entrance. Mr. Lide explained it needed to be 30 feet. A discussion ensued. Mr. Molnar made comments about the roadway improvements. Alderman Haas asked about the traffic study. A discussion ensued.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide explained his comments.

A representative of Carlson Consulting Engineers approached the podium. Mr. Logan explained that the photometric plan is an overlay requirement.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide explained the outstanding comments.

Mr. Matt Taylor, 850 Middle Tennessee Blvd, approached the podium.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide explained the outstanding comments.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide stated that the PDR was approved in 2022. A discussion ensued.

Mr. Mike Strobel, a representative of SEC, approached the podium. He spoke about the PDR rendering. He explained why they removed the kiddie pool and some other items. He stated that they enlarged the main pool. A discussion ensued. Alderman Haas asked about the open space. Mr. Strobel explained. He explained the items they are adding

and removing.

Mr. Matt Taylor, 850 Middle Tennessee Blvd, approached the podium. He made comments about the site plan. A discussion ensued.

No action was taken.

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.

Mr. Logan gave his report.

Mr.Blair presented a rendering to the Commissioners. Mr. Lide asked for the calculations and to provide a detailed dumpster screen and gate plan.

Mr. Jane, a representative of Techincal Group, Inc., approached the podium. He presented a materials board to the Commissioners. He explained the height and the plans for the remodel. He handed out the proposal to the Commissioners and staff. A discussion ensued. Alderman Haas asked about the sidewalk. Mr. Logan explained.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide explained his outstanding comments.

Mr. Deaton Hildebrand, a representative from Kimley-Horn, approached the podium.

Mr. Logan made comments about the performance bond. He asked about delaying the performance bond so that the site plan can be approved at the next meeting.

Chairman Garvin spoke about the request. Ms. Driver stated she was fine with site plan being approved and then voting on the performance bond approval on the same agenda. A discussion ensued. Mr. Hildebrand thanked staff.

No action was taken.

17. Bonds/Letters of Credit Update.

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

No action was taken.

18. Discussion – Draft Zoning Ordinance

Mr. Logan and Ms. Williams spoke about the draft Zoning Ordinance and updates.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 7:11 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

Planning Commission Report
Meeting: October 29, 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)
Developer Requests Deferral to November 2024 Meeting

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.

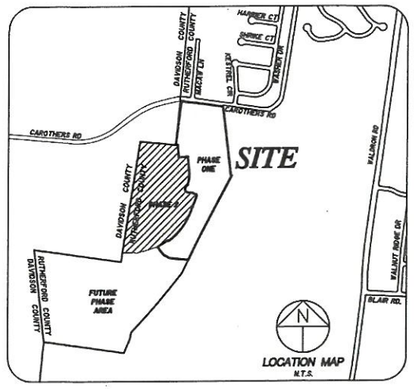
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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

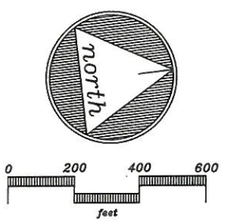

HAMLET
AT CAROTHERS CROSSING

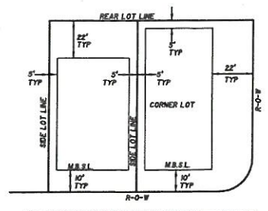

Welcome to
HAMLET
AT CAROTHERS CROSSING
Model Home
Daily
Noon to 5:00p.m.
629-213-0243
dalamar
Travis Dumke
615-238-8312




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.

DAVID A. PARKER — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — 2381 — 3-29-22

LOT AREA TABLE

Angel No.	Area	Lot Coverage
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
91	5,744	0.09
92	5,744	0.09
93	5,744	0.09
94	5,744	0.09
95	5,744	0.09
96	5,744	0.09
97	5,744	0.09
98	5,744	0.09
99	5,744	0.09
100	5,744	0.09
101	5,744	0.09
102	5,744	0.09
103	5,744	0.09
104	5,744	0.09
105	5,744	0.09
106	5,744	0.09
107	5,744	0.09
108	5,744	0.09
109	5,744	0.09
110	5,744	0.09
111	5,744	0.09
112	5,744	0.09
113	5,744	0.09
114	5,744	0.09
115	5,744	0.09
116	5,744	0.09
117	5,744	0.09
118	5,744	0.09
119	5,744	0.09
120	5,744	0.09
121	5,744	0.09
122	5,744	0.09
123	5,744	0.09
124	5,744	0.09
125	5,744	0.09
126	5,744	0.09
127	5,744	0.09
128	5,744	0.09
129	5,744	0.09
130	5,744	0.09
131	5,744	0.09
132	5,744	0.09
133	5,744	0.09
134	5,744	0.09
135	5,744	0.09
136	5,744	0.09
137	5,744	0.09
138	5,744	0.09
139	5,744	0.09
140	5,744	0.09
141	5,744	0.09
142	5,744	0.09
143	5,744	0.09
144	5,744	0.09
145	5,744	0.09
146	5,744	0.09
147	5,744	0.09
148	5,744	0.09
149	5,744	0.09
150	5,744	0.09
151	5,744	0.09
152	5,744	0.09
153	5,744	0.09
154	5,744	0.09
155	5,744	0.09
156	5,744	0.09
157	5,744	0.09
158	5,744	0.09
159	5,744	0.09
160	5,744	0.09
161	5,744	0.09
162	5,744	0.09
163	5,744	0.09
164	5,744	0.09
165	5,744	0.09
166	5,744	0.09
167	5,744	0.09
168	5,744	0.09
169	5,744	0.09
170	5,744	0.09
171	5,744	0.09
172	5,744	0.09
173	5,744	0.09
174	5,744	0.09
175	5,744	0.09
176	5,744	0.09
177	5,744	0.09
178	5,744	0.09
179	5,744	0.09
180	5,744	0.09
181	5,744	0.09
182	5,744	0.09
183	5,744	0.09
184	5,744	0.09
185	5,744	0.09
186	5,744	0.09
187	5,744	0.09
188	5,744	0.09
189	5,744	0.09
190	5,744	0.09
191	5,744	0.09
192	5,744	0.09
193	5,744	0.09
194	5,744	0.09
195	5,744	0.09
196	5,744	0.09
197	5,744	0.09
198	5,744	0.09
199	5,744	0.09
200	5,744	0.09
201	5,744	0.09
202	5,744	0.09
203	5,744	0.09
204	5,744	0.09
205	5,744	0.09
206	5,744	0.09
207	5,744	0.09
208	5,744	0.09
209	5,744	0.09
210	5,744	0.09
211	5,744	0.09
212	5,744	0.09
213	5,744	0.09
214	5,744	0.09
215	5,744	0.09
216	5,744	0.09
217	5,744	0.09
218	5,744	0.09
219	5,744	0.09
220	5,744	0.09
221	5,744	0.09
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	ARC LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C1	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C2	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C3	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C4	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C5	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C6	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C7	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C8	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C9	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C10	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C11	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C12	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C13	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C14	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C15	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C16	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C17	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C18	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C19	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C20	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C21	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C22	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C23	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C24	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C25	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C26	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C27	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C28	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C29	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C30	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C31	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C32	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C33	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C34	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C35	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C36	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C37	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C38	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C39	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C40	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C41	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C42	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C43	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C44	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C45	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C46	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C47	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C48	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C49	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C50	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C51	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C52	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C53	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C54	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C55	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C56	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C57	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C58	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C59	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C60	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C61	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C62	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C63	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C64	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C65	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C66	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C67	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C68	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C69	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C70	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C71	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C72	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C73	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C74	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C75	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C76	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C77	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C78	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C79	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C80	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C81	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C82	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C83	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C84	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C85	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C86	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C87	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C88	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C89	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C90	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C91	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C92	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C93	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C94	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C95	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C96	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C97	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C98	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C99	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C100	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C101	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C102	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C103	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C104	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C105	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C106	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C107	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C108	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C109	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C110	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C111	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C112	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C113	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C114	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C115	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C116	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C117	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C118	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C119	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C120	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C121	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C122	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C123	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C124	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C125	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C126	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C127	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C128	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'
C129	23.10'	466.00'	11.55'	S 51°10'16" E	23.10'
C130	47.09'	466.00'	23.56'	S 53°47'55" E	47.07'
C131	84.00'	53.00'	53.56'	S 39°12'05" W	75.56'
C132	83.23'	53.00'	53.00'	N 50°47'55" W	74.83'

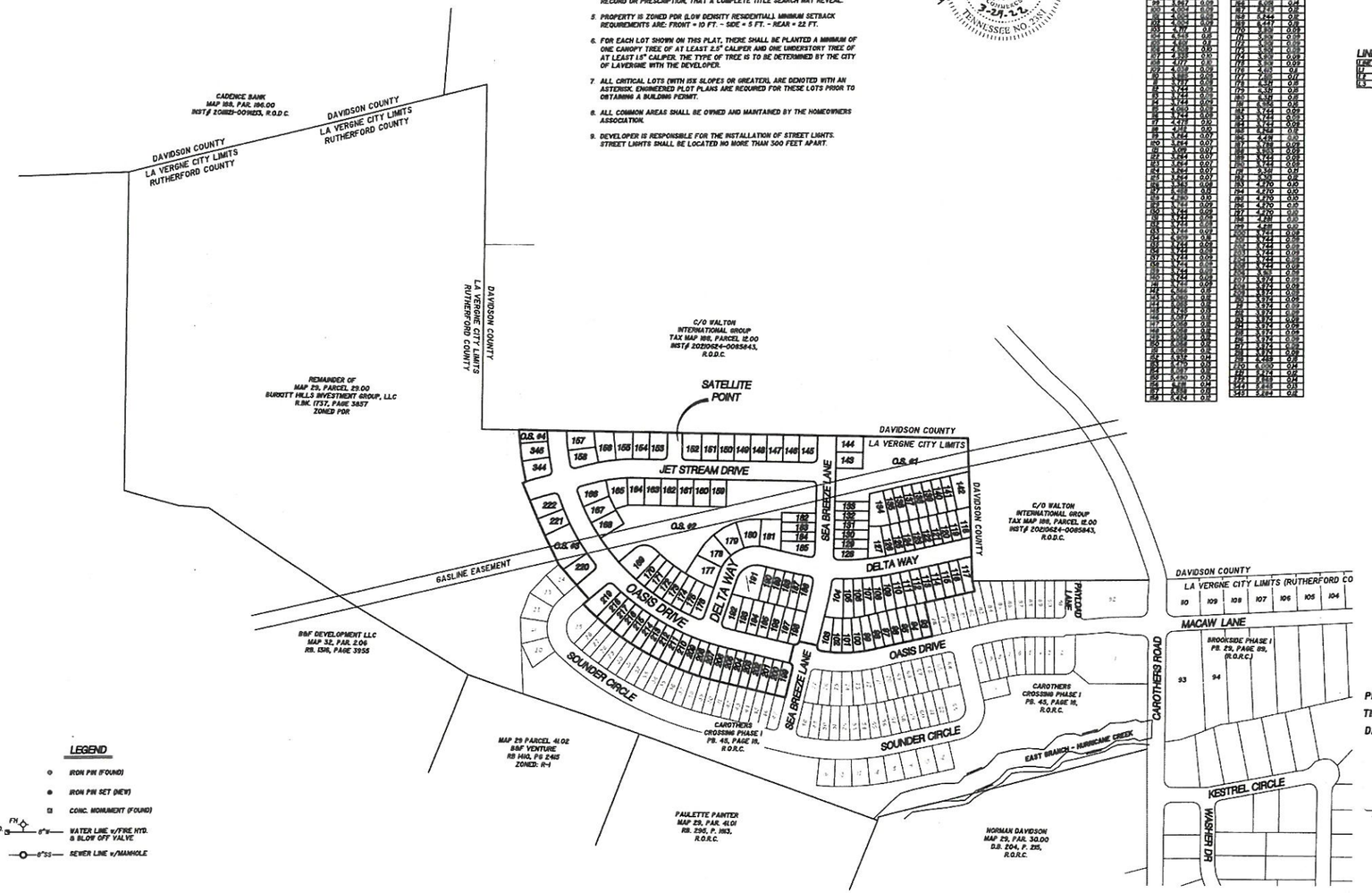
OWNER/DEVELOPER:
BURKITT HILLS INVESTMENT GROUP, LLC
105 WESTPARK DR.
BRENTWOOD, TN 37027

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.



LEGEND
- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- W — WATER LINE w/FIRE HYD. & BLOW OFF VALVE
- S — SEWER LINE w/MANHOLE

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

Heather Dasbach, 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

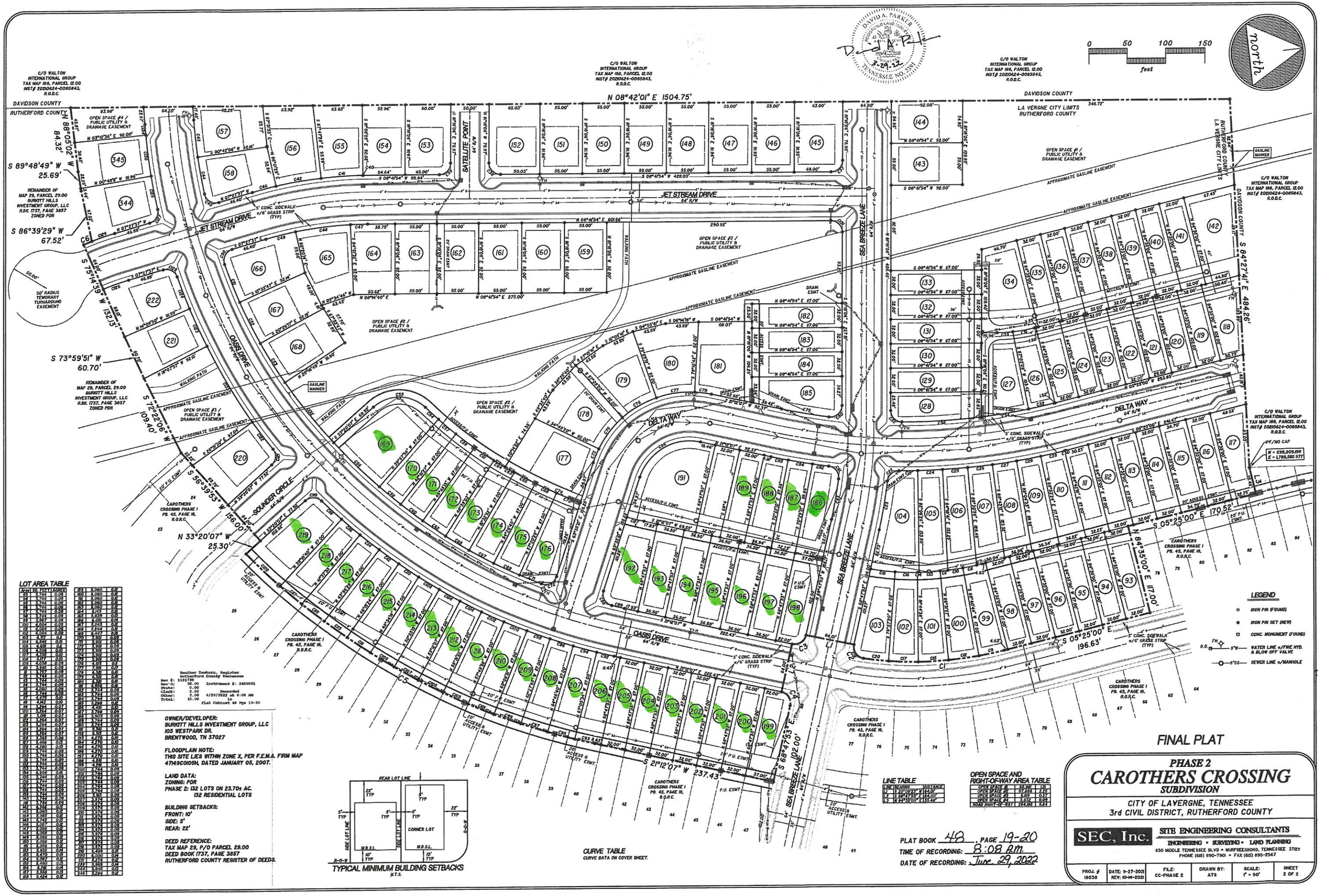
FINAL PLAT

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
101	4,960	0.11
102	4,960	0.11
103	4,960	0.11
104	4,960	0.11
105	4,960	0.11
106	4,960	0.11
107	4,960	0.11
108	4,960	0.11
109	4,960	0.11
110	4,960	0.11
111	4,960	0.11
112	4,960	0.11
113	4,960	0.11
114	4,960	0.11
115	4,960	0.11
116	4,960	0.11
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118	4,960	0.11
119	4,960	0.11
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126	4,960	0.11
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131	4,960	0.11
132	4,960	0.11
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135	4,960	0.11
136	4,960	0.11
137	4,960	0.11
138	4,960	0.11
139	4,960	0.11
140	4,960	0.11
141	4,960	0.11
142	4,960	0.11
143	4,960	0.11
144	4,960	0.11
145	4,960	0.11
146	4,960	0.11
147	4,960	0.11
148	4,960	0.11
149	4,960	0.11
150	4,960	0.11
151	4,960	0.11
152	4,960	0.11
153	4,960	0.11
154	4,960	0.11
155	4,960	0.11
156	4,960	0.11
157	4,960	0.11
158	4,960	0.11
159	4,960	0.11
160	4,960	0.11
161	4,960	0.11
162	4,960	0.11
163	4,960	0.11
164	4,960	0.11
165	4,960	0.11
166	4,960	0.11
167	4,960	0.11
168	4,960	0.11
169	4,960	0.11
170	4,960	0.11
171	4,960	0.11
172	4,960	0.11
173	4,960	0.11
174	4,960	0.11
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222	4,960	0.11
223	4,960	0.11
224	4,960	0.11
225	4,960	0.11

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: 152 LOTS ON 23.70± AC.
152 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°27'41" E	484.26'
L2	S 05°25'00" E	196.63'
L3	N 84°35'00" E	117.00'

OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

	SQ. FEET	ACRES
OPEN SPACE #1	12,196	0.28
OPEN SPACE #2	11,488	0.26
OPEN SPACE #3	2,660	0.06
ROAD RIGHT-OF-WAY	241,989	5.555

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 29, 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)
No comments.

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

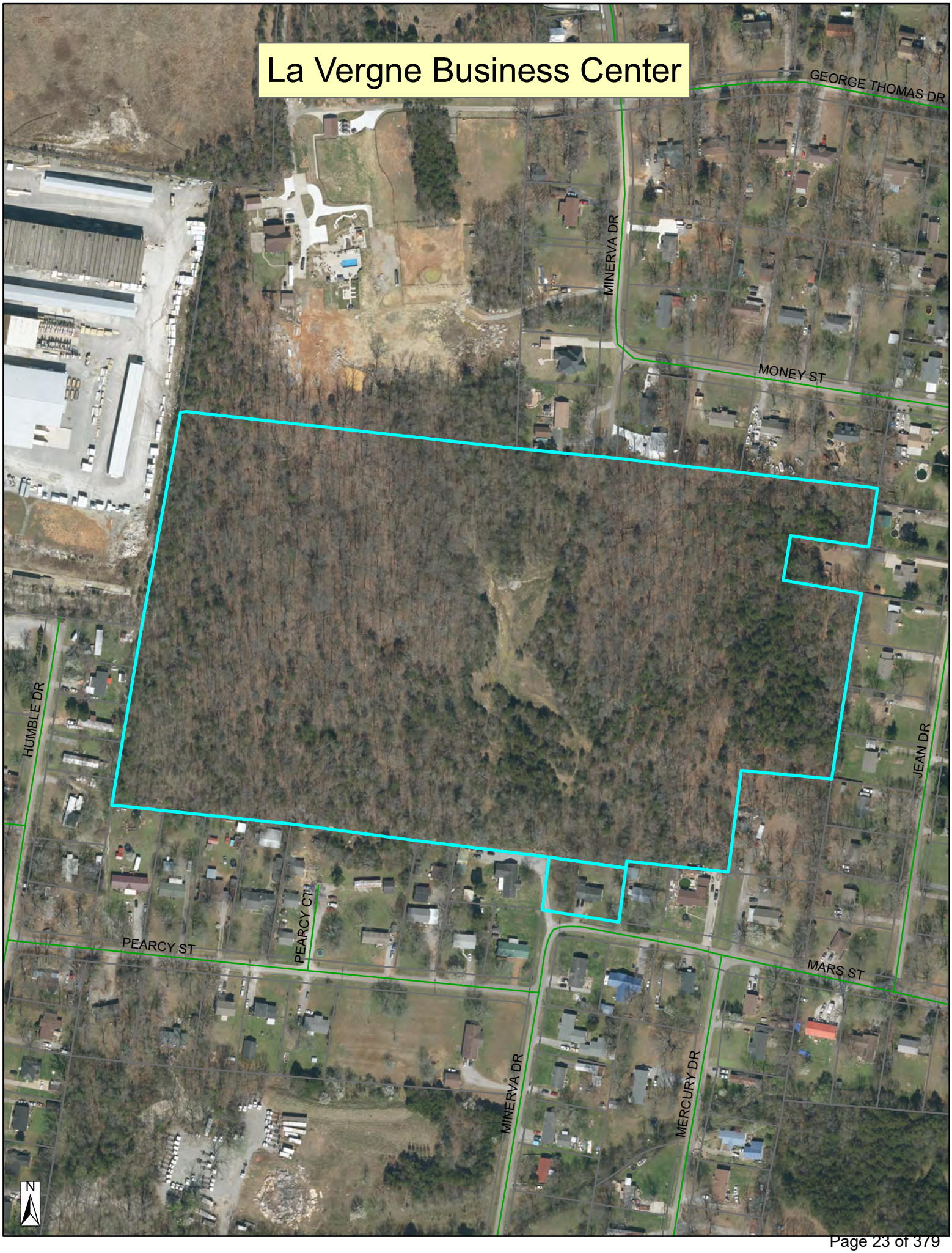
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
All comments addressed.

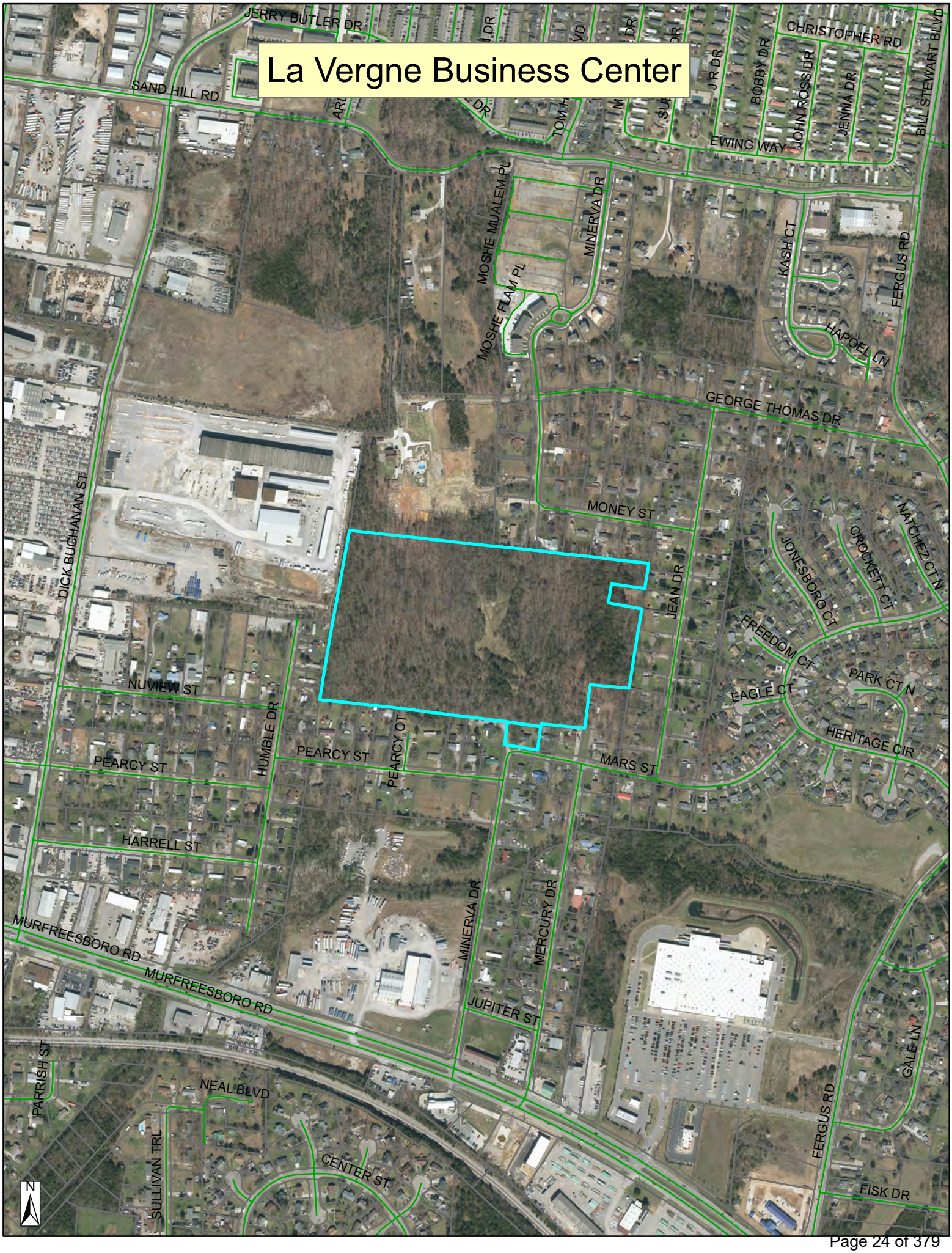
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

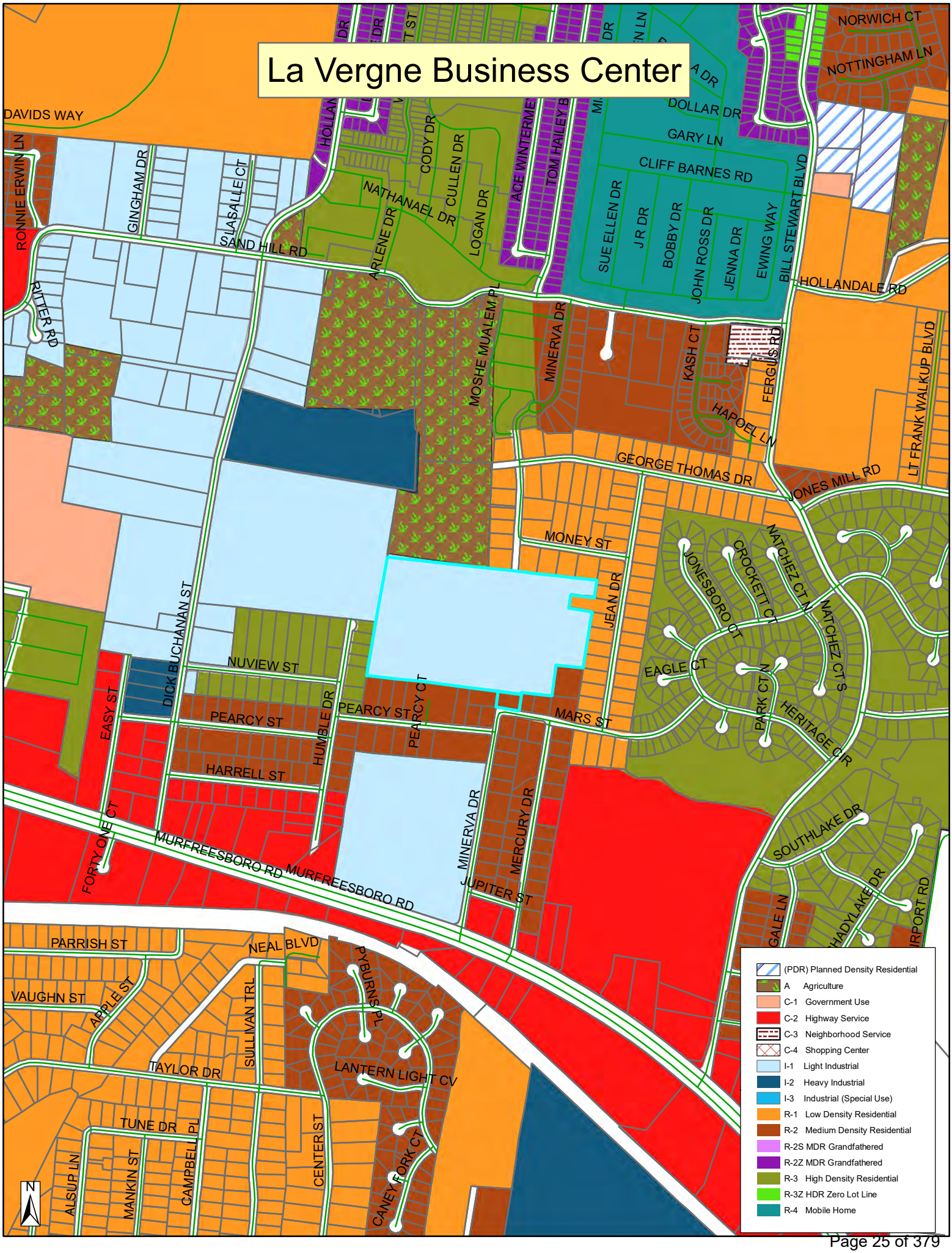
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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
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 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 PLAN RESUBMITTAL: 10/21/2024

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.

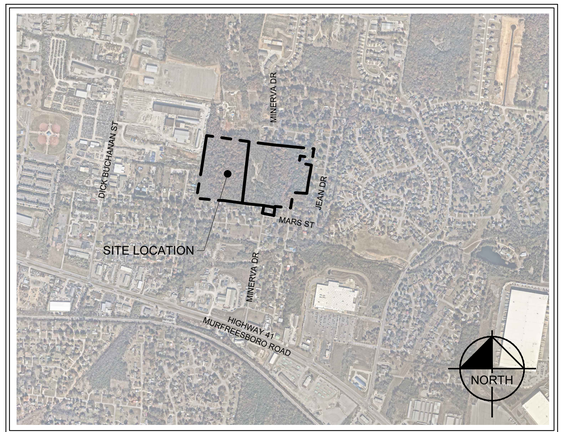
EXISTING PROPERTY SUMMARY

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	

OFFSITE ROADWAY APPROVAL NOTE

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.



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
C4-60	LOT 1 - CROSS-SECTION
C6-00	UTILITY PLAN - OVERALL (LOT 1)
C6-11	UTILITY PLAN - ENLARGEMENT
C7-01	PRIVATE SANITARY SEWER PROFILE (LOT 1)
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: JOE WHITE
PHONE: (615) 287-8605

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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Know what's below. Call before you dig.

ENGINEER'S SEAL

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
ARCHITECTURE
COMMERCE
No. 127731
STATE OF TENNESSEE

PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118574000	C0-00	27

Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C0-00 COVER.dwg C0-00 COVER - LOT 1 Oct 18, 2024 1:25pm by: Zach.Brown

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.
   - AA. NO MORE THAN 500 FEET OF UTILITY AND DRAINAGE PIPE TRENCH WILL BE ALLOWED TO BE OPEN AT ONE TIME.

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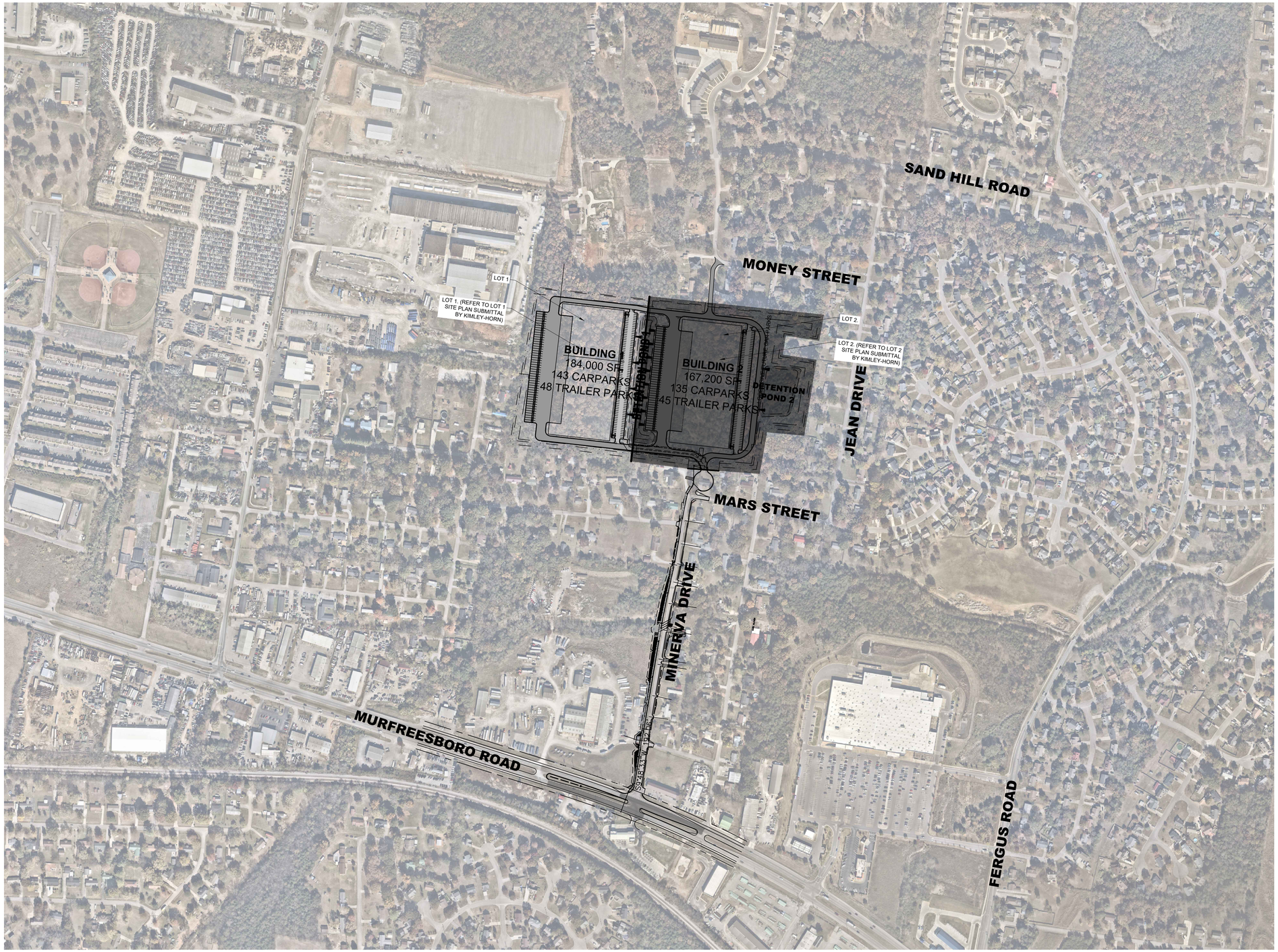
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LA VERGNE BUSINESS CENTER LOT 1
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEACON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127311 — 10/21/2024 — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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COORDINATES ARE NAD83.
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GRAPHIC SCALE IN FEET
0 125 250 500

NORTH

Kimley»Horn

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LA VERGNE BUSINESS CENTER LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEACON J. HILDEBRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127311
10/21/2024
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 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
PEARCY STREET
(50' PUBLIC R.O.W.)
MARS STREET
(50' PUBLIC R.O.W. - WIDTH VARIES)
MONEY STREET
(50' PUBLIC R.O.W.)
HUBBLE DRIVE
(50' PUBLIC R.O.W.)
JEAN DRIVE
(50' PUBLIC R.O.W.)
TaB2
Df
TrC
BrB
GRC
Ea
TaC2
BENCHMARK
ELEV. 587.77' (NAVD88)
(SEE NOTE)
BENCHMARK
ELEV. 579.42 (NAVD88)
(SEE NOTE)
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 55° 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 31° 12' 05" W 147.02'
S 5° 10' 12" W 100.00'
S 31° 12' 23" E 176.70'
S 10° 13' 47" W
216.55'
N 10° 16' 42" E
464.52'
N 10° 16' 42" E
100.00'
N 0° 35' 56" E
100.00'
S 0° 35' 56" W
100.00'
BENCHMARK
ELEV. 593.75
(SEE NOTE)
(Parcel I)
14 (46.01)
CARLA KING
R.B. 1577, PAGE 2174
R.B. 1416, PAGE 1572
R.O.R.C.
SINKHOLE
WAS FILL OF (1) SINKLES
SINKHOLE
WAS FILL OF (1) SINKLES
1-STORY BRICK
1-STORY FRAME
1-STORY FRAME
1-STORY FRAME
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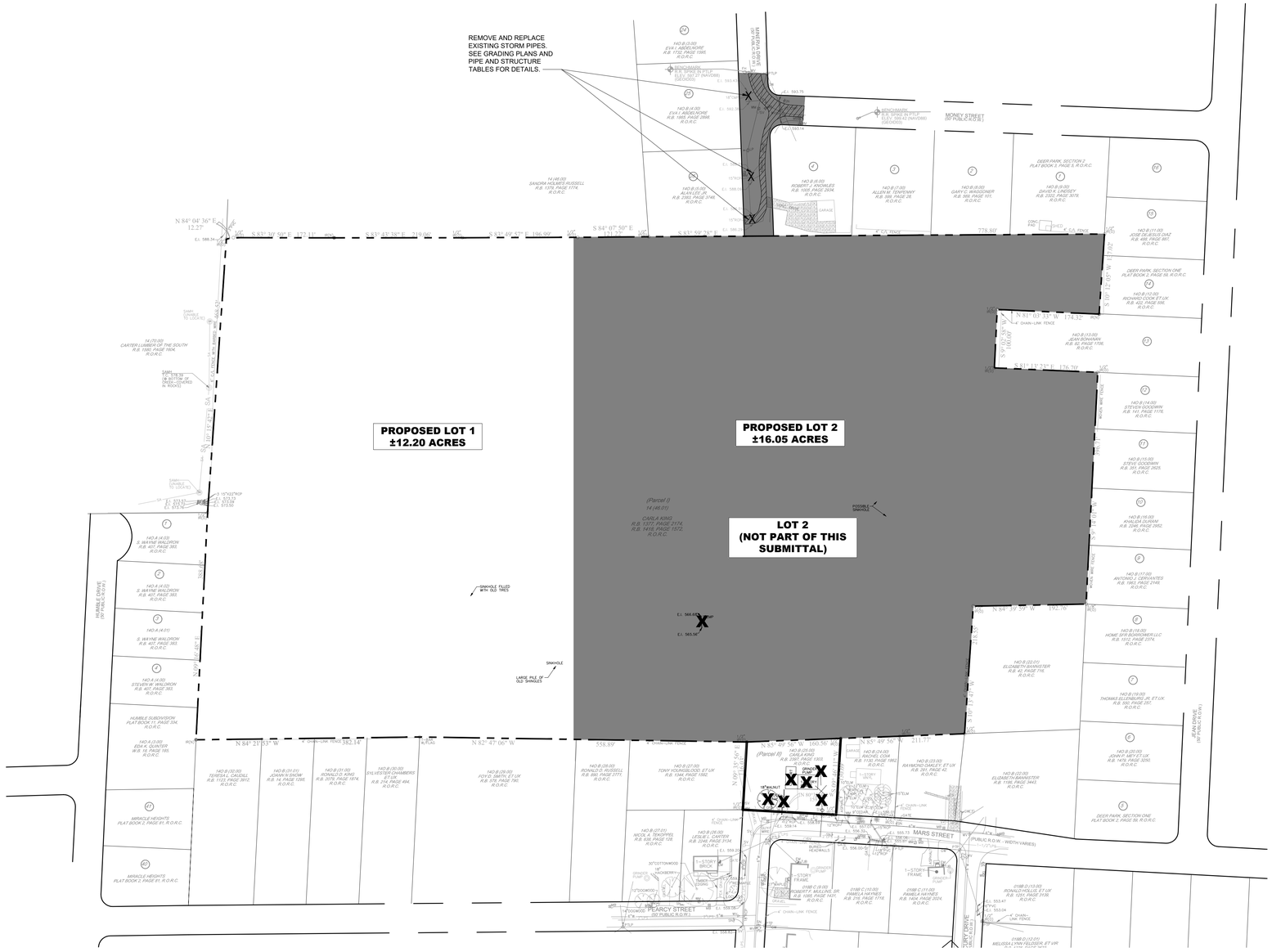
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REMOVE AND REPLACE EXISTING STORM PIPES. SEE GRADING PLANS AND PIPE AND STRUCTURE TABLES FOR DETAILS.

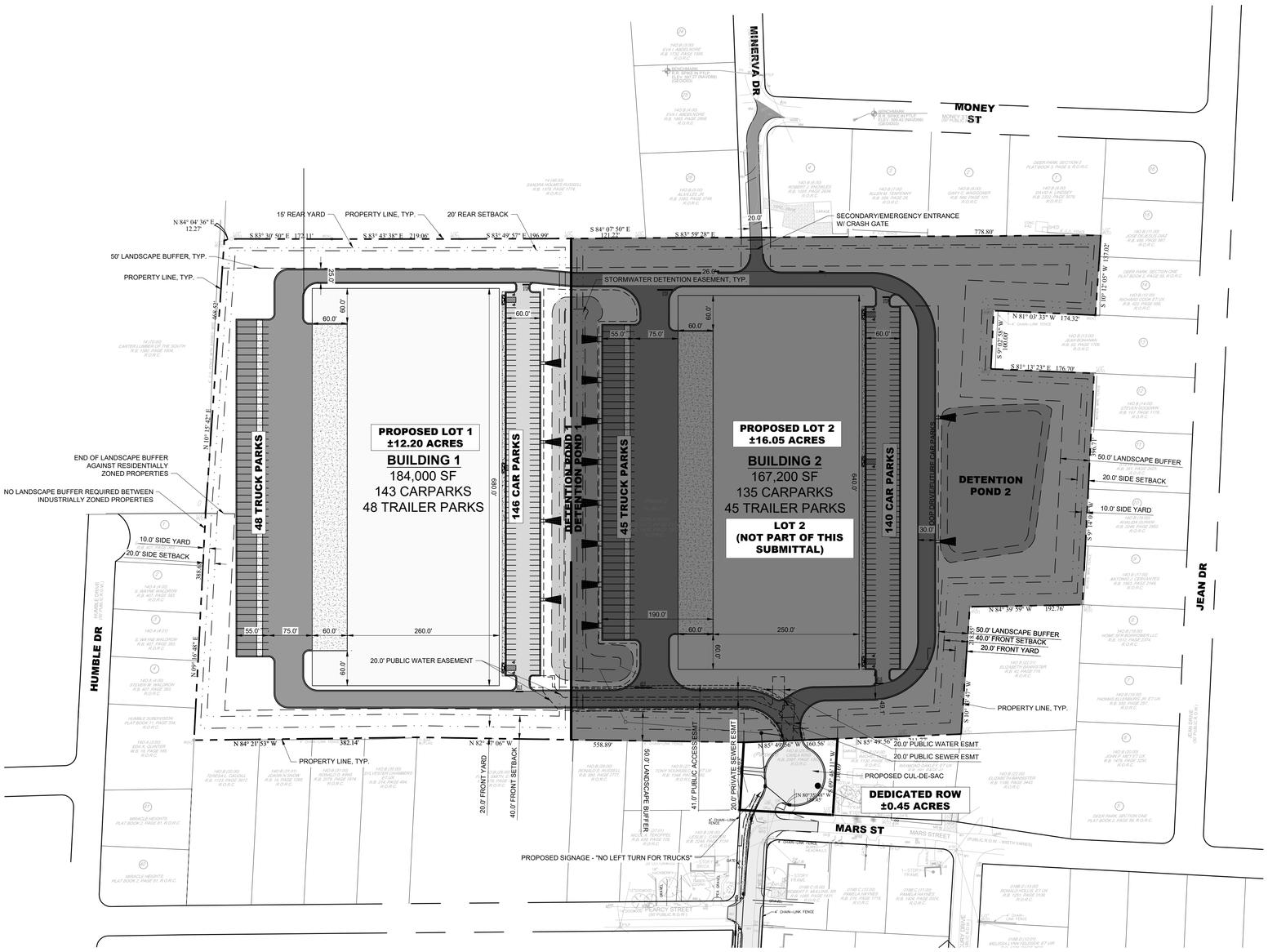
PROPOSED LOT 1
±12.20 ACRES

PROPOSED LOT 2
±16.05 ACRES

LOT 2
(NOT PART OF THIS SUBMITTAL)


MONEY STREET
(50' PUBLIC R.O.W.)
HUMBLE DRIVE
(50' PUBLIC R.O.W.)
MARS STREET
(PUBLIC R.O.W. - WIDTH VARIES)
PERCY STREET
(50' PUBLIC R.O.W.)
JEAN DRIVE
(50' PUBLIC R.O.W.)
DEER PARK, SECTION 2
PLAT BOOK 2, PAGE 5, R.O.R.C.
DEER PARK, SECTION ONE
PLAT BOOK 2, PAGE 55, R.O.R.C.
HUMBLE SUBDIVISION
PLAT BOOK 11, PAGE 334, R.O.R.C.
MIRACLE HEIGHTS
PLAT BOOK 2, PAGE 81, R.O.R.C.
(Parcel I)
14 (46.01)
CARLA KING
R.B. 1377, PAGE 2174,
R.B. 1418, PAGE 1572,
R.O.R.C.
(Parcel II)
14 (46.02)
CARLA KING
R.B. 1377, PAGE 2174,
R.B. 1418, PAGE 1572,
R.O.R.C.
14 (46.03)
SANDRA HOLMES RUSSELL
R.B. 1379, PAGE 1774,
R.O.R.C.
14 (70.03)
CARTER LUMBER OF THE SOUTH
R.B. 1680, PAGE 1804,
R.O.R.C.
BENCHMARK
ELEV. 567.97 (NAVD88)
(USED2005)
BENCHMARK
ELEV. 559.43 (NAVD88)
(USED2005)
SANITARY MANHOLE
RIM ELEV. 567.97
INV. ELEV. 557.39
(NW BOTTOM, SE
ENTER—COVERED
IN KNOX)
SANITARY MANHOLE
RIM ELEV. 559.43
INV. ELEV. 551.53
(NW BOTTOM, SE
ENTER—COVERED
IN KNOX)
SANITARY MANHOLE
RIM ELEV. 559.75
INV. ELEV. 551.75

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SITE LAYOUT NOTES

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

RETAINING WALL NOTES

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

PAVEMENT LEGEND

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

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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. HILDA BRAND
REGISTERED ENGINEER
AGRICULTURE
10/21/2024
COMMERCE
No. 131114
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 LAYOUT - OVERALL

SHEET NUMBER
C2-10

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

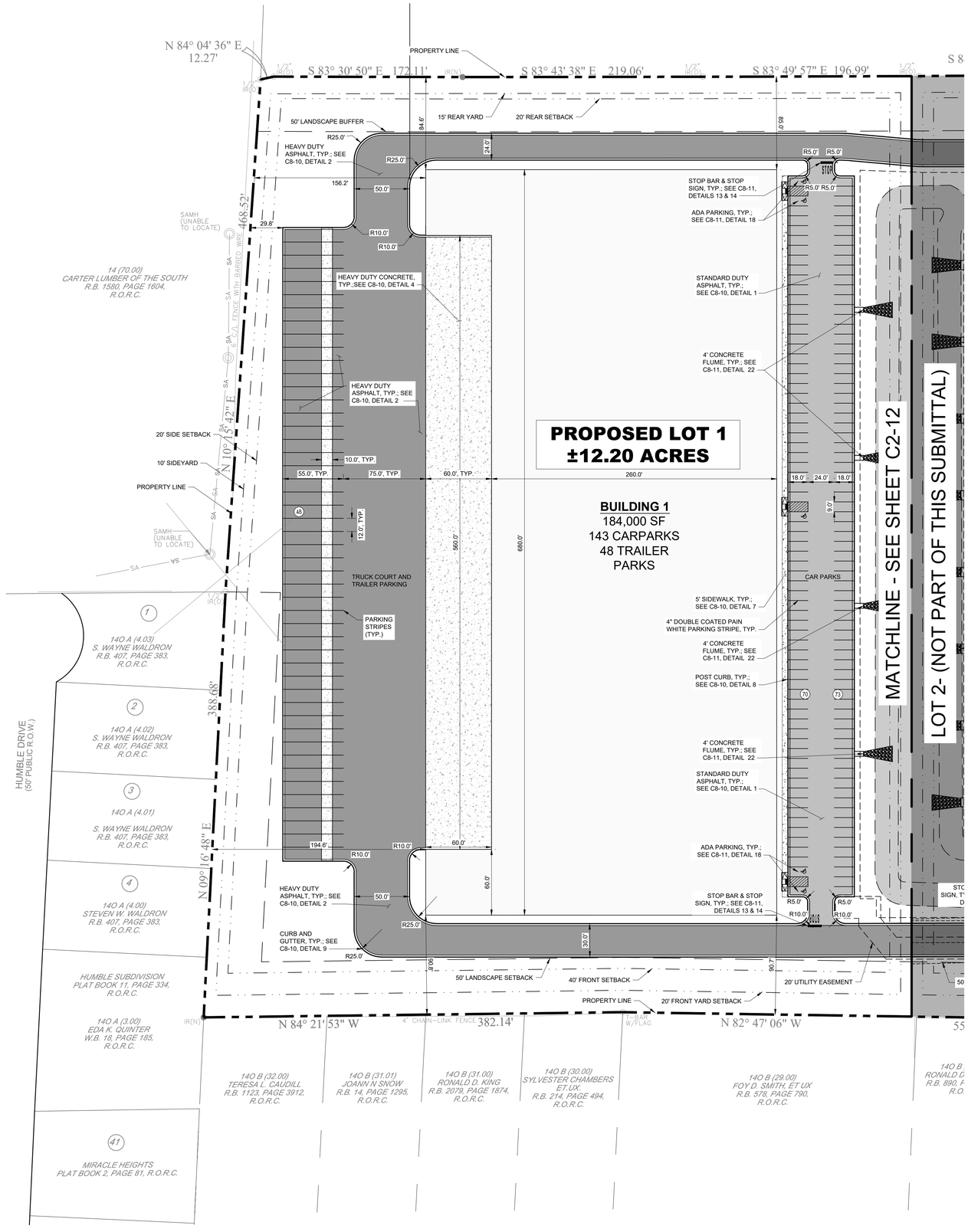
GRAPHIC SCALE IN FEET
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NORTH

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

Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-10 SITE LAYOUT - OVERALL Oct 18, 2024 12:40pm by: Keyshawn.Gallon

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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. 137114
10/21/2024
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
3			
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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.

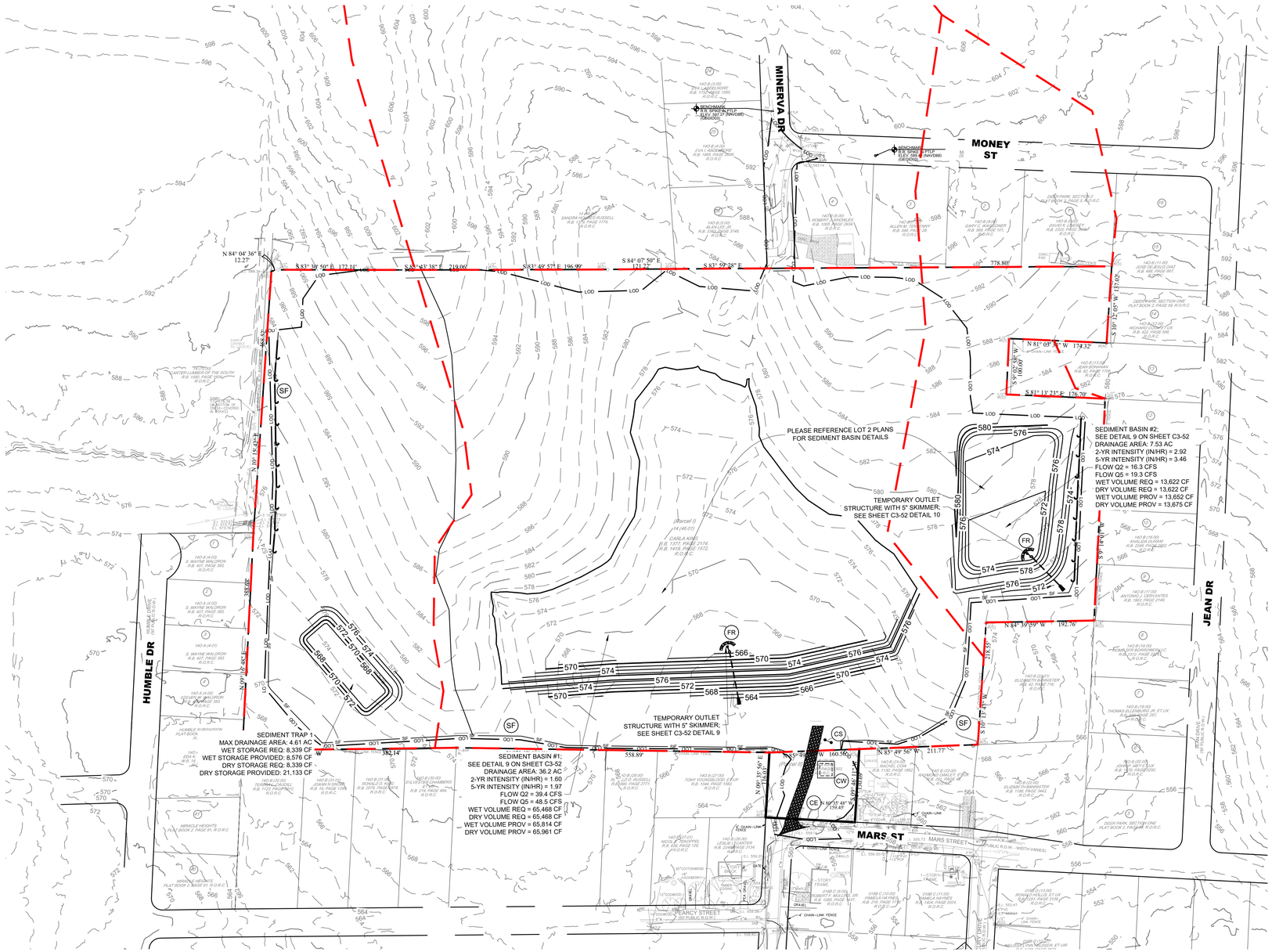
Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
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NORTH

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 1 CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT.
2. INSTALL SILT FENCE AND PERIMETER EROSION CONTROL.
3. CONTRACTOR TO CONTACT STORMWATER DEPARTMENT TO OBTAIN LAND DISTURBANCE PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR INSPECTION OF EROSION CONTROL DEVICES AND TO OBTAIN FULL GRADING PERMIT.
4. SEDIMENT TRAP & BASINS TO BE INSTALLED. NO GRADING TO OCCUR BEFORE COMPLETION OF THESE BASINS AND TRAP.
5. ADD HIGH VISIBILITY FENCE TO BE INSTALLED AROUND ALL PROTECTED CHANNELS TO PREVENT DISTURBANCE.

EROSION CONTROL LEGEND

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

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

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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LA VERGNE BUSINESS CENTER LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEANON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127114
10/21/2024
STATE OF TENNESSEE

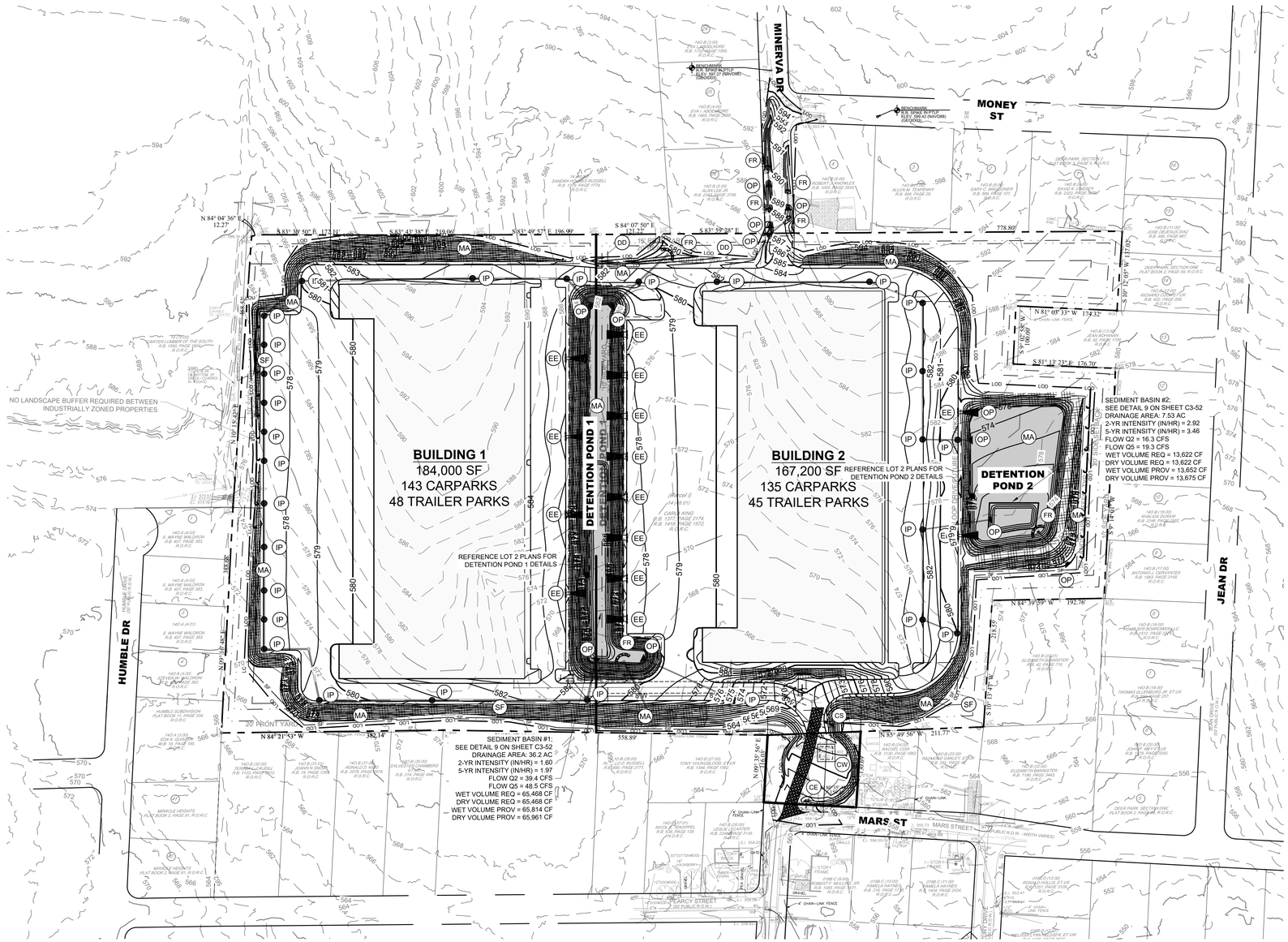
No	REVISIONS	DATE	BY
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

EROSION CONTROL PLAN - PHASE 1 (LOT 1)

SHEET NUMBER
C3-10

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DETENTION BASIN NOTE

1. 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 INSPECTOR.

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.
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3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
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EFFECTIVE DATE: 01/03/2024
EXPIRATION DATE: 09/30/2026

EPSC PHASE 2 CONSTRUCTION SEQUENCE

1. MODIFY SEDIMENT TRAP & BASINS TO ACCOUNT FOR PHASE 2 GRADING
2. CONTRACTOR TO BEGIN CLEARING, GRUBBING, AND EXCAVATING.
3. CLEAR, GRUB, AND GRADE REMAINING SITE.
4. INSTALL PROPOSED UTILITIES INCLUDING PROPOSED INLETS WITH PROTECTION.
5. SEDIMENT BASINS TO BE CONVERTED TO DETENTION PONDS.
6. CONSTRUCT REMAINING SITE ACCORDING TO THE APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.

EROSION CONTROL LEGEND

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

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

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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

DEACON J. HILDEBRAND — LICENSED LANDSCAPE ARCHITECT — AGRICULTURE — COMMERCE — No. 327314 — 10/21/2024 — STATE OF TENNESSEE

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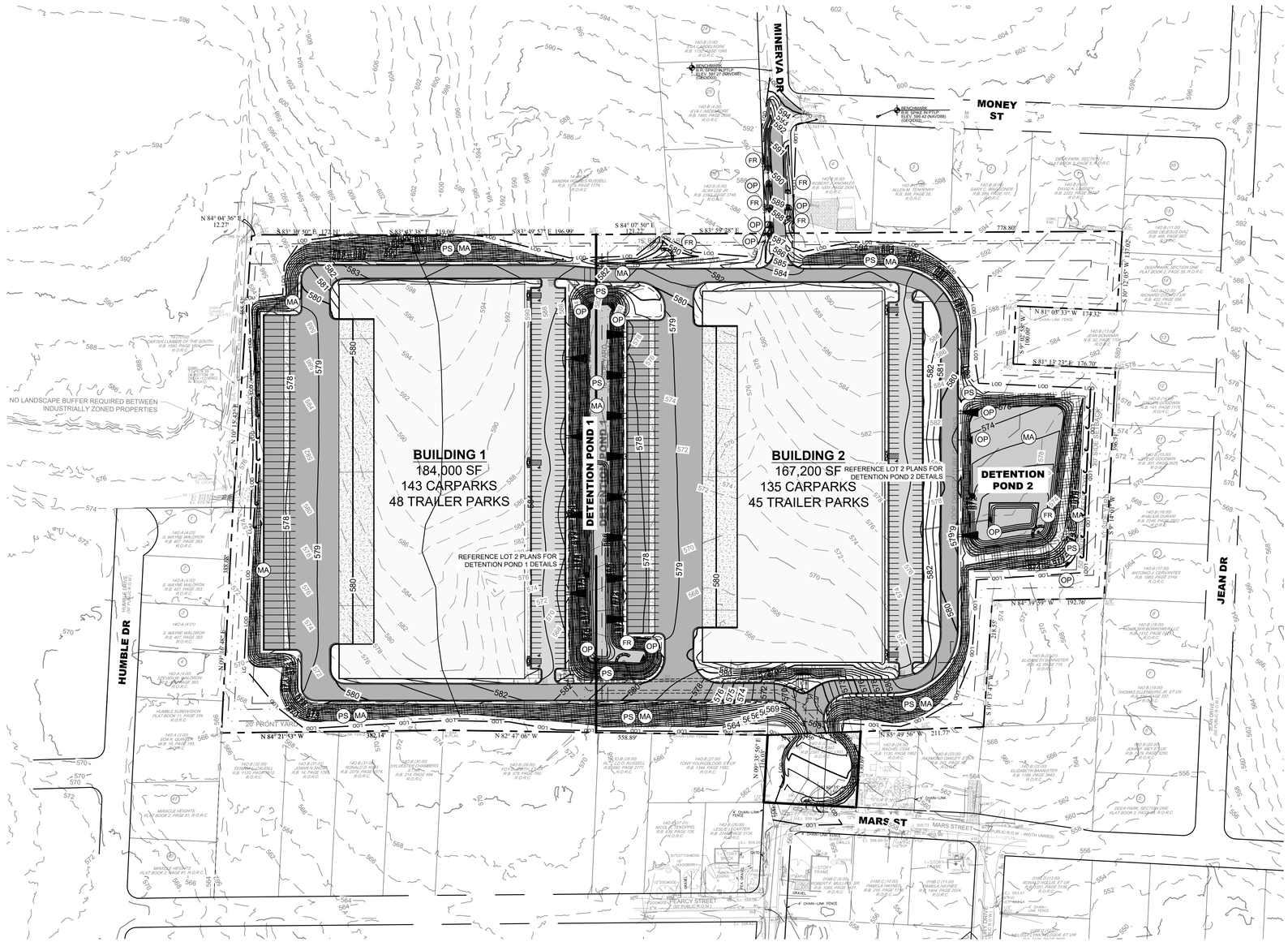
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

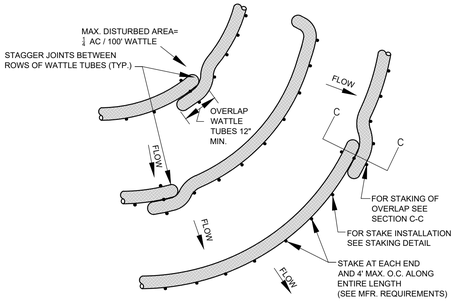
EROSION CONTROL PLAN - PHASE 2 (LOT 1)

SHEET NUMBER
C3-20

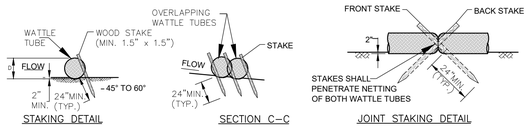
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Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C3-10 EROSION CONTROL PLAN.dwg C3-20 EROSION CONTROL PLAN - PHASE 2 (LOT 1) Oct 18, 2024 12:41pm by: Keyshawn.Gallon


MINERVA DR
MONEY ST
MARS ST
HUMBLE DR
JEAN DR
BUILDING 1
184,000 SF
143 CARPARKS
48 TRAILER PARKS
BUILDING 2
167,200 SF
135 CARPARKS
45 TRAILER PARKS
REFERENCE LOT 2 PLANS FOR DETENTION POND 1 DETAILS
REFERENCE LOT 2 PLANS FOR DETENTION POND 2 DETAILS
DETENTION POND 1
DETENTION POND 2
NO LANDSCAPE BUFFER REQUIRED BETWEEN INDUSTRIALLY ZONED PROPERTIES
20' FRONT YARD
BENCHMARK
BENCHMARK
BENCHMARK
N 84° 04' 36" E
12.27'
S 83° 39' 50" E 173.16'
S 83° 33' 35" E 200.00'
S 83° 49' 57" E 196.99'
S 84° 07' 50" E
121.27'
S 83° 59' 25" E
N 84° 21' 43" W
382.14'
N 82° 47' 08" W
558.89'
N 85° 49' 56" W
211.77'
N 81° 05' 33" W 174.32'
S 81° 13' 21" E 176.70'
S 10° 12' 05" W 137.05'
S 9° 10' 08" W
N 24° 39' 59" W
192.76'
S 31° 14' 41" W
N 09° 35' 56" E
140.00'
778.80'
N 81° 05' 33" W - WIDTH VARIES
S 81° 13' 21" E - WIDTH VARIES
N 24° 39' 59" W - WIDTH VARIES
S 31° 14' 41" W - WIDTH VARIES
N 09° 35' 56" E - WIDTH VARIES
N 84° 21' 43" W - WIDTH VARIES
N 82° 47' 08" W - WIDTH VARIES
N 85° 49' 56" W - WIDTH VARIES
S 84° 07' 50" E - WIDTH VARIES
S 83° 59' 25" E - WIDTH VARIES
S 83° 49' 57" E - WIDTH VARIES
S 83° 39' 50" E - WIDTH VARIES
S 83° 33' 35" E - WIDTH VARIES
N 84° 04' 36" E - WIDTH VARIES
MARCY STREET
MARS STREET - WIDTH VARIES
HUMBLE SUBDIVISION PLAT BOOK 11, PAGE 334, R.O.R.C.
MIRACLE HEIGHTS PLAT BOOK 2, PAGE 61, R.O.R.C.
DEER PARK, SECTION ONE PLAT BOOK 2, PAGE 56, R.O.R.C.
DEER PARK, SECTION 2 PLAT BOOK 3, PAGE 9, R.O.R.C.
DEER PARK, SECTION TWO PLAT BOOK 2, PAGE 66, R.O.R.C.
140 A (4.02) S. WAYNE WALDRON R.B. 407, PAGE 383, R.O.R.C.
140 A (4.01) S. WAYNE WALDRON R.B. 407, PAGE 383, R.O.R.C.
140 A (4.03) SEVERN WALDRON R.B. 407, PAGE 383, R.O.R.C.
140 A (3.03) EDA K. QUINTEN W.B. 18, PAGE 185, R.O.R.C.
140 B (3.00) TERRANCE CAUDILL R.B. 1123, PAGE 1012, R.O.R.C.
140 B (3.01) JOHANN SMITH R.B. 14, PAGE 1208, R.O.R.C.
140 B (3.02) RONALD D. KING R.B. 2079, PAGE 1274, R.O.R.C.
140 B (3.03) SYLVESTER CHAMBERS R.B. 314, PAGE 402, R.O.R.C.
140 B (3.04) FOSTER L. SMITH R.B. 215, PAGE 750, R.O.R.C.
140 B (3.05) ROBERT L. RUSSELL R.B. 886, PAGE 1771, R.O.R.C.
140 B (3.07) TONY YOUNGBLOOD ET UX R.B. 1394, PAGE 1552, R.O.R.C.
140 B (3.08) LESLIE L. HUNTER R.B. 2014, PAGE 3134, R.O.R.C.
140 B (3.09) NICOLE CHAPPELL R.B. 1135, PAGE 108, R.O.R.C.
140 B (3.10) ROBERT F. WILLIS, SR. R.B. 1085, PAGE 1211, R.O.R.C.
140 B (3.11) PAMELA HAYNES R.B. 2716, PAGE 3137, R.O.R.C.
3198 C (1.00) PAMELA HAYNES R.B. 1404, PAGE 2024, R.O.R.C.
140 B (3.12) KHALIDA DURAN R.B. 2249, PAGE 2, R.O.R.C.
140 B (3.13) JOHN GODWIN R.B. 351, PAGE 1175, R.O.R.C.
140 B (3.14) JOHN GODWIN R.B. 351, PAGE 1175, R.O.R.C.
140 B (3.15) JEAN BOHANON R.B. 82, PAGE 1190, R.O.R.C.
140 B (3.16) JOSE DEJESUS DIAZ R.B. 480, PAGE 887, R.O.R.C.
140 B (3.17) ANTONIO J. CERVANTES R.B. 1963, PAGE 2146, R.O.R.C.
140 B (3.18) ANTONIO J. CERVANTES R.B. 1963, PAGE 2146, R.O.R.C.
140 B (3.19) THOMAS E. ELLIOTT, ET UX R.B. 2249, PAGE 1951, R.O.R.C.
140 B (3.20) ELIZABETH LEMASTER R.B. 42, PAGE 716, R.O.R.C.
140 B (3.21) GARY LEE ALEXANDER R.B. 800, PAGE 607, R.O.R.C.
140 B (3.22) ROBERT L. KNOWLES R.B. 1093, PAGE 2664, R.O.R.C.
140 B (3.23) ALLEN WAYNE EVERRY R.B. 1966, PAGE 28, R.O.R.C.
140 B (3.24) RAYMOND OAKLEY R.B. 1182, PAGE 1862, R.O.R.C.
140 B (3.25) ELIZABETH LEMASTER R.B. 1198, PAGE 3443, R.O.R.C.
140 B (3.26) RONALD HOLLIS, ET UX R.B. 2037, PAGE 3181, R.O.R.C.
140 B (3.27) JOHN GODWIN R.B. 351, PAGE 1175, R.O.R.C.
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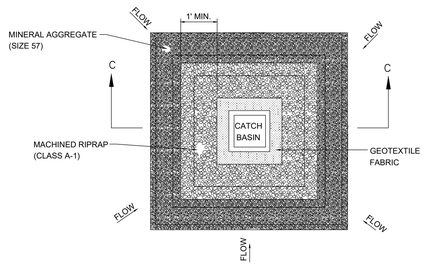


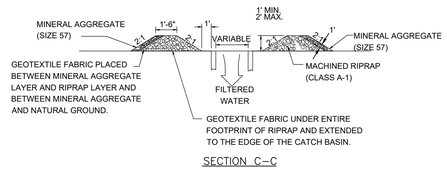
PLAN VIEW FOR SLOPE APPLICATION



STAKING DETAIL | SECTION C–C | JOINT STAKING DETAIL

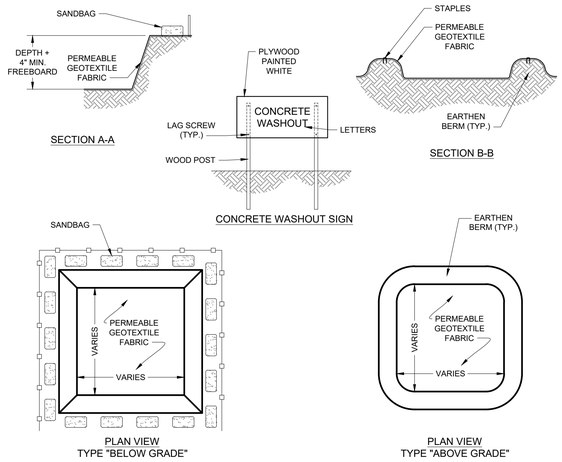
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NOT TO SCALE



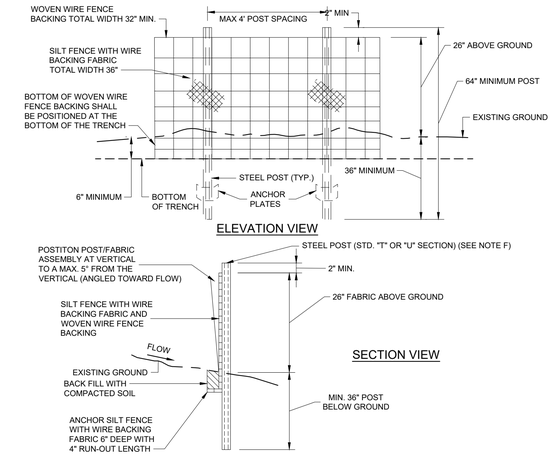


SECTION C–C

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.

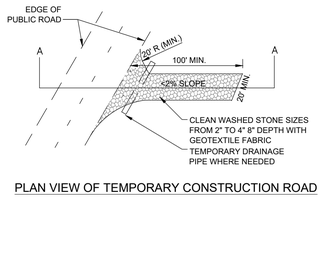
PREFERRED RATE/MIX (LB/AC PLS)
15 BROWNTOP MILLET (NURSE CROP)
2 PARTRIDGE PEA
45 RED FESCUE
45 HARD FESCUE
25 CHEWING FESCUE

SEEDING DATES

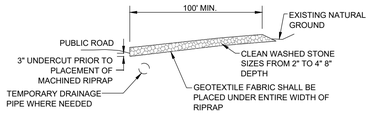
BEST	*MARGINAL*
AUG. 30 - OCT. 15	FEB. 15 - APR. 15

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

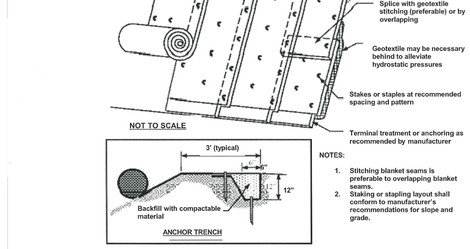


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD



SECTION A-A

7 CONSTRUCTION EXIT
NOT TO SCALE



8 EROSION CONTROL MATTING
NOT TO SCALE

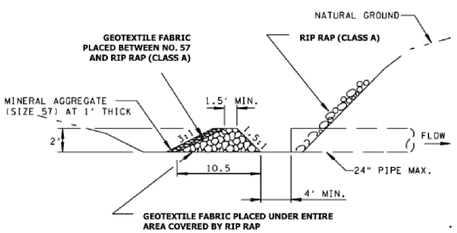
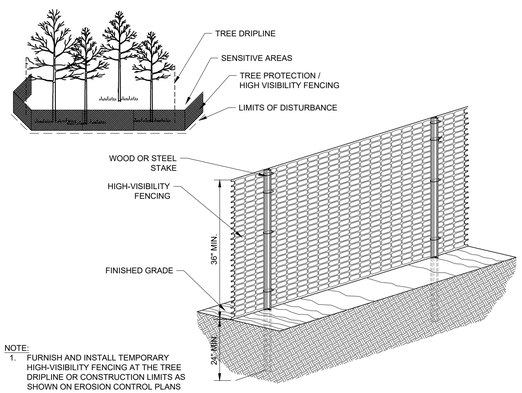


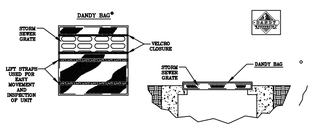
Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

9 FILTER RING
NOT TO SCALE



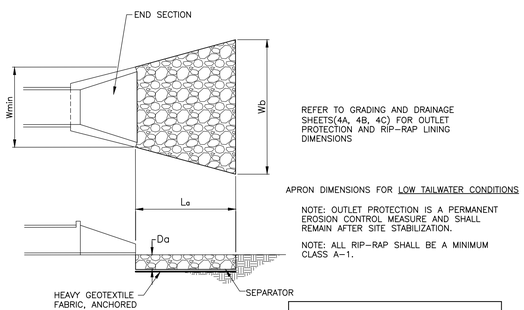
NOTE:
1. FURNISH AND INSTALL TEMPORARY HIGH-VISIBILITY FENCING AT THE TREE DRIPLINE OR CONSTRUCTION LIMITS AS SHOWN ON EROSION CONTROL PLANS PRIOR TO ANY LAND DISTURBANCE.
2. WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE.

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

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

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

DEASON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — 10/21/2024 — COMMERCE — No. 127314 — STATE OF TENNESSEE

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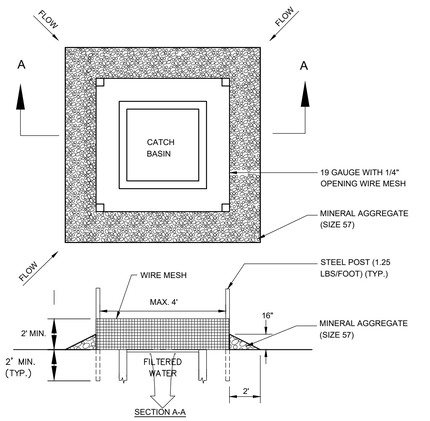
DESIGNED BY: DJH
DRAWN BY: ZTB
CHECKED BY: RJA
DATE: 09/27/2024
KIMLEY-HORN PROJECT NO. 118574000

EROSION CONTROL DETAILS (LOT 1)

SHEET NUMBER
C3-50

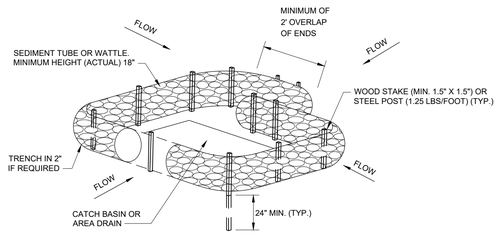
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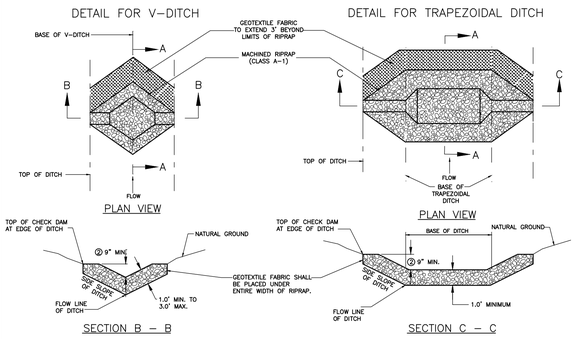


1 INLET PROTECTION - OPEN AREA
NOT TO SCALE

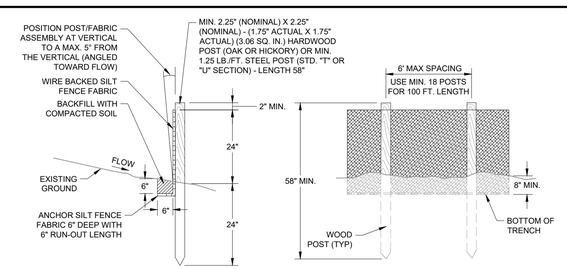
NOTE: CONTRACTOR TO PROVIDE ALTERNATE MEANS FOR INLET PROTECTION IN PAVED AREAS. SUBMIT SUBSTITUTION TO ENGINEER FOR APPROVAL.



5 INLET PROTECTION - PAVED AREA
NOT TO SCALE

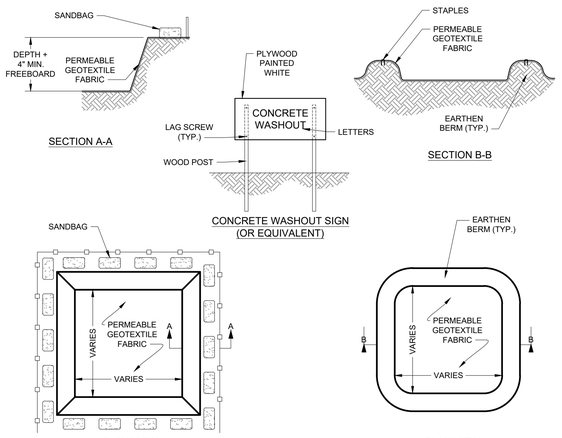


2 CHECK DAM
NOT TO SCALE

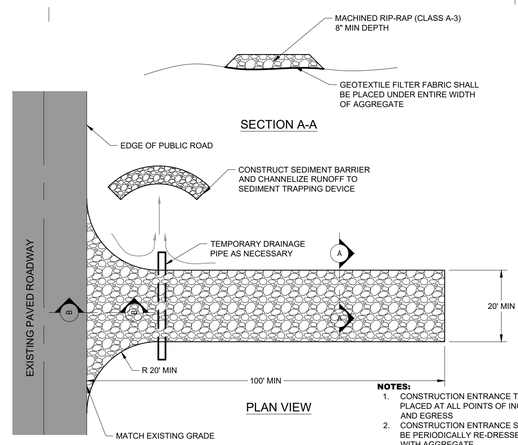


NOTES:
1. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED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

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.

8 PERMANENT STABILIZATION
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

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LA VERGNE
BUSINESS CENTER
LOT 1

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LA VERGNE, TENNESSEE

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No. 121114
10/21/2024
STATE OF TENNESSEE

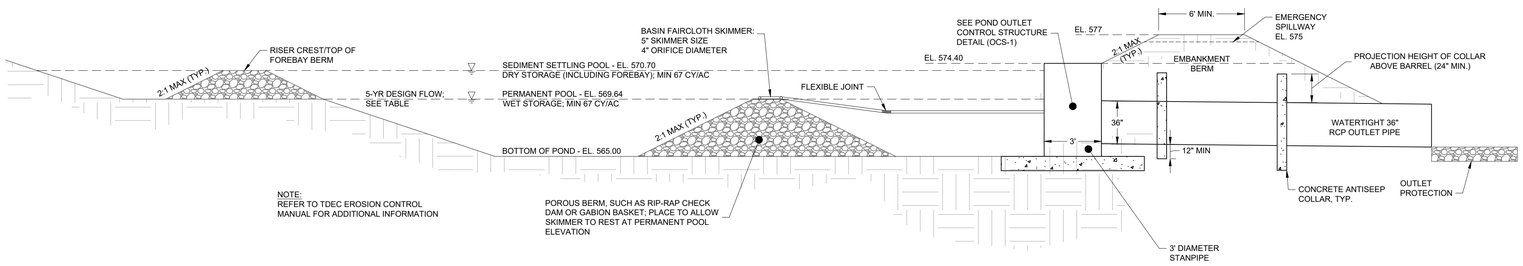
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DESIGNED BY: DJH
DRAWN BY: ZTB
CHECKED BY: RJA
DATE: 09/27/2024
KIMLEY-HORN PROJECT NO. 118574000

EROSION CONTROL DETAILS (LOT 1)

SHEET NUMBER
C3-51

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9 SEDIMENT BASIN #1
SCALE:

Kimley»Horn

SEDIMENT BASIN #1 DESIGN CALCULATIONS

Project Information

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

Sediment Basin #1

Basin Drainage Area (Ac) (ac) =	36.19		
Runoff Coefficient (C) =	0.68		
SCS Curve Number (CN) =	76.16		
Time of Concentration (min) =	72.60		
Rainfall Intensity (2-yr Storm) 'I' (in/hr) =	1.60		
Rainfall Intensity (5-yr Storm) 'I' (in/hr) =	1.97		
Rainfall Intensity (25-yr Storm) 'I' (in/hr) =	2.61		
Flow (Q_2) (cfs) =	39.4		(Q=CʼIʼA)
Flow (Q_5) (cfs) =	48.5		(Q=CʼIʼA)
Flow (Q_{25}) (cfs) =	65.7		(Q=CʼIʼA)
WET Storage Volume (cf) =	65,468		
DRY Storage Volume (cf) =	65,468		
Required Total Volume (cf) =	130,935		(WET + DRY Volumes)
Forebay Volume (cf) =	16,387		
Required Surface Area (sf) =	21,118		
Storage Depth "R" (ft) =	12.00		
Embankment Downstream Side Slope =	3:1		
Embankment Upstream Side Slope =	3:1		
Embankment Total Height =	12.00		
Minimum Embankment Width =	12.00		

Bottom Elevation	Elev (ft)	Area (SF)	Cumulative Volume (CF)
	565.00	3	0
	566.00	506	254
	567.00	4,566	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	149,322	498,413
	575.00	175,562	660,855
	576.00	203,729	850,521
	577.00	232,007	1,068,369

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

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

Kimley»Horn

SEDIMENT BASIN #1 DESIGN CALCULATIONS

Project Information

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

Skimmer Design

Dewatering Volume = Dry Storage Volume	65,468	CF	Dewatering Time	72	hrs
Skimmer Flow Rate	0.253	CFS		3.00	days
	21,823	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

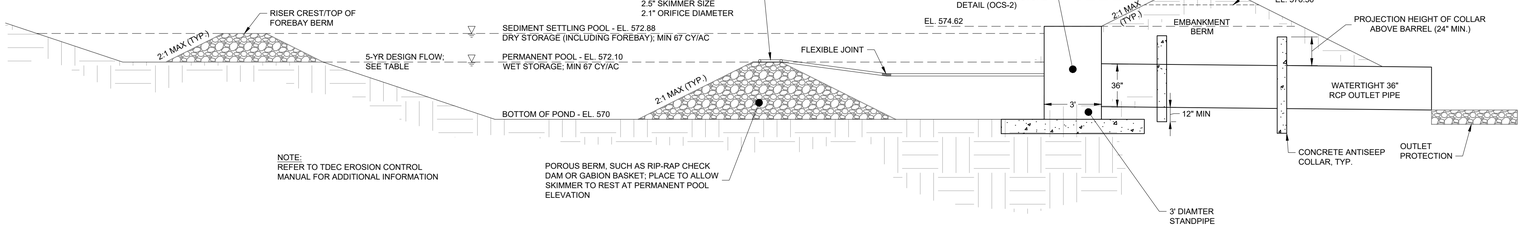
Spillway Type	Standpipe		Spillway Foundation Type	N/A	
Diameter	3.0	ft	Base Thickness	N/A	
	3.0		Base Length/Width	N/A	ft
Orifice Area	7.07	ft²	Top of Foundation Elevation	N/A	
Spillway Elevation	570.70				
5-yr H	2.01	ft	**5-yr Q**	48.25	CFS
25-yr H	3.70	ft	**25-yr Q**	65.45	CFS

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 (Ac) (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) =	8.53		
Flow (Q_2) (cfs) =	30.8		(Q=CʼIʼA)
Flow (Q_5) (cfs) =	35.7		(Q=CʼIʼA)
Flow (Q_{25}) (cfs) =	44.7		(Q=CʼIʼA)
WET Storage Volume (cf) =	13,822		
DRY Storage Volume (cf) =	13,822		
Required Total Volume (cf) =	27,244		(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	5,331	2,666
	572.00	13,135	11,899
	573.00	21,928	29,430
	574.00	31,445	56,117
	575.00	39,864	89,771
	576.00	38,064	126,735
	577.00	40,366	165,951
	578.00	42,816	207,543

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

Designed WET Storage Elev =	572.10	
Designed WET Storage Volume (cf) =	13,652	
Designed DRY Storage Elev =	572.88	
Designed DRY Storage Volume (cf) =	13,875	
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	0.053	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

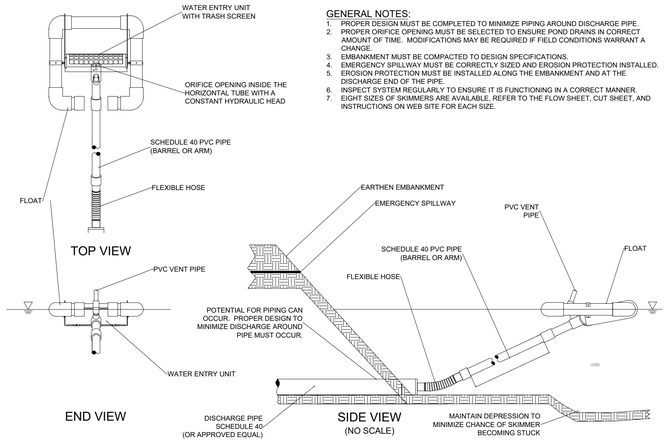
Spillway Type	Standpipe		Spillway Foundation Type	Concrete	
Diameter	3.0	ft	Base Thickness	18"	
	3.0		Base Length/Width	6.00	ft
Orifice Area	7.07	ft²	Top of Foundation Elevation	570.00	
Spillway Elevation	572.90				
5-yr H	1.10	ft	**5-yr Q**	35.67	CFS
25-yr H	1.72	ft	**25-yr Q**	44.69	CFS

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

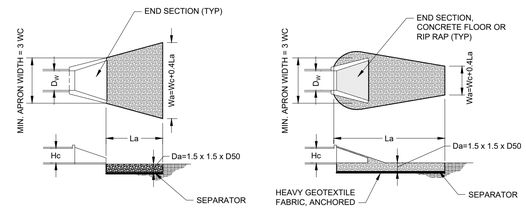
Water Surface Elevations

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



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

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LA VERGNE
BUSINESS CENTER
LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMENCE — 10/21/2024 — No. 127314 — STATE OF TENNESSEE

No.	DATE	BY	REVISIONS
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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

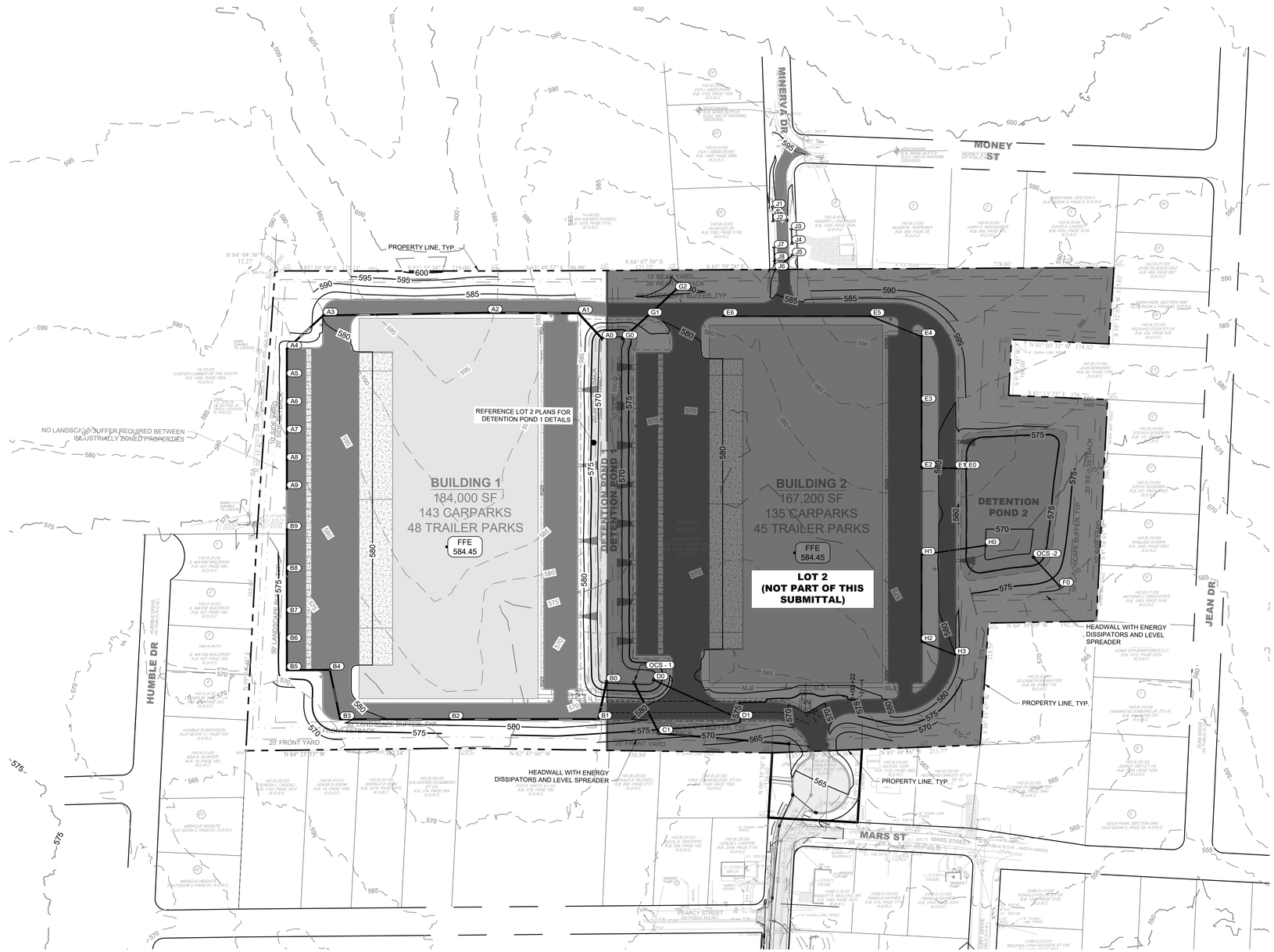
- 476.17 — SPOT ELEVATION
  - HP HIGH POINT
  - TC TOP OF CURB
  - TW TOP OF WALL
  - INV INVERT
  - LP LOW POINT
  - BC BOTTOM OF CURB / GUTTER LINE
  - BW BOTTOM OF EXPOSED WALL
  - RIM TOP OF GRATE / COVER
- FFE 472.50 — FINISH FLOOR ELEVATION
- 500 — EXISTING CONTOUR
- 500 — PROPOSED CONTOUR

GRADING NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
8. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
9. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
10. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
11. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
13. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
15. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
16. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL--811 OR 1-800-752-6007
17. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

ADA COMPLIANCE NOTES

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



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

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LA VERGNE BUSINESS CENTER LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDA BRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 131114 — 10/21/2024 — STATE OF TENNESSEE

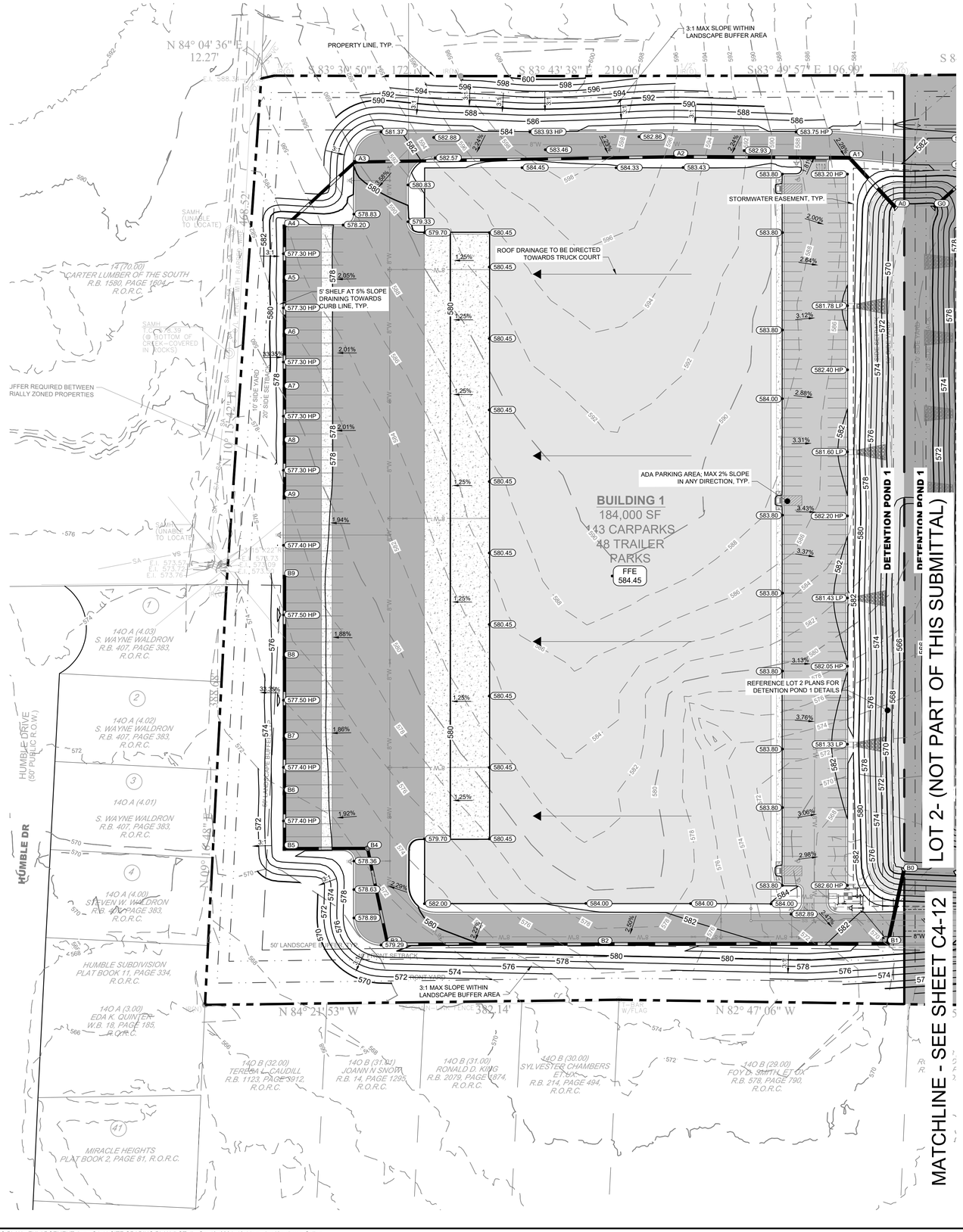
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

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.
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9. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
10. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
11. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
13. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS
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GRADING PLAN LEGEND

476.17	SPOT ELEVATION			
HP	HIGH POINT	LP	LOW POINT	
TC	TOP OF CURB	BC	BOTTOM OF CURB / GUTTER LINE	
TW	TOP OF WALL	BW	BOTTOM OF EXPOSED WALL	
INV	INVERT	RIM	TOP OF GRATE / COVER	
FFE 472.50	FINISH FLOOR ELEVATION			
500	EXISTING CONTOUR			
500	PROPOSED CONTOUR			

ADA COMPLIANCE NOTES

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

DETENTION BASIN NOTE

1. 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 INSPECTOR

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LA VERGNE BUSINESS CENTER LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEANON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — 10/21/2024 — COMMERCE — No. 127114 — 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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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

SITE GRADING PLAN (LOT 1)

SHEET NUMBER
C4-11

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

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
C1	MANHOLE	572.80
CB-15	CATCH BASIN W/ __ DOME GRATE	562.56
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

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
J2	HEADWALL	588.69
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	571.79
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
C1 - CB-15	560.45 (C1)	558.12 (CB-15)	30"	234'	1.00%	RCP
D1 - D0	572.72 (D1)	569.00 (D0)	18"	168'	2.22%	RCP

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
E1 - E0	573.91 (E1)	573.79 (E0)	18"	19'	0.67%	RCP
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 - C1	568.50 (OCS - 1)	560.45 (C1)	30"	103'	7.88%	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
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127114 — 10/21/2024 — STATE OF TENNESSEE

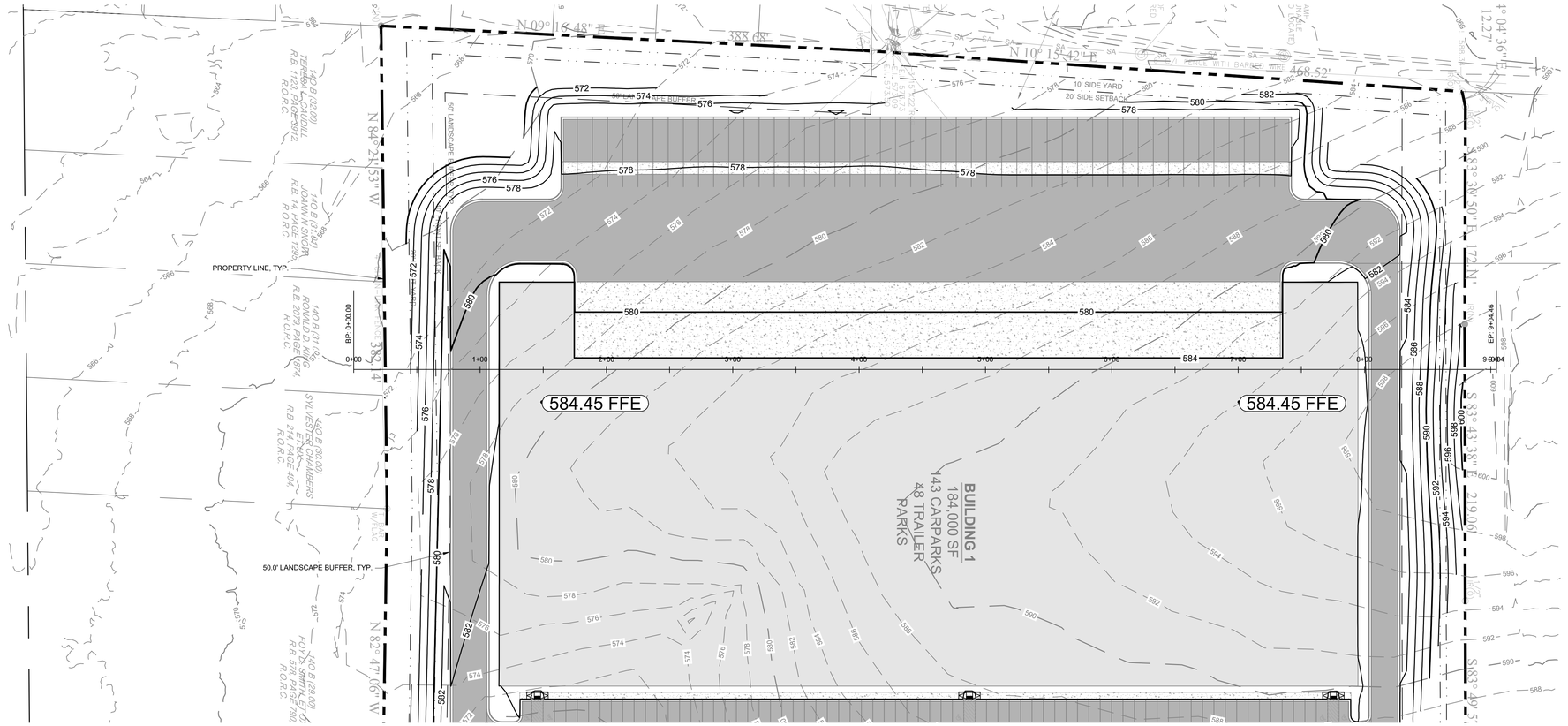
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DRAWN BY: ZTB
CHECKED BY: RJA
DATE: 09/27/2024
KIMLEY-HORN PROJECT NO. 118574000

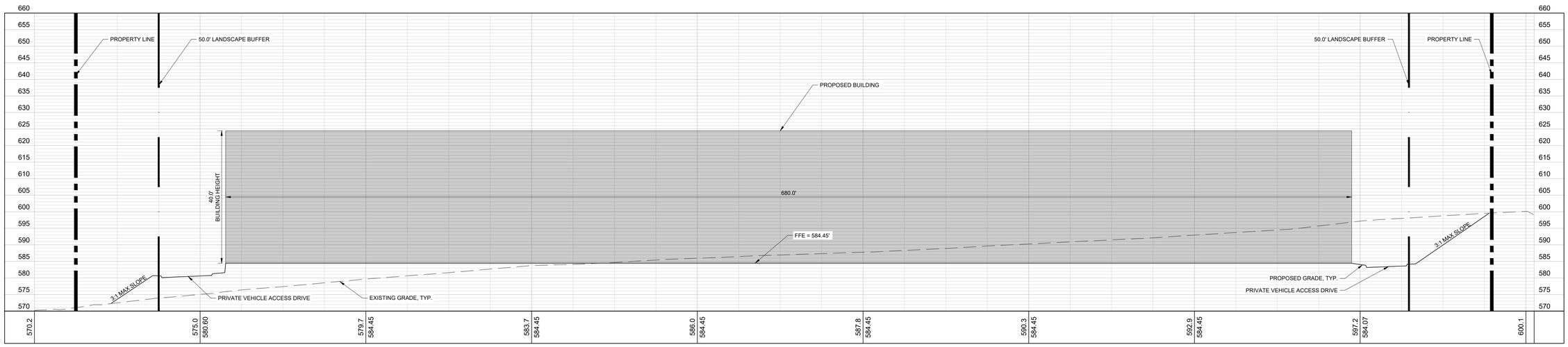
PIPE AND STRUCTURE TABLES

SHEET NUMBER
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LOT 1 - PLAN VIEW



LOT 1 - CROSS SECTION

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HORIZONTAL 30
VERTICAL 15 7.5 0

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

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LA VERGNE BUSINESS CENTER

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DALTON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — 10/21/2024 — COMMERCE — No. 127314 — STATE OF TENNESSEE

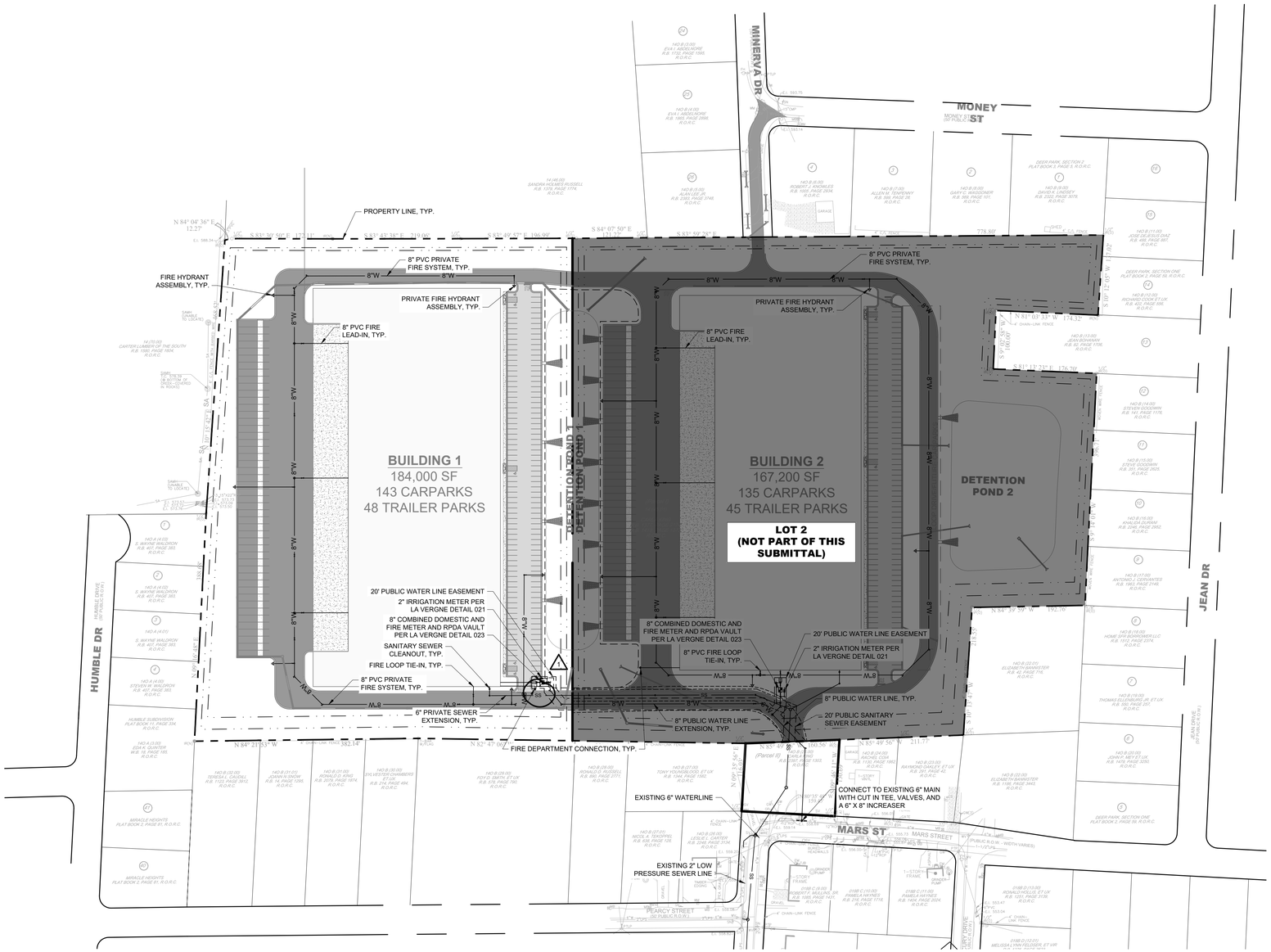
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

LOT 1 - CROSS-SECTION

SHEET NUMBER
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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.
28. ALL PRIVATE FIRE HYDRANTS TO BE PAINTED RED.

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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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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LA VERGNE BUSINESS CENTER LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DANIEL J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
10/24/2024
STATE OF TENNESSEE

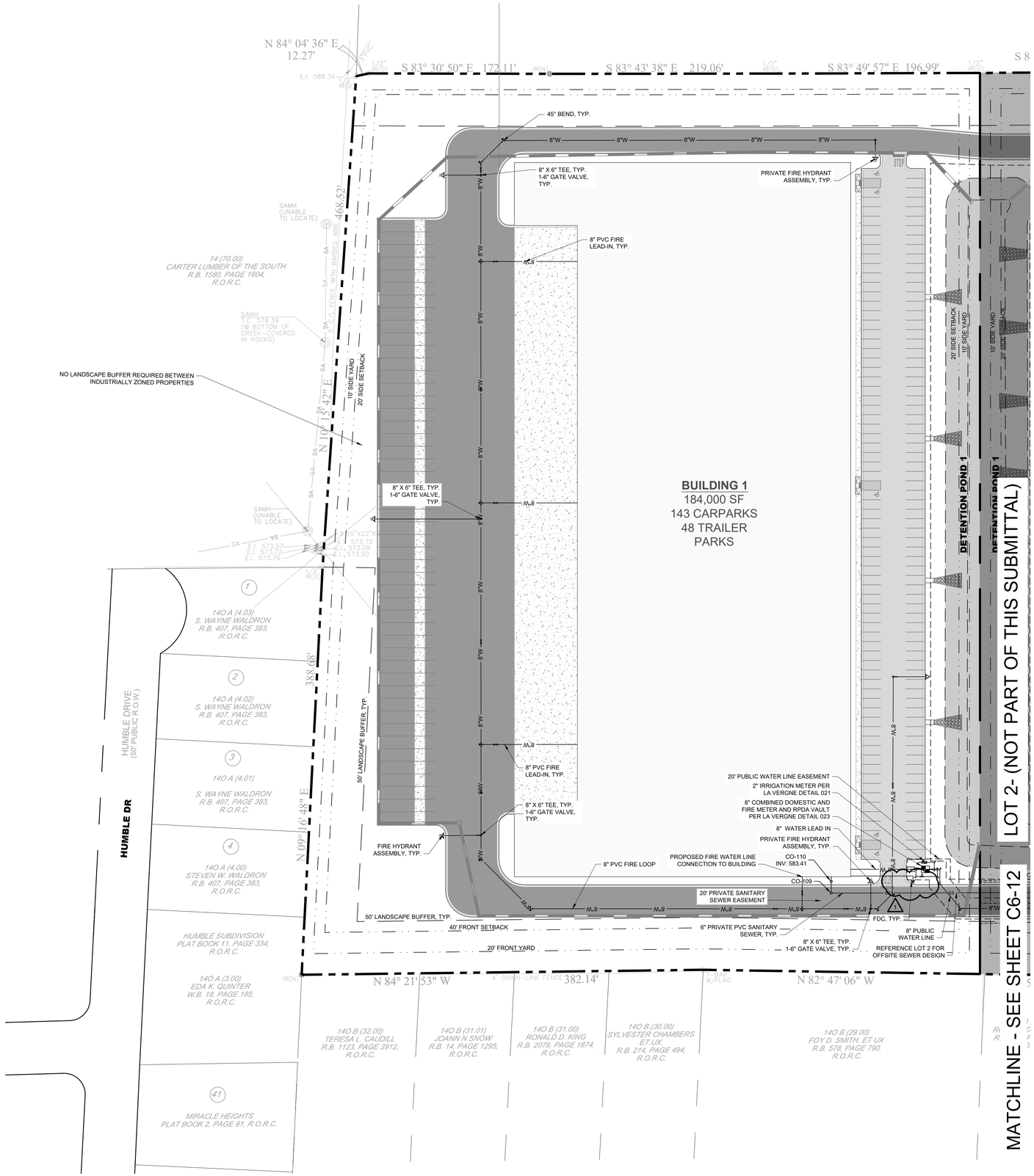
No.	REVISIONS	DATE	BY
1	ADDITIONAL UTILITY COMMENTS	10/24/2024	DJH

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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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.
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26. ALL METERS ARE REQUIRED TO BE BADGER AUTOMATIC READ METERS.
27. ALL MATERIALS AND CONSTRUCTION SHALL BE PER LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR WATER AD SEWER CONSTRUCTION, LATEST REVISION.
28. ALL PRIVATE FIRE HYDRANTS TO BE PAINTED RED.

LEGEND

- SANITARY SEWER MANHOLE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- FW — FIRE WATER LINE
- WATER METER
- BF — BACKFLOW PREVENTER
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- FDC — FIRE DEPARTMENT CONNECTION

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

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GRAPHIC SCALE IN FEET
0 25 50 100

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BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DANTON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
10/24/2024
STATE OF TENNESSEE

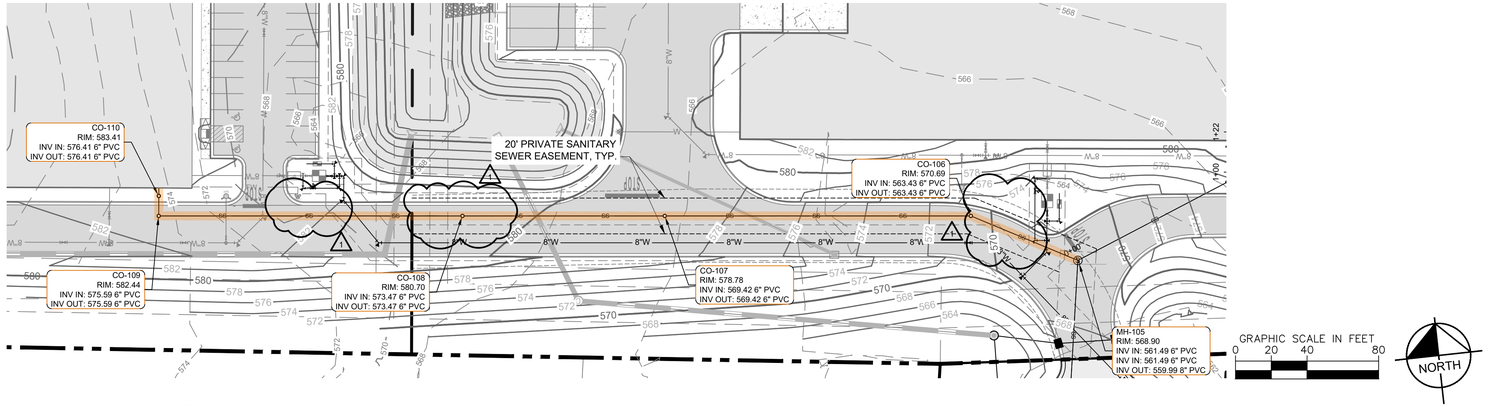
No.	REVISIONS	DATE	BY
1	ADDITIONAL UTILITY COMMENTS	10/24/2024	DJH
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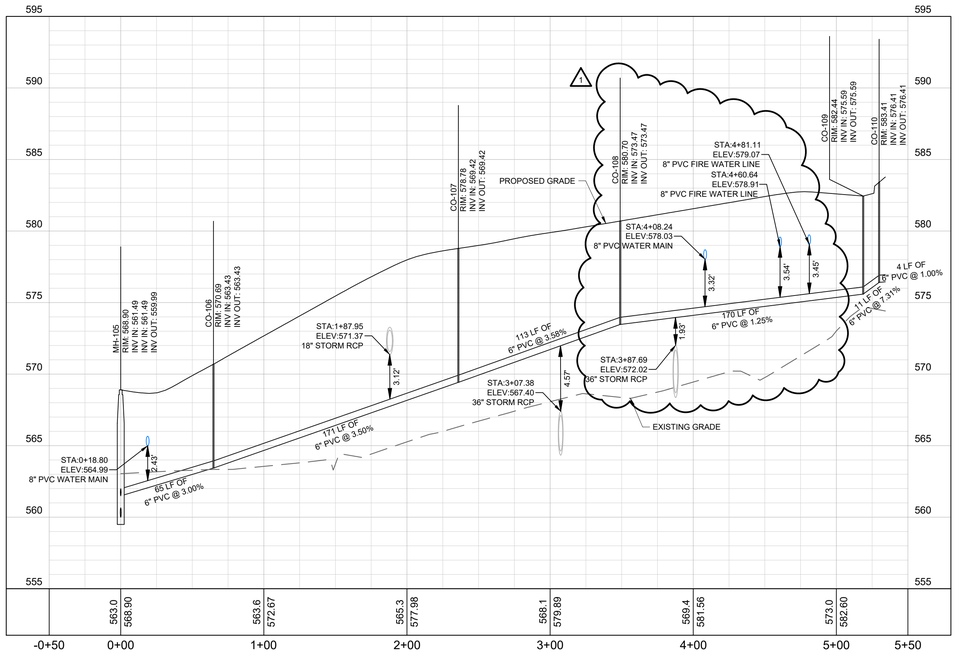
DESIGNED BY: DJH
DRAWN BY: ZTB
CHECKED BY: RJA
DATE: 09/27/2024
KIMLEY-HORN PROJECT NO. 118574000

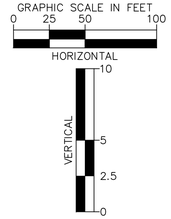
UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C6-11

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PRIVATE SEWER LINE 2
(SEE LOT 2 FOR PRIVATE SEWER LINE 1)

COORDINATES ARE NAD83.
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BIG ACQUISITIONS, LLC
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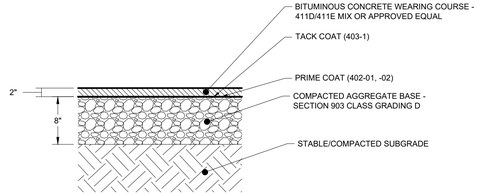
DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137314
STATE OF TENNESSEE
10/24/2024

No.	REVISIONS	DATE	BY
1	ADDITIONAL UTILITY COMMENTS	10/24/2024	DJH
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

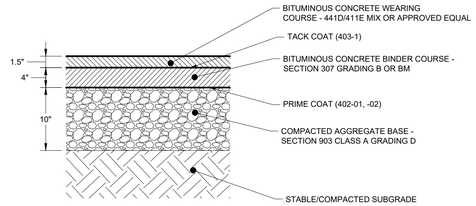
PRIVATE SANITARY SEWER PROFILE (LOT 1)

SHEET NUMBER
C7-01



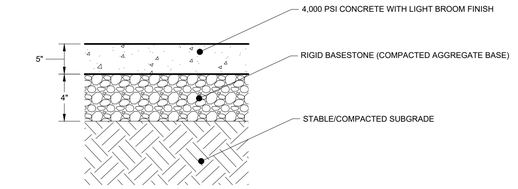
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRDIGE CONSTRUCTION, LATEST EDITION.
3. PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED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

1 TYPICAL PAVEMENT SECTION - STANDARD DUTY
SCALE:



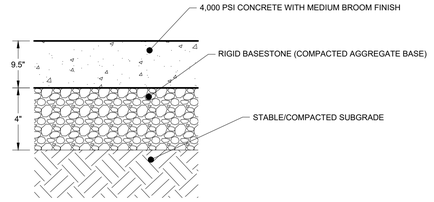
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
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2 TYPICAL PAVEMENT SECTION - HEAVY DUTY
SCALE:



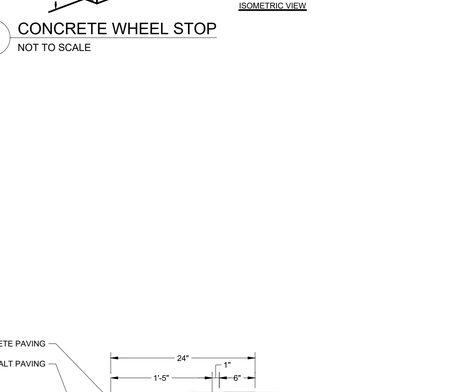
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRDIGE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

3 TYPICAL CONCRETE PAVEMENT SECTION - STANDARD DUTY
SCALE:

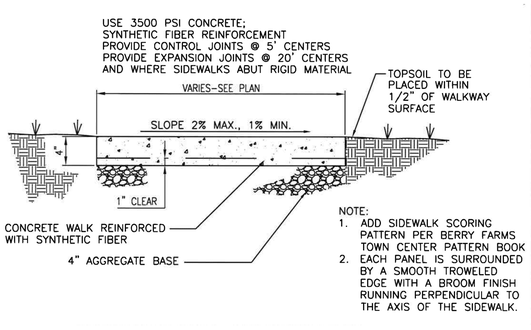


NOTES:
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4. PLACE CONTROL JOINTS AT A MAXIMUM OF 15' O.C.

4 TYPICAL CONCRETE PAVEMENT SECTION - HEAVY DUTY
SCALE:

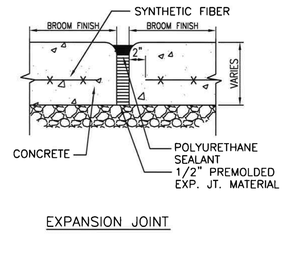


5 CONCRETE WHEEL STOP
NOT TO SCALE

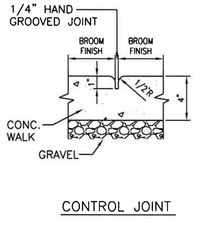


NOTE:
1. ADD SIDEWALK SCORING PATTERN PER BERRY FARMS TOWN CENTER PATTERN BOOK
2. EACH PANEL IS SURROUNDED BY A SMOOTH TROWELED EDGE WITH A BROOM FINISH RUNNING PERPENDICULAR TO THE AXIS OF THE SIDEWALK.

6 CONCRETE SIDEWALK DETAIL
NOT TO SCALE

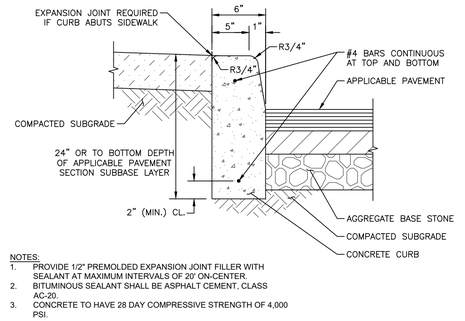


EXPANSION JOINT



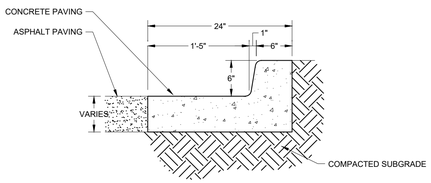
CONTROL JOINT

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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LA VERGNE
BUSINESS CENTER
LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121114
10/21/2024
STATE OF TENNESSEE

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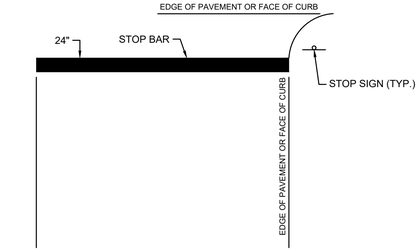
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

SITE DETAILS

SHEET NUMBER
C8-10

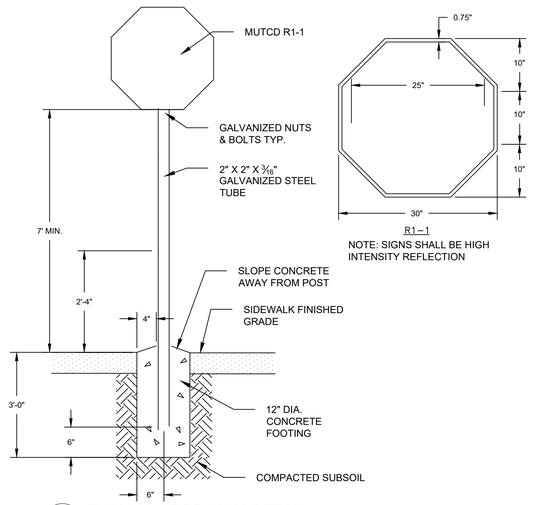
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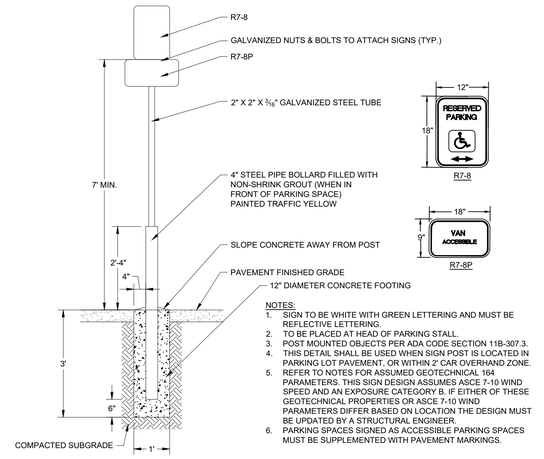
NOTES:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

13 TYPICAL STOP BAR DETAIL
NOT TO SCALE



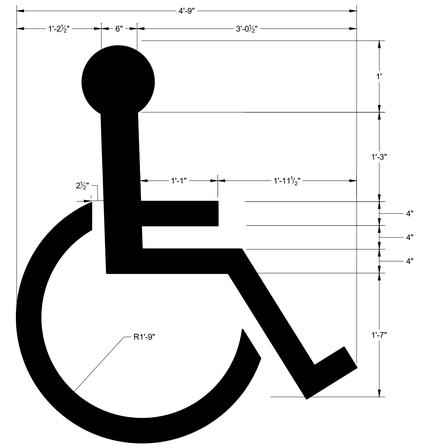
NOTE: SIGNS SHALL BE HIGH INTENSITY REFLECTION

14 TYPICAL STOP SIGN DETAIL
NOT TO SCALE

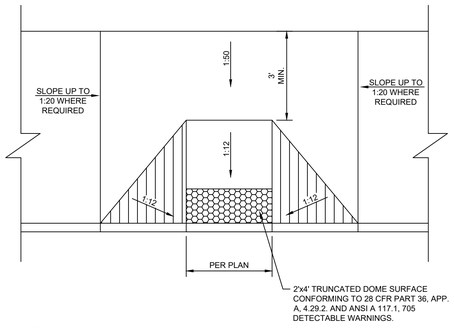


NOTES:
1. SIGN TO BE WHITE WITH GREEN LETTERING AND MUST BE REFLECTIVE LETTERING.
2. TO BE PLACED AT HEAD OF PARKING STALL.
3. POST MOUNTED OBJECTS PER ADA CODE SECTION 11B-307.3.
4. THIS DETAIL SHALL BE USED WHEN SIGN POST IS LOCATED IN PARKING LOT PAVEMENT, OR WITHIN 2' CAR OVERHAND ZONE.
5. REFER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

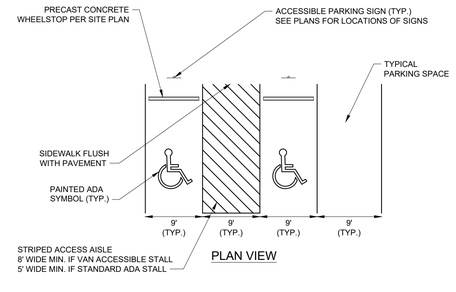
15 ADA PARKING SIGN DETAIL
NOT TO SCALE



16 ADA PARKING SPACE SYMOL
NOT TO SCALE

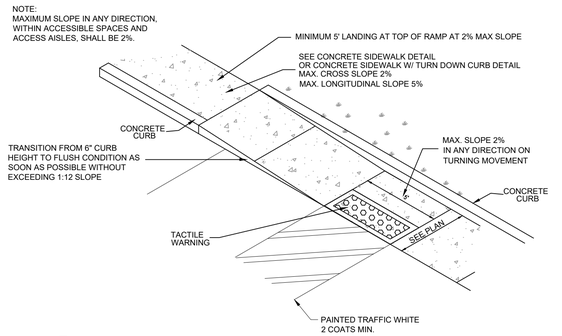


17 TYPICAL ADA RAMP
NOT TO SCALE

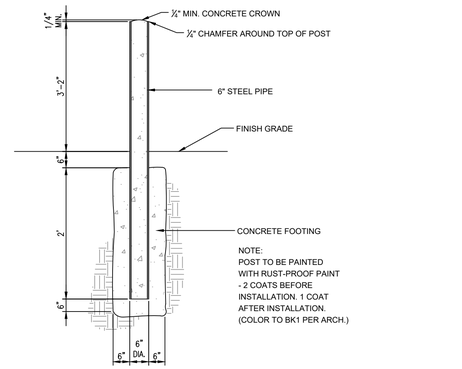


PLAN VIEW

18 ADA PARKING STALL LAYOUT
NOT TO SCALE



19 ADA CURB RAMP
NOT TO SCALE



20 6" STEEL BOLLARD
NOT TO SCALE

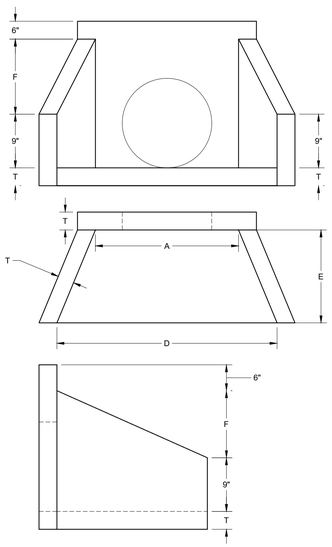
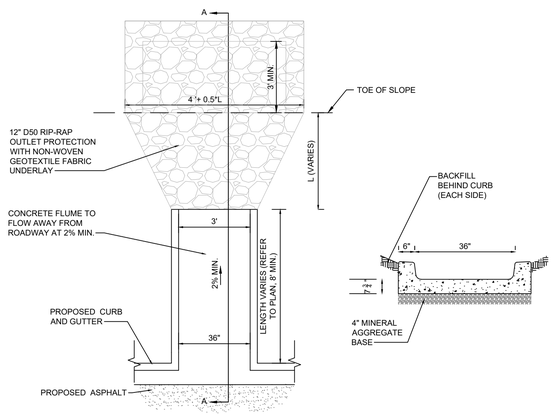
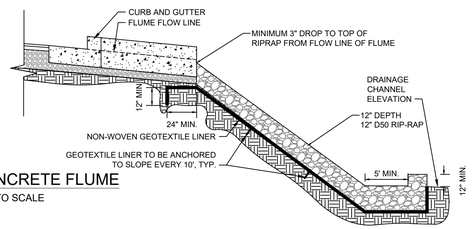


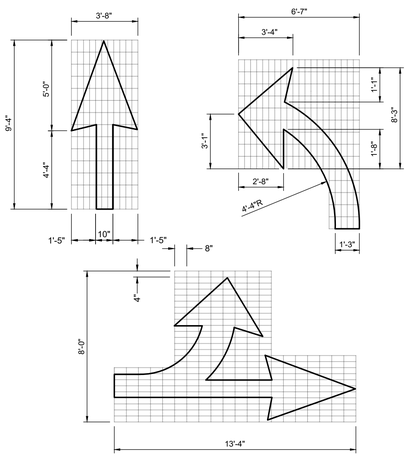
TABLE OF DIMENSIONS					
PIPE SIZE	A	D	E	F	T (MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"
30"	4'-0"	6'-6"	3'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"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

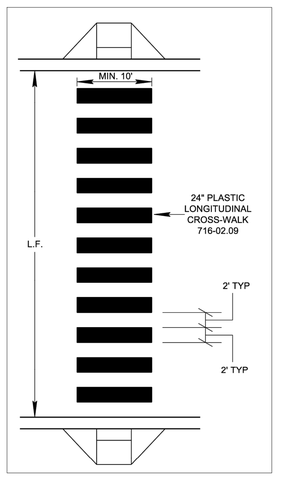




22 CONCRETE FLUME
NOT TO SCALE



23 ROADWAY DIRECTIONAL ARROWS
NOT TO SCALE



24 CROSS-WALK (TDOT T-M-1)
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

DEACON J. HILDA BRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137151
10/21/2024
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
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8			
9			
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

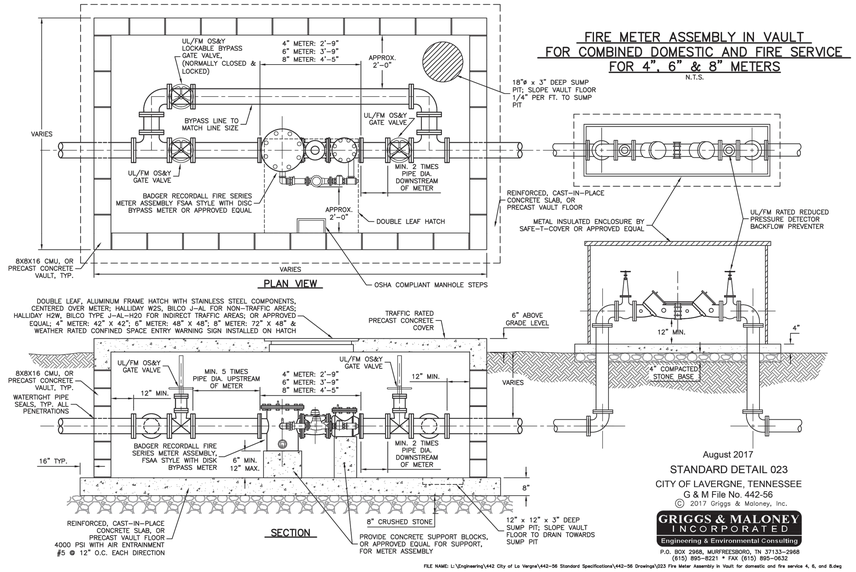
SITE DETAILS

SHEET NUMBER
C8-11

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

N.T.S.



August 2017

STANDARD DETAIL 023

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

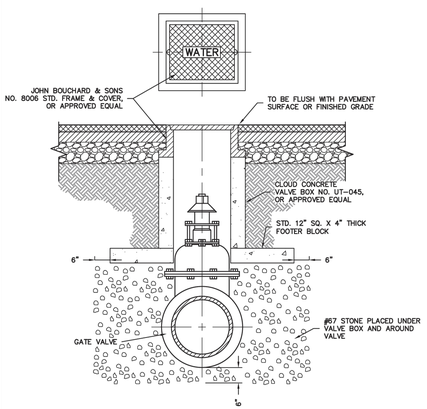
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Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-8221 * FAX (615) 895-0632

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

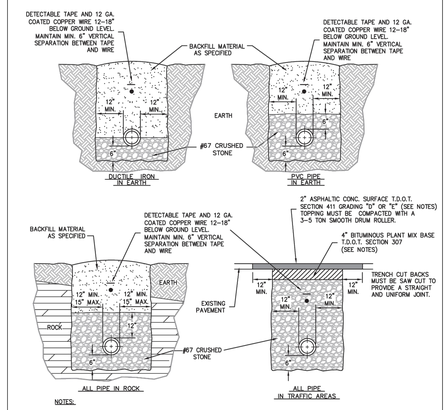
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FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\030 Typical Valve Box Setting.dwg



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

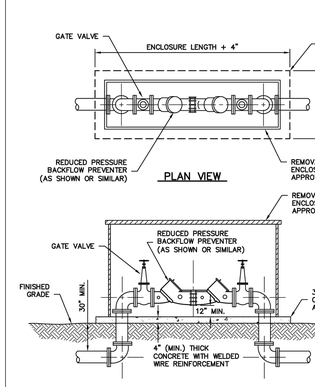
N.T.S.

Revised September, 2015

STANDARD DETAIL 010

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56



ELEVATION

REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.

Revised August 2017

STANDARD DETAIL 070

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

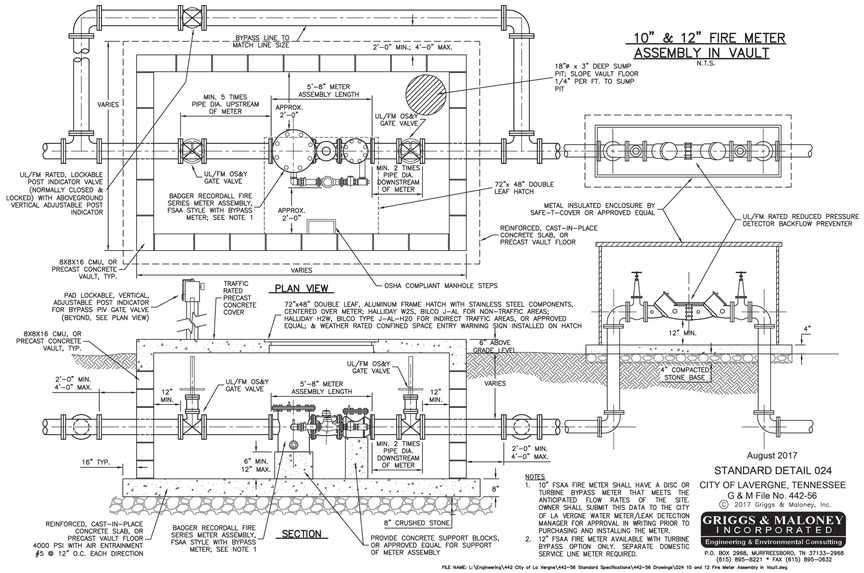
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FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\070 Reduced Pressure Backflow Preventer.dwg

10" & 12" FIRE METER ASSEMBLY IN VAULT

N.T.S.



August 2017

STANDARD DETAIL 024

CITY OF LAVERGNE, TENNESSEE

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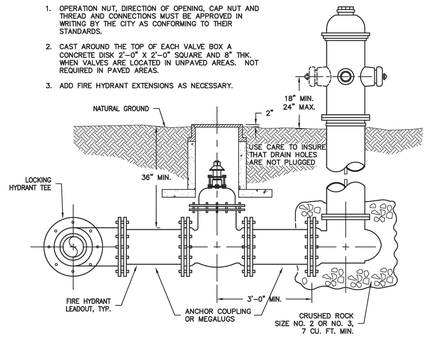
NOTES:

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

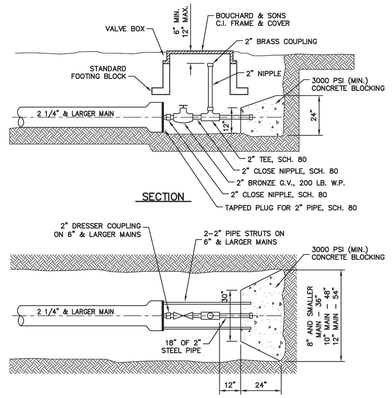
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FILE NAME: L: \Engineering\442-56\2015 Updates\040 Drawings\Fire Hydrant Setting.dwg



PLAN OF CONCRETE BLOCKING

TYPICAL 2" BLOW-OFF ASSEMBLY

N.T.S.

Revised September, 2015

STANDARD DETAIL 050

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

COORDINATES ARE NAD83.
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BUSINESS CENTER
LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEALTON J. HILDABRAND III — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 121314 — 10/21/2024 — STATE OF TENNESSEE

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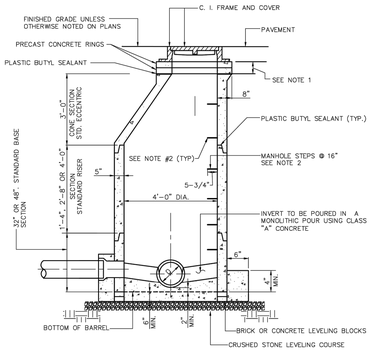
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

UTILITY DETAILS

SHEET NUMBER

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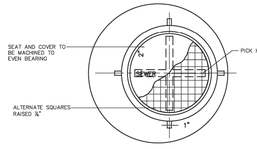
NOTE:
1. FOR BRINGING MANHOLE FRAME AND COVER TO GRADE, USE PRECAST CONCRETE OR CAST IRON RINGS.
2. 3/8 STEEL REINFORCED ROD ENCAPSULATED IN POLYPROPYLENE PLASTIC OR ALUMINUM ALLOY SEE SPECIFICATIONS.
3. RESILIENT CONNECTORS REQUIRED FOR ALL PIPES, REFER TO DETAIL AND SPECIFICATIONS.

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615-834-8300

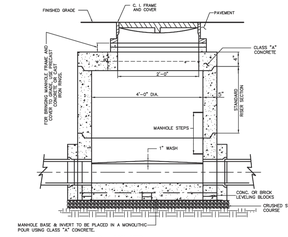
3.0
PRECAST CONCRETE MANHOLE
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
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PLAN

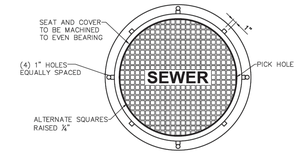


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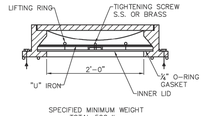
4.0
STANDARD PRECAST MANHOLE FOR DEPTH OF LESS THAN 5'-0"
NOT TO SCALE

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STANDARD SEWER DETAILS

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615-793-9891



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



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

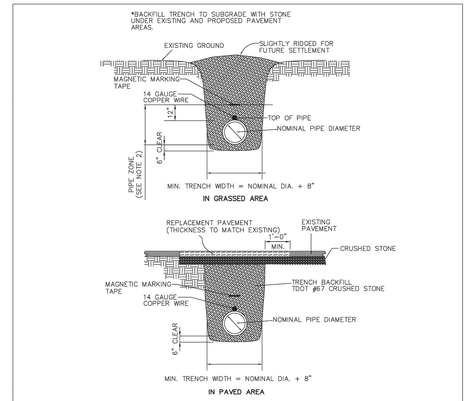
STANDARD FRAME AND COVER TO BE ACHESON FOUNDRY #A-2024-81S, OR EQUAL WATER TIGHT MANHOLE FRAME AND COVER TO BE ACHESON FOUNDRY #A-2624-71S OR EQUAL

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10.0
MANHOLE FRAME AND COVER
NOT TO SCALE

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STANDARD SEWER DETAILS

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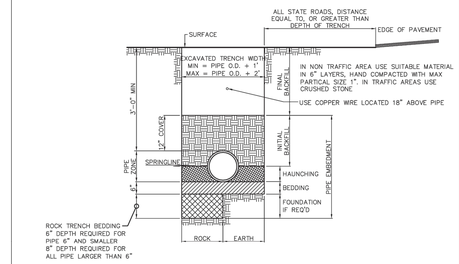
NOTES:
1. SEE STANDARD SPECIFICATIONS FOR FULL BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 12" ABOVE TOP OF PIPE AND IS AREA IN WHICH SPECIAL CARE IS TO BE GIVEN TO PLACEMENT AND COMPACTION TO PROTECT PIPE DURING AND AFTER LAYING.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE TO NOMINAL PIPE DIAMETER PLUS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

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15.0
TYPICAL TRENCH BACKFILL
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

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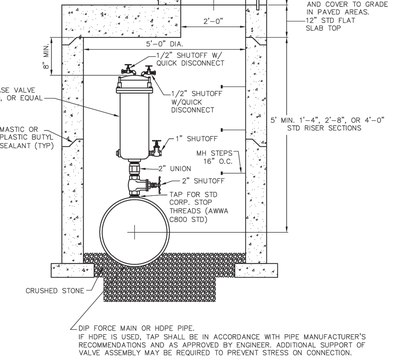


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16.0
PVC PIPE INSTALLATION DETAIL
NOT TO SCALE

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STANDARD SEWER DETAILS

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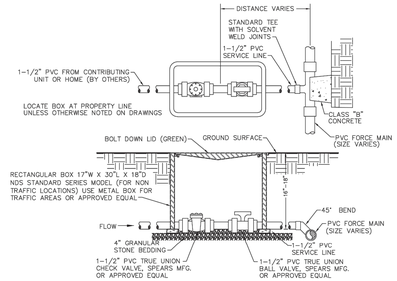
NOTE: IN WETLAND AREAS, EXTEND TOP OF MH COVER A MIN. OF 1 FT. AND A MAX. OF 2 FT. ABOVE ORIGINAL GRADE.

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18.0
SEWAGE AIR RELEASE VALVE
NOT TO SCALE

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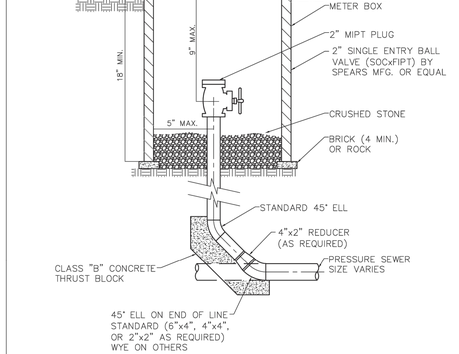


CTI ENGINEERS, INC.
3354 PERIMETER HILL DRIVE, SUITE 140
NASHVILLE, TN 37211
615-834-8300

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

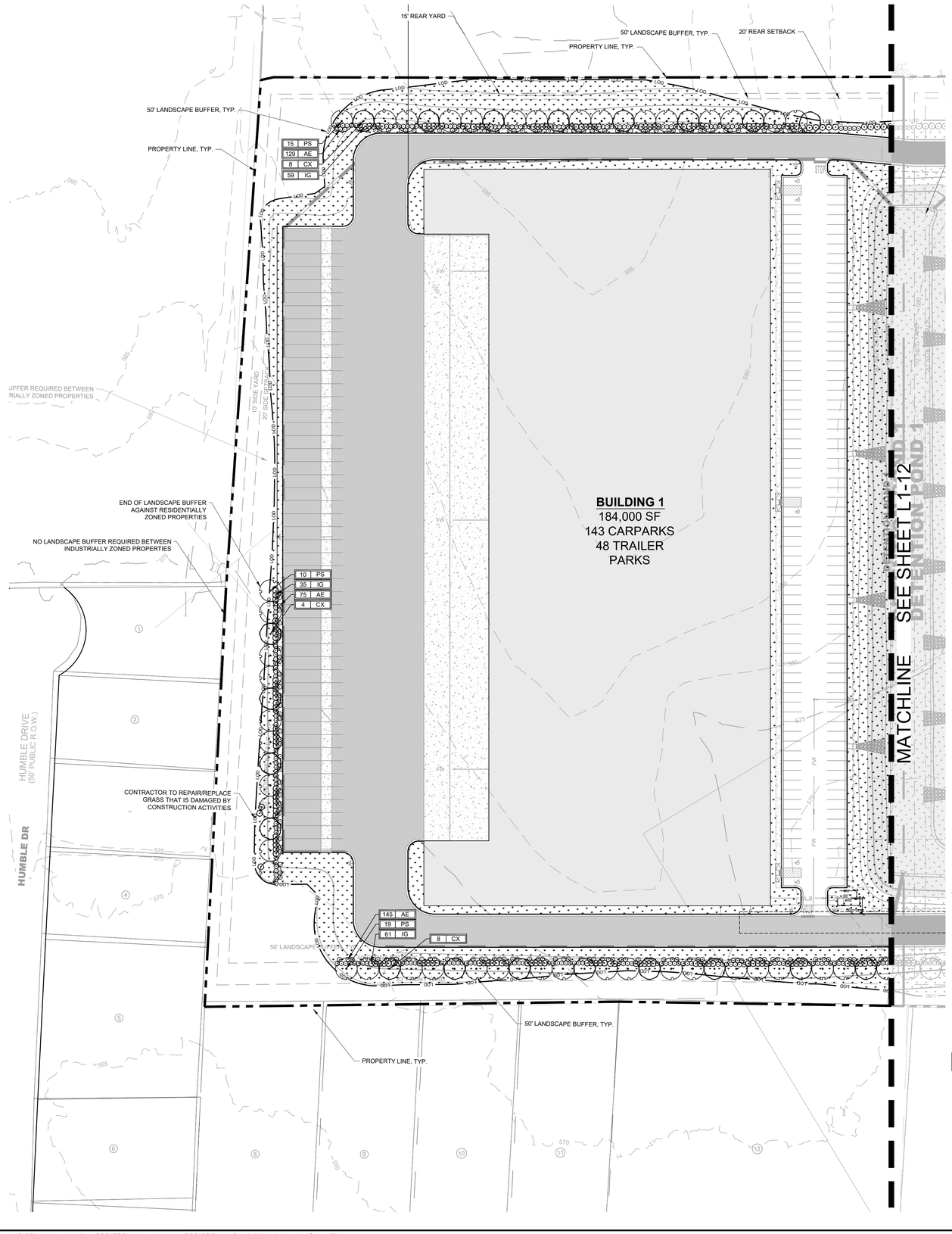
DEACON J. HILDEBRAND LICENSED PROFESSIONAL ENGINEER AGRICULTURE COMMERCE No. 137313 10/21/2024 STATE OF TENNESSEE

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

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):	28.25
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								
	CX	20	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	AS SHOWN	2" CAL.; 8-10' HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
	PS	43	PINUS STROBUS	WHITE PINE	AS SHOWN	2" CAL.; 8-10' HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
EVERGREEN SHRUBS								
	AE	349	ABELIA X 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	4' O.C.	24" MIN. HT.	5 GAL.	MATCHED, FULL, FREE OF WEEDS
	IG	154	ILEX GLABRA	INKBERRY HOLLY	6' O.C.	24" MIN. HT.	5 GAL.	MATCHED, FULL, FREE OF WEEDS
SOD/SEED								
	BS	87,236 SF	SEED	BERMUDA SEED MIX	-	-	SEED	-

COORDINATES ARE NAD83.
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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LA VERGNE BUSINESS CENTER
LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

SPENCER JAMES SANDERS
0301375
REGISTERED
LANDSCAPE ARCHITECT
10/17/2024

No.	REVISIONS	DATE	BY
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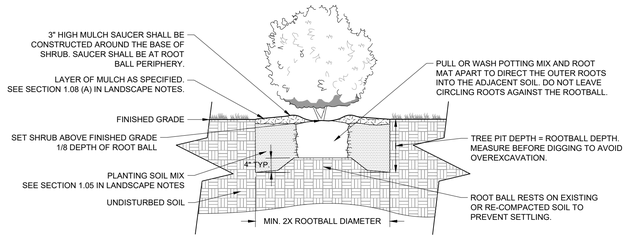
DESIGNED BY:	GR
DRAWN BY:	GR
CHECKED BY:	SJS
DATE:	10/17/2024
KIMLEY-HORN PROJECT NO.	118574000

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-11

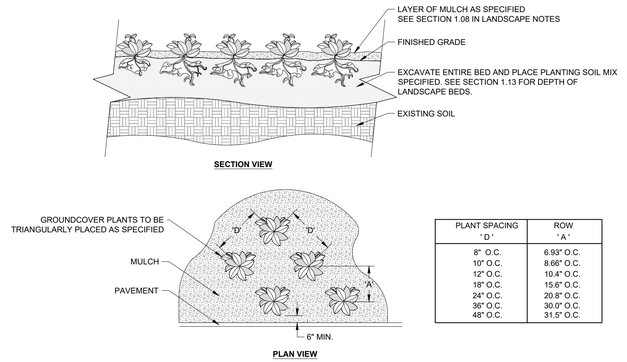
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4 CONTAINER SHRUB PLANTING

NOT TO SCALE

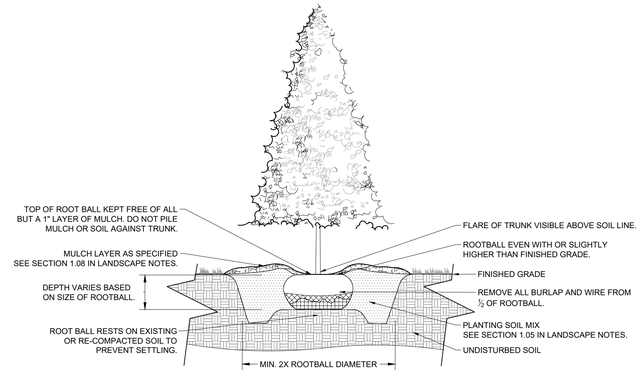


PLANT SPACING ' D '	ROW ' A '
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

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

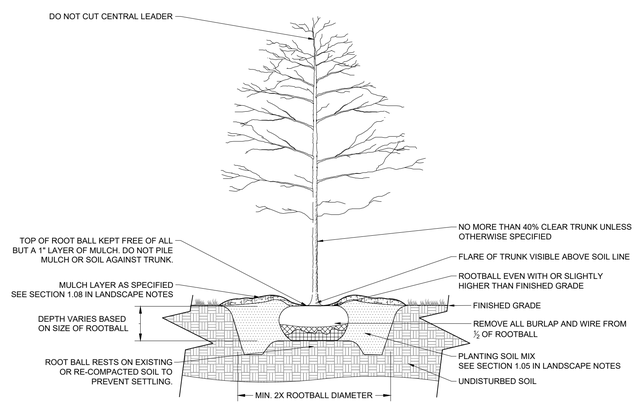
5 GROUNDCOVER PLANTING

NOT TO SCALE



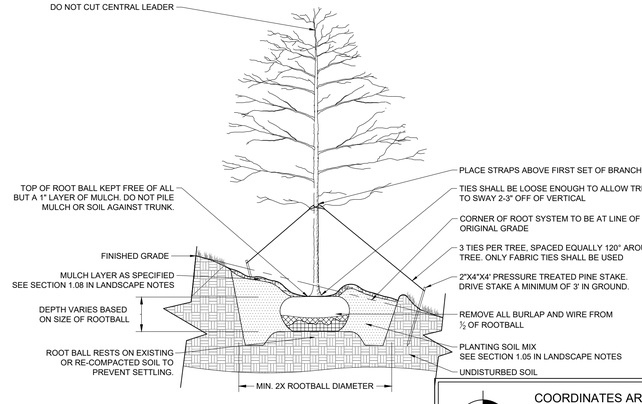
1 EVERGREEN TREE PLANTING

NOT TO SCALE



2 B&B TREE PLANTING

NOT TO SCALE



3 B&B TREE PLANTING ON SLOPE

NOT TO SCALE

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

SPENCER JAMES SANDERS
REGISTERED
LANDSCAPE ARCHITECT
10/17/2024

No.	REVISIONS	DATE	BY
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DESIGNED BY:	GR
DRAWN BY:	GR
CHECKED BY:	SJS
DATE:	10/17/2024

KIMLEY-HORN PROJECT NO. 118574000

LANDSCAPE DETAILS (LOT 1)

SHEET NUMBER
L1-50

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

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

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

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

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

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

1.02 PROTECTION OF EXISTING STRUCTURES

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

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

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

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

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

1.04 MATERIALS

A. GENERAL

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

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

B. PLANT MATERIALS

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

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

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

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

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 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 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.

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

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

SPENCER JAMES SANDERS — REGISTERED — LANDSCAPE ARCHITECT — 10/17/2024

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

DESIGNED BY:	GR
DRAWN BY:	GR
CHECKED BY:	SJS
DATE:	10/17/2024
KIMLEY-HORN PROJECT NO.	118574000

LANDSCAPE NOTES (LOT 1)

SHEET NUMBER
L1-51

Planning Commission Report
Meeting: October 29, 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)
No other comments.

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

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

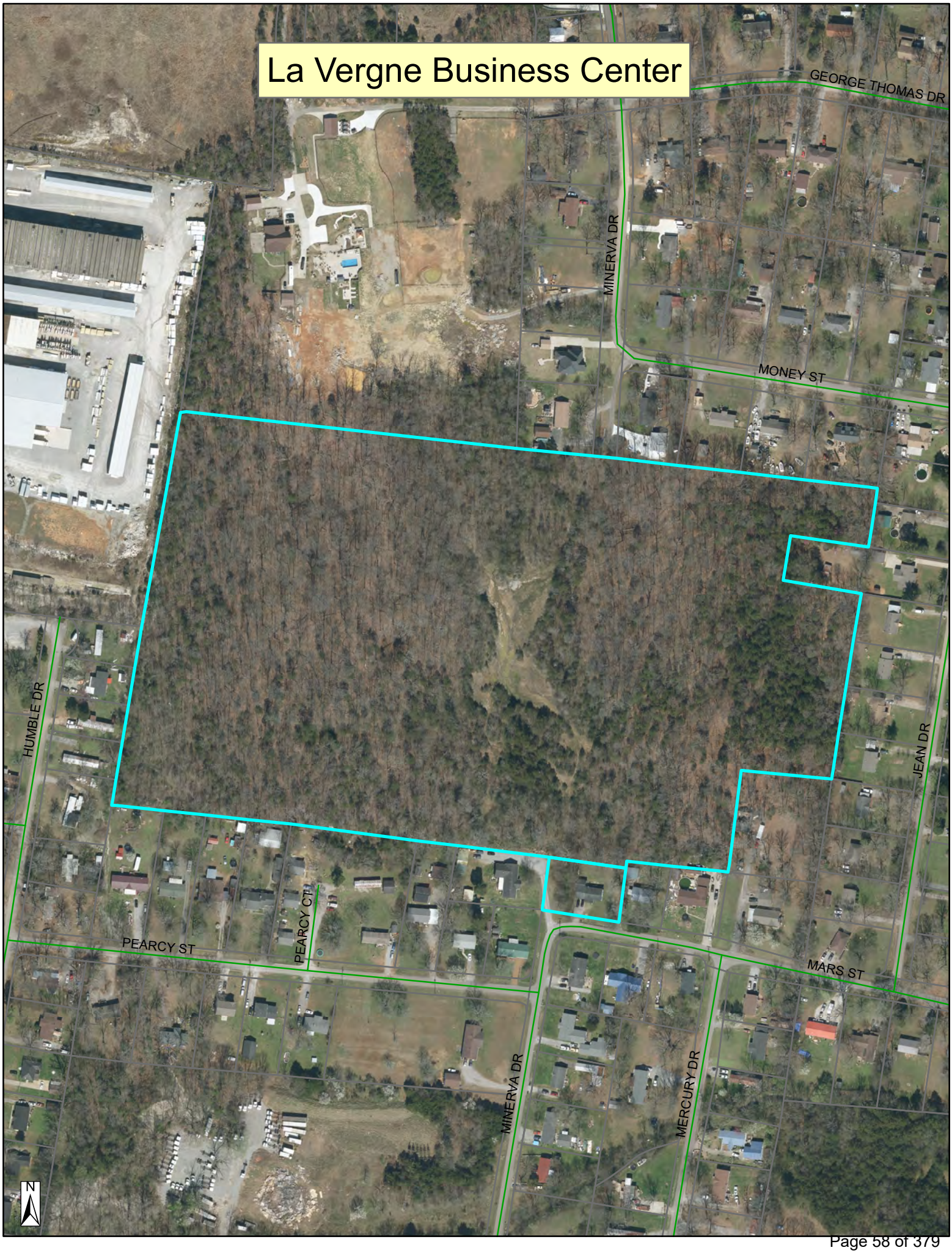
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

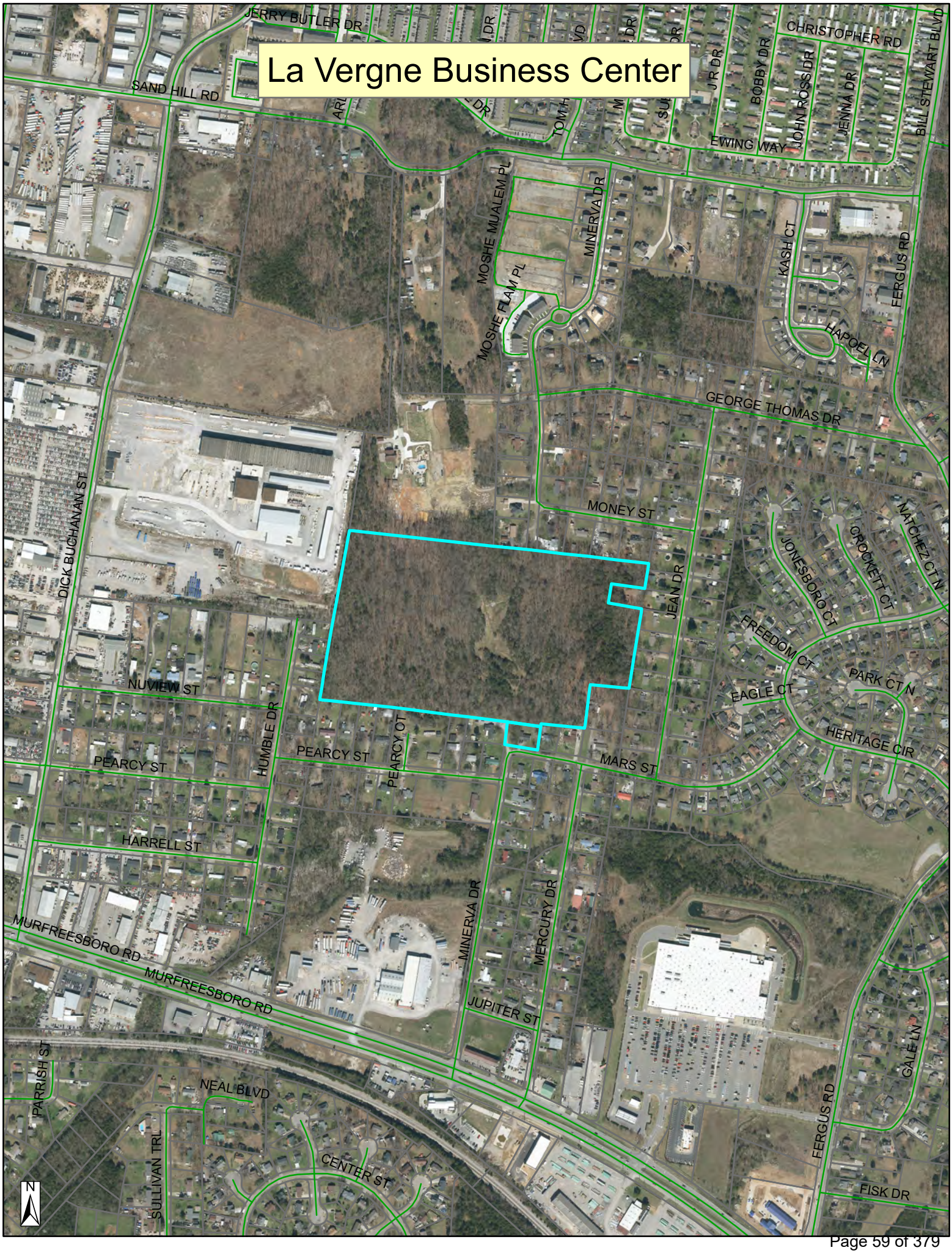
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
A fire hydrant must be within 100' of the FDC

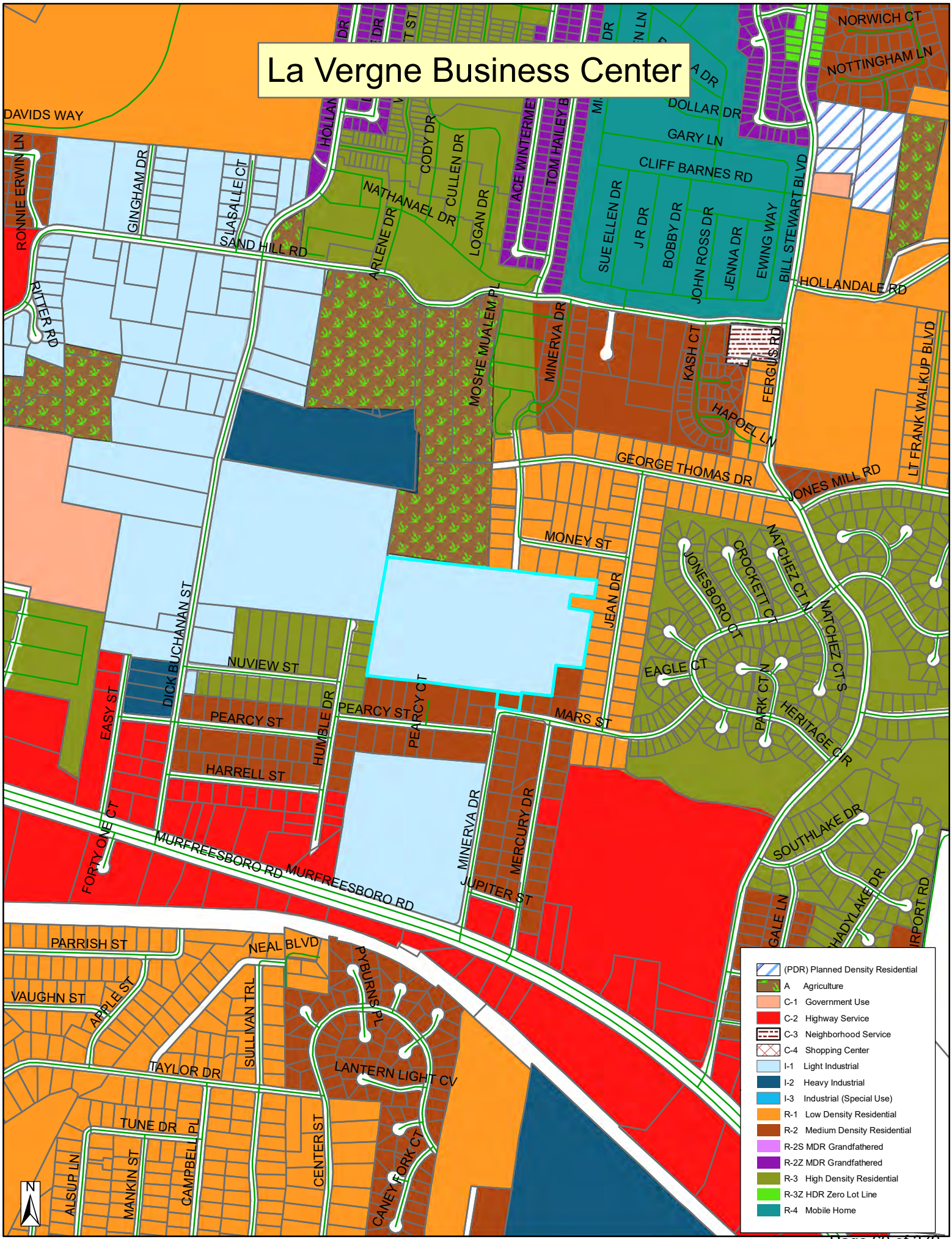
Police (**John Eubank** - jeubank@lavergnetn.gov)

No comments.

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


La Vergne Business Center
GEORGE THOMAS DR
MINERVA DR
MONEY ST
HUMBLE DR
JEAN DR
PEARCY ST
PEARCY CT
MARS ST
MINERVA DR
MERCURY DR
N


La Vergne Business Center
JERRY BUTLER DR
SAND HILL RD
CHRISTOPHER RD
BILL STEWART BLVD
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
PARRISH ST
NEAL BLVD
SULLIVAN TRL
CENTER ST
GALE LN
FISK DR
N


La Vergne Business Center
DAVIDS WAY
RONNIE ERWIN LN
GINGHAM DR
LASALLE CT
SAND HILL RD
RITTER RD
HOLLAN DR
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 PLAN RESUBMITTAL: 10/21/2024

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.

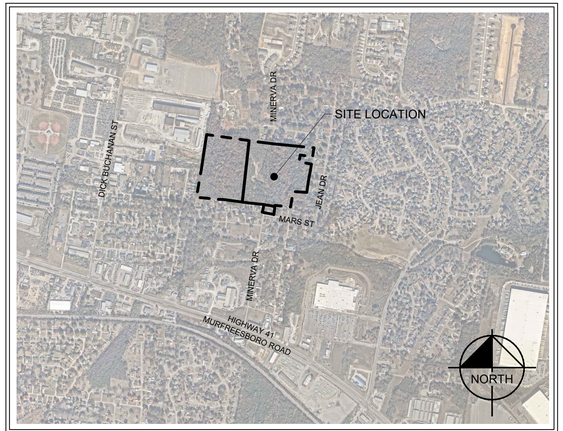
EXISTING PROPERTY SUMMARY

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	

OFFSITE ROADWAY APPROVAL NOTE

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.



VICINITY MAP
NOT TO SCALE

CITY OF LA VERGNE
RUTHERFORD COUNTY, TN

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)
C4-60	LOT 2 - CROSS-SECTION
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)

PROJECT DESIGN TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
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NASHVILLE, TENNESSEE 37210
CONTACT: BRETT BEELER
PHONE: (615) 564-2701

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

TRAFFIC
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PERMITTING / UTILITY CONTACTS

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CONTACT: JOE WHITE
PHONE: (615) 287-8605

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

SANITARY SEWER
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148 INTERNATIONAL BLVD
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PHONE: (615) 793-9891

ZONING
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WATER
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ENGINEER'S SEAL

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 10/21/2024 — No. 127314 — STATE OF TENNESSEE

PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118574000	C0-00	29

Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C0-00 COVER.dwg C0-00 COVER - LOT 2 Oct 18, 2024 1:26pm by: Zach.Brown

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.

   AA. NO MORE THAN 500 FEET OF UTILITY AND DRAINAGE PIPE TRENCH WILL BE ALLOWED TO BE OPEN AT ONE TIME.

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.

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

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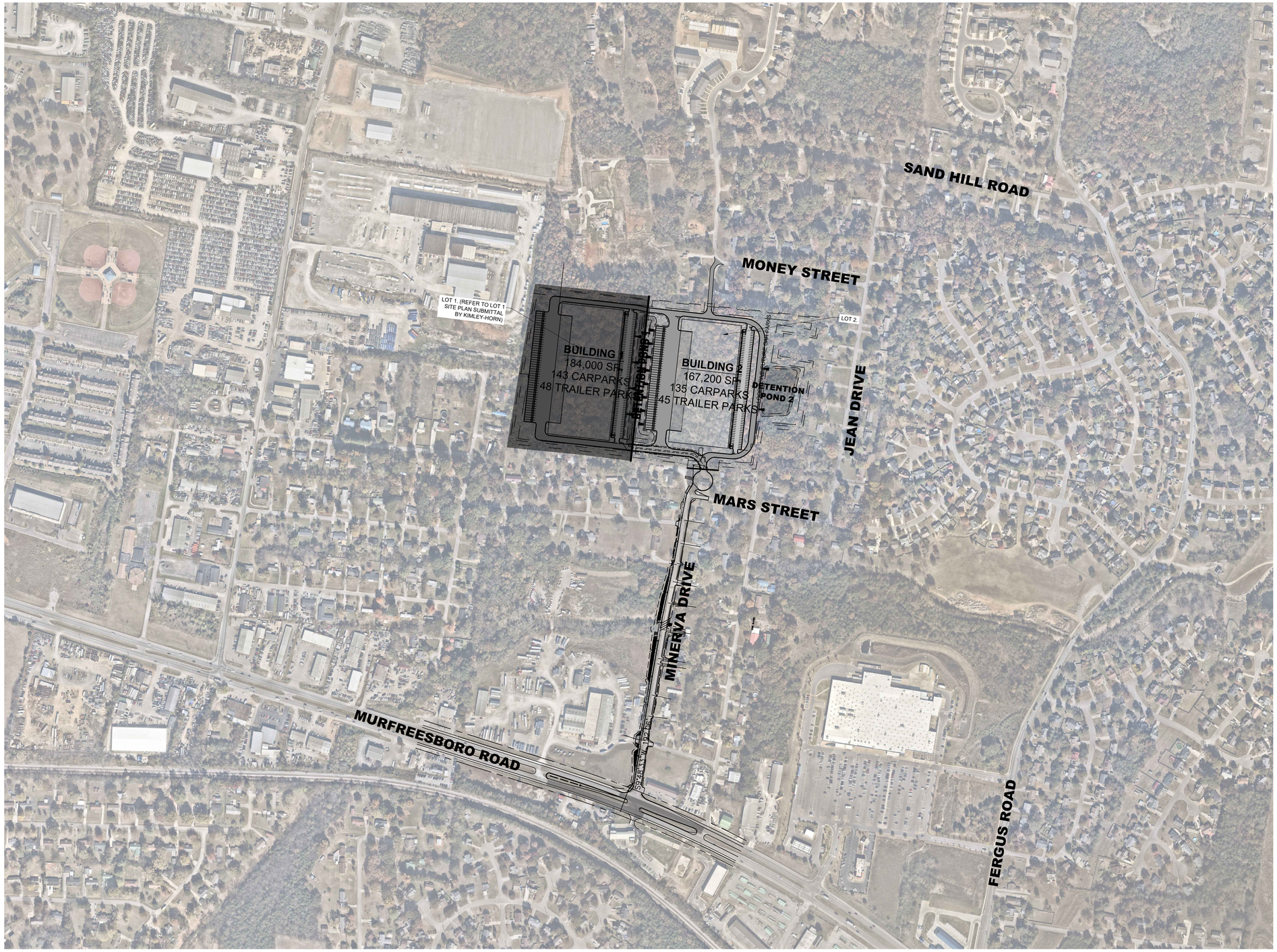
LA VERGNE
BUSINESS CENTER
LOT 2
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — 10/21/2024 — No. 127314 — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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2			
3			
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN

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

Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 125 250 500

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 2

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137314
10/21/2024
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 VICINITY MAP

SHEET NUMBER
C0-10

Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C0-01 GENERAL NOTES.dwg C0-10 SITE VICINITY MAP (3) Oct 18, 2024 12:38pm by: Zach.Brown

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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 (50' 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.)
TaB2
Df
TrC
BrB
GRC
Ea
TaC2
BENCHMARK ELEV. 587.77' (NAVD88) (GEOID09)
BENCHMARK ELEV. 579.42 (NAVD88) (GEOID09)
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'
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'
N 10° 15' 42" E 464.53'
S 10° 18' 41" W 215.55'
N 09° 35' 56" E 114.66'
S 10° 18' 41" W 100.00'
MARS STREET (50' PUBLIC R.O.W.) - WIDTH VARIES
PEARCY STREET (50' PUBLIC R.O.W.)
MONEY STREET (50' PUBLIC R.O.W.)
(Parcel I) 14 (46.01) CARLA KING R.B. 1372, PAGE 2174, R.B. 1418, PAGE 1572, R.O.R.C.
(Parcel II) CARLA KING R.B. 2397, PAGE 1963, R.O.R.C.
BEER PARK, SECTION ONE PLAT BOOK 2, PAGE 56, R.O.R.C.
BEER PARK, SECTION 2 PLAT BOOK 2, PAGE 5, R.O.R.C.
MIRACLE HEIGHTS LAT BOOK 2, PAGE 81, R.O.R.C.
MIRACLE HEIGHTS PLAT BOOK 2, PAGE 81, R.O.R.C.
HUMBLE SUBDIVISION PLAT BOOK 2, PAGE 274, R.O.R.C.
1-STORY BRICK
1-STORY FRAME
TWO-STORY FRAME
SINKHOLE
RISE REC. OF SHINGLES
POSSIBLE GRAVES
1-STORY BRICK GARAGE
TWO-STORY FRAME GARAGE
CHAIN-LINK FENCE
WOOD FENCE
WIRE FENCE
WOOD HEADWALLS
CONCRETE HEADWALLS
GRAVEL
ASPHALT
CONCRETE
WATER VALVE
WATER METER
FIRE HYDRANT
POWER POLE
GUY WIRE
LIGHT POLE
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC BOX
GAS METER
GAS VALVE
CABLE TV BOX
CLEANOUT
MAILBOX
SIGN
FLAG
AIR CONDITIONER
SEPTIC TANK
SEPTIC TANK LID
SEPTIC TANK VENT
SEPTIC TANK LEACH FIELD
SEPTIC TANK LEACH FIELD LID
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SEPTIC TANK LEACH FIELD MANHOLE COVER

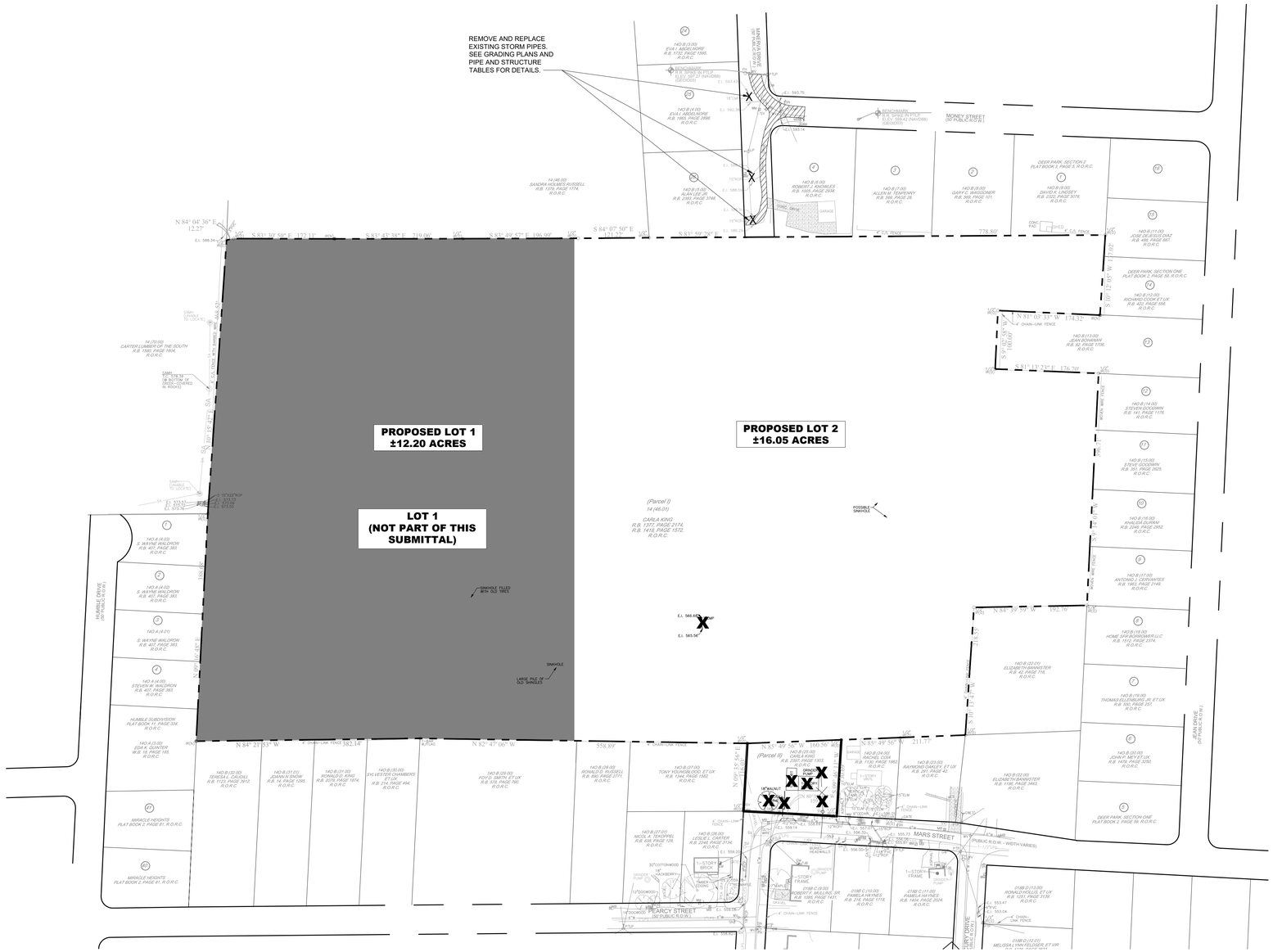
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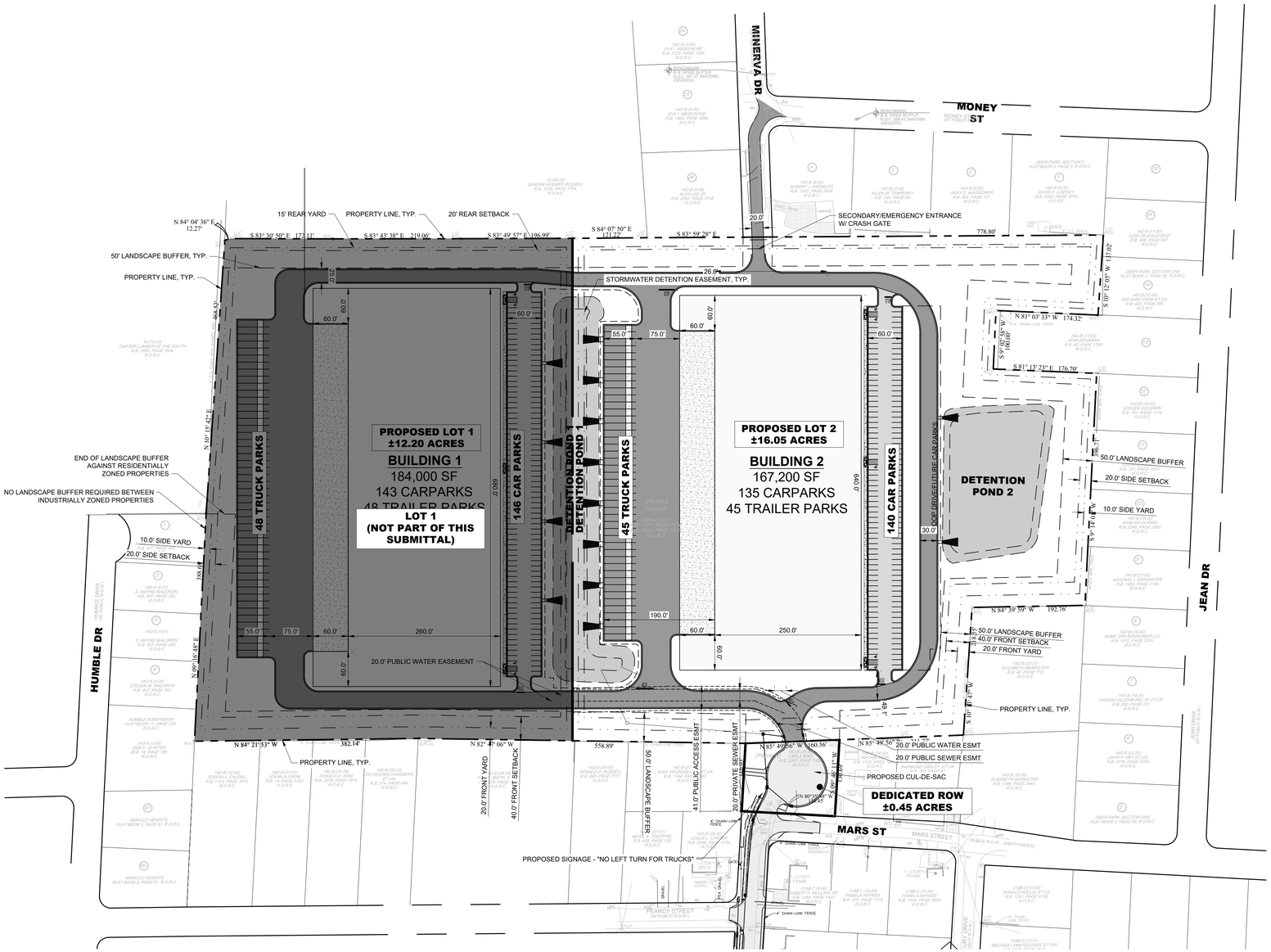
DEMOLITION LEGEND	
	REMOVE GRAVEL
	DEMOLISH AND REMOVE STRUCTURE
	REMOVE CONCRETE / RIGID PAVEMENT
	REMOVE LINEAR OBJECT (FENCE/UTILITIES)
X	REMOVE OBJECT

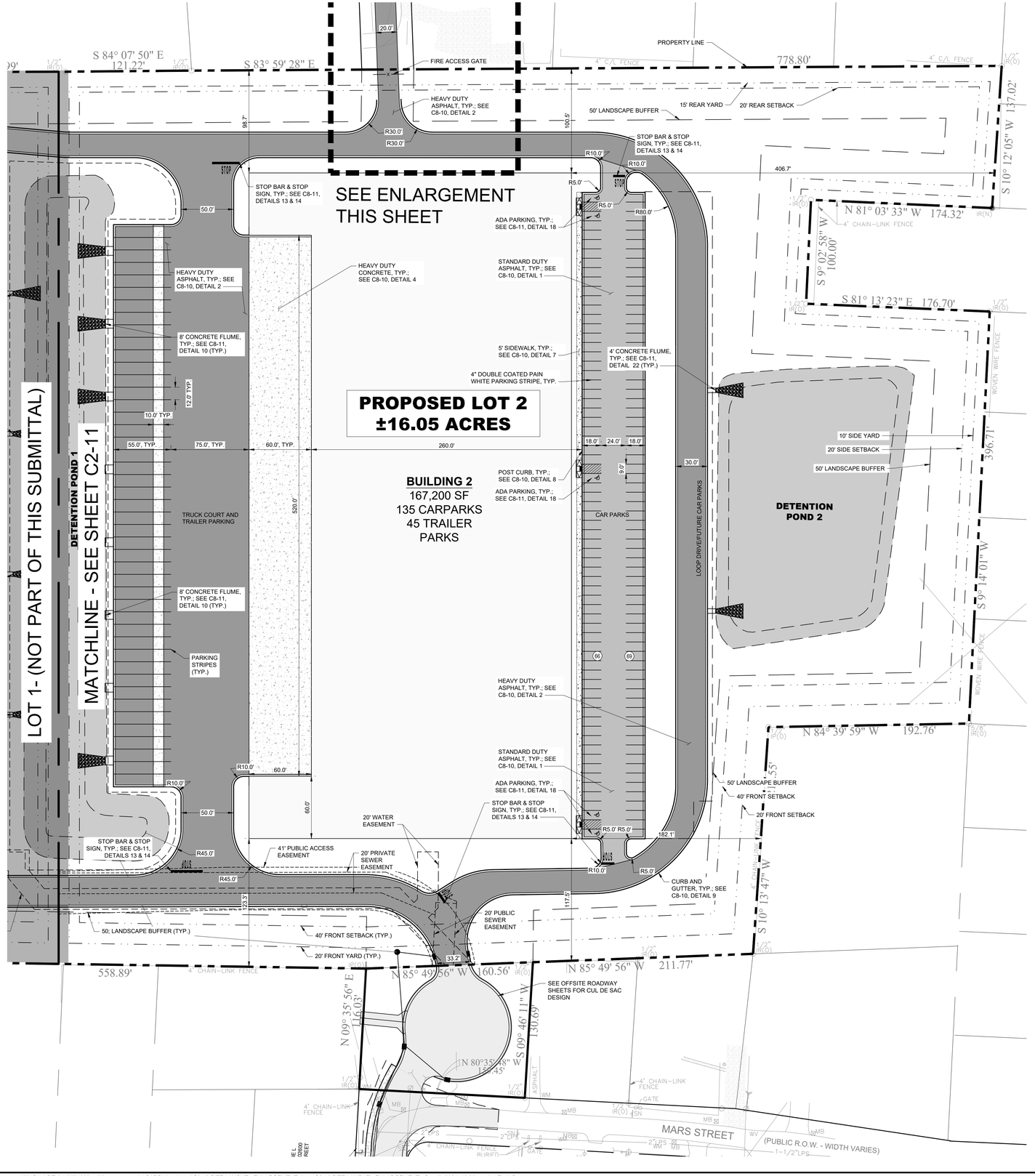
EXISTING UTILITIES NOTE

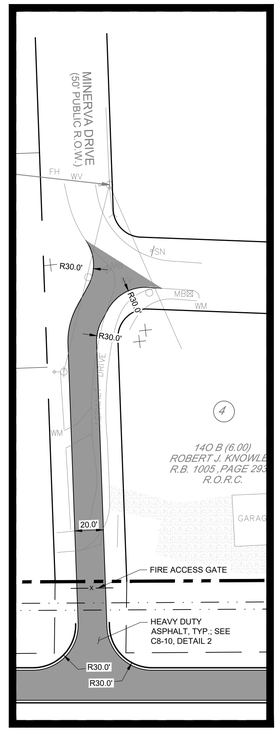
CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

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.)
DERRY 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. 1416, PAGE 1572,
R.O.R.C.
(Parcel II)
14 (46.02)
CARLA KING
R.B. 2397, PAGE 1599,
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 38.14'
N 82° 47' 06" W
358.89'
N 09° 15' 54" E
N 09° 15' 54" E 1040.90'
S 10° 15' 54" W
S 10° 12' 05" W 117.62'
S 10° 12' 05" W 117.62'
N 09° 15' 54" E 1040.90'
N 09° 15' 54" E 1040.90'
N 09° 15' 54" E 1040.90


MINERVA DR
MONEY ST
JEAN DR
HUMBLE DR
MARS ST
PEARCY STREET
PROPOSED LOT 1
±12.20 ACRES
BUILDING 1
184,000 SF
143 CARPARKS
48 TRAILER PARKS
LOT 1
(NOT PART OF THIS SUBMITTAL)
PROPOSED LOT 2
±16.05 ACRES
BUILDING 2
167,200 SF
135 CARPARKS
45 TRAILER PARKS
DETENTION POND 2
DEDICATED ROW
±0.45 ACRES
SECONDARY/EMERGENCY ENTRANCE W/ CRASH GATE
STORMWATER DETENTION EASEMENT, TYP.
15' REAR YARD
PROPERTY LINE, TYP.
20' REAR SETBACK
50' LANDSCAPE BUFFER, TYP.
END OF LANDSCAPE BUFFER AGAINST RESIDENTIALLY ZONED PROPERTIES
NO LANDSCAPE BUFFER REQUIRED BETWEEN INDUSTRIALLY ZONED PROPERTIES
10.0' SIDE YARD
20.0' SIDE SETBACK
20.0' PUBLIC WATER EASEMENT
20.0' PUBLIC WATER ESMT
20.0' PUBLIC SEWER ESMT
20.0' PRIVATE SEWER ESMT
41.0' PUBLIC ACCESS ESMT
50.0' LANDSCAPE BUFFER
40.0' FRONT SETBACK
20.0' FRONT YARD
PROPOSED CUL-DE-SAC
PROPOSED SIGNAGE - "NO LEFT TURN FOR TRUCKS"
48 TRUCK PARKS
146 CAR PARKS
45 TRUCK PARKS
140 CAR PARKS
778.80'
N 84° 04' 36" E 12.27'
S 83° 30' 50" E 173.11'
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
N 84° 21' 53" W 382.14'
N 82° 47' 06" W 558.89'
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N 10° 19' 42" E 464.52'
N 10° 19' 48" E 330.00'
S 10° 19' 47" W 330.00'
S 10° 19' 47" W 640.00'
S 10° 19' 47" W 100.00'
S 10° 19' 47" W 96.71'
S 10° 19' 47" W 49.71'
S 10° 19' 47" W 49.71'
N 10° 19' 47" E 49.71'
N 10° 19' 47" E 49.71'
N 10° 19' 47" E





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
10/21/2024
COMMERCE
No. 137314
STATE OF TENNESSEE

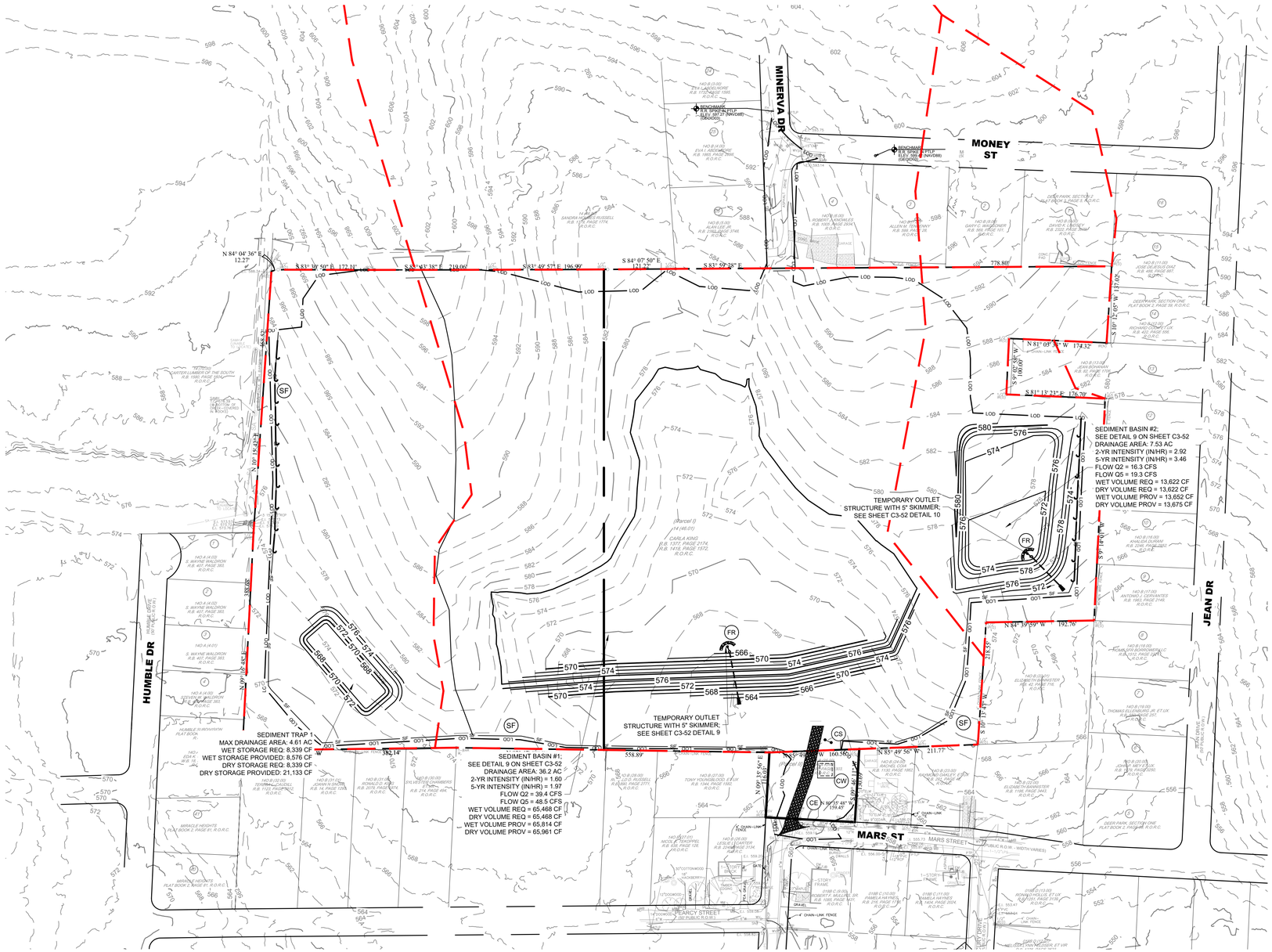
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-13

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EROSION CONTROL NOTES

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

1. INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT.
2. INSTALL SILT FENCE AND PERIMETER EROSION CONTROL.
3. CONTRACTOR TO CONTACT STORMWATER DEPARTMENT TO OBTAIN LAND DISTURBANCE PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR INSPECTION OF EROSION CONTROL DEVICES AND TO OBTAIN FULL GRADING PERMIT.
4. SEDIMENT TRAP & BASINS TO BE INSTALLED. NO GRADING TO OCCUR BEFORE COMPLETION OF THESE BASINS AND TRAP.
5. ADD HIGH VISIBILITY FENCE TO BE INSTALLED AROUND ALL PROTECTED CHANNELS TO PREVENT DISTURBANCE.

EROSION CONTROL LEGEND

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

COORDINATES ARE NAD83.
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LA VERGNE BUSINESS CENTER LOT 2

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEACON J. HILDABRAND
LICENSED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
No. 111314
09/27/2024
STATE OF TENNESSEE

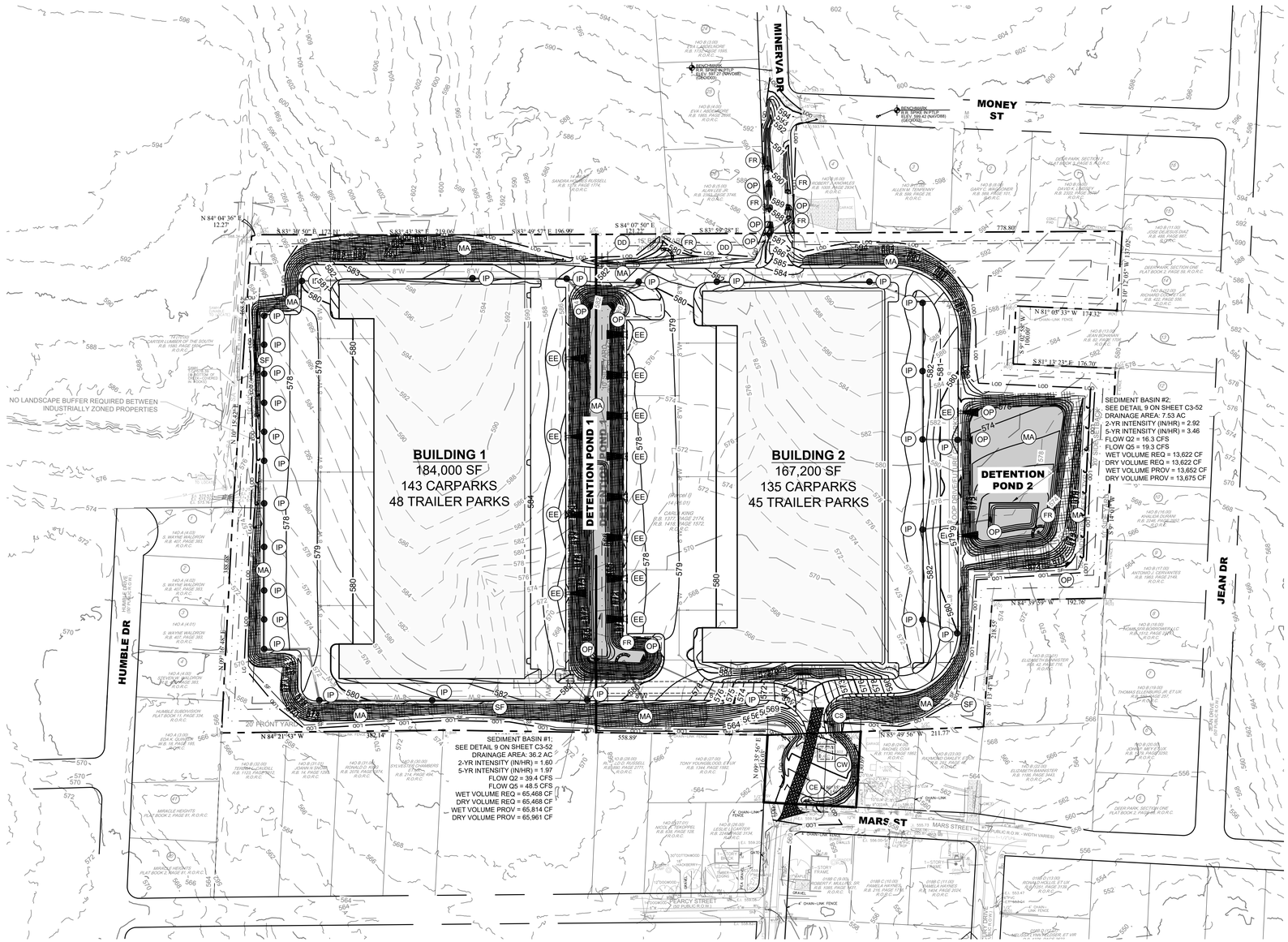
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

EROSION CONTROL PLAN - PHASE 1 (LOT 2)

SHEET NUMBER
C3-10

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DETENTION BASIN NOTE

1. NO BUILDING PERMIT FOR BUILDING 2 WILL BE ISSUED UNTIL DETENTION BASINS 1 & 2 ARE FUNCTIONING AS CONSTRUCTION SEDIMENT CONTROL MEASURES AND HAVE BEEN SIGNED OFF BY THE CITY STORMWATER DEPARTMENT INSPECTOR

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.
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4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
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12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

TREE PROTECTION FENCING NOTE

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

EPSC PHASE 2 CONSTRUCTION SEQUENCE

1. MODIFY SEDIMENT TRAP & BASINS TO ACCOUNT FOR PHASE 2 GRADING
2. CONTRACTOR TO BEGIN CLEARING, GRUBBING, AND EXCAVATING.
3. CLEAR, GRUB, AND GRADE REMAINING SITE.
4. INSTALL PROPOSED UTILITIES INCLUDING PROPOSED INLETS WITH PROTECTION.
5. SEDIMENT BASINS TO BE CONVERTED TO DETENTION PONDS.
6. CONSTRUCT REMAINING SITE ACCORDING TO THE APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.

EROSION CONTROL LEGEND

	FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
	OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
	DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
	IP	INLET PROTECTION - REFER TO DETAIL SHEET C3-50
SF	SF	SILT FENCE - REFER TO DETAIL SHEET C3-50
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	CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
	TS	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
	PS	PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
TP	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
LOD		LIMITS OF DISTURBANCE
		CONSTRUCTION SIGN

COORDINATES ARE NAD83.
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LA VERGNE BUSINESS CENTER LOT 2

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LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
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STATE OF TENNESSEE

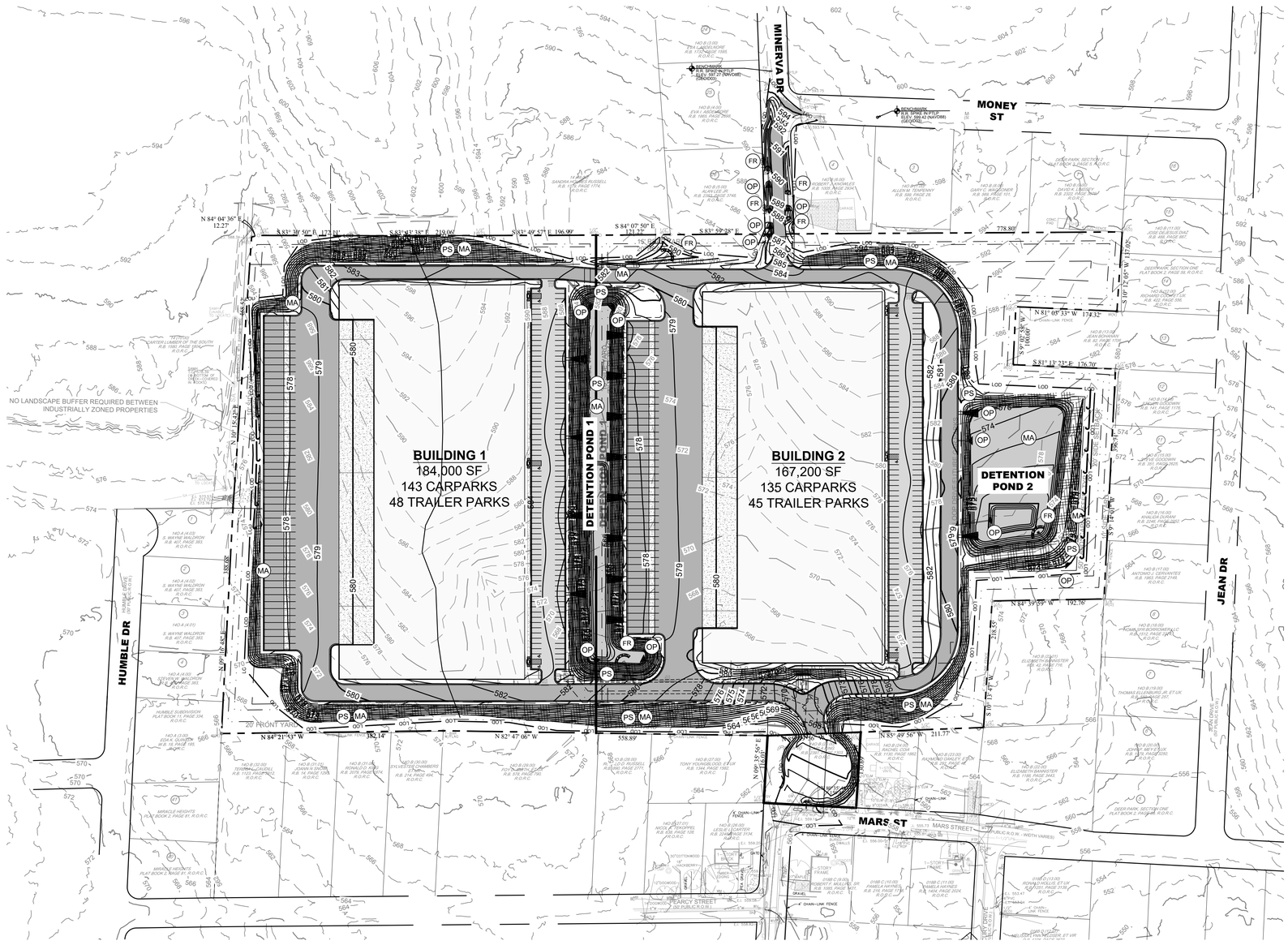
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

EROSION CONTROL PLAN - PHASE 2 (LOT 2)

SHEET NUMBER
C3-20

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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. 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
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LOD	LIMITS OF DISTURBANCE
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No. 127314
STATE OF TENNESSEE

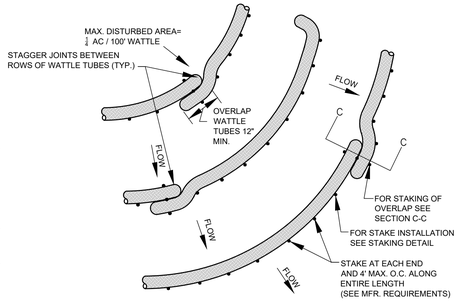
No.	REVISIONS	DATE	BY
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

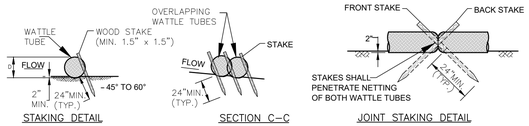
EROSION CONTROL PLAN - PHASE 3 (LOT 2)

SHEET NUMBER
C3-30

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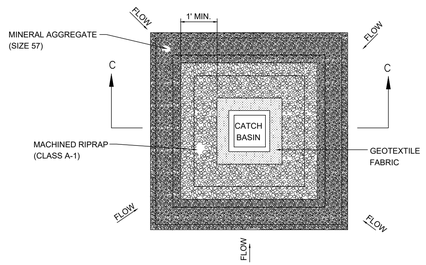


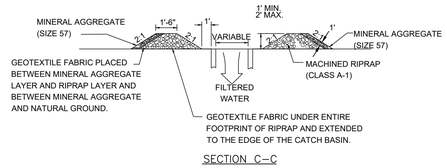
PLAN VIEW FOR SLOPE APPLICATION



STAKING DETAIL | SECTION C–C | JOINT STAKING DETAIL

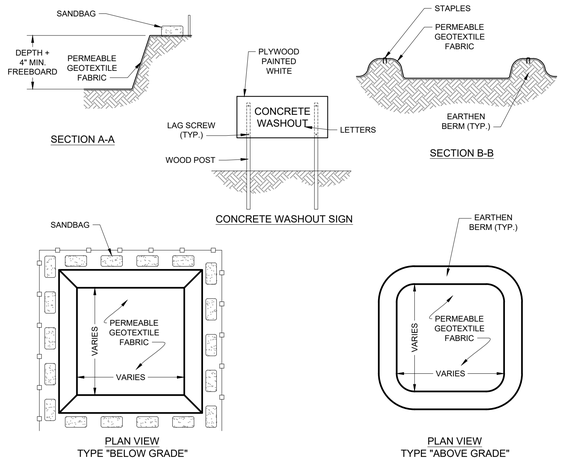
1 EROSION EEL
NOT TO SCALE



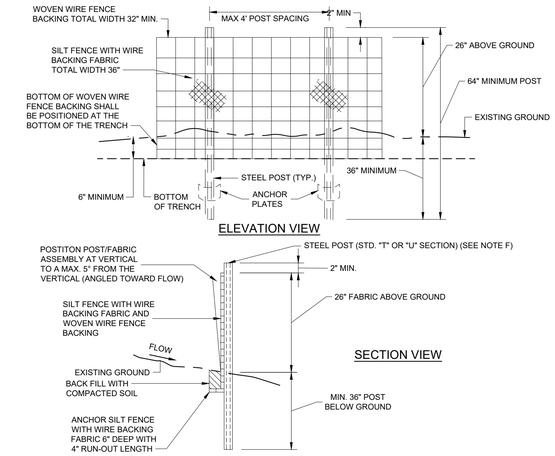


SECTION C–C

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

LOW MAINTENANCE AREAS - SLOPES, SOILS > 6" DEEP

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

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

HIGH MAINTENANCE AREAS - LAWNS, ETC.

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

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

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

6 PERMANENT STABILIZATION
NOT TO SCALE

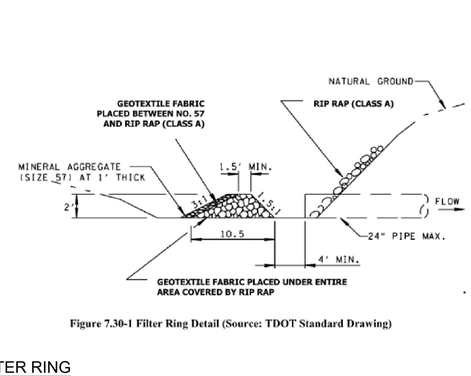
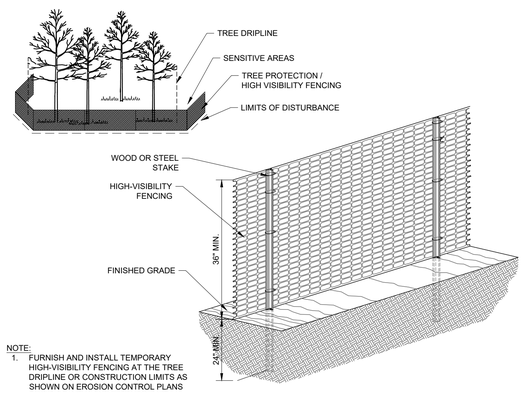


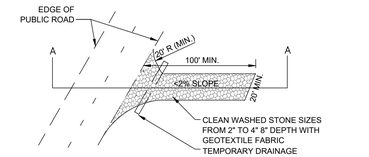
Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

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.

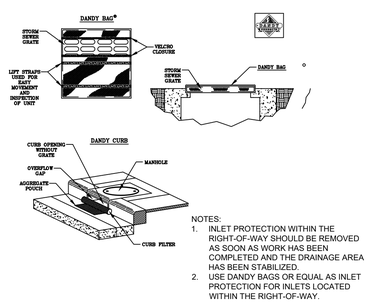
10 TREE PROTECTION FENCE / HIGH VISIBILITY FENCE
NOT TO SCALE



PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

SECTION A-A

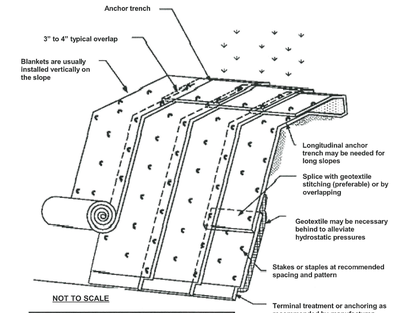
7 CONSTRUCTION EXIT
NOT TO SCALE



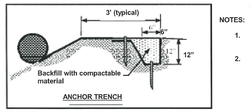
NOTES:
1. INLET PROTECTION WITHIN THE RIGHT-OF-WAY SHOULD BE REMOVED AS SOON AS WORK HAS BEEN COMPLETED AND THE DRAINAGE AREA HAS BEEN STABILIZED.
2. USE DANDY BAGS OR EQUAL AS INLET PROTECTION FOR INLETS LOCATED WITHIN THE RIGHT-OF-WAY.

11 INLET PROTECTION
NOT TO SCALE

Erosion Control Blanket - Slope Installation

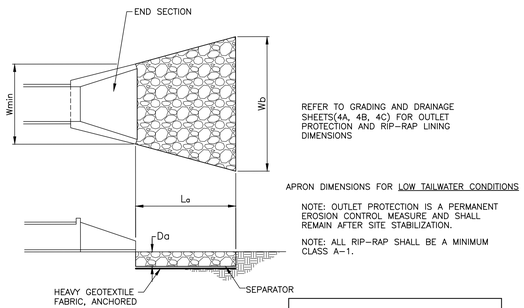


NOT TO SCALE



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



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

APRON DIMENSIONS FOR LOW TAILWATER CONDITIONS

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

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

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

12 OUTLET PROTECTION
NOT TO SCALE

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

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

DEACON J. HILDABRAND — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — 09/27/2024 — COMMERCE — No. 131214 — STATE OF TENNESSEE

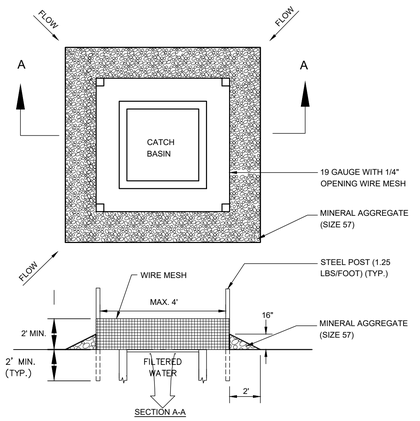
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

EROSION CONTROL DETAILS (LOT 2)

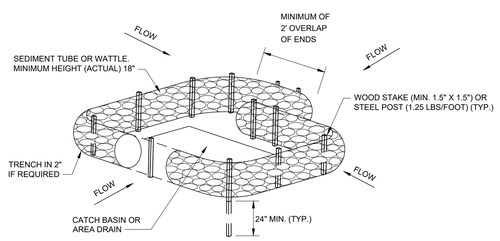
SHEET NUMBER
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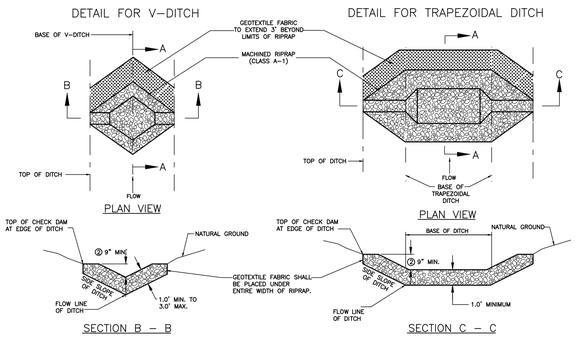


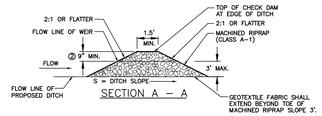
1 INLET PROTECTION - OPEN AREA
NOT TO SCALE

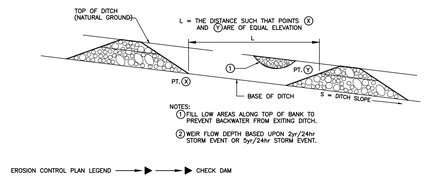
NOTE: CONTRACTOR TO PROVIDE ALTERNATE MEANS FOR INLET PROTECTION IN PAVED AREAS. SUBMIT SUBSTITUTION TO ENGINEER FOR APPROVAL.



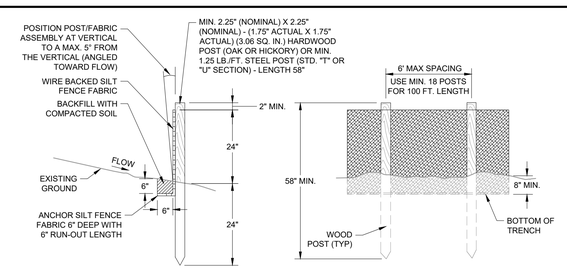
5 INLET PROTECTION - PAVED AREA
NOT TO SCALE

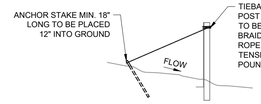






2 CHECK DAM
NOT TO SCALE

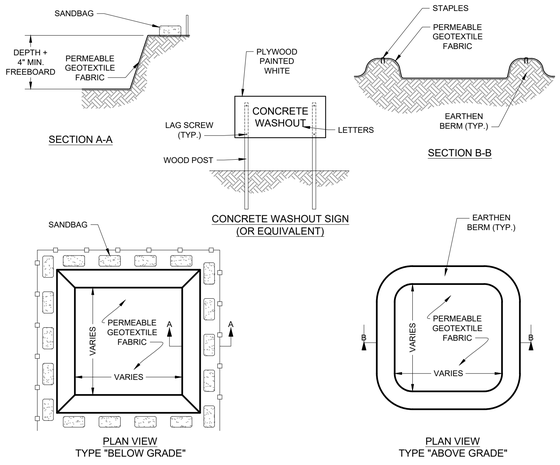




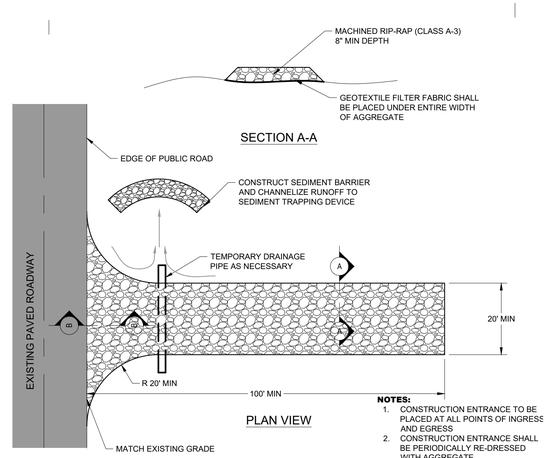
SILT FENCE TIEBACK
FOR STEEL POSTS OR WOOD POSTS
(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS)

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

3 SILT FENCE TYPE C
NOT TO SCALE



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.

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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

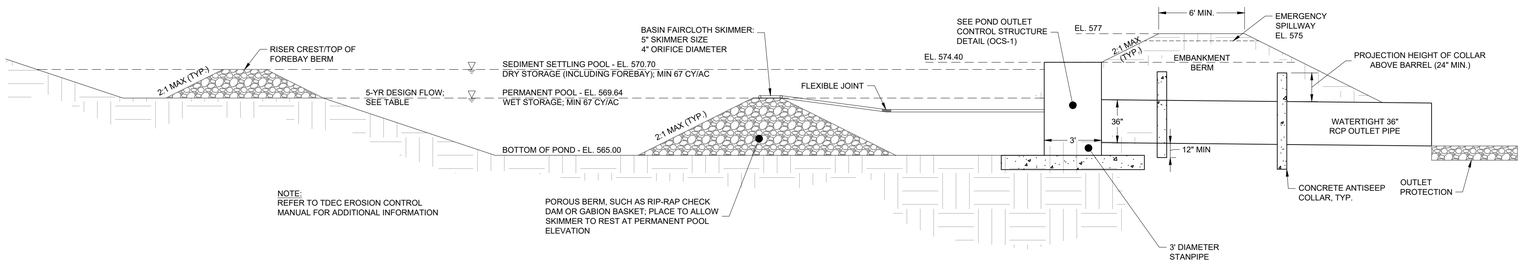
DEANON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127314 — 10/21/2024 — STATE OF TENNESSEE

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 DETAILS (LOT 2)

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=CYA)
Flow (Q_5) (cfs) =	48.5		(Q=CYA)
Flow (Q_{25}) (cfs) =	65.7		(Q=CYA)
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**

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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

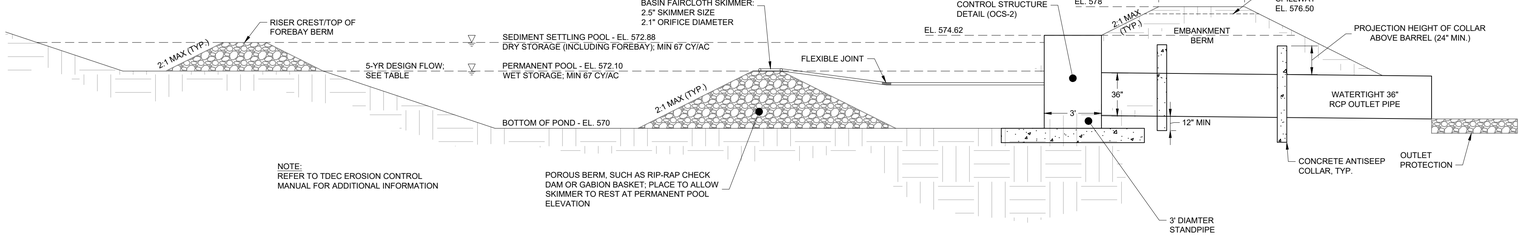
Spillway Type	Standpipe		Spillway Foundation Type	N/A	
Diameter	3.0	ft	Base Thickness	N/A	
	3.0		Base Length/Width	N/A	ft
Orifice Area	7.07	ft²	Top of Foundation Elevation	N/A	
Spillway Elevation	570.70				
5-yr H	2.01	ft	**5-yr Q**	48.25	CFS
25-yr H	3.70	ft	**25-yr Q**	65.45	CFS

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



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=CYA)
Flow (Q_5) (cfs) =	35.7		(Q=CYA)
Flow (Q_{25}) (cfs) =	44.7		(Q=CYA)
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**

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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

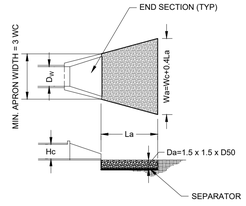
Spillway Type	Standpipe		Spillway Foundation Type	Concrete	
Diameter	3.0	ft	Base Thickness	18"	
	3.0		Base Length/Width	6.00	ft
Orifice Area	7.07	ft²	Top of Foundation Elevation	570.00	
Spillway Elevation	572.90				
5-yr H	1.10	ft	**5-yr Q**	35.67	CFS
25-yr H	1.72	ft	**25-yr Q**	44.69	CFS

Emergency Spillway Design

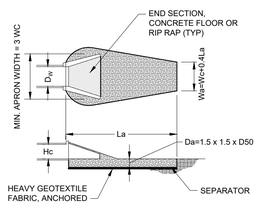
Weir Width	20.0	ft			
Weir Elevation	576.50				
Weir C-Value	2.70				
5-yr H	-2.50	ft	**5-yr Q**	0.00	CFS
25-yr H	-1.88	ft	**25-yr Q**	0.00	CFS

Water Surface Elevations

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

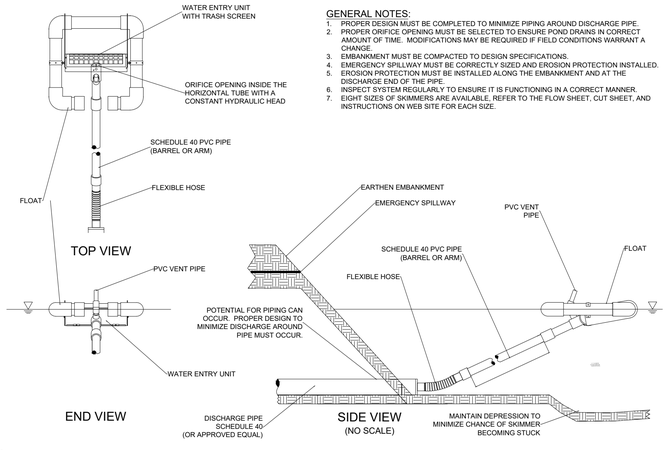


TAILWATER < 0.5 Hc AND ASSUMING FULL CULVERT FLOW (LOW TAILWATER CONDITIONS)



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

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LA VERGNE
BUSINESS CENTER
LOT 2

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — 10/21/2024 — No. 131114 — 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 2)

SHEET NUMBER
C3-52

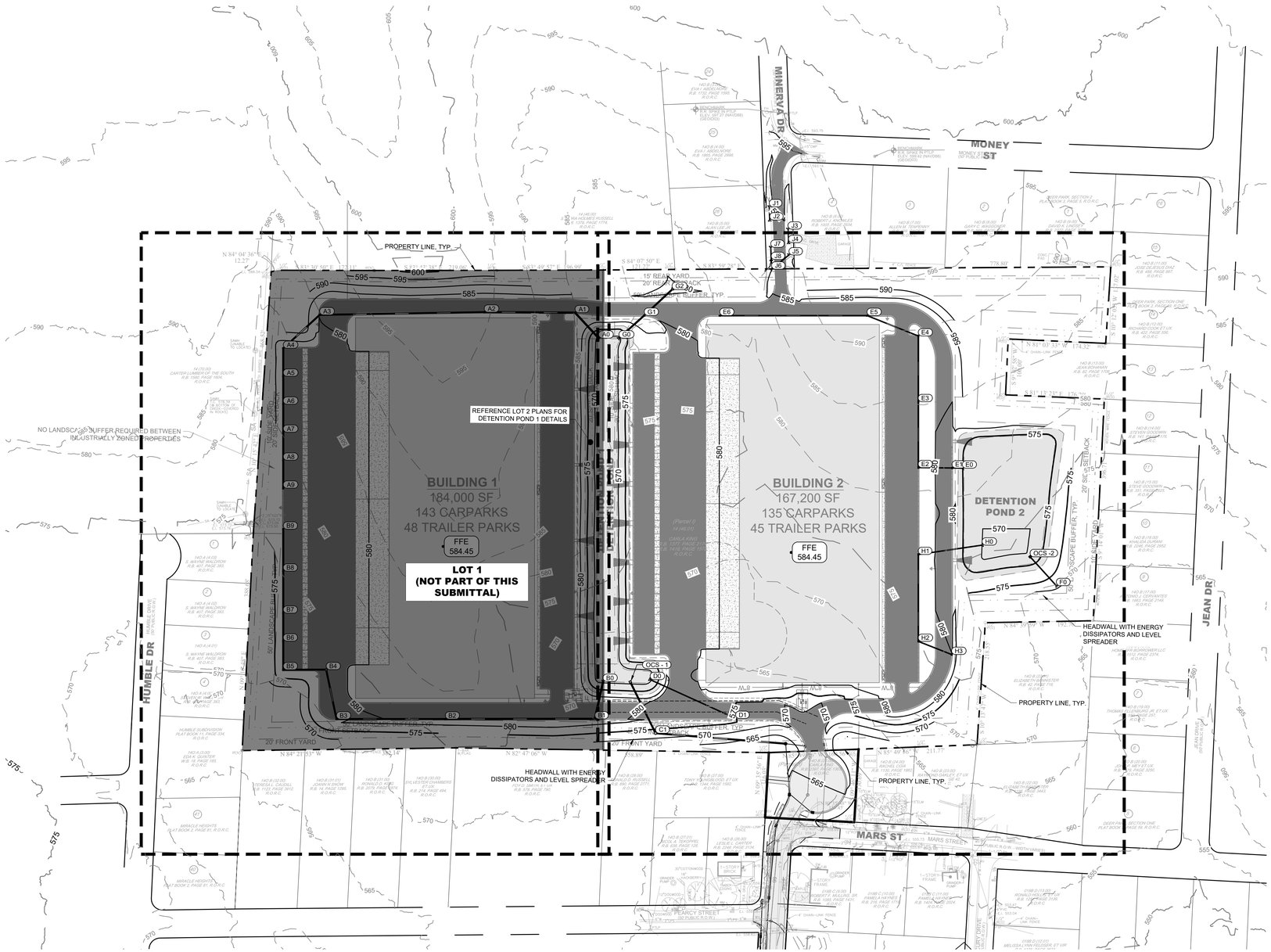
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GRADING PLAN LEGEND

- 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 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.



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

DEANTON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
10/21/2024
STATE OF TENNESSEE

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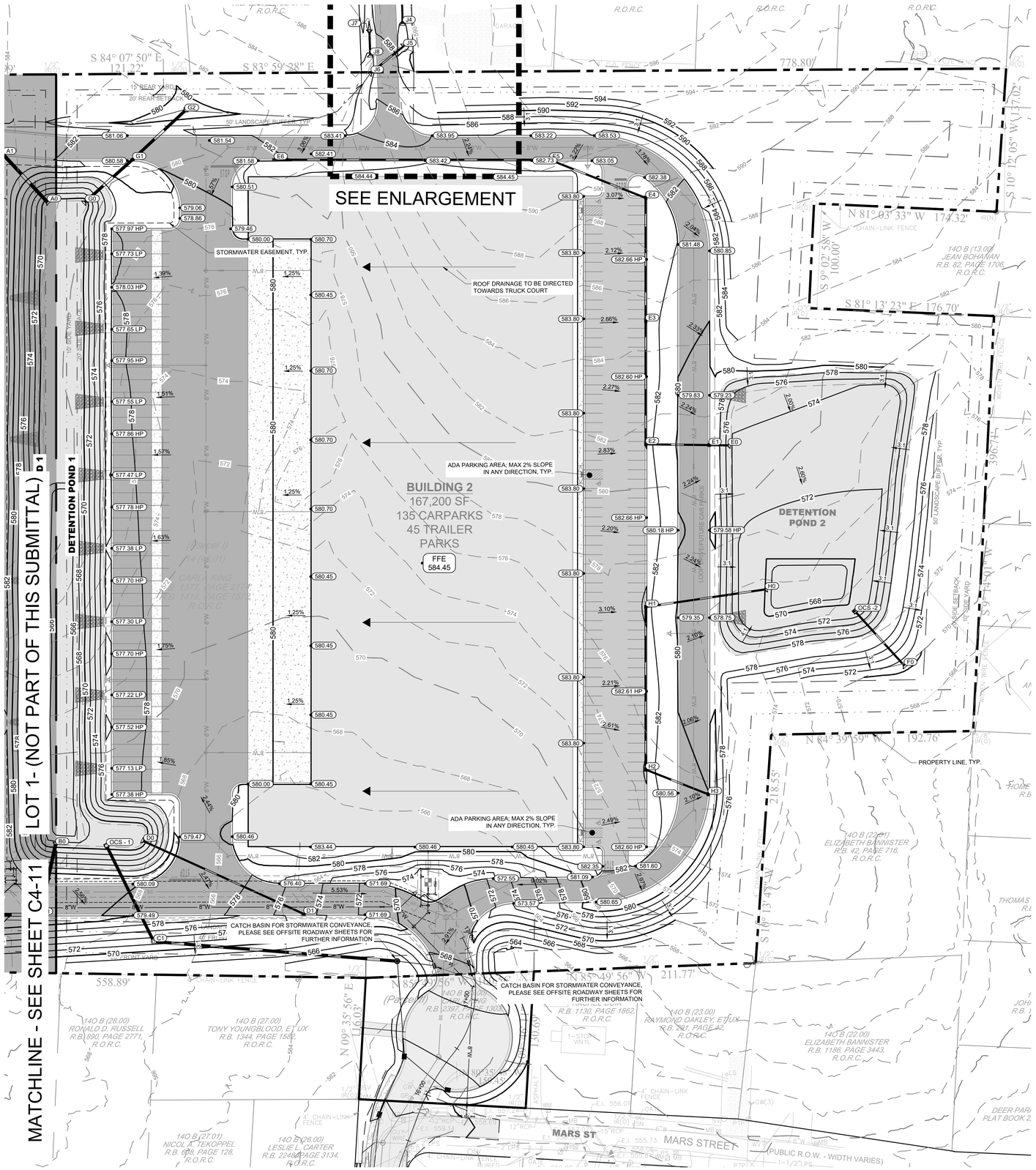
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

GRADING AND DRAINAGE PLAN - OVERALL (LOT 2)

SHEET NUMBER
C4-00

Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C4-00 GRADING AND DRAINAGE PLAN - OVERALL.dwg C4-00 GRADING AND DRAINAGE PLAN - OVERALL (LOT 2) Oct 18, 2024 12:41pm by: Zach.Brown

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FIRE ACCESS ENLARGEMENT

GRADING NOTES

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

- 476.17 — SPOT ELEVATION
  - HP — HIGH POINT
  - TC — TOP OF CURB
  - TW — TOP OF WALL
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  - 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.

DETENTION BASIN NOTE

1. NO BUILDING PERMIT FOR BUILDING 2 WILL BE ISSUED UNTIL DETENTION BASINS 1 & 2 ARE FUNCTIONING AS CONSTRUCTION SEDIMENT CONTROL MEASURES AND HAVE BEEN SIGNED OFF BY THE CITY STORMWATER DEPARTMENT INSPECTOR

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

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GRAPHIC SCALE IN FEET
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NORTH

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

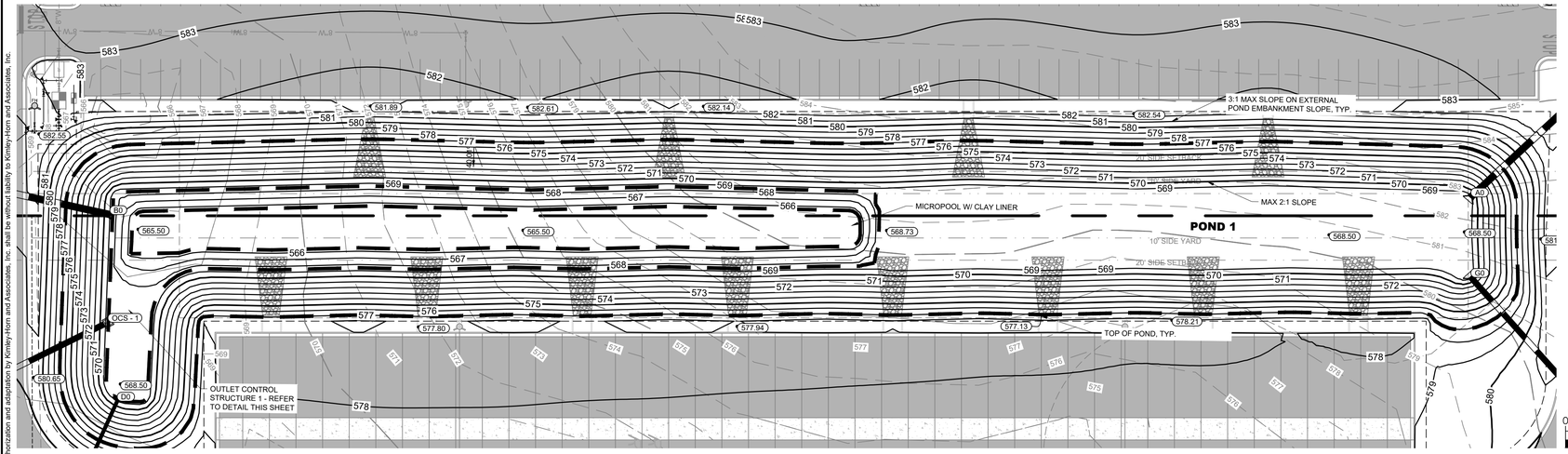
DEACON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — 10/21/2024 — COMMERCE — No. 127131 — STATE OF TENNESSEE

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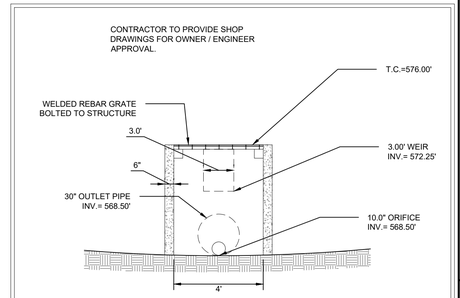
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

SITE GRADING PLAN (LOT 2)

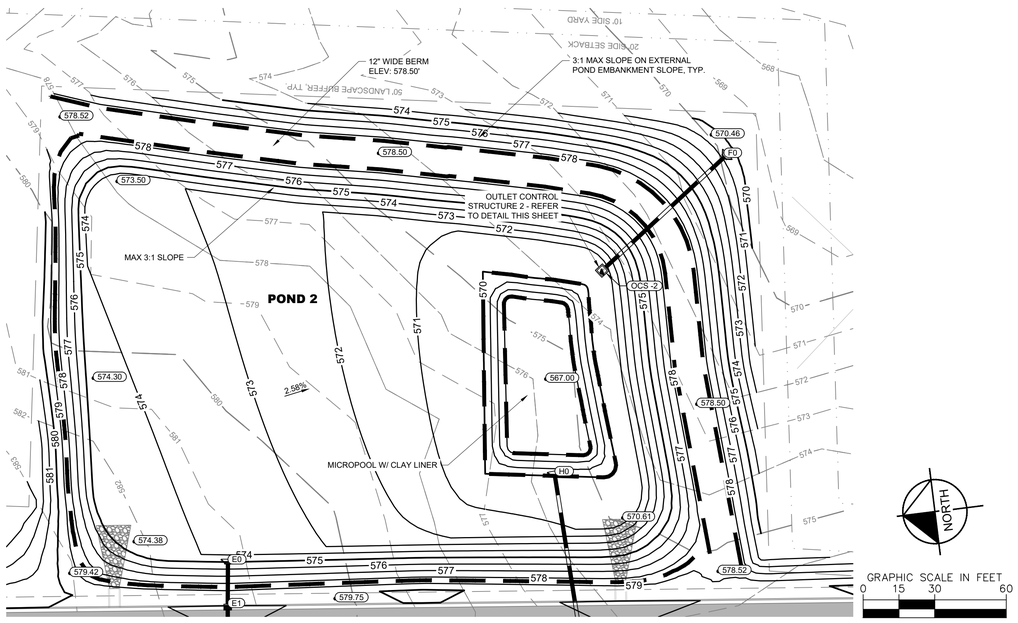
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C4-12



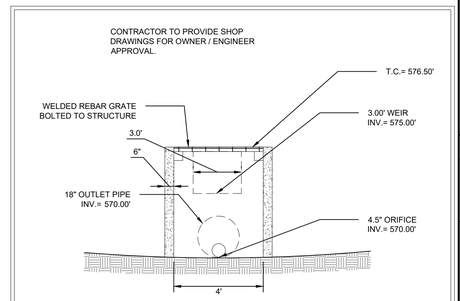
POND 1 ENLARGEMENT



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



POND 2 ENLARGEMENT



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

DETENTION BASIN NOTE

1. 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 INSPECTOR.

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

DEANON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
10/21/2024
COMMERCE
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

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
C1	MANHOLE	572.80
CB-15	CATCH BASIN W/ __ DOME GRATE	562.56
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

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
J2	HEADWALL	588.69
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	571.79
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
C1 - CB-15	560.45 (C1)	558.12 (CB-15)	30"	234'	1.00%	RCP
D1 - D0	572.72 (D1)	569.00 (D0)	18"	168'	2.22%	RCP

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
E1 - E0	573.91 (E1)	573.79 (E0)	18"	19'	0.67%	RCP
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 - C1	568.50 (OCS - 1)	560.45 (C1)	30"	103'	7.88%	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
BUSINESS CENTER
LOT 2
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEACON J. HILDABRAND — LICENSED ENGINEER — AGRICULTURE — COMMERCE — No. 137131 — 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

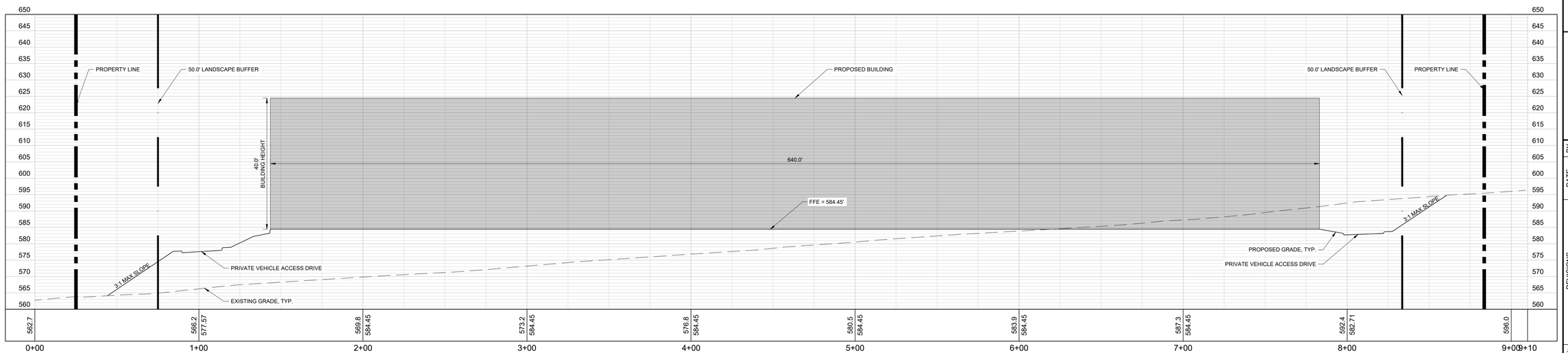
PIPE AND STRUCTURE TABLES (LOT 2)

SHEET NUMBER
C4-50

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LOT 2 - PLAN VIEW



LOT 2 - CROSS SECTION

GRAPHIC SCALE IN FEET
0 15 30 60

HORIZONTAL
VERTICAL
30
15
7.5
0

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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
10/21/2024
STATE OF TENNESSEE

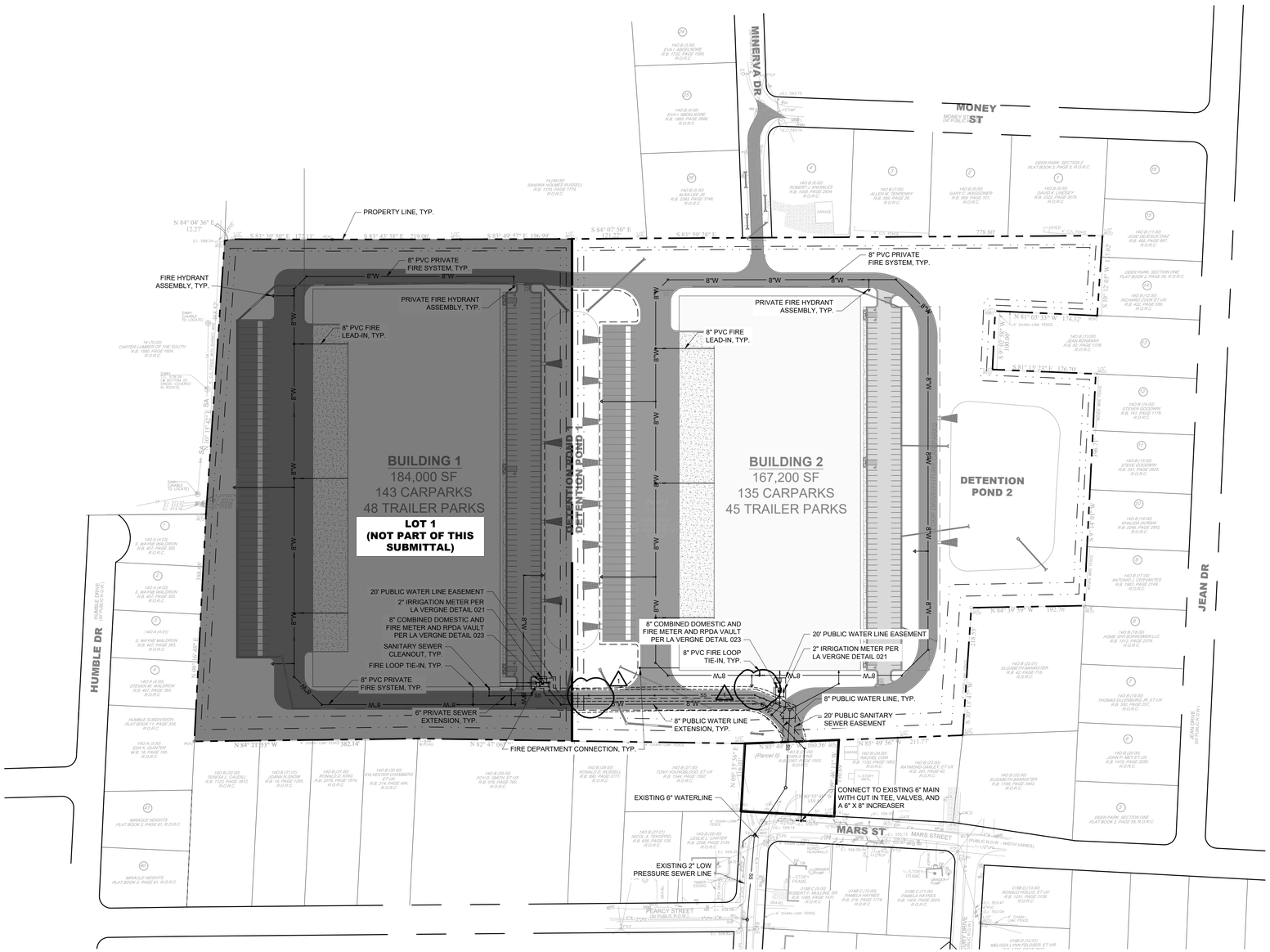
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

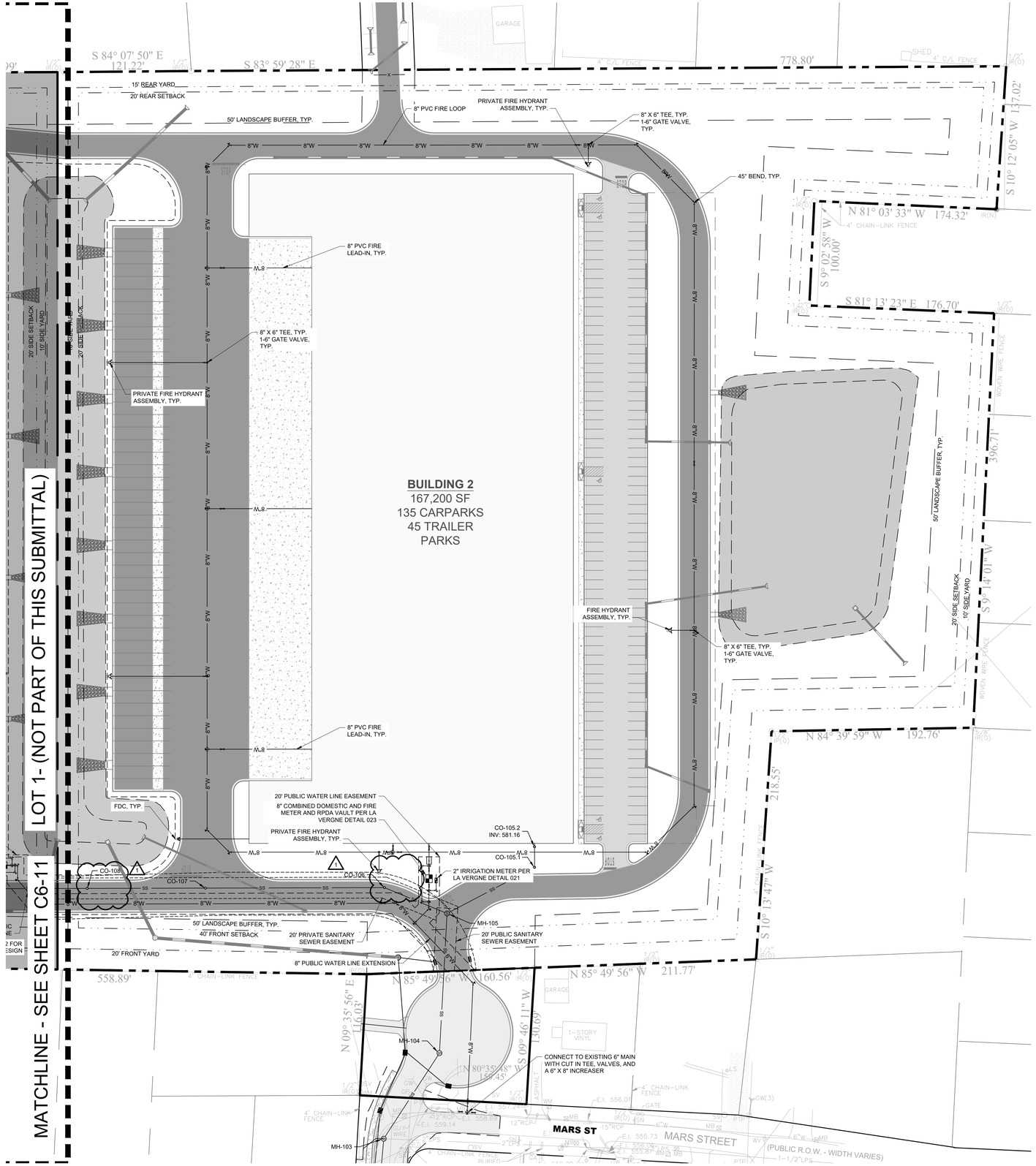
LOT 2 - CROSS-SECTION

SHEET NUMBER
C4-60

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PROPERTY LINE, TYP.
8" PVC PRIVATE FIRE SYSTEM, TYP.
FIRE HYDRANT ASSEMBLY, TYP.
PRIVATE FIRE HYDRANT ASSEMBLY, TYP.
8" PVC FIRE LEAD-IN, 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
20' PUBLIC WATER LINE EASEMENT
2" IRRIGATION METER PER LA VERGNE DETAIL 021
8" COMBINED DOMESTIC AND FIRE METER AND RPDA VAULT PER LA VERGNE DETAIL 023
SANITARY SEWER CLEANOUT, TYP.
FIRE LOOP TIE-IN, TYP.
8" PUBLIC WATER LINE, TYP.
20' PUBLIC SANITARY SEWER EASEMENT
6" PRIVATE SEWER EXTENSION, TYP.
8" PUBLIC WATER LINE EXTENSION, TYP.
FIRE DEPARTMENT CONNECTION, TYP.
EXISTING 6" WATERLINE
CONNECT TO EXISTING 6" MAIN WITH CUT IN TEE, VALVES, AND A 6" X 8" INCREASER
EXISTING 2" LOW PRESSURE SEWER LINE
MINERVA DR
MONEY ST
MARS ST
PEARCY STREET
HUMBLE DR
JEAN DR
JEAN DRIVE
MARY DRIVE
N 84° 04' 36" E 12.27'
S 83° 39' 59" E 473.19'
S 83° 43' 39" E 219.99'
S 83° 48' 57" E 196.98'
S 84° 07' 50" E 111.25'
S 82° 50' 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' 33" E 176.70'
N 82° 47' 06" W 160.56'
N 84° 49' 56" W 192.19'
S 10° 12' 05" W 117.60'
S 84° 00' 15" E 156.00'
N 84° 35' 54" W 160.00'
S 84° 00' 15" E 156.00'
S 84° 35' 54" E 160.00'
N 84° 00' 15" W

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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.
28. ALL PRIVATE FIRE HYDRANTS TO BE PAINTED RED.

LEGEND

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

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
LOT 2
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEACON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
10/24/2024
No. 127314
COMMERCE
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1	ADDITIONAL UTILITY COMMENTS	10/24/2024	DJH
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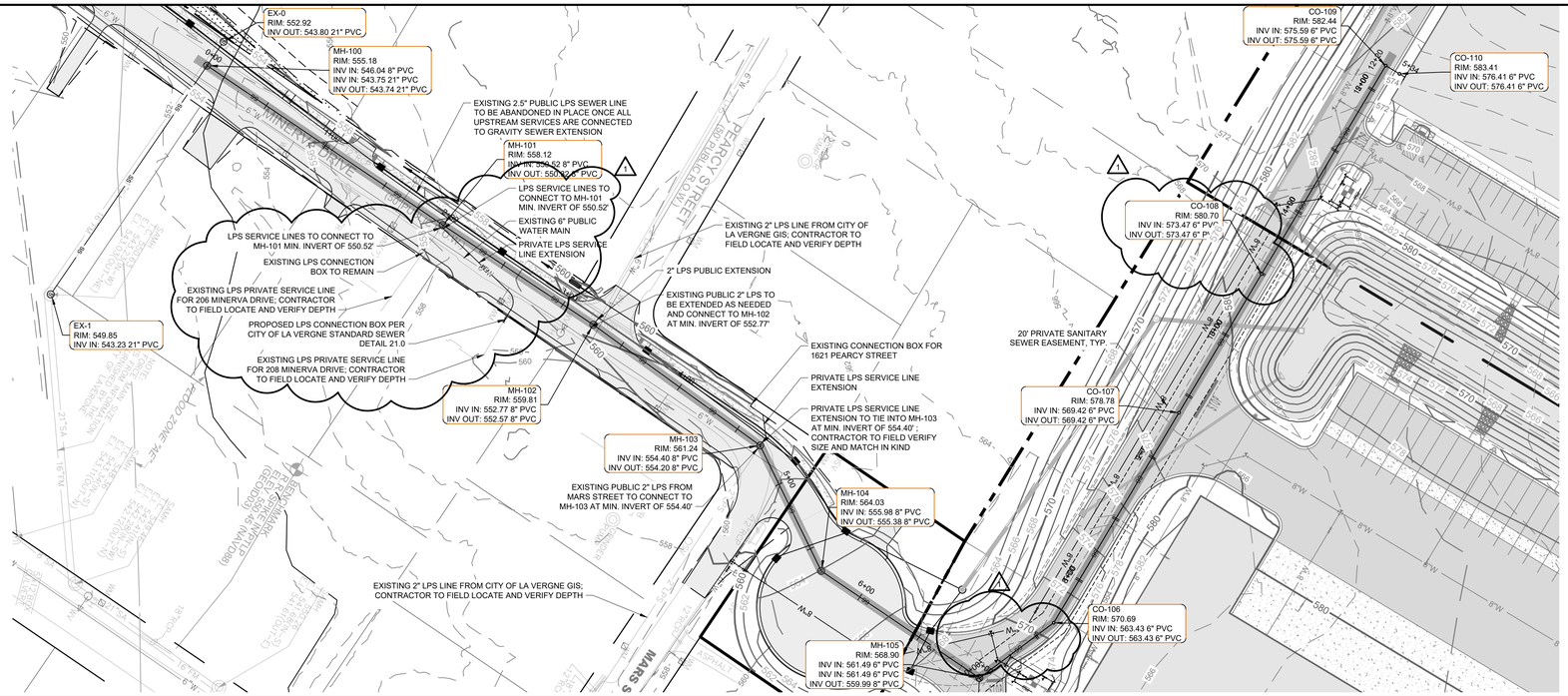
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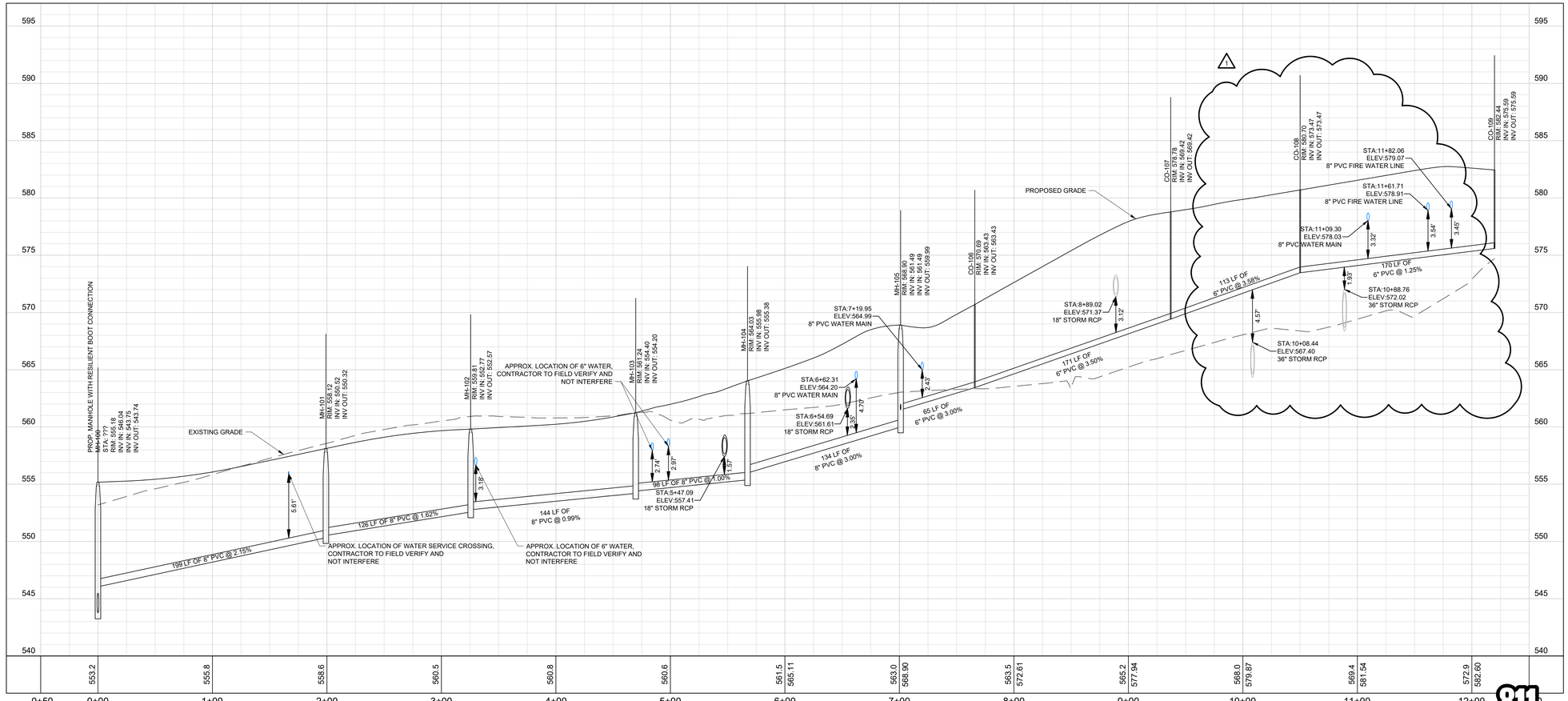
UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C6-12

Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\PlanSheets\C6-10 UTILITY PLAN - ENLARGEMENT.dwg C6-12 UTILITY PLAN - ENLARGEMENT Oct 24, 2024 9:36am by: Zach.Brown

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PUBLIC SEWER LINE 1

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LA VERGNE BUSINESS CENTER LOT 2

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127114 — 10/24/2024 — STATE OF TENNESSEE

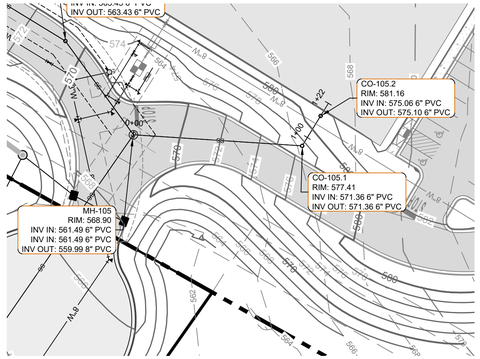
No.	REVISIONS	DATE	BY
1	ADDITIONAL UTILITY COMMENTS	10/24/2024	DJH
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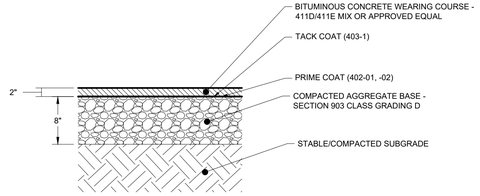
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

SANITARY SEWER PLAN - OVERALL (LOT 2)

SHEET NUMBER
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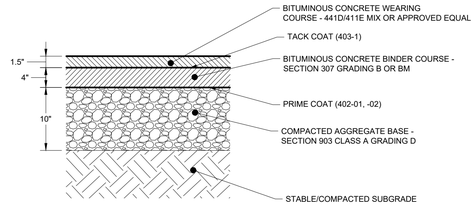
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INV OUT: 563.43 6" PVC
MH-105
RIM: 568.90
INV IN: 561.49 6" PVC
INV IN: 561.49 6" PVC
INV OUT: 559.99 8" PVC
CO-105.1
RIM: 577.41
INV IN: 571.36 6" PVC
INV OUT: 571.36 6" PVC
CO-105.2
RIM: 581.16
INV IN: 575.06 6" PVC
INV OUT: 575.10 6" PVC
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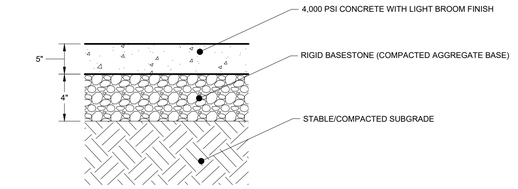
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.

1 TYPICAL PAVEMENT SECTION - STANDARD DUTY
SCALE:



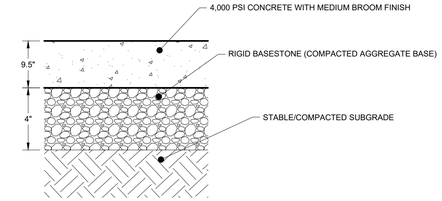
NOTES:
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2 TYPICAL PAVEMENT SECTION - HEAVY DUTY
SCALE:



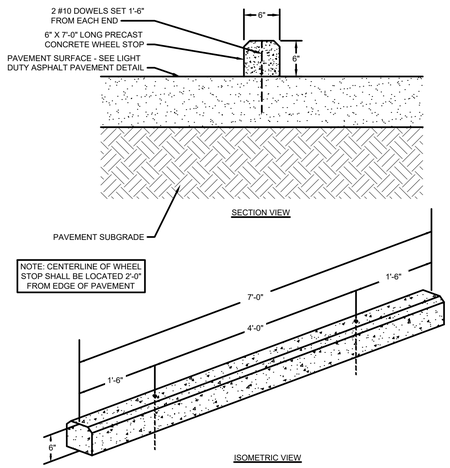
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE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

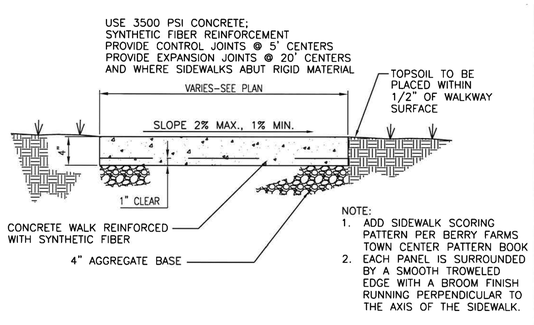


NOTES:
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3. PLACE EXPANSION JOINTS AT A MAXIMUM OF 75' O.C.
4. PLACE CONTROL JOINTS AT A MAXIMUM OF 15' O.C.

4 TYPICAL CONCRETE PAVEMENT SECTION - HEAVY DUTY
SCALE:

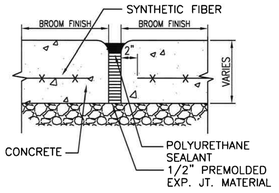


5 CONCRETE WHEEL STOP
NOT TO SCALE

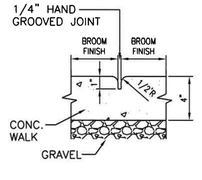


NOTE:
1. ADD SIDEWALK SCORING PATTERN PER BERRY FARMS TOWN CENTER PATTERN BOOK
2. EACH PANEL IS SURROUNDED BY A SMOOTH TROWELED EDGE WITH A BROOM FINISH RUNNING PERPENDICULAR TO THE AXIS OF THE SIDEWALK.

6 CONCRETE SIDEWALK DETAIL
NOT TO SCALE

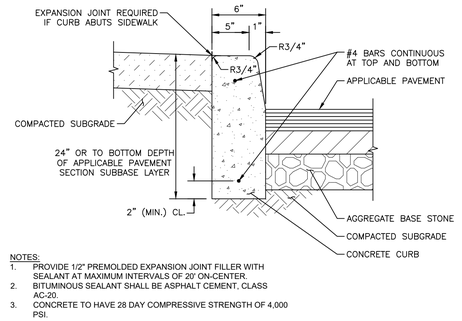


EXPANSION JOINT



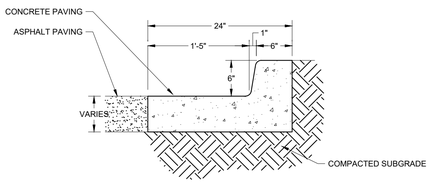
CONTROL JOINT

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.

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 2

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
10/21/2024
STATE OF TENNESSEE

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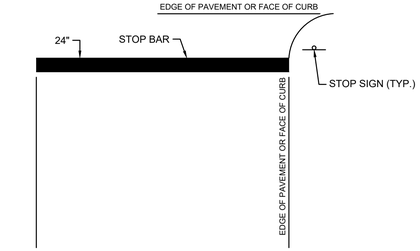
DESIGNED BY: DJH
DRAWN BY: ZTB
CHECKED BY: RJA
DATE: 09/27/2024
KIMLEY-HORN PROJECT NO. 118574000

SITE DETAILS

SHEET NUMBER
C8-10

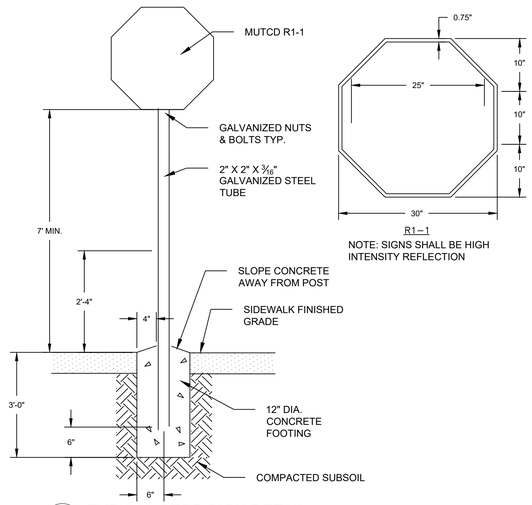
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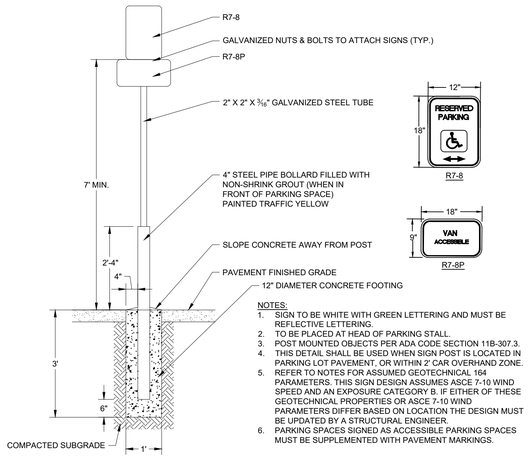
NOTES:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

13 TYPICAL STOP BAR DETAIL
NOT TO SCALE



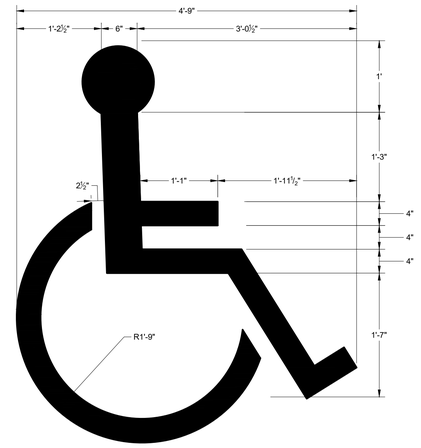
NOTE: SIGNS SHALL BE HIGH INTENSITY REFLECTION

14 TYPICAL STOP SIGN DETAIL
NOT TO SCALE

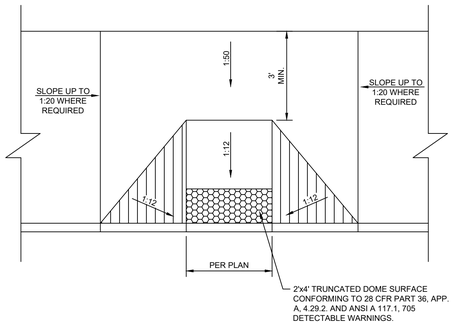


NOTES:
1. SIGN TO BE WHITE WITH GREEN LETTERING AND MUST BE REFLECTIVE LETTERING.
2. TO BE PLACED AT HEAD OF PARKING STALL.
3. POST MOUNTED OBJECTS PER ADA CODE SECTION 11B-307.3.
4. THIS DETAIL SHALL BE USED WHEN SIGN POST IS LOCATED IN PARKING LOT PAVEMENT, OR WITHIN 2' CAR OVERHAND ZONE.
5. REFER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

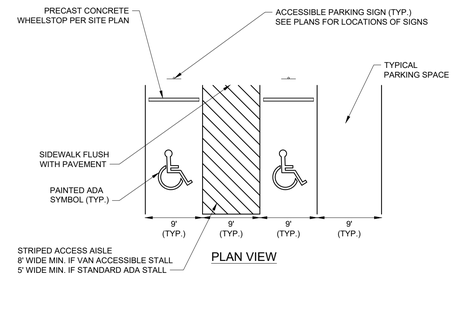
15 ADA PARKING SIGN DETAIL
NOT TO SCALE



16 ADA PARKING SPACE SYMOL
NOT TO SCALE

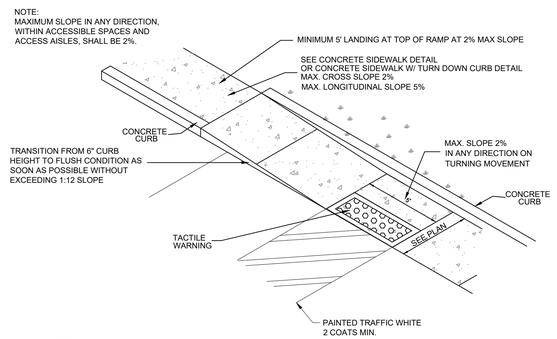


17 TYPICAL ADA RAMP
NOT TO SCALE

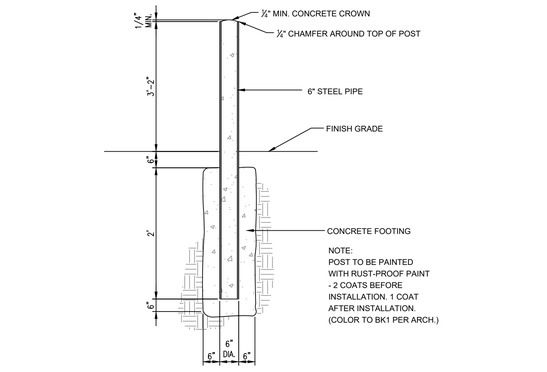


PLAN VIEW

18 ADA PARKING STALL LAYOUT
NOT TO SCALE



19 ADA CURB RAMP
NOT TO SCALE



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

20 6" STEEL BOLLARD
NOT TO SCALE

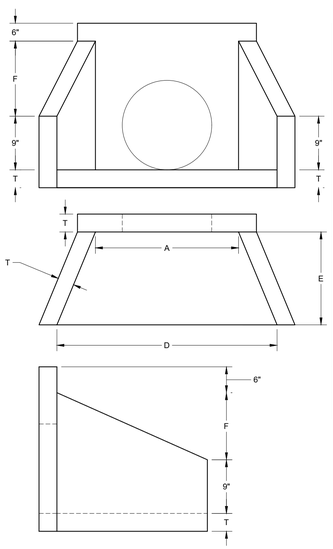
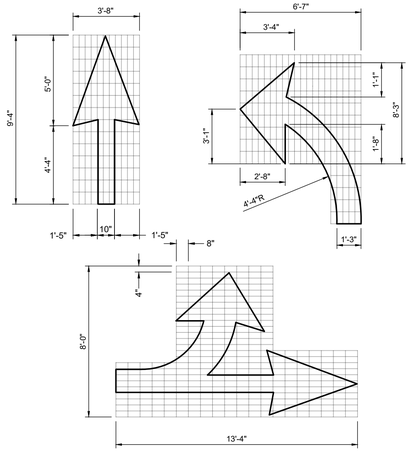
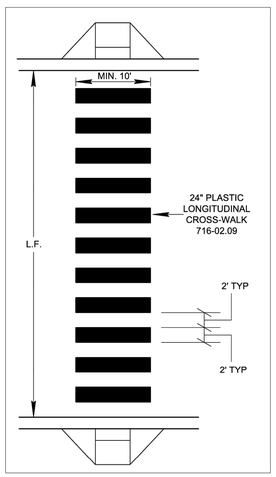


TABLE OF DIMENSIONS					
PIPE SIZE	A	D	E	F	T (MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"
30"	4'-0"	6'-6"	3'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"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

21 PRECAST CONCRETE HEADWALL
NOT TO SCALE



22 ROADWAY DIRECTIONAL ARROWS
NOT TO SCALE



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

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

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LOT 2
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LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
10/21/2024
COMMERCE
No. 127314
STATE OF TENNESSEE

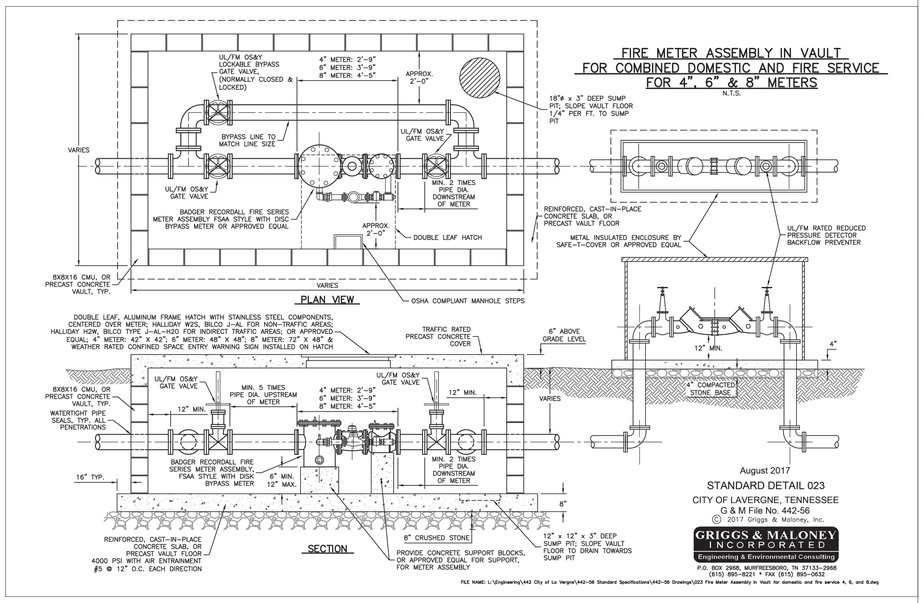
No.	REVISIONS	DATE	BY
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

SITE DETAILS

SHEET NUMBER
C8-11

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

N.T.S.

August 2017

STANDARD DETAIL 023

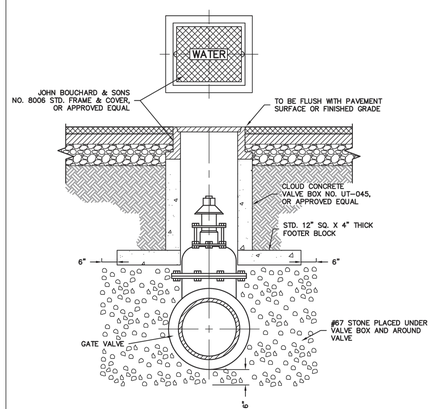
CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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

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



TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT

N.T.S.

Revised September, 2015

STANDARD DETAIL 030

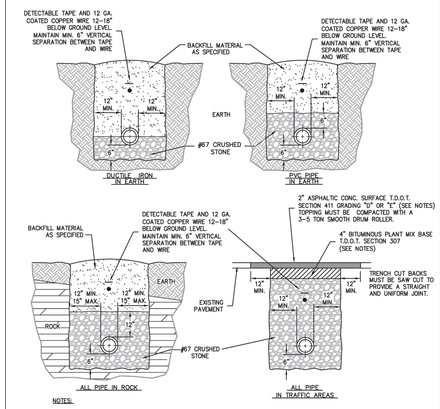
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FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\030 Typical Valve Box Setting.dwg



NOTES:

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

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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

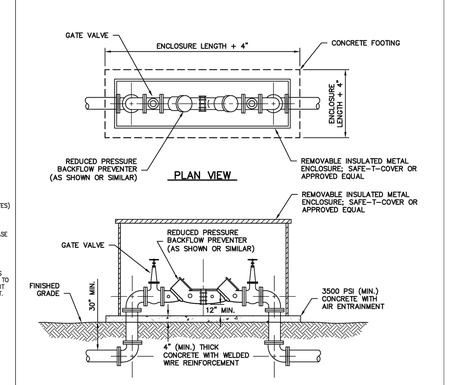
N.T.S.

Revised September, 2015

STANDARD DETAIL 010

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ELEVATION

REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.

Revised August 2017

STANDARD DETAIL 070

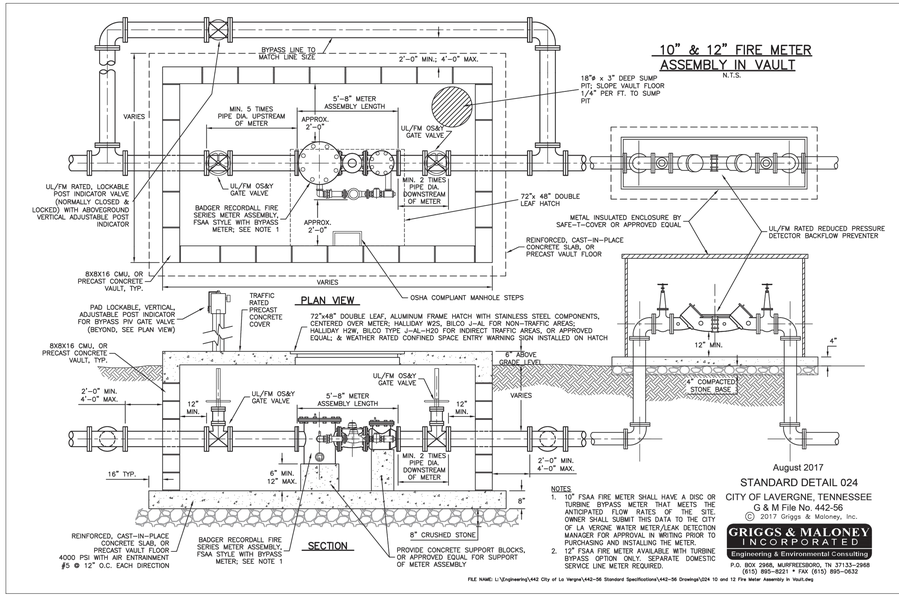
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FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\070 Reduced Pressure Backflow Preventer.dwg



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

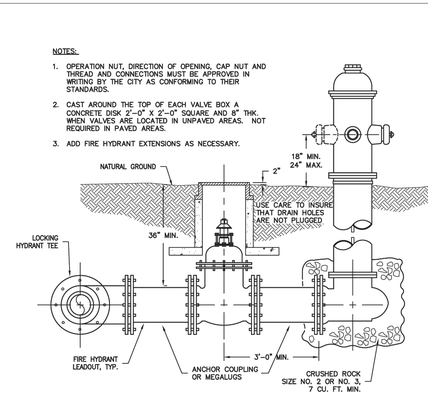
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FILE NAME: L:\Engineering\442 City of La Vergne\442-56 Standard Specifications\442-56 Drawings\024 10 and 12 Fire Meter Assembly In Vault.dwg



TYPICAL FIRE HYDRANT SETTING

N.T.S.

Revised September, 2015

STANDARD DETAIL 040

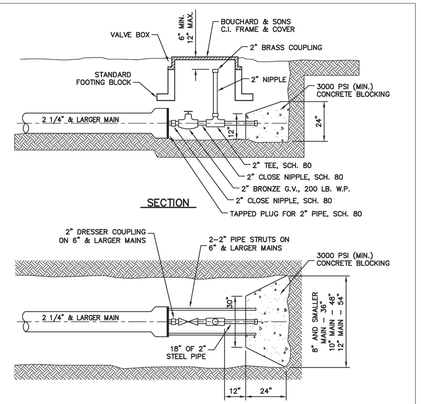
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FILE NAME: L: \Engineering\442-56\2015 Updates\040 Drawings\Fire Hydrant Setting.dwg



PLAN OF CONCRETE BLOCKING

TYPICAL 2" BLOW-OFF ASSEMBLY

N.T.S.

Revised September, 2015

STANDARD DETAIL 050

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

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BUSINESS CENTER
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BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEACON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
10/21/2024
COMMERCE
No. 127131
STATE OF TENNESSEE

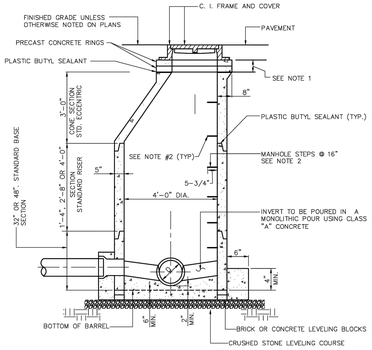
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	09/27/2024
KIMLEY-HORN PROJECT NO.	118574000

UTILITY DETAILS

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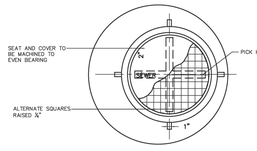
NOTE:
1. FOR BRINGING MANHOLE FRAME AND COVER TO GRADE, USE PRECAST CONCRETE OR CAST IRON RINGS.
2. 3/8 STEEL REINFORCED ROD ENCAPSULATED IN POLYPROPYLENE PLASTIC OR ALUMINUM ALLOY SEE SPECIFICATIONS.
3. RESILIENT CONNECTORS REQUIRED FOR ALL PIPES, REFER TO DETAIL AND SPECIFICATIONS.

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615-834-8300

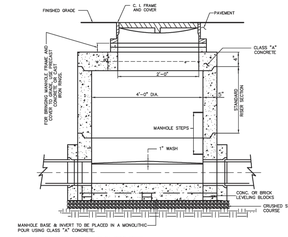
3.0
PRECAST CONCRETE MANHOLE
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

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



PLAN

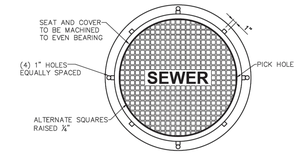


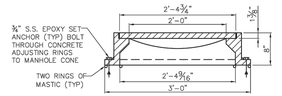
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3354 PERIMETER HILL DRIVE, SUITE 140
NASHVILLE, TN 37211
615-834-8300

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

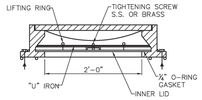
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SPECIFIED MINIMUM WEIGHT
TOTAL 350 lbs.
LOAD RATING: HEAVY DUTY
STANDARD COVER & FRAME



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

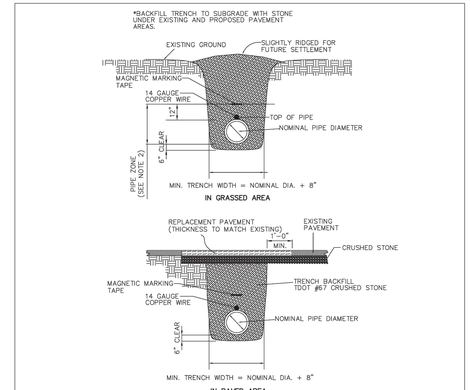
STANDARD FRAME AND COVER TO BE ACHESON FOUNDRY #A-2024-81S, OR EQUAL WATER TIGHT MANHOLE FRAME AND COVER TO BE ACHESON FOUNDRY #A-2624-71S OR EQUAL

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10.0
MANHOLE FRAME AND COVER
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

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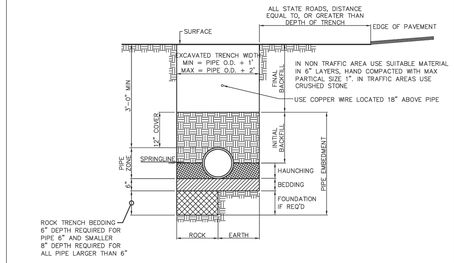
NOTES:
1. SEE STANDARD SPECIFICATIONS FOR FULL BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 12" ABOVE TOP OF PIPE AND IS AREA IN WHICH SPECIAL CARE IS TO BE GIVEN TO PLACEMENT AND COMPACTON TO PROTECT PIPE DURING AND AFTER LAYING.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE TO NOMINAL PIPE DIAMETER PLUS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

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15.0
TYPICAL TRENCH BACKFILL
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

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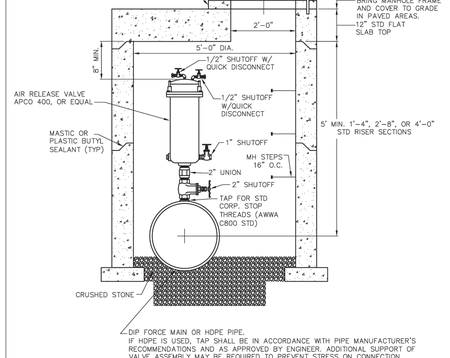


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16.0
PVC PIPE INSTALLATION DETAIL
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

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



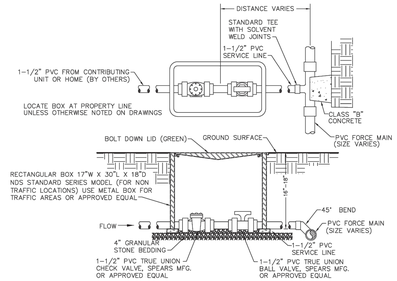
NOTE: IN WETLAND AREAS, EXTEND TOP OF MH COVER A MIN. OF 1 FT. AND A MAX. OF 2 FT. ABOVE ORIGINAL GRADE.

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

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

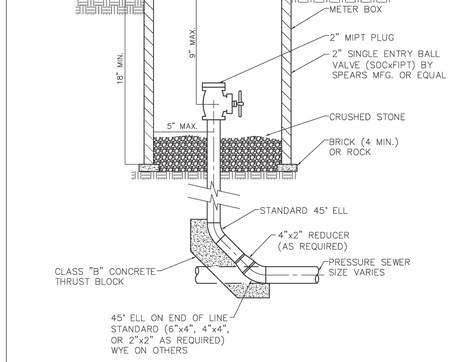


CTI ENGINEERS, INC.
3354 PERIMETER HILL DRIVE, SUITE 140
NASHVILLE, TN 37211
615-834-8300

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.
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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
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COORDINATES ARE NAD83.
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LA VERGNE BUSINESS CENTER LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

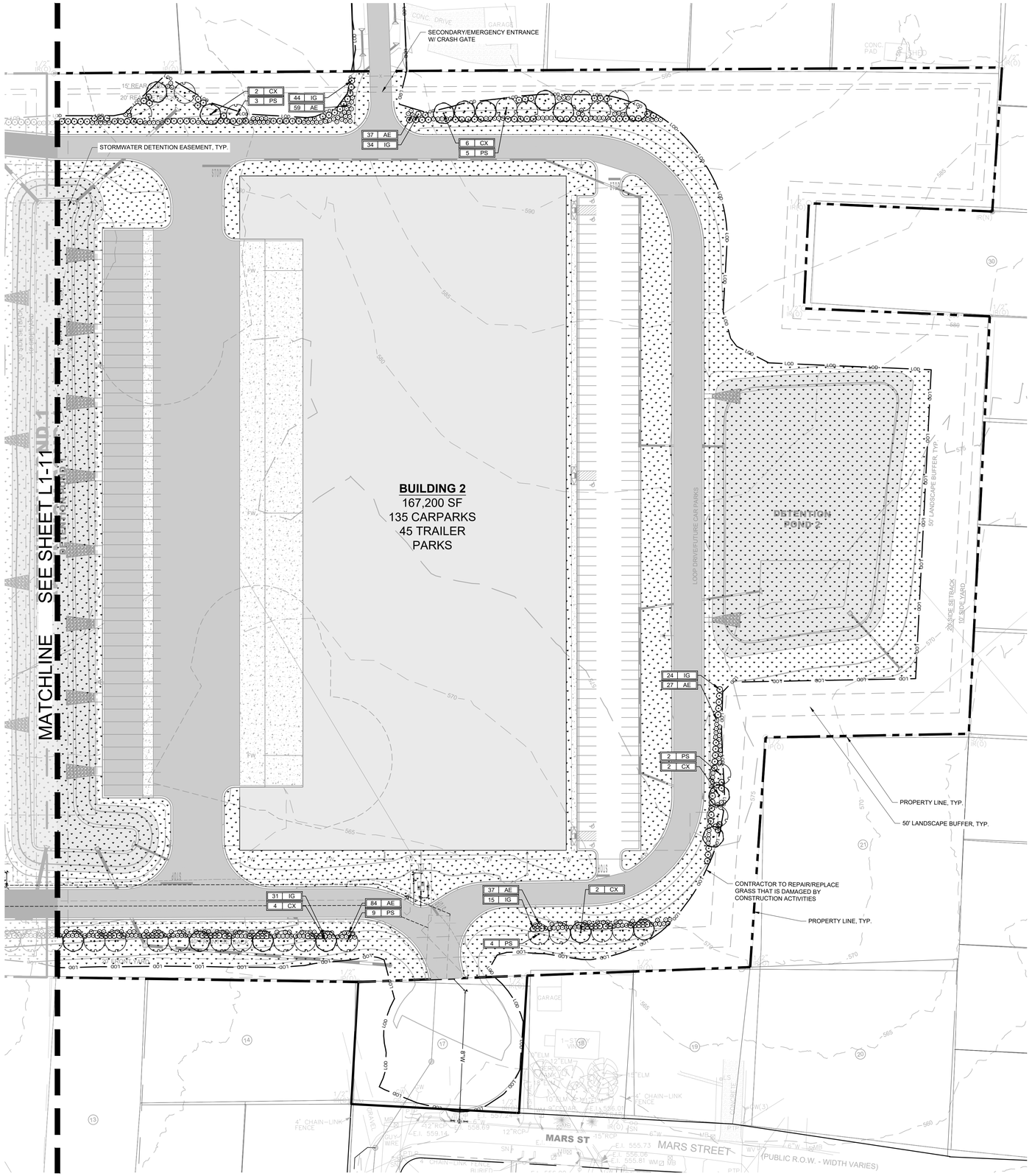
DEATON J. HILDABRAND
REGISTERED AGRICULTURE COMMERCE
No. 337314
09/27/2024
STATE OF TENNESSEE

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

DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	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):	28.25
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								
	CX	16	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	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.
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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LA VERGNE BUSINESS CENTER
LOT 2

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

SPENCER JAMES SANDERS
TENNESSEE
LANDSCAPE ARCHITECT
10/17/2024

No.	DATE	REVISIONS	BY
1			
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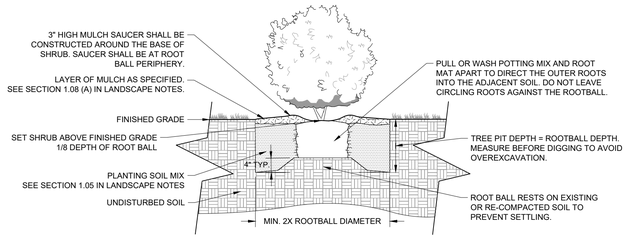
DESIGNED BY:	GR
DRAWN BY:	GR
CHECKED BY:	SJS
DATE:	10/17/2024
KIMLEY-HORN PROJECT NO.	118574000

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-12

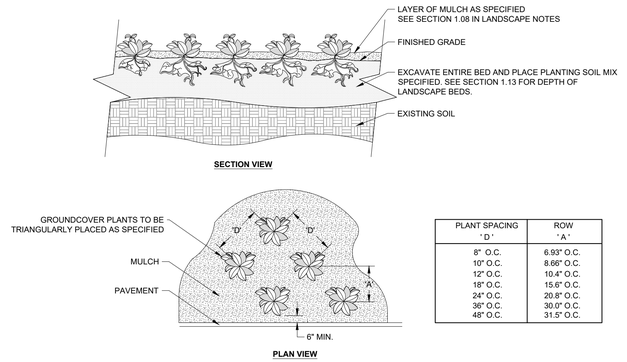
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4 CONTAINER SHRUB PLANTING

NOT TO SCALE

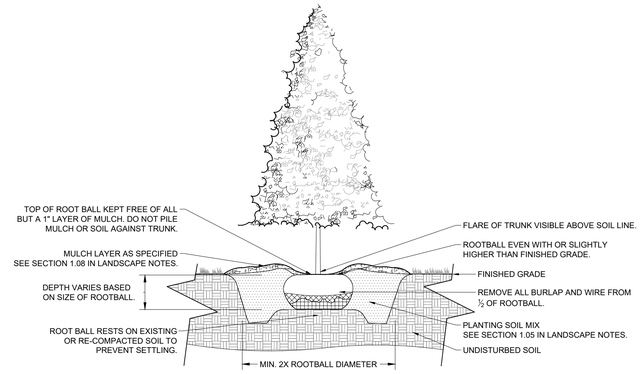


PLANT SPACING ' D '	ROW ' A '
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

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

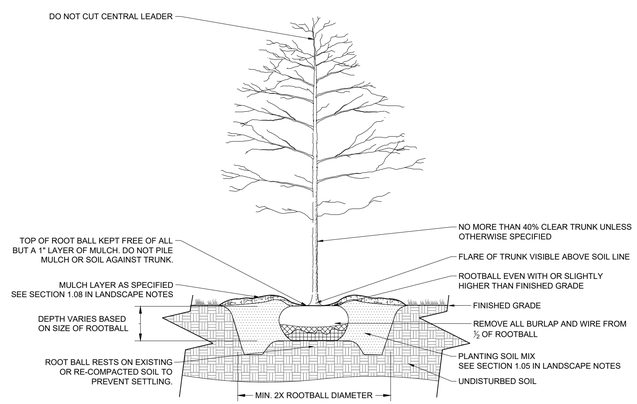
5 GROUNDCOVER PLANTING

NOT TO SCALE



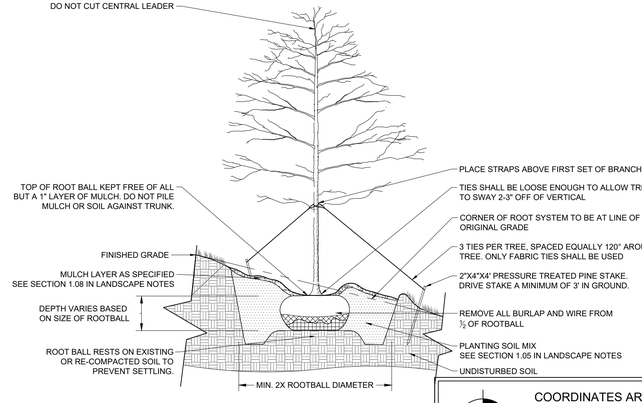
1 EVERGREEN TREE PLANTING

NOT TO SCALE



2 B&B TREE PLANTING

NOT TO SCALE



3 B&B TREE PLANTING ON SLOPE

NOT TO SCALE

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LA VERGNE
BUSINESS CENTER
LOT 2

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

SPENCER JAMES SANDERS
REGISTERED
LANDSCAPE ARCHITECT
10/17/2024

No.	REVISIONS	DATE	BY
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10			

DESIGNED BY:	GR
DRAWN BY:	GR
CHECKED BY:	SJS
DATE:	10/17/2024

KIMLEY-HORN PROJECT NO. 118574000

LANDSCAPE DETAILS (LOT 2)

SHEET NUMBER
L1-50

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

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

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

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

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

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

1.02 PROTECTION OF EXISTING STRUCTURES

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

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

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

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

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

1.04 MATERIALS

A. GENERAL

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

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

B. PLANT MATERIALS

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

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

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

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

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 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.

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

SPENCER JAMES SANDERS
REGISTERED
LANDSCAPE ARCHITECT
10/17/2024

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

DESIGNED BY:	GR
DRAWN BY:	GR
CHECKED BY:	SJS
DATE:	10/17/2024
KIMLEY-HORN PROJECT NO.	118574000

LANDSCAPE NOTES (LOT 2)

SHEET NUMBER
L1-51

Planning Commission Report
Meeting: October 29, 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)
No comments.

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

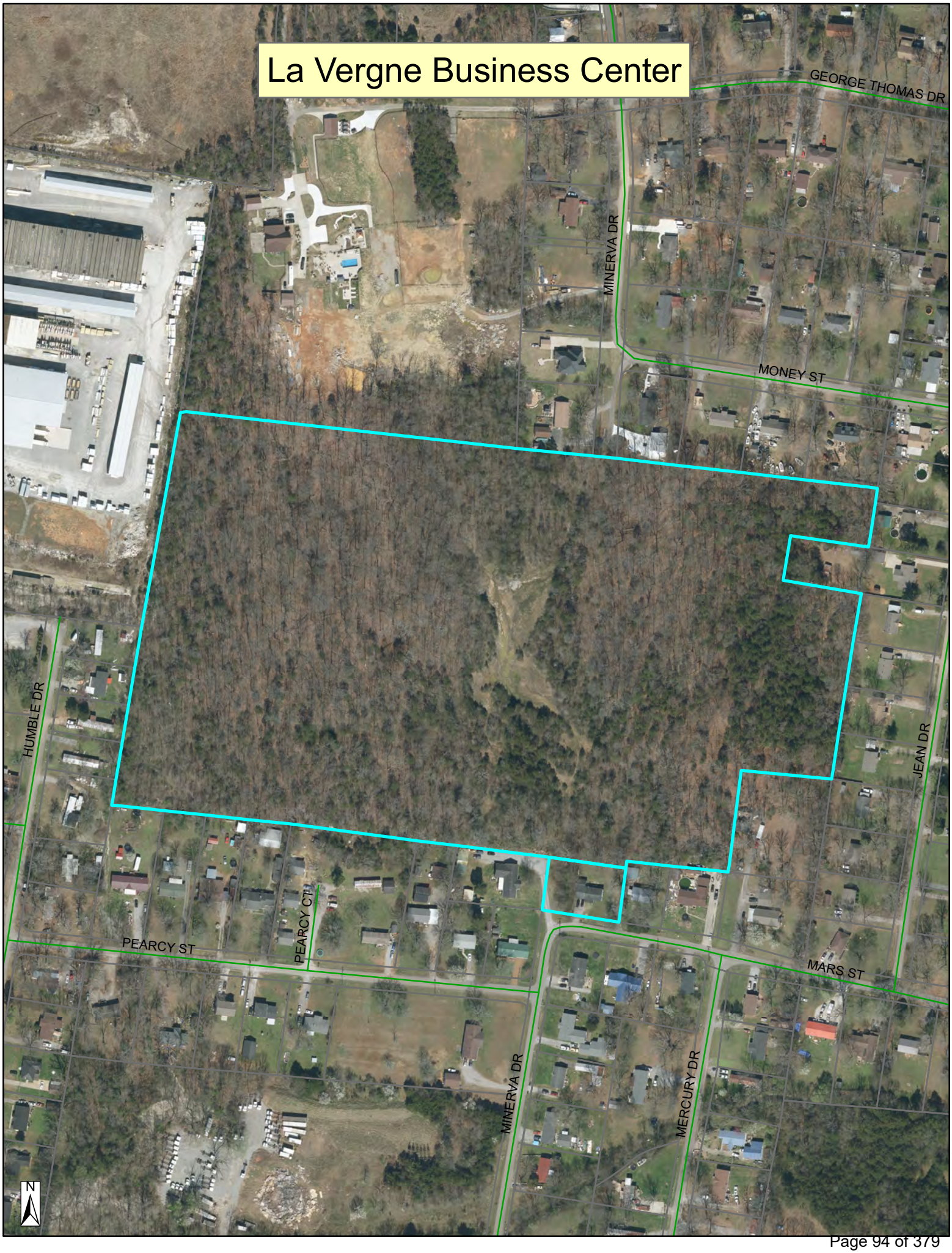
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No comments.

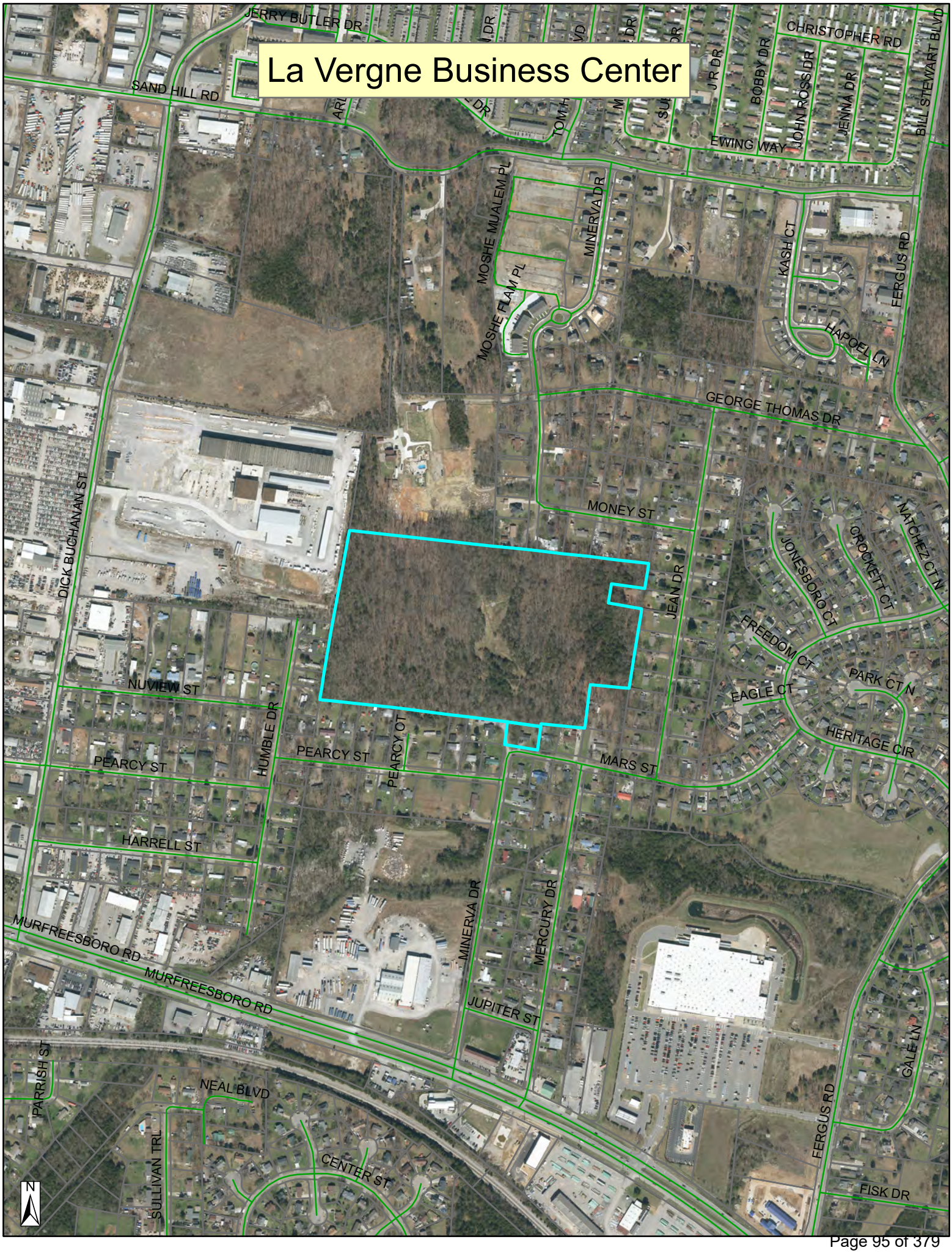
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

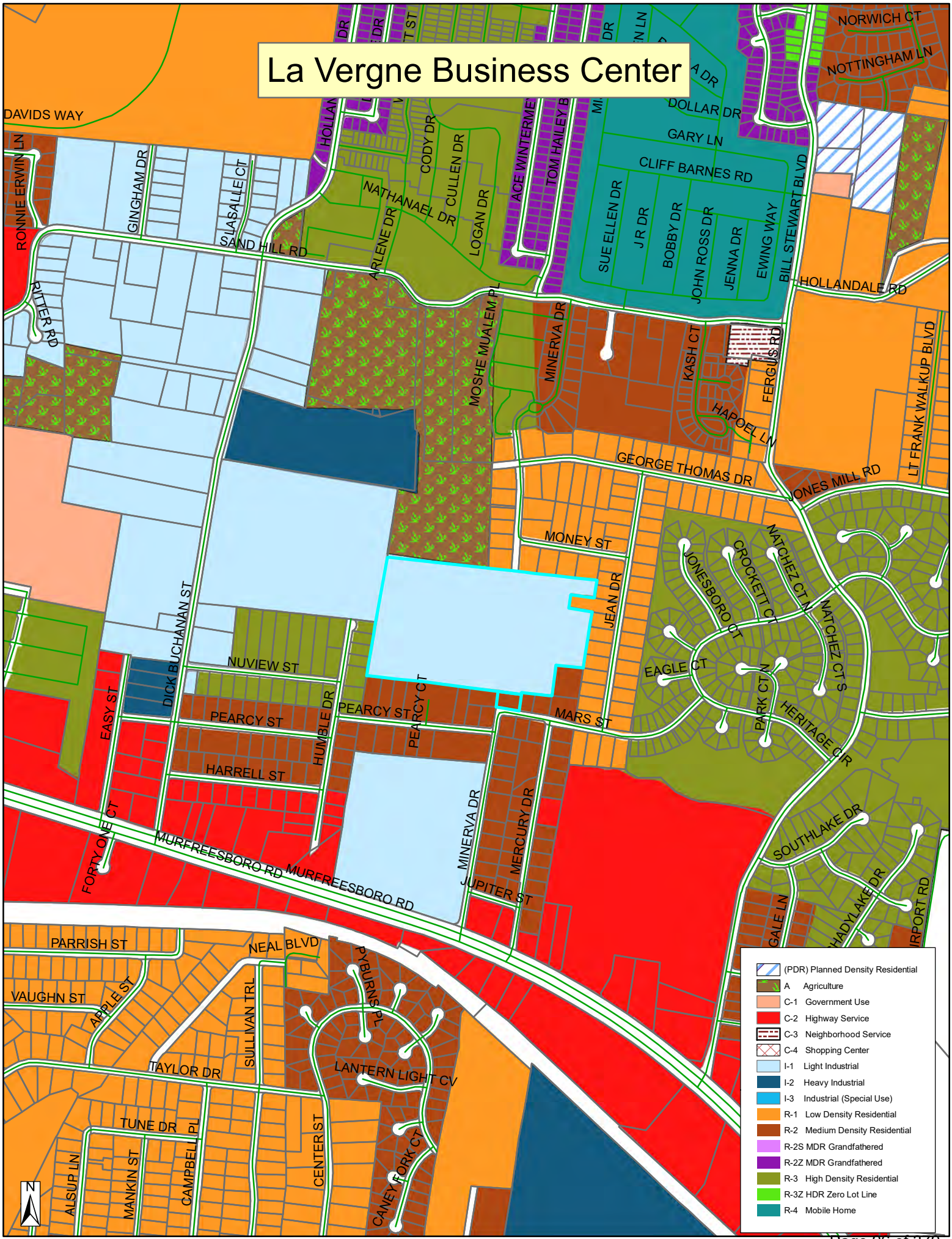
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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: OCTOBER 21, 2024

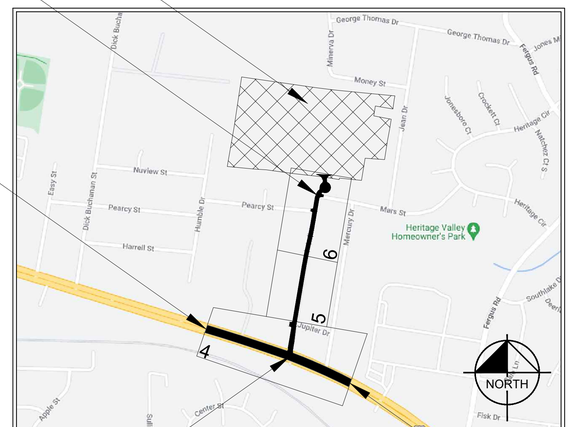
PROJECT NAME - SET DESCRIPTION

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

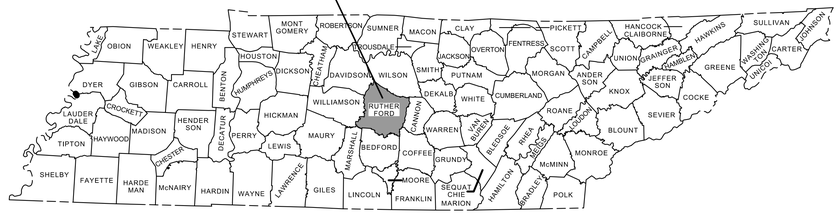
CITY OF LA VERGNE
RUTHERFORD COUNTY, TN

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
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TRAFFIC
KCI TECHNOLOGIES, INC.
500 11TH AVENUE N, SUITE 290
NASHVILLE, TN 37203
CONTACT: TYLER FOSNES
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CITE OF LA VERGNE CODES
5175 MURFREESBORO RD
LA VERGNE, TN 37086
CONTACT: RANDPOLPH SALYERS
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STORMWATER DEPARTMENT
5175 MURFREESBORO RD
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148 INTERNATIONAL BLVD
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PHONE: (615) 350-9375

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

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

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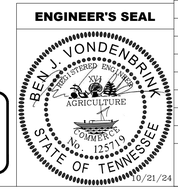
OWNER / DEVELOPER
BIG ACQUISITIONS LLC
10275 W HIGGINS RD, SUITE 810
ROSEMONT, IL 60018
PHONE: 615-630-8591
CONTACT: ANDREW MAZEY

PLANS PREPARED BY

Kimley»Horn

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Main: 615.564.2701 | www.kimley-horn.com
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ENGINEER'S SEAL



DRAFT

PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118574000	1	74

ROADWAY INDEX

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SPECIAL NOTES	2D
ENVIRONMENTAL NOTES	2E
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NOTE: THE ALPHABETICAL LETTERS “I”, “O” & “Q” ARE NOT USED IN THE NUMBERING OF SHEETS.

STANDARD ROADWAY DRAWINGS

STANDARD ROADWAY TITLE SHEET, ABBREVIATIONS, AND LEGENDS

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

ROADWAY DESIGN STANDARDS

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

PIPE CULVERTS AND ENDWALLS

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

CATCH BASINS AND MANHOLES

DWG.	REV.	DESCRIPTION
D-CB-12P	02-20-20	STANDARD PRECAST RECTANGULAR CONCRETE NO.12 CATCH BASIN
D-CB-99	02-20-20	MISCELLANEOUS DETAILS FOR RECTANGULAR STRUCTURES
D-CB-99R	01-28-22	MISCELLANEOUS DETAILS FOR ROUND STRUCTURES
D-CB-99RA	10-29-21	BILL OF STEEL FOR ROUND CATCH BASIN LIDS
D-CBB-12A	06-28-19	TYPE ‘B’ CAST IRON FRAME, GRATE & VERTICAL INLET DETAILS FOR NOS. 10, 12, 14, 16 & 17 TYPE CATCH BASINS
D-CBB-12D		TYPE "B" CAST IRON FRAME, GRATE & CURB HOOD DETAILS FOR NOS. 10, 12, 14, 16 & 17 TYPE CATCH BASINS

ROADWAY, PAVEMENT APPURTENANCES, AND FENCES

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

MULTIMODAL

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

SAFETY DESIGN AND GUARDRAILS

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

DESIGN - TRAFFIC CONTROL

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

EROSION PREVENTION AND SEDIMENT CONTROL

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

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1701 MARS STREET
OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

BEN J VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125719
STATE OF TENNESSEE
10/21/24

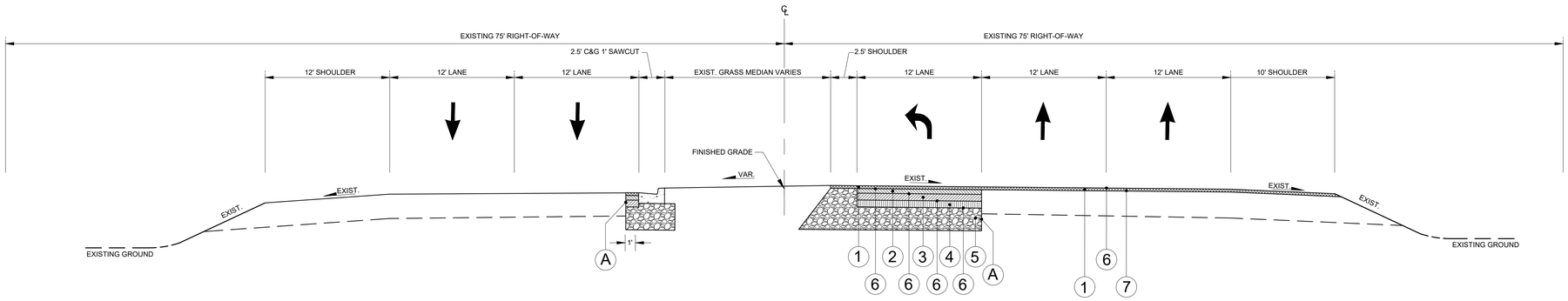
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

SHEET INDEX AND STANDARD ROADWAY DRAWINGS

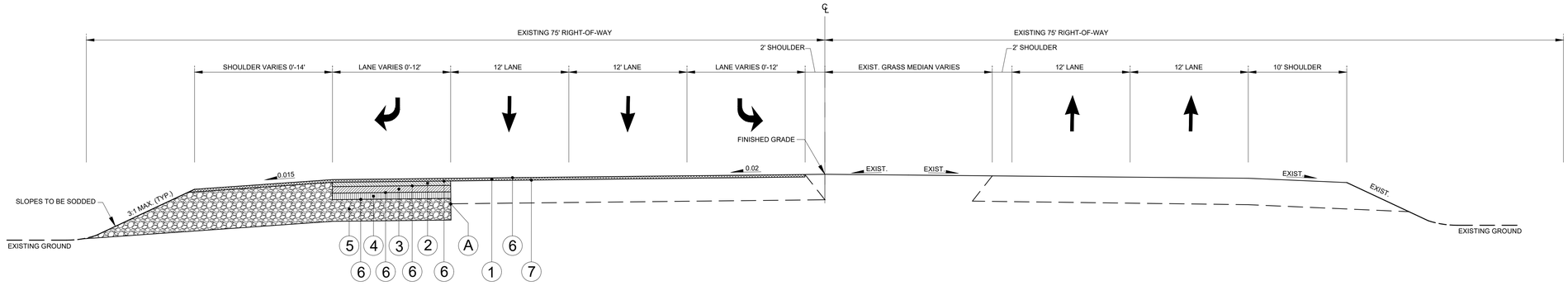
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1A

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US HWY 41 (MURFREESBORO ROAD)

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



US HWY 41 (MURFREESBORO ROAD)

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

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1701 MARS STREET
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LA VERGNE, TN

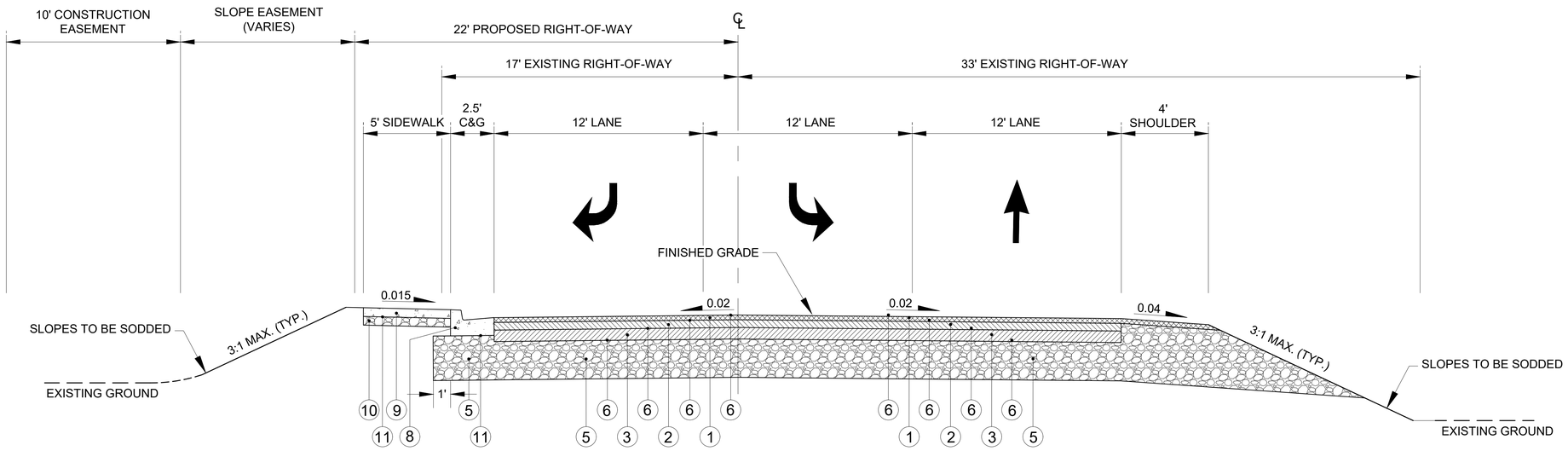
BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMISSIONER
No. 125719
STATE OF TENNESSEE
10/21/24

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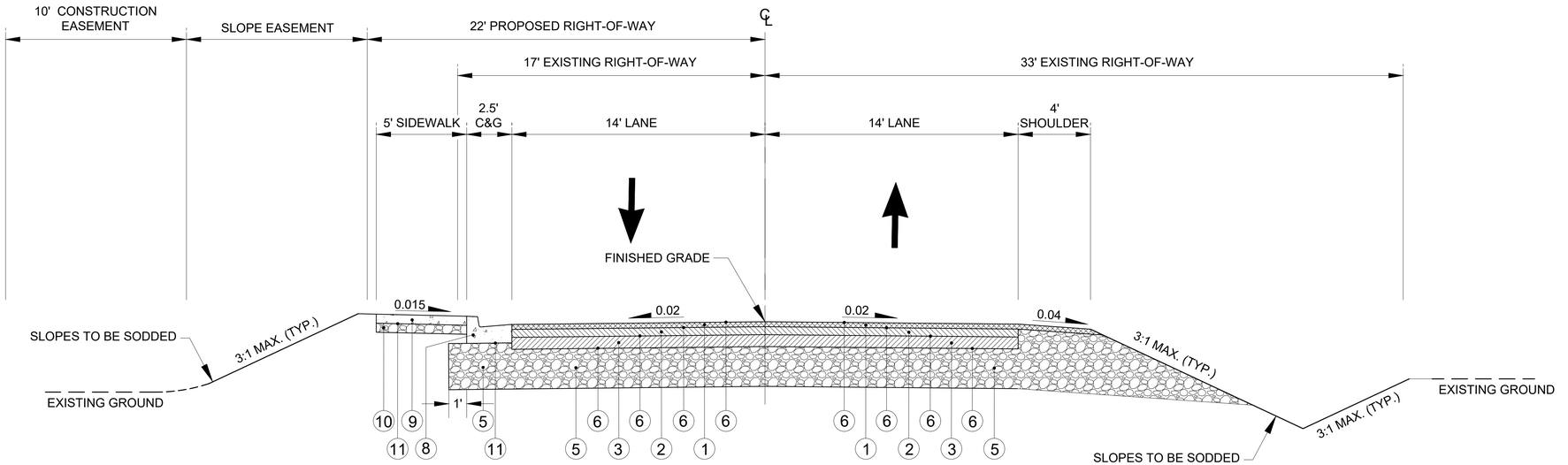
TYPICAL SECTIONS

SHEET NUMBER
2B



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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TYPICAL SECTIONS

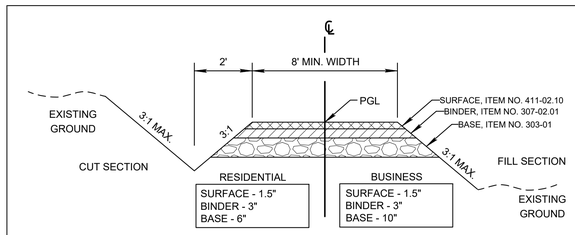
SHEET NUMBER
2B1

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

PROPOSED ASPHALT DRIVEWAY

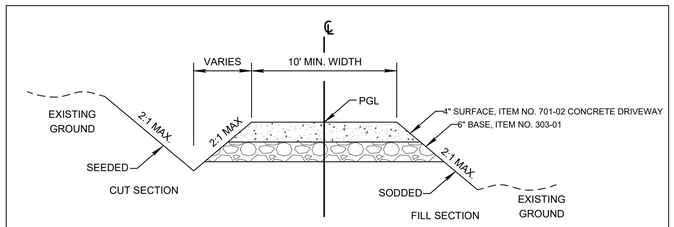


TYPICAL SECTION
PRIVATE DRIVE TO BUSINESS,
FIELD, OR RESIDENTIAL PROPERTY
N.T.S.

TYPICAL SECTION NOTES:

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

PROPOSED CONCRETE DRIVEWAY



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

TYPICAL SECTION NOTES:

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

DRAFT

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

BEN J. VONDENBRINK — 341 — REGISTERED ENGINEER — AGRICULTURE — COMMISSION No. 125719 — STATE OF TENNESSEE
10/21/24

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CHECKED BY:	HML
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KIMLEY-HORN PROJECT NO.	118574000

TYPICAL SECTIONS

SHEET NUMBER
2B2

GENERAL NOTES

ALL STANDARD SPECIFICATIONS REFER TO TDOT ROADWAY STANDARD SPECIFICATIONS.

GRADING

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

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

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

SEEDING AND SODDING

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

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

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

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

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

GUARDRAIL

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

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

DRAINAGE

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

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

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

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

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

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

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

FENCING

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

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

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

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

MISCELLANEOUS

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

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

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

ROAD CLOSURE

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

PAVEMENT MARKINGS

TEMPORARY PAVEMENT MARKINGS ON INTERMEDIATE LAYERS

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

FINAL PAVEMENT MARKING

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

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

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

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

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

DETOURS, LANE SHIFTS AND MEDIAN CROSS-OVERS

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

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

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

SNOWPLOWABLE REFLECTIVE PAVEMENT MARKERS

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

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LA VERGNE, TN

BENJ VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125719
STATE OF TENNESSEE
10/21/24

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

GENERAL NOTES

SHEET NUMBER
2C

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.

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LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
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No. 125719
STATE OF TENNESSEE
10/21/24

No	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024

KIMLEY-HORN PROJECT NO. 118574000

GENERAL NOTES

SHEET NUMBER
2C1

SPECIAL NOTES

GRADING

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

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

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

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

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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BEN J. VONDENBRINK
REGISTERED ENGINEER
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10/21/24

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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024

KIMLEY-HORN PROJECT NO.
118574000

SPECIAL NOTES

SHEET NUMBER
2D

ENVIRONMENTAL NOTES

ENVIRONMENTAL GENERAL NOTES

NATURAL RESOURCES.

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

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

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

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

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

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

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

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

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

SPECIES

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

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

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

PERMITS, PLANS & RECORDS

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

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

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

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

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

SUPPORT ACTIVITIES

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

ENVIRONMENTAL

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

ENVIRONMENTAL

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

ECOLOGY

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

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

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

SCOPE OF WORK

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

DRAFT

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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCIAL
No. 125719
STATE OF TENNESSEE
10/21/24

No	REVISIONS	DATE	BY
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2			
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024

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. 611-12.01 0' - 4'	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+40.00	-58.5	MH-01	572.67	#3	5' DIA.	4.73	D-MH-2	1					
4B	MURFREESBORO	102+00.00	0.00	CB-01	577.16	#42	5' DIA.	4.48	D-CB-42RB						
4B	MURFREESBORO	104+41.50	-12.30	CB-02	576.06	#12	4X3	4.45	D-CB-12P			1			
4B	MINERVA	201+15.00	-15.75	CB-03	570.8	#12	4X3	4.45	D-CB-12P			1			
4B	MINERVA	202+05.00	-15.75	CB-04	566.44	#12	4X3	4.45	D-CB-12P			1			
4B	MINERVA	202+90.00	-15.75	CB-05	563.75	#12	4X3	4.45	D-CB-12P			1			
4B	MINERVA	203+90.00	-15.75	CB-06	561.03	#12	4X3	4.45	D-CB-12P			1			
5B	MINERVA	205+25.00	-15.75	CB-07	557.66	#12	4X3	4.45	D-CB-12P			1			
5B	MINERVA	206+75.00	-15.75	CB-08	555.34	#12	4X3	4.45	D-CB-12P			1			
5B	MINERVA	208+60.00	-15.75	CB-09	554.33	#12	4X3	4.45	D-CB-12P			1			
5B	MINERVA	209+30.00	-15.75	CB-10	554.22	#14	8X3	4.06	D-CB-14P				1		
5B	MINERVA	209+55.00	-15.75	CB-11	554.23	#12	4X3	4.99	D-CB-12P			1			
6B	MINERVA	211+15.00	-15.75	CB-12	554.73	#12	4X3	4.99	D-CB-12P			1			
6B	MINERVA	212+82.50	-15.75	CB-13	556.69	#12	4X3	4.99	D-CB-12P			1			
6B	MINERVA	213+85.00	-15.75	CB-14	558.87	#12	4X3	4.99	D-CB-12P			1			
6B	MINERVA	215+10.00	-15.75	CB-15	559.9	#12	4X3	4.99	D-CB-12P			1			
6B	MINERVA	216+35.00	-15.75	CB-16	561.61	#12	5' DIA.	5.02	D-CB-12RB			1			
6B	MINERVA	216+90.00	-21.7	CB-17	564	#12	5' DIA.	5.02	D-CB-12RB			1			
6B	MINERVA	216+88.90	31.6	CB-18	563.4	#12	5' DIA.	3.94	D-CB-12RB		1				
6B	MINERVA	SITE	SITE	CB-19	562.56	#42	6' DIA.	5.07	D-CB-42RB					1	
6B	MINERVA	SITE	SITE	CB-20	567.3	#12	5' DIA.	3.94	D-CB-12RB		1				
6B	MINERVA	SITE	SITE	CB-21	568.03	#12	5' DIA.	3.94	D-CB-12RB		1				
TOTALS										**0**	**3**	**15**	**1**	**1**	

STORM DRAINAGE PIPES

SHEET NO.	FROM CODE	FROM OUTLET ELEV.	TO CODE	TO INLET ELEV.	% GRADE	607-05.01 18" (L.F.)	607-05.02 24" (L.F.)	607-05.03 30" (L.F.)
4B	EX-01	572.52	CB-02	571.79	0.73		EX	
4B	CB-01	572.68	CB-02	571.61	0.44		242	
4B	CB-02	571.61	MH-01	567.94	8.74		42	
4B	MH-01	567.94	CB-03	566.35	3.31		48	
4B	CB-03	566.35	CB-04	561.99	5.13		85	
4B	CB-04	561.99	CB-05	559.30	3.24		83	
4B	CB-05	559.30	CB-06	556.58	2.83		96	
4B	CB-06	556.58	CB-07	553.21	2.59		130	
5B	CB-07	553.21	CB-08	550.89	1.58		147	
5B	CB-08	550.89	CB-09	549.88	0.55		183	
5B	CB-09	549.88	O-01	549.81	0.54		13	
5B	CB-10	550.16	CB-11	549.24	4.84	19		
5B	CB-11	549.24	O-02	549.00	1.92			12.5
6B	CB-12	549.74	CB-11	549.24	0.32			157
6B	CB-13	551.70	CB-12	549.74	1.20			164
6B	CB-14	553.88	CB-13	551.70	2.18			100
6B	CB-15	554.91	CB-14	553.88	0.87			119
6B	CB-16	556.08	CB-15	554.91	0.94			125
6B	CB-17	556.65	CB-16	556.09	0.98			57
6B	CB-18	559.46	CB-17	556.65	5.62	50		
6B	CB-19	557.49	CB-17	556.65	1.00			84
6B	CB-20	559.04	CB-19	557.49	5.00	31		
6B	CB-21	559.59	CB-20	559.04	2.04	27		
TOTALS						**127**	**1069**	**819**

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1701 MARS STREET
OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

BEN J. VONDENBRINK — REGISTERED ENGINEER — AGRICULTURE — No. 125719 — STATE OF TENNESSEE
10/21/24

No.	REVISIONS	DATE	BY
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DESIGNED BY: BJV
DRAWN BY: EJBF
CHECKED BY: HML
DATE: 10/21/2024
KIMLEY-HORN PROJECT NO. 118574000

TABULATED QUANTITIES

SHEET NUMBER
2F

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SIDE DRAIN TABULATION

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

STORM DRAINAGE 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	

DRAFT

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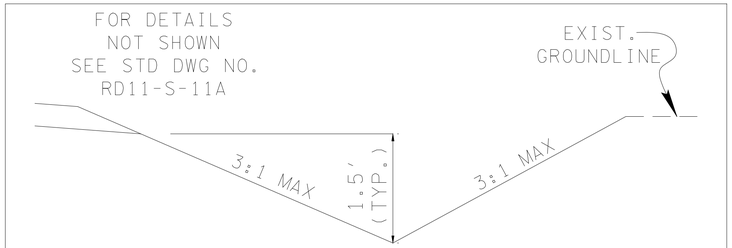
TABULATED QUANTITIES

SHEET NUMBER
2F1

1 DITCH DETAILS

SCALE: NOT TO SCALE

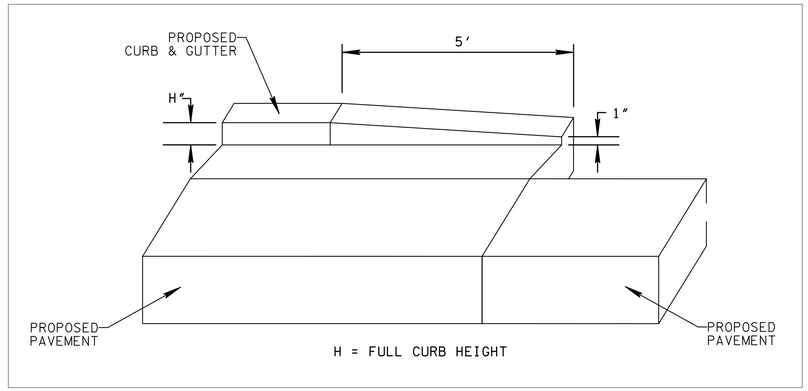
SPECIAL DITCH #1
BENDERS FERRY ROAD



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

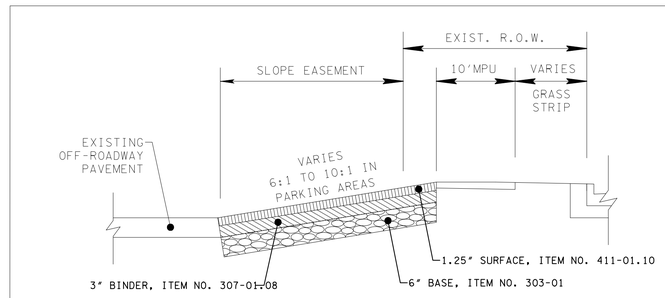
2 CURB TURN DOWN DETAIL

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.

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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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DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
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)

DRAFT

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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

BENJ. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125719
STATE OF TENNESSEE
10/21/24

No.	REVISIONS	DATE	BY
1			
2			
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DESIGNED BY: BJV
DRAWN BY: EJBF
CHECKED BY: HML
DATE: 10/21/2024
KIMLEY-HORN PROJECT NO. 118574000

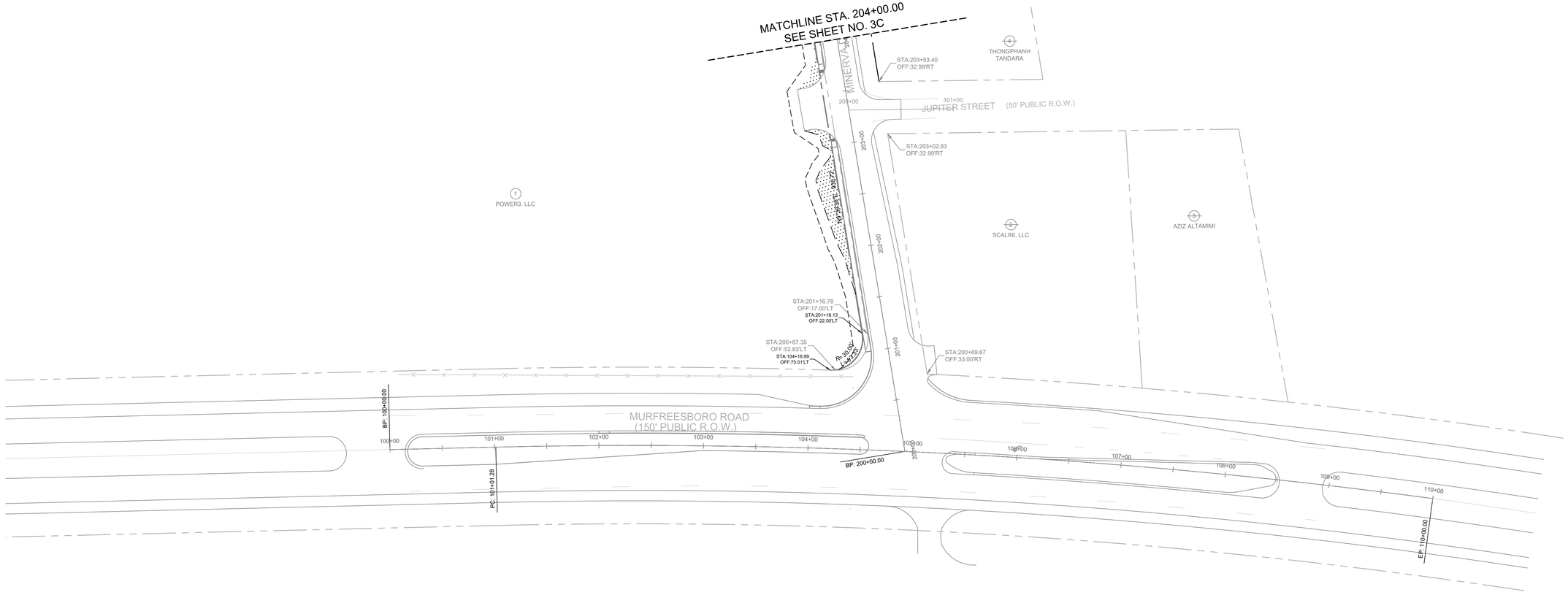
RIGHT-OF-WAY AQUISITION TABLE

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

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

BENJ VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
CROSSVILLE, TENNESSEE
125719
STATE OF TENNESSEE
10/21/24

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO. 118574000	

PROPERTY MAP

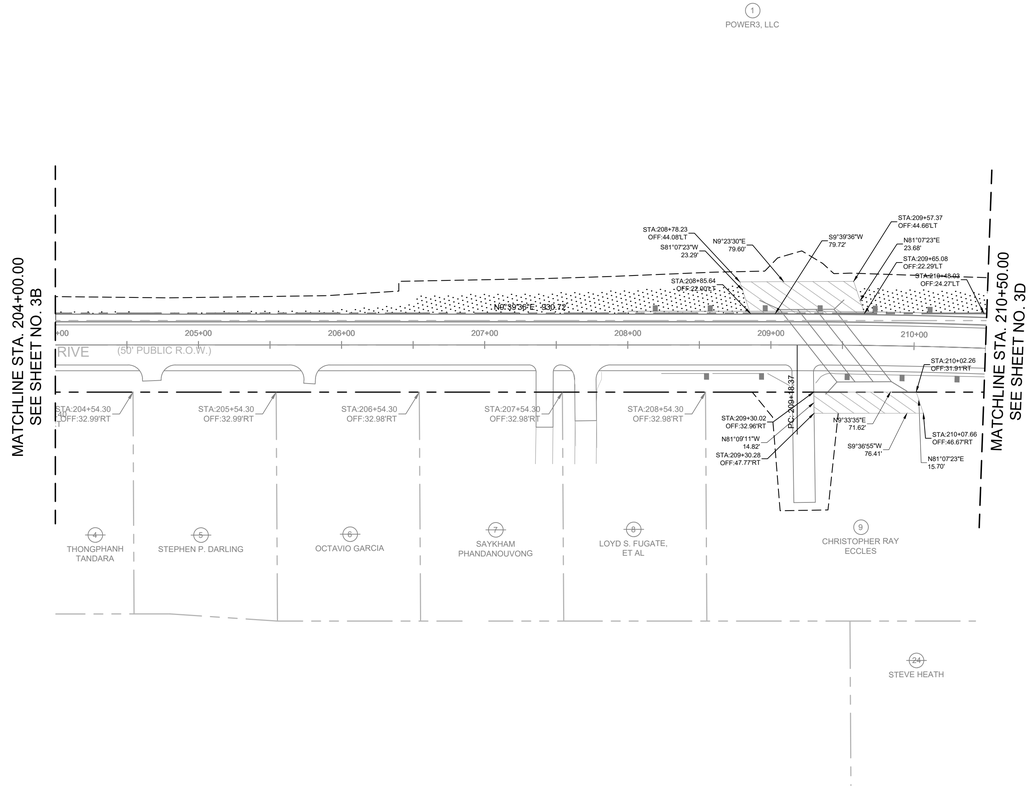
SHEET NUMBER
3B

Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\003A - ROW Table.dwg 3B-PROPERTY MAP Oct 18, 2024 12:43pm by: Ben.Vondenbrink

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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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LA VERGNE, TN

BEN J. VONDENBRINK — REGISTERED ENGINEER — AGRICULTURE — COMMISSIONED — No. 125719 — STATE OF TENNESSEE
10/21/24

No	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

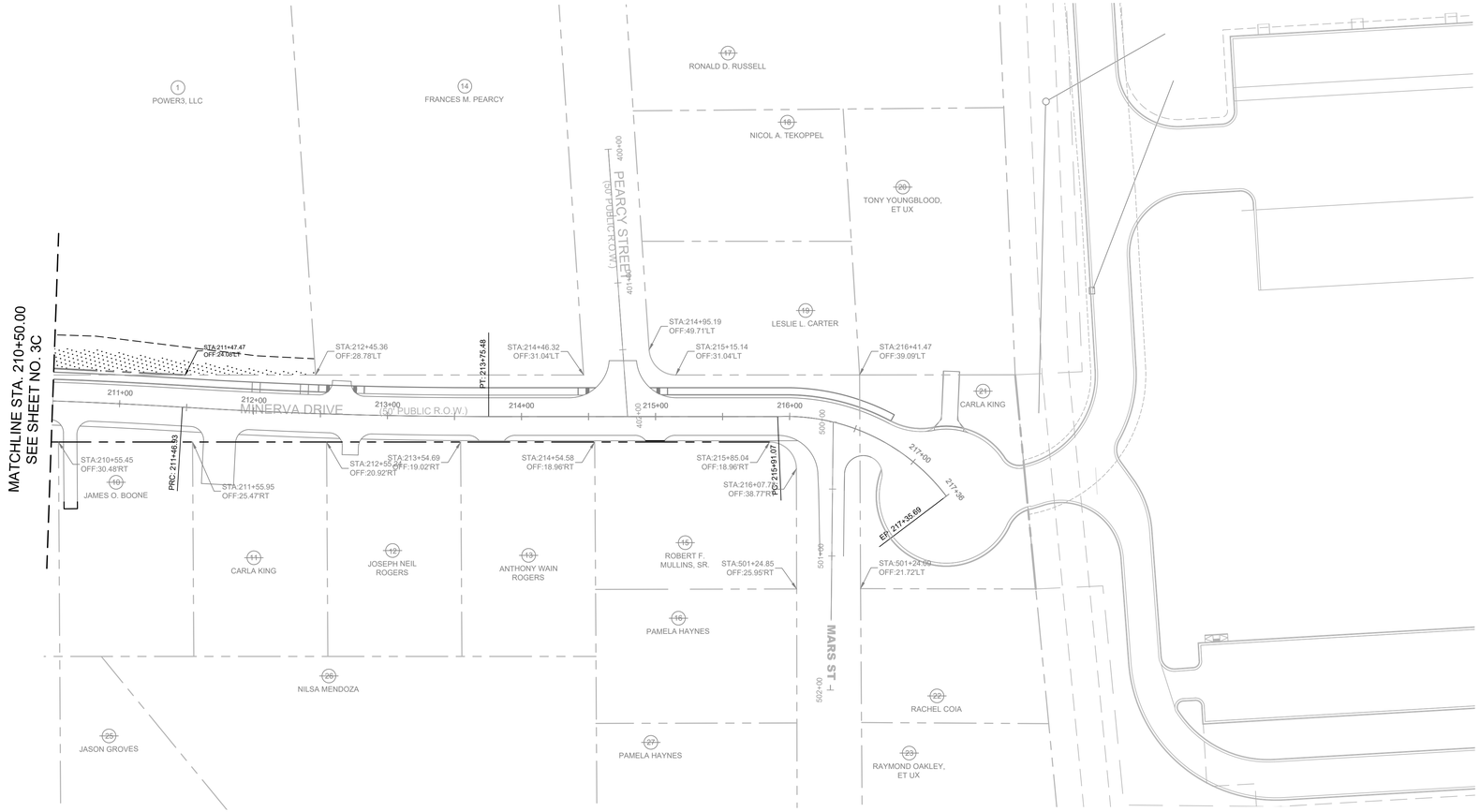
PROPERTY MAP

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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LA VERGNE, TN

BENJAMIN J. VONDENBRINK — REGISTERED ENGINEER — AGRICULTURE — COMMERCIAL — No. 125719 — STATE OF TENNESSEE
10/21/24

No.	REVISIONS	DATE	BY
1			
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

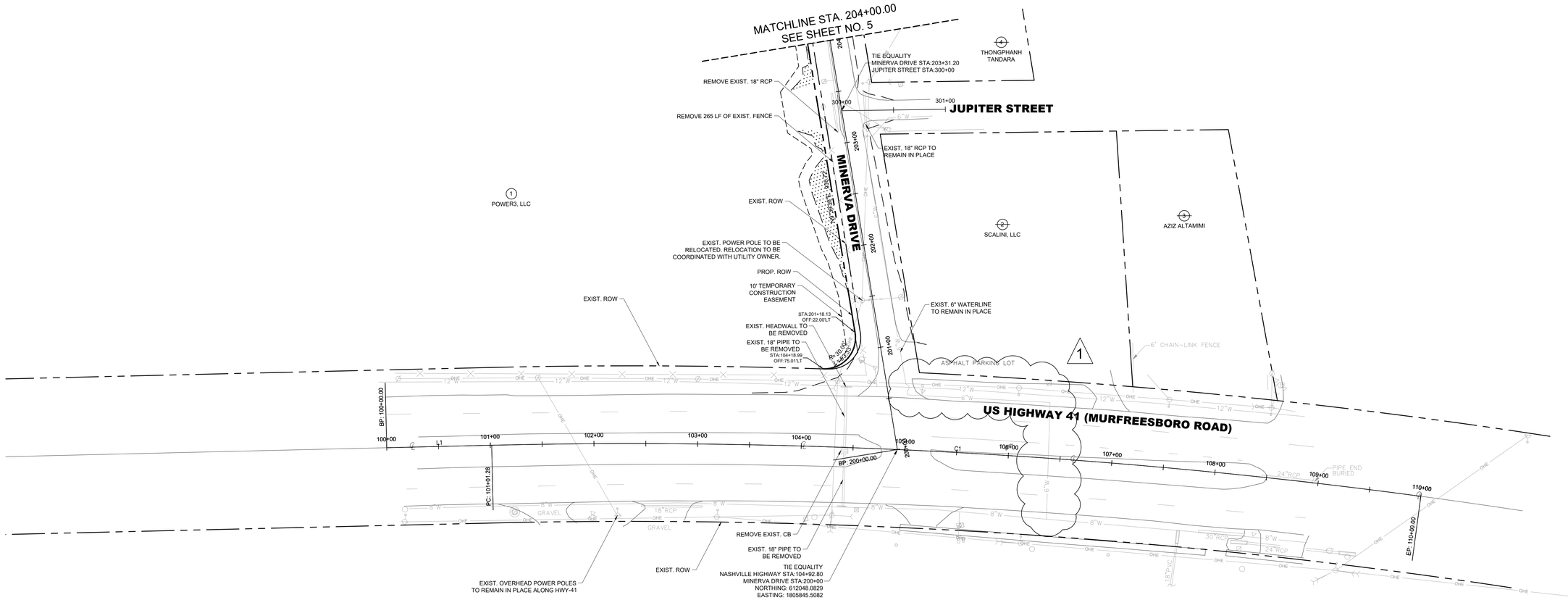
PROPERTY MAP

SHEET NUMBER
3D

Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\003A - ROW Table.dwg 3D-PROPERTY MAP Oct 18, 2024 12:43pm by: Ben.Vondenbrink

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'	



DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

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LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
XVI AGRICULTURE COMMERCE
No. 125719
STATE OF TENNESSEE
10/21/24

No.	REVISIONS	DATE	BY
1	ADDITIONAL UTILITY COMMENTS	10/24/24	BJV
2			
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

PRESENT LAYOUT

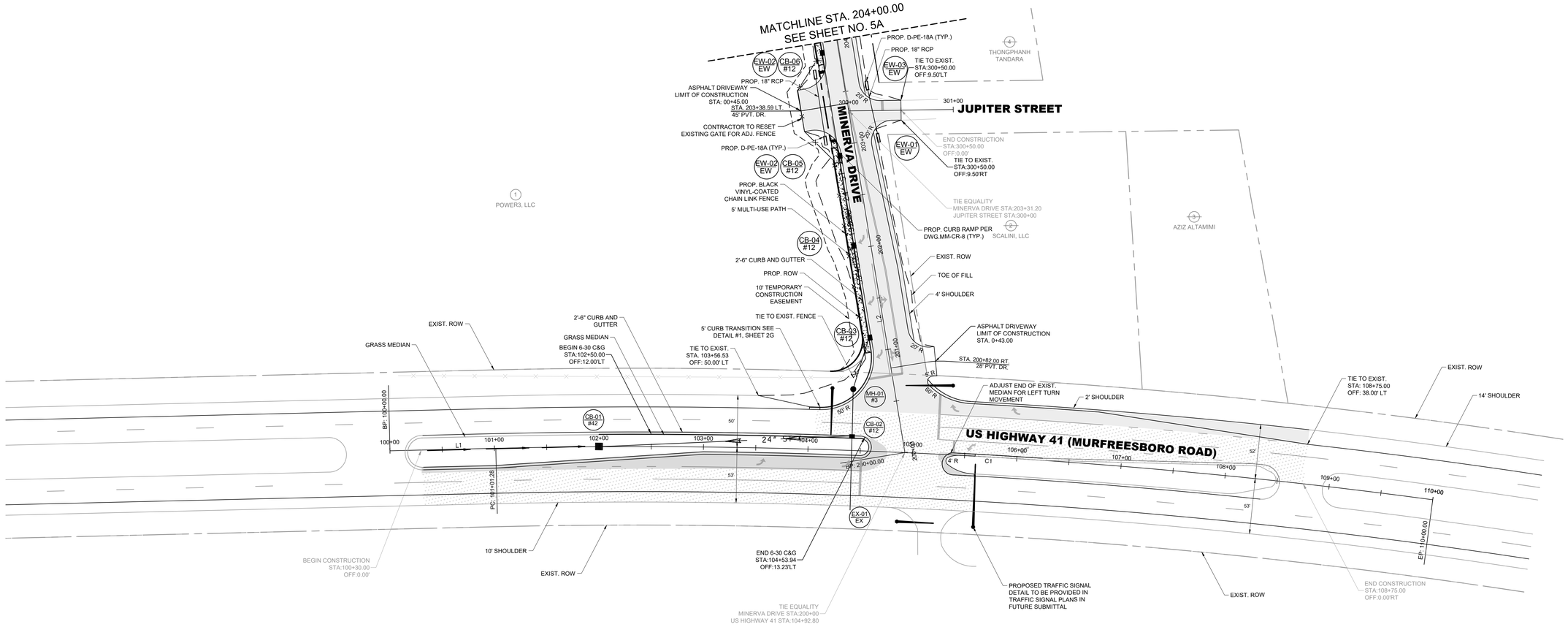
SHEET NUMBER
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CB-01 #42	GT. EL. 577.16 OUT EL. 572.68	
CB-02 #12	GT. EL. 576.06 IN. EL. 571.79 (EX-01) IN. EL. 571.61 (CB-01) OUT EL. 571.61	
CB-03 #12	GT. EL. 570.80 IN. EL. 566.35 OUT EL. 566.35	
MH-01 #3	GT. EL. 572.67 IN. EL. 567.94 OUT EL. 567.94	
CB-04 #12	GT. EL. 566.44 IN. EL. 561.99 OUT EL. 561.99	
CB-05 #12	GT. EL. 563.75 IN. EL. 559.30 OUT EL. 559.30	
CB-06 #12	GT. EL. 561.03 IN. EL. 556.58 OUT EL. 556.58	
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'	



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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 — COMMERCE — No. 125719 — STATE OF TENNESSEE
10/21/24

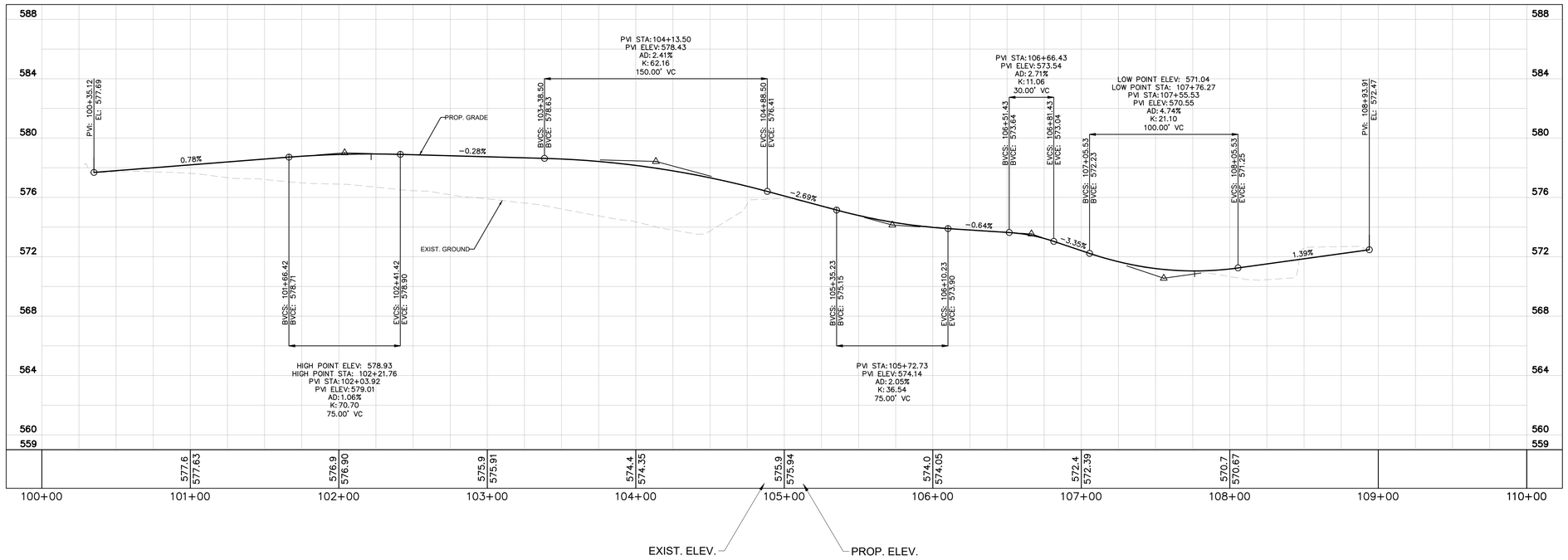
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO. 118574000	

PROPOSED LAYOUT

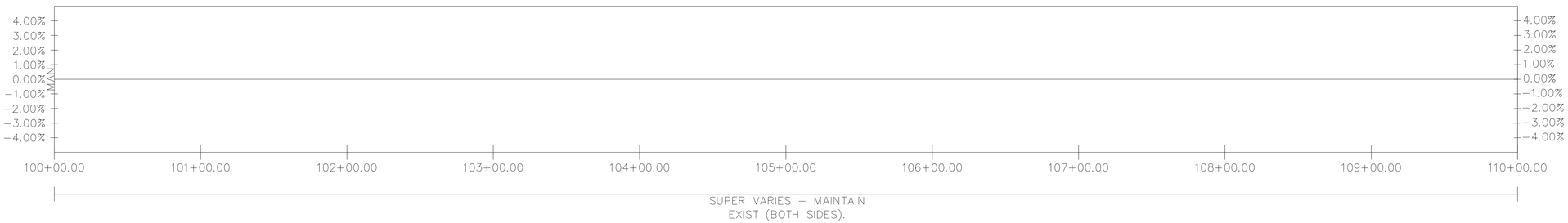
SHEET NUMBER
4A

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Tangent

SUPERELEVATION TABLE



SUPER VARIES – MAINTAIN EXIST (BOTH SIDES).

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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BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMISSION
No. 125719
STATE OF TENNESSEE
10/21/24

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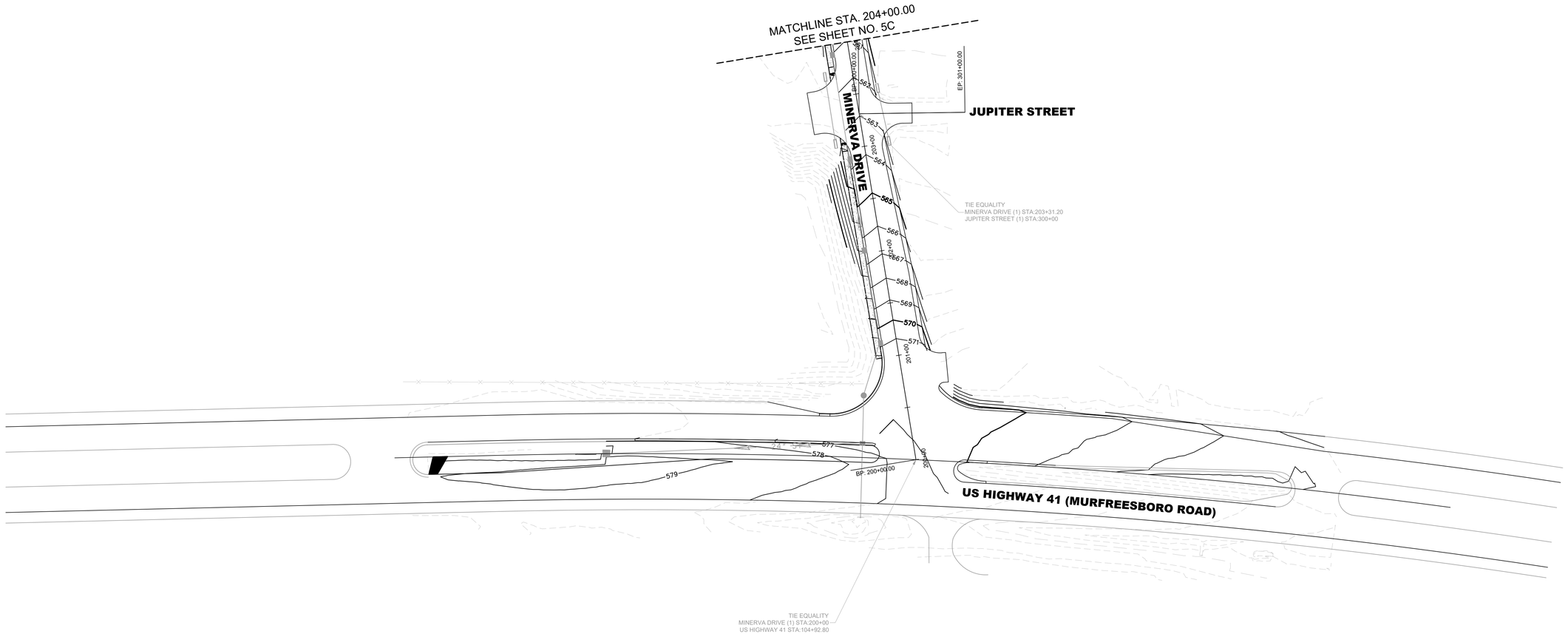
REVISIONS

DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

PROPOSED PROFILE

SHEET NUMBER
4B

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GRAPHIC SCALE IN FEET
0 25 50 100

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LA VERGNE, TN

BENJAMIN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
125719
STATE OF TENNESSEE
10/21/24

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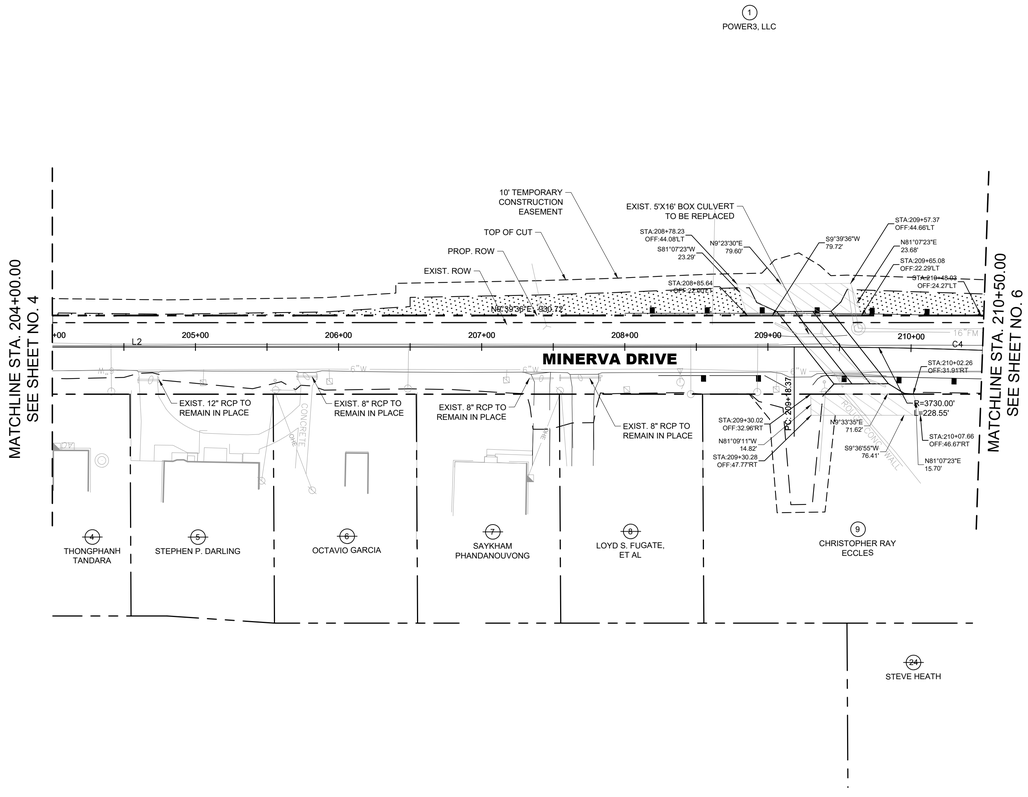
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

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 Oct 18, 2024 12:45pm by: Ben.Vondenbrink

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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BENJ VONDENBRINK — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 125719 — STATE OF TENNESSEE — 10/21/24

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024

KIMLEY-HORN PROJECT NO. 118574000

PRESENT LAYOUT

SHEET NUMBER
5

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CB-07 #12 — GT. EL. 557.66
IN. EL. 553.21
OUT EL. 553.21

CB-08 #12 — GT. EL. 555.34
IN. EL. 550.89
OUT EL. 550.89

CB-09 #12 — GT. EL. 554.33
IN. EL. 549.88
OUT EL. 549.88

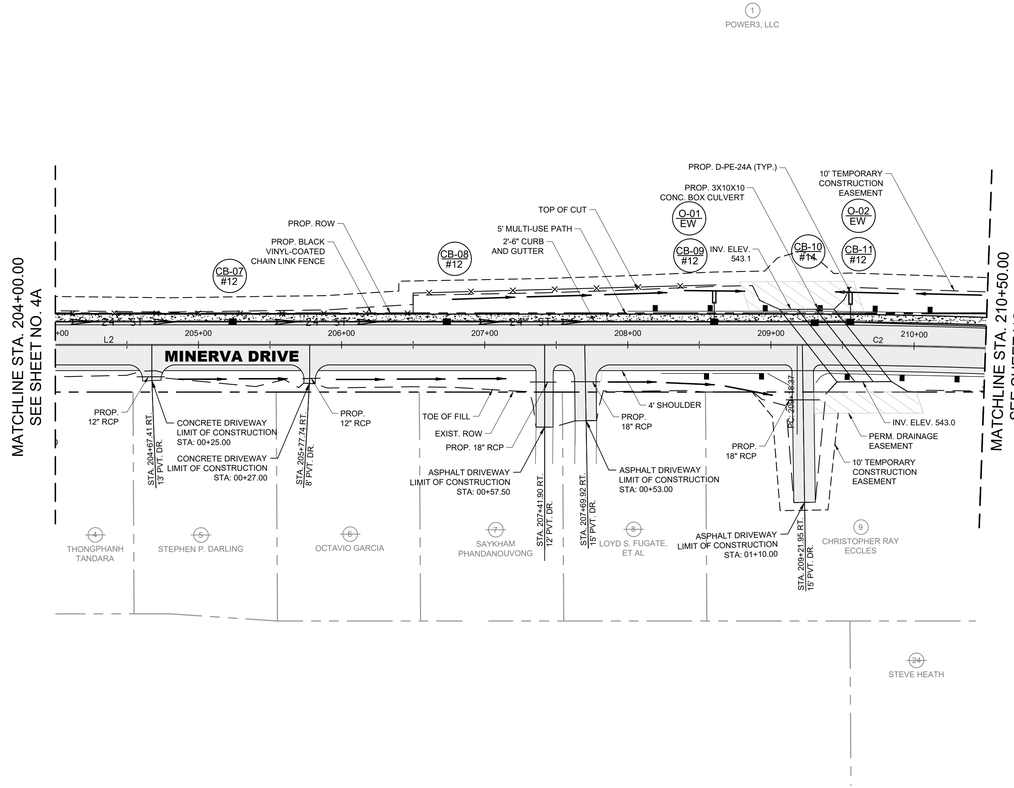
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OUT EL. 550.16

CB-11 #12 — GT. EL. 554.23
IN. EL. 549.24 (CB-10)
IN. EL. 549.24 (CB-12
OUT EL. 549.24

O-01 EW — OUT. EL. 549.81

O-02 EW — OUT. EL. 549.00

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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LA VERGNE, TN

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10/21/24

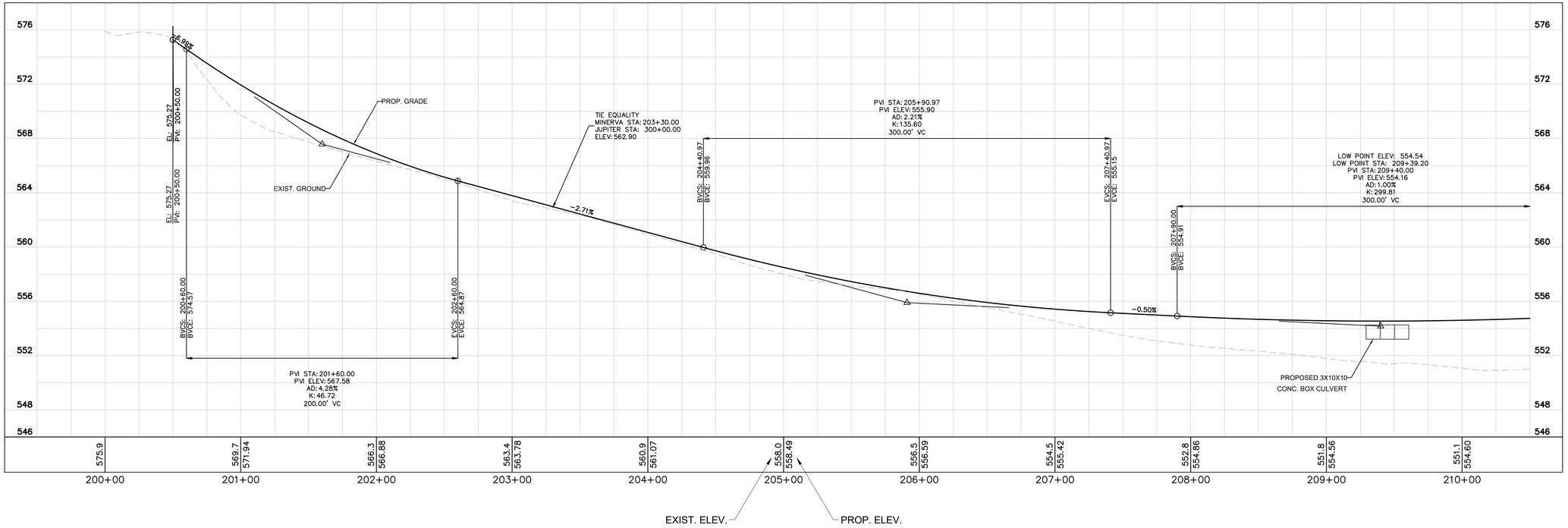
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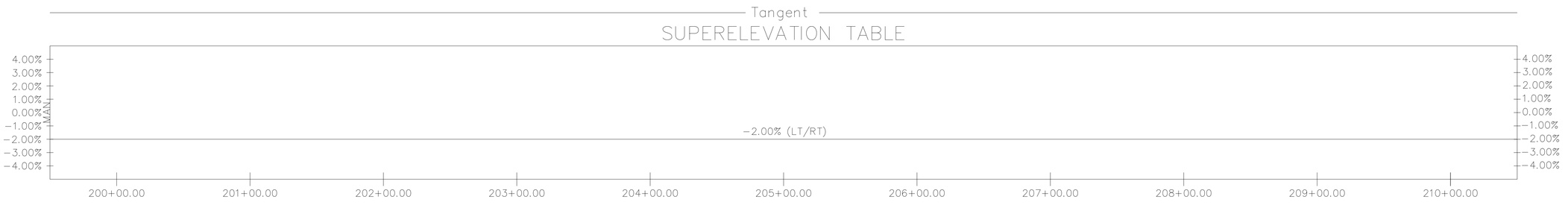
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

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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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

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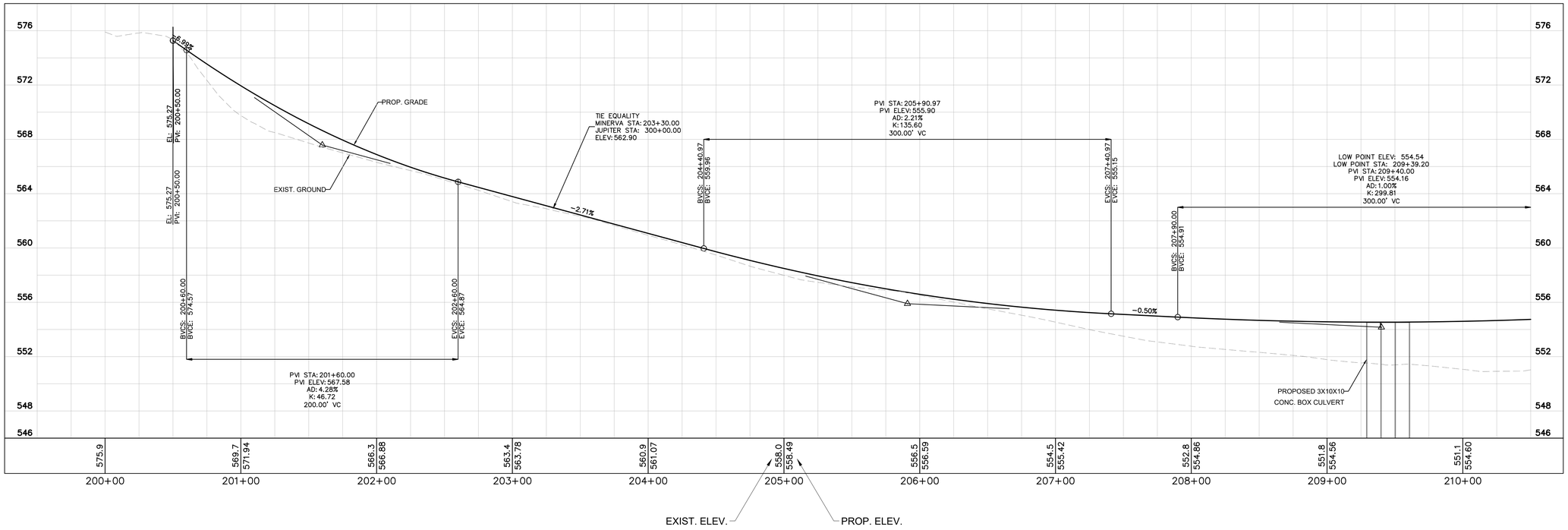
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	09/30/2024

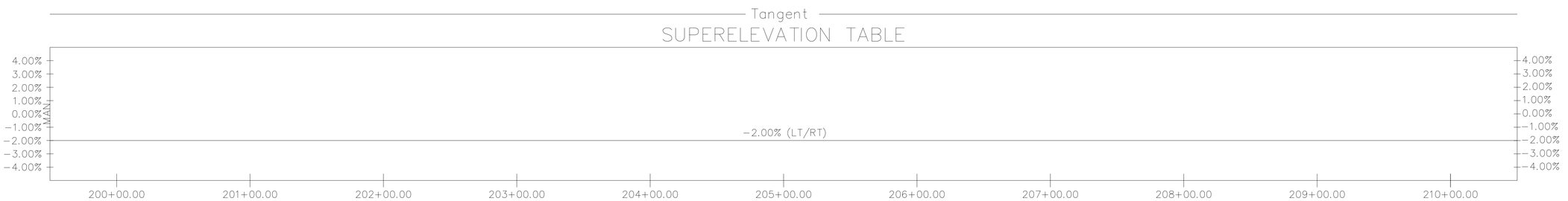
KIMLEY-HORN PROJECT NO.
118574000

5B - PROPOSED PROFILE

SHEET NUMBER

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MINERVA ROAD

DRAFT

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

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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
TECHNICIAN ENGINEER
AGRICULTURE
COMMISSION NO. 125719
STATE OF TENNESSEE
10/21/24

No.	DATE	BY	REVISIONS
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

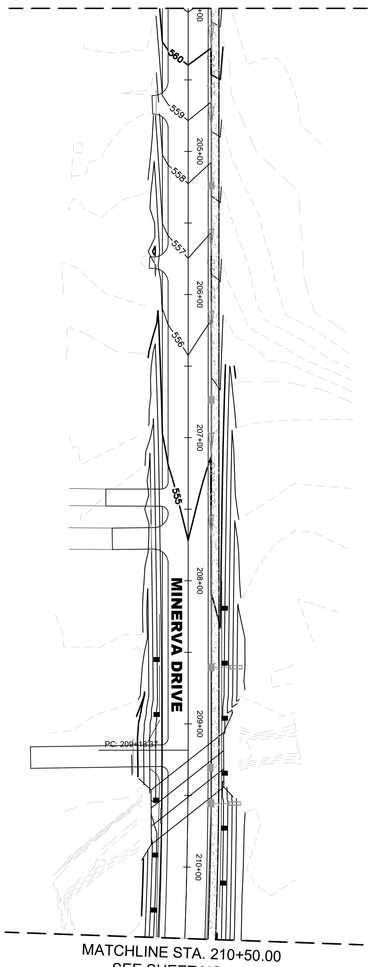
PROPOSED PROFILE

SHEET NUMBER
5B

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Drawing name: K:\NSH_LDEV\11857\4000 - 1701 Mars Street\4-CAD\Offsite Roadway\Plansheets\05\4C-05C - GRADING LAYOUT.dwg 5C - GRADING LAYOUT Oct 18, 2024 12:46pm by Ben.Vondenbrink

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	10/21/2024
DESIGNED BY	BJV
DRAWN BY	EJBF
CHECKED BY	HML

No.	REVISIONS	DATE	BY
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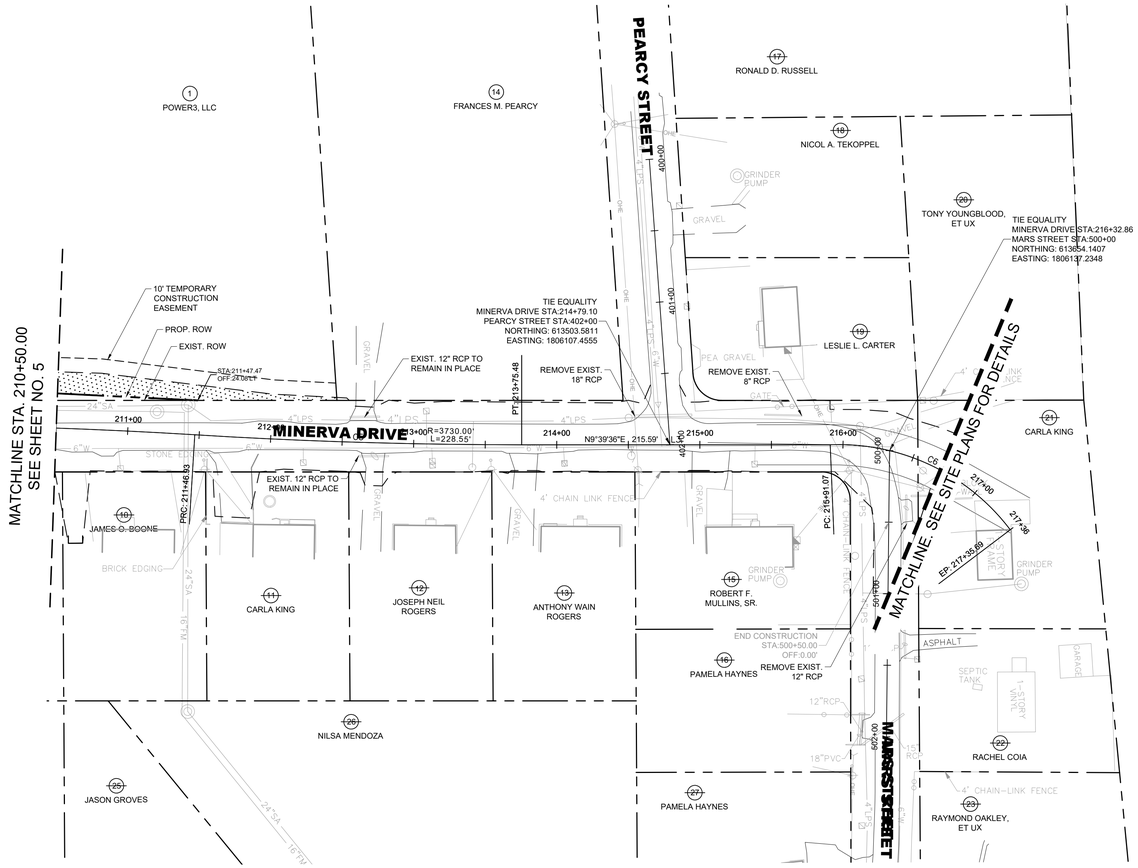
BEN J. VONDENBRINK
STATE OF TENNESSEE
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
10/21/24

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'	

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0 25 50 100

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

BENJ VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125719
STATE OF TENNESSEE
10/21/24

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

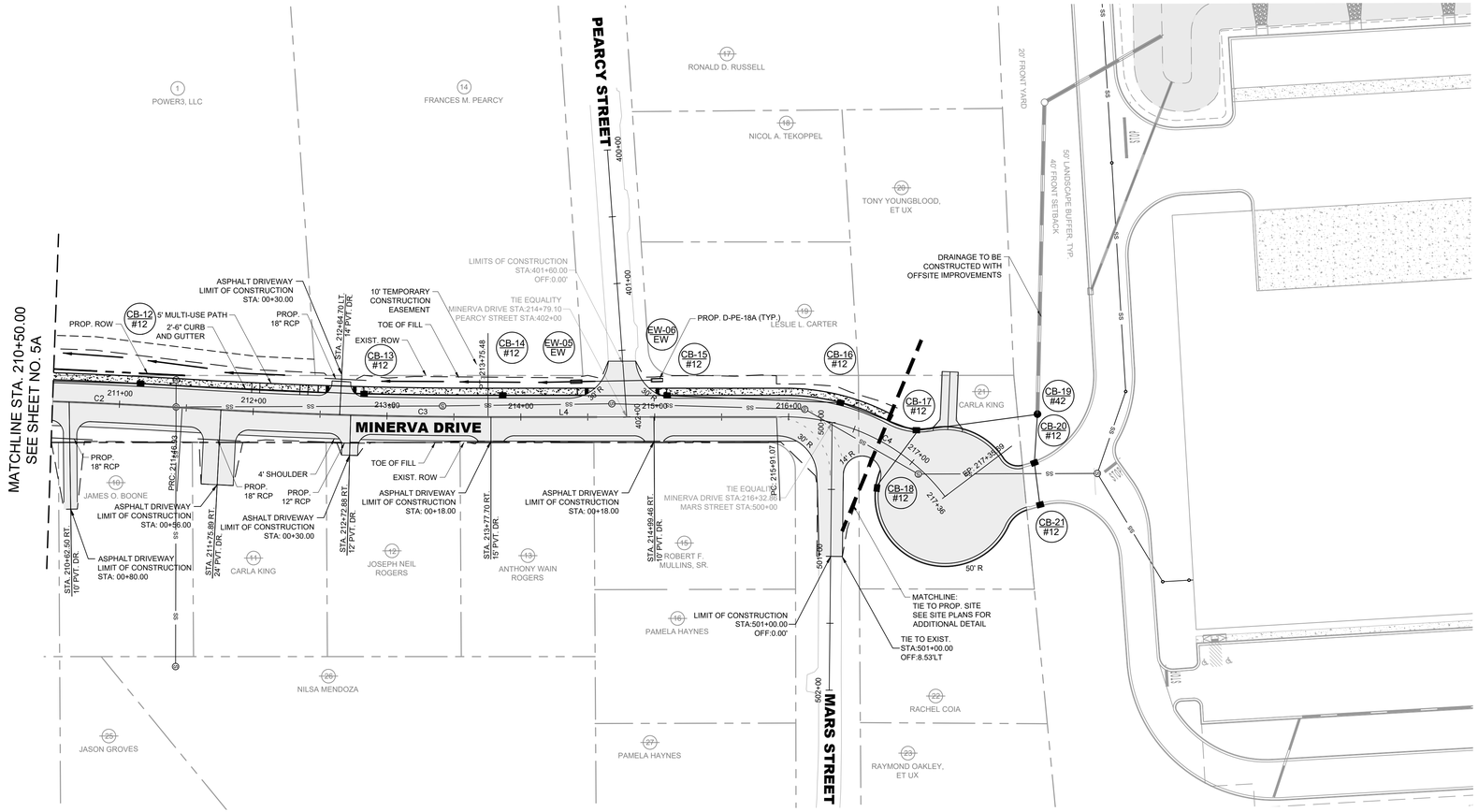
PRESENT LAYOUT

SHEET NUMBER
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CB-12 #12	GT. EL. 554.73 IN. EL. 549.74 OUT EL. 549.74	
CB-13 #12	GT. EL. 556.69 IN. EL. 551.70 OUT EL. 551.70	
CB-14 #12	GT. EL. 558.87 IN. EL. 553.88 OUT EL. 553.88	
CB-15 #12	GT. EL. 559.90 IN. EL. 554.91 OUT EL. 554.91	
CB-16 #12	GT. EL. 561.61 IN. EL. 556.09 OUT EL. 556.09	
CB-17 #12	GT. EL. 564.00 IN. EL. 556.65 (CB-18) IN. EL. 556.65 (CB-19) OUT EL. 556.65	
CB-18 #12	GT. EL. 563.40 OUT EL. 559.46	
CB-19 #12	GT. EL. 562.56 IN. EL. 557.49 (CB-20) IN. EL. 557.49 (SITE) OUT EL. 557.49	
CB-20 #12	GT. EL. 567.30 IN. EL. 559.04 OUT EL. 559.04	
CB-21 #12	GT. EL. 568.03 OUT EL. 559.04	
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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LA VERGNE, TN

BENJ VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125719
STATE OF TENNESSEE
10/21/24

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

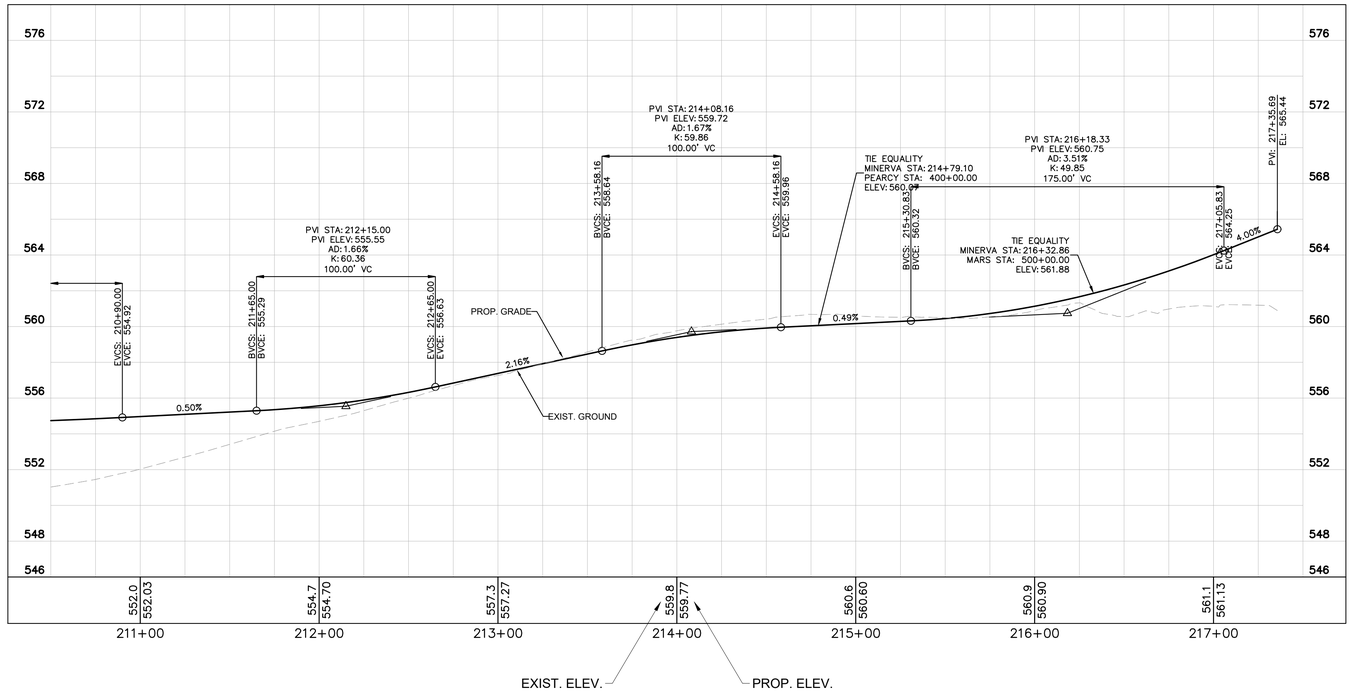
PROPOSED LAYOUT

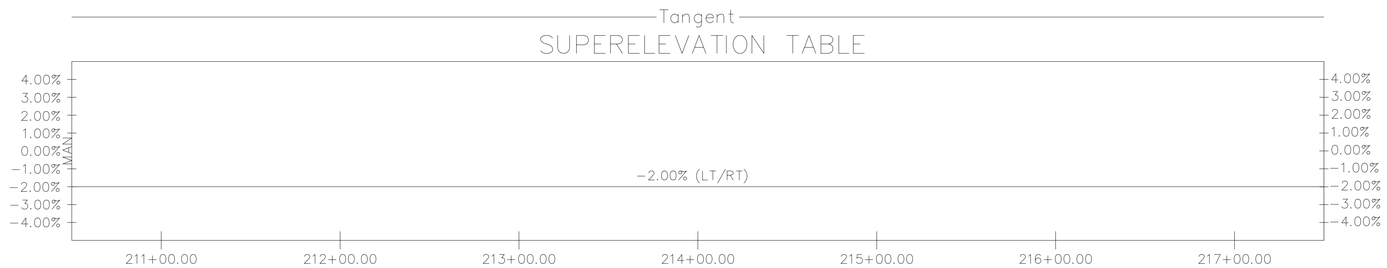
SHEET NUMBER
6A

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

No.	REVISIONS	DATE	BY
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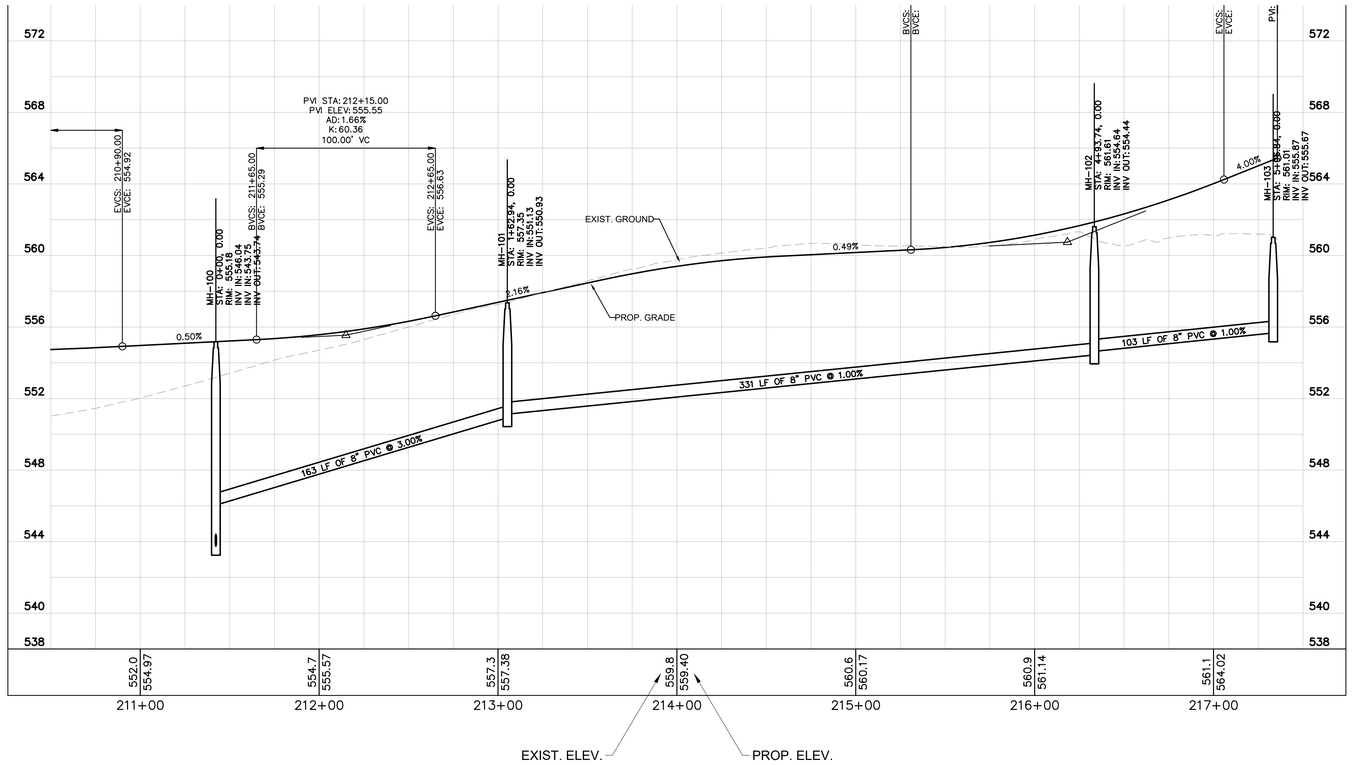
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DRAWN BY:	EJBF
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KIMLEY-HORN PROJECT NO.	118574000

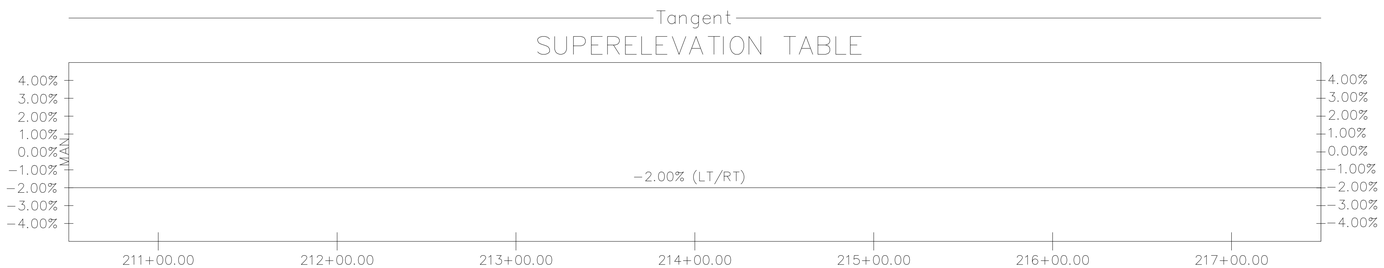
6B - PROPOSED PROFILE

SHEET NUMBER

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MINERVA ROAD

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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
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 125719
STATE OF TENNESSEE
10/21/24

No.	REVISIONS	DATE	BY
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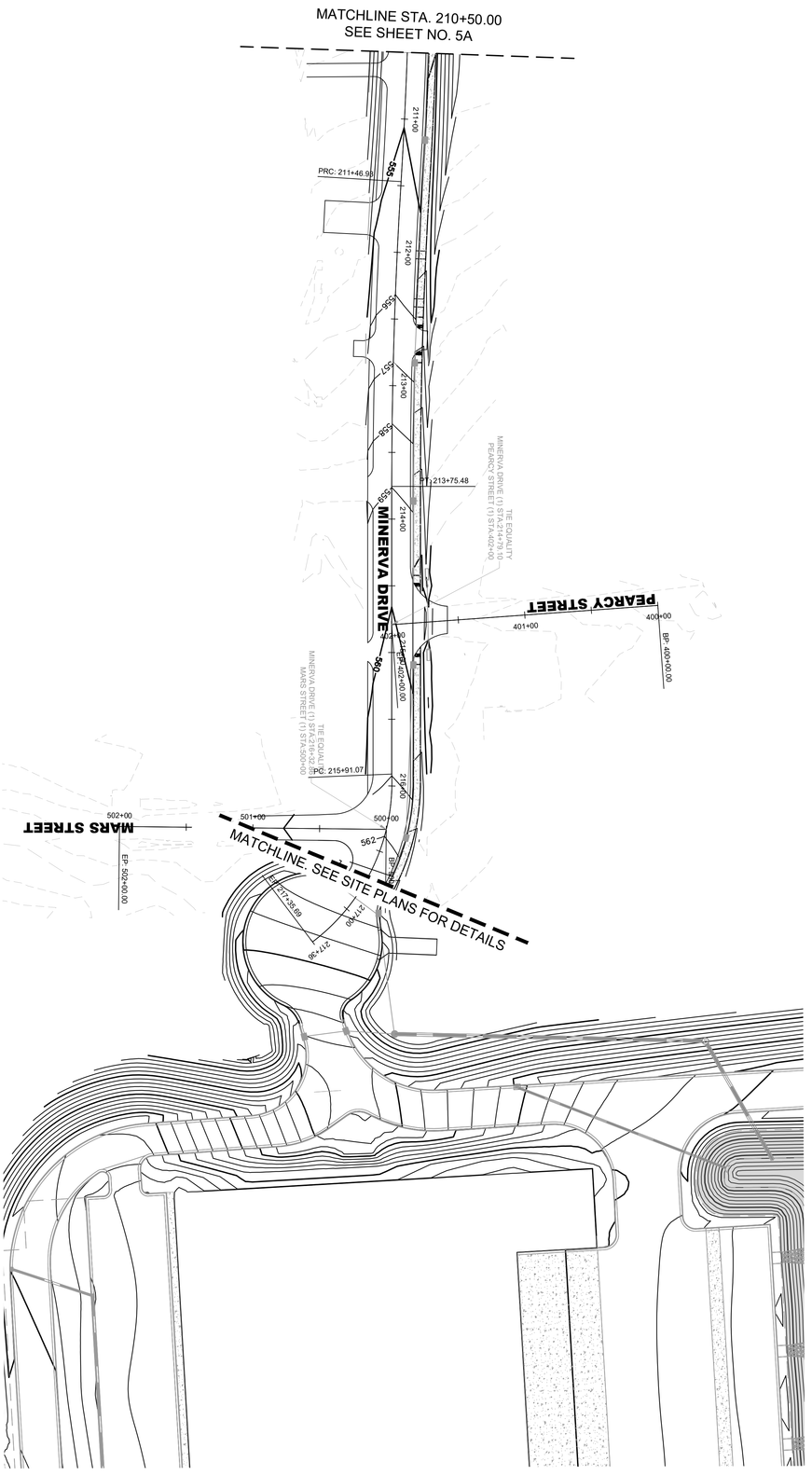
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DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

PROPOSED PROFILE

SHEET NUMBER
6B

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DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

SHEET NUMBER	6C
SHEET TITLE	GRADING LAYOUT
KIMLEY-HORN PROJECT NO.	11887400
DATE	10/21/2024
DESIGNED BY	HML
DRAWN BY	EJBF
CHECKED BY	BJV

No.	REVISIONS	DATE	BY
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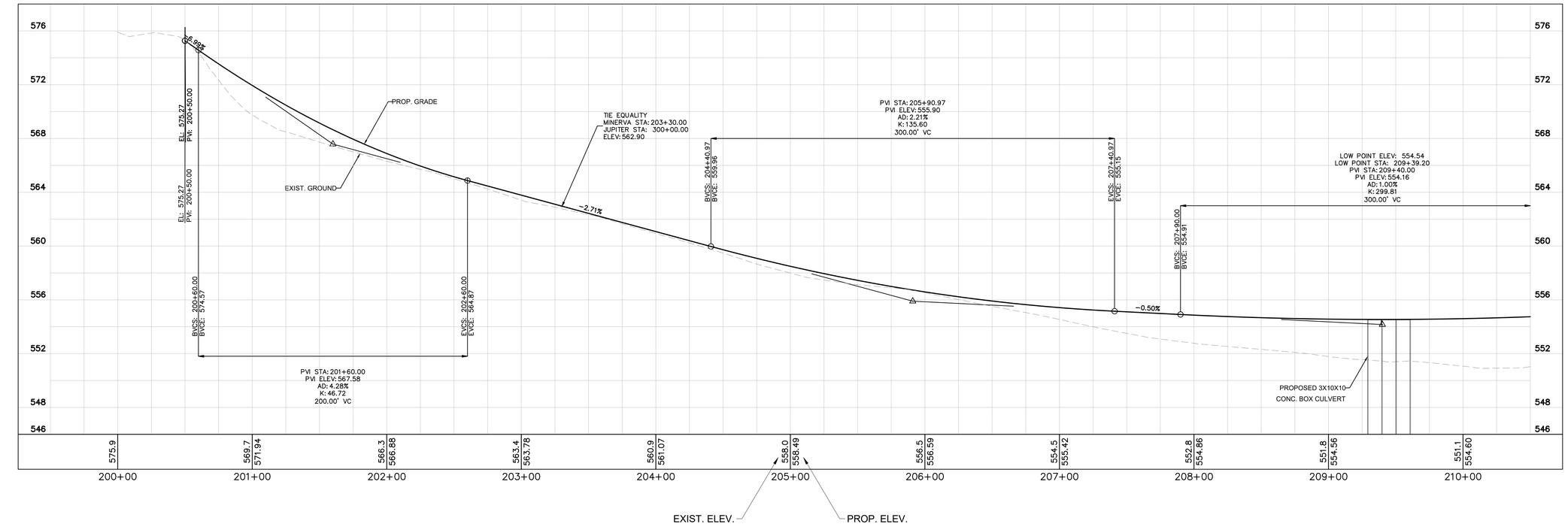
BEN J. VONDENBRINK
STATE OF TENNESSEE
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
10/21/24

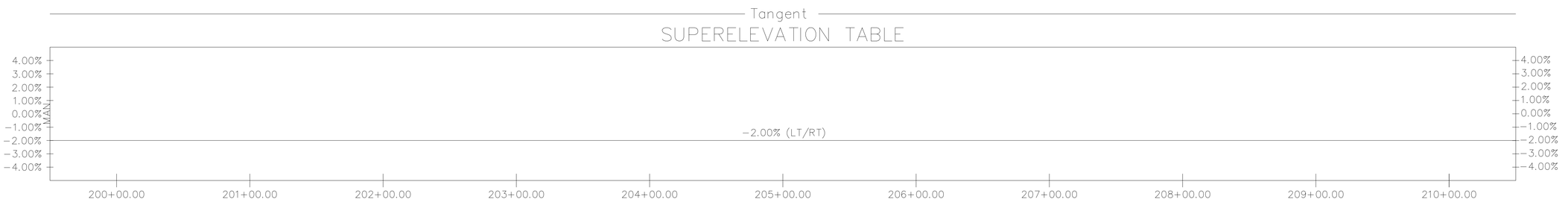
1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

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





MINERVA ROAD

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GRAPHIC SCALE IN FEET
0 25 50 100

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REGISTERED ENGINEER
AGRICULTURE
No. 125719
STATE OF TENNESSEE
10/21/24

No	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024

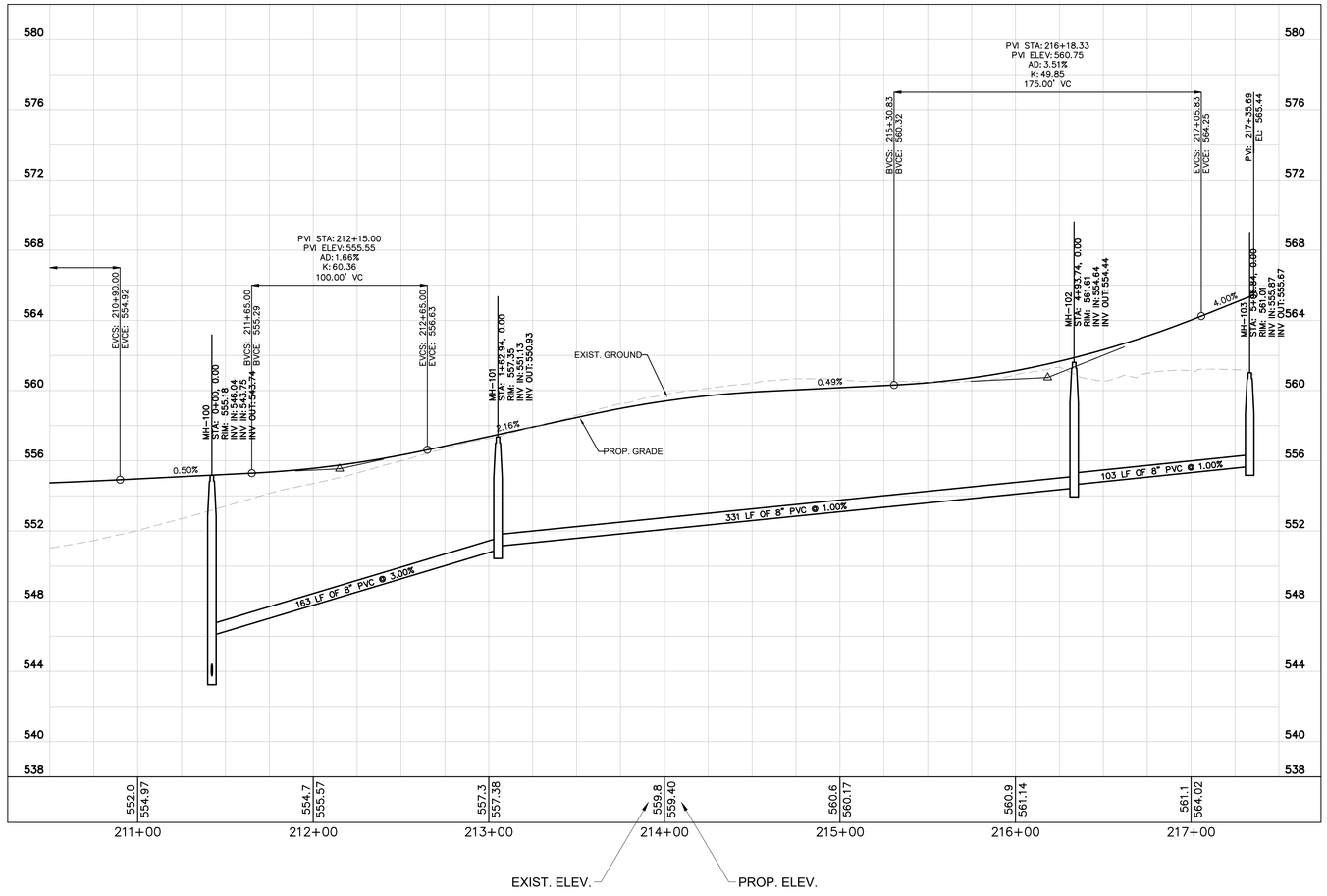
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118574000

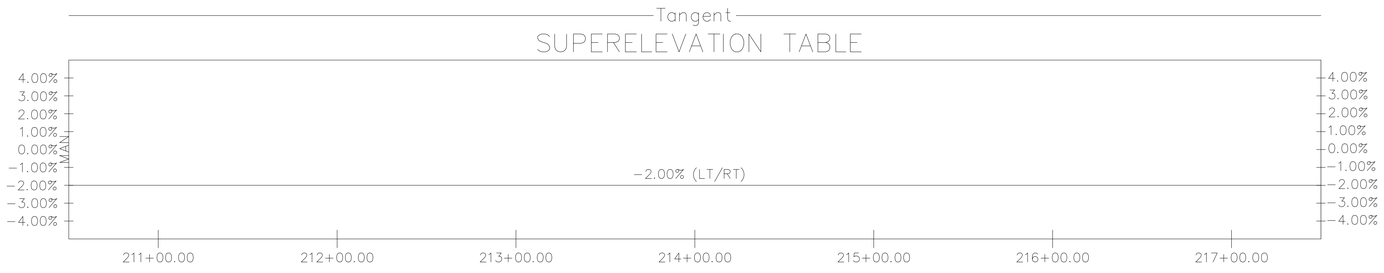
SIDEROAD PROFILE

SHEET NUMBER
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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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BEN J. VONDENBRINK
TENNESSEE LICENSED
PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 125719
STATE OF TENNESSEE
10/21/24

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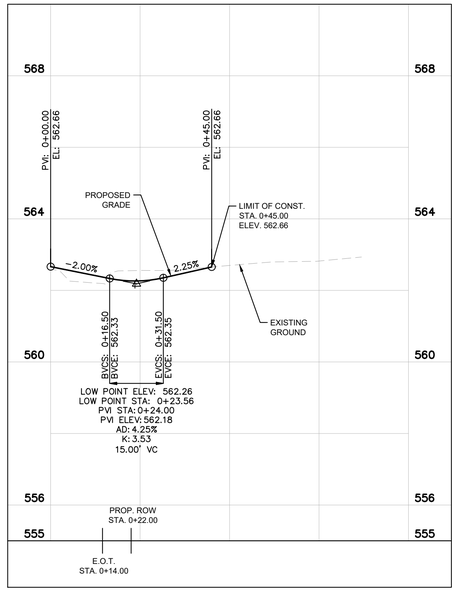
REVISIONS

DESIGNED BY:	BJV
DRAWN BY:	EJBF
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DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

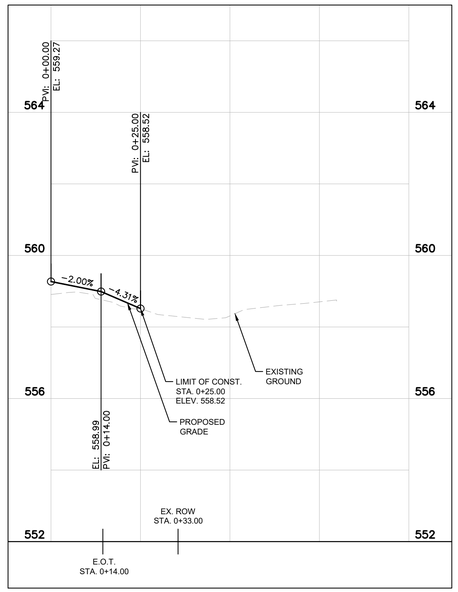
SIDEROAD PROFILE

SHEET NUMBER
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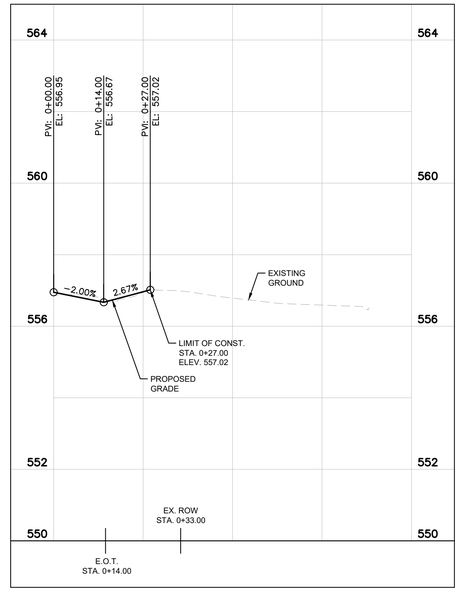
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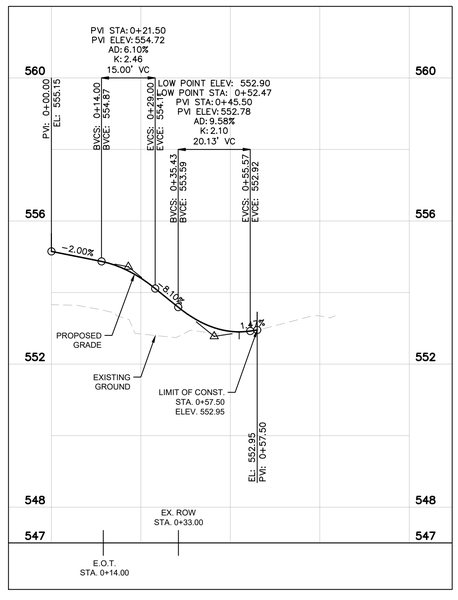
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MINERVA DRIVE
ASPHALT DRIVEWAY



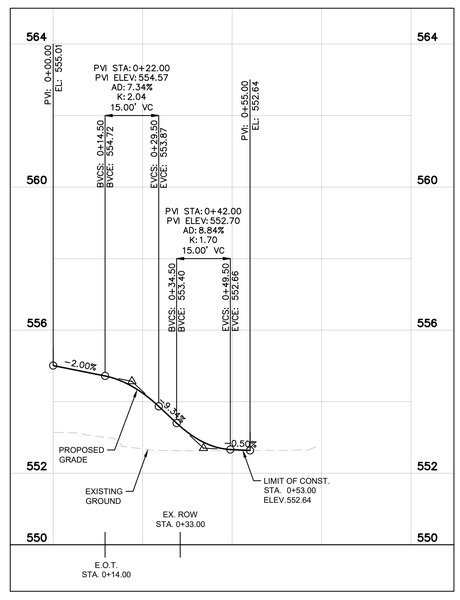
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13' PVT. DR.
MINERVA DRIVE
CONCRETE DRIVEWAY



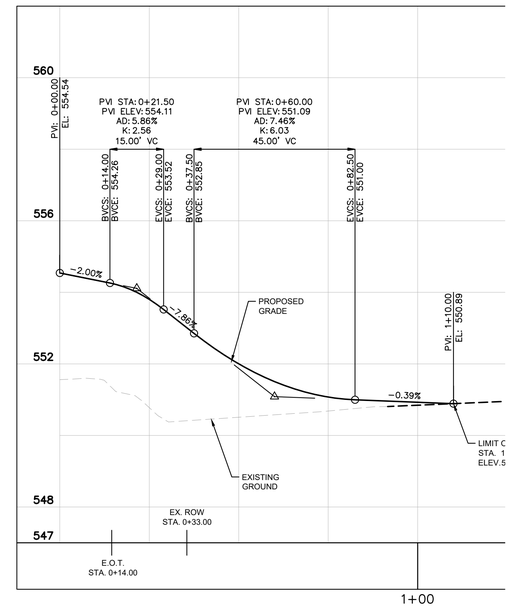
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8' PVT. DR.
MINERVA DRIVE
CONCRETE DRIVEWAY



STA. 207+41.90 RT.
12' PVT. DR.
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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

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL
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VERTICAL

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LA VERGNE, TN

BENJAMIN J VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125119
STATE OF TENNESSEE
10/21/24

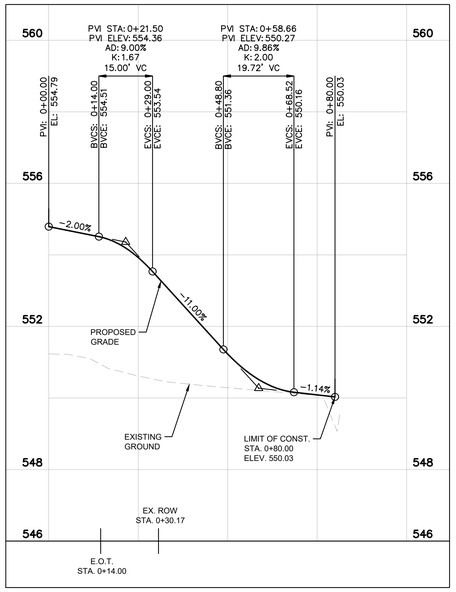
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024

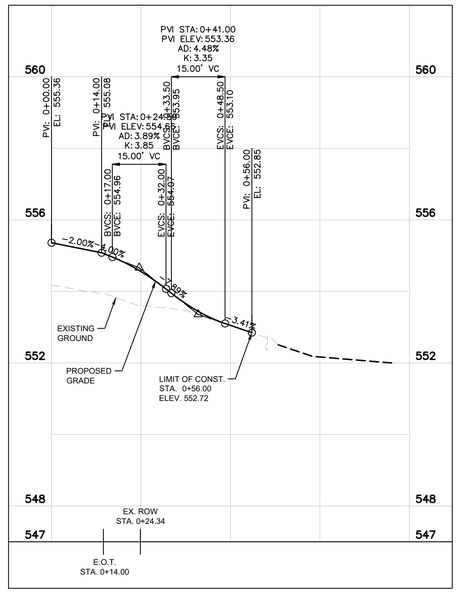
KIMLEY-HORN PROJECT NO.
118574000

DRIVEWAY PROFILES

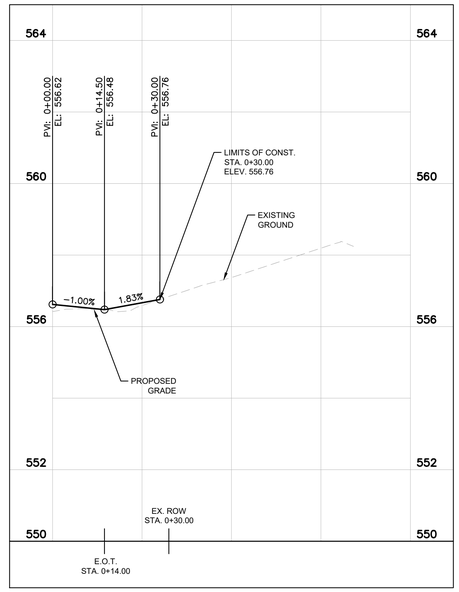
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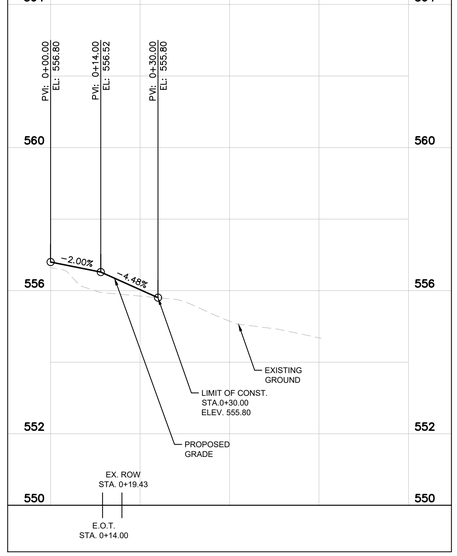
STA. 210+62.50 RT.
10' PVT. DR.
MINERVA DRIVE
ASPHALT DRIVEWAY



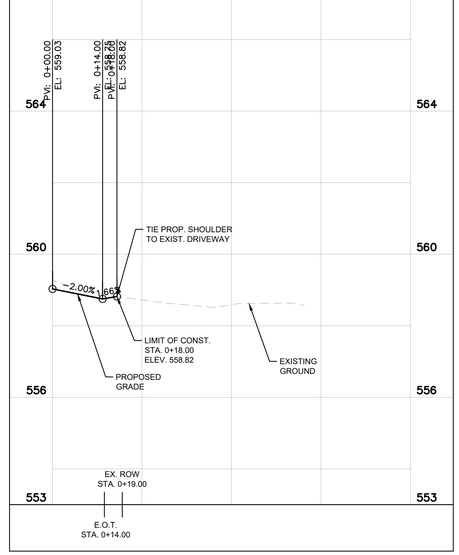
STA. 211+75.89 RT.
24' PVT. DR.
MINERVA DRIVE
ASPHALT DRIVEWAY



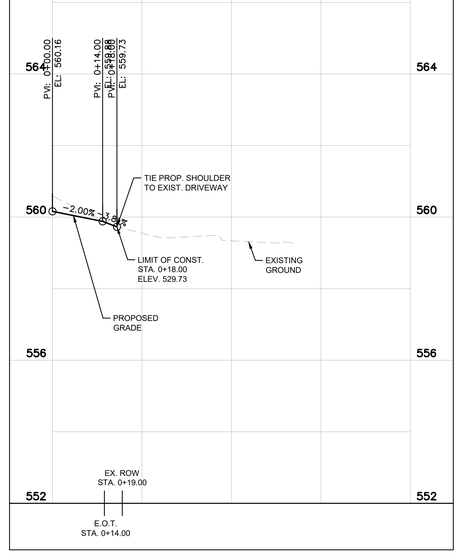
STA. 212+64.70 LT.
14' PVT. DR.
MINERVA DRIVE
ASPHALT DRIVEWAY



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

DRAFT

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

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LA VERGNE, TN

BENJ. J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125719
STATE OF TENNESSEE
10/21/24

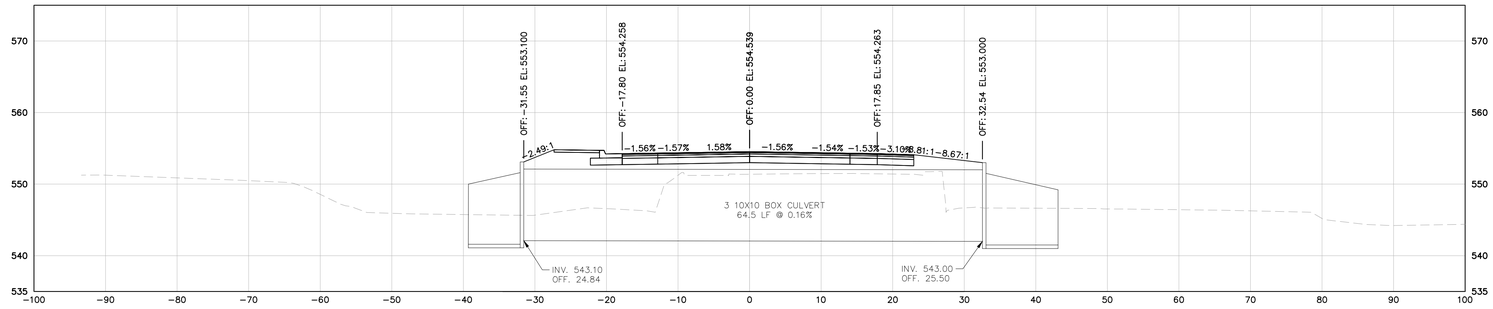
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

DRIVEWAY PROFILES

SHEET NUMBER
10

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CULVERT CROSS SECTION

DRAFT

GRAPHIC SCALE IN FEET
0 5 10 20
HORIZONTAL

GRAPHIC SCALE IN FEET
0 5 10 20
VERTICAL

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10/21/24

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CULVERT CROSS SECTION

SHEET NUMBER
11

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

BENJ VONDENBRINK
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COMMERCE
No. 125719
STATE OF TENNESSEE
10/21/24

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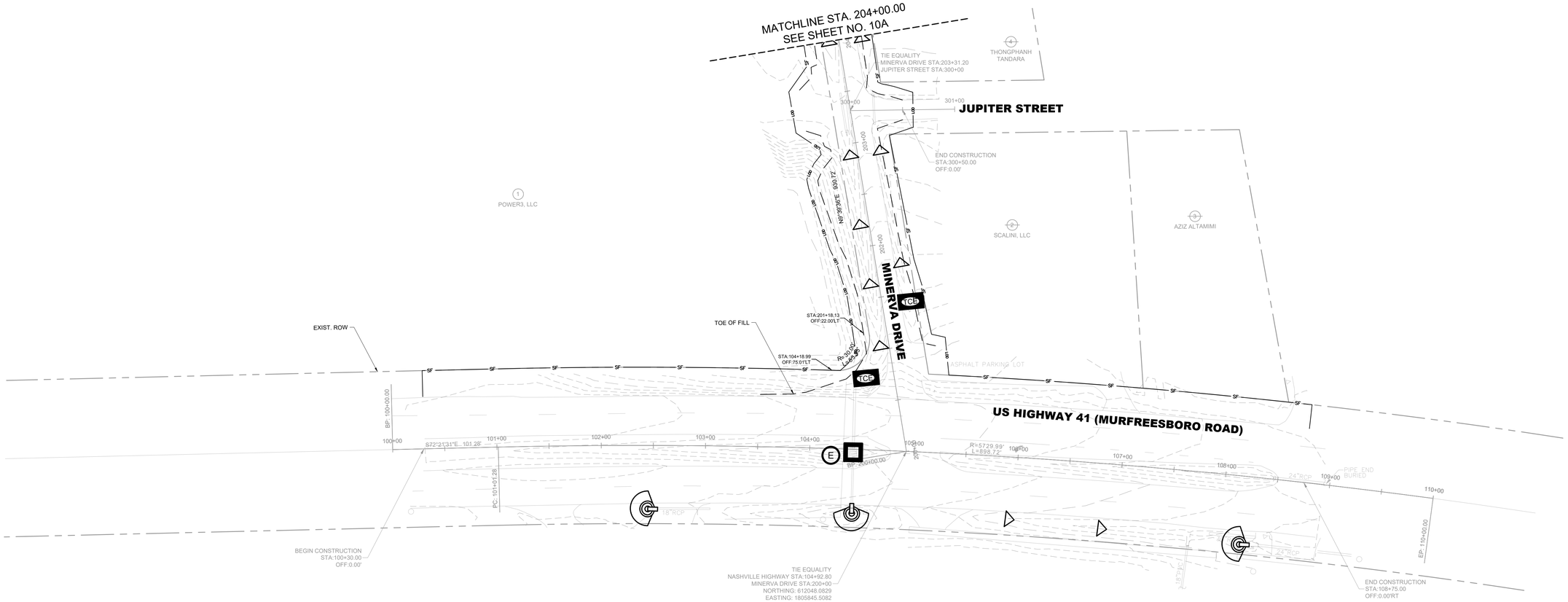
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DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

EPSC NOTES

SHEET NUMBER
12

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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.

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

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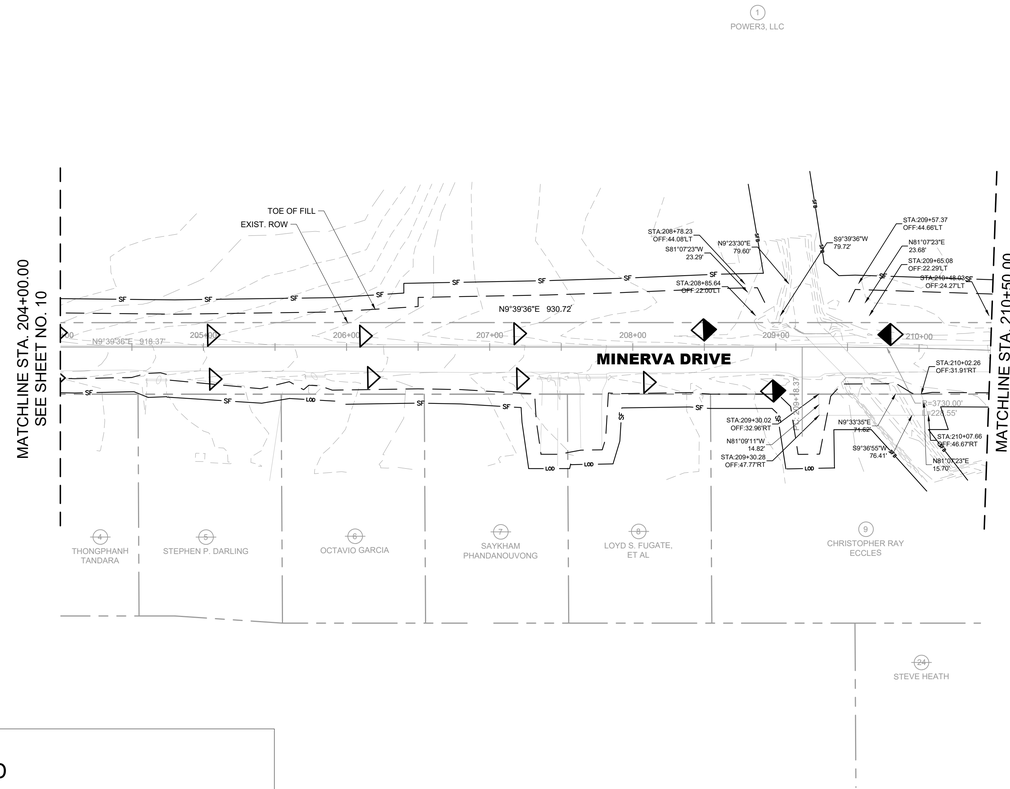
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EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 1

SHEET NUMBER
13

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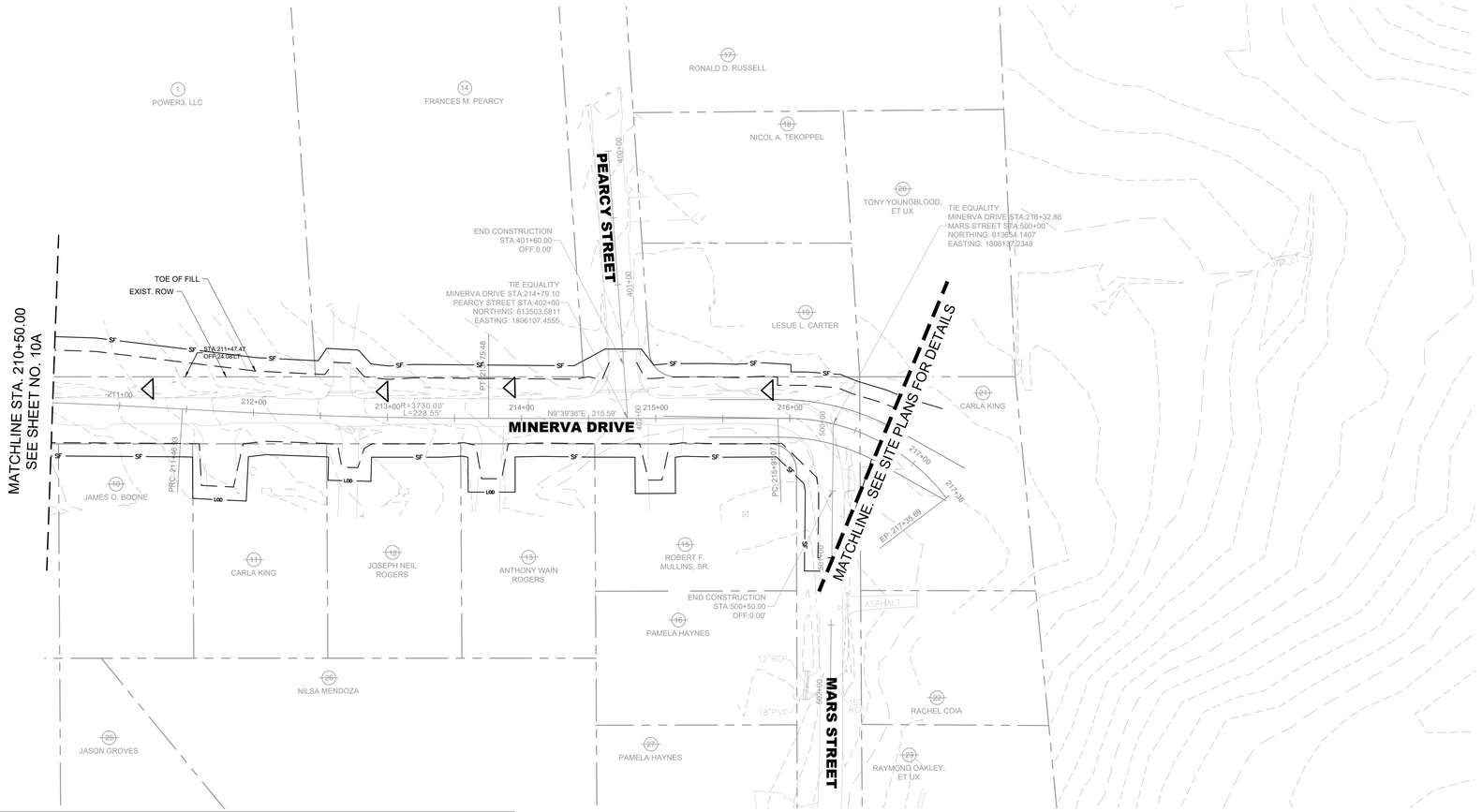
EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 1

SHEET NUMBER
13A

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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 Oct 18, 2024 12:49pm by: Ben.Vondenbrink

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.

DRAFT

GRAPHIC SCALE IN FEET
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DRAWN BY:	EJBF
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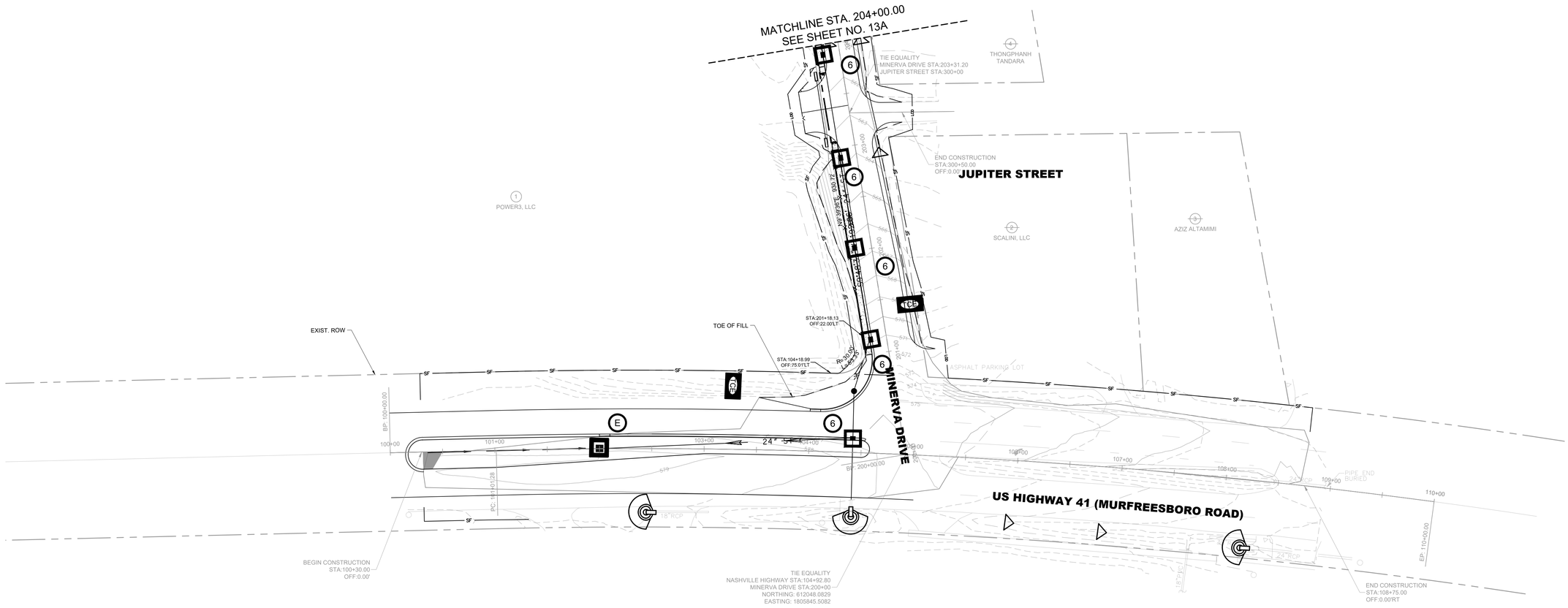
EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 1

SHEET NUMBER
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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	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.

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

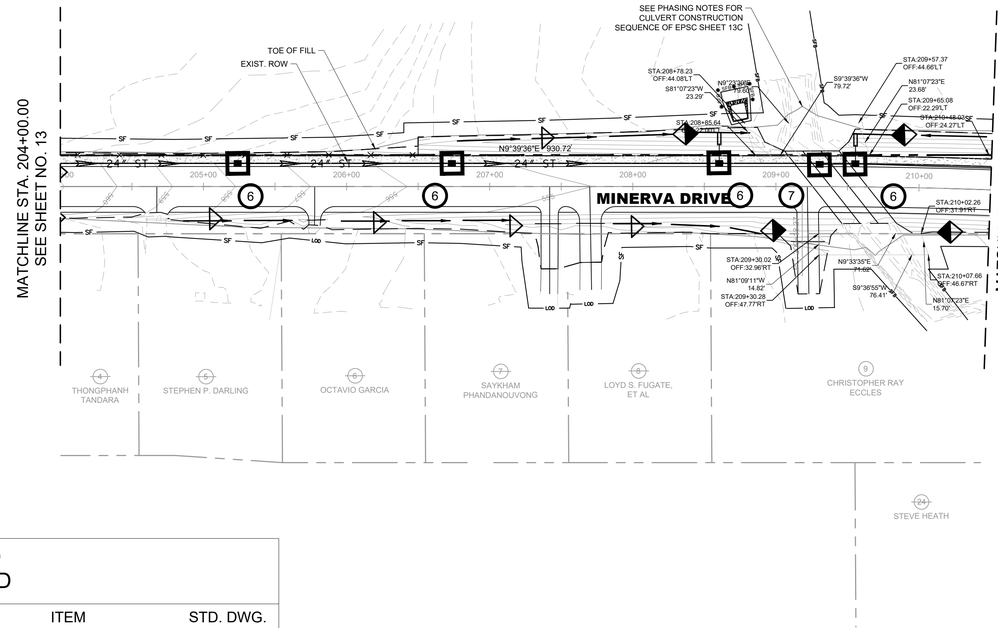
EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 2

SHEET NUMBER
14

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Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\013-013B - EPSC STAGE 2.dwg 13 EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 2 Oct 18, 2024 12:49pm by: Ben.Vondenbrink

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.

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

BENJ. VONDENBRINK
STATE OF TENNESSEE
No. 125719
AGRICULTURE
COMMERCE
10/21/24

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
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DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

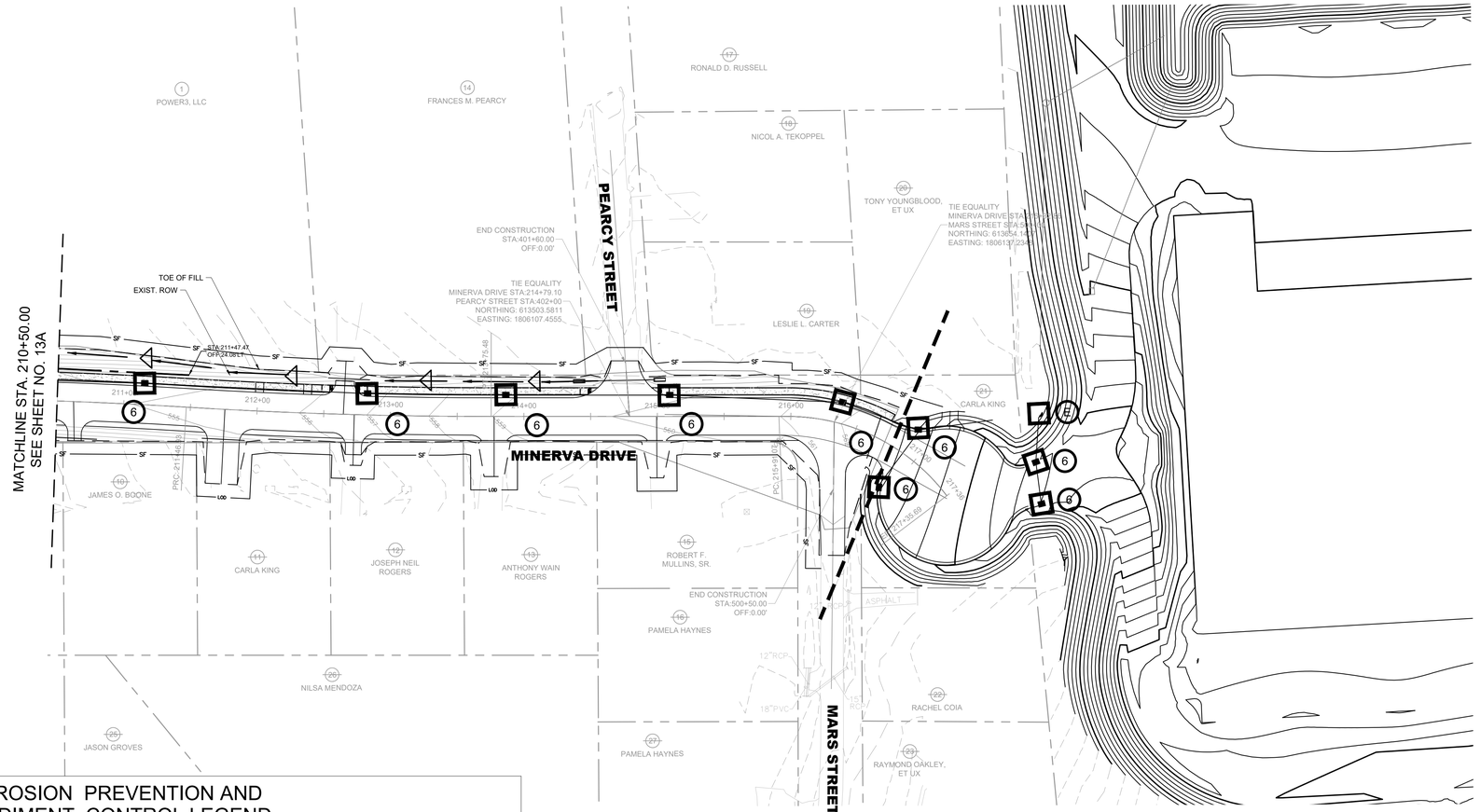
EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 2

SHEET NUMBER
14A

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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 Oct 18, 2024 12:49pm by: Ben.Vondenbrink

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	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.

DRAFT

GRAPHIC SCALE IN FEET
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LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125719
STATE OF TENNESSEE
10/21/24

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

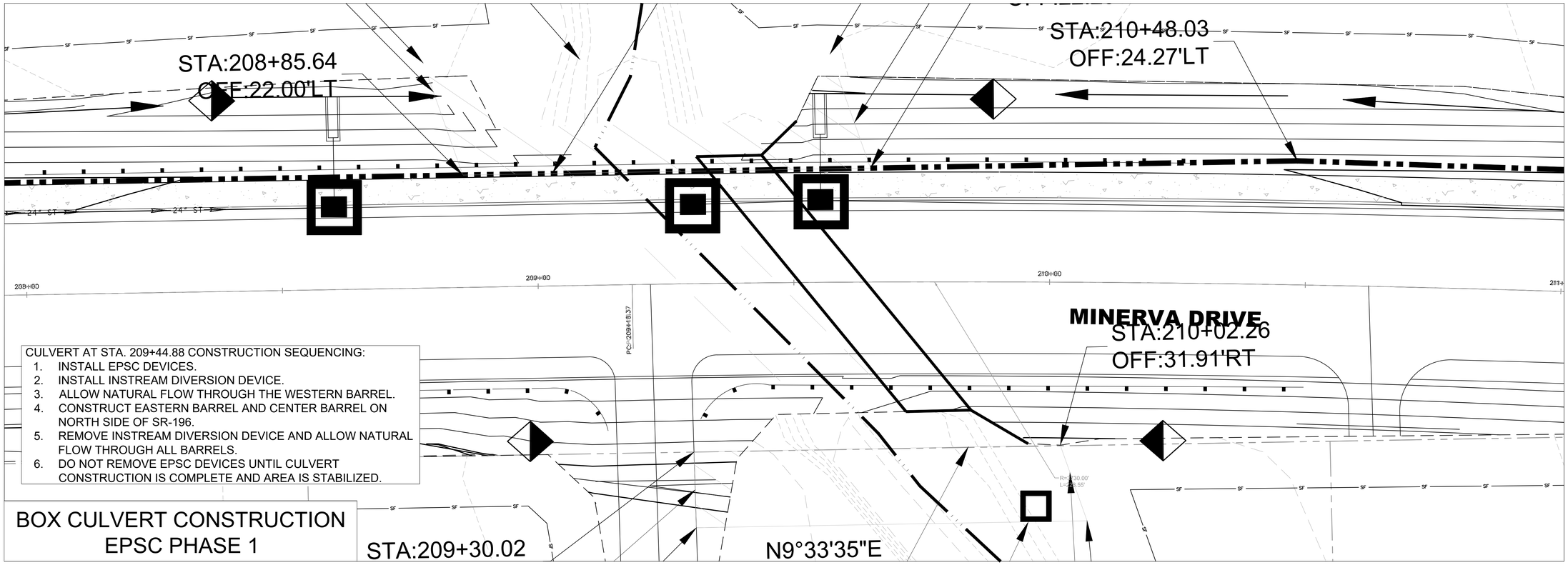
EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 2

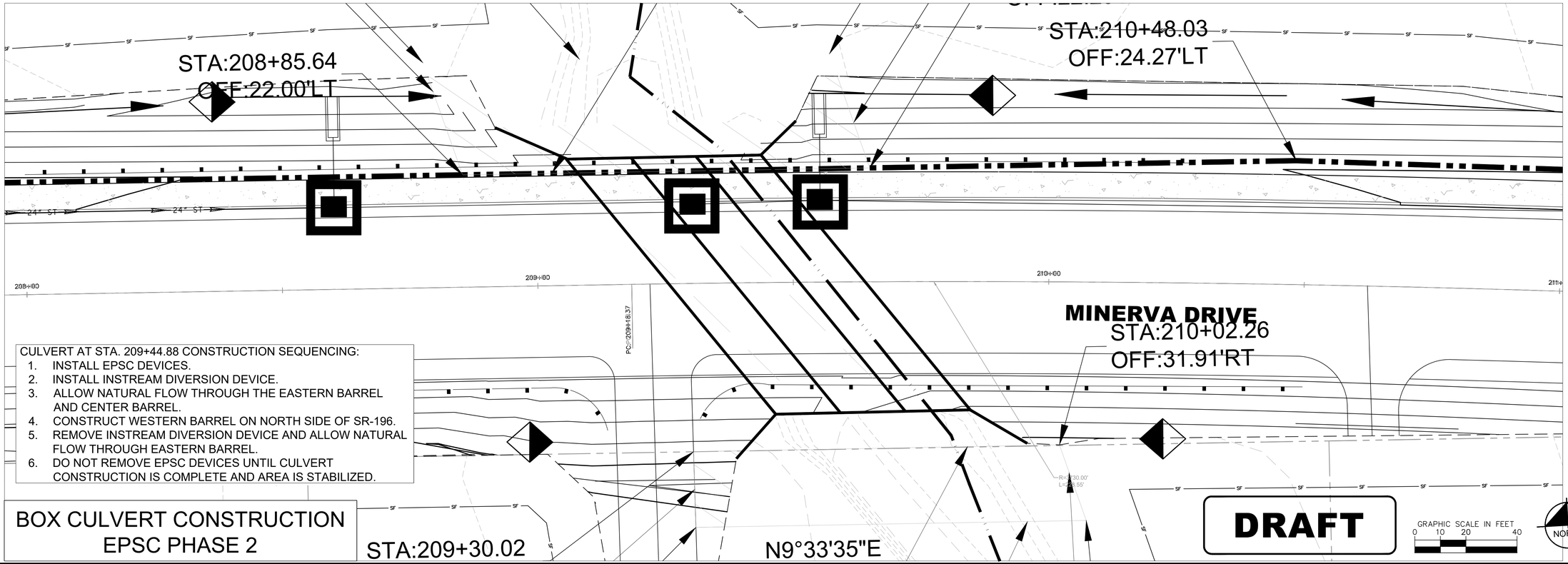
SHEET NUMBER
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Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\013-013B - EPSC STAGE 2.dwg 13B EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 2 Oct 18, 2024 12:49pm by: Ben.Vondenbrink

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REGISTERED ENGINEER
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COMMERCIAL
No. 125719
STATE OF TENNESSEE
10/21/24

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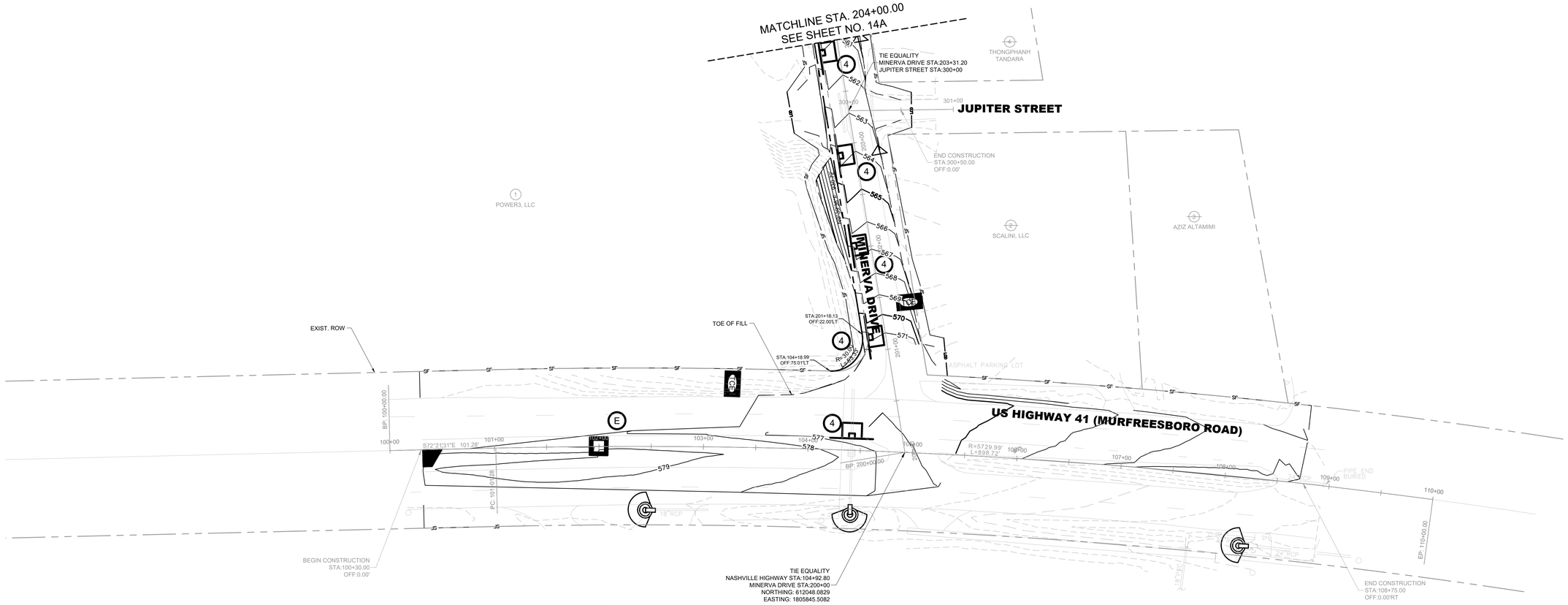
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DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

EPSC STAGE II - CULVERT CONSTRUCTION

SHEET NUMBER
14C

Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\013C - EPSC BOX CULVERT.dwg 13C - CULVERT PLANS Oct 18, 2024 12:50pm by: Ben.Vondenbrink

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.
3. USE "J" HOOKS WHERE SILT FENCE IS NOT ON CONTOUR.

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BENJAMIN J VONDENBRINK — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 125719 — STATE OF TENNESSEE — 10/21/24

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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

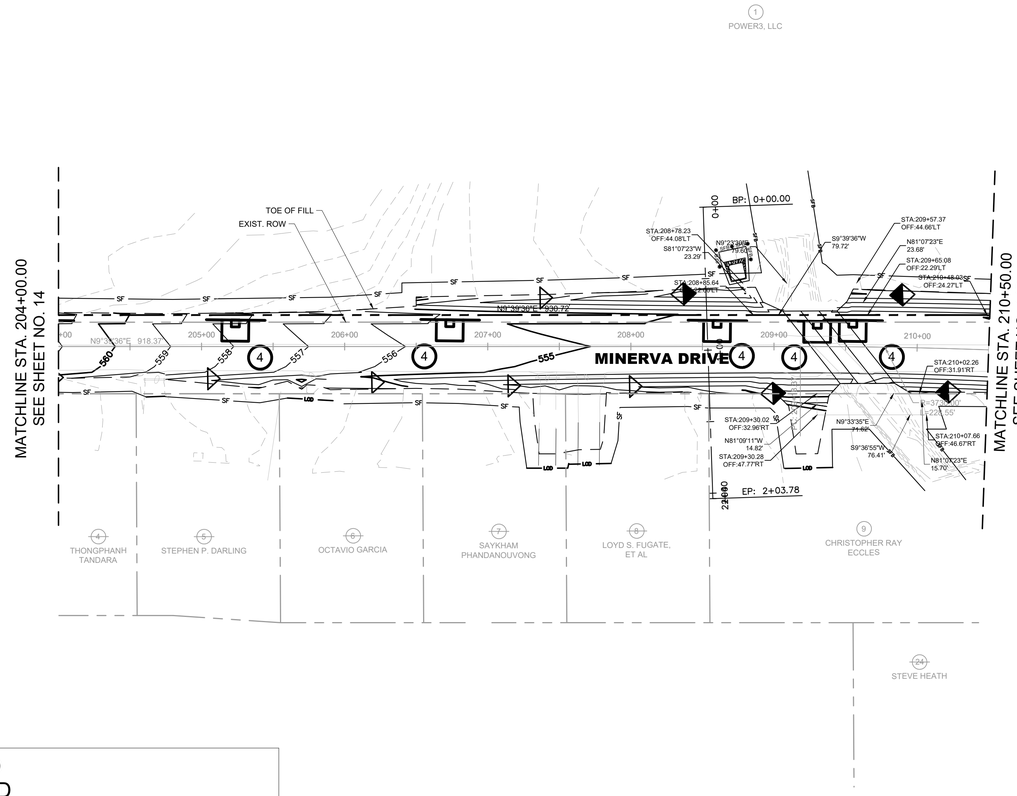
EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 3

SHEET NUMBER
15

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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.
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3. USE "J" HOOKS WHERE SILT FENCE IS NOT ON CONTOUR.

DRAFT

GRAPHIC SCALE IN FEET
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LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125719
STATE OF TENNESSEE
10/21/24

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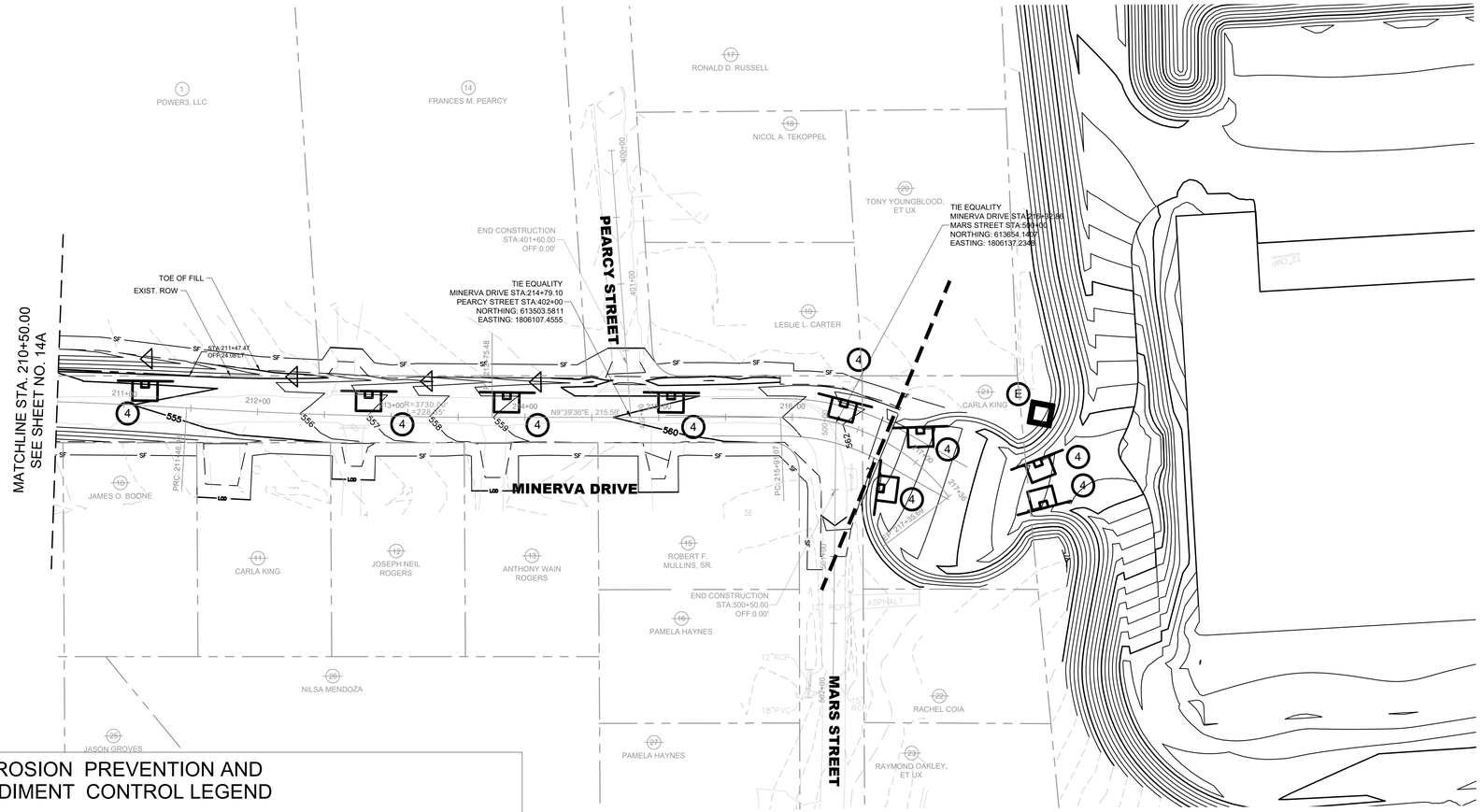
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 3

SHEET NUMBER
15A

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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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AGRICULTURE
No. 125719
STATE OF TENNESSEE
10/21/24

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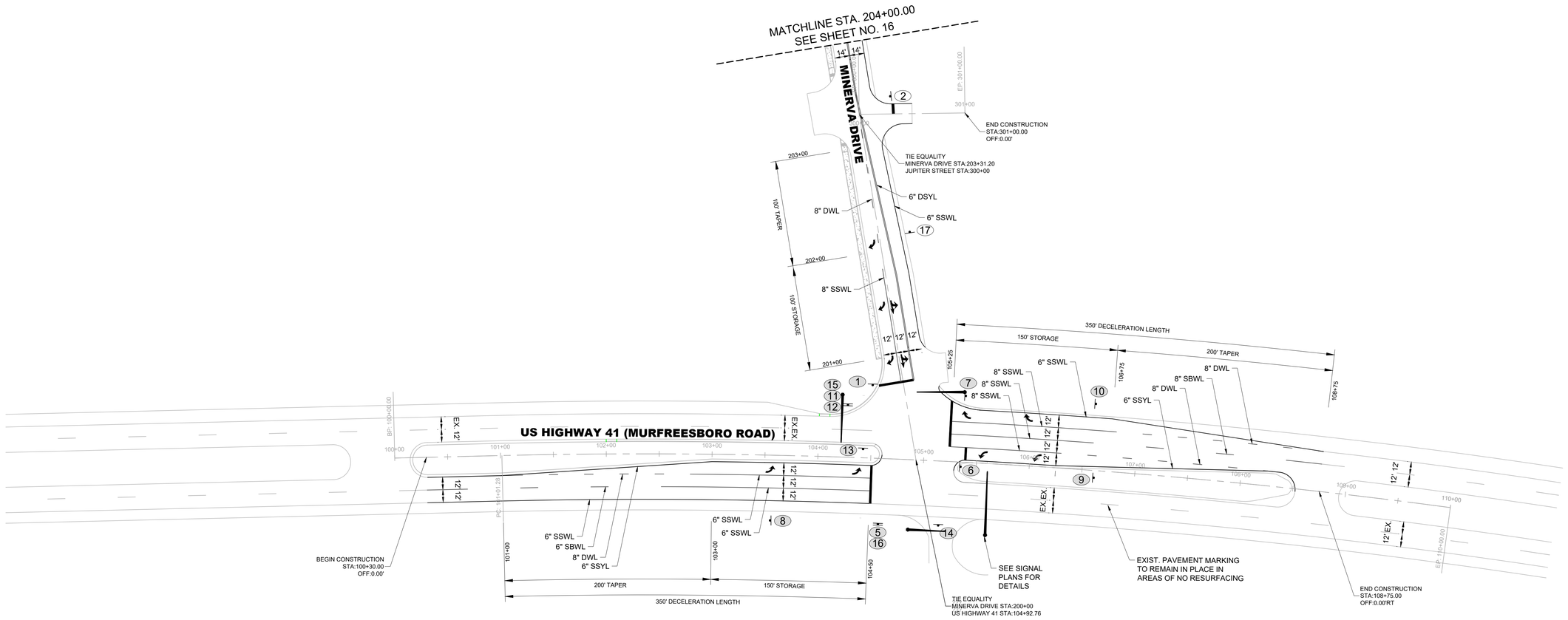
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EROSION PREVENTION & SEDIMENT CONTROL (EPSC) STAGE 3

SHEET NUMBER
15B

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EXIST. SIGN TO REMAIN IN PLACE

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*SEE SHEET 18 FOR SIGNAGE DETAILS

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LA VERGNE, TN

BENJAMIN J VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
125719
STATE OF TENNESSEE
10/21/24

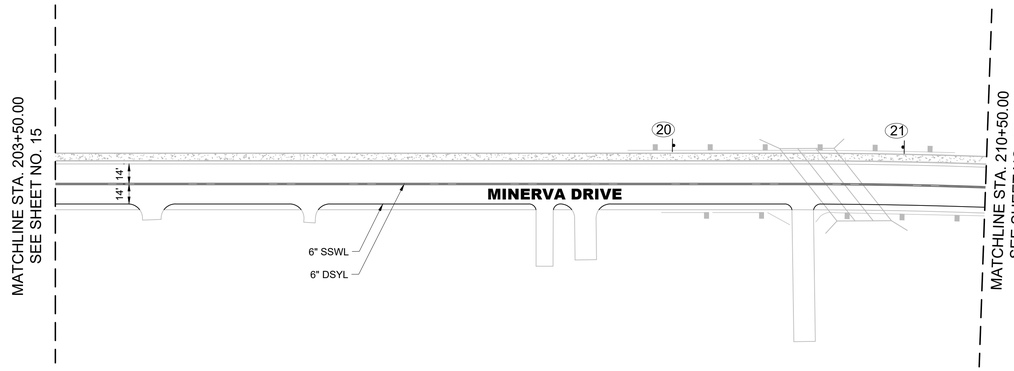
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DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

SIGNING AND MARKING

SHEET NUMBER
16

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LA VERGNE, TN

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No. 125719
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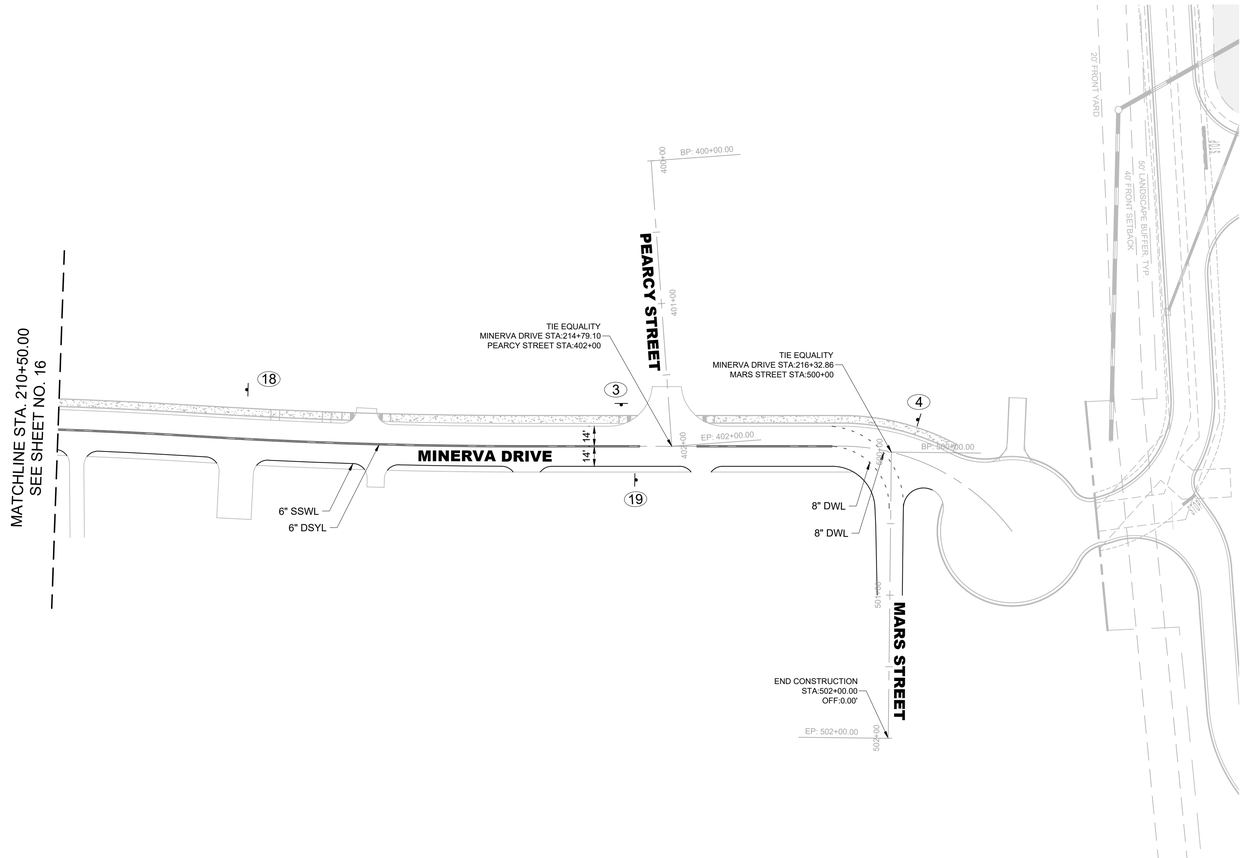
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DRAWN BY:	EJBF
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LA VERGNE, TN

BENJ. J. VONDENBRINK
STATE OF TENNESSEE
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AGRICULTURE
COMMERCE
10/21/24

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DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024

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

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LA VERGNE, TN

BENJ. J. VONDENBRINK — 131 — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 125719 — STATE OF TENNESSEE
10/21/24

No.	REVISIONS	DATE	BY
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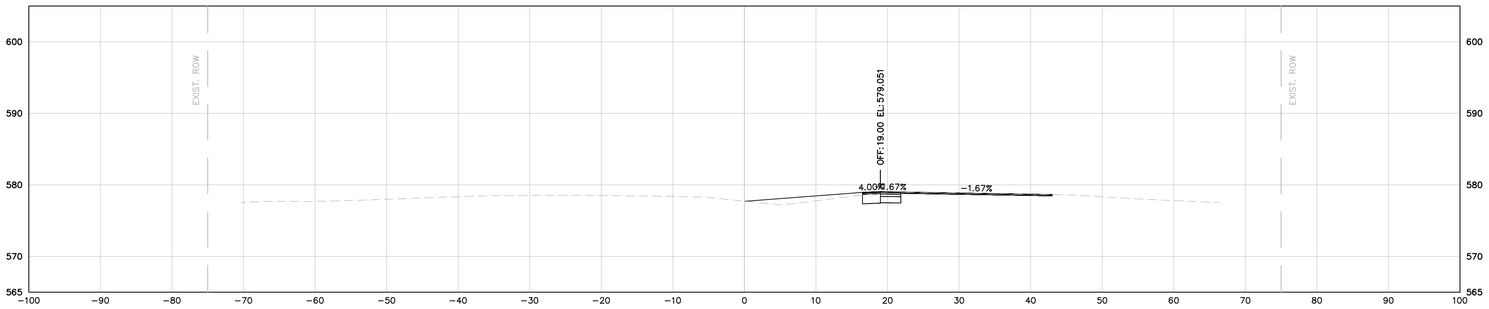
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

SIGN SCHEDULE

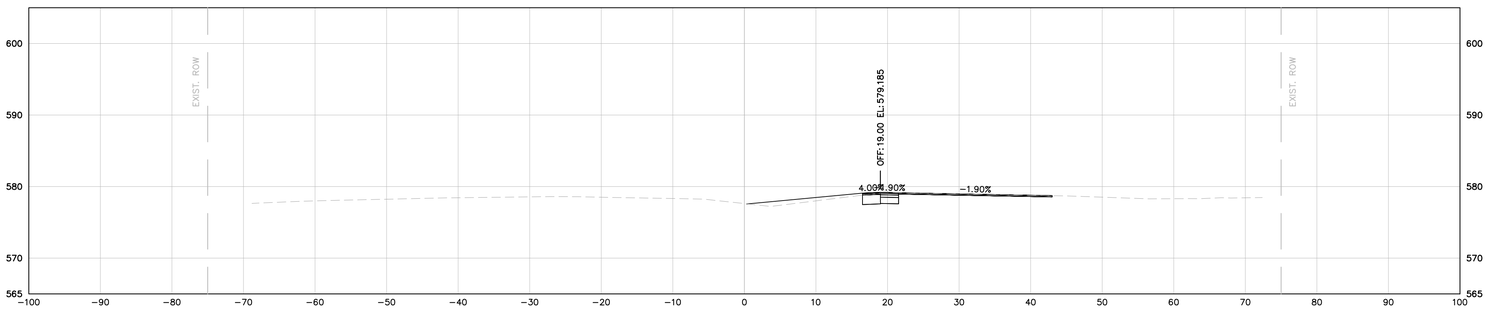
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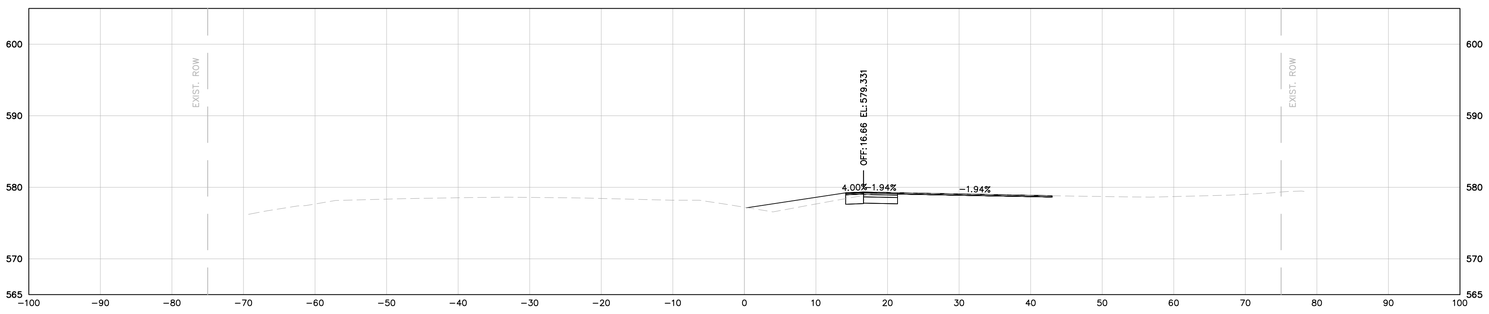
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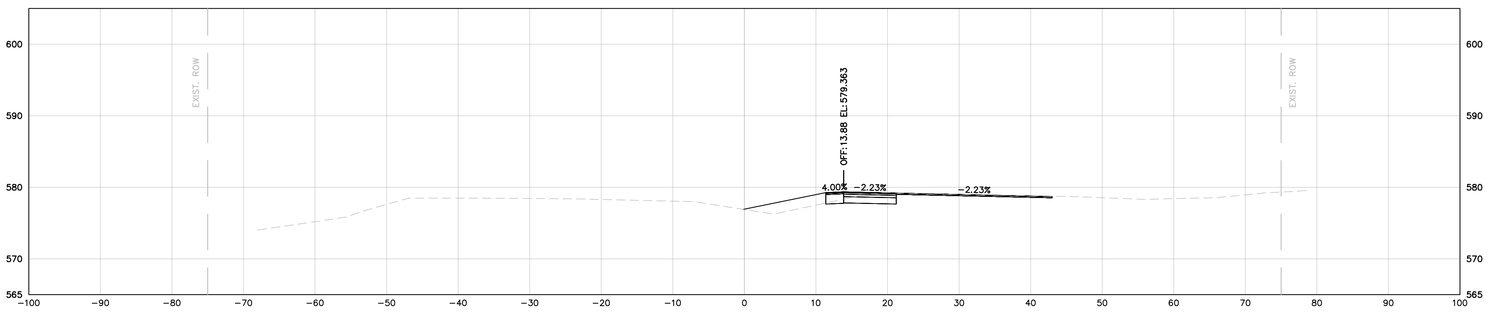
101+00



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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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

BEN J. VONDENBRINK
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
No. 12579
10/21/24

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

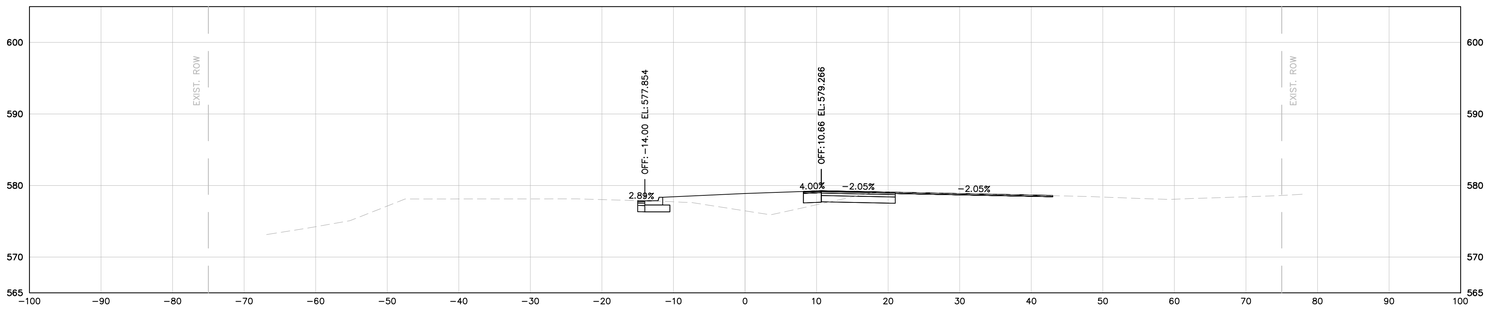
MURFREESBORO ROAD CROSS SECTIONS

SHEET NUMBER
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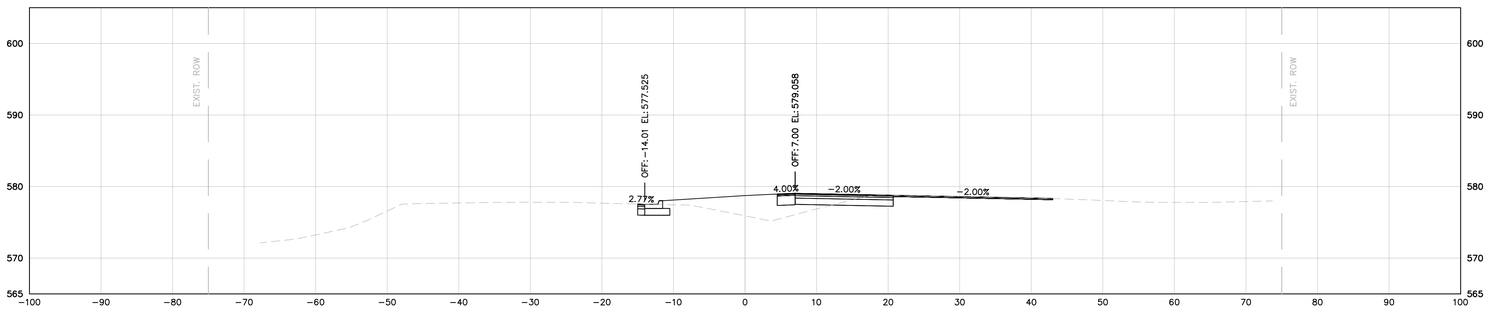
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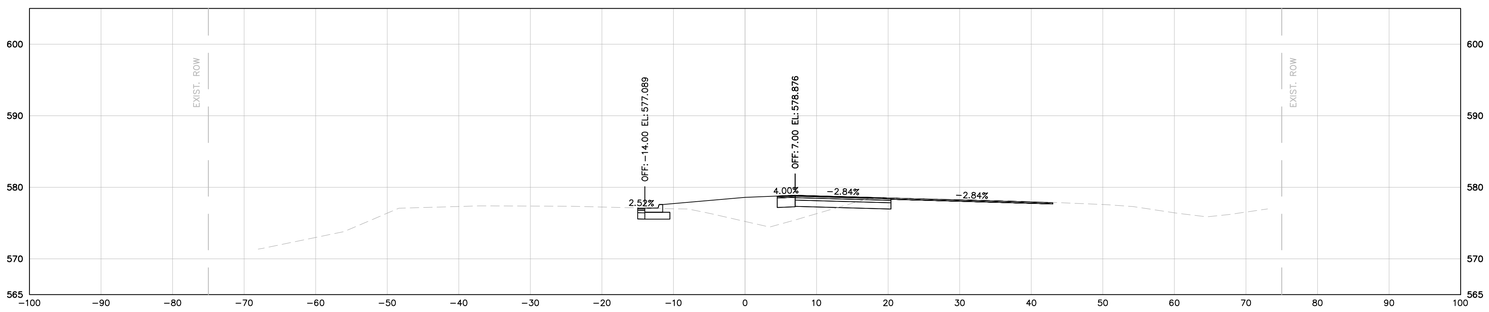
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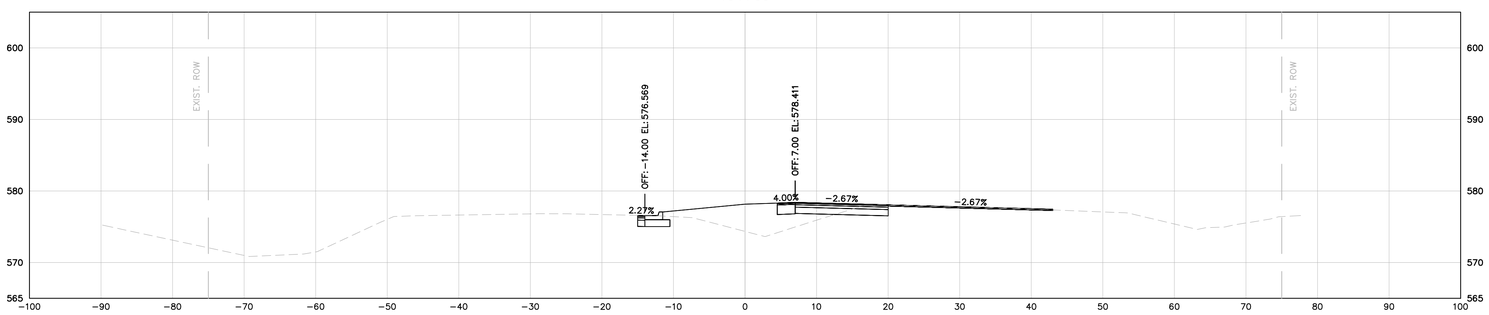
103+00



103+50



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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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

BENJ. J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125719
STATE OF TENNESSEE
10/21/24

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

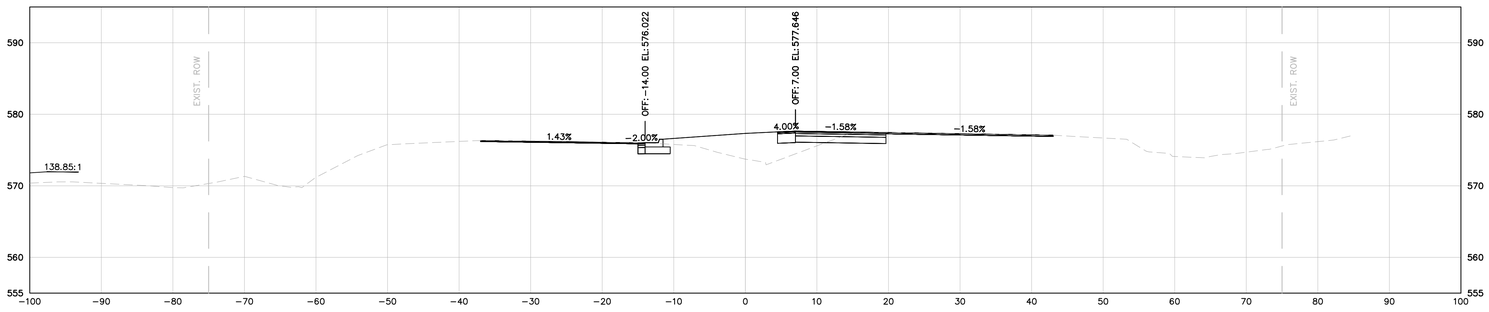
MURFREESBORO ROAD CROSS SECTIONS

SHEET NUMBER
21

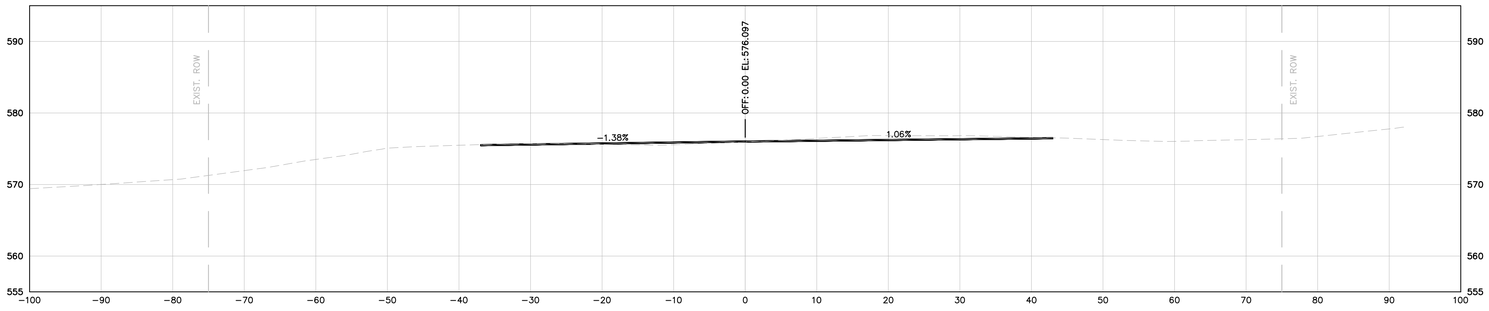
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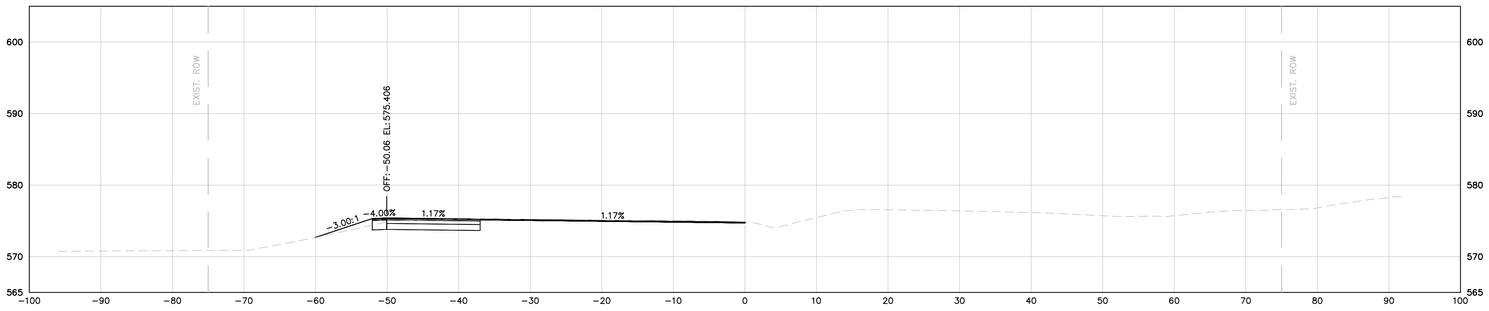
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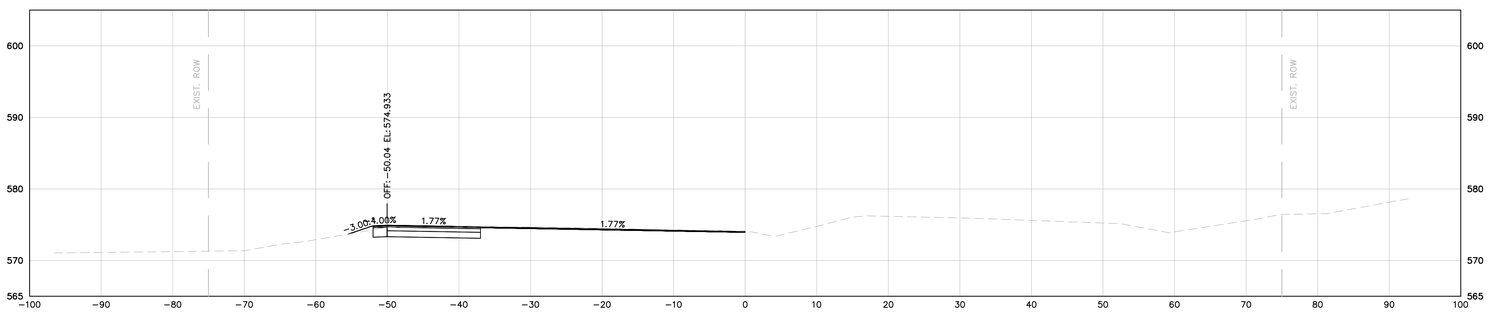
105+00



105+50



106+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
TENNESSEE LICENSED LANDSCAPE ARCHITECT
No. 1257.19
STATE OF TENNESSEE
10/21/24

No.	DATE	BY	REVISIONS
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

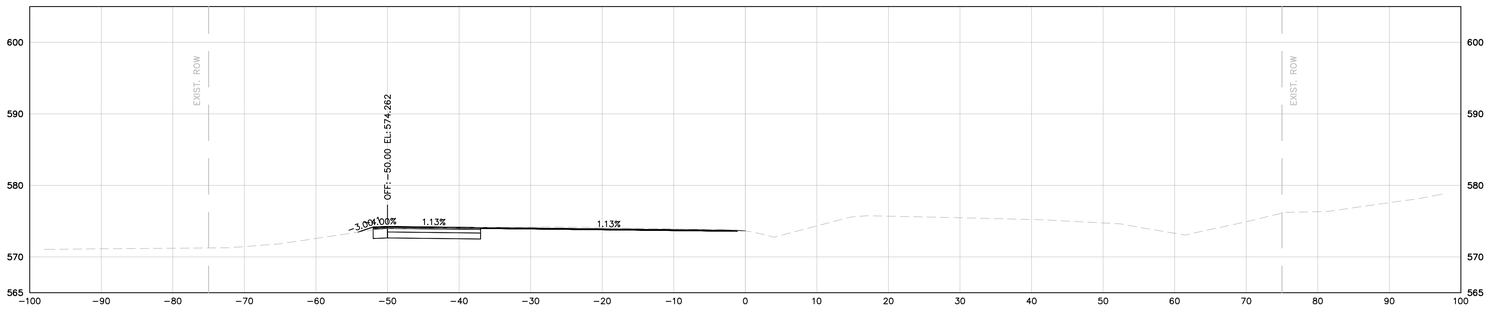
MURFREESBORO ROAD CROSS SECTIONS

SHEET NUMBER
22

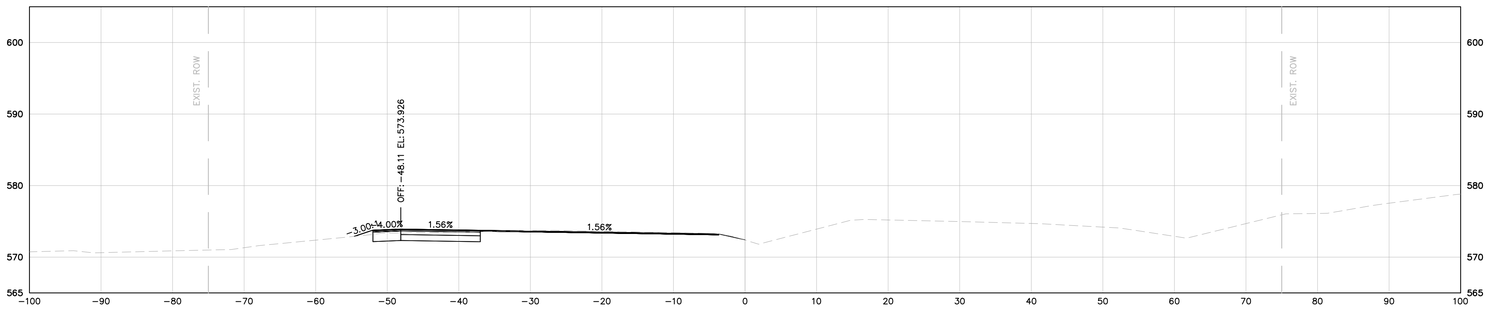
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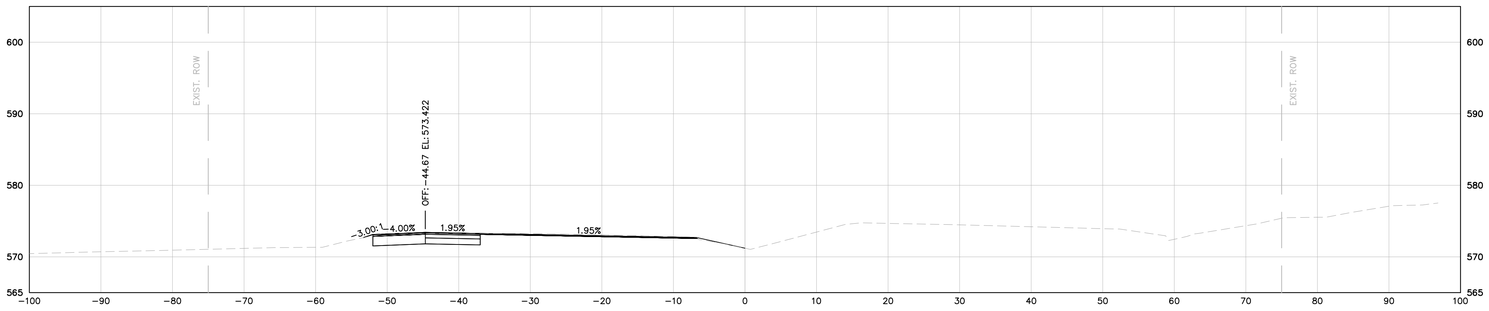
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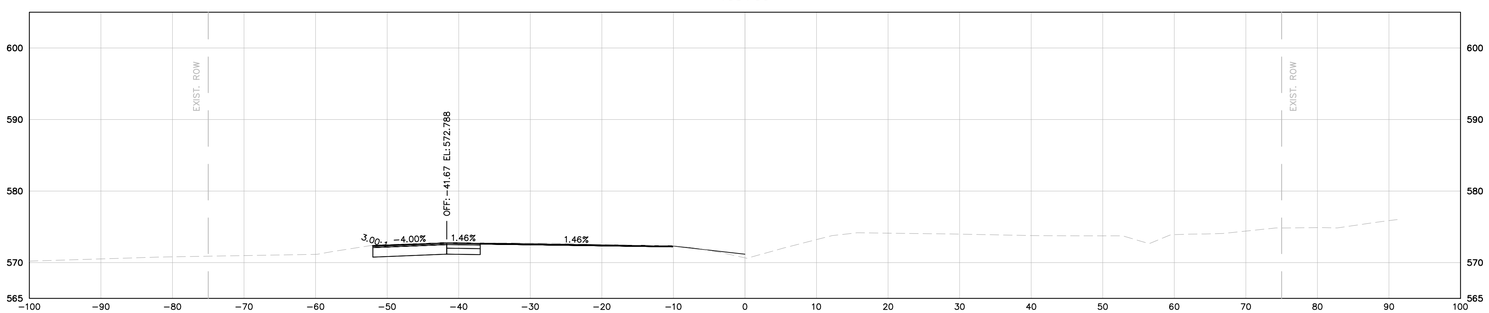
107+00



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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
LA VERGNE, TN

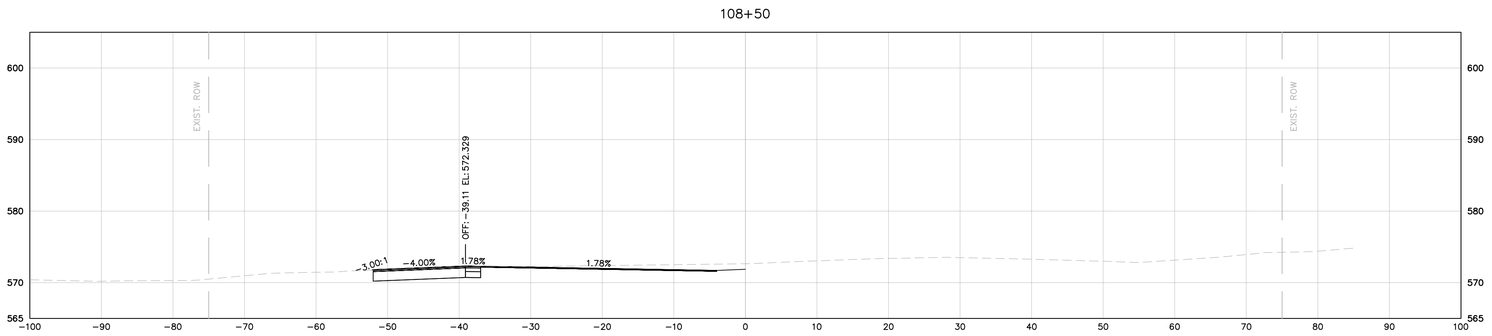
BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMISSION NO. 125719
STATE OF TENNESSEE
10/21/24

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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

MURFREESBORO ROAD CROSS SECTIONS

SHEET NUMBER
23



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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LA VERGNE, TN

BENJ. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125719
STATE OF TENNESSEE
10/21/24

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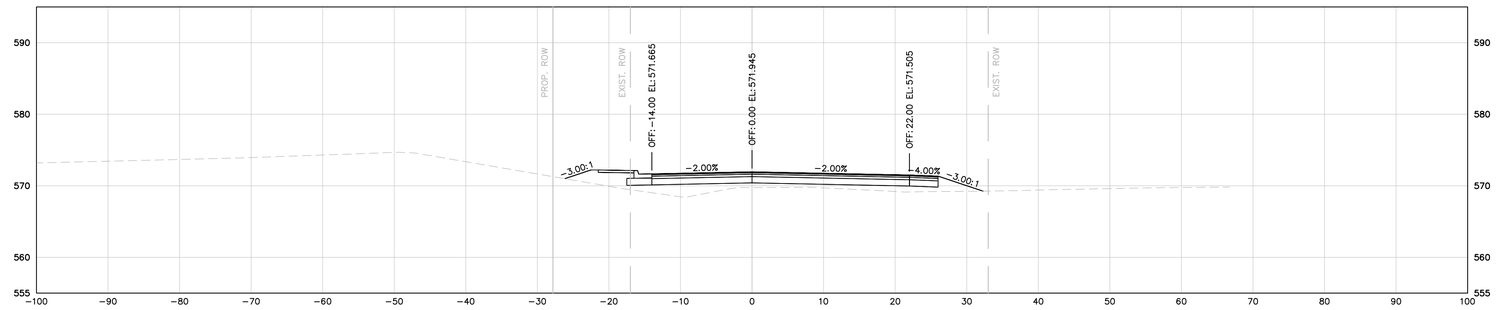
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

MURFREESBORO ROAD CROSS SECTIONS

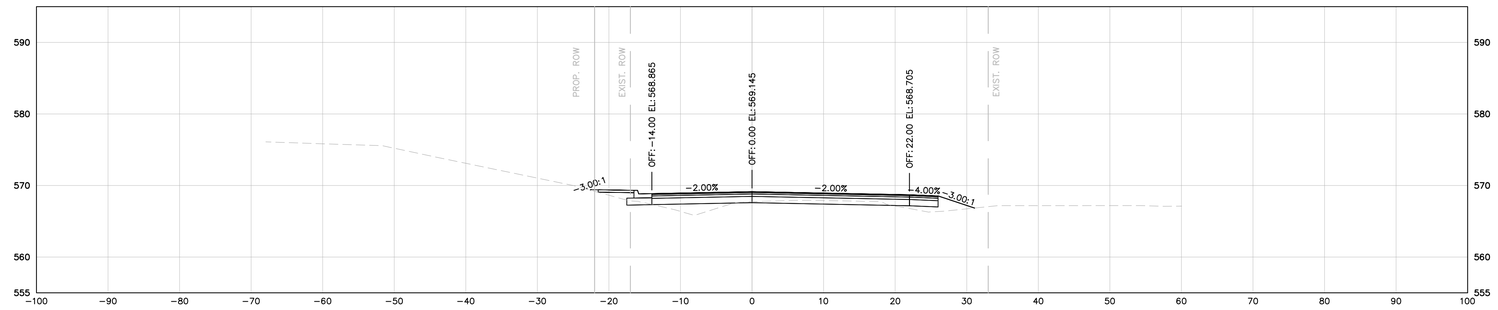
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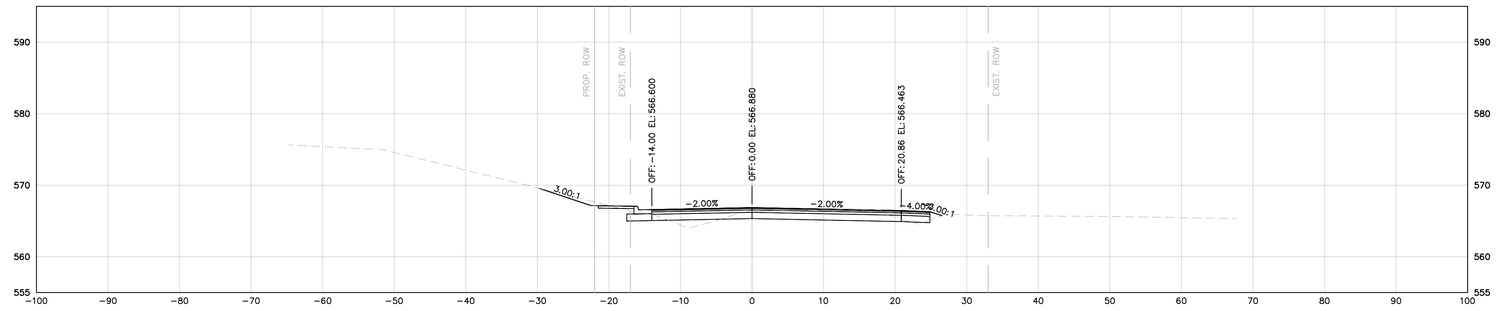
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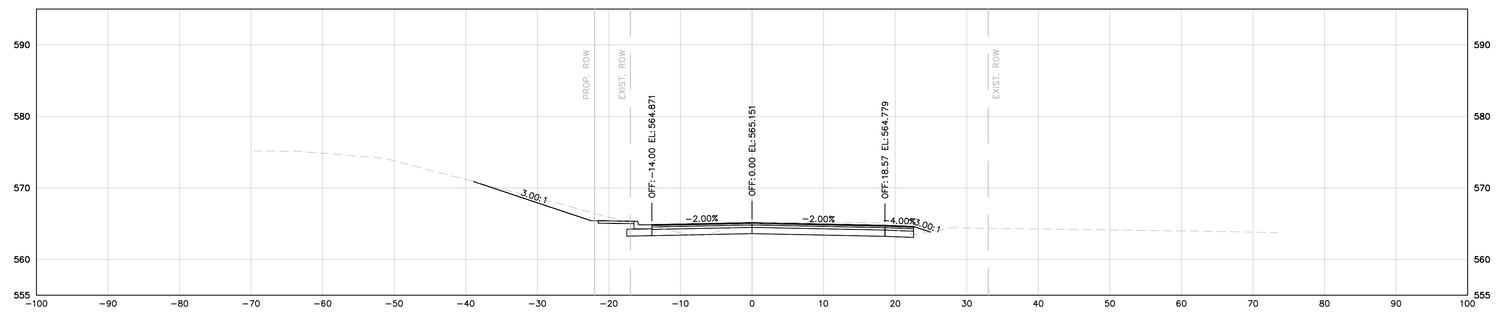
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202+00



202+50



MINERVA DRIVE

DRAFT

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

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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

BENJ. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125719
STATE OF TENNESSEE
10/21/24

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

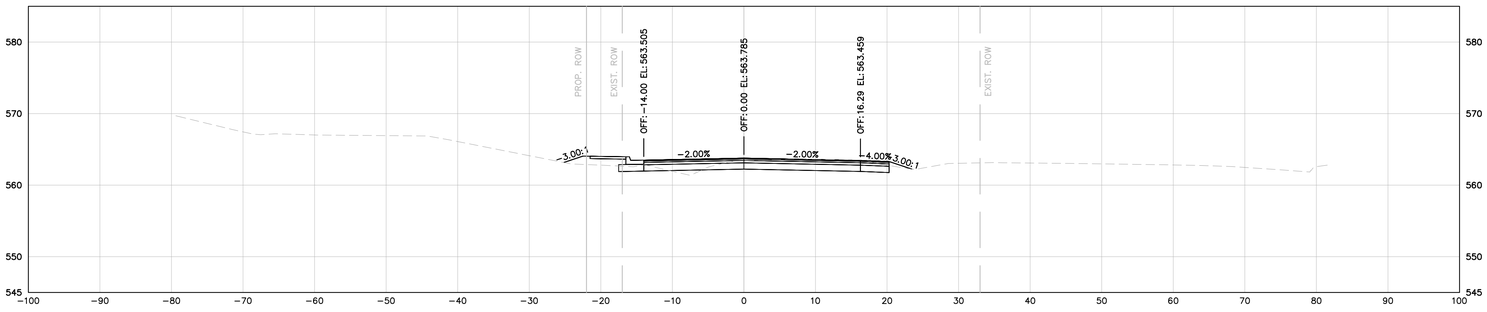
MINERVA DRIVE CROSS SECTIONS

SHEET NUMBER
25

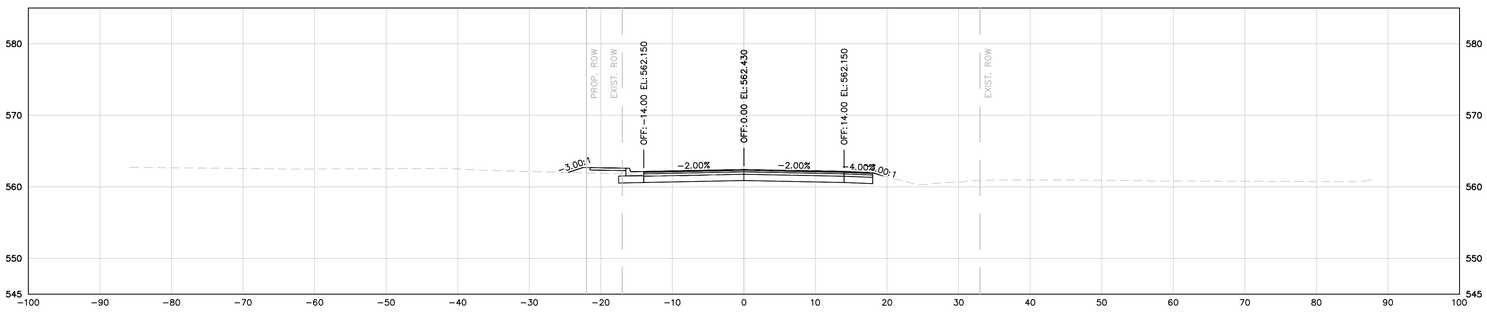
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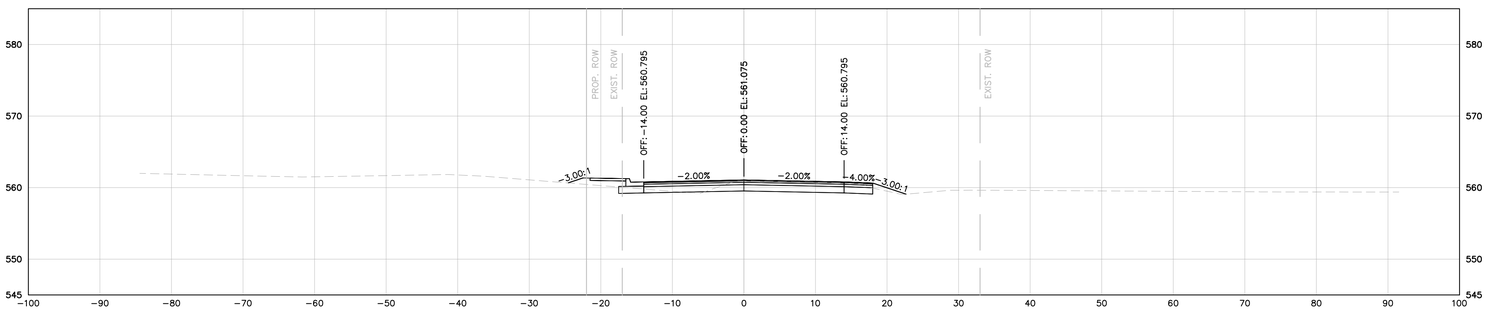
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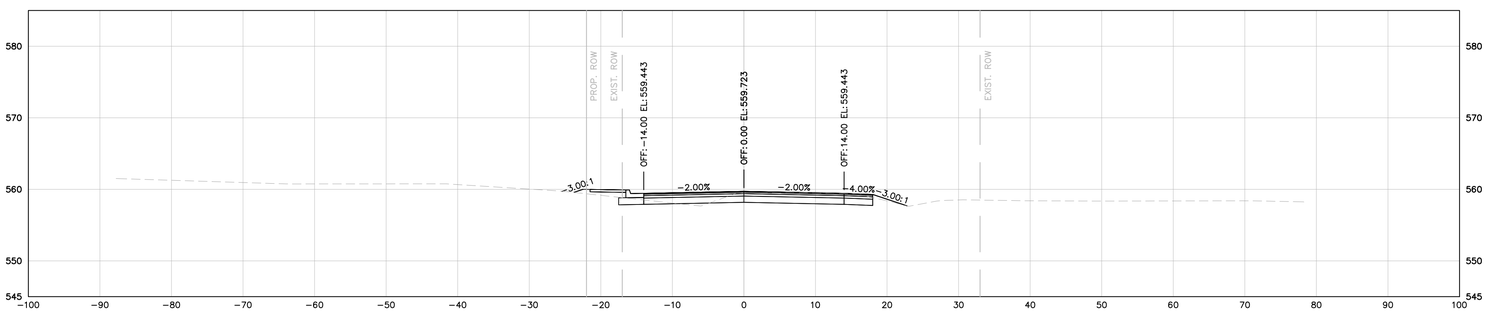
203+50



204+00



204+50



MINERVA DRIVE

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
COMMISSION NO. 125719
STATE OF TENNESSEE
10/21/24

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024

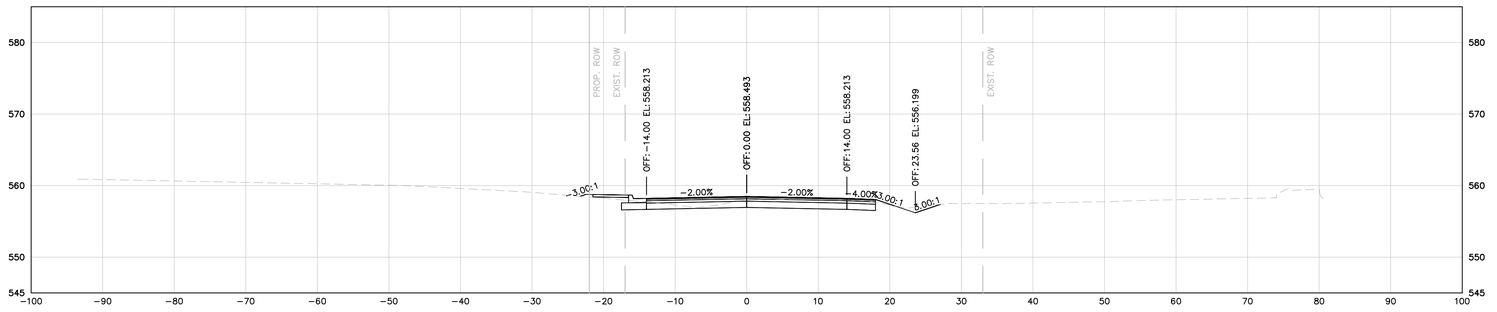
KIMLEY-HORN PROJECT NO. 118574000

MINERVA DRIVE CROSS SECTIONS

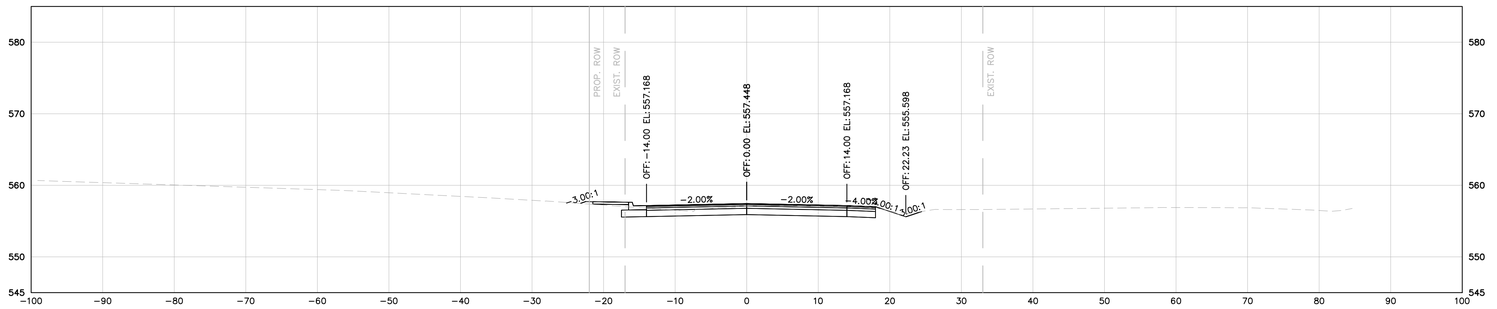
SHEET NUMBER
26

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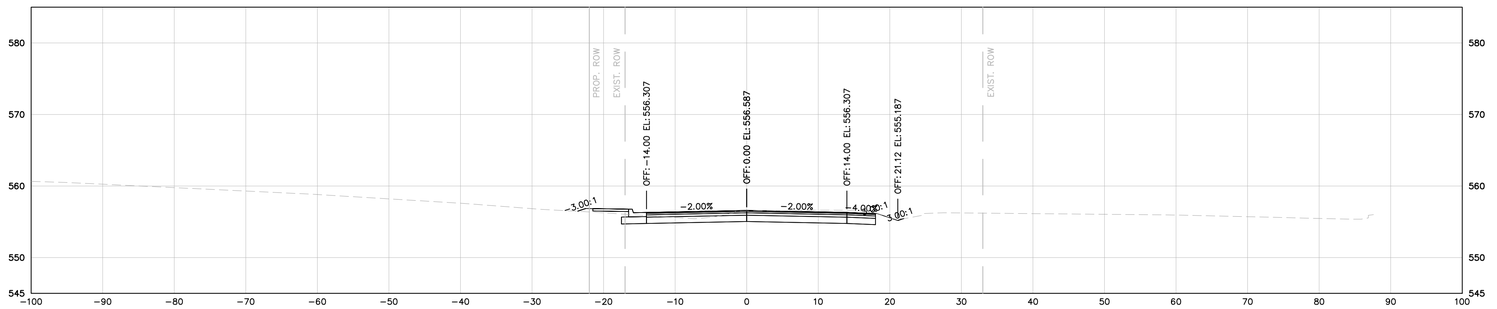
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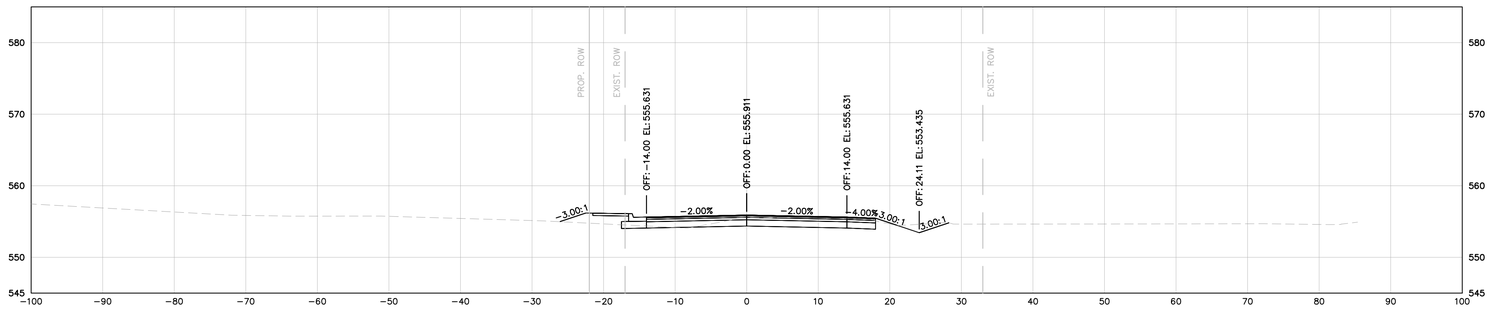
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206+00



206+50



MINERVA DRIVE

DRAFT

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

Kimley»Horn

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

BENJ J VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125719
STATE OF TENNESSEE
10/21/24

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO. 118574000	

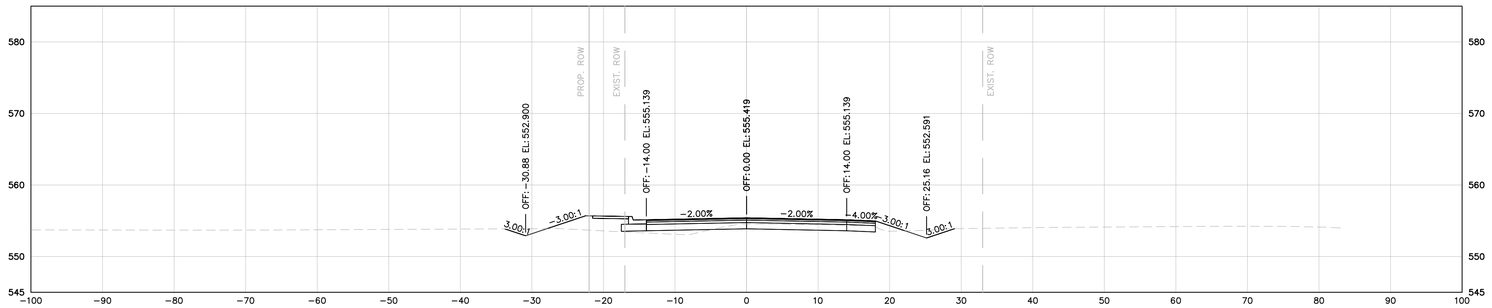
MINERVA DRIVE CROSS SECTIONS

SHEET NUMBER
27

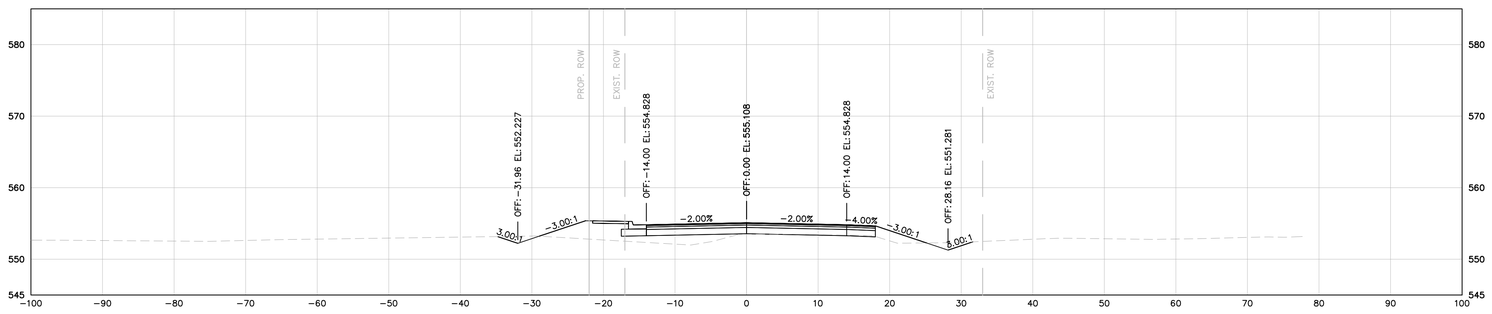
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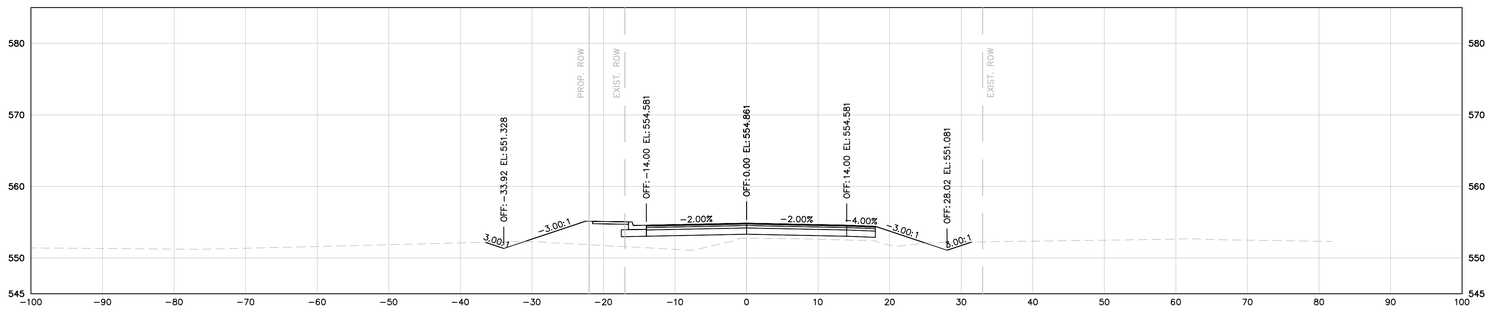
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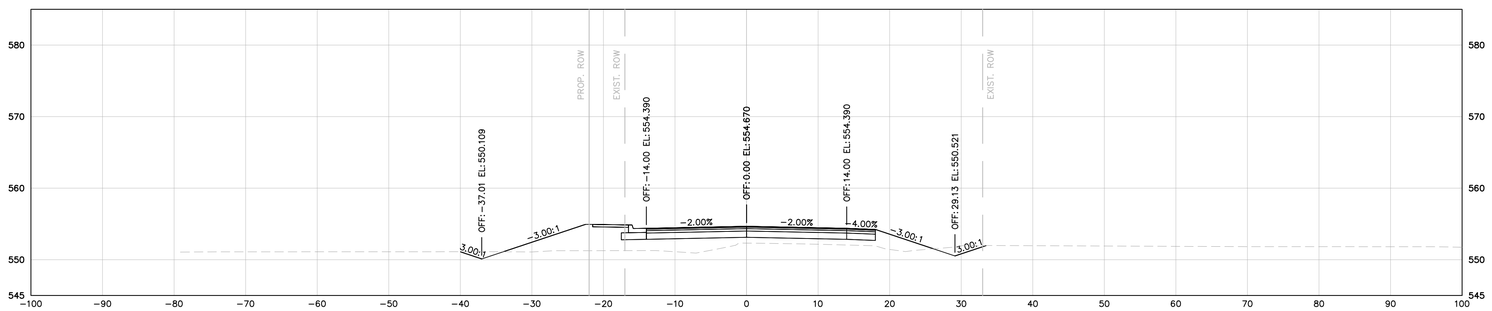
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MINERVA DRIVE

DRAFT

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

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LA VERGNE, TN

BENJ VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125719
STATE OF TENNESSEE
10/21/24

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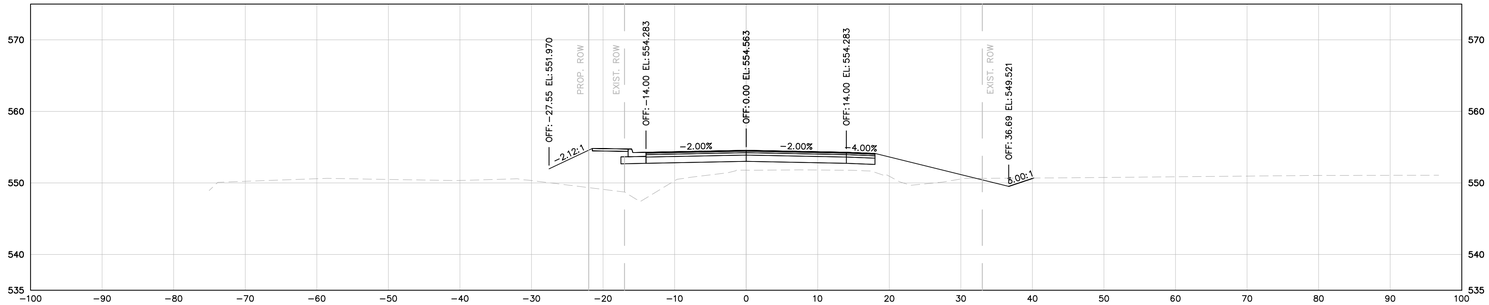
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
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MINERVA DRIVE CROSS SECTIONS

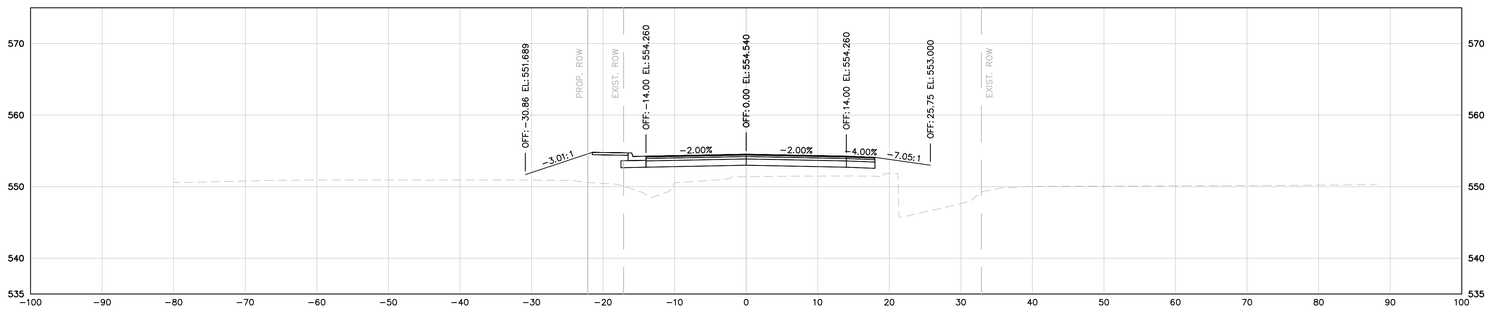
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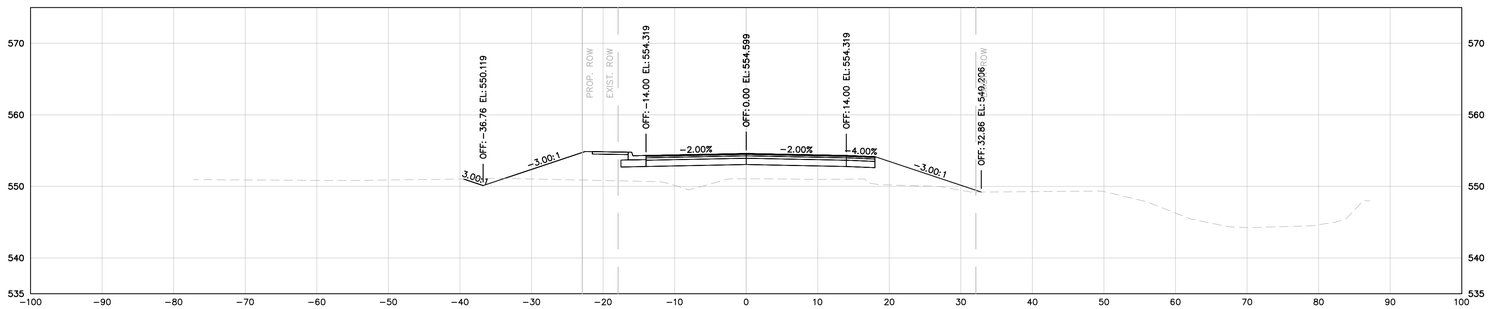
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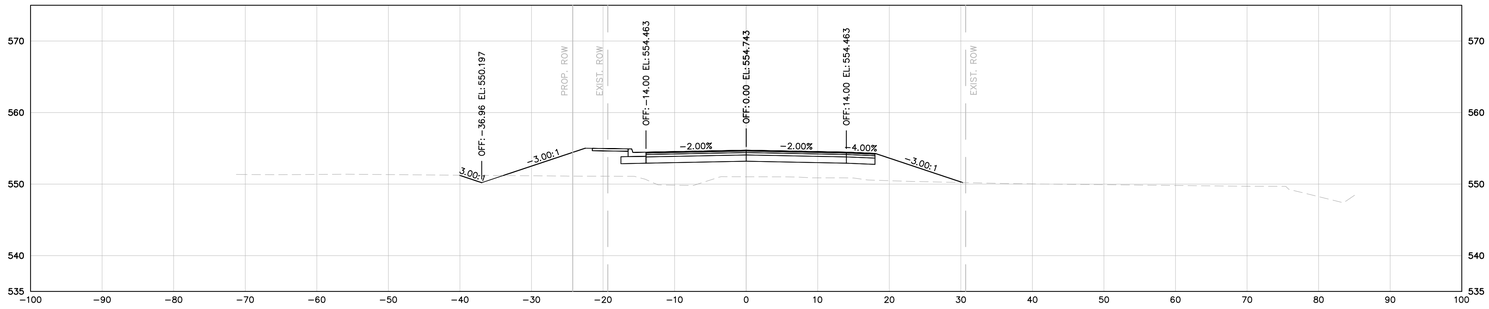
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MINERVA DRIVE

DRAFT

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

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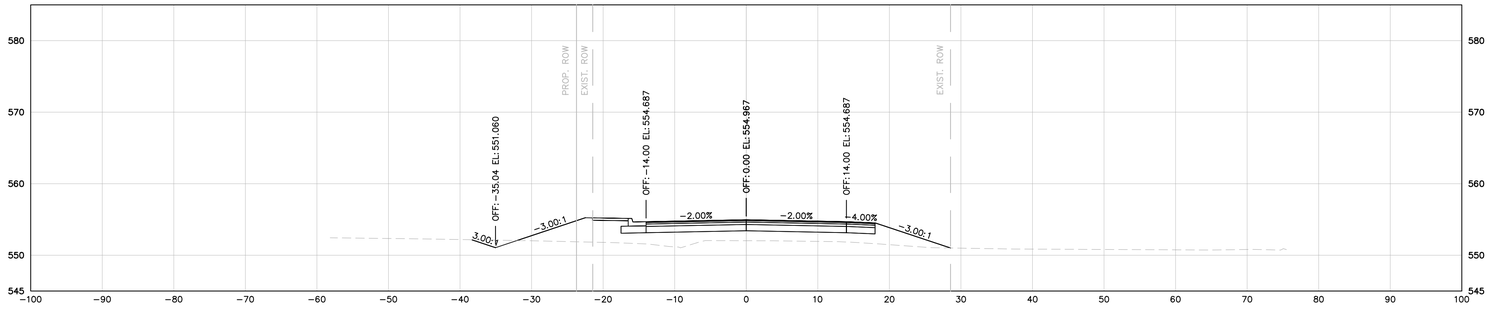
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MINERVA DRIVE CROSS SECTIONS

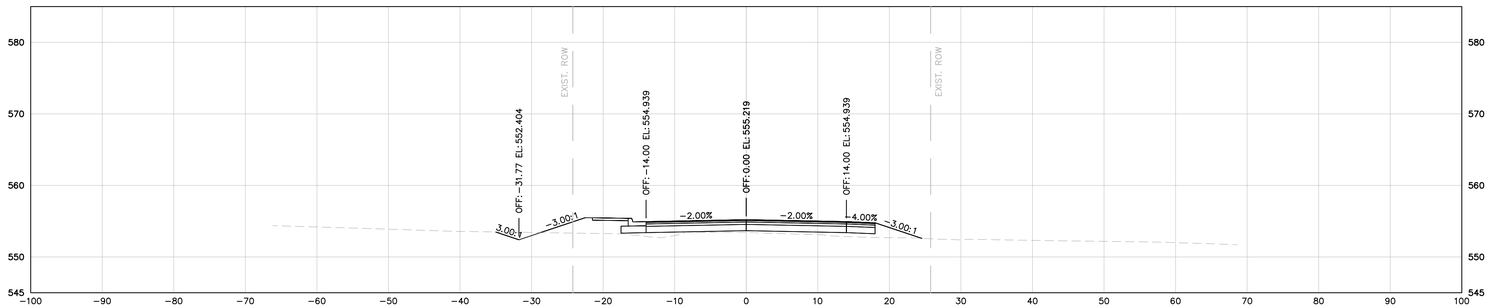
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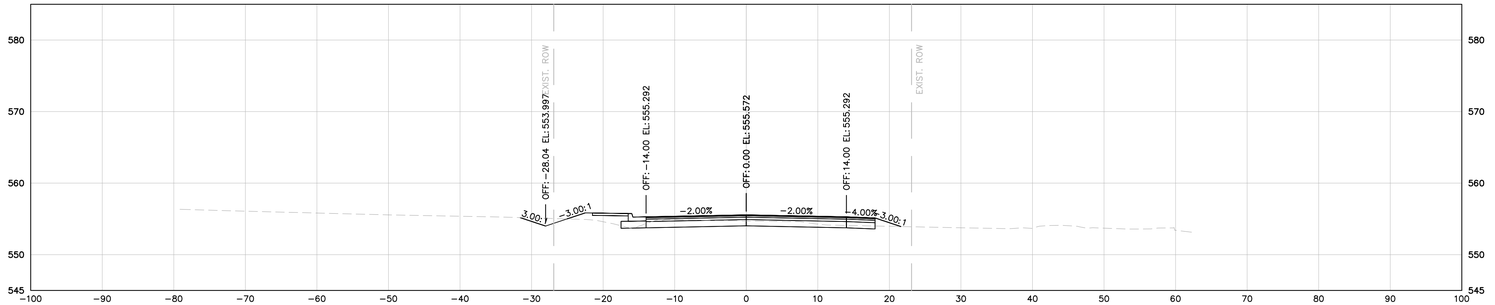
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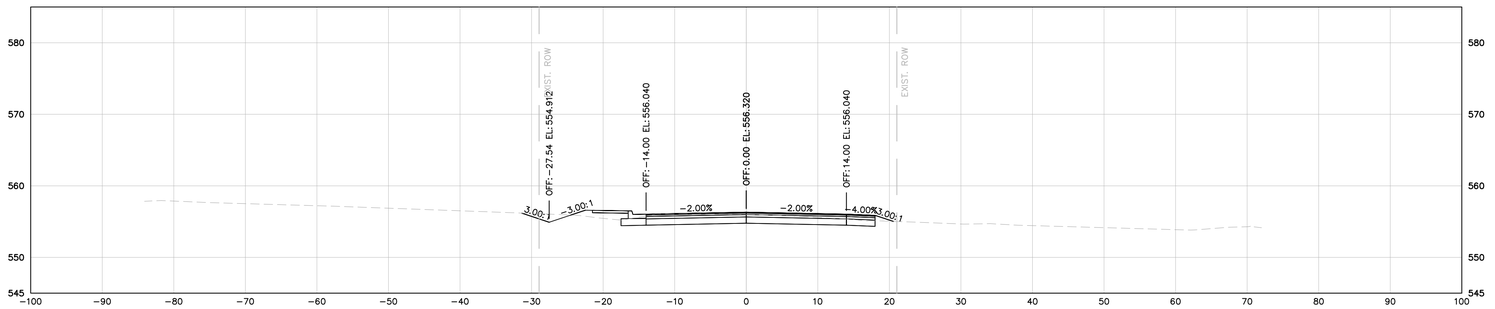
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MINERVA DRIVE

DRAFT

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

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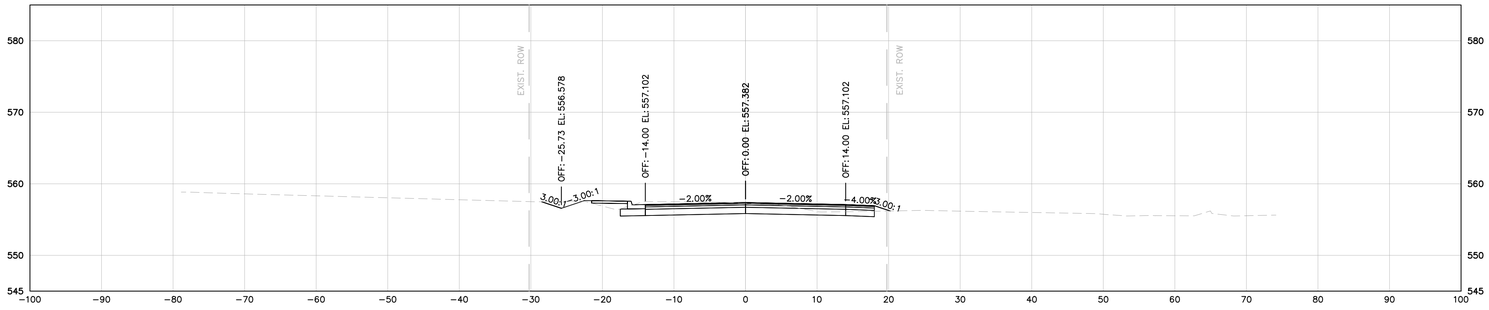
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MINERVA DRIVE CROSS SECTIONS

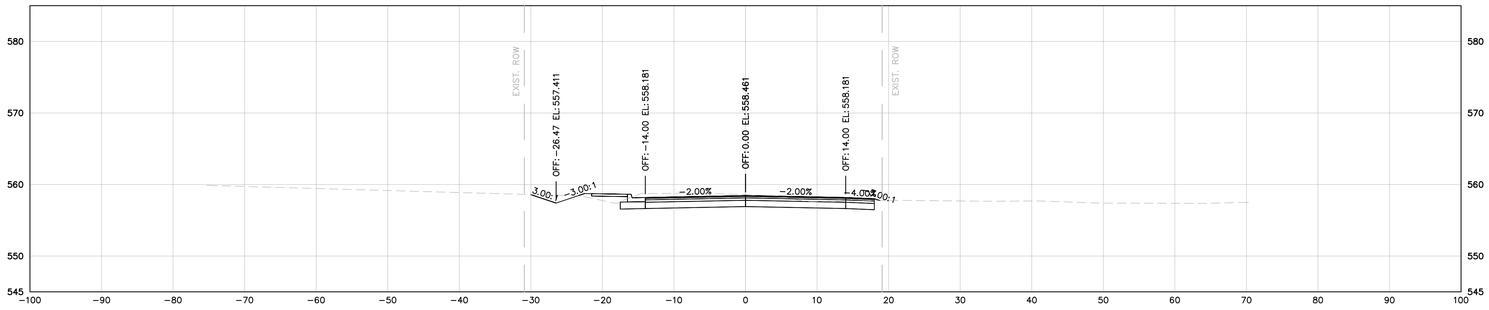
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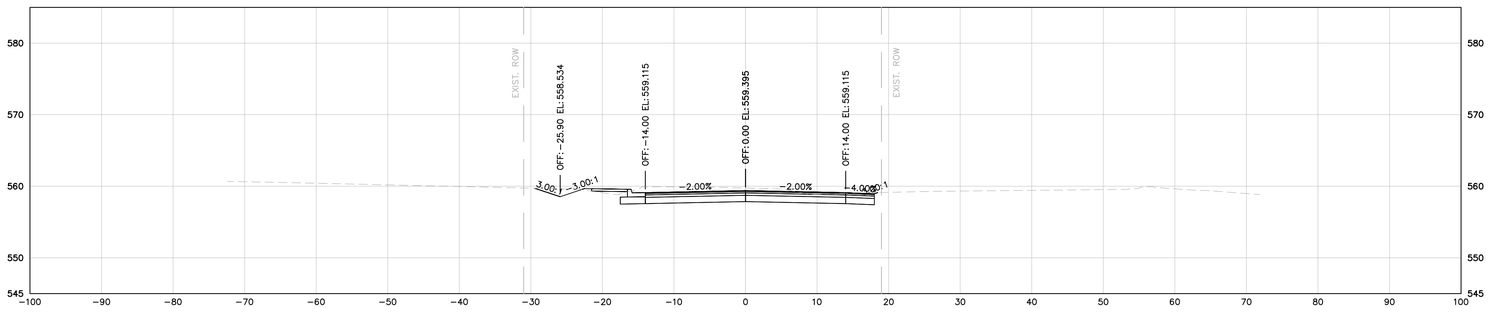
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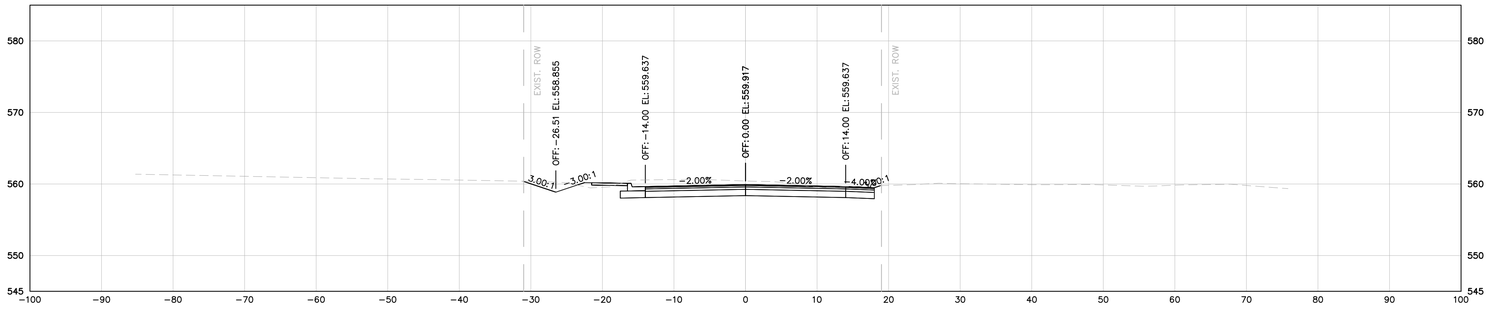
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MINERVA DRIVE

DRAFT

GRAPHIC SCALE IN FEET
0 5 10 20
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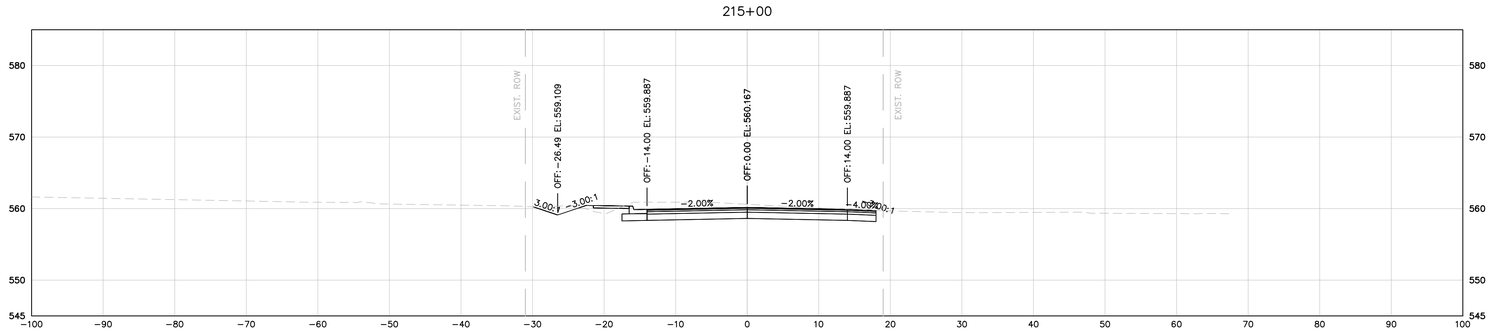
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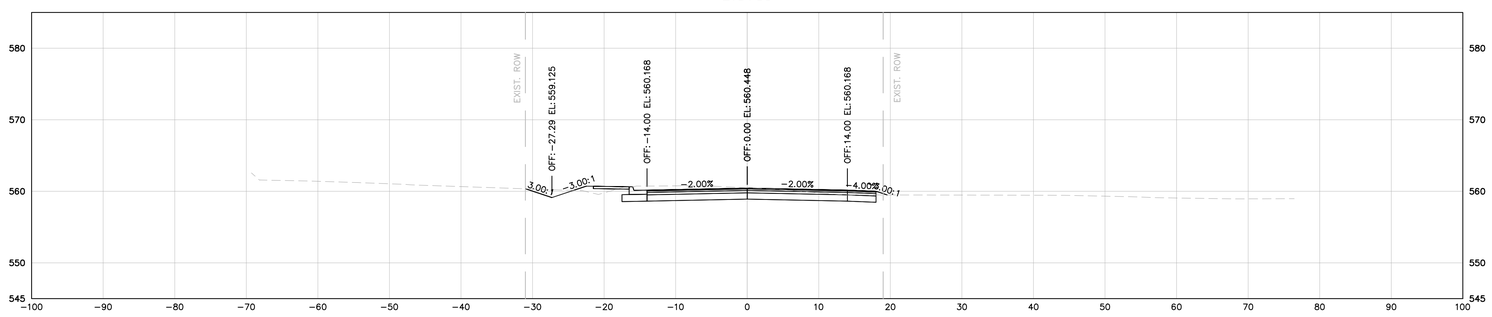
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DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
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MINERVA DRIVE CROSS SECTIONS

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MINERVA DRIVE

DRAFT

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0 5 10 20
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MINERVA DRIVE CROSS SECTIONS

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Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\024-031 - CROSS SECTIONS- MINERVA ROAD.dwg 31 MINERVA DRIVE CROSS SECTIONS Oct 18, 2024 12:52pm by: Ben.Vondenbrink

PAVEMENT EDGE DROP-OFF TRAFFIC CONTROL NOTES

A. DIFFERENCES IN ELEVATION BETWEEN ADJACENT TRAFFIC LANES OR TRAFFIC LANE AND SHOULDER WHERE THE TRAFFIC LANE IS BEING USED BY TRAFFIC, CAUSED BY BASE, PAVING OR RESURFACING:

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

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

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

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

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

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

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

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

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

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

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

   IN THESE SITUATIONS, THE CONTRACTOR SHALL LIMIT HIS OPERATIONS TO ONE WORK ZONE NOT EXCEEDING 2 MILES IN LENGTH UNLESS OTHERWISE NOTED ON THE PLANS OR APPROVED BY THE ENGINEER. ONCE THE CONTRACTOR BEGINS WORK IN A WORK ZONE, A CONTINUOUS OPERATION SHALL BE MAINTAINED UNTIL THE DIFFERENCE IN ELEVATION IS ELIMINATED. SIMULTANEOUS WORK ON SEPARATE ROADWAYS OF DIVIDED HIGHWAYS WILL BE CONSIDERED INDEPENDENTLY IN REGARD TO RESTRICTION OF WORK ZONE ACTIVITY.

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

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

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

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

   IN ORDER TO USE THIS METHOD, THE CONTRACTOR MUST REDUCE THE DIFFERENCE IN ELEVATION TO 6 INCHES OR LESS BY THE END OF THE WORKDAY THAT THE CONDITION IS CREATED.

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

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

   d. THE CONTRACTOR SHALL PROVIDE SEPARATION BY PORTABLE BARRIER RAIL.

   FOR PRECEDING CONDITIONS a, b, AND c, THE CONTRACTOR SHALL USE THE SHOULDER DROP-OFF WARNING SIGN WITH PLAQUE (W8-17 AND W8-17P). IT SHALL BE PLACED IN ADVANCE OF AND THROUGHOUT THE EXPOSED AREA. MAXIMUM SPACING BETWEEN THE SIGNS SHALL BE 2,000 FEET WITH A MINIMUM OF 2 SIGNS PER EXPOSED AREA. IN THESE SITUATIONS, THE CONTRACTOR SHALL LIMIT HIS OPERATIONS TO ONE WORK ZONE NOT EXCEEDING 1 MILE IN LENGTH UNLESS OTHERWISE NOTED ON THE PLANS OR APPROVED BY THE ENGINEER. ONCE THE CONTRACTOR BEGINS WORK IN A WORK ZONE, A CONTINUOUS OPERATION SHALL BE MAINTAINED UNTIL THE DIFFERENCE IS ELIMINATED. SIMULTANEOUS WORK ON SEPARATE ROADWAYS OF DIVIDED HIGHWAYS WILL BE CONSIDERED INDEPENDENTLY IN REGARD TO RESTRICTION OF WORK ZONE ACTIVITY.

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

   SEPARATION WILL BE PROVIDED BY USE OF PORTABLE BARRIER RAIL.

   IN THIS SITUATION THE CONTRACTOR SHALL LIMIT HIS OPERATIONS TO ONE WORK ZONE NOT EXCEEDING 1 MILE IN LENGTH UNLESS OTHERWISE NOTED ON THE PLANS OR APPROVED BY THE ENGINEER. ONCE THE CONTRACTOR BEGINS WORK IN A WORK ZONE, A CONTINUOUS OPERATION SHALL BE MAINTAINED UNTIL THE DIFFERENCE IN ELEVATION IS ELIMINATED. SIMULTANEOUS WORK ON SEPARATE ROADWAYS OF DIVIDED HIGHWAYS WILL BE CONSIDERED INDEPENDENTLY IN REGARD TO RESTRICTION OF WORK ZONE ACTIVITY.

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

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

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

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

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

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

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

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

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

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

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

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

   THE CONTRACTOR SHALL SCHEDULE THE WORK SO AS TO MINIMIZE THE TIME TRAFFIC IS EXPOSED TO AN ELEVATION DIFFERENCE. ONCE THE CONTRACTOR BEGINS AN ACTIVITY THAT CREATES AN ELEVATION DIFFERENCE WITHIN 8 FEET OF A TRAFFIC LANE, THE ACTIVITY SHALL BE PURSUED AS A CONTINUOUS OPERATION UNTIL THE ELEVATION DIFFERENCE IS ELIMINATED.

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

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

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

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

THE CONTRACTOR SHALL SCHEDULE THE WORK SO AS TO MINIMIZE THE TIME TRAFFIC IS EXPOSED TO AN ELEVATION DIFFERENCE. ONCE THE CONTRACTOR BEGINS AN ACTIVITY THAT CREATES AN ELEVATION DIFFERENCE, THE ACTIVITY SHALL BE PURSUED AS A CONTINUOUS OPERATION UNTIL THE ELEVATION DIFFERENCE IS ELIMINATED.

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DRAWN BY:	EJBF
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DATE:	10/21/2024

KIMLEY-HORN PROJECT NO. 118574000

PAVEMENT DROP-OFF NOTES

SHEET NUMBER
T-1

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TRAFFIC CONTROL NOTES

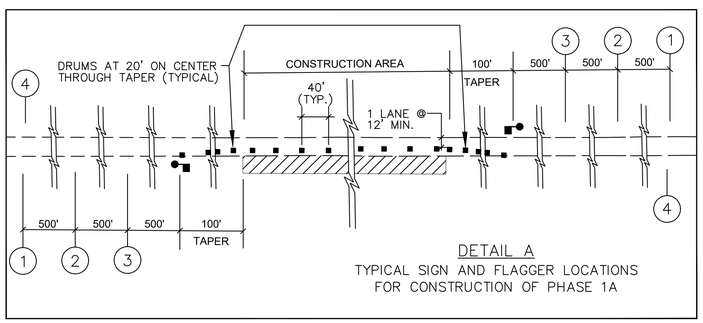
1. SIGNS SHOWN ON THIS PLAN ARE TO WARN TRAFFIC ABOUT THE CONSTRUCTION. OTHER TRAFFIC CONTROL DEVICES MAY BE REQUIRED DURING VARIOUS PHASES OF CONSTRUCTION.
2. NOTHING IN THIS PLAN IS INTENDED TO SUPERSEDE OR RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF INSTALLING THE APPROPRIATE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
3. WORK WITHIN THE ROADWAY DURING DIFFERENT PHASES OF CONSTRUCTION SHALL NOT BE ACTIVE AT THE SAME TIME.
4. ONLY ONE PHASE OF THE TRAFFIC CONTROL PLAN SHALL BE ACTIVE AT ANY ONE TIME.
5. ALL TEMPORARY OR PERMANENT TRAVELED SURFACES SHALL BE INSPECTED DAILY BY THE CONTRACTOR (INCLUDING WEEKENDS) AND NECESSARY PATCHING OR REFINISHING PERFORMED.
6. MARKINGS SHALL BE MAINTAINED IN LONG-TERM STATIONARY WORK AREAS AND SHALL MATCH AND MEET THE MARKINGS IN PLACE AT BOTH ENDS OF THE WORK AREA.
7. CENTERLINE/LANE LINES SHOULD BE PLACED REPLACED OR DELINEATED WHERE APPROPRIATE BEFORE THE ROADWAY IS OPENED TO TRAFFIC.
8. THE APPROPORIATE TRAFFIC CONTROL SHALL BE INSTALLED AT THE INCEPTION OF EACH STAGE OF CONSTRUCTION AND SHALL BE PROPERLY MAINTAINED AND/OR OPERATED DURING THE TIME SUCH SPECIAL CONDITIONS EXIST. THEY SHALL REMAIN IN PLACE ONLY AS LONG AS THEY ARE NEEDED AND SHALL BE IMMEDIATELY REMOVED THEREAFTER.
9. OBLITERATED MARKINGS SHALL BE UNIDENTIFIABLE AS PAVEMENT MARKINGS UNDER DAY OR NIGHT, WET OR DRY CONDITIONS. OVERLAYING EXISTING STRIPS WITH BLACK PAINT OR ASPHALT DOES NOT MEET THE REQUIREMENTS OF COVERING, REMOVAL, OR OBLITERATION; HOWEVER, THE USE OF REMOVABLE, NONREFLECTIVE, PREFORMED TAPE IS PERMITTED WHERE MARKINGS NEED TO BE COVERED TEMPORARILY.
10. AT NO TIME SHALL ONE LANE SECTIONS BE LEFT OPEN UNATTENDED. WHERE TWO FLAGGERS ARE REQUIRED AND IN CIRCUMSTANCES WHERE ONLY ONE LANE OF TRAFFIC IS OPEN AND THERE IS NO CLEAR LINE OF SIGHT FROM ONE END OF THE CONSTRUCTION AREA TO THE OTHER, THE CONTRACTOR SHALL PROVIDE RADIO COMMUNICATION OR OTHER APPROPRIATE MEANS OF ESTABLISHING CONTROL OF TRAFFIC.
11. ANY TIME A FLAGGER IS NOT PRESENT TO CONTROL TRAFFIC, TWO TRAFFIC LANES MUST BE OPEN TO MAINTAIN TWO-WAY TRAFFIC AND ALL INAPPROPRIATE SIGNS SHALL BE COVERED OR REMOVED.
12. ALL FLAGGERS SHALL BE EQUIPPED WITH A STOP/SLOW PADDLE.
13. REMOVE EXISTING PAVEMENT MARKINGS IN CONFLICT WITH TRAFFIC CONTROL PHASING.
14. CONTRACTOR TO MAINTAIN EXISITING PAVEMENT WITHIN CONTRACT LIMITS DURING ALL PHASES OF CONSTRUCTION.

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

TRAFFIC CONTROL LEGEND

SIGN ● FLEXIBLE DRUM (CHANNELIZING)

(X) SIGN IDENTIFICATION FLAGGER LOCATION FLASHING ARROW BOARD



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

TRAFFIC CONTROL PHASING NOTES

PHASE 1:

1. MINERVA DRIVE ROAD CONSTRUCTION IS BASED ON UTILIZING THE TRAFFIC DETOUR AS ILLUSTRATED ON SHEET T-3.
   - A. MINERVA DRIVE ROAD CONSTURCTION ACTIVITY INCLUDE:
     - a. CONSTRUCTION OF THE NEW ROAD, THE TIE TO THE IMPROVEMENTS SHOWN IN THE SITE PLANS, CURB & GUTTER, DRAINAGE, DRIVEWAYS AND PERFORM FINAL PAVING.
     - b. THE MINERVA DRIVE CONSTRUCTION LIMITS FOR THIS PHASE ARE FROM STA. 214+75 TO STA. 216+50. (SEE HATCHED AREA).
   - B. CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN NEW ASPHALT AND EXISTING PAVEMENT.
   - C. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL DRIVEWAYS FOR LOCAL RESIDENTS THROUGHOUT THE DURATION OF THE DETOUR.
   - D. AFTER CONSTRUCTION IS COMPLETED, INSTALL NEW TRAFFIC CONTROL DEVICES AND PLACE TRAFFIC INTO NEW PATTERN ON MINERVA DRIVE FOR THE PHASE 2 DETOUR UTILIZING THE NEWLY CONSTRUCTED PAVEMENT.

PHASE 2:

1. MINERVA DRIVE ROAD CONSTRUCTION IS BASED ON UTILIZING THE TRAFFIC DETOUR AS ILLUSTRATED ON SHEET T-4.
   - A. MINERVA DRIVE ROAD CONSTURCTION ACTIVITY INCLUDE:
     - a. CONSTRUCTION OF THE NEW ROAD, THE NEW CULVERT, GUARDRAIL, CURB & GUTTER, DRAINAGE, DRIVEWAYS AND PERFORM FINAL PAVING.
     - b. THE MINERVA DRIVE CONSTRUCTION LIMITS FOR THIS PHASE ARE FROM STA. 201+00 TO STA. 214+75. (SEE HATCHED AREA).
   - B. CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN NEW ASPHALT AND EXISTING PAVEMENT.
   - C. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL DRIVEWAYS FOR LOCAL RESIDENTS THROUGHOUT THE DURATION OF THE DETOUR.
   - D. CONTRACTOR SHALL CONSTRUCT THE PROPOSED CULVERT AS ILLUSTRATED ON THE CULVERT SEQUENCING SHEET IN THE EROSION PREVENTION AND SEDIMENT CONTROL PLANS.
   - E. AFTER CONSTRUCTION IS COMPLETED, INSTALL NEW TRAFFIC CONTROL DEVICES ALONG MURFREESBORO ROAD AND PLACE TRAFFIC INTO NEW PATTERN ON MURFREESBORO ROAD FOR THE PHASE 3 CONSTRUCTION. THE NEWLY CONSTRUCTED MINERVA DRIVE SHALL BE OPEN FOR TRAFFIC AFTER PHASE 2.
2. US HIGHWAY 41 (MURFREESBORO ROAD) CONSTRUCTION BASED ON UTILIZING EXISTING PAVEMENT ALONG THE INSIDE WEST BOUND LANE OF MURFREESBORO ROAD.
   - A. MURFREESBORO ROAD CONSTURCTION ACTIVITY INCLUDE:
     - a. CONSTRUCTON OF THE NEW WEST BOUND RIGHT-TURN LANE AT INTERSECTION OF MURFREESBORO ROAD AND MINERVA DRIVE, DRAINAGE, AND PERFORM PAVING UP TO BUT NOT INCLUDING THE FINAL SURFACE COURSE.
     - b. THE MURFREESBORO ROAD CONSTRUCTION LIMITS FOR THIS PHASE ARE FROM STA. 105+00 TO STA. 108+75 (SEE SHADED AREA).
   - B. CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN NEW ASPHALT AND EXISTING PAVEMENT.
   - C. AFTER CONSTRUCTION IS COMPLETED, PLACE TRAFFIC INTO THE FINAL PATTERN ON MURFREESBORO ROAD AND OPEN THE TRAFFIC SIGNAL FOR OPERATION.

PHASE 3:

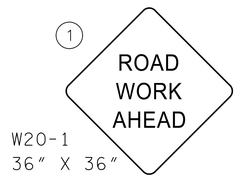
1. MURFREESBORO ROAD CONSTRUCTION IS BASED ON UTILIZING THE EXISTING PAVEMENT ALONG THE OUTSIDE LANES OF MURFREESBORO ROAD.
   - A. MURFREESBORO CONSTURCTION ACTIVITY INCLUDE:
     - a. CONSTRUCTON OF THE NEW EAST BOUND LEFT-TURN LANE AT INTERSECTION OF MURFREESBORO ROAD AND MINERVA DRIVE, DRAINAGE, AND PERFORM PAVING UP TO BUT NOT INCLUDING THE FINAL SURFACE COURSE.
     - b. THE MURFREESBORO ROAD CONSTRUCTION LIMITS FOR THIS PHASE ARE FROM STA. 100+50 TO STA. 105+00. (SEE SHADED AREA).
   - B. CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN NEW ASPHALT AND EXISTING PAVEMENT.
   - C. CONTRACTOR MAY BEGIN CONSTRUCTION OF THE PROPSED TRAFFIC SIGNAL AT THE INTERSECTION IN PHASE 3, BUT THE SIGNAL SHALL NOT BE OPERATIONAL UNTIL ALL ROADWAY IMPROVEMENTS ARE COMPLETED AT THE INTERSECITON.
   - D. AFTER CONSTRUCTION IS COMPLETED, INSTALL NEW TRAFFIC CONTROL DEVICES AND PLACE TRAFFIC INTO NEW PATTERN ON MURFREESBORO ROAD FOR PHASE 4 ON NEWLY CONSTRUCTED PAVEMENT.

PHASE 4:

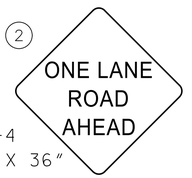
2. MURFREESBORO ROAD CONSTRUCTION IS BASED ON UTILIZING THE EXISTING PAVEMENT ALONG THE OUTSIDE WEST BOUND LANE OF MURFREESBORO ROAD.
   - A. MURFREESBORO CONSTURCTION ACTIVITY INCLUDE:
     - a. CONSTRUCTON OF THE NEW CURB AND GUTTER ALONG GRASS MEDIAN AT THE INTERSECTION OF MURFREESBORO ROAD AND MINERVA DRIVE AND PERFORM PAVING UP TO BUT NOT INCLUDING THE FINAL SURFACE COURSE.
     - b. THE MURFREESBORO ROAD CONSTRUCTION LIMITS FOR THIS PHASE ARE FROM STA. 100+50 TO STA. 105+00. (SEE SHADED AREA).
   - B. CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN NEW ASPHALT AND EXISTING PAVEMENT.
   - C. AFTER CONSTRUCTION IS COMPLETED, PLACE TRAFFIC INTO THE FINAL PATTERN ON MURFREESBORO ROAD AND OPEN THE TRAFFIC SIGNAL FOR OPERATION.

PHASE 5:

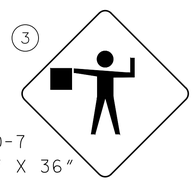
1. CONTRACTOR TO PUT DOWN FINAL SURFACE COURSE ON MURFREESBORO ROAD.
2. AFTER CONSTRUCTION, TRAFFIC TO BE PLACED INTO ITS FINAL PATTERN.



W20-1
36" X 36"



W20-4
36" X 36"



W20-7
36" X 36"



G20-2
36" X 18"

DRAFT

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1701 MARS STREET
OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

BENJ VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
No. 125719
STATE OF TENNESSEE
10/21/24

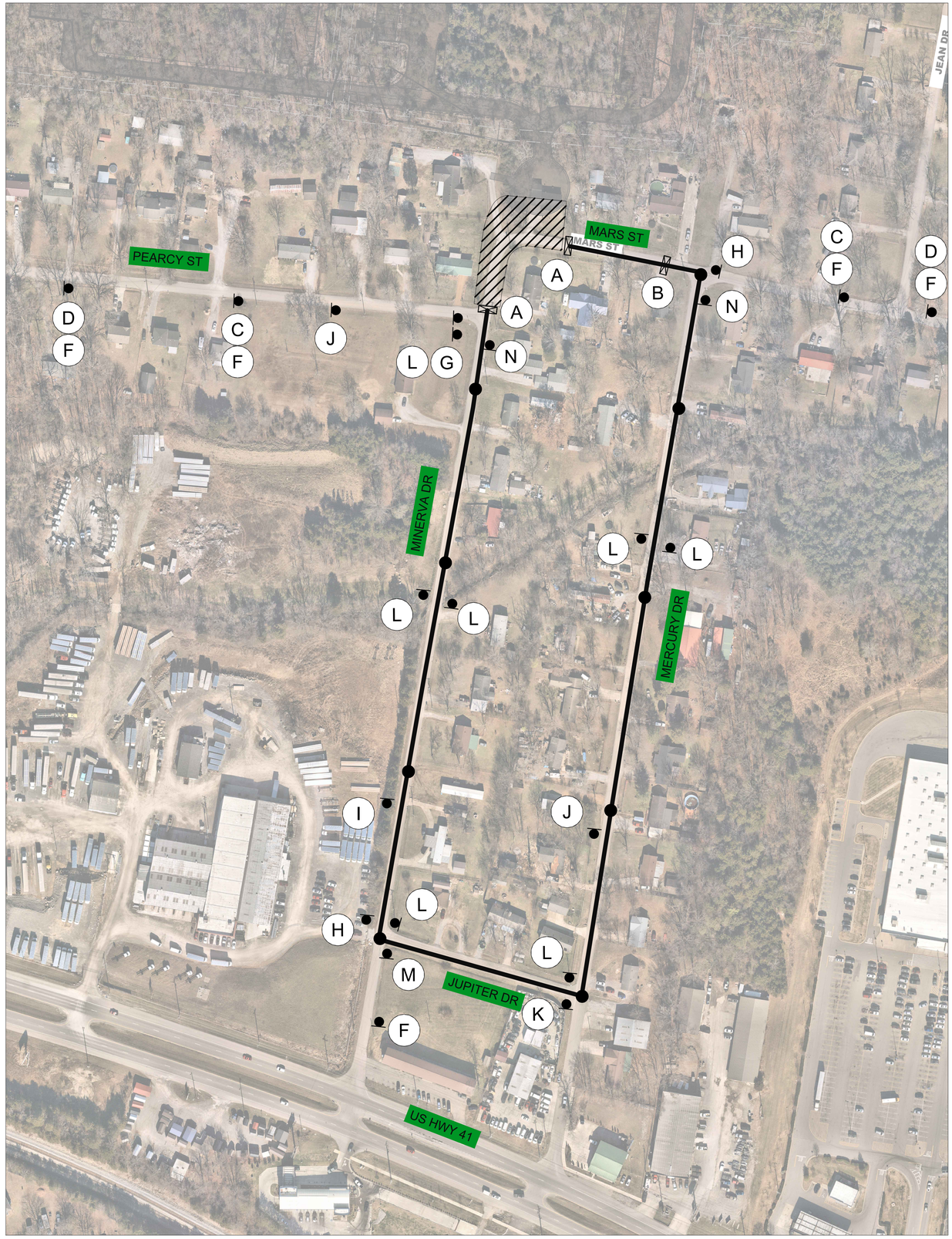
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

TRAFFIC CONTROL PHASING NOTES

SHEET NUMBER
T-2

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PHASE II

SIGN LEGEND

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

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

C — DETOUR AHEAD — W20-2, 48" X 48"

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

E — R3-1, 24" X 24"

F — MARS STREET — D3-1, 12" X 6"

G — R3-2, 24" X 24"

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

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

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

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

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

M — DETOUR — M4-8, 24" X 12"

N — END DETOUR — M4-8A, 24" X 18'

PROPOSED DETOUR ROUTE

WORK ZONE

DRAFT

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

BEN J. VONDENBRINK — REGISTERED ENGINEER — AGRICULTURE — No. 125719 — STATE OF TENNESSEE — 10/21/24

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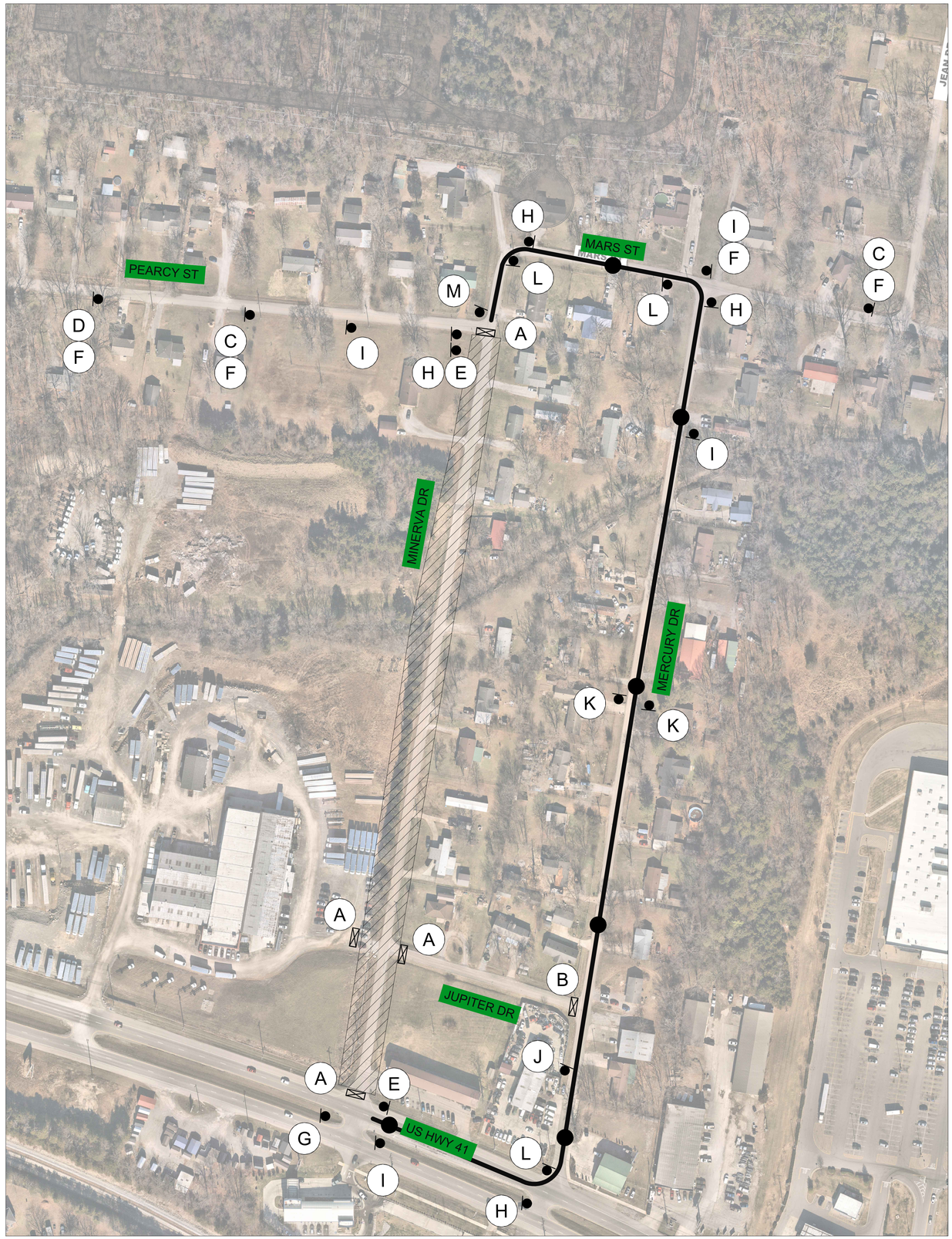
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KIMLEY-HORN PROJECT NO. 118574000

TRAFFIC CONTROL PHASE I DETOUR

SHEET NUMBER
T-3

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PHASE II

SIGN LEGEND

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

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

C — DETOUR AHEAD, W20-2, 48" X 48"

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

E — R3-1, 24" X 24"

F — MARS STREET, D3-1, 12" X 6"

G — R3-2, 24" X 24"

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

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

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

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

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

M — DETOUR, M4-8, 24" X 12"

N — END DETOUR, M4-8A, 24" X 18'

PROPOSED DETOUR ROUTE

WORK ZONE

DRAFT

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OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

BENJ. VONDENBRINK — TENNESSEE DEPARTMENT OF AGRICULTURE — COMMERCE — No. 125719 — STATE OF TENNESSEE — 10/21/24

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DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

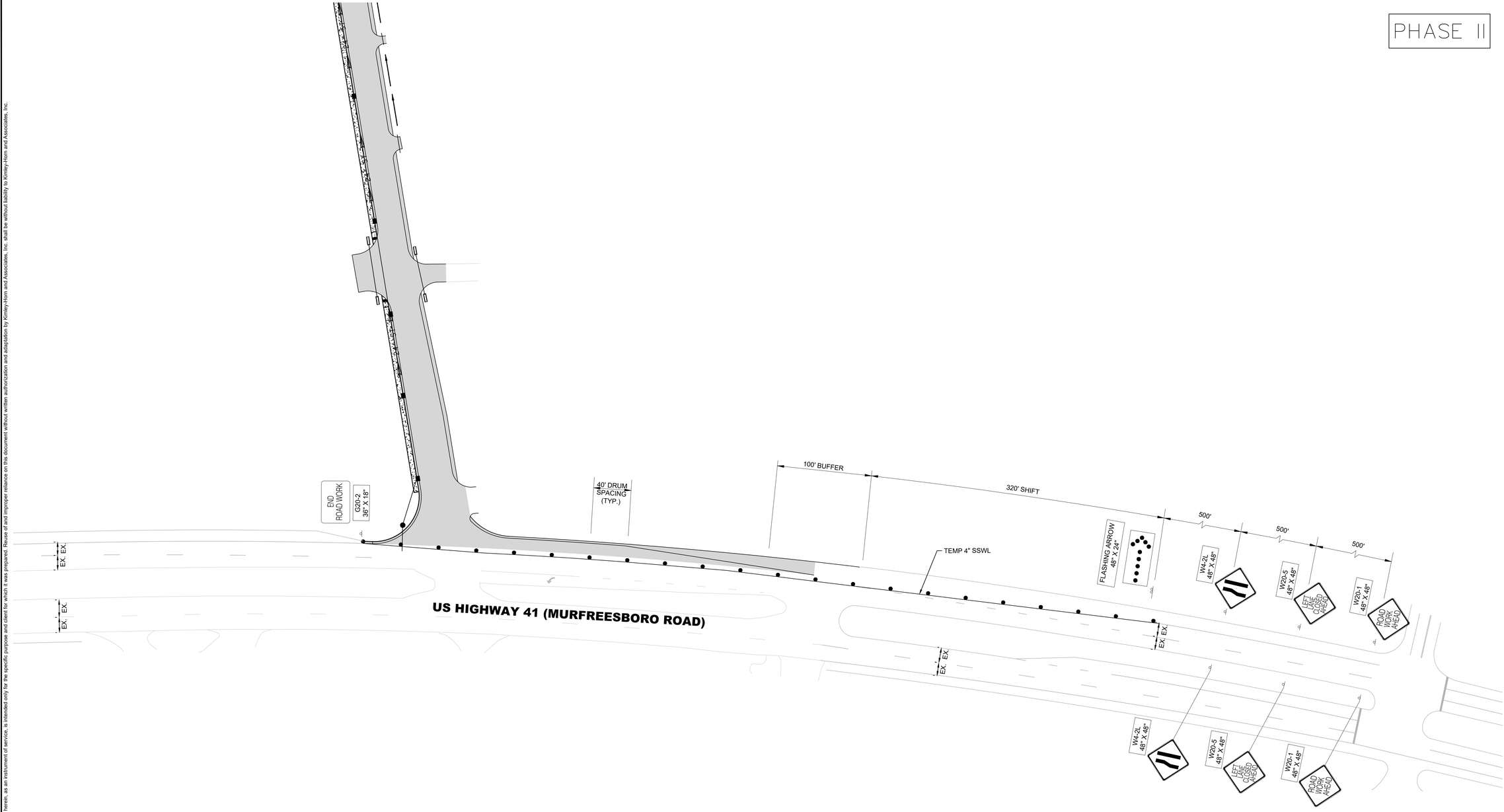
TRAFFIC CONTROL
PHASE II DETOUR

SHEET NUMBER
T-4

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PHASE II



NOTES:
-CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE DRIVES AT ALL TIMES DURING CONSTRUCTION OPERATIONS. MAINTENANCE GRAVEL WILL BE USED AS DIRECTED BY THE ENGINEER FOR ACCESS.

TRAFFIC CONTROL LEGEND	
SYMBOL	ITEM
	WORK ZONE
	FLEXIBLE DRUMS (CHANNELIZING)
	SIGN (CONSTRUCTION)
	PORTABLE BARRIER RAIL
	TEMPORARY ATTENUATOR

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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LA VERGNE, TN

BEN J. VONDENBRINK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125719
STATE OF TENNESSEE
10/21/24

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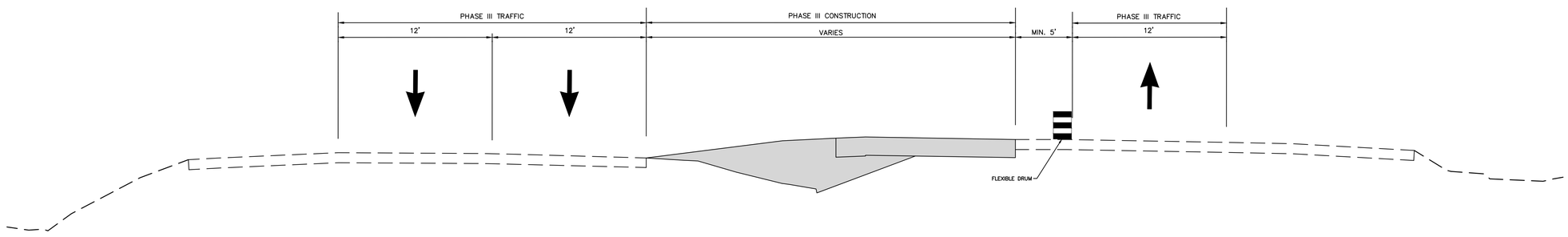
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TRAFFIC CONTROL PHASE 2

SHEET NUMBER
T-5

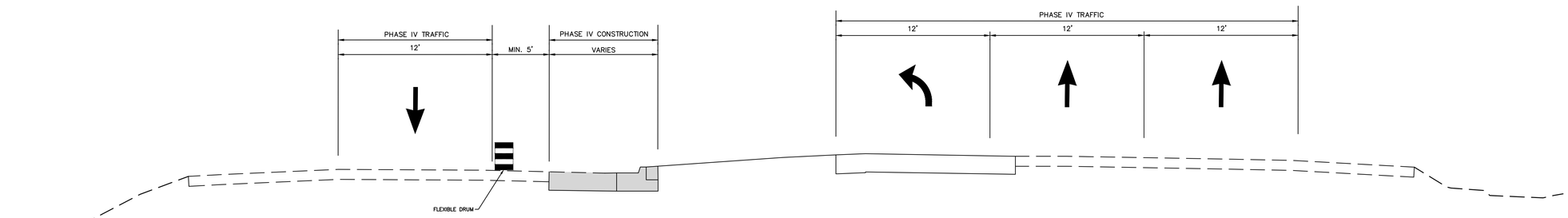
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US HIGHWAY 41 (MURFREESBORO ROAD)

FROM STA. 100+30.00 TO STA. 104+60.00
N.T.S.



US HIGHWAY 41 (MURFREESBORO ROAD)

FROM STA. 100+30.00 TO STA. 104+60.00
N.T.S.

DRAFT

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10/21/24

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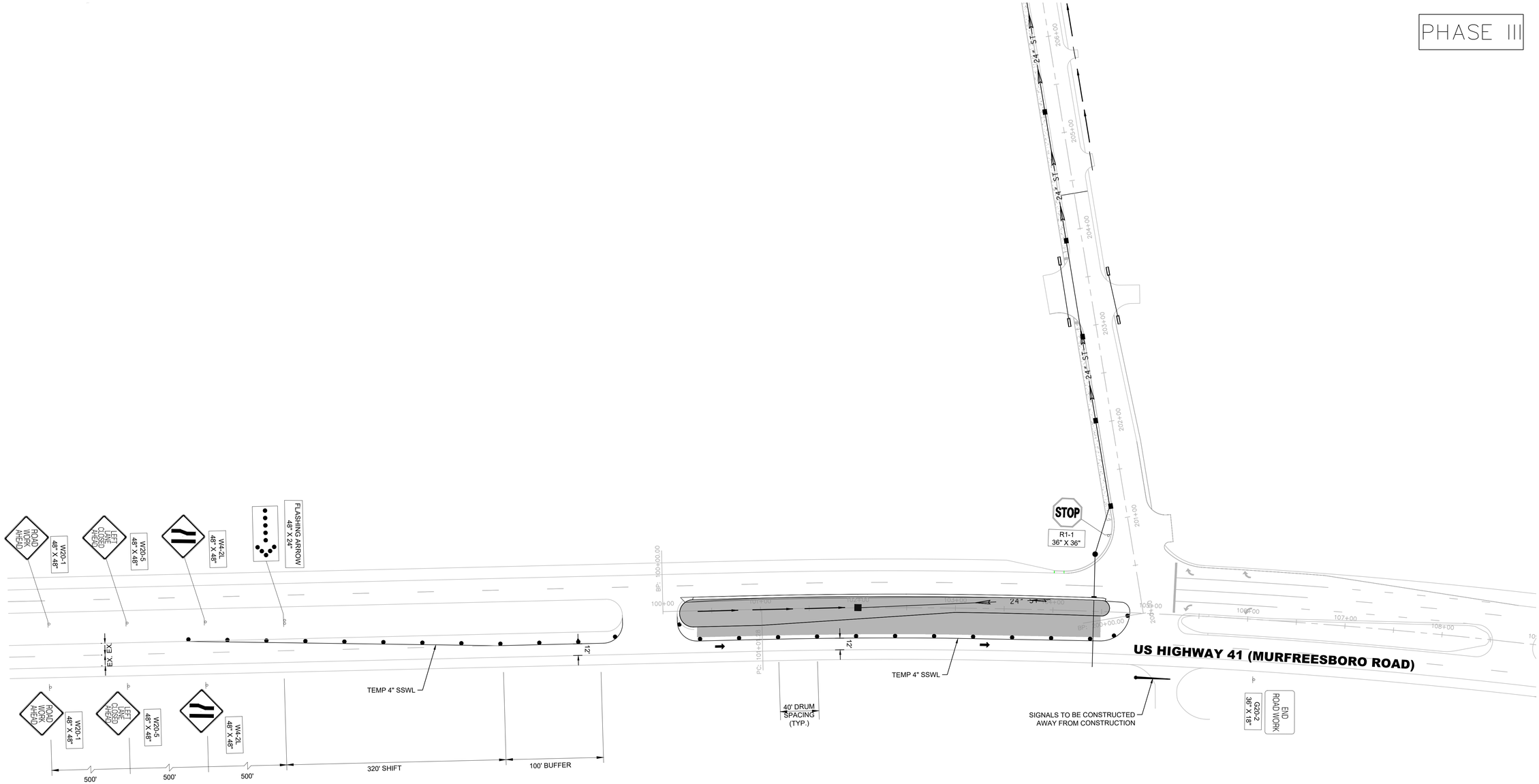
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TRAFFIC CONTROL TYPICAL SECTIONS

SHEET NUMBER
T-6

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PHASE III



NOTES:
-CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE DRIVES AT ALL TIMES DURING CONSTRUCTION OPERATIONS. MAINTENANCE GRAVEL WILL BE USED AS DIRECTED BY THE ENGINEER FOR ACCESS.

TRAFFIC CONTROL LEGEND	
SYMBOL	ITEM
	WORK ZONE
	FLEXIBLE DRUMS (CHANNELIZING)
	SIGN (CONSTRUCTION)
	PORTABLE BARRIER RAIL
	TEMPORARY ATTENUATOR

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

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BENJ. J. VONDENBRINK
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No. 125713
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10/21/24

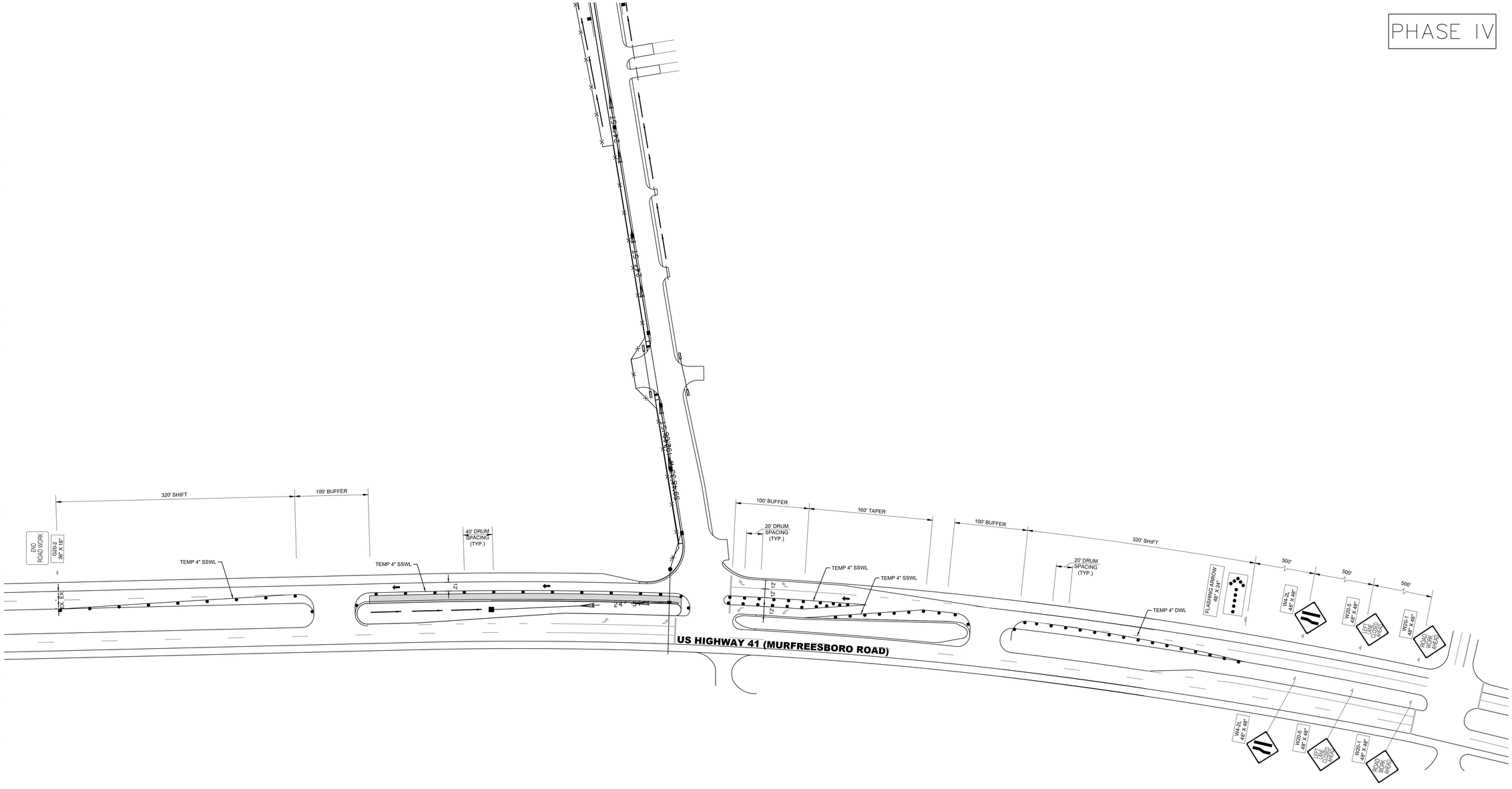
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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

TRAFFIC CONTROL PHASE 3

SHEET NUMBER
T-7

PHASE IV



NOTES:
-CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE DRIVES AT ALL TIMES DURING CONSTRUCTION OPERATIONS. MAINTENANCE GRAVEL WILL BE USED AS DIRECTED BY THE ENGINEER FOR ACCESS.

TRAFFIC CONTROL LEGEND	
SYMBOL	ITEM
	WORK ZONE
	FLEXIBLE DRUMS (CHANNELIZING)
	SIGN (CONSTRUCTION)
	PORTABLE BARRIER RAIL
	TEMPORARY ATTENUATOR

DRAFT

GRAPHIC SCALE IN FEET
0 32.5 65 130

NORTH

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No. 125719
10/21/24

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CHECKED BY:	HML
DATE:	10/21/2024
KIMLEY-HORN PROJECT NO.	118574000

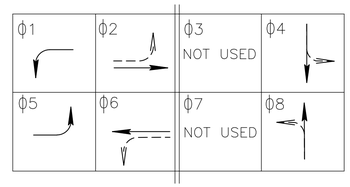
TRAFFIC CONTROL PHASE 4

SHEET NUMBER
T-8

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PROPOSED PHASING DIAGRAM



NEMA EIGHT PHASE DESIGNATIONS

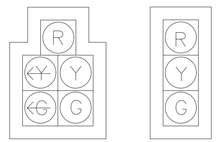
PROTECTED MOVEMENT

PERMISSIVE MOVEMENT

LEGEND

- PROPOSED SIGNAL SUPPORT POLE WITH MAST ARM
- PROPOSED SIGNAL HEAD
- PROPOSED PAD MOUNTED CONTROLLER CABINET
- PROPOSED PULL BOX (TRAFFIC SIGNAL)
- PROPOSED OVERHEAD SIGN
- PROPOSED RADAR DETECTION
- PROPOSED CONDUIT

SIGNAL HEAD ASSEMBLIES



SIGN DETAIL

MURFREESBORO RD (S1) MINERVA DR (S2)

ALL OVERHEAD SIGNS TO BE BRACKET MOUNTED



R10-12
30"x36"

S3

CONSTRUCTION NOTES

1. CONTRACTOR SHALL COORDINATE WITH NES TO PROVIDE ELECTRICAL SERVICE FEED AT THE BASE OF THE NEAREST POLE AS DETERMINED BY THE NES ENGINEER. THE RISER ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH NES STANDARDS.
2. ALL CONDUIT UNDER THE ROADWAY SHALL BE SCHEDULE 80 PVC AND DIRECTIONAL DRILLED UNLESS OTHERWISE NOTED. ALL PROPOSED CONDUIT SHALL CONTAIN TRACER WIRE.
3. ALL CONDUIT OUTSIDE OF ROADWAY SHALL BE SCHEDULE 80 PVC UNLESS OTHERWISE NOTED.
4. A SINGLE #6 BCW CABLE (#6 COPPER SOFT DRAWN BARE – GROUND) SHALL BE INSTALLED IN EVERY DIRECTIONAL DRILLED CONDUIT ROUTE ALONG WITH A $\frac{3}{4}$ CW GROUND ROD AT THE BASE OF EACH SIGNAL POLE. A SEPARATE #6 BWC CABLE SHALL BE UTILIZED FOR THE CONTROLLER CABINET ALONG WITH A $\frac{3}{4}$ CW GROUND ROD. THE SIGNAL POLES SHALL NOT BE BONDED TO THE CONTROLLER CABINET.
5. ALL DETECTION SHALL BE WAVETRONIX SMARTSENSOR MATRIX. RADAR DETECTION UNITS SHALL BE PLACED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
6. RADAR DETECTOR UNITS ON PLANS ARE SUGGESTED PLACEMENT. FINAL PLACEMENT SHALL BE BASED ON MANUFACTURER RECOMMENDATIONS.
7. CONTROLLER SHALL BE ECONOLITE COBALT "C".

DRAFT

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

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

DESIGNED BY:	ELG
DRAWN BY:	HXW
CHECKED BY:	LEE
DATE:	9/24/2024

KIMLEY-HORN PROJECT NO. 118574000

SIGNAL LAYOUT

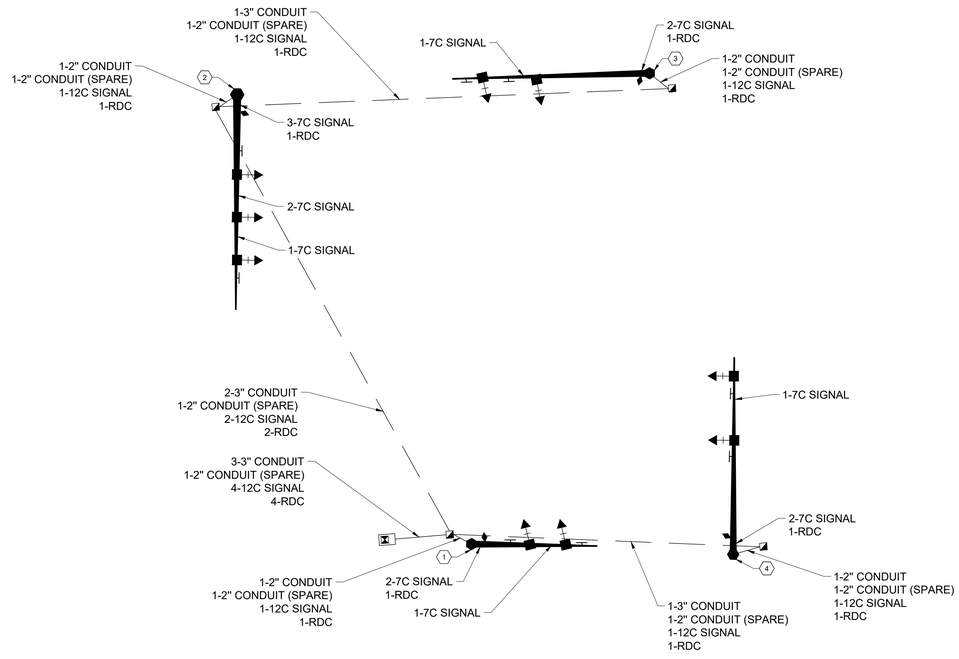
SHEET NUMBER
SIG-1

TRAFFIC SIGNAL GENERAL NOTES

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL CONTACT TENNESSEE ONE-CALL SYSTEM INC. AT 1-800-351-1111 IN ORDER TO DETERMINE THE EXTEND AND LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE PROJECT LIMITS. UTILITY COMPANIES SHALL BE NOTIFIED THROUGH TENNESSEE ONE-CALL SYSTEM, INC. 72 HOURS (EXCLUDING HOLIDAYS AND WEEKENDS) IN ADVANCE OF ANY EXCAVATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING AT HIS/HER OWN EXPENSE, ANY EXISTING UTILITIES, PAVEMENT, CONCRETE ITEMS, PIPE, ETC. THAT ARE DAMAGED DURING CONSTRUCTION.
2. THIS PLAN DOES NOT GUARANTEE THE LOCATION OF EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
3. ALL SIGNALS SHALL HAVE LED LENSES. ALL SIGNAL HEADS SHALL HAVE BACKPLATES WITH RETROREFLECTIVE BORDERS.
4. ALL TRAFFIC SIGNAL ITEMS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TDOT STANDARD DRAWINGS. THE TDOT "TRAFFIC DESIGN MANUAL", AND THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
5. CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE TDOT STANDARD DRAWINGS AND TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. ANY DEVIATION FROM THE TRAFFIC SIGNAL DESIGNS OR PROPOSED CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER PRIOR TO BEING IMPLEMENTED.
7. ANY SIGNAL HEADS, WHEN VISIBLE TO DRIVERS BUT NOT OPERATIONAL, SHALL BE COMPLETELY COVERED.
8. THE SIGNAL SHALL FLASH A MINIMUM OF SEVEN (7) DAYS, AND A MAXIMUM OF FOURTEEN (14) DAYS, PRIOR TO THE ACTIVATION OF THE SIGNAL.
9. THE CONTRACTOR SHALL CONTACT THE ENGINEER A MINIMUM OF THIRTY (30) DAYS PRIOR TO ACTIVATION OF THE SIGNAL TO OBTAIN AND INTEGRATE THE INITIAL SIGNAL TIMINGS.
10. CONDUIT FOR SIGNAL CONDUCTOR WIRING SHALL BE PVC CONDUIT THAT IS TO BE LAID NOT LESS THAN 24" BELOW THE ROADWAY GRADE, SIDEWALK GRADE, OR FINISHED GRADE.
11. CONTRACTOR SHALL PROVIDE THE ENGINEER WITH STRUCTURAL DESIGNS SEALED BY A TENNESSEE STRUCTURAL ENGINEER FOR THE TRAFFIC SIGNAL STEEL POLE AND FOUNDATION DESIGNS AT LEAST THIRTY (30) DAYS PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL POSITION THE SIGNAL HEADS AS SHOWN ON THE PLAN AND, AS DIRECTED BY THE ENGINEER, MAKE FINAL ADJUSTMENTS TO THE ALIGNMENT AND LOCATION OF EACH SIGNAL.
13. THE CONTROLLER CABINET SHALL BE WIRED FOR 16 PHASE OPERATION AS SHOWN IN THE PHASING DIAGRAM. THE MALFUNCTION MANAGEMENT (MMU), BACK PANEL LOAD SWITCHES, RELAYS, AND OTHER ACCESSORIES SHALL BE PROVIDED TO ACCOMMODATE 16 PHASE OPERATION.
14. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR PROGRAMMING THE SIGNAL TIMINGS IN THE CONTROLLER.
15. THE SIGNAL CONTROLLER SHALL BE ECONOLITE COBALT WITH EOS SOFTWARE AND INCLUDE A FULLY FUNCTIONAL ADVANCED TRANSPORTATION CONTROLLER (ATC).
16. SIGNAL POLE PLACEMENT IS SUBJECT TO MINOR REVISION TO ALLEVIATE CONFLICTS WITH ANY POTENTIAL UNDERGROUND UTILITIES; HOWEVER, REVISED PLACEMENT SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
17. CONTRACTOR SHALL PROVIDE 1-3" SCHEDULE 80 PVC LONG SWEEP (24-INCH RADIUS) CONDUIT, 1-3" SCHEDULE 80 PVC RISER (10-FEET LENGTH) ATTACHED TO MTEMC POLE, ELECTRICAL DISCONNECT BOX, AND METER BASE FOR ELECTRICAL SERVICE CONNECTION. ELECTRICAL DISCONNECT BOX AND METER BASE SHALL ACCOMMODATE THE POWER FOR TRAFFIC SIGNAL AND THE POWER FOR LUMINAIRES. COORDINATE WITH MTEMC FOR REQUIREMENTS.
18. REMOVE ALL PERVIOUS TRAFFIC CONTROL DEVICES ONCE TRAFFIC SIGNAL IS OPERATIONAL.
19. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO CITY ENGINEER A MINIMUM OF FOURTEEN (14) DAYS PRIOR TO ANY LANE CLOSURES.
20. ALL RADAR ADVANCE DETECTION SHALL BE WAVETRONIX.

WIRING DIAGRAM

N.T.S.



POLE SUMMARY TABLE

N.T.S.

NOTE: ADDITIONAL SIGNS, S2, S3, ETC.
ADDITIONAL SIGNAL HEADS, SH3, SH4, ETC.

POLE	POLE TYPE	HEIGHT	MAST ARM LENGTH	S1	S2	SH1	SH2	SH3	RADAR1	Z*	NORTHING	EASTING
①	CANTILEVER	20'	35'	11'	32'	16'	28'		5'	**	611988.2726	1805816.7538
②	CANTILEVER	20'	60'	17'	52'	20'	38'	45'	5'	**	612128.9480	1805800.0756
③	CANTILEVER	20'	55'	40'	51'	32'	47'		5'	**	612093.6661	1805909.9300
④	CANTILEVER	20'	55'	28'	45'	31'	50'		5'	**	611959.6169	1805884.0878

* REPRESENTS THE TOP OF THE FOUNDATION ELEVATION PER TDOT STANDARD DRAWING T-SG-10

** CONTRACTOR TO FIELD VERIFY GROUND ELEVATION. REFER TO TDOT STANDARD DRAWING T-SG-10 FOR TOP OF FOUNDATION ELEVATION DESIGN

DRAFT

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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10 Lea Avenue, Suite 400, Nashville, TN 37210
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1701 MARS STREET
OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

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

DESIGNED BY:	ELG
DRAWN BY:	HXW
CHECKED BY:	LEE
DATE:	9/24/2024
KIMLEY-HORN PROJECT NO. 118574000	

SIGNAL LAYOUT

SHEET NUMBER
SIG-2

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Planning Commission Report
Meeting: October 29, 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 needs the variance(s) granted from the BOZA.
2. **Information Purposes Only: 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.**

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

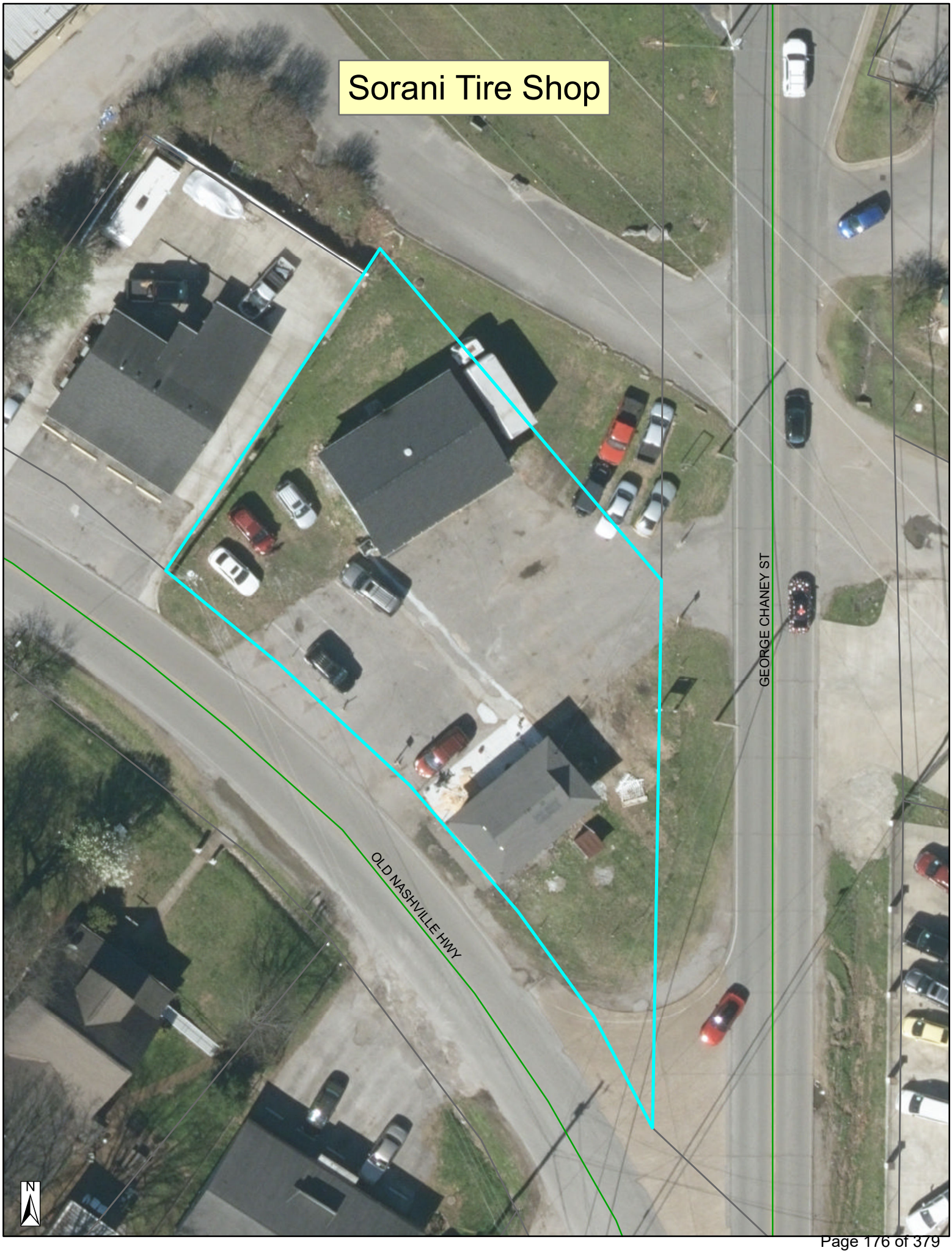
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
All comments addressed.

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

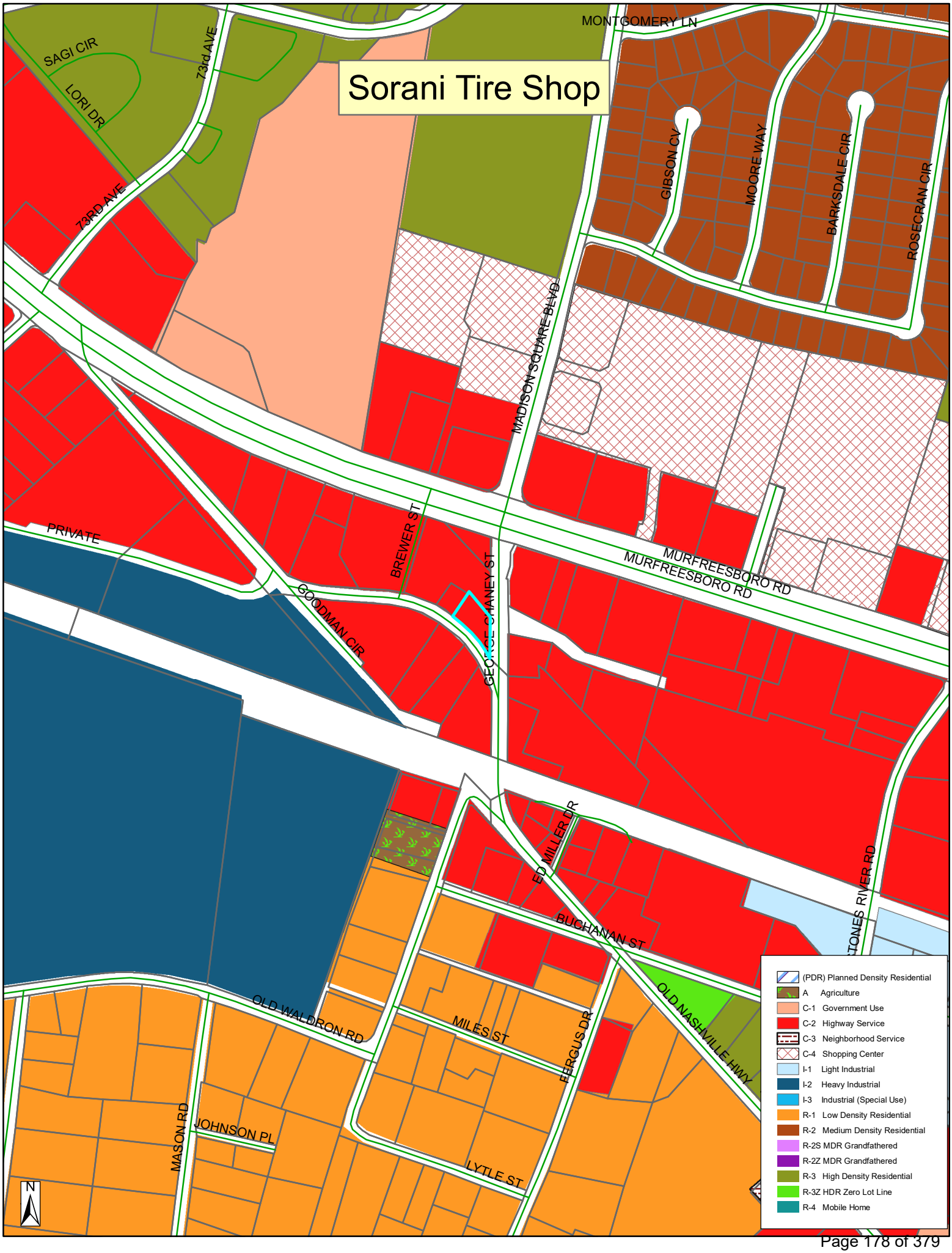
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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.


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
JONES RIVER RD
OLD NASHVILLE HWY
OLD WALDRON RD
MILES ST
FERGUS DR
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.

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. 102111
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 | DRAWN | CHKED | 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: "187 Old Nashville Hwy, La Vergne, TN, Shwan Sorani, 24-0-01"

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

35 FT MBSL

VAN ACCESSIBLE

18' 12' 5 18' 9 9

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

EXISTING SIGN

S 04°00'00" E 98.30'

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

GEORGE CHANEY ST. (60' R/W)

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

N

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

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

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
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No. 021116
STATE OF TENNESSEE

Chester A. Rhodes

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REVISIONS | 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

EXISTING SITE LAYOUT

DWG. No.
C-1.0

SCALE: NOTED

CADFILE: V:\Projects\Sorani Shwan\Sorani Shwan - TN\Sorani Shwan.dwg

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
EXISTING USE:	AUTOMOBILE SERVICE
PROPOSED USE:	AUTOMOBILE SERVICE
BUILDING SQ FT:	
EXISTING 1:	1,204.9 SQ FT
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TOTAL:	2,821.3 SQ FT
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STORAGE:	1,821.3 SQ FT
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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

20 FT ADJACENT SETBACK

35 FT MBSL

554

EXISTING
SIGN

NEW 6 FT SIDEWALK

AREA OF VARIANCE
REQUEST

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'

PROPOSED 6 FT CITY SIDEWALK

554

18'2"

32'

EXISTING
BUILDING 2
STORAGE
588.3 SQ. FT.

R10'-0"

2'-3"

17'-4"

PROPOSED 6 FT CITY SIDEWALK

NEW MAINTENANCE EASEMENT

554

554

555

OLD NASHVILLE HWY (50' R/W)

GEORGE CHANEY ST. (60' R/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'

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9/26/2024

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SITE DEVELOPMENT WATER/WASTEWATER

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CHECKED	___	
APPROVED	___	

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

PROPOSED SITE PLAN

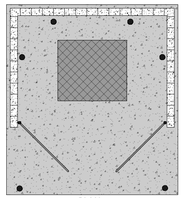
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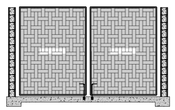
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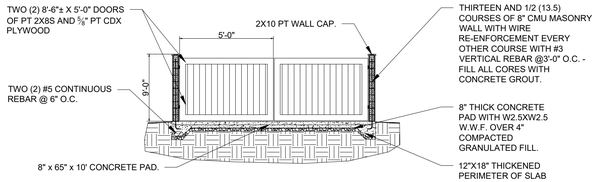
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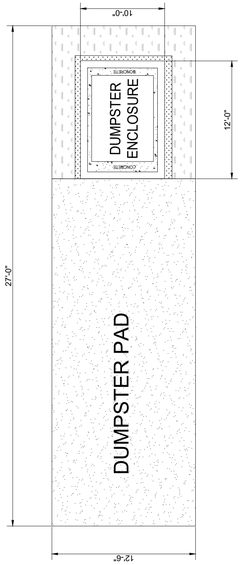


PLAN



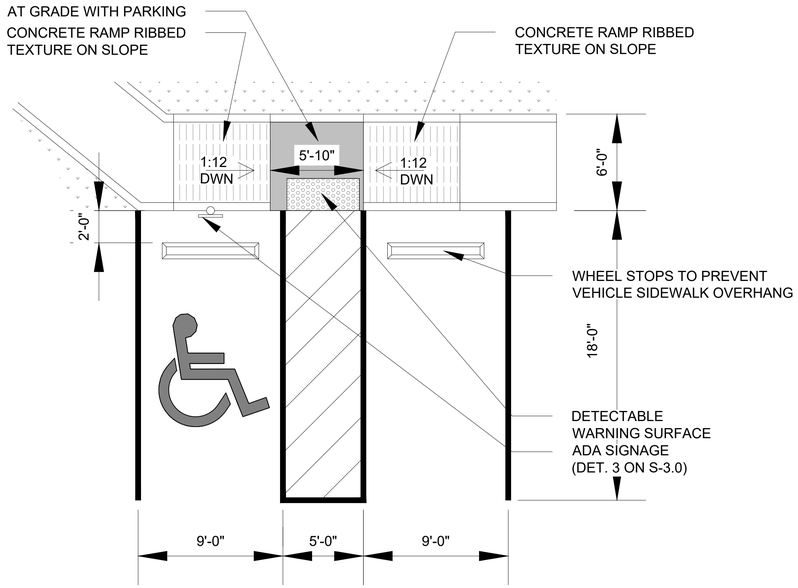
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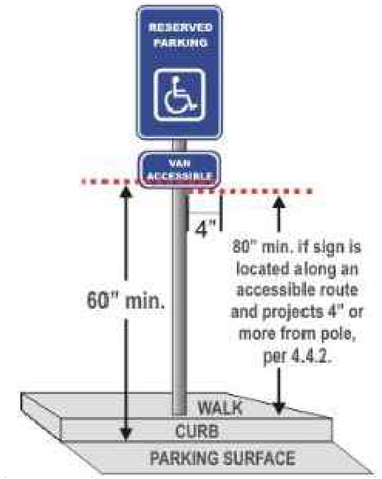


1 DUMPSTER ENCLOSURE
SCALE: N.T.S.

NOTE:
DUMPSTER ENCLOSURE TO BE CONSTRUCTED WITH BRICK VENEER.



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



3 ADA SIGN
SCALE: N.T.S.

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9/26/2024

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REVISIONS

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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

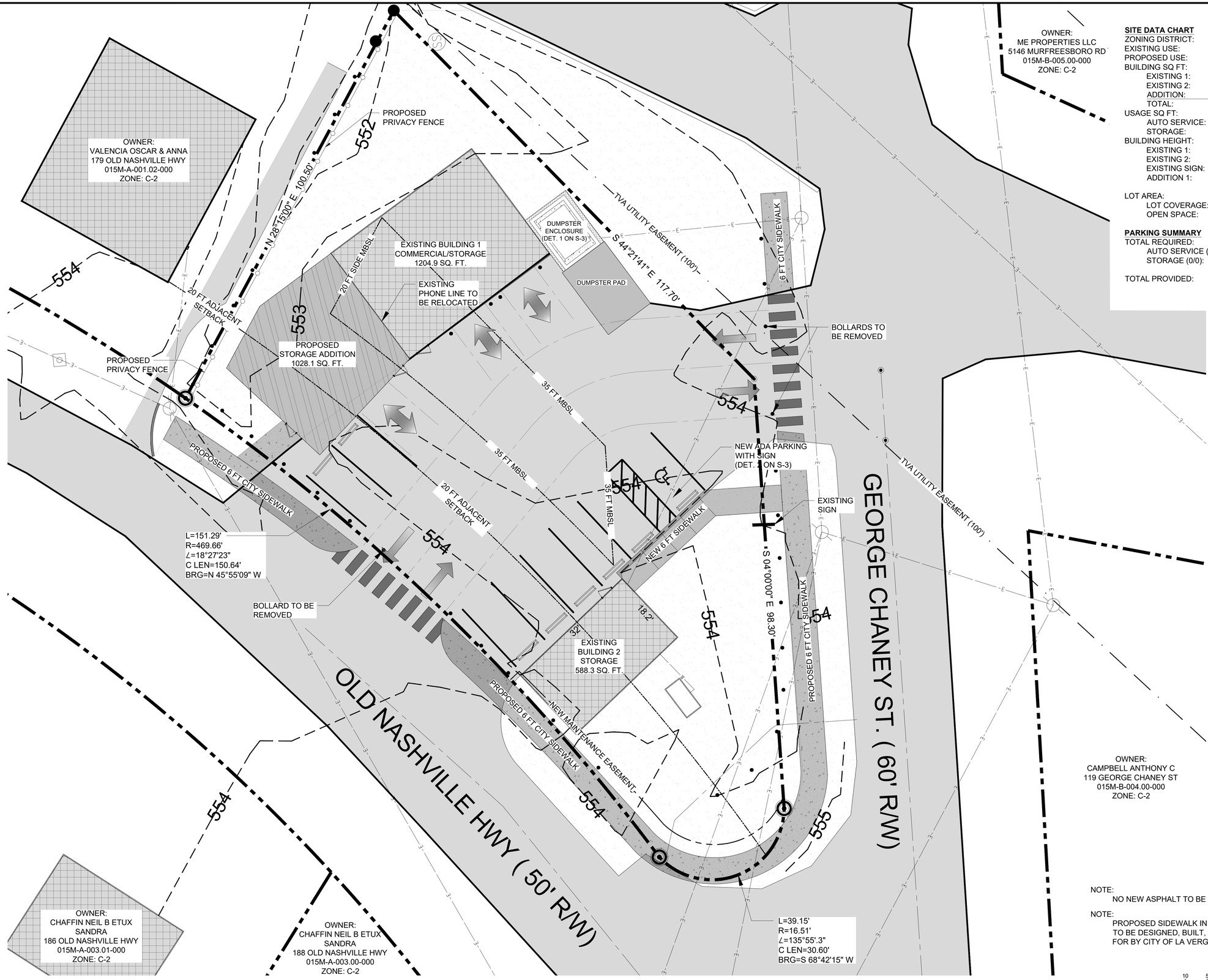
DWG. No.
C-2.1

SCALE: NOTED

CADFILE: H:\187 Nashville Hwy, LaVergne, TN_Shwan Stores_2024\C3D

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.

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

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

GRADING PLAN — SCALE: 1" = 10'

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CHECKED	____
APPROVED	____

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

GRADING PLAN

DWG. No. C-3.0

SCALE: NOTED

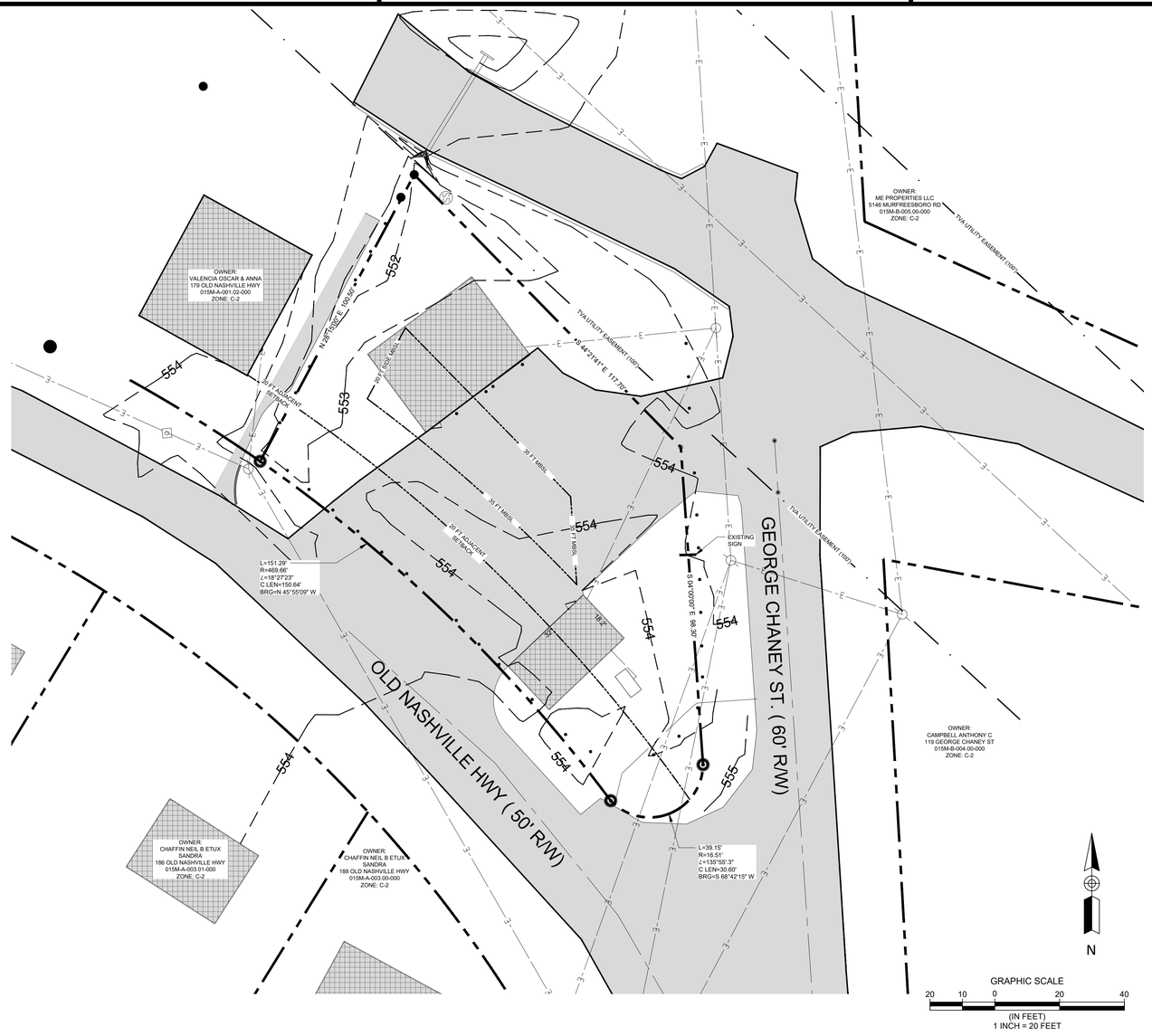
CADFILE: 187 Old Nashville Hwy, LaVergne, TN, Sorani, Shwan, 24-18-01

JOB No.

REV.

EROSION CONTROL NOTES

1. THIS IS A SUGGESTED EROSION CONTROL PLAN. ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY AS WORK PROGRESSES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY THROUGHOUT THE LIFE OF CONSTRUCTION, AND UNTIL FULL STABILIZATION OF THE SITE AND/OR THE COMPLETION OF CONSTRUCTION WHICH EVER COMES LATER.
2. THE CONTRACTOR SHALL INSURE THAT ALL DOCUMENTS (NOTICE OF INTENT (NOI) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP)) NECESSARY FOR RECEIVING AN NPDES PERMIT FOR STORM WATER DISCHARGE (INCLUDING PAYMENT OF PERMIT FEES) HAVE BEEN FILED WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) AND A NOTICE OF COVERAGE (NOC) RECEIVED PRIOR TO THE START OF CONSTRUCTION. THE NOC AND SWPPP SHALL BE POSTED AT THE PROJECT SITE PER TDEC REQUIREMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH APPLICABLE STATE AND FEDERAL REGULATIONS WITH REGARD TO EROSION AND SEDIMENT CONTROL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES, ASSESSMENTS, DAMAGES AND/OR OTHER MONIES LEVIED AGAINST THE PROJECT, OWNER AND/OR CONTRACTOR AS A RESULT OF IMPROPER PERMIT FILING, INADEQUATE EROSION CONTROL MEASURES, AND/OR INADEQUATE EROSION CONTROL RECORD KEEPING.
5. THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN, DOCUMENT THE EFFECTIVENESS OF THE INSTALLATION THROUGH ON-SITE INSPECTIONS, MAINTAIN THE EROSION AND SEDIMENT CONTROL MEASURES AND ADJUST THE PLAN AND/OR EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THE PERMIT. ALL PROPOSED REVISIONS SHALL BE IN CONSULTATION WITH THE DESIGN ENGINEER.
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8. ANY EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS MUST BE SEEDED AND MULCHED WITHIN FIFTEEN (15) DAYS OF INSTALLATIONS. THESE AREAS MUST BE MAINTAINED IN GOOD WORKING ORDER UNTIL THE AREA IS DECLARED STABILIZED BY THE CITY OF LAVERGNE.
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12. ALL DISTURBED AREAS SHALL BE STABILIZED. NOTATIONS ELSEWHERE IN THE PLANS INDICATE WHETHER SEED, SOD AND/OR OTHER STABILIZATION METHODS ARE REQUIRED. IF NOT NOTED ELSEWHERE, THE SITE SHALL BE SEEDED AND MULCHED AT MINIMUM. STABILIZING MATERIALS SHALL BE APPLIED AS SOON AS POSSIBLE UPON COMPLETION OF FINAL GRADING AND IN NO CASE GREATER THAN 14 DAYS. STABILIZATION FOR STEEP SLOPES (35% OR GREATER) SHALL BE APPLIED WITHIN 7 DAYS. PRIORITY SHALL BE GIVEN TO FINISHING OPERATIONS AND PERMANENT STABILIZATION OVER TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.
13. WHERE EARTH DISTURBING ACTIVITY HAS BEEN TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN (7) DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN (14) FOURTEEN DAYS.
14. AFTER FULL STABILIZATION OF ALL DISTURBED AREAS THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL ITEMS. AFTER FULL STABILIZATION, THE CONTRACTOR SHALL FILE A "NOTICE OF TERMINATION" WITH THE STATE OF TENNESSEE. FULL STABILIZATION SHALL MEAN COVERAGE OF THE SITE WITH PERMANENT GRASS (A SIGNIFICANT PERCENTAGE OF BERMUDA OR FESCUE DEPENDING UPON THE MIX SPECIFIED AND THE TIME OF YEAR OF APPLICATION) WHICH IS SUSTAINABLE AND GROWING.
15. ALL BALED STRAW SHALL BE REPLACED AT 60 DAY MINIMUM INTERVALS, UNTIL FULL STABILIZATION IS ACHIEVED.
16. SILT FENCE SHALL BE INSTALLED BEYOND THE TOE OF ALL FILL SLOPES.
17. PLACE CLEAN ROCK CHECK DAMS IN DITCHES AND OTHER AREAS AS NECESSARY TO PREVENT SILTS FROM MIGRATING FROM THE PROJECT SITE.
18. ANY STOCKPILED SOILS FOR FILL MATERIAL, SHALL BE LOCATED AND TREATED IN A MANNER TO PREVENT SILT FROM LEAVING THE PROPERTY EITHER THROUGH STORM DRAINS OR OVER LAND. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF ALL STOCKPILED SOIL MATERIAL.
19. PRIOR TO DE-WATERING OF THE EXCAVATION FOR BELOW GRADE CONSTRUCTION, THE CONTRACTOR SHALL DEVELOP A PLAN FOR THE TREATMENT AND RELEASE OF WATER OFF SITE, GENERALLY THROUGH A FILTER BAG OR FILTER SYSTEM.
20. THE CONCRETE TRUCK WASHOUT MAY BE EITHER ABOVE-GRACE OR BELOW GRADE. AN ABOVE GRADE WASHOUT SHOULD CONSIST OF A RING OF STAKED HAY BALES LINED (SIDES AND BOTTOM) WITH AN IMPERMEABLE LAYER OF 10-MIL PLASTIC SHEETING. A BELOW-GRADE WASHOUT SHOULD CONSIST OF AN EXCAVATED PIT LINED WITH AN IMPERMEABLE LAYER OF 10-MIL PLASTIC SHEETING AND SURROUNDED BY TEMPORARY SILT FENCE. THE VOLUME OF EITHER TYPE WASHOUT SHOULD BE SUFFICIENT TO HOLD THE ANTIDIPATED CONCRETE VOLUME WITH A MINIMUM 4" FREEBOARD.
    RECOMMENDED MINIMUM DIMENSIONS ARE 10' X 10'.
21. CONTRACTOR SHALL PROVIDE THE FOLLOWING DOCUMENTS TO THE ENGINEER:
    * SIGNED COPY OF THE NOTICE OF INTENT PRIOR TO DISTURBANCE
    * EVIDENCE OF CERTIFICATION OF INSPECTOR
    * LOCATION OF NOTICE OF COVERAGE ON SITE
    * COPY OF TDEC ACCEPTANCE OF NOTICE OF TERMINATION TO BE INCLUDED WITH CLOSE OUT DOCUMENTS
22. THE DESIGN DRAWINGS INDICATE THE DISTURBANCE OF 0.04 ACRES OF LAND AND THEREFORE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR CONSTRUCTION STORM WATER IS REQUIRED. THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO THE APPROPRIATE ENVIRONMENTAL FIELD OFFICE OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC).
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'

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9/26/2024

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DESIGN	----
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APPROVED	----

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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

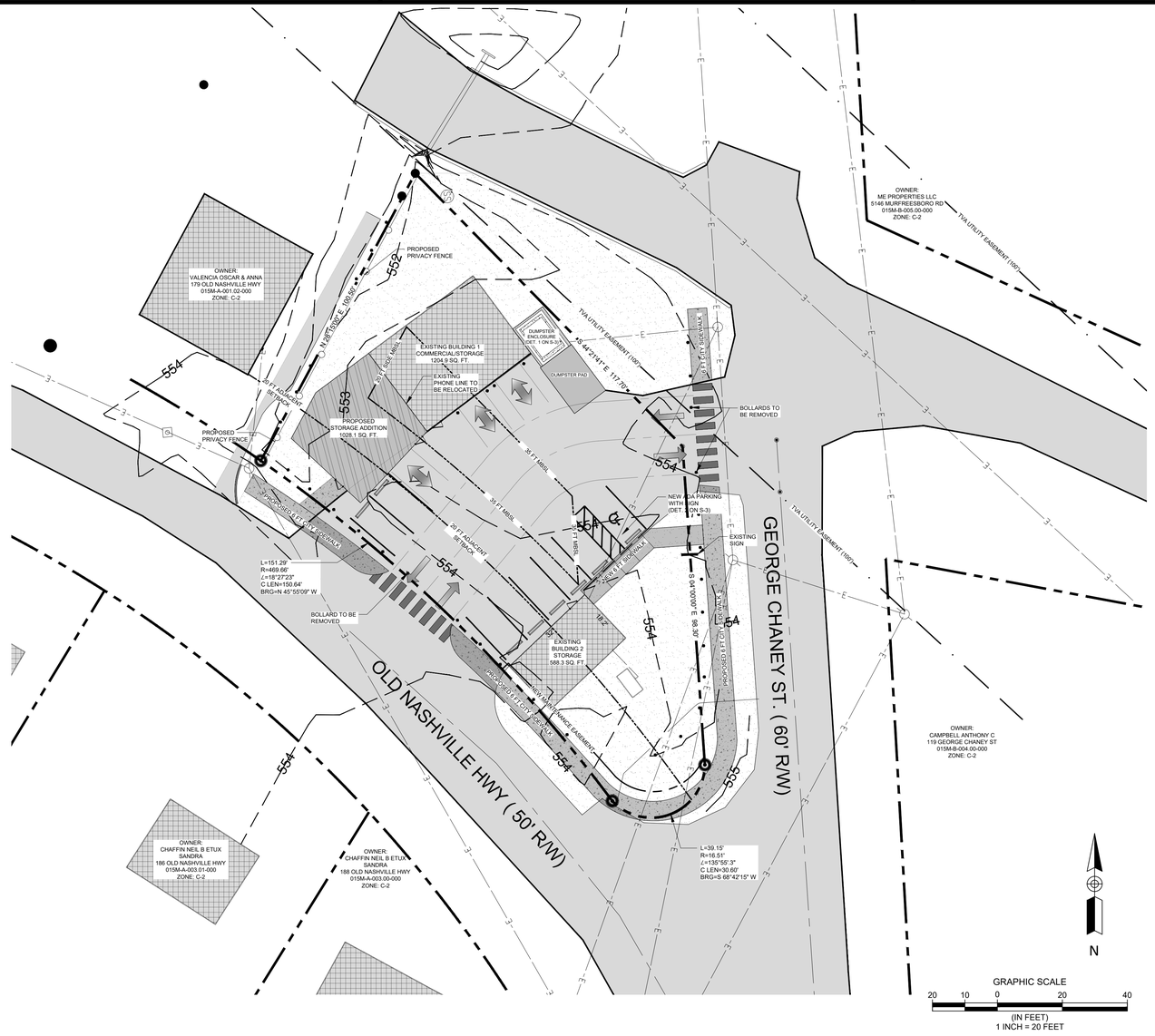
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JOB No.

REV.

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12. ALL DISTURBED AREAS SHALL BE STABILIZED. NOTATIONS ELSEWHERE IN THE PLANS INDICATE WHETHER SEED, SOD AND/OR OTHER STABILIZATION METHODS ARE REQUIRED. IF NOT NOTED ELSEWHERE, THE SITE SHALL BE SEEDED AND MULCHED AT MINIMUM. STABILIZING MATERIALS SHALL BE APPLIED AS SOON AS POSSIBLE UPON COMPLETION OF FINAL GRADING AND IN NO CASE GREATER THAN 14 DAYS. STABILIZATION FOR STEEP SLOPES (35% OR GREATER) SHALL BE APPLIED WITHIN 7 DAYS. PRIORITY SHALL BE GIVEN TO FINISHING OPERATIONS AND PERMANENT STABILIZATION OVER TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.
13. WHERE EARTH DISTURBING ACTIVITY HAS BEEN TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN (7) DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN (14) FOURTEEN DAYS.
14. AFTER FULL STABILIZATION OF ALL DISTURBED AREAS THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL ITEMS. AFTER FULL STABILIZATION, THE CONTRACTOR SHALL FILE A "NOTICE OF TERMINATION" WITH THE STATE OF TENNESSEE. FULL STABILIZATION SHALL MEAN COVERAGE OF THE SITE WITH PERMANENT GRASS (A SIGNIFICANT PERCENTAGE OF BERMUDA OR FESCUE DEPENDING UPON THE MIX SPECIFIED AND THE TIME OF YEAR OF APPLICATION) WHICH IS SUSTAINABLE AND GROWING.
15. ALL BALED STRAW SHALL BE REPLACED AT 60 DAY MINIMUM INTERVALS, UNTIL FULL STABILIZATION IS ACHIEVED.
16. SILT FENCE SHALL BE INSTALLED BEYOND THE TOE OF ALL FILL SLOPES.
17. PLACE CLEAN ROCK CHECK DAMS IN DITCHES AND OTHER AREAS AS NECESSARY TO PREVENT SILTS FROM MIGRATING FROM THE PROJECT SITE.
18. ANY STOCKPILED SOILS FOR FILL MATERIAL, SHALL BE LOCATED AND TREATED IN A MANNER TO PREVENT SILT FROM LEAVING THE PROPERTY EITHER THROUGH STORM DRAINS OR OVER LAND. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF ALL STOCKPILED SOIL MATERIAL.
19. PRIOR TO DE-WATERING OF THE EXCAVATION FOR BELOW GRADE CONSTRUCTION, THE CONTRACTOR SHALL DEVELOP A PLAN FOR THE TREATMENT AND RELEASE OF WATER OFF SITE, GENERALLY THROUGH A FILTER BAG OR FILTER SYSTEM.
20. THE CONCRETE TRUCK WASHOUT MAY BE EITHER ABOVE-GRACE OR BELOW GRADE. AN ABOVE GRADE WASHOUT SHOULD CONSIST OF A RING OF STAKED HAY BALES LINED (SIDES AND BOTTOM) WITH AN IMPERMEABLE LAYER OF 10-MIL PLASTIC SHEETING. A BELOW-GRADE WASHOUT SHOULD CONSIST OF AN EXCAVATED PIT LINED WITH AN IMPERMEABLE LAYER OF 10-MIL PLASTIC SHEETING AND SURROUNDED BY TEMPORARY SILT FENCE. THE VOLUME OF EITHER TYPE WASHOUT SHOULD BE SUFFICIENT TO HOLD THE ANTIDIPATED CONCRETE VOLUME WITH A MINIMUM 4" FREEBOARD.
RECOMMENDED MINIMUM DIMENSIONS ARE 10' X 10'.
21. CONTRACTOR SHALL PROVIDE THE FOLLOWING DOCUMENTS TO THE ENGINEER:
* SIGNED COPY OF THE NOTICE OF INTENT PRIOR TO DISTURBANCE
* EVIDENCE OF CERTIFICATION OF INSPECTOR
* LOCATION OF NOTICE OF COVERAGE ON SITE
* COPY OF TDEC ACCEPTANCE OF NOTICE OF TERMINATION TO BE INCLUDED WITH CLOSE OUT DOCUMENTS
22. THE DESIGN DRAWINGS INDICATE THE DISTURBANCE OF 0.04 ACRES OF LAND AND THEREFORE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR CONSTRUCTION STORM WATER IS REQUIRED. THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO THE APPROPRIATE ENVIRONMENTAL FIELD OFFICE OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC).
21. 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.



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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9/26/2024

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REVISIONS	No.	APPROVAL	
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		CHKED	-----
		APPROVED	-----
		DATE	SAVED DATE: 9/27/2024 2:32:17 PM jbrad

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

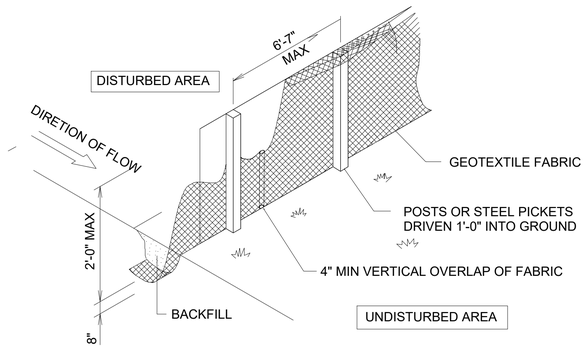
CADFILE: V:\1-Projects\Sorani, Shwan - 187 Old Nashville Hwy, LaVergne, TN - Tire Shop Storage\Civil\C-4.1.dwg

JOB No.

REV.

INTERMIDIATE & FINAL EROSION CONTROL

SCALE: 1" = 20'



CONSTRUCTION NOTES

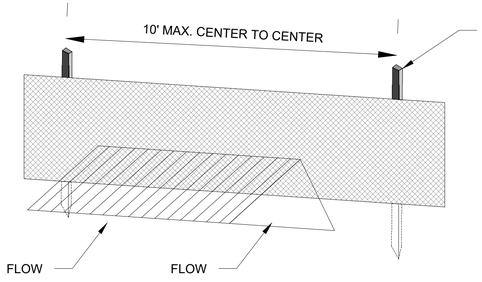
1. FENCE POSTS SHALL BE A MINIMUM OF 36" LONG DRIVEN 16" MINIMUM INTO THE GROUND. WOOD POSTS SHALL BE 11/2" X 11/2" SQUARE (MINIMUM) CUT, OR 13/4" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POSTS WILL BE STANDARD T OR U SECTION WEIGHTING NOT LESS THAN 1.00 POND PER LINEAR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

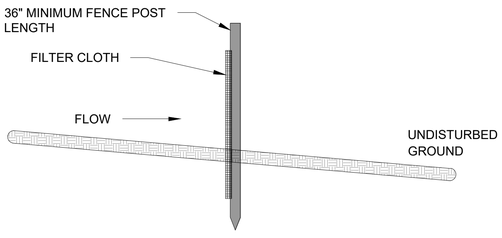
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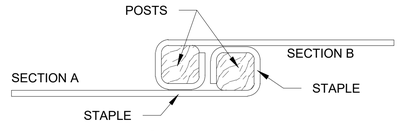
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TENSILE STRENGTH 50 LBS/IN (MIN.) TEST: MSMT 509
TENSILE MODULUS 20 LBS/IN (MIN.) TEST: MSMT 509 2
FLOW RATE 0.3 GAL FT / MINUTE (MAX.) TEST: MSMT 322 FILTERING EFFICIENCY 75% (MIN.) TEST: MSMT 322 3.

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.

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DESIGN	____	
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APPROVED	____	

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

EPSC DETAILS

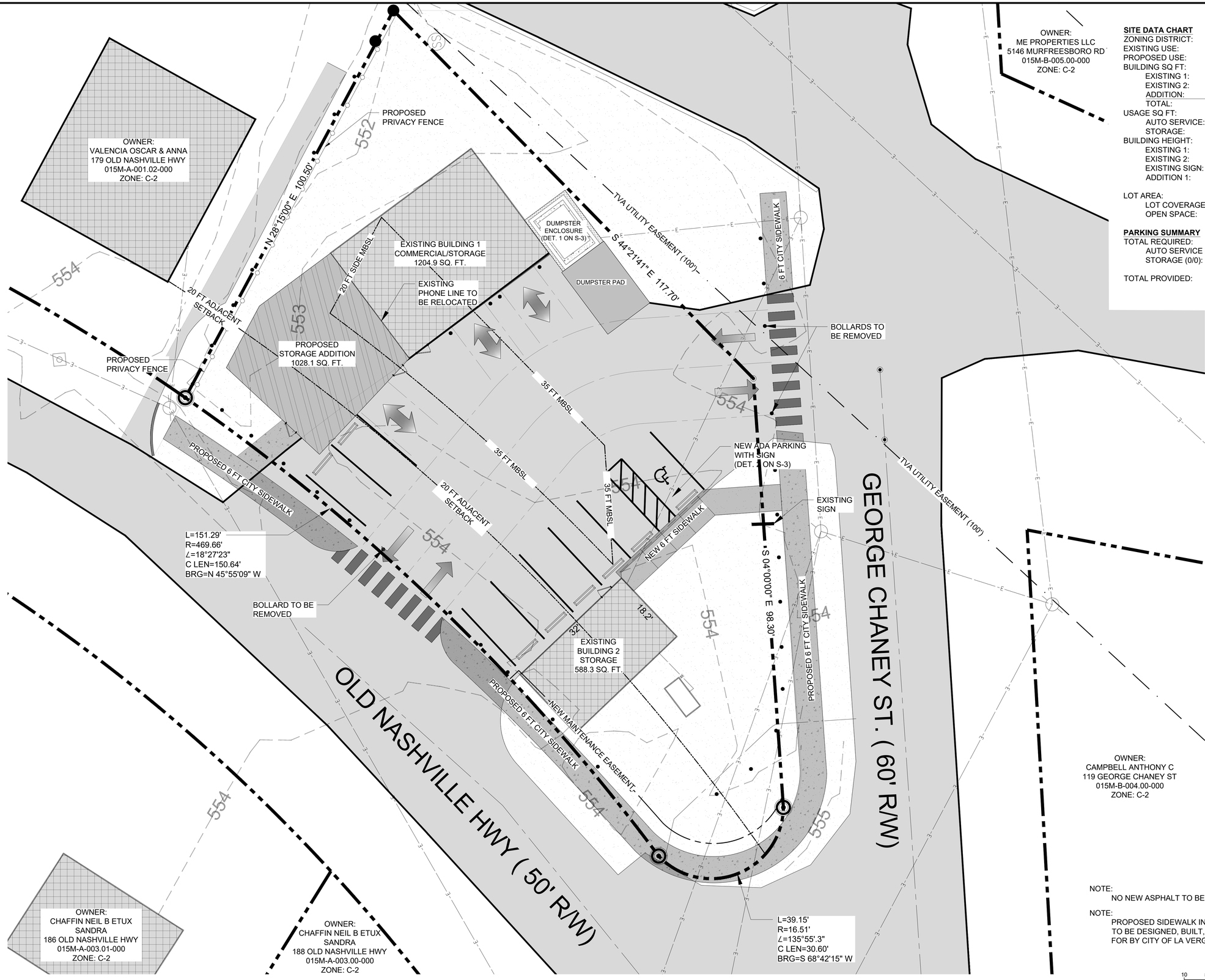
DWG. No.
C-3.0

SCALE: NOTED

CADFILE: V:\1 Old Nashville Hwy, LaVergne, TN\Sheet Sheets\C3.0.dwg

JOB No.

REV:



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

SITE DATA CHART

ZONING DISTRICT:	C-2
EXISTING USE:	AUTOMOBILE SERVICE
PROPOSED USE:	AUTOMOBILE SERVICE
BUILDING SQ FT:	
EXISTING 1:	1,204.9 SQ FT
EXISTING 2:	588.3 SQ FT
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.

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

UTILITY PLAN SCALE: 1" = 10'

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DESIGN
CHKD
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DATE
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DESIGN	___
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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:\Shwan\Site Plan\Utilities Plan.dwg, Utilities Plan, 9/27/2024 2:32:16 PM, jbrad

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

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ELEVATIONS

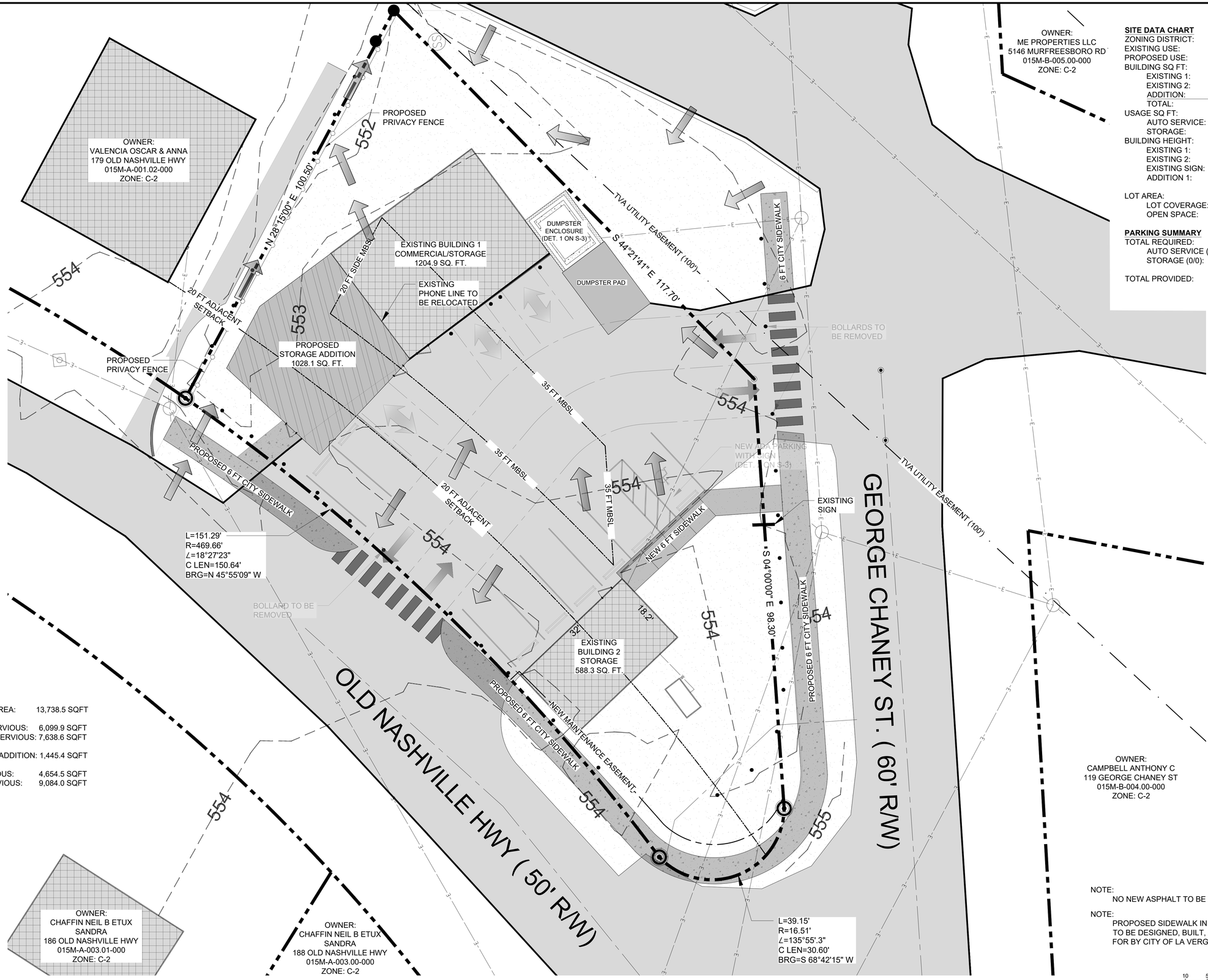
DWG. No.
A-1.0

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'

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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: T:\187 Old Nashville Hwy, La Vergne, TN, Shwan Sorani, 24-10-21\

JOB No.

REV.

Planning Commission Report
Meeting: October 29, 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. Signs are not automatically approved with this site plan.

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

1. Come prepared to provide detailed information regarding the small easement required from Rutherford Pointe Apartments for accessing the waterline on their property.
2. (See Fire Marshal Comments Below) No fire hydrant is shown within 400' of the proposed building.

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.

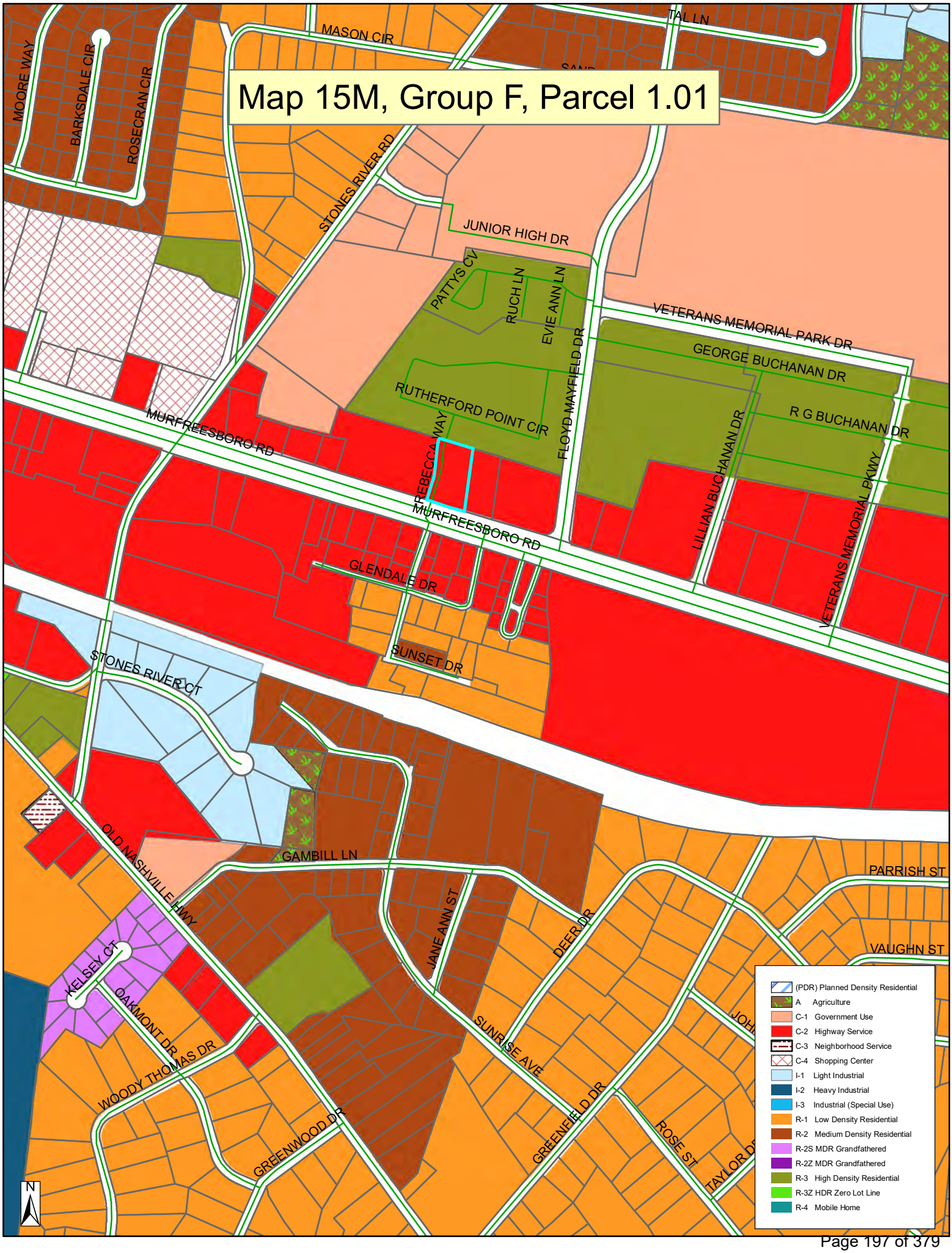
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
A fire hydrant must be within 400' of the building measured along the access road.

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
THOMAS DR
WOODY
GREENWOOD DR
SUNRISE AVE
GREENFIELD DR
ROSE ST
TAYLOR 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

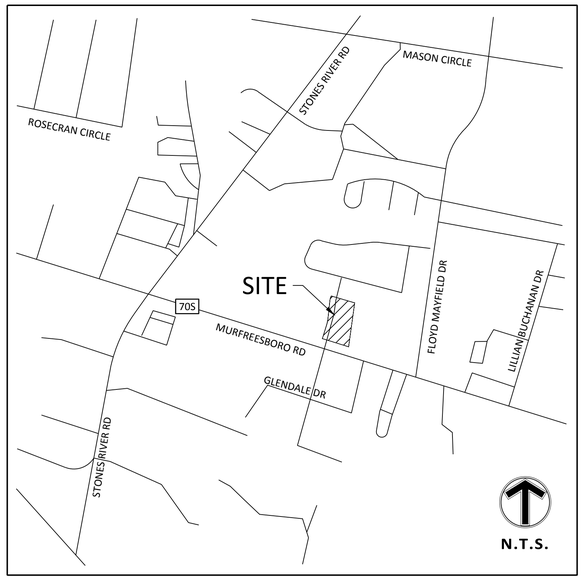
AREA		
TOTAL SITE AREA	55,764 SF	1.28 AC
DISTURBED AREA	39,320 SF	0.90 AC
EXISTING IMPERVIOUS AREA	9,435 SF	0.22 AC
PROPOSED IMPERVIOUS AREA	26,126 SF	0.60 AC
AREA OF BUFFER WITHIN LIMITS OF DISTURBANCE	4,402 SF	0.10 AC
BUILDING AREA		1,750 SF

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
C-9.04	DETAILS
A-102	DUMPSTER SCREEN
	GROUND SIGN

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments

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BRIAN D. PERCELL — REGISTERED ENGINEER — 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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TITLE PAGE

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

SHEET C-1.01 REV.

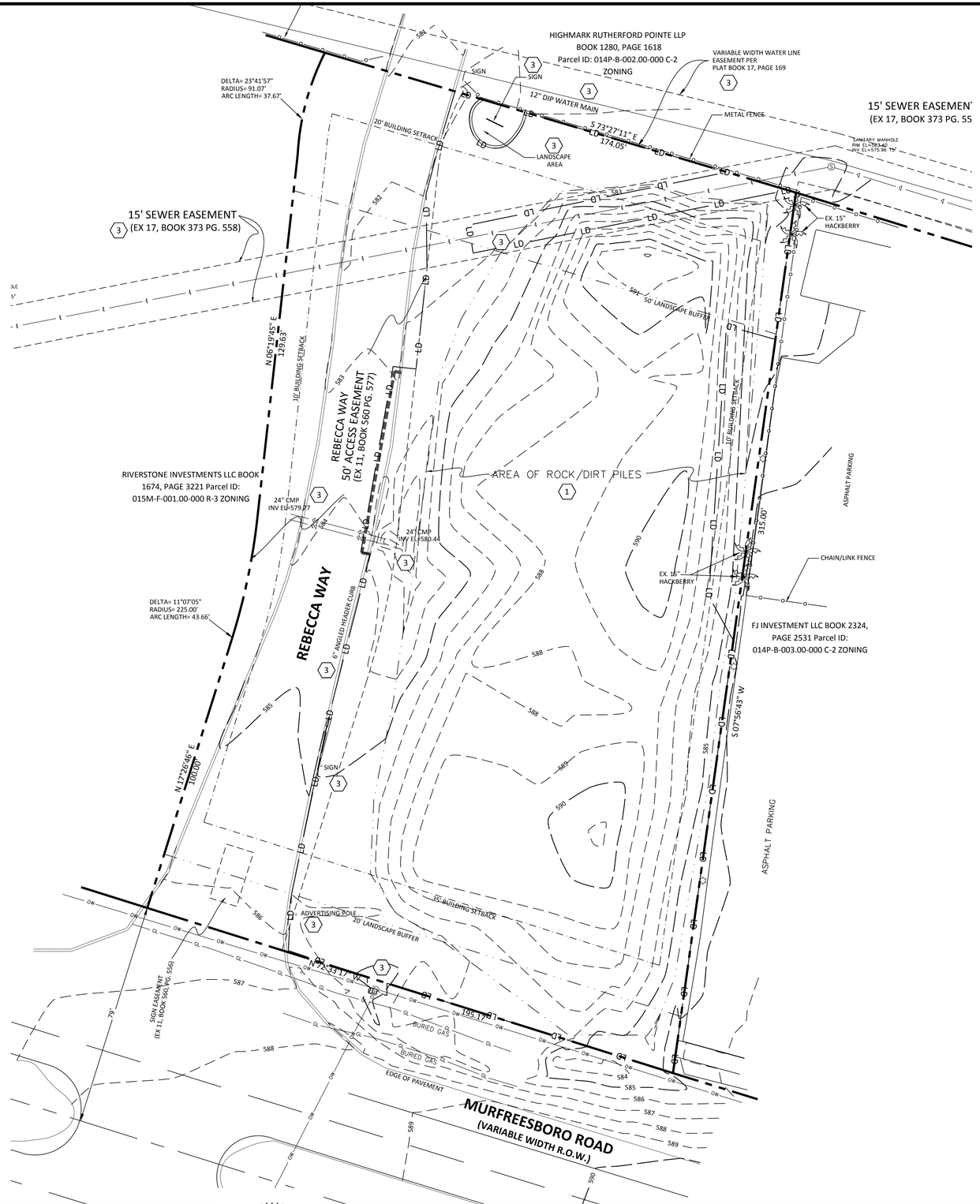
24.15 (LMS TECH) | ERIKA ATKINSON | 10/16/2024 11:30:52 AM
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DEMOLITION NOTES

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
1	09/27/2024	JMW	EA	MW	Revised per City Comments
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MIRIAM BROCHETT REGISTERED ENGINEER AGRICULTURE No. 130000 STATE OF TENNESSEE
10/16/2024

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CONSTRUCTION DOCUMENTS	PROJECT NO. JAD-2402

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EXISTING CONDITIONS / DEMOLITION PLAN

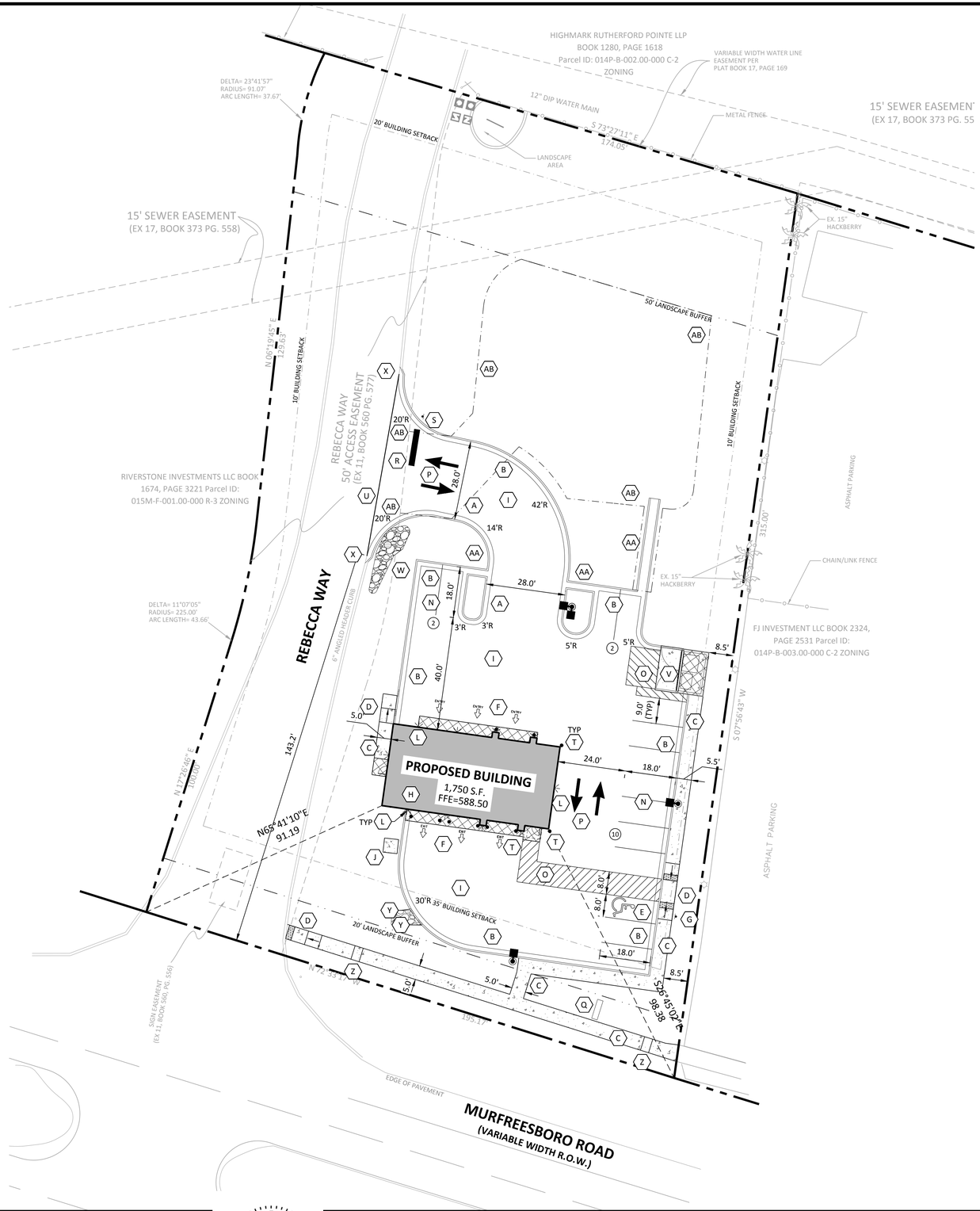
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SHEET
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REV.

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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	STANDARD DUTY ASPHALT PAVING
		CONCRETE CURB	HEAVY DUTY ASPHALT PAVING
		EASEMENT LINE	CONCRETE PAVING
		BUILDING LINE	CONCRETE SIDEWALK
		RETAINING WALL	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
	WL	WETLAND	
		TREE LINE	
		SAW CUT LINE	
		SIGN	
		BOLLARD	

(##) 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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NO	DATE	BY	CKD	APPR	COMMENT
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2	10/16/2024	JMW	ELA	ELA	Revised per City Comments

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BRIAN BRECHT REGISTERED ENGINEER 121 AGRICULTURE STATE OF TENNESSEE 10/16/2024

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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) | ERIKA ATKINSON | 10/16/2024 11:31:15 AM
X:\JAD-JARMAN DEVELOPMENT\2402 - LA VERGNE, TN\CAD\SHEETS\JAD2402-C3.01-SITE-NC.DWG C3.01 SITE PLAN

GRADING/EROSON CONTROL NOTES

1. ALL GRADING, BACKFILLING, EXCAVATION, ETC., SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEO-TECHNICAL INVESTIGATION REPORTS. REFER TO THESE REPORTS FOR ADDITIONAL INFORMATION NOT TRANSFERRED TO THESE PLANS.
2. CONTRACTOR IS TO CONTACT 811 FOR UNDERGROUND UTILITY LOCATION 48 HOURS PRIOR TO DIGGING.
3. THE EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO ANY EARTHWORK.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
5. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED AND REPAIRED AT A MINIMUM OF WEEKLY BASIS AND AFTER EVERY RAIN EVENT.
6. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
7. CONTRACTOR SHALL LOCATE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. PURSUANT TO G.S. 113A-57(2), THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PURSUANT TO G.S. 113A-57(3), PROVISIONS FOR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE ACCOMPLISHED FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
9. ALL CUT AND FILL SLOPES AND CHANNEL SIDESLOPES WHICH ARE NOT TO BE PAVED, SHALL BE SEEDED UNTIL A GOOD STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH:
   - A. 100 LBS PER 1,000 SQUARE FOOT GROUND LIMESTONE OR EQUIVALENT. NO SOIL TEST REQUIRED FOR INITIAL ESTABLISHMENT.
   - B. 20 LBS OF 10-10-10 FERTILIZER OR EQUIVALENT PER 1,000 SQUARE FOOT.
   - C. VARIETIES TO BE SEEDED:
     1. SPRING SEEDING - MARCH1 - APRIL 30; SPRING OATS 2.5 LBS PER 1,000 SQUARE FOOT.
     2. SUMMER SEEDING - MAY 1 - AUGUST 1; WEEPING LOVE GRASS AT 2 OZ. PER SQUARE FOOT MIXED WITH 1 BUSHEL OF SAWDUST FOR UNIFORM SEEDING.
     3. ASPHALT MULCH 6 GALLONS PER 1,000 SQUARE FOOT. ALL SEEDING WILL BE MULCHED.
10. SEE LANDSCAPING PLAN FOR PERMANENT SEEDING.
11. ALL FINISHED SURFACES SHOULD SLOPE AWAY FROM THE BUILDING, TOWARDS DRAINAGE OUTLETS FOR POSITIVE DRAINAGE AND TO AVOID STANDING WATER.

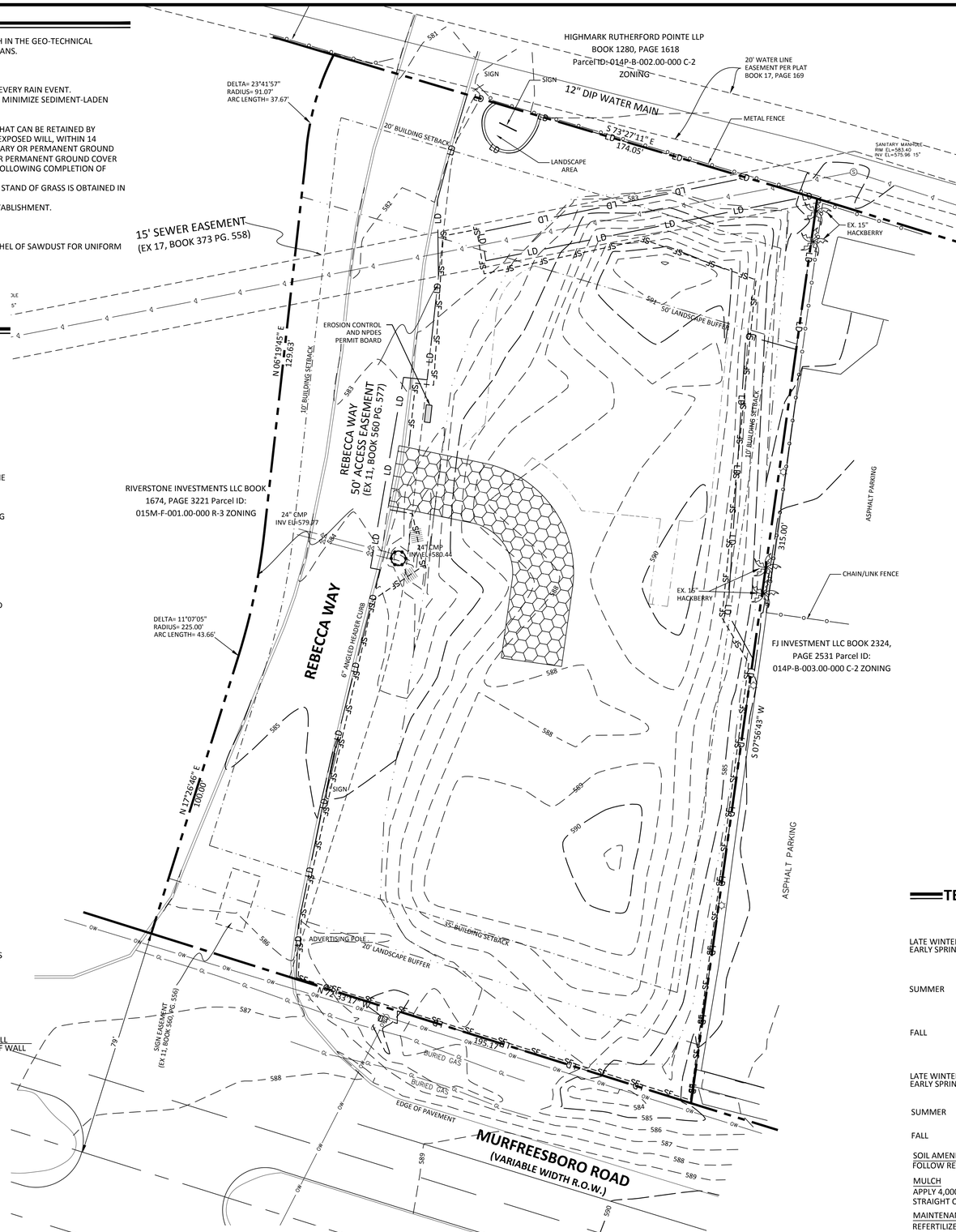
CONSTRUCTION SEQUENCE

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

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

LEGEND

PROPOSED	EXISTING			
		BOUNDARY LINE		CONCRETE PAVING
		CONCRETE CURB		CONCRETE SIDEWALK
D	D	STORM SEWER		PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		DRAINTILE		PROPOSED PAVEMENT
		ROOF DRAIN	RD	PROPOSED ROOF DRAIN 8" CORRUGATED PLASTIC 3' MIN COVER 1% MIN.SLOPE PVC IN TRAFFIC AREAS CLEANOUTS LOCATED @ ALL BENDS
		BUILDING LINE	LD	LIMITS OF DISTURBANCE
		RETAINING WALL	SF	SILT FENCE
902	902	CONTOUR	TP	TREE PROTECTION FENCE
	WL	WETLAND		TOP OF CURB / BOTTOM OF CURB
		TREE LINE	TW=XXX.XX / BW=XXX.XX	TW IS GROUND AT TOP OF WALL / BW IS GROUND AT BOTTOM OF WALL
902.50	902.50	SPOT ELEVATIONS		SILT FENCE OUTLET
		RIPRAP		INLET PROTECTION
EOF 902.50		OVERFLOW ELEV.		
	ST. # 999.9	SOIL BORING		
		CONSTRUCTION ENTRANCE		



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
SUMMER	GERMAN MILLET	40
	OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IN THE PIEDMONT AND MOUNTAINS, A SMALL-STEMMED SUNDAGRASS	
FALL	RYE (GRAIN)	120
	IS NOT TO EXTEND BEYOND JUNE MAY BE SUBSTITUTED AT A RATE OF 50 LB/ACRE.	

SEEDING DATES:

LATE WINTER & EARLY SPRING	MOUNTAINS - ABOVE 2500 ft: FEB. 15 - MAY 15 BELOW 2500 ft: FEB. 1 - MAY 1 PIEDMONT - JAN. 1 - MAY 1 COASTAL PLAIN - DEC. 1 - APR. 15
SUMMER	MOUNTAINS - MAY 15 - AUG. 15 PIEDMONT - MAY 1 - AUG. 15 COASTAL PLAIN - APR. 15 - AUG. 15
FALL	MOUNTAINS - AUG. 15 - DEC. 15 COASTAL PLAIN AND PIEDMONT - AUG. 15 - DEC.30

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

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

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

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
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments

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24.1S (LMS TECH) | ERIKA ATKINSON | 10/16/2024 11:30:41 AM
X:\JAD - JARMAN DEVELOPMENT\2402 - LA VERGNE, TN (GRD)\SHEETS\JAD2402-C4.01-EROS-NC.DWG C4.02 EROS-NC

R. BRIAN BERGELIN REGISTERED ENGINEER 120164 STATE OF TENNESSEE
10/16/2024

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.

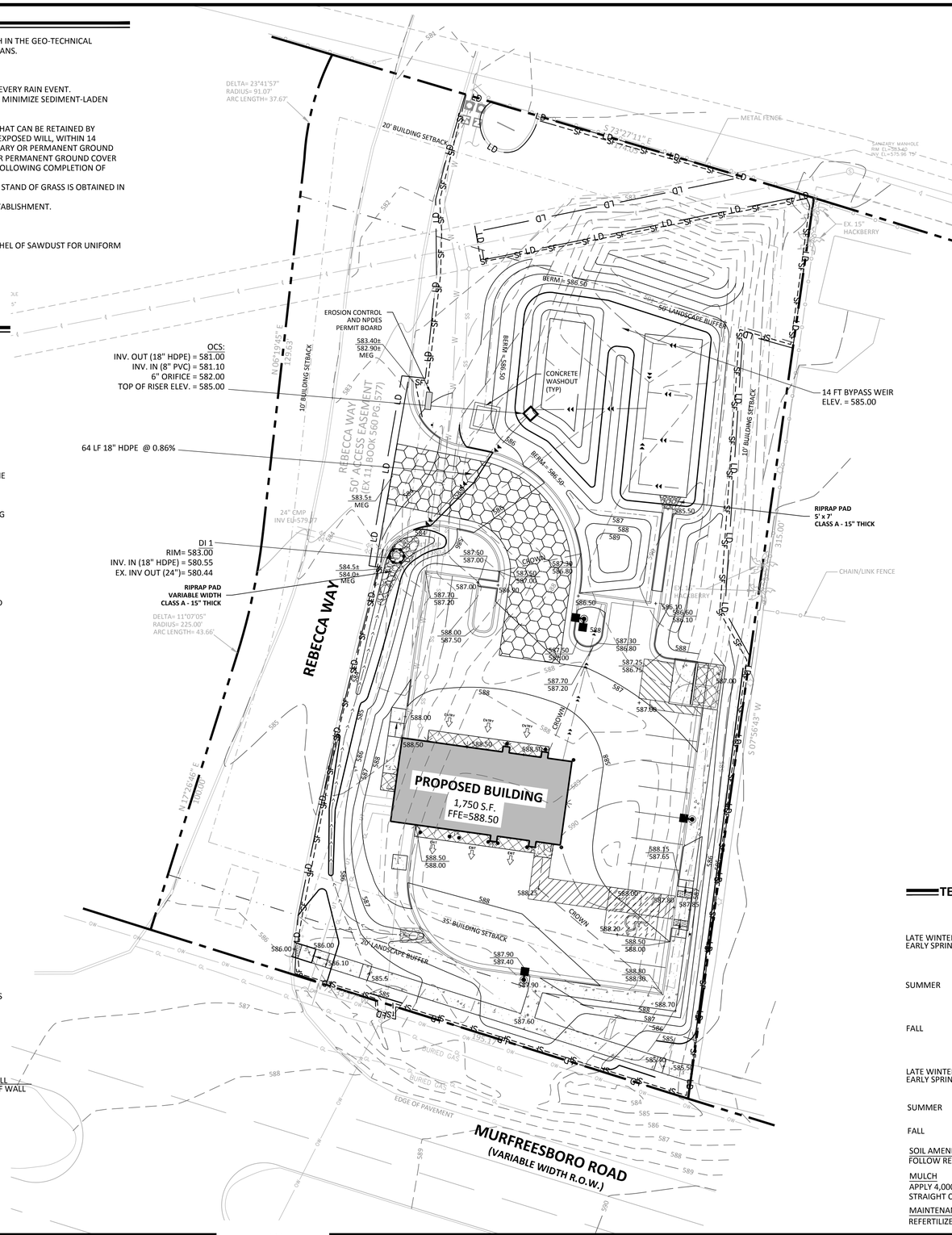
GRADING/EROSON CONTROL NOTES

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 ×	TREE LINE / 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.

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

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

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

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

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

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

TEMPORARY SEEDING IN NORTH CAROLINA

	SEEDING MIXTURE SPECIES	RATE (lb/acre)
LATE WINTER & EARLY SPRING	RYE (GRAIN)	120
	ANNUAL LESPEDEZA (KOBE IN PIEDMONT AND COSTAL PLAIN, KOREAN IN MOUNTAINS	50
SUMMER	GERMAN MILLET	40
	OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IN THE PIEDMONT AND MOUNTAINS, A SMALL-STEMMED SUNDAGRASS	
FALL	RYE (GRAIN)	120
	IS NOT TO EXTEND BEYOND JUNE. MAY BE SUBSTITUTED AT A RATE OF 50 LB/ACRE.	

SEEDING DATES:
LATE WINTER & EARLY SPRING: MOUNTAINS - ABOVE 2500 ft: FEB. 15 - MAY 15; BELOW 2500 ft: FEB. 1 - MAY 1; PIEDMONT - JAN. 1 - MAY 1; COASTAL PLAIN - DEC. 1 - APR. 15
SUMMER: MOUNTAINS - MAY 15 - AUG. 15; PIEDMONT - MAY 1 - AUG. 15; COASTAL PLAIN - APR. 15 - AUG. 15
FALL: MOUNTAINS - AUG. 15 - DEC. 15; COASTAL PLAIN AND PIEDMONT - AUG. 15 - DEC.30

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

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

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

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
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments

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I, BRIAN BERGHEIT, REGISTERED ENGINEER, STATE OF TENNESSEE, 70176 REGISTERED, 10/16/2024

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

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

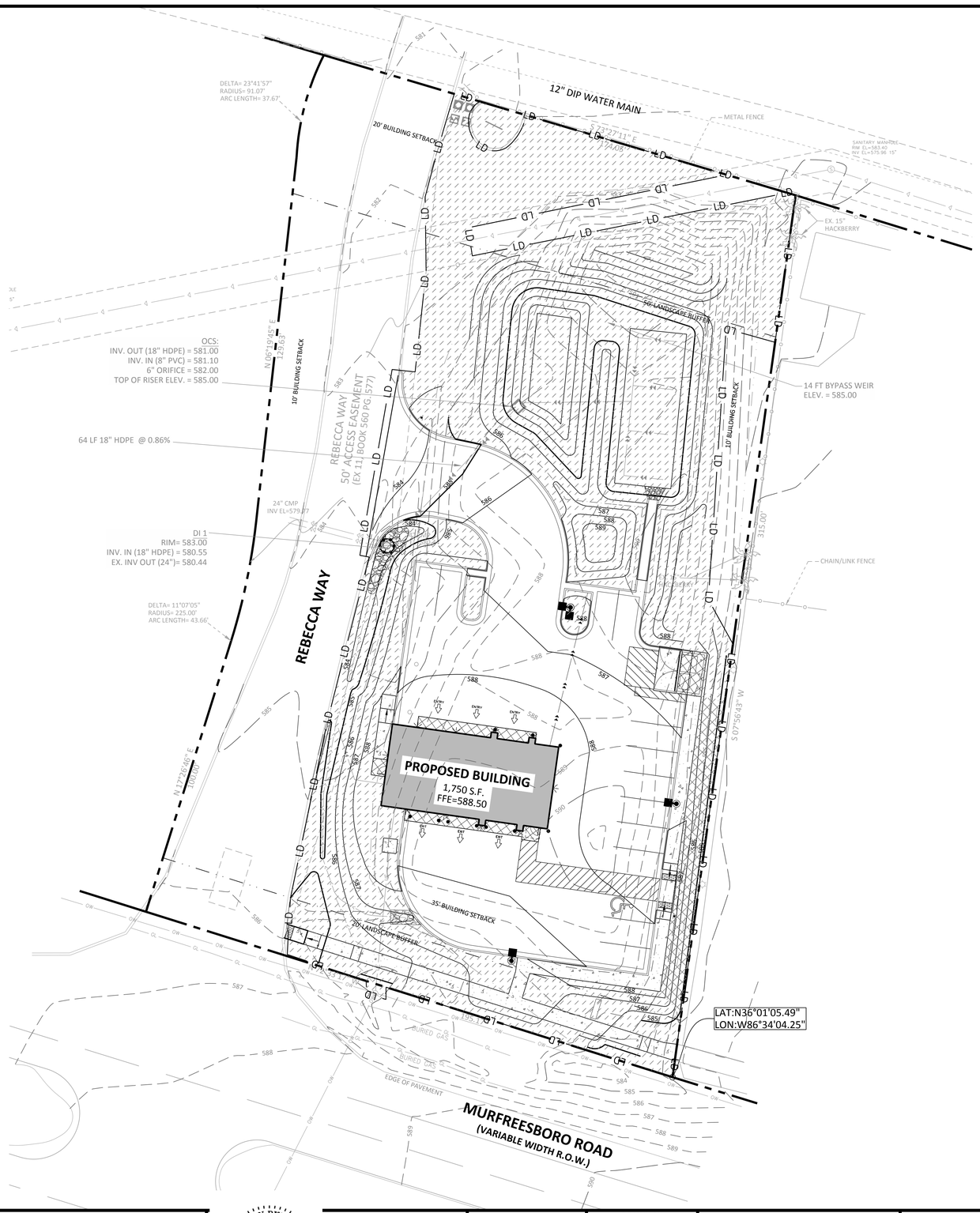
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GRADING & EROSION CONTROL PLAN - PHASE II

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

SHEET C-4.02 REV.

24.1S LIMS TECH) | ERIKA ATKINSON | 10/16/2024 11:31:28 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.

EROSON CONTROL NOTES

1. INSTALL EROSION CONTROL MATTING FOR FINAL STABILIZATION OF ALL SLOPES 5:1 OR STEEPER.

SEE SHEET C-5.02 FOR STANDARD NPDES STABILIZATION DETAILS SHEET

TOTAL DISTURBED AREA = 0.90 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

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

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W. BRIAN BIRCHETT
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
10/16/2024

PRELIMINARY 06/28/2024	DRAWN BY STH
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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) | ERIKA ATKINSON | 10/14/2024 2:41:40 PM
X:\JAD-JARMAN DEVELOPMENT\2402 - LA VERGNE, TN\CAD\SHEETS\JAD2402-C5.01-NPDES-NC.DWG\C5.01 NPDES STABILIZATION PLAN

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

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

SECTION E: GROUND STABILIZATION

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

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

GROUND STABILIZATION SPECIFICATION

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

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

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

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

EQUIPMENT AND VEHICLE MAINTENANCE

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

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

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

PAINT AND OTHER LIQUID WASTE

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

PORTABLE TOILETS

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

EARTHEN STOCKPILE MANAGEMENT

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

CONCRETE WASHOUTS

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

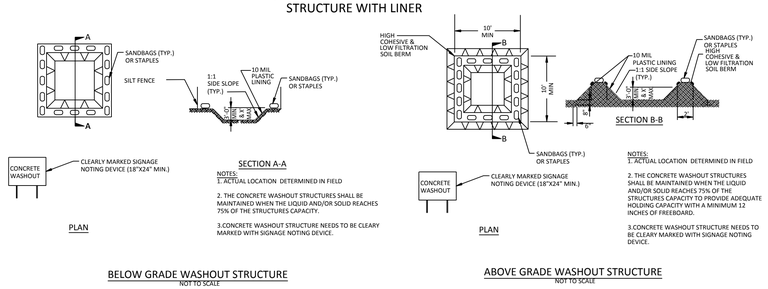
HERBICIDES, PESTICIDES AND RODENTICIDES

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

HAZARDOUS AND TOXIC WASTE

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

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER



SECTION A-A

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.
3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

PLAN

BELOW GRADE WASHOUT STRUCTURE
NOT TO SCALE

SECTION B-B

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.
3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

PLAN

ABOVE GRADE WASHOUT STRUCTURE
NOT TO SCALE

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING | EFFECTIVE: 04/01/19

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

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

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

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

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

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

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

2. Additional Documentation to be Kept on Site

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

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

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

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

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

(d) Anticipated bypasses and unanticipated bypasses.

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

2. Reporting Timeframes and Other Requirements

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

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

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING | EFFECTIVE: 04/01/19

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments

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

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NPDES DETAILS

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SHEET
C-5.02
REV.

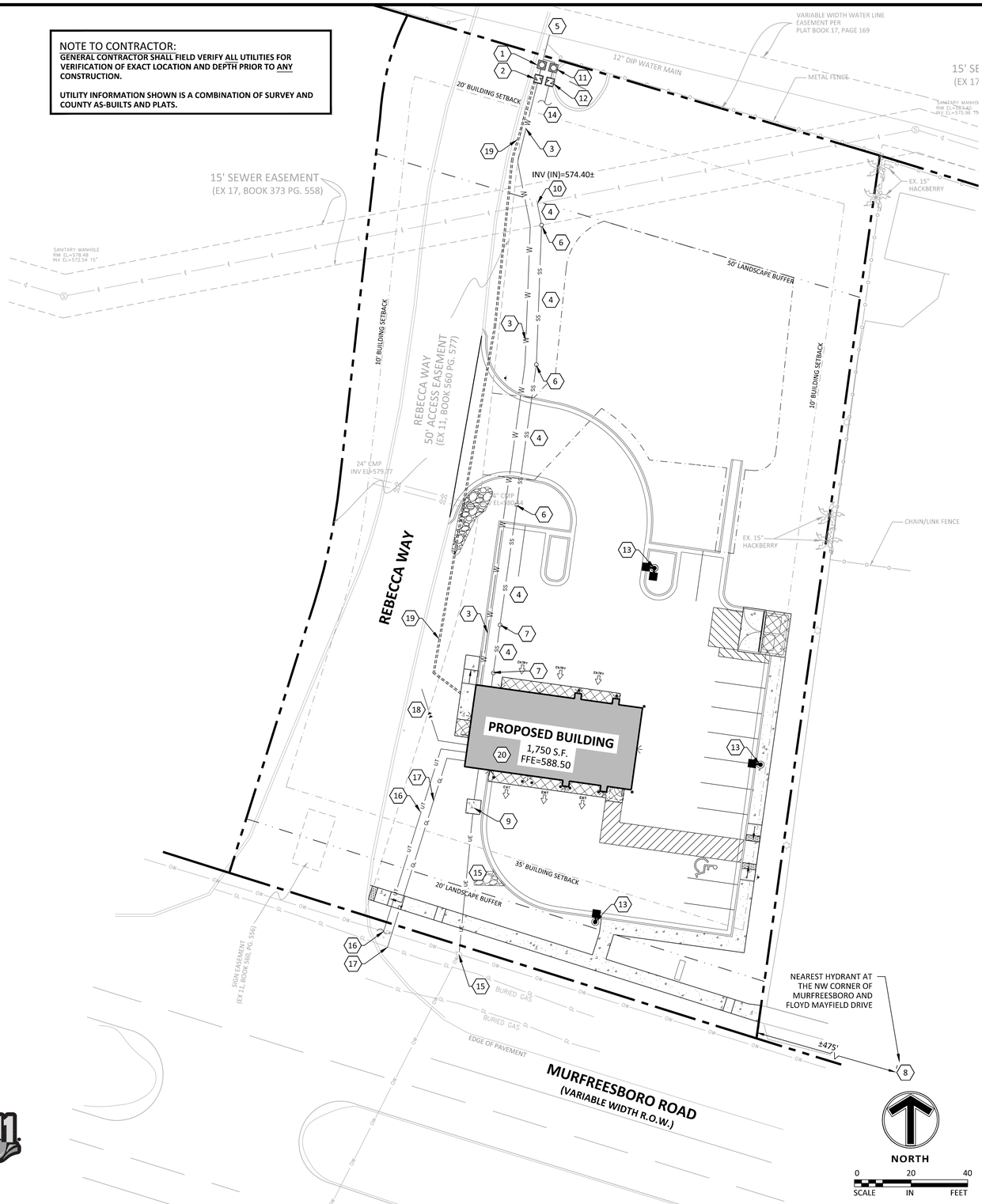
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UTILITY KEY NOTES

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.
20. REFER TO ARCHITECTURAL PLANS FOR BUILDING UTILITY CONNECTIONS

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	FM	FORCEMAIN (SAN.)
ST	ST	STORM SEWER
		DRAINTILE
W	W	WATERMAIN
GL	GL	UNDERGROUND GAS LINE
UT	UT	UNDERGROUND TELEPHONE
UE	UE	UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE

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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
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments

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W. BRIAN BIRCH III, REGISTERED ENGINEER, AGRICULTURE, STATE OF TENNESSEE
10/16/2024

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

DRAWN BY STH
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PROJECT NO. JAD-2402

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UTILITY PLAN

JARMAN DEVELOPMENT
TAKE 5 OIL CHANGE
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La VERGNE, TENNESSEE

SHEET C-6.01 REV.

24.15 (LWS TECH) | ERIKA ATKINSON | 10/16/2024 11:56:05 AM
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

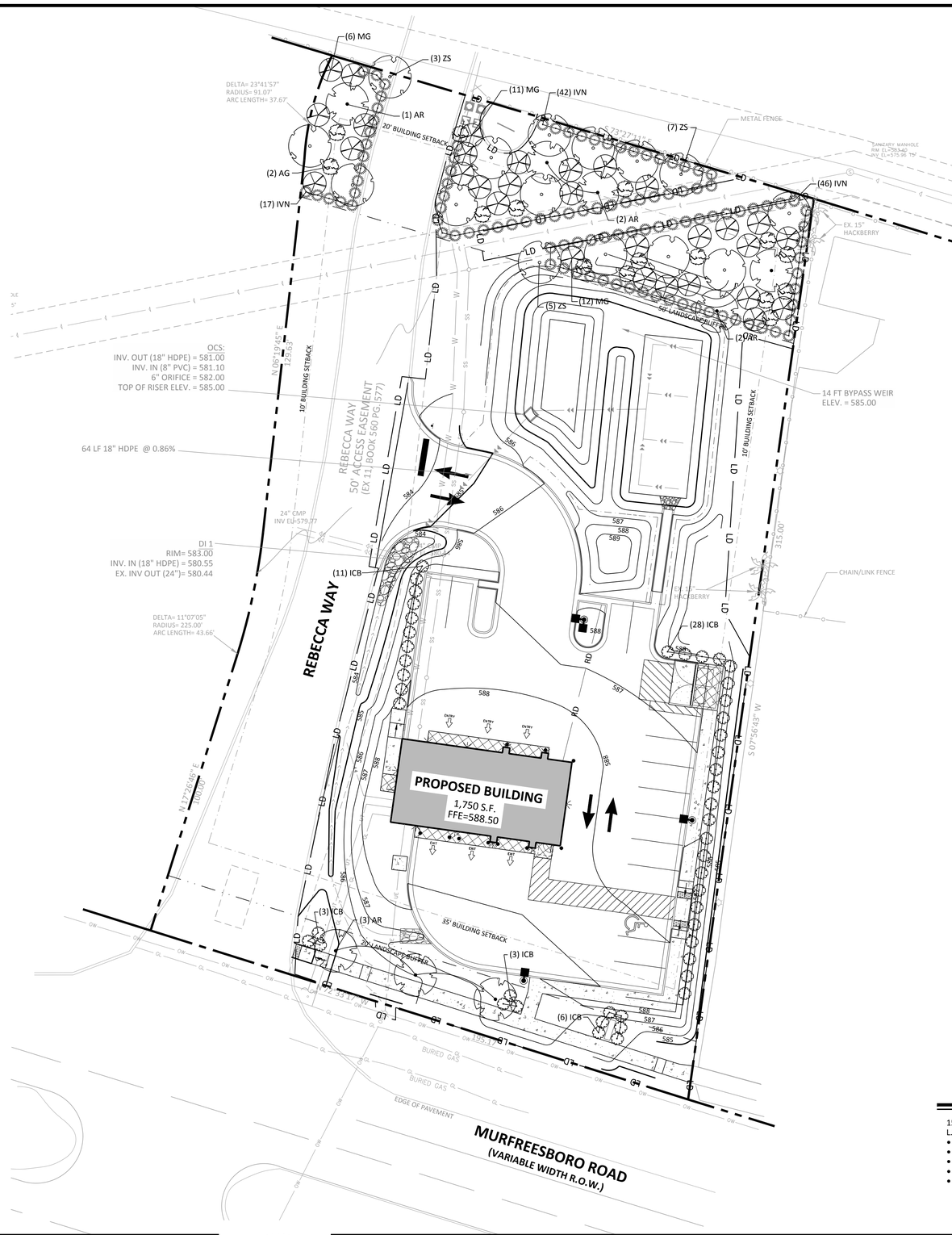
   SOD PREPARATION:
   FOLLOW PREPARATION AS DIRECTED FOR STEPS 1-5 ABOVE. IMMEDIATELY WATER SOD UPON INSTALLATION AND CONTINUE UNTIL ROOTS ARE ESTABLISHED.

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

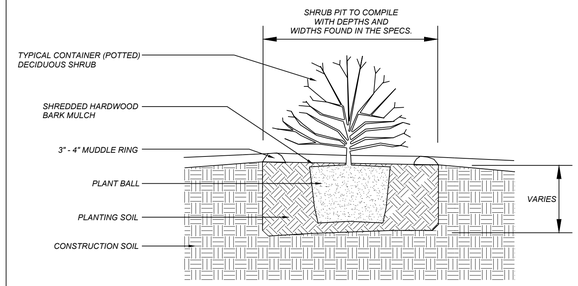
1. THE GENERAL CONTRACTOR SHALL LEAVE THIS SITE AT FINISHED GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
2. PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE MONTHS. THE GUARANTEE SHALL COMMENCE UPON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

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

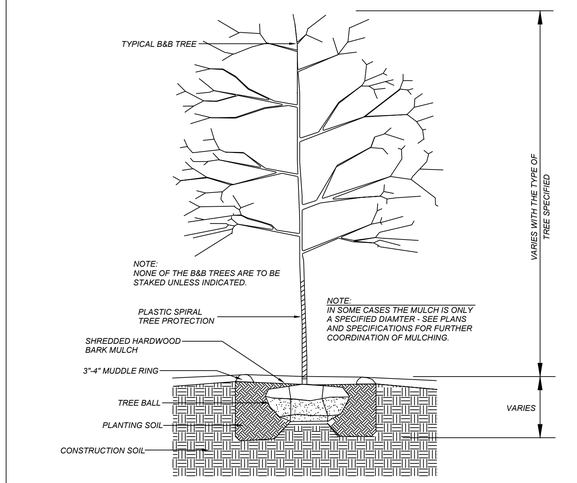


NOTE:
IN SOME CASES THE MULCH IS ONLY A SPECIFIED DIAMETER. SEE PLANS AND SPECIFICATIONS FOR FURTHER COORDINATION OF MULCHING.

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
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments

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BRIAN BIRCHETT REGISTERED ENGINEER STATE OF TENNESSEE 10/16/2024

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) | ERIKA ATKINSON | 10/14/2024 12:31:11 PM
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LANDSCAPE DETAILS

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C7.02
##
REV. ##

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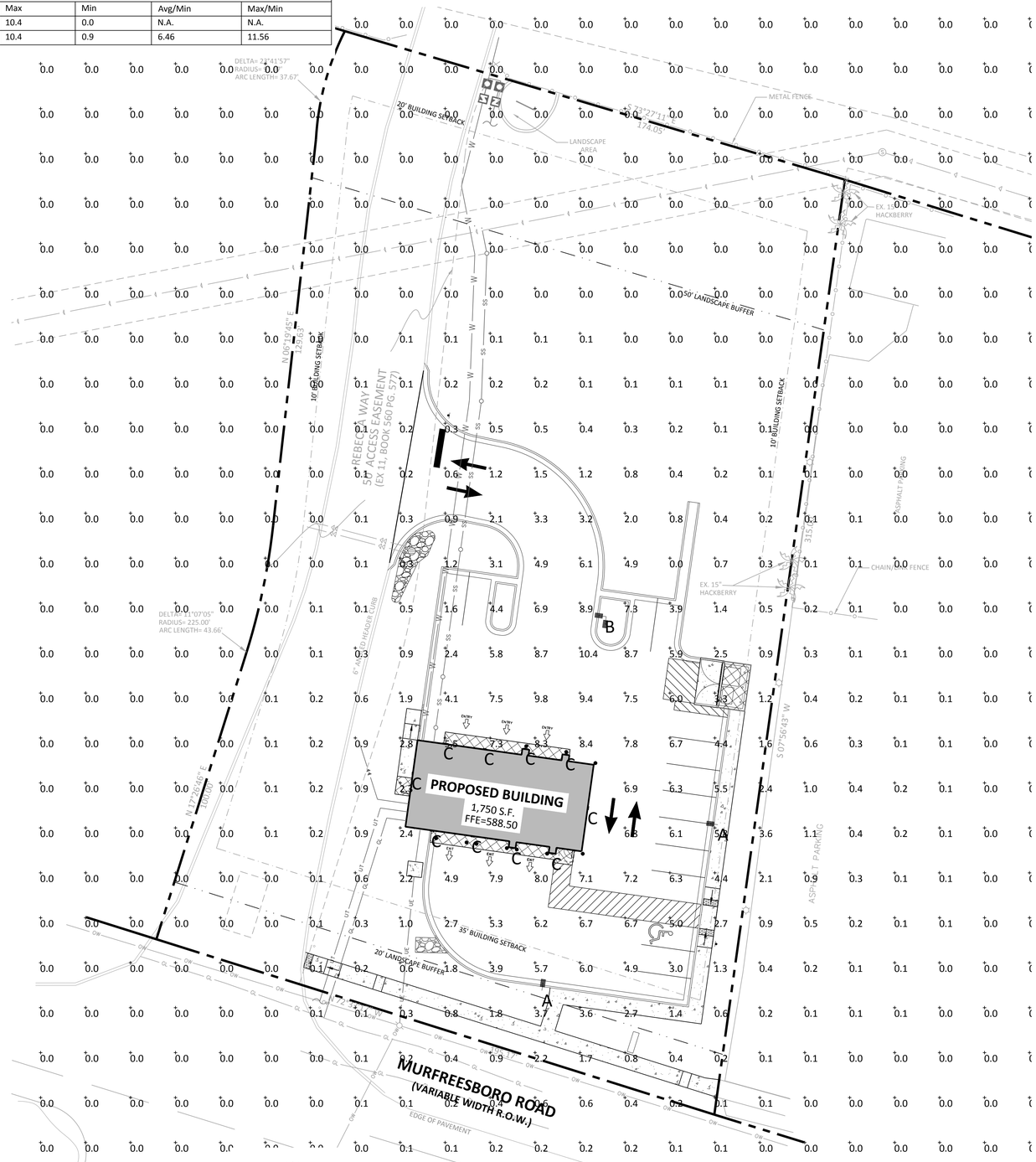
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	2	A	Single	MRS-LED-24L-SIL-FT-50-70CRI-SINGLE	25'	1.000	1.000	22581	196
	1	B	2 @ 90	MRS-LED-24L-SIL-FT-50-70CRI-D90	25'	1.000	1.000	45162	392
	10	C	Single	XWS-LED-02L-SIL-FT-50-70CRI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

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





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



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.

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

Total Project Watts
Total Watts = 914

NORTH
SCALE 0 20 40 IN FEET

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REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
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LIGHTING PLAN

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

SHEET C-8.01 REV.

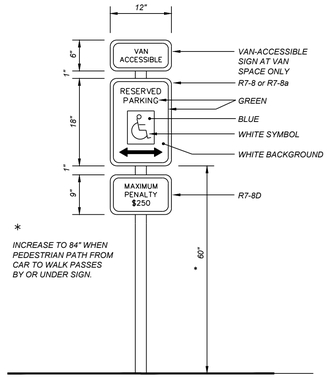
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TAKE 5
5265 MURFREESBORO ROAD
LAVERGNE, TN

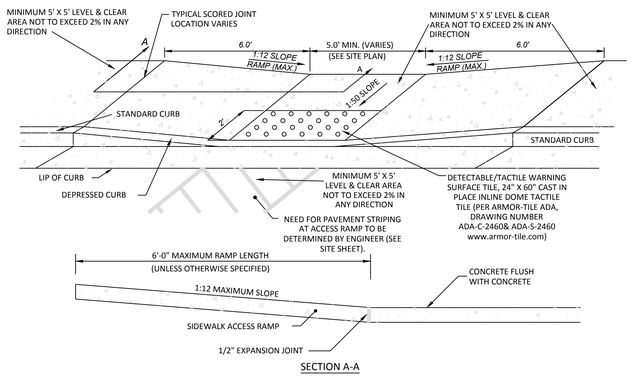
BY: JMK	DATE: 7/24/24	REV: 8/14/24	SHEET 1 OF 1

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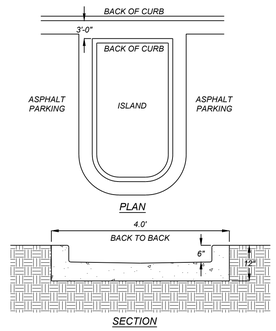
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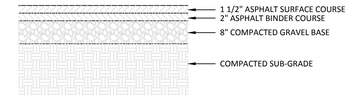
ADA SIGN
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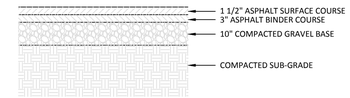
FLUSH HANDICAP RAMP DETAIL
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CONCRETE FLUME



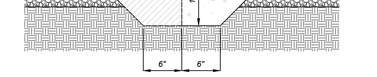
PARKING STALL ASPHALT PAVEMENT



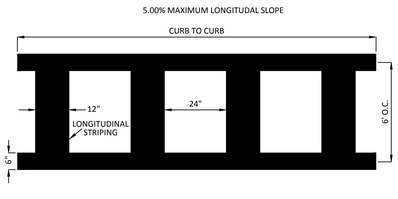
TRAFFIC AISLE ASPHALT PAVEMENT

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.

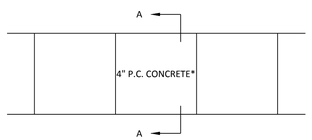
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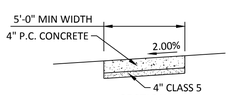


ASPHALT / CONCRETE TRANSITION
N.T.S.



CROSSWALK
N.T.S.



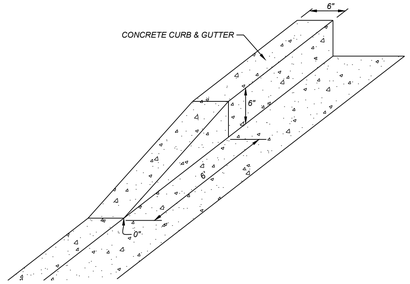


GENERAL NOTES FOR CONCRETE CONSTRUCTION:

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.

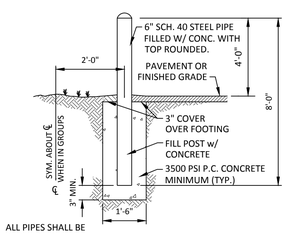
*THE THICKNESS SHALL BE INCREASED TO A MINIMUM DEPTH OF ___ INCHES AT DRIVEWAY CROSSINGS.

CONCRETE SIDEWALK
N.T.S.

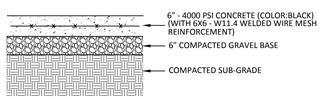


NOSE DOWN CURB DETAIL

NOSE DOWN CURB DETAIL
N.T.S.



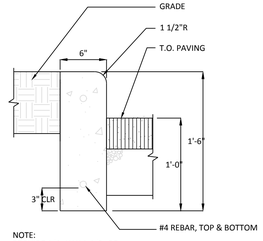
CONCRETE PIPE BOLLARD
N.T.S.



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.

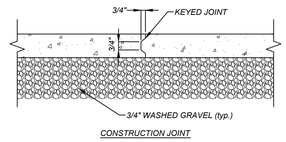
CONCRETE PAVEMENT DETAIL
N.T.S.



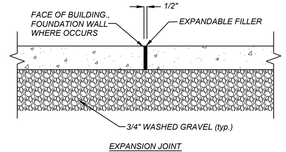
NOTE:
PROVIDE 1/4" W X 1-1/2" DP CONSTRUCTION JOINT 10'-0" O.C. MAX OR 5'-0" O.C. MIN.

HEADER CURB
N.T.S.

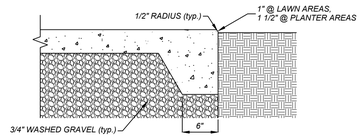
NOTE:
2.00% MAXIMUM CROSS SLOPE



CONSTRUCTION JOINT

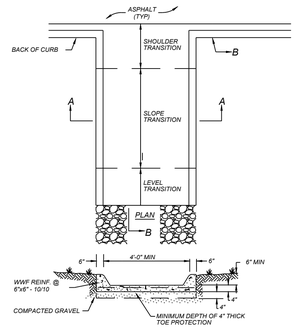


EXPANSION JOINT

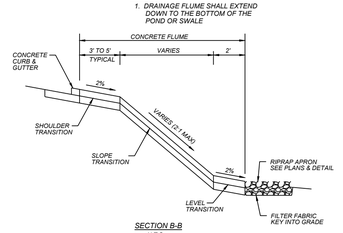


SLAB EDGE

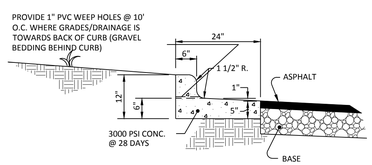
CONCRETE SLAB DETAIL
N.T.S.



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



TYPICAL CONCRETE FLUME
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.

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
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments

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W. BRIAN BIRCHETT, REGISTERED ENGINEER, 120744, STATE OF TENNESSEE, 10/16/2024

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

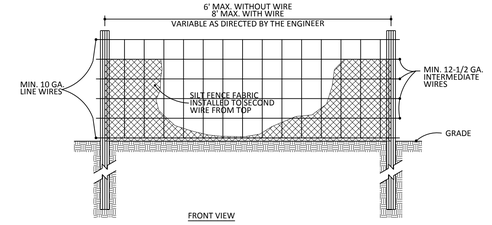
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DETAILS

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

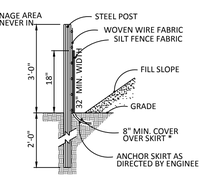
SHEET
C-9.01

24:15 \\MS TECH | ERIKA ATKINSON | 10/11/2024 5:03:54 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

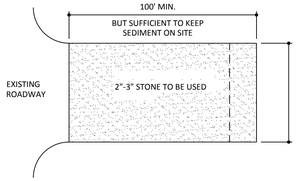
* FOR REPAIR OF SILT FENCE FAILURES, USE No. 57 WASHED STONE. FOR ANCHOR WHEN SILT FENCE IS PROTECTING CATCH BASIN.

MAINTENANCE:

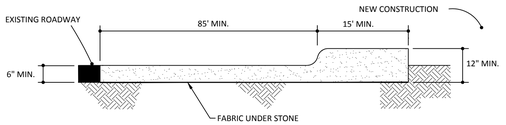
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT IMMEDIATELY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE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

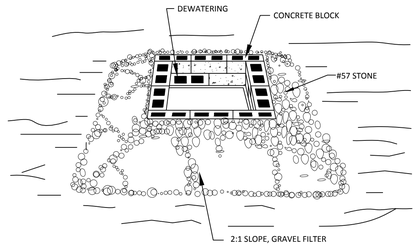


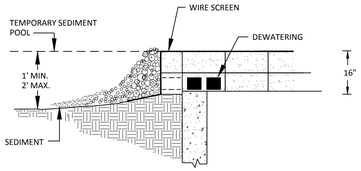
CROSS SECTION

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.

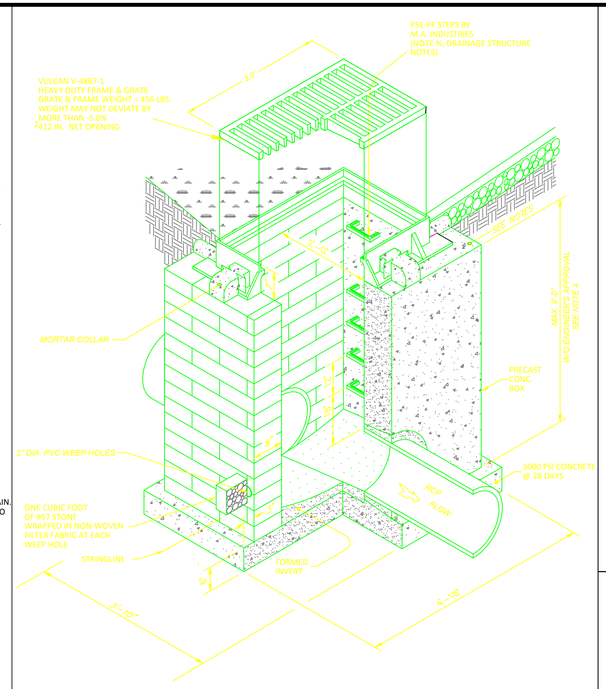
2. CAREFULLY FIT HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS OVER ALL BLOCK OPENINGS TO HOLD GRAVEL IN PLACE.

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.

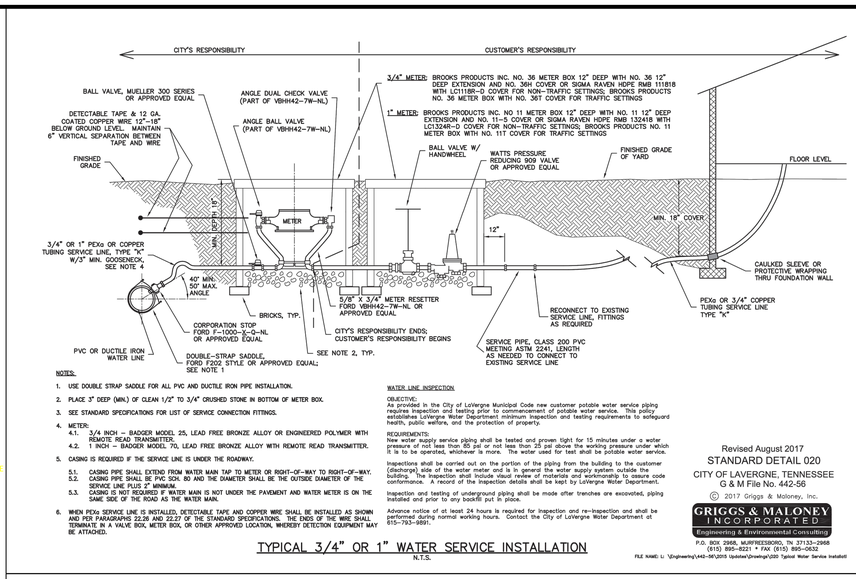
MAINTENANCE:

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



DROP INLET



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 22.05 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 80 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.

TYPICAL 3/4" OR 1" WATER SERVICE INSTALLATION

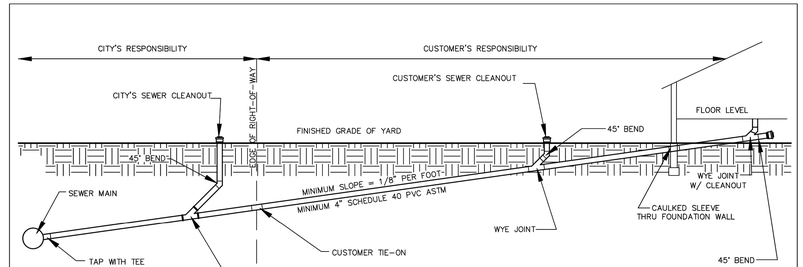
N.T.S.

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

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

FILE NAME: L: \Engineering\442-98\2019 Updates\Drawings\020 Typical Water Service Installati



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.

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

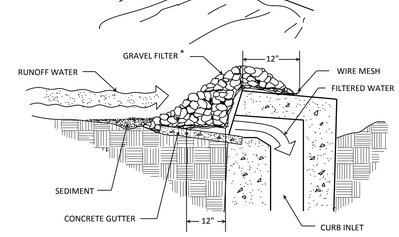
1.0
TYPICAL GRAVITY SEWER INSTALLATION

NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE

STANDARD SEWER DETAILS

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



SPECIFIC APPLICATION

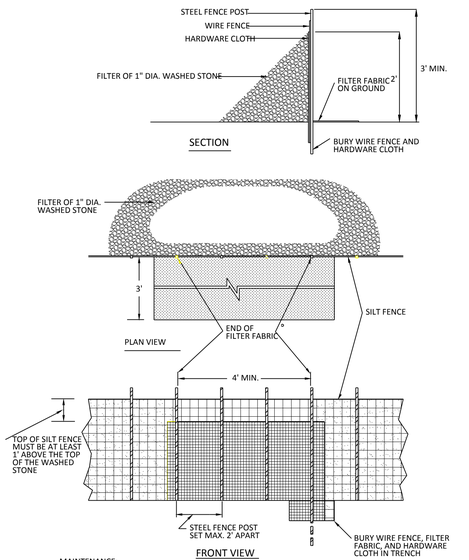
THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

* GRAVEL SHALL BE #57 WASHED STONE

MAINTENANCE:

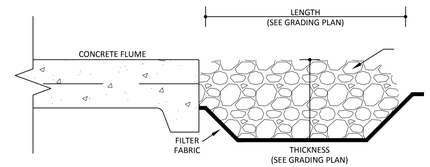
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2. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

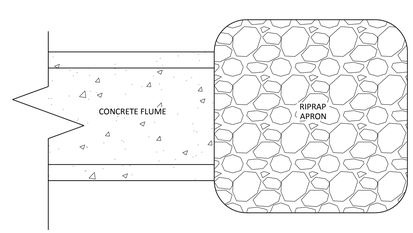
INTERMEDIATE BLOCK & GRAVEL DROP INLET PROTECTION



MAINTENANCE:
1. 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





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

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
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments



PRELIMINARY 06/28/2024	DRAWN BY STH
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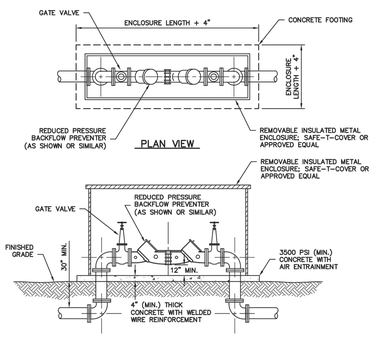
DETAILS

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

SHEET
C-9.02

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24.1S (LMS TECH) | ERIKA ATKINSON | 10/14/2024 12:49:51 PM
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REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.

Revised August 2017

STANDARD DETAIL 070

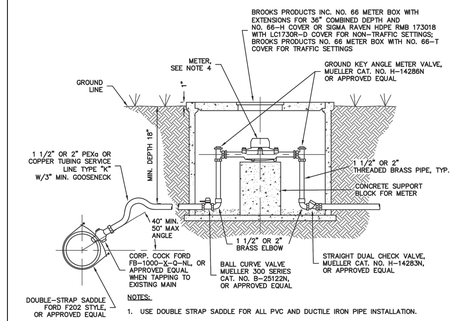
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G & M File No. 442-56

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(615) 895–8221 * FAX (615) 895–0632

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

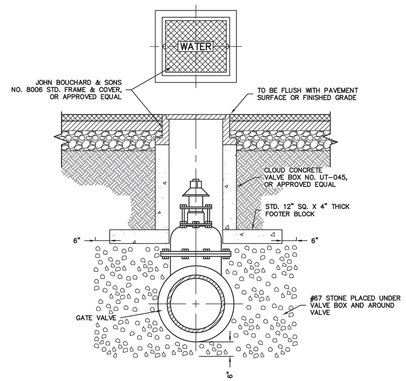
STANDARD DETAIL 021

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TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT

N.T.S.

Revised September, 2015

STANDARD DETAIL 030

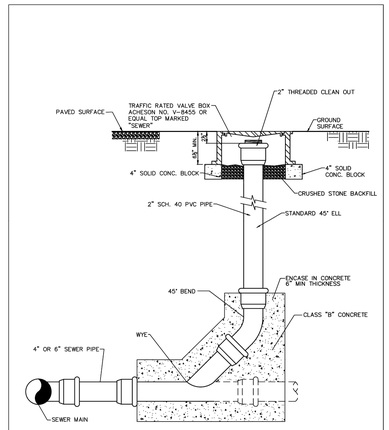
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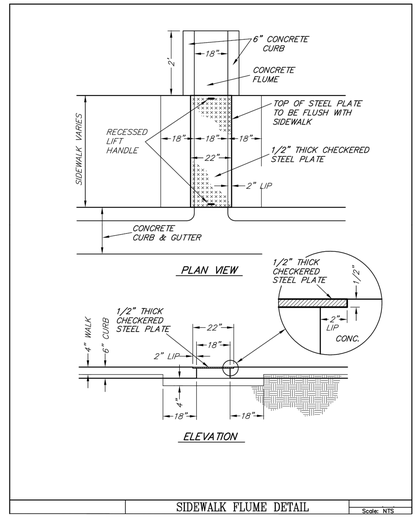
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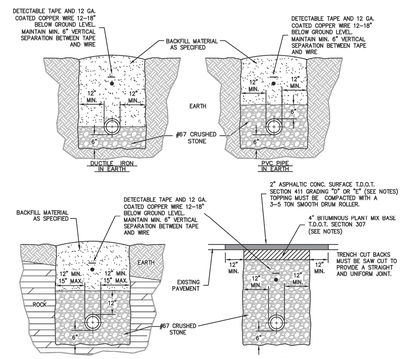
FILE NAME: L: \Engineering\443–56\2015 Updates\Drawings\030 Typical Valve Box Setting.dwg



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

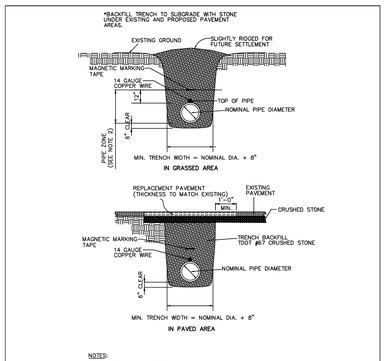
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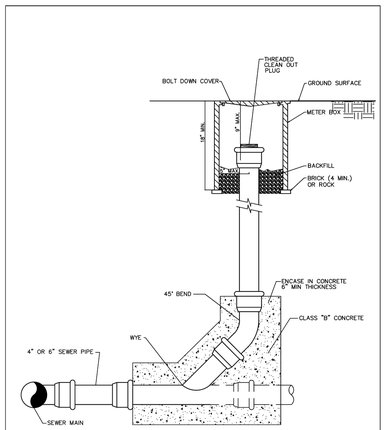
FILE NAME: L: \Engineering\443–56\2015 Updates\Drawings\010 Water Line Bedding and Backfilling Detail.dwg



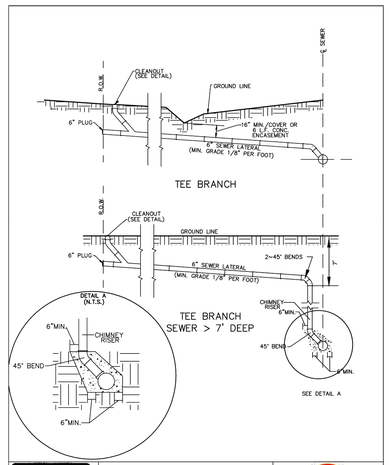
NOTES:

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.

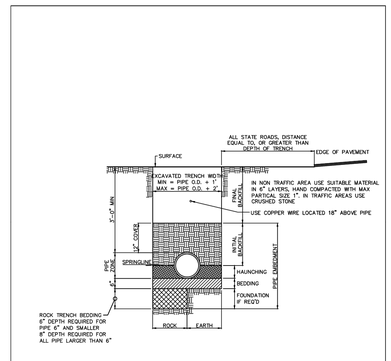
CTI ENGINEERS, INC. 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	15.0 TYPICAL TRENCH BACKFILL NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 148 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891



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

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

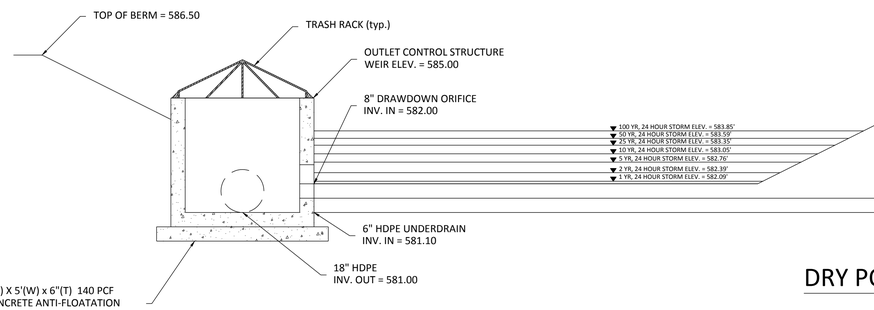
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2	10/16/2024	JMW	ELA	ELA	Revised per City Comments

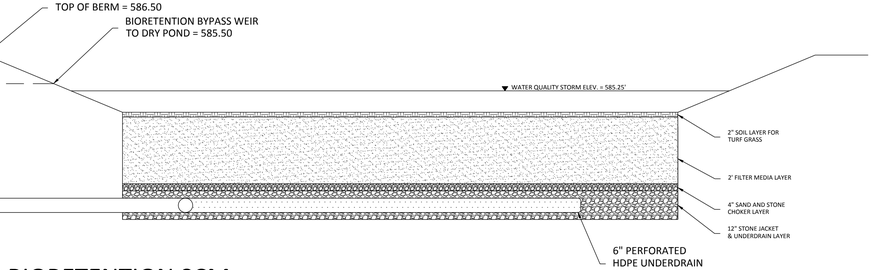
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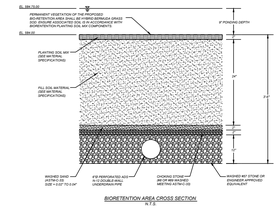
10/16/2024

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 | 10/14/2024 5:05:07 PM
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BIORETENTION AREA CROSS SECTION
N.T.S.

DRY POND WITH UPSTREAM BIORETENTION SCM SECTION VIEW (N.T.S.)

BIORETENTION AREA CONSTRUCTION SPECIFICATIONS

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, THE ONSITE GEOTECHNICAL ENGINEER SHALL VERIFY THE SUITABILITY OF THE PROPOSED BORROW AREA/FILL FOR USE IN THE BERM EMBANKMENT/KEY TRENCH.
2. THE ONSITE GEOTECHNICAL ENGINEER SHALL INSPECT THE KEY TRENCH EXCAVATION PRIOR TO PLACEMENT OF ANY BACKFILL WITHIN THE KEY TRENCH. IF THE CONTRACTOR CONSTRUCTS AND COVERS UP THE KEY TRENCH PRIOR TO INSPECTION, THEN THE KEY TRENCH SHALL BE UNCOVERED AND TESTED AT THE CONTRACTOR'S EXPENSE
3. THE CONTRACTOR SHALL REFER TO THE PERMANENT PLANTING PLAN/SCHEDULE. THE PERMANENT VEGETATION FOR THE PROPOSED BERM EMBANKMENT SHALL BE TALL FESCUE. PLEASE NOTE THAT NO TREES/SHRUBS OF ANY TYPE MAY BE PLANTED ON THE PROPOSED BERM EMBANKMENT (FILL AREAS).
4. PRIOR TO PLACING THE BIORETENTION AREA BACKFILL MATERIAL, THE CONTRACTOR SHALL REQUEST AN ONSITE MEETING WITH THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR TO ENSURE THE UPSTREAM DRAINAGE AREA IS COMPLETELY STABILIZED (I.E. GOOD VEGETATIVE COVER). IF THE CONTRACTOR DECIDES TO PLACE THE BACKFILL FOR THE BIORETENTION AREA PRIOR TO APPROVAL FROM THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR, THEN THE CONTRACTOR SHALL EXCAVATE / REPLACE, AS NECESSARY, ANY BACKFILL MATERIAL NEEDED FOR THE SYSTEM TO FUNCTION PROPERLY AT HIS / HER EXPENSE SHOULD THE BIORETENTION AREA NOT FUNCTION PROPERLY (I.E. WILL NOT DRAIN DUE TO SEDIMENT DEPOSITION) DUE TO AN UNSTABILIZED UPSTREAM DRAINAGE AREA.

CONSTRUCTION PREPARATION

1. PRIOR TO PLACEMENT OF THE NEW FILL, THE AREAS ON WHICH FILL IS TO BE PLACED SHALL BE CLEARED AND STRIPPED OF TOPSOIL, TREES, ROOTS, VEGETATION, AND OTHER OBJECTIONABLE MATERIAL. THE AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED.
2. ANY REMOVED TOPSOIL SHALL BE STOCKPILED FOR USE IN PLANTING (SEEDING) ON THE BERM ONCE FINAL GRADES (AS SHOWN ON THE GRADING PLAN) HAVE BEEN ESTABLISHED WITH COMPACTED FILL.
3. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE BIORETENTION AREA SITE. IT IS ANTICIPATED THAT PUMPING WILL BE NECESSARY IN THE EXCAVATION AREAS. DURING PLACEMENT OF FILL WITHIN THE EXCAVATION AREAS, THE CONTRACTOR SHALL KEEP THE WATER LEVEL BELOW THE BOTTOM OF THE EXCAVATION. THE MANNER IN WHICH THE WATER IS REMOVED SHALL BE SUCH THAT THE EXCAVATION BOTTOM AND SIDESLOPES ARE STABLE.

BERM AND SOIL COMPACTION SPECIFICATIONS

1. ALL FILL MATERIALS TO BE USED FOR THE BERM EMBANKMENT SHALL BE TAKEN FROM BORROW AREAS APPROVED BY THE ONSITE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, WOOD, STONES GREATER THAN 6", AND FROZEN OR OTHER OBJECTIONABLE MATERIAL. THE FOLLOWING SOIL TYPES ARE SUITABLE FOR USE AS FILL WITHIN THE BERM EMBANKMENT AND KEY TRENCH: ML AND CL. IF OTHER SOIL TYPES ARE DETERMINED TO BE SUITABLE BY THE ONSITE GEOTECHNICAL ENGINEER, DOCUMENTATION SHALL BE RETAINED FOR FUTURE AS-BUILT SUBMITTALS.
2. FILL PLACEMENT SHALL NOT EXCEED A MAXIMUM 8" LIFT (UNCOMPACTED). EACH LIFT SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF EMBANKMENT. BEFORE PLACEMENT OF FILL FOR THE BERM SECTION, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND THE SURFACE PROPERLY PREPARED FOR FILL PLACEMENT.
3. ALL FILL SOILS USED IN THE EMBANKMENT CONSTRUCTION SHALL BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM-698). THE FILL SOILS SHALL BE COMPACTED AT A MOISTURE CONTENT WITHIN -1 TO +3 PERCENT OF ITS OPTIMUM MOISTURE CONTENT. COMPACTION TESTS SHALL BE PERFORMED BY THE ONSITE GEOTECHNICAL ENGINEER DURING CONSTRUCTION TO VERIFY THAT THE PROPER COMPACTION LEVEL HAS BEEN REACHED. THE FILL SHOULD BE COMPACTED USING A SHEEPSFOOT TYPE COMPACTOR. IN ORDER TO PREVENT BERMAGE TO THE PIPE, NO COMPACTION EQUIPMENT SHALL CROSS ANY PIPE UNTIL MINIMUM COVER IS ESTABLISHED ALONG THE PIPE.
4. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH REPORTS TO VERIFY THAT THE BERM EMBANKMENT MEETS THE SPECIFIED COMPACTION REQUIREMENTS. COMPACTION REPORTS WILL BE NEEDED DURING THE AS-BUILT CERTIFICATION PROCESS FOR THIS STORMWATER FACILITY. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE COMPACTION TESTING AND TO ENSURE COMPACTION TESTS ARE PROPERLY PERFORMED DURING CONSTRUCTION.

BIORETENTION AREA BACKFILLING SEQUENCE

1. UNDERCUT BIORETENTION AREA TO NECESSARY DEPTH (SEE BIORETENTION AREA CROSS SECTION).
2. PLACE 6"Ø ADS N-12 UNDERDRAIN PIPES AND GRAVEL JACKET LAYER. UNDERDRAINS SHALL BE PLACED ON 3 FEET WIDE SECTIONS OF FILTER CLOTH. THE ENDS OF THE UNDERDRAIN PIPES NOT TERMINATING IN AN OBSERVATION WELL SHALL BE CAPPED. THE COLLECTOR PIPES SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%. OBSERVATION WELLS AND/OR CLEANOUT PIPES SHALL BE PROVIDED AS SHOWN ON THE GRADING PLAN.
3. PLACE 2" OF CHOKING STONE AND 2" OF WASHED SAND PER THE BIORETENTION AREA CROSS SECTION.
4. PLACE LAYER OF PLANTING SOIL (PER PLANTING SOIL SPECIFICATION) TO ELEVATION 584.00. PLACEMENT OF THE SOIL IN THE BIORETENTION AREA SHOULD BE IN LIFTS OF 18" OR LESS AND LIGHTLY COMPACTED.
5. BIORETENTION SURFACE AREA SHALL BE 1,100 SF (MINIMUM) AT EL. 584.00.

COMPACTION OF THE BIORETENTION AREA

1. CONTRACTOR SHALL MINIMIZE THE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, CONTRACTOR SHALL USE EXCAVATION HOES TO REMOVE THE ORIGINAL SOIL. IF THE BIORETENTION AREA IS EXCAVATED USING A LOADER, THE CONTRACTOR SHALL USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES. COMPACTION AT THE BASE OF THE BIORETENTION AREA CAN BE ALLEVIATED BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRACTURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.
2. ROTOTILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIORETENTION FACILITY BEFORE BACKFILLING THE REQUIRED GRAVEL LAYER. PUMP ANY PONDED WATER BEFORE PREPARING (ROTOTILLING) BASE.
3. WHEN BACKFILLING THE BIORETENTION AREA, PLACE SOIL IN LIFTS OF 12 INCHES TO 18 INCHES. DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION AREA. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

BIORETENTION AREA MATERIAL SPECIFICATIONS

1. THE GRAVEL LAYER SHALL MEET THE STANDARDS SET FORTH IN AASHTO-M-43. THE GRAVEL SHALL BE A POORLY GRADED MATERIAL WITH AN AVERAGE DIAMETER OF 0.25" TO 0.75".
2. THE WASHED SAND (SIZE = 0.02" TO 0.04") AND CHOKING STONE (#8 OR #89 WASHED) LAYERS BETWEEN THE PLANTING SOIL AND GRAVEL LAYER SHALL MEET REQUIREMENTS OF ASTM-C-33.
3. THE UNDERDRAIN PIPING FOR THE BIORETENTION AREA SHALL BE 6"Ø ADS N-12 PIPE. THE PIPE AND FITTINGS SHALL BE TYPE 'S' AND SHALL MEET THE REQUIREMENTS OF AASHTO M-252. THE 6"Ø PERFORATED PIPE SHALL CONTAIN CIRCULAR PERFORATIONS MEETING AASHTO CLASS II. THE PERFORATIONS SHALL BE ½" DIAMETER AT 6" ON CENTER MEETING PERFORATION PATTERN 'E' (6 AT 60°). OBSERVATION WELL / CLEANOUT SHALL EXTEND 6" ABOVE FINISHED GRADE.

BIORETENTION PLANTING SOIL MIX

1. THE PLANTING SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN ONE-HALF INCH IN DIAMETER. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF BERMUDA GRASS, JOHNSON GRASS, QUACK GRASS, MUGWORT, NUTSEDGE, POISON IVY, CANADA THISTLE, OR OTHER NOXIOUS WEEDS.
2. THE CONTRACTOR SHALL PROVIDE A BIORETENTION SOIL MIX USING THE TWO COMPONENTS LISTED BELOW THAT WILL MEET THE ASTM STANDARDS AS FOLLOWS:
   A. SANDY LOAM TOPSOIL - 35%
   B. COARSE SAND - 65%
   C. PERMEABILITY - 2.0 INCHES PER HOUR (MINIMUM)

   NOTES:
   - CLAY PERCENTAGE SHALL NOT EXCEED - 8%
   - SILT PERCENTAGE SHALL NOT EXCEED - 12%
   - SILT AND CLAY PERCENTAGE SHALL NOT EXCEED - 12%
   - PHOSPHOROUS INDEX SHALL BE BETWEEN 10 AND 30
3. THE CONTRACTOR SHALL TEST THE PLANTING SOIL PRIOR TO PLACEMENT TO ENSURE THE FOLLOWING CRITERIA IS MET:
   A. PH RANGE - 5.5 TO 6.5
   B. ORGANIC MATTER - 1.5% TO 5%
   C. MAGNESIUM - 35 LB/AC
   D. PHOSPHORUS P205 - 100 LB/AC
   E. POTASSIUM K20 - 85 LB/AC
   F. SOLUBLE SALTS NOT TO EXCEED 500 PPM
4. THE FOLLOWING TEST FREQUENCIES SHALL APPLY TO THE ABOVE SOIL CONSTITUENTS: ALL BIORETENTION AREAS SHALL HAVE A MINIMUM OF ONE TEST PER 200 CUBIC YARDS. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR pH, PHOSPHORUS, AND POTASSIUM AND ADDITIONAL TESTS OF ORGANIC MATTER, AND SOLUBLE SALTS. A TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED BIORETENTION SOIL.

   NOTE:
   - SINCE DIFFERENT LABS CALIBRATE THEIR TESTING EQUIPMENT DIFFERENTLY, ALL TESTING RESULTS SHALL COME FROM THE SAME TESTING FACILITY. SHOULD THE PH FALL OUT OF THE ACCEPTABLE RANGE, IT MAY BE MODIFIED (HIGHER) WITH LIME OR (LOWER) WITH IRON SULFATE PLUS SULFUR.

BIORETENTION PLANTING SOIL MIX COMPONENTS

1. SANDY LOAM TOPSOIL
   TOPSOIL USED MUST MEET THE TEXTURAL CLASS OF A SANDY LOAM (ACCORDING TO THE SOIL TEXTURAL TRIANGLE) MEETING THE FOLLOWING:

   SAND - 50% TO 70%
   SILT - 0% TO 50%
   CLAY - 15% TO 20%

2. COURSE SAND
   THE GRAIN SIZE DISTRIBUTION FOR THE COARSE SAND IS AS FOLLOWS (ASTM C136-95A)

SIEVE SIZE	% PASSING
3/8	100
#4	95-100
#8	85-97
#16	60-80
#30	10-20
#50	5-15
#100	0-5

3. THE COMBINED MIXTURE OF THESE TWO COMPONENTS SHALL MEET THE FOLLOWING:

   WASHED SAND - 85% TO 88%
   SILT AND CLAY - 8% TO 12%
   ORGANIC MATTER - 3% TO 5%

4. MIXING OFFSITE
   A. MECHANICALLY MIX THE MATERIALS TO PROVIDE A UNIFORM DISTRIBUTION OF THE COMPONENTS.
   B. INADEQUATE MOISTURE CONTENT: DO NOT WORK MEDIUM WHEN MOISTURE CONTENT IS LOW SUCH THAT DUST WILL FORM IN THE AIR. APPLY WATER. IF NECESSARY, TO BRING MEDIUM TO AN OPTIMUM MOISTURE CONTENT FOR COMPACTING AND PLANTING.
   C. DO NOT WORK MEDIUM WHEN THE MOISTURE CONTENT IS HIGH ENOUGH THAT EXCESSIVE COMPACTION WILL OCCUR. AERATE MEDIUM UNTIL MOISTURE CONTENT IS UNIFORMLY REDUCED AS NECESSARY TO ACHIEVE OPTIMUM COMPACTION.

TESTING OF THE BERM EMBANKMENT

1. TESTING OF THE NEW FILL MATERIALS SHALL BE PERFORMED TO VERIFY THAT THE RECOMMENDED LEVEL OF COMPACTION IS ACHIEVED DURING CONSTRUCTION. THEREFORE, ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 2,500 SQUARE FEET OF AREA FOR EVERY LIFT OF FILL.
2. TESTING WILL BE REQUIRED ALONG THE 18"Ø OUTLET BARREL AT A FREQUENCY OF ONE TEST PER 25 LF OF PIPE PER VERTICAL FOOT OF FILL.

DRY POND CONSTRUCTION SPECIFICATIONS

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, THE ONSITE GEOTECHNICAL ENGINEER SHALL VERIFY THE SUITABILITY OF THE PROPOSED FILL FOR USE IN THE BERM EMBANKMENT.
2. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLAN FOR THE PERMANENT PLANTING PLAN/SCHEDULE. PLEASE NOTE THAT NO TREES/SHRUBS OF ANY TYPE MAY BE PLANTED ON THE PROPOSED BERM EMBANKMENT (FILL AREAS).
3. DURING THE INITIAL STAGES OF CONSTRUCTION, THE DRY DETENTION BASIN MAY BE USED AS A SEDIMENT BASIN FOR EROSION CONTROL PURPOSES. THE CONTRACTOR SHALL FOLLOW THE GENERAL CONSTRUCTION SEQUENCE BELOW:
   A. THE CONTRACTOR SHALL CONSTRUCT THE ENTIRE FACILITY (PERMANENT OUTLET STRUCTURE, BERM, ETC.) WITH THE EXCEPTION OF THE INTERIOR GRADING. THE INTERIOR GRADING WILL BE CONSTRUCTED ONCE THE EROSION CONTROL PHASE IS COMPLETE.
   B. THE TEMPORARY DRAWDOWN RISER/SKIMMER SHALL BE CONNECTED TO THE PERMANENT DRAWDOWN ORIFICE.
   C. ONCE THE UPSTREAM DRAINAGE AREA IS STABILIZED AND THE EROSION CONTROL INSPECTOR APPROVES THE REMOVAL OF THE SEDIMENT BASIN, THE CONTRACTOR SHALL REMOVE THE TEMPORARY DRAWDOWN RISER/SKIMMER AND CLEAN OUT THE BASIN. ALL SEDIMENT, TRASH, ETC. SHALL BE DISPOSED OF PROPERLY (I.E. - PLACED IN A LANDFILL) AND NOT STOCKPILED IN AN AREA WHERE WATER QUALITY COULD BE ADVERSELY AFFECTED.
   D. ONCE THE BASIN IS CLEANED OUT, AND ALL EROSION CONTROL DEVICES REMOVED, THE CONTRACTOR SHALL CONSTRUCT THE INTERIOR GRADING AS SHOWN ON THE GRADING PLAN.
   E. ONCE THE GRADING IS COMPLETE, THE CONTRACTOR SHALL REQUEST AN ONSITE INSPECTION AND AN AS-BUILT SURVEY.
4. ANY REMOVED TOPSOIL SHALL BE STOCKPILED FOR USE IN PLANTING (SEEDING) ON THE BERM EMBANKMENT ONCE FINAL GRADES (AS SHOWN ON THE GRADING PLAN) HAVE BEEN ESTABLISHED WITH COMPACTED FILL. PRIOR TO TOPSOIL INSTALLATION, THE CONTRACTOR SHALL SCARIFY THE TOP 2"-3" OF THE BERM SECTION TO PROMOTE BONDING OF THE TOPSOIL WITH THE COMPACTED FILL. THE TOPSOIL DEPTH SHALL RANGE FROM 3"-4" ON THE BERM EMBANKMENT.
5. ANY REMOVED SEDIMENT FROM THE DRY DETENTION BASIN SHALL BE REMOVED AND DISPOSED OF IN A LOCATION WHERE IT WILL NOT CAUSE IMPACTS TO DOWNSTREAM AREAS OR THE BMP.

BERM AND SOIL COMPACTION SPECIFICATIONS

1. ALL FILL MATERIALS TO BE USED FOR THE BERM EMBANKMENT SHALL BE TAKEN FROM BORROW AREAS APPROVED BY THE ONSITE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, WOOD, STONES GREATER THAN 6", AND FROZEN OR OTHER OBJECTIONABLE MATERIAL. THE FOLLOWING SOIL TYPES ARE SUITABLE FOR USE AS FILL WITHIN THE BERM EMBANKMENT: ML AND CL. IF OTHER SOIL TYPES ARE DETERMINED TO BE SUITABLE BY THE ONSITE GEOTECHNICAL ENGINEER, DOCUMENTATION SHALL BE RETAINED FOR FUTURE AS-BUILT SUBMITTALS.
2. FILL PLACEMENT SHALL NOT EXCEED A MAXIMUM 8" LIFT (UNCOMPACTED). EACH LIFT SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF EMBANKMENT. BEFORE PLACEMENT OF FILL FOR THE BERM SECTION, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND THE SURFACE PROPERLY PREPARED FOR FILL PLACEMENT.
3. ALL FILL SOILS USED IN THE EMBANKMENT CONSTRUCTION SHALL BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM-698). THE FILL SOILS SHALL BE COMPACTED AT A MOISTURE CONTENT WITHIN -1 TO +3 PERCENT OF ITS OPTIMUM MOISTURE CONTENT. COMPACTION TESTS SHALL BE PERFORMED BY THE ONSITE GEOTECHNICAL ENGINEER DURING CONSTRUCTION TO VERIFY THAT THE PROPER COMPACTION LEVEL HAS BEEN REACHED. THE FILL SHOULD BE COMPACTED USING A SHEEPSFOOT TYPE COMPACTOR. IN ORDER TO PREVENT DAMAGE TO THE PIPE, NO COMPACTION EQUIPMENT SHALL CROSS ANY PIPE UNTIL MINIMUM COVER IS ESTABLISHED ALONG THE PIPE.
4. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH REPORTS TO VERIFY THAT THE BERM EMBANKMENT MEETS THE SPECIFIED COMPACTION REQUIREMENTS. COMPACTION REPORTS MAY BE NEEDED DURING THE AS-BUILT CERTIFICATION PROCESS FOR THIS STORMWATER FACILITY. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE COMPACTION TESTING AND TO ENSURE COMPACTION TESTS ARE PROPERLY PERFORMED DURING CONSTRUCTION.
5. TESTING OF THE NEW FILL MATERIALS SHALL BE PERFORMED TO VERIFY THAT THE RECOMMENDED LEVEL OF COMPACTION IS ACHIEVED DURING CONSTRUCTION. THEREFORE, ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 2,500 SQUARE FEET OF AREA FOR EVERY LIFT OF FILL OR AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER.
6. TESTING WILL BE REQUIRED ALONG THE 15" OUTLET BARREL AT A FREQUENCY OF ONE TEST PER 25 LF OF PIPE PER VERTICAL FOOT OF FILL OR AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER.

OUTLET STRUCTURE MATERIAL SPECIFICATIONS

1. THE 18" HDPE OUTLET BARREL SHALL BE TYPE 'S', MEETING THE REQUIREMENTS OF AASHTO M 294 (LATEST). THE PIPES SHALL UTILIZE BELL AND SPIGOT JOINT SYSTEMS FOR TYPE 'S' PIPES AND SHALL BE CERTIFIED WATERTIGHT PER ASTM D-3212.
2. THE STRUCTURAL DESIGN FOR THE PERMANENT OUTLET STRUCTURE SHALL BE BY OTHERS.
3. ALL POURED CONCRETE SHALL BE MINIMUM 3000 PSI (28 DAY) UNLESS OTHERWISE NOTED.
4. GEOTEXTILE FABRIC FOR THE 18" OUTLET BARREL JOINTS SHALL BE MIRAFI 180N OR ENGINEER APPROVED EQUAL (NON-WOVEN FABRIC).

CONSTRUCTION SEQUENCE

1. PRIOR TO CONTRUCTION, THE OWNER SHALL OBTAIN A LAND DISTURBING (GRADING) PERMIT FROM THE CITY OF LA VERGNE AND AN APPROVAL TO CONSTRUCT FROM THE CITY OF LA VERGNE AND ALL OTHER APPLICABLE AGENCIES.
2. INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES PER THE APPROVED SEDIMENT & EROSION CONTROL PLAN. THE CONTRACTOR SHALL MAINTAIN ALL APPROVED SEDIMENT AND EROSION CONTROL MEASURES THROUGHOUT THE ENTIRE PROJECT, AS REQUIRED. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE EROSION CONTROL INSPECTOR, AS REQUIRED BY GOVERNING AGENCIES, PRIOR TO ANY CLEARING.
3. CLEAR AND GRUB AREA WITHIN THE LIMITS OF THE PROPOSED BERM CONSTRUCTION. ALL TREES AND THEIR ENTIRE ROOT SYSTEMS MUST BE REMOVED FROM THE BERM FOOTPRINT AREA AND BACKFILLED WITH SUITABLE SOIL MATERIAL. THE BACKFILLED AREAS SHALL BE COMPACTED TO THE SAME STANDARDS AS THE THE BERM EMBANKMENT. THE REMAINING AREA OF THE EMBANKMENT SHALL BE STRIPPED TO A SUITABLE DEPTH AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER. ANY RESIDUAL SOILS TO BE LEFT IN PLACE MUST BE WELL SCARIFIED TO PROMOTE BONDING OF THE NEW EMBANKMENT FILL. NO EMBANKMENT MATERIAL SHALL BE PLACED FOR THE BERM UNTIL APPROVAL OF THE BERM SUBGRADE / TRENCH IS OBTAINED FROM THE ONSITE GEOTECHNICAL ENGINEER.
4. BEGIN PLACEMENT OF BACKFILL OF THE PROPOSED BERM. THE BERM EMBANKMENTS SHALL BE COMPACTED TO THE SPECIFICATIONS LISTED IN ITEM 3 OF THE SECTION TITLED "BERM AND SOIL COMPACTION SPECIFICATIONS:".
5. PRIOR TO INSTALLATION, SUBGRADE CONDITIONS ALONG THE SPILLWAY PIPE SHOULD BE EVALUATED BY THE ONSITE GEOTECHNICAL ENGINEER TO ASSESS WHETHER SUITABLE BEARING CONDITIONS EXIST AT THE SUBGRADE LEVEL. SHOULD SOFT OR OTHERWISE UNSUITABLE CONDITIONS BE ENCOUNTERED ALONG THE PIPE ALIGNMENTS, THESE MATERIALS SHOULD BE UNDERCUT AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE UNDERCUT MATERIALS SHALL BE REPLACED WITH ADEQUATELY COMPACTED STRUCTURAL FILL, LEAN CONCRETE OR FLOWABLE FILL AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER.
6. IF SEEPAGE OR FLOW OCCURS IN OR ALONG THE PIPE ALIGNMENT GROUNDWATER CONTROL WILL BE NECESSARY. THIS COULD INVOLVE PUMPING (OR STREAM DIVERSION, ETC.) DEPENDING ON THE TOPOGRAPHY. SINCE IT IS NECESSARY TO WORK IN A "DRY" CONDITION, THIS SITUATION MAY REQUIRE USE OF LEAN CONCRETE BACKFILL, FLOWABLE FILL, ETC. TO ESTABLISH SUBGRADE CONDITIONS SUITABLE FOR SOIL TYPE BACKFILL PLACEMENT.
7. BEGIN CONSTRUCTION OF THE NEW EMBANKMENT. FILL MATERIALS SHALL BE PLACED IN MAXIMUM 8" THICK LIFTS PRIOR TO COMPACTION, UNLESS DIRECTED OTHERWISE BY THE ONSITE GEOTECHNICAL ENGINEER. FILL LIFTS SHALL BE CONTINUOUS OVER THE ENTIRE LENGTH OF FILL. IF IT IS NECESSARY, THE EMBANKMENT FILL MATERIAL WILL BE OVERBUILT IN HORIZONTAL LIFTS AND CUT BACK TO FINAL GRADE IN ORDER TO ACHIEVE PROPER COMPACTION.
8. INSTALL PERMANENT OUTLET STRUCTURE ASSEMBLY. FILL IN THE AREA OF THE SPILLWAY PIPE AND ADJACENT AREAS SHOULD BE BROUGHT UP TO A POINT OF 2' TO 3' OR MORE ABOVE THE TOP ELEVATION OF THE PIPE IN ADVANCE OF SPILLWAY CONSTRUCTION SO THAT THE SPILLWAY PIPE CAN BE INSTALLED IN A TRENCH CONDITION. ONCE THE FILL IS BROUGHT UP TO ABOVE THE TOP OF PIPE, THE PIPE TRENCH SHOULD THEN BE EXCAVATED FOR INSTALLATION OF THE PIPE.
9. CONSTRUCT EMBANKMENT PER SPECIFICATIONS LISTED IN THE SECTION TITLED "BERM AND SOIL COMPACTION SPECIFICATIONS" AND REQUIREMENTS OF THE ONSITE GEOTECHNICAL ENGINEER. ALL CHARACTERISTICS OF THE EMBANKMENT FILL MATERIAL SHALL MEET THE STANDARDS SET FORTH IN "BERM AND SOIL COMPACTION SPECIFICATIONS". INCLUDING COMPACTION AND MOISTURE REQUIREMENTS. IF NECESSARY TO ACHIEVE PROPER COMPACTION, THE EMBANKMENT FILL MATERIAL WILL BE OVERBUILT IN HORIZONTAL LIFTS AND CUT BACK TO PROPER FINAL GRADE. ANY HAND COMPACTION ACTIVITIES AROUND SPILLWAY OR DRAIN STRUCTURES SHALL BE CONDUCTED IN 4-INCH LOOSE LIFTS AND BE TO THE SAME COMPACTION AND MOISTURE REQUIREMENTS AS THE ENTIRE EMBANKMENT. ALL COMPACTION AND MOISTURE TESTING SHALL BE CARRIED OUT AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER AND AS LISTED IN "BERM AND SOIL COMPACTION SPECIFICATIONS".
10. UPON COMPLETION OF BERM EMBANKMENT, PROMPTLY STABILIZE AND SEED BERM EMBANKMENT PER SEEDING SCHEDULE.
11. SCHEDULE A FINAL AS-BUILT INSPECTION AND AS-BUILT SURVEY WITH THE ENGINEER. AN AS-BUILT INSPECTION SHOULD BE SCHEDULED A MINIMUM OF 30 DAYS BEFORE A CERTIFICATE OF OCCUPANCY IS REQUIRED. ANY COMMENTS OR DEFICIENCIES IN THE WETLAND CONSTRUCTION MUST BE CORRECTED TO THE SATISFACTION OF THE ENGINEER BEFORE CERTIFICATION SHALL BE GRANTED.

STATEMENT OF RESPONSIBILITY

1. ALL REQUIRED MAINTENANCE AND INSPECTIONS OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER PER THE EXECUTED OPERATION AND MAINTENANCE AGREEMENT FOR THIS FACILITY.

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
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments

BRIAN BIRCH LICENSED PROFESSIONAL ENGINEER 120183 STATE OF TENNESSEE
10/16/2024

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-9.04

24,15 (LMS TECH) | ERIKA ATKINSON | 10/14/2024 5:05:26 PM
X:\JAD- JARMAN DEVELOPMENT\2402 - LA VERGNE, TN\CAD\SHEETS\JAD2402-C9.04-DTLS.DWG C9.04 DTLS

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GROUND SIGN

TAKE 5
OIL CHANGE

Underwriters Laboratories Inc. •
UL File #E225670

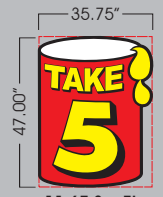
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CHANGEABLE COPY CHARACTER COUNT
EXTRAS TO BE DETERMINED AND ORDERED WITH STANDARD SET (CANNOT ORDER INDIVIDUAL LETTERS LATER)

200 Piece Set of 6" ADM Letters

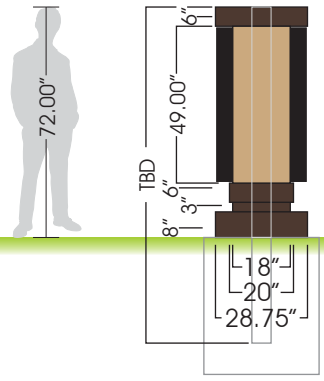
E	14	F G H M B C D	6 Each
A I	12 Each	J K V W Y Z	4 Each
O U	10 Each	Q X $ ¢ 0 1 2 3 4 5 6 7 8 9	2 Each
L N R S T P	8 Each		

OIL CAN CALCULATION

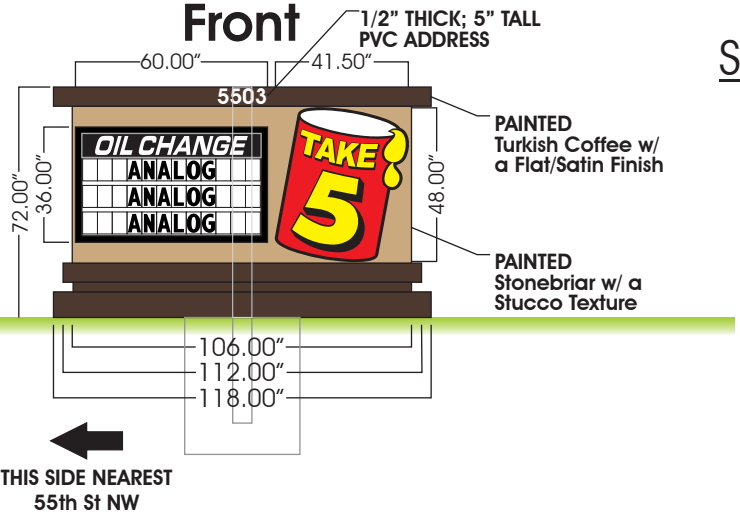


11.67 Sq. Ft.
QTY: 1

Side



Front



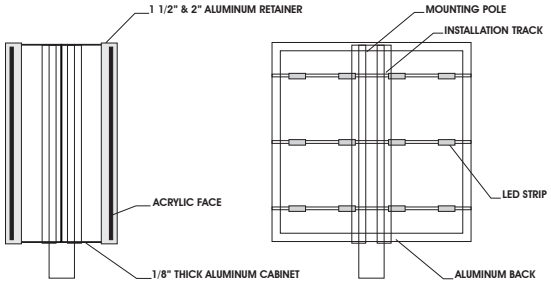
THIS SIDE NEAREST
55th St NW

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 29, 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)
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 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. Show distance from property corner top the nearest fire hydrant (hydrant #215 at the corner of Chaney with Nelson)
8. Plat must show a maintenance easement for Lot 1 to access that portion of Lot 2 required to maintain the stormwater detention pond slopes.
9. (NEW COMMENT) Final plat must show dedications as required for roadway improvements and public sidewalk improvements.

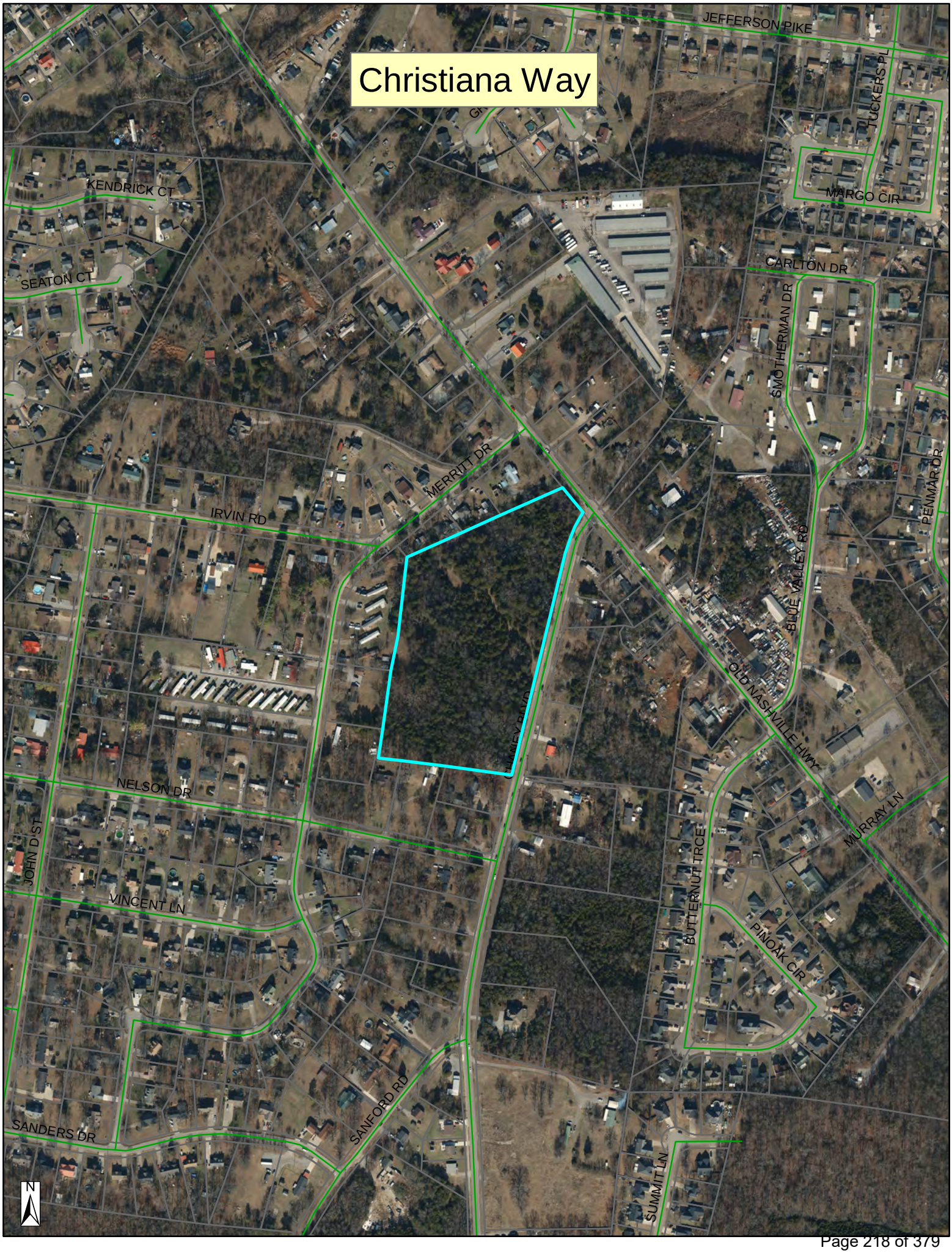
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No comments.

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

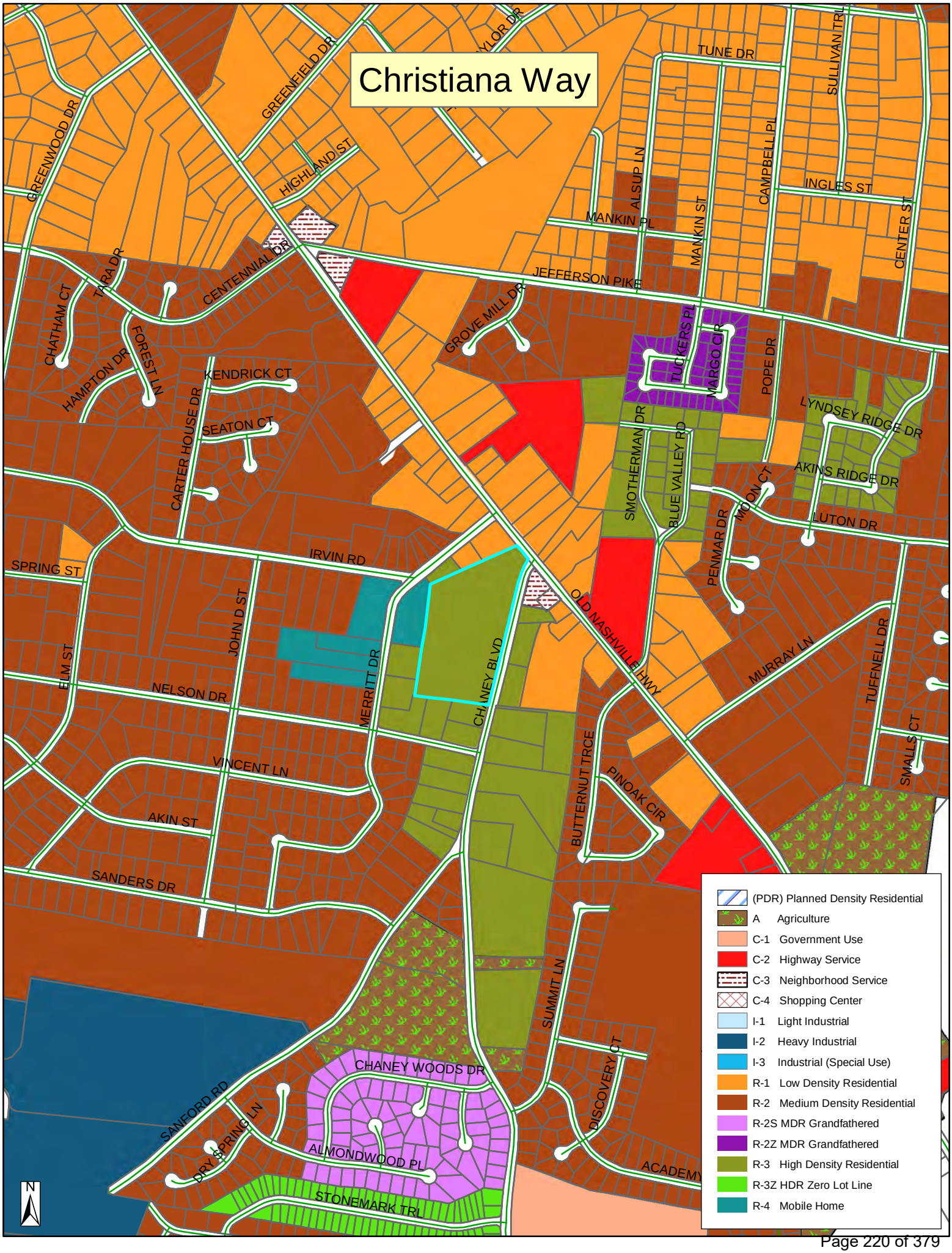
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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.


Christiana Way
JEFFERSON PIKE
TUCKERS PL
MARGO CIR
KENDRICK CT
SEATON CT
CARLTON DR
SMOTHERMAN DR
PENMAR DR
MERRITT DR
IRVIN RD
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
KENDRICK CT
SEATON CT
CARTER HOUSE DR
GROVE MILL DR
TUCKERS PL
MARGO CIR
POPE DR
LYNDSEY RIDGE DR
AKINS RIDGE DR
SMOTHERMAN DR
BLUE VALLEY RD
MOON CT
LUTON DR
PENMAR 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





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.

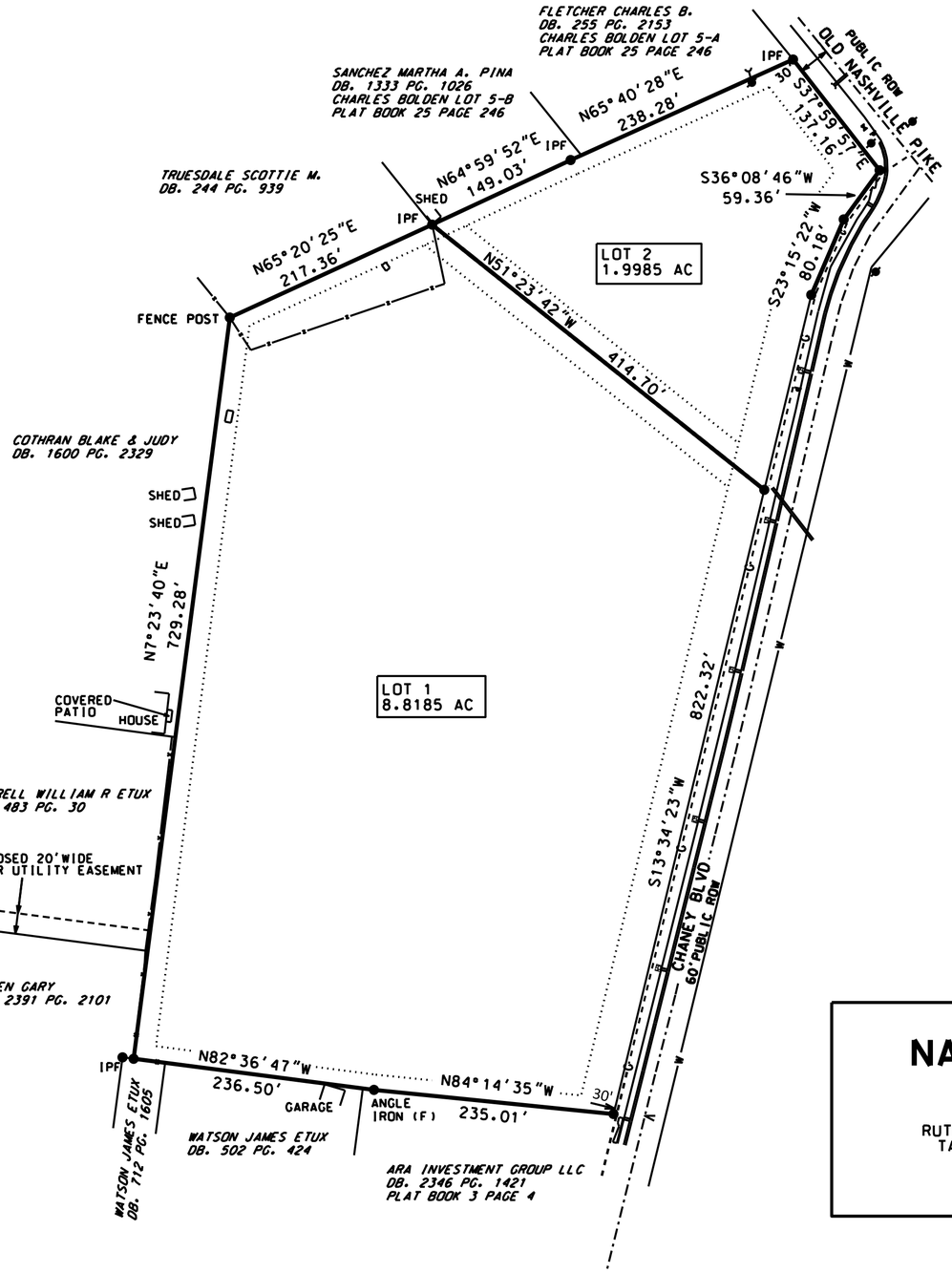
Sewer System ,

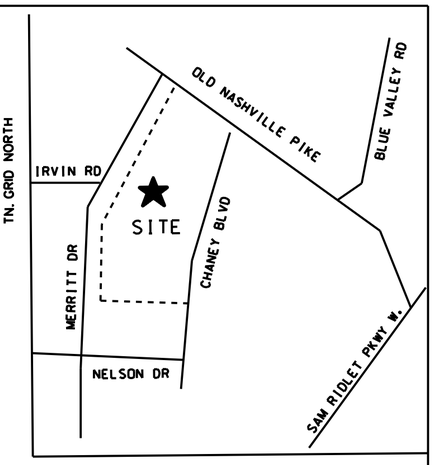
Date Name, Title, and Agency of Authorized Approving Agent

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 29, 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 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. Engineering comments addressed

Utilities (Scott Tatalovich - statalovich@lavergnetn.gov)

1. (For Information) 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.

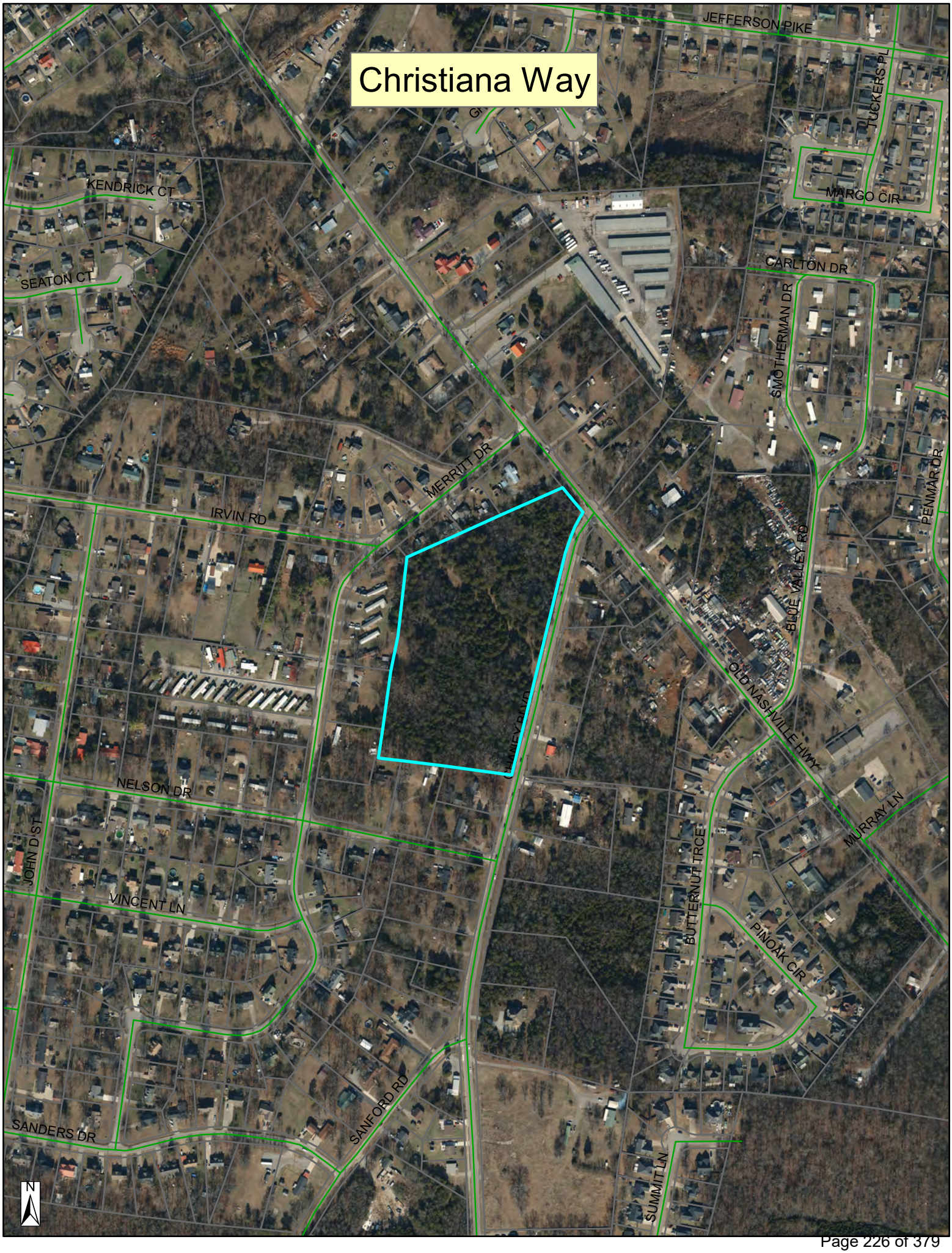
Codes (Joe White - jwhite@lavergnetn.gov)
No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnetn.gov)
The plans as submitted do not comply with the requirements for the building being 30 feet from the center of the accessway to the face of building and 150 feet to farthest point on the building based on the following code requirements:

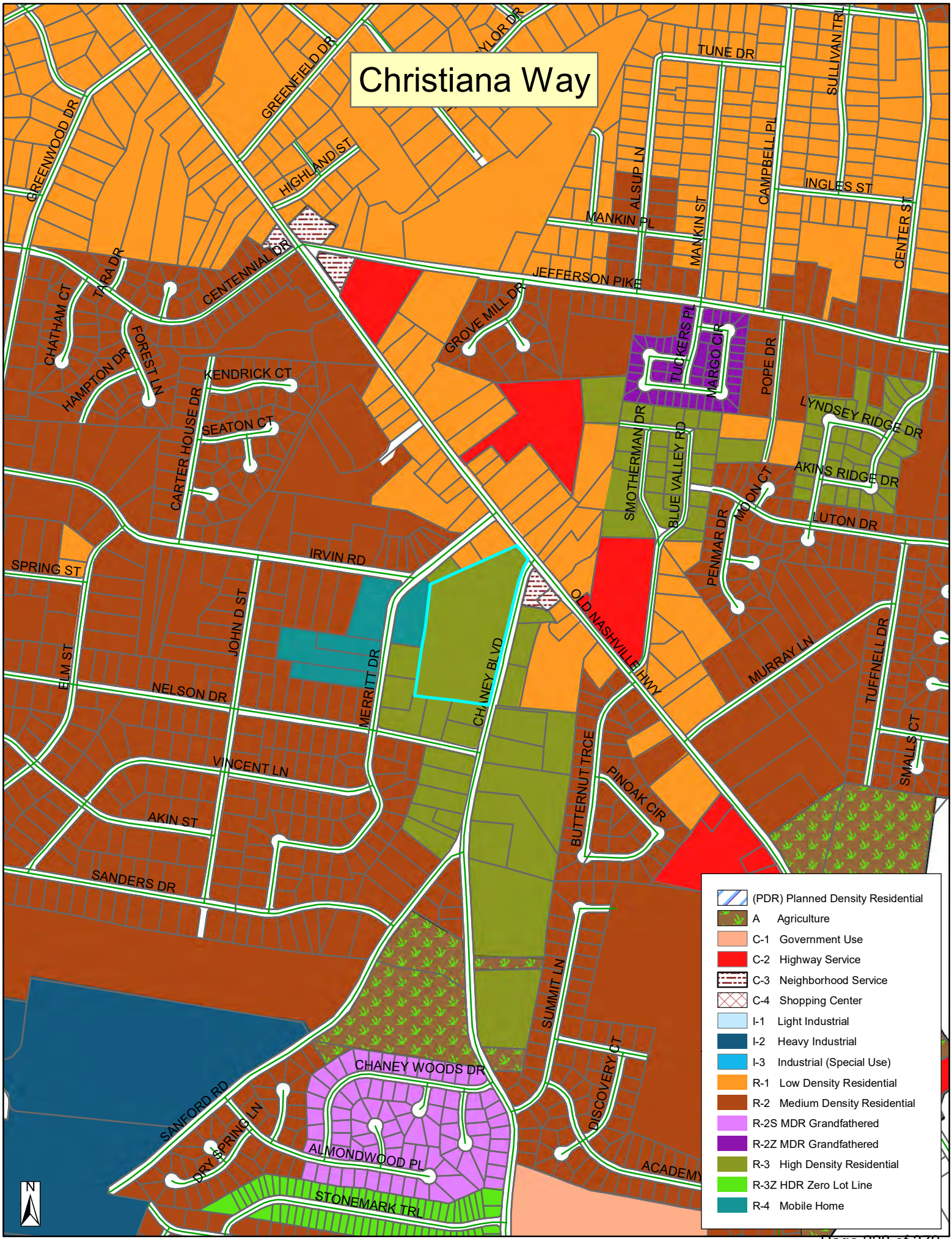
1. **D105.1** Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave 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.

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
PENMAR DR
MERRITT DR
IRVIN RD
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

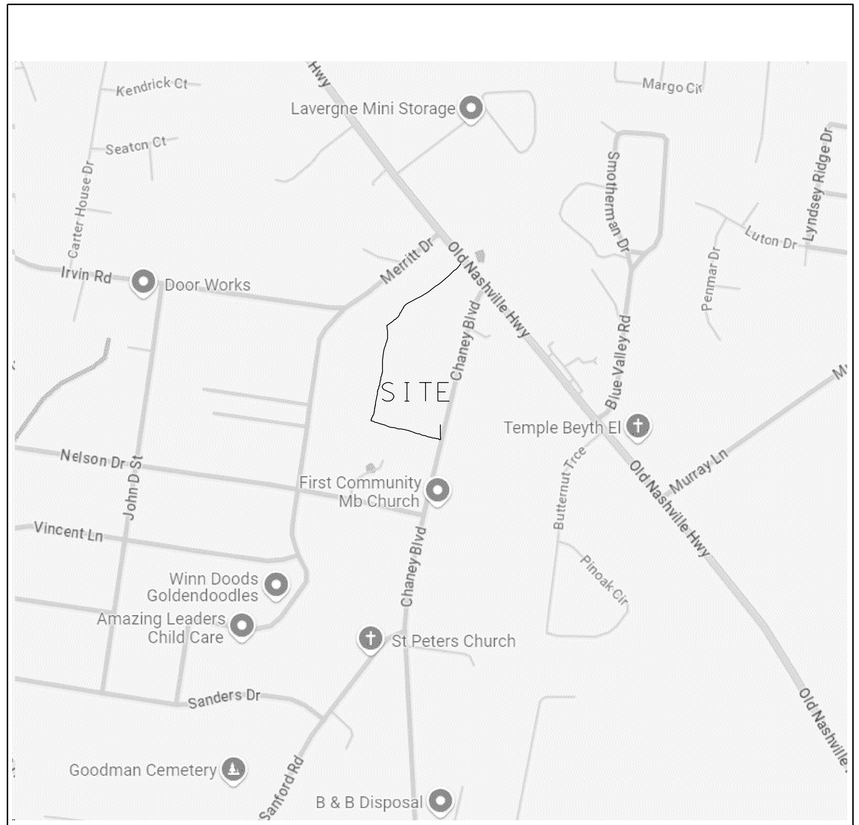

Christiana Way
GREENFIELD DR
TUNE DR
SULLIVAN TRL
GREENWOOD DR
HIGHLAND ST
MANKIN PL
ALSUP LN
MANKIN ST
CAMPBELL PL
INGLES ST
CENTER ST
TARA DR
CENTENNIAL DR
JEFFERSON PIKE
CHATHAM CT
GROVE MILL DR
TUCKERS PL
MARGO CIR
POPE DR
HAMPTON DR
FOREST LN
KENDRICK CT
LYNDSEY RIDGE DR
CARTER HOUSE DR
SEATON CT
SMOTHERMAN DR
BLUE VALLEY RD
AKINS RIDGE DR
MOON CT
PENMAR DR
LUTON DR
SPRING ST
IRVIN RD
OLD NASHVILLE HWY
JOHN D ST
ELM ST
MERRITT DR
CHANEY BLVD
MURRAY LN
TUFFNELL DR
NELSON DR
SMALLS CT
VINCENT LN
BUTTERNUT TRCE
PINOAK CIR
AKIN ST
SANDERS DR
SUMMIT LN
CHANEY WOODS DR
SANFORD RD
DISCOVERY CT
DRY SPRING LN
ALMONDWOOD PL
ACADEMY
STONEMARK TRL
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
C1A	TRUCK TURNING TEMPLATES
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
X1-X5	RETAINING WALL PLAN
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. 105696
STATE OF TENNESSEE

SEP. 26, 2024
REV. OCT. 21, 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: 10.8 ACRES

SLOPE SHADING:

20.00 %

12.00 %



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
- TREE

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.
4. THIS PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) PER FEMA FLOOD MAP PANELS 47149C0015J, 47149C0020K, 47149C0105J, AND 47149C0106J, EFFECTIVE DATE 5/9/2023.
5. PROPERTY IS MOSTLY WOODED WITH HEAVY UNDERGROWTH. MOST TREES ARE EITHER PINES OR ELM WITH LESS THAN 15" DIAMETER TRUNKS.

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	10/21/24	CITY COMM.

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
Scott Williams
10/21/24
No. 105681
STATE OF TENNESSEE

W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING
CIVIL ENGINEERING
LAND SURVEYING
4530 Annalee Way
Knoxville, TENNESSEE 37921
(865) 584-0999 Fax (865) 584-2888
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NHC, LLC
PO DRAWER 2767
OPELIKA, AL 36803-2767
Office 334-749-0052
Fax 334-749-0627

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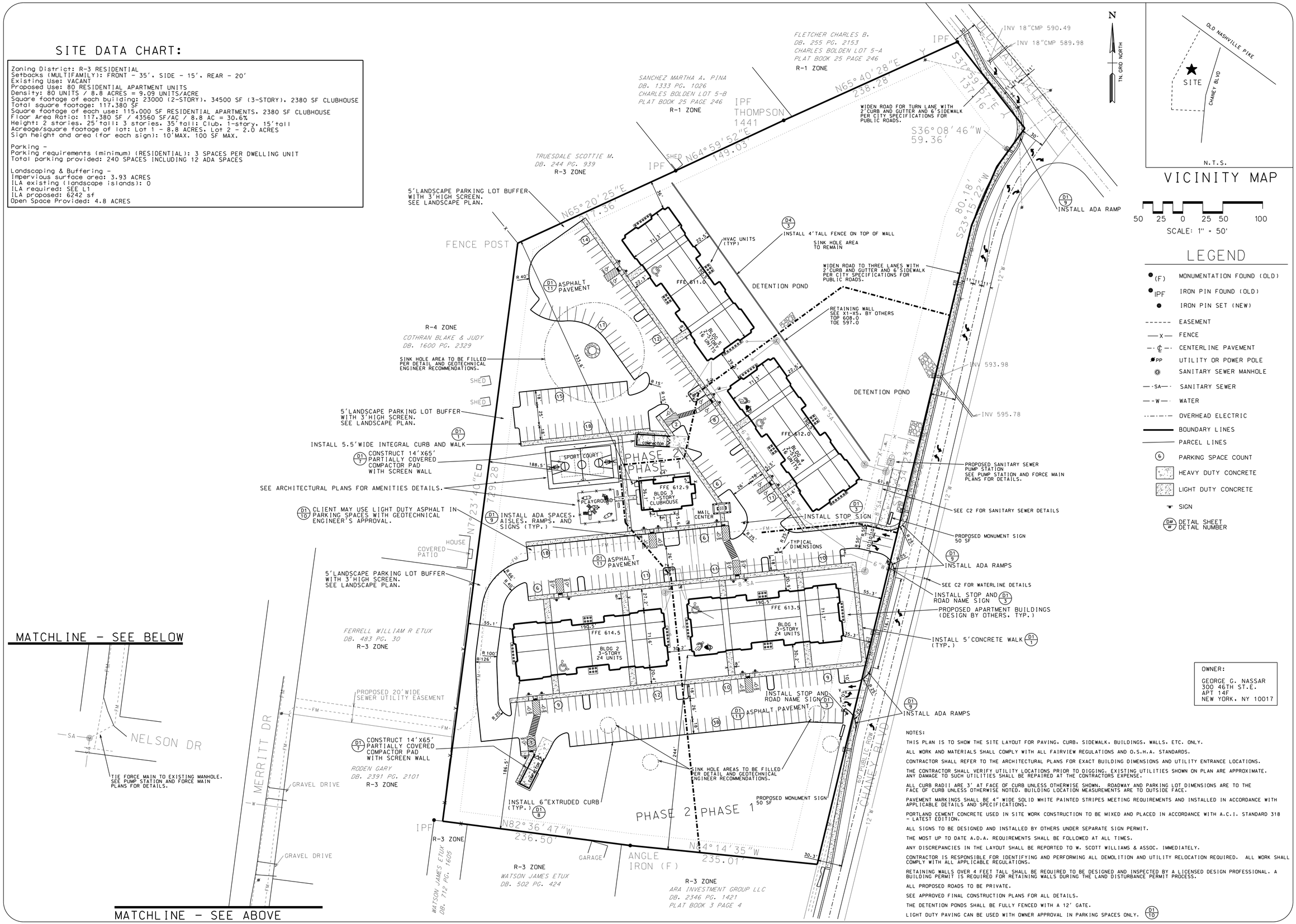
JOB NO. 1616

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
- (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. A BUILDING PERMIT IS REQUIRED FOR RETAINING WALLS DURING THE LAND DISTURBANCE PERMIT PROCESS.

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
1	10/21/24	CITY COMM.

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
10/21/24

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, AL 36803-2167
Office 334-749-0052
fax 334-749-0627

ORIGINAL ISSUE:
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SHEET NO.
C1

JOB NO. 1616

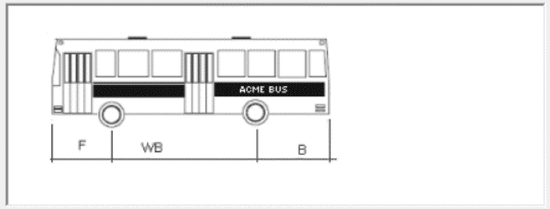
SITE DATA CHART:

Zoning District: R-3 RESIDENTIAL
Setbacks (MULTIFAMILY): FRONT - 35', SIDE - 15', REAR - 20'
Existing Use: VACANT
Proposed Use: 80 RESIDENTIAL APARTMENT UNITS

FIRE TRUCK TEMPLATE

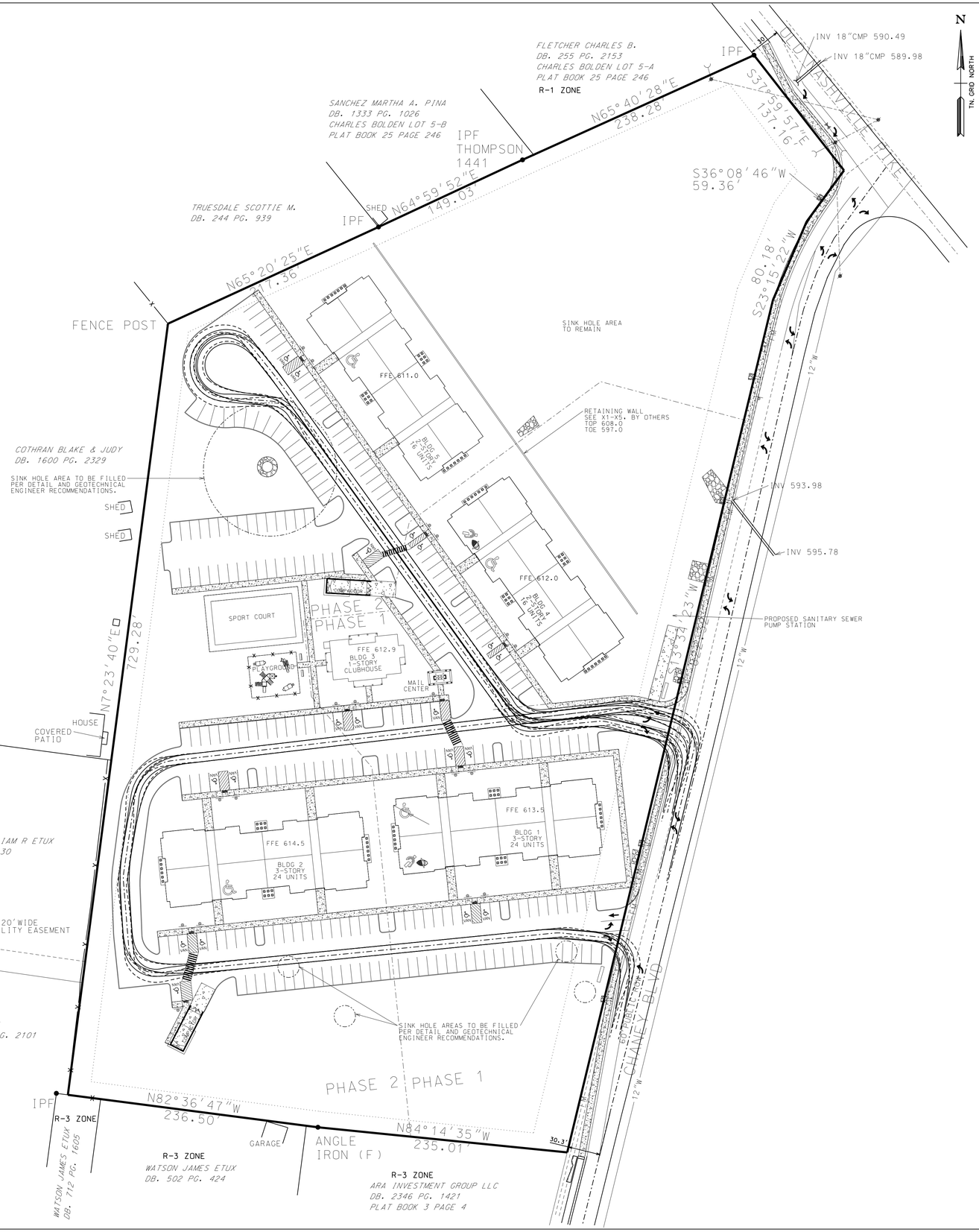
Vehicle Details | Turning Report | Lock to lock Report

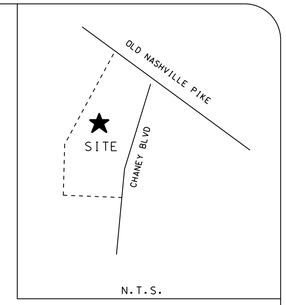
Total Length: 37.01 feet



Width	#1
Wheel	8.5
Vehicle	8.417
F=	8.93
WB=	18.5
B=	9.58

Lock to lock time (seconds)	7
Max wheel turning angle (seg #1)	46
Max angle between Segments	70





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
- WHEEL PATH
- VEHICLE PATH

OWNER:

GEORGE G. NASSAR
300 46TH ST.E.
APT 14F
NEW YORK, NY 10017

NOT FOR CONSTRUCTION

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TRUCK TURNING TEMPLATES

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. 105681
STATE OF TENNESSEE
10/21/24

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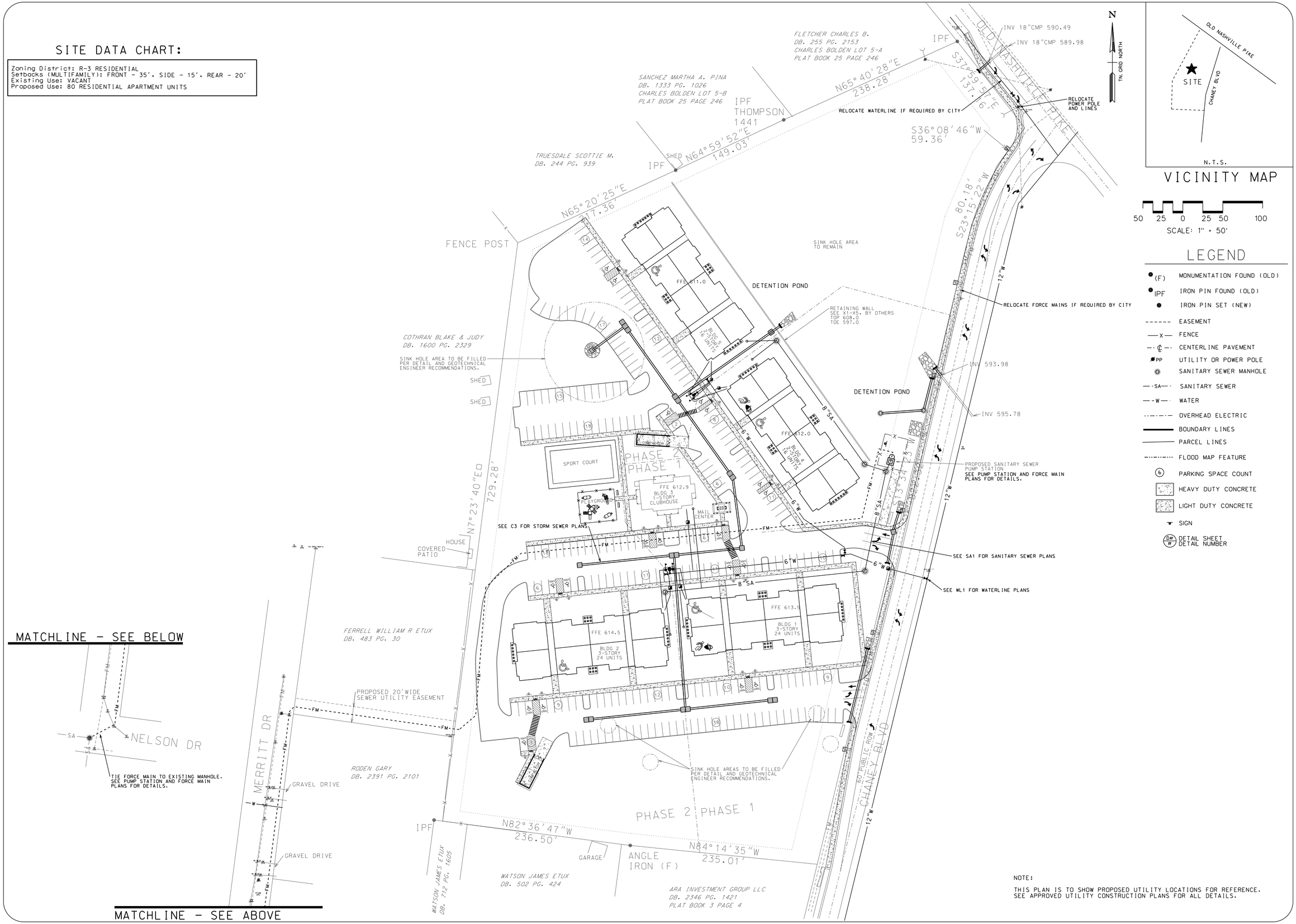
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C1A

JOB NO. 1616

SITE DATA CHART:

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Existing Use: VACANT
Proposed Use: 80 RESIDENTIAL APARTMENT UNITS



VICINITY MAP

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SCALE: 1" = 50'

LEGEND

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- 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
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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
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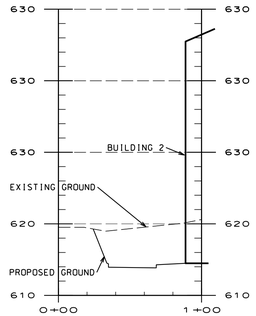
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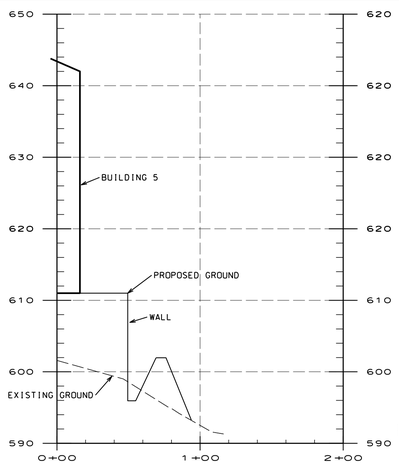
ORIGINAL ISSUE:
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SHEET NO.
C2

JOB NO. 1616



SECTION A-A



SECTION B-B

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':1'V UNLESS NOTHERWISE 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

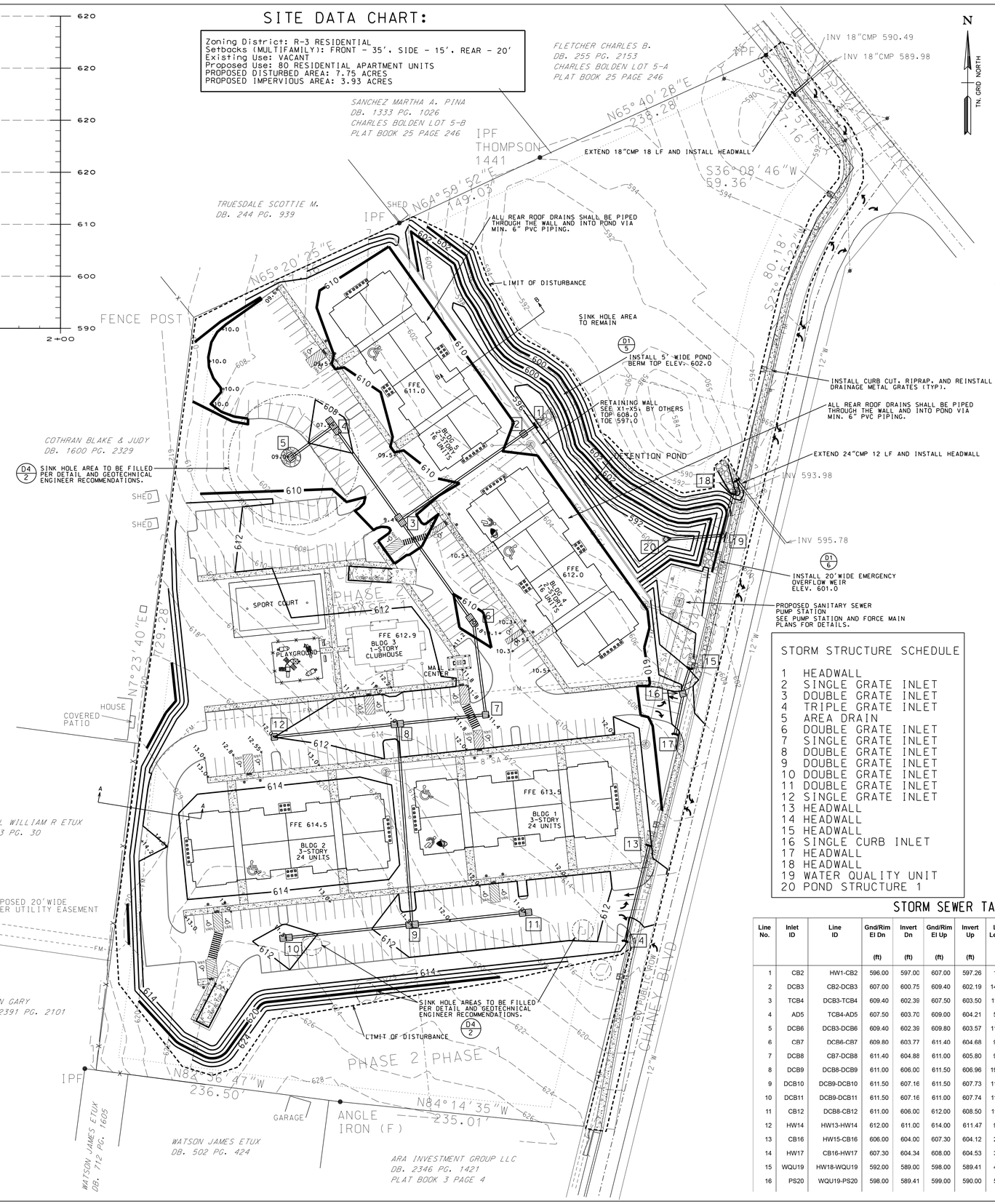
D4/1	CONCRETE HEADWALL
D4/2	SINKHOLE REPAIR
D2/1	GRATE AND CASTING FOR CURB AND GRATE INLETS
D2/3	TYPICAL ENVIRONMENTAL STATEMENT TO BE PLACED ON ALL STORM SEWER INLETS / MANHOLES.
D2/5	STORM MANHOLE (POND STRUCTURE)
D2/2	SINGLE INLET CATCH BASIN
D2/6	DOUBLE INLET CATCH BASIN
D2/4	TYPICAL PIPE BEDDING DETAIL (ALL PIPES EXCEPT POND OUTLET)
D3/1	WATER QUALITY UNIT

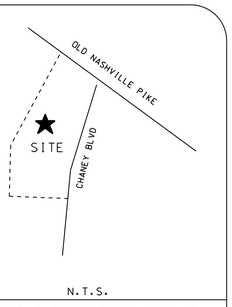
(D1/6) RIPRAP APRON SCHEDULE

STUCTURE #	STONE SIZE	LxWxD
1	16"	22'x14'x32"
13	8"	14'x10'x16"
15	8"	14'x10'x16"
18	16"	32'x14'x32"

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





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
- 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	611.47	94.40	15	0.50	Hdwall	RCP
13	CB16	HW15-CB16	606.00	604.00	607.30	604.12	22.21	15	0.52	Comb.	RCP
14	HW17	CB16-HW17	607.30	604.34	608.00	604.53	36.62	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
1	10/21/24	CITY COMM.

GRADING AND DRAINAGE 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 Scott Williams No. 105681 STATE OF TENNESSEE 10/21/24

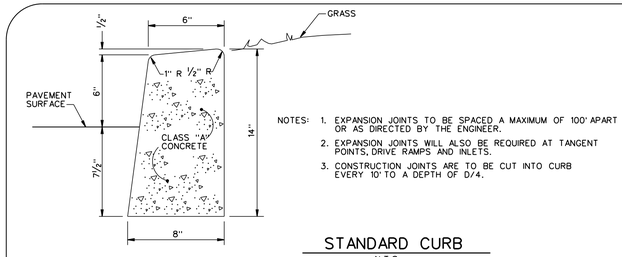
W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4530 Annalee Way
Knoxville, TENNESSEE 37921
phone: 865-584-0999
E-Mail: wscottwill@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, ALABAMA 36803-2767
Office: 334-749-0052
fax: 334-749-0627

ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
C3

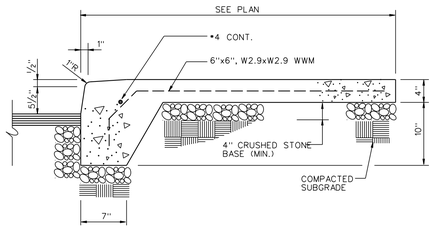
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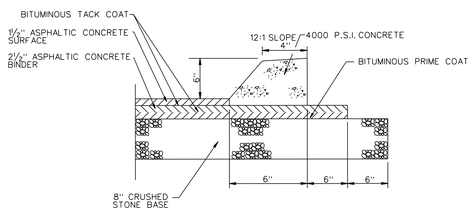
NOTES:
1. EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100' APART OR AS DIRECTED BY THE ENGINEER.
2. EXPANSION JOINTS WILL ALSO BE REQUIRED AT TANGENT POINTS, DRIVE RAMPS AND INLETS.
3. CONSTRUCTION JOINTS ARE TO BE CUT INTO CURB EVERY 10' TO A DEPTH OF D/4.

TYPICAL CROSS-SECTION

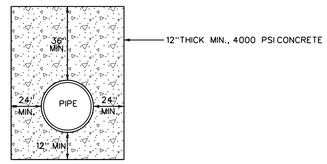
STANDARD CURB
N.T.S.



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.

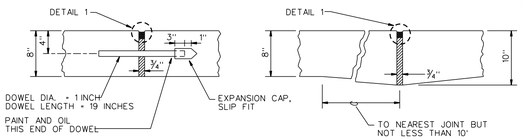
3. DROP INLETS ARE NOT TO BE LOCATED DIRECTLY IN FRONT OF RAMPS. CATCH BASINS SHOULD BE LOCATED AT LEAST 10 FT. FROM RAMPS WHEN FEASIBLE.

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.

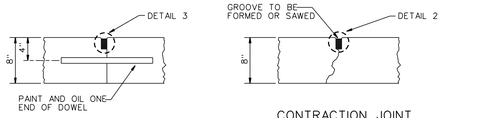
6. LIN. FT. OF CURB AND GUTTER WILL INCLUDE THE TRANSITIONED CURB IN FRONT OF RAMPS. SQ. YDS. OF CONCRETE SIDEWALK AND CONCRETE MEDIAN PAVING WILL INCLUDE RAMPS. NO ADDITIONAL PAYMENT WILL BE MADE FOR CURB RAMPS. NO ADDITIONAL PAYMENT WILL BE MADE FOR SAWING AND REMOVING EXISTING SIDEWALK OR CURB WHERE 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

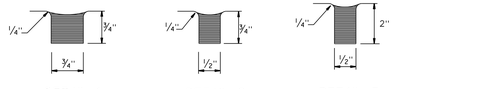
EXPANSION JOINT TYPE B-THICKENED EDGE



CONSTRUCTION JOINT TYPE D-DOWELED

CONTRACTION JOINT TYPE H-DUMMY

NOTE: BLACK SHADED AREA IS JOINT SEALER.

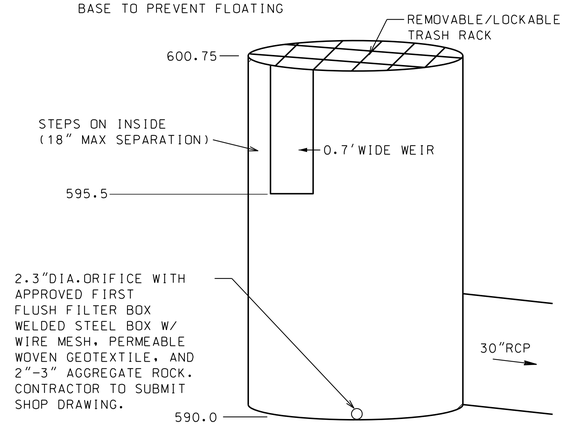


DETAIL 1 DETAIL 2 DETAIL 3

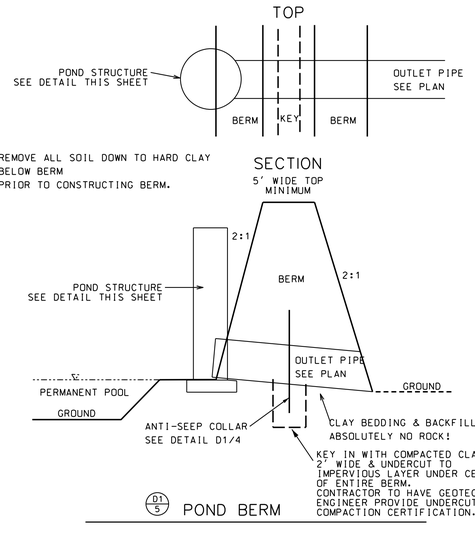
× PER FAA STANDARD SPECIFICATIONS

D1/1 STANDARD JOINTS

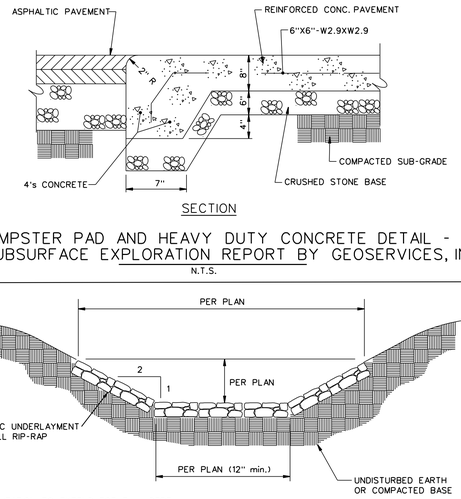
MUST BE 60" DIA. CONCRETE STRUCTURE WITH BASE TO PREVENT FLOATING



D1/2 DETENTION POND STRUCTURE 20



D1/5 POND BERM

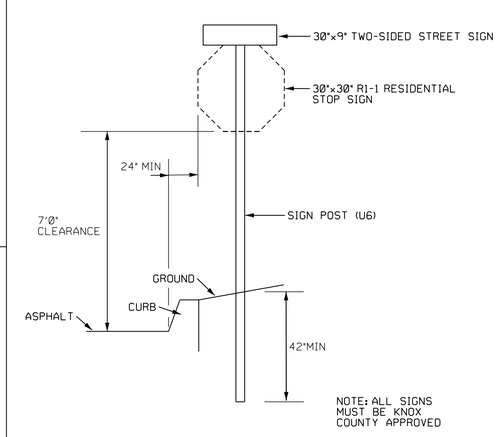


SECTION

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.

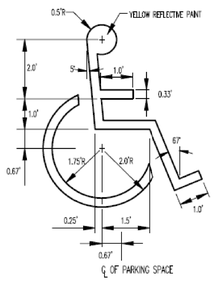
D1/6 RIP-RAP DITCH & OVERFLOW WEIR DETAIL
N.T.S.

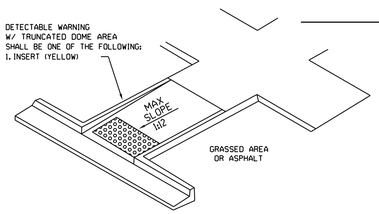


NOTE: ALL SIGNS MUST BE KNOX COUNTY APPROVED

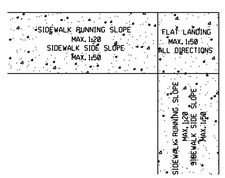
D1/3 SIGN DETAIL N.T.S.

ADA DETAILS
D1/9

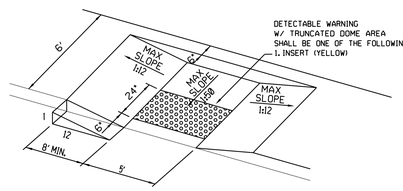




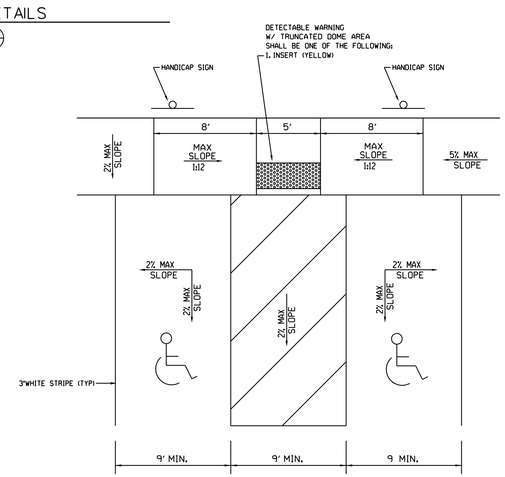
SLOPEDOWN SIDEWALK DETAIL
NO SCALE



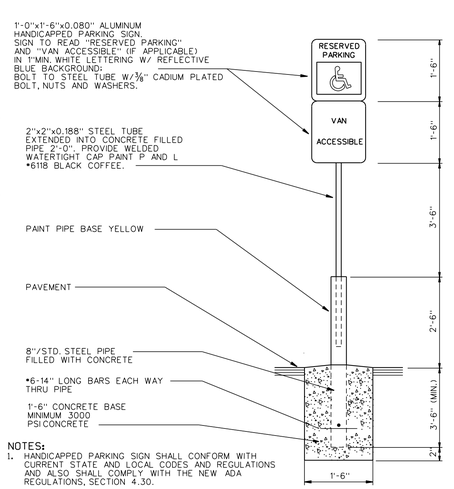
SIDEWALK INTERSECTION DETAIL
NO SCALE



HANDICAP RAMP DETAIL
NO SCALE

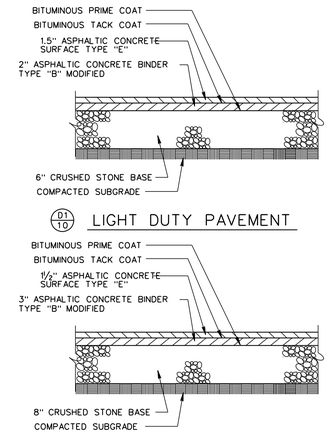


HANDICAP PARKING SPACE DETAIL
NO SCALE



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 078 PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS — REGISTERED ENGINEER — Scott Williams — 9/26/24 — CERTIFICATE NO. 105681 — STATE OF TENNESSEE

W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4538 Annalee Way
Knoxville, TENNESSEE 37921
Phone: 865-584-0888
E-Mail: wscottwil@comcast.net

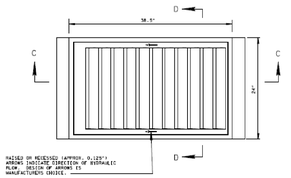
CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, AL 36803-2767
Phone: 334-749-0627
Fax. 334-749-0627

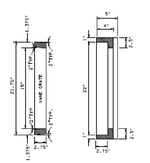
ORIGINAL ISSUE:
SEP. 26, 2024

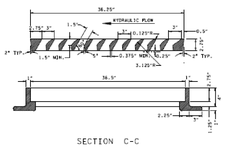
SHEET NO.
D1

JOB NO. 1616

GRATE AND FRAME DETAILS

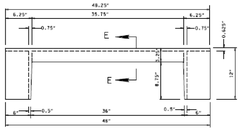


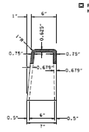




CURB INLET CASTING









- REV. 10-25-93: REVISED SHEET, REORGANIZED SHEET AND UPDATED TO 1993 POLICY.
- REV. 3-25-96: MODIFIED CURB INLET CASTING DETAIL.
- REV. 1-15-99: CHANGED WEIGHT OF CURB INLET CASING FROM 150 TO 155 POUNDS.
- REV. 9-27-95: CHANGED GENERAL NOTE (D).
- REV. 9-27-99: CHANGED GENERAL NOTE (A). DELETED OLD GENERAL NOTE (B). CHANGED DESCRIPTION IN RIGHT LOWER CORNER BLOCK.
- REV. 11-15-98: CHANGED GENERAL NOTE (C).
- REV. 12-18-99: CHANGED LOWER RIGHT HAND CORNER BLOCK DESCRIPTION.
- REV. 5-27-01: CHANGED GENERAL NOTE (C).

GENERAL NOTES

(A) WHEN A SIX HUNDRED 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"

MINOR 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

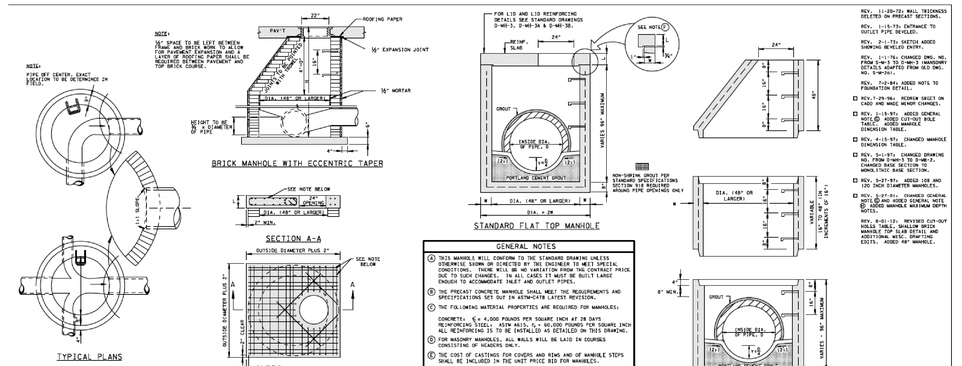
1-20-84 | D-CBB-12A

D2/1 GRATE & CASTING
N.T.S.



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 MANHOLOGY DETAILS ADAPTED FROM OLD DWG. NO. S-M-3A1.

REV. 7-2-84: ADDED NOTE TO FOUNDATION DETAIL.

- REV. 1-29-96: REVISED SHEET ON CASTING AND MADE MINOR CHANGES.
- REV. 1-15-97: ADDED GENERAL NOTE (E) ADDED CUT-OUT SIZE TABLE. ADDED MANHOLE DIMENSION TABLE.
- REV. 4-15-97: CHANGED MANHOLE DIMENSION TABLE.
- REV. 5-1-97: CHANGED DRAWING NO. FROM S-M-3 TO S-MH-2. CHANGED BASE SECTION TO MONOLITHIC BASE SECTION.
- REV. 5-27-97: ADDED 120 AND 132 INCH DIAMETER MANHOLES.
- REV. 5-27-01: CHANGED GENERAL NOTE (E) AND ADDED GENERAL NOTE (F) ADDED MANHOLE MAXIMUM DEPTH NOTES.
- REV. 9-01-12: REVISED CUT-OUT HOLES NOTE (1) 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 CONCRETE AND CONCRETE FOR JOINTS AS INDICATED FOR PRECAST MANHOLE CONCRETE SECTIONS IN SUBSECTION 604.08 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 611-01.03, MANHOLES, 3'-0"-12' DEPTH PER EACH.

(I) PAYMENT FOR PRECAST CONCRETE CIRCULAR MANHOLES WILL BE MADE UNDER ITEM NUMBERS 611-01.20 MANHOLES, 3'-0"-12' DEPTH THROUGH 611-01.07, MANHOLES, 3'-24'-28' DEPTH PER EACH. PAYMENT FOR MANHOLES DEEPER 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. SEE STANDARD DRAWING D-MH-2.
(3) CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH ROUND HOLE. SCORED OR STRIATED 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

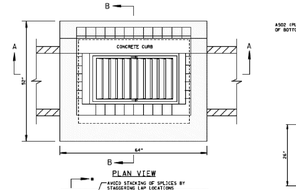
MINOR REVISION -- FIRM APPROVAL NOT REQUIRED.

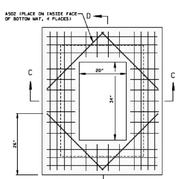
STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

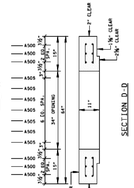
STANDARD MASONRY & PRECAST NO. 3 MANHOLE

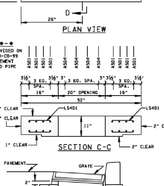
NOT TO SCALE | AUG 1972 | D-MH-2

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-MH-2.
(3) CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH ROUND HOLE. SCORED OR STRIATED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.
(4) TO BE USED IN 48 INCH INTERIOR WALLS ONLY.

- REV. 10-25-93: MODIFIED DRAWING NO. D-CB-12S BY REMOVING CURB OPENING AND CONVERTING IT TO NO. 10 CATCH BASIN.
- REV. 1-15-99: MODIFIED CATCH BASIN MINIMUM DEPTH TABLE.
- REV. 9-27-01: CHANGED PAY ITEMS IN GENERAL NOTE (B) 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 #500/#501 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.

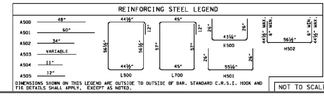
(K) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

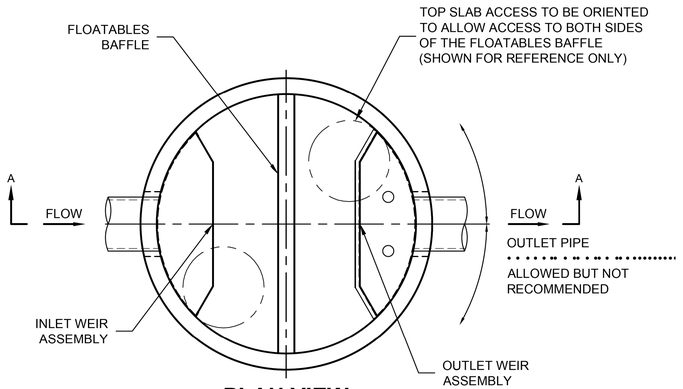
(L) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 23 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

(M) SEE STANDARD DRAWING D-CBB-12A FOR DETAILS REGARDING CAST IRON GRATES AND FRAMES.

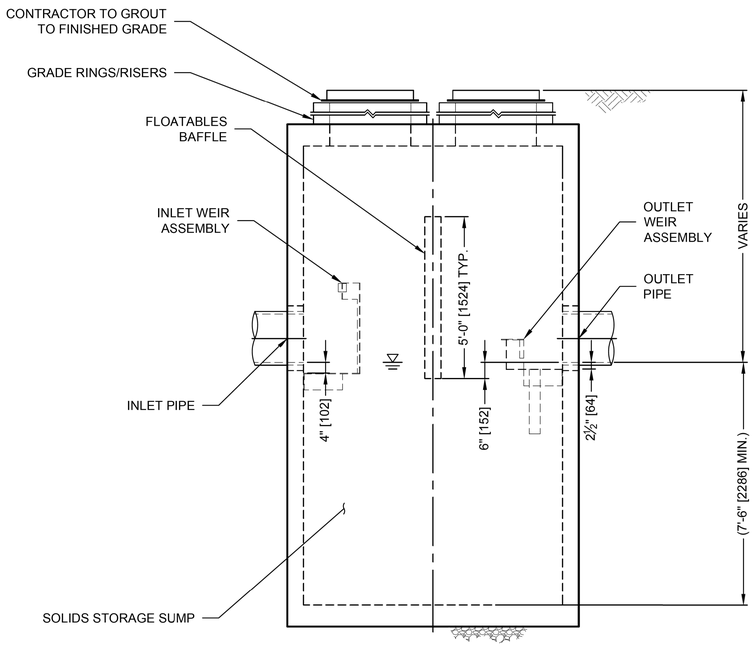
(N) PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE, TO OUTLET FLOW ELEVATION. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS 611-14.01 CATCH BASINS, TYPE 10, 0'-4" DEPTH THROUGH 611-14.05 CATCH BASINS, TYPE 10, > 16'-20' DEPTH PER EACH. PAYMENT INCLUDES RISER SECTION AND GRATE.

REINFORCING STEEL LEGEND


A500
A501
A502
A503
A504
A505
A506
48"
50"
34"
VARIABLE
11"
10"
12"
4'-9⅝"
4'-9"
4'-5⅝"
4'-5"
4'-1⅝"
4'-1"
3'-9⅝"
3'-9"
45°
45°
L700
A503
A504
A505
A506
A501
A502
A503
A504
A505
A506
A500
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A506
A500



PLAN VIEW
TOP SLAB NOT SHOWN

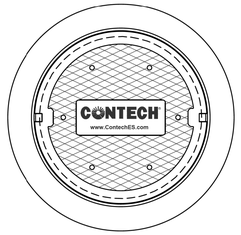


SECTION A-A

SciCloneX™
FOR PATENT INFORMATION, GO TO www.ContechES.com/IP

SCICLONEX DESIGN NOTES

THE STANDARD SCX-08 CONFIGURATION IS SHOWN.
SEE SHEET C6 FOR SPECIFICS.



FRAME AND COVER
(MAY VARY)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. SCICLONEX WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. SCICLONEX STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. SCICLONEX STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE SCICLONEX MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SCX-08
SCICLONEX
STANDARD DETAIL

D3/1 WATER QUALITY UNIT
N.T.S.

REQUIRED TREATMENT FLOWS:
Q (WQ) = 3.20 CFS
Q (100 YR) = 27.65

I:\COMMONCAD\TREATMENT\24 SCICLONEX\40 STANDARD DRAWINGS\IN PROCESS\SCX-08-DTL.DWG 4/25/2023 12:12 PM

REVISIONS

NO.	DATE	DESCRIPTION

SITE DETAILS
CHRISTIANA WAY APARTMENTS
102 CHANEY BLVD.
LAVERGNE, TENNESSEE
M.P.C. # 2024-008.00
TAX MAP 078H, B PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS REGISTERED ENGINEER No. 105681 STATE OF TENNESSEE 9/26/24

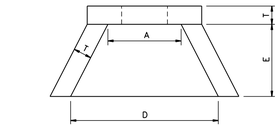
W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4538 Annalee Way
Knoxville, TENNESSEE 37921
P.O. Box 15505 (37901)
E-Mail: wscottwil@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, AL 36803-2767
OFFICE: 334-745-0052
Fax. 334-749-0627

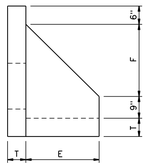
ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
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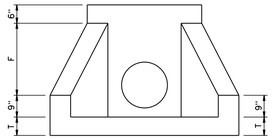
JOB NO. 1616



TOP VIEW



SIDE VIEW



FRONT VIEW

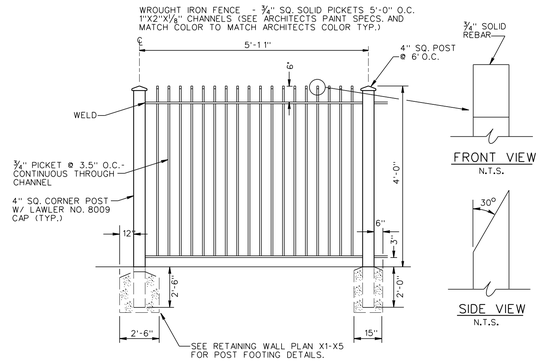
CONCRETE: 4000 PSI AT 28 DAYS REINFORCED WITH NO. 4 BARS 10" C/C EACH WAY WITH WINGS AND TOE SLAB DOWELLED TO HEADWALL WITH NO. 5 BARS.

¾" CHAMFER ON ALL EXPOSED EDGES.

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

D4/1 CONCRETE HEADWALL
N.T.S.



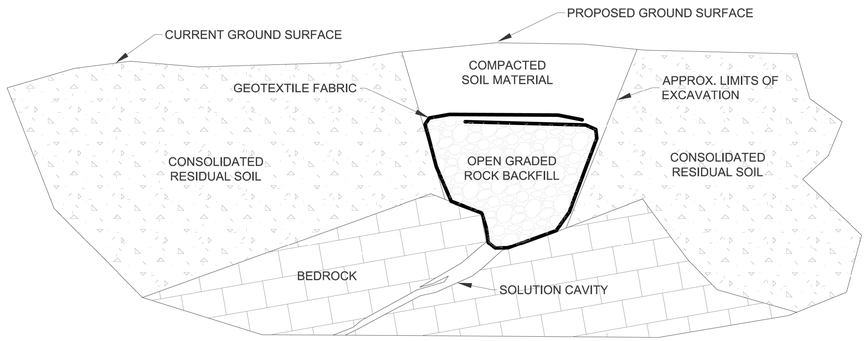
SUBMIT SHOP DRAWINGS OF FENCE FABRICATION.

STEEL TO BE A36, CHANNELS A36, TUBING A500 GRADE B ALUMINUM OF SAME STRENGTH MAY BE USED WITH OWNER APPROVAL.

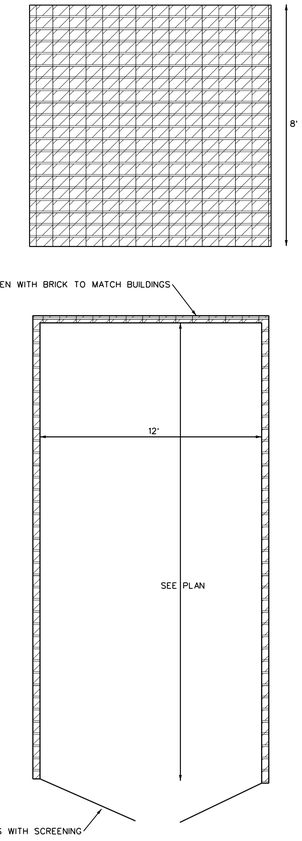
D4/3 WROUGHT IRON/ ALUMINUM FENCE DETAIL
N.T.S.

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.
7. See sheet C3 for all compaction notes for subgrade under paving/unpaved areas. The geotechnical report shall supercede the above guidelines, if different.



D4/2 SINKHOLE REPAIR
N.T.S.



D4/4 TRASH COMPACTOR SCREEN WALL AND GATE
N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/21/24	CITY COMM.

SITE DETAILS

CHRISTIANA WAY APARTMENTS
102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 078 PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS REGISTERED ENGINEER Scott Williams 10/21/24 NUMBER No. 105681 STATE OF TENNESSEE

W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING
CIVIL ENGINEERING
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4530 Annalee Way
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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 WATER LINES AND TO BE PRIVATE AND MAINTAINED BY THE OWNER.

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.

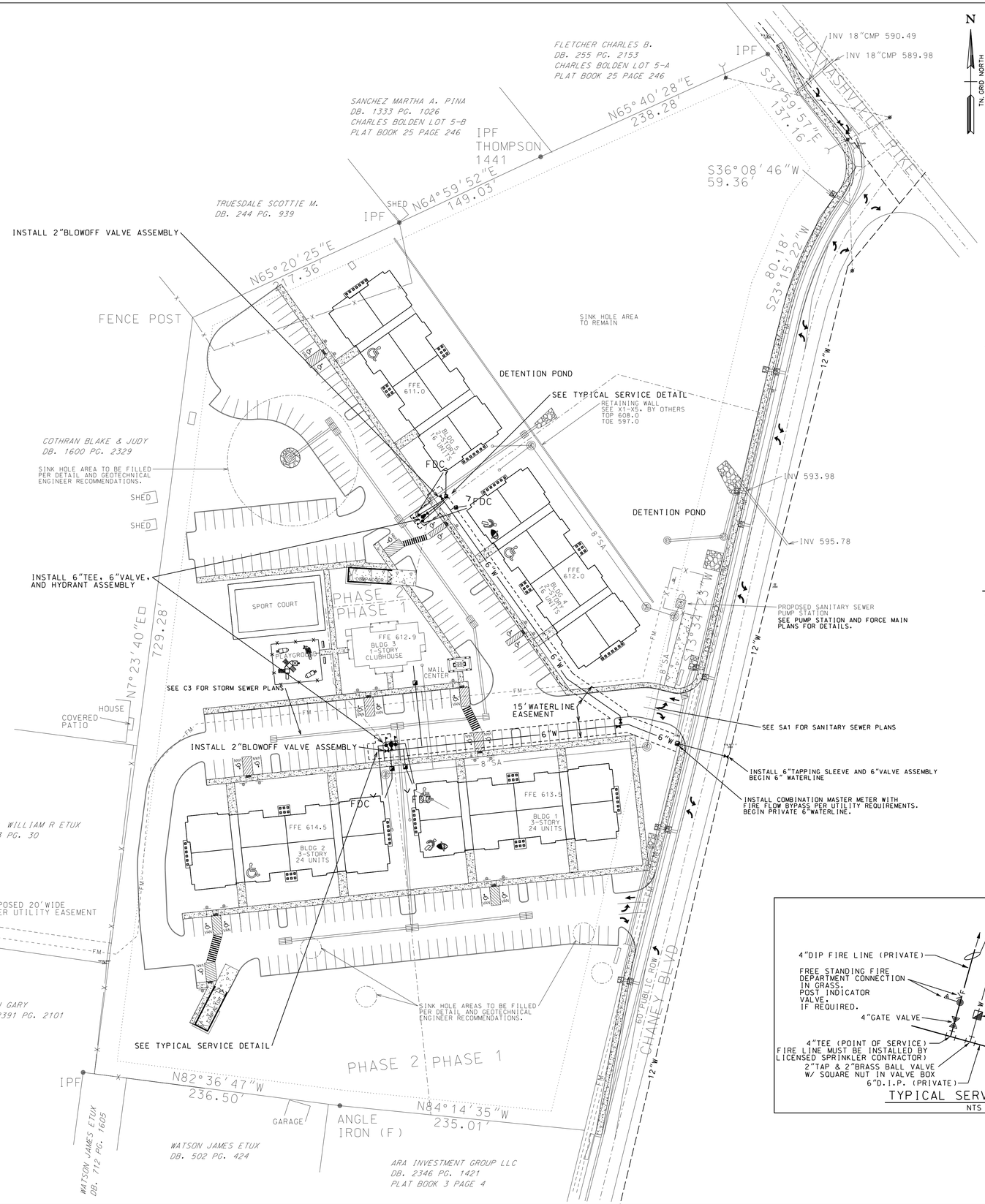
CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION BY CALLING 1-800-351-1111.

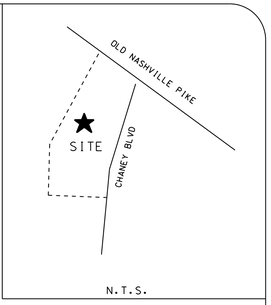
ALL WATER AND SEWER CROSSINGS TO HAVE MINIMUM 18"VERTICAL SEPARATION (WATER IS ON TOP). IF PIPES RUN PARALLEL, A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED.

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

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	10/21/24	CITY COMM.

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. 105681 STATE OF TENNESSEE 10/21/24

W. SCOTT WILLIAMS & ASSOCIATES
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OPELIKA, ALABAMA 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. ALL SEWER LINES AND PUMP STATION TO BE PRIVATE AND MAINTAINED BY THE OWNER.

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.

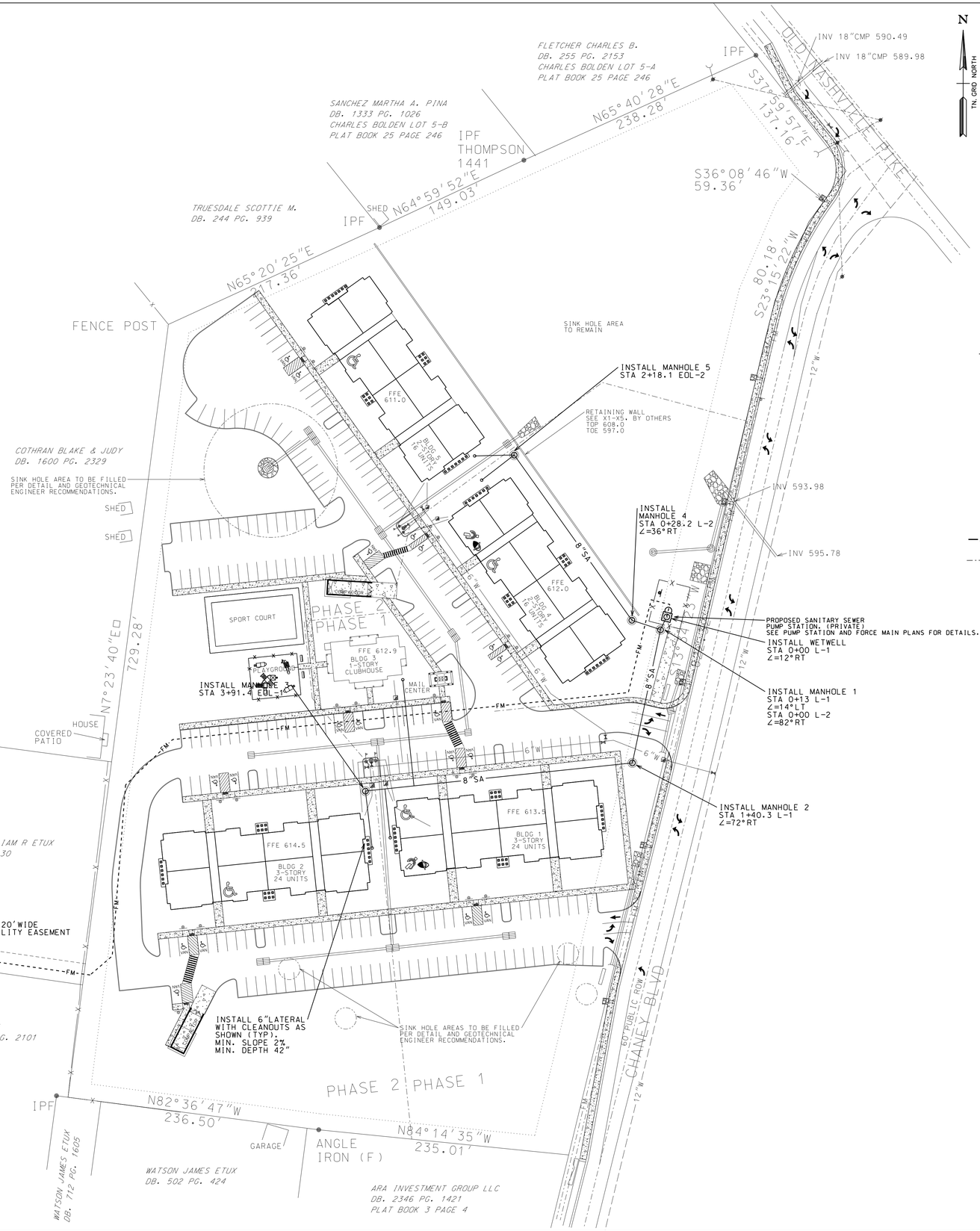
TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO ABIDE BY ALL OSHA. FEDERAL, STATE, AND LOCAL SAFETY RULES. REQUIREMENTS FOR TRENCH AND BACKFILL OPERATIONS MUST MEET OR EXCEED OSHA STANDARDS.

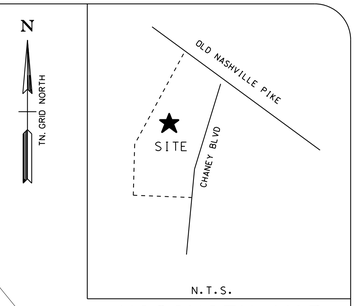
ALL 8" SEWER PIPE TO BE PVC SDR35 UNLESS OTHERWISE NOTED.

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
1	10/21/24	CITY COMM.

SANITARY SEWER PLAN AND PROFILE

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
10/21/24

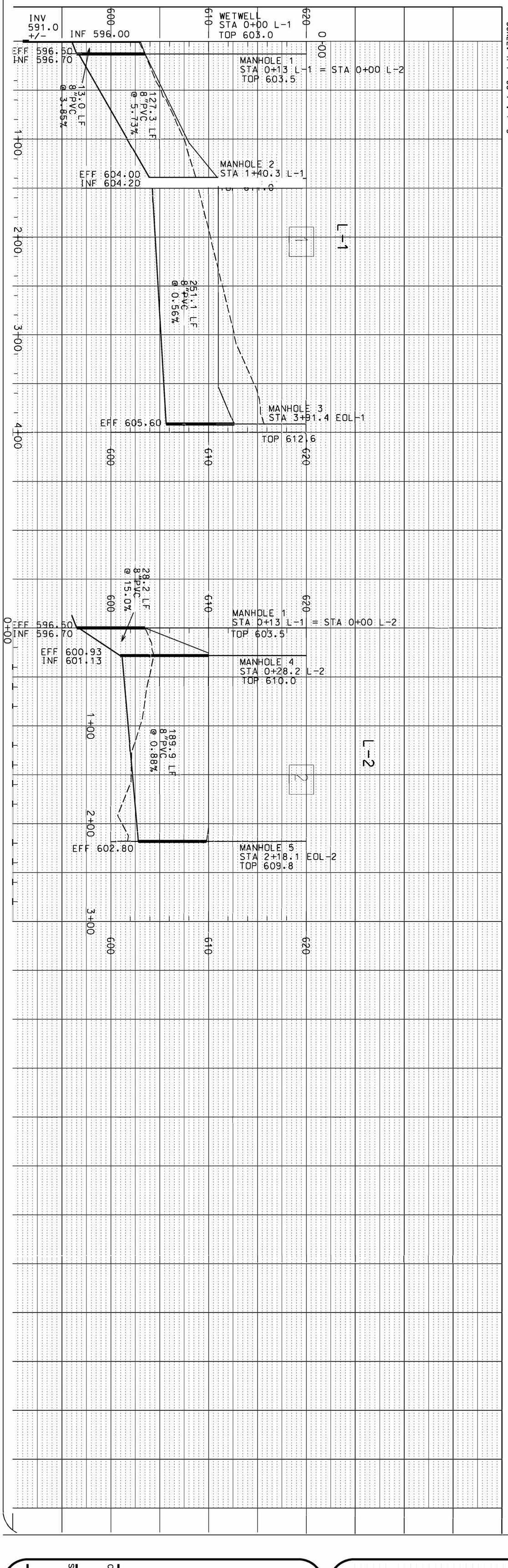
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ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
SA1

JOB NO. 1616



NOT FOR CONSTRUCTION

JOB NO. 1616

SHEET NO. SA1

ORIGINAL ISSUE: SEP. 26, 2024

CLIENT:

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CONSULTING
CIVIL ENGINEERING
LAND SURVEYING

WILLIAM SCOTT WILLIAMS
REGISTERED
No. 105687
STATE OF TENNESSEE

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

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:

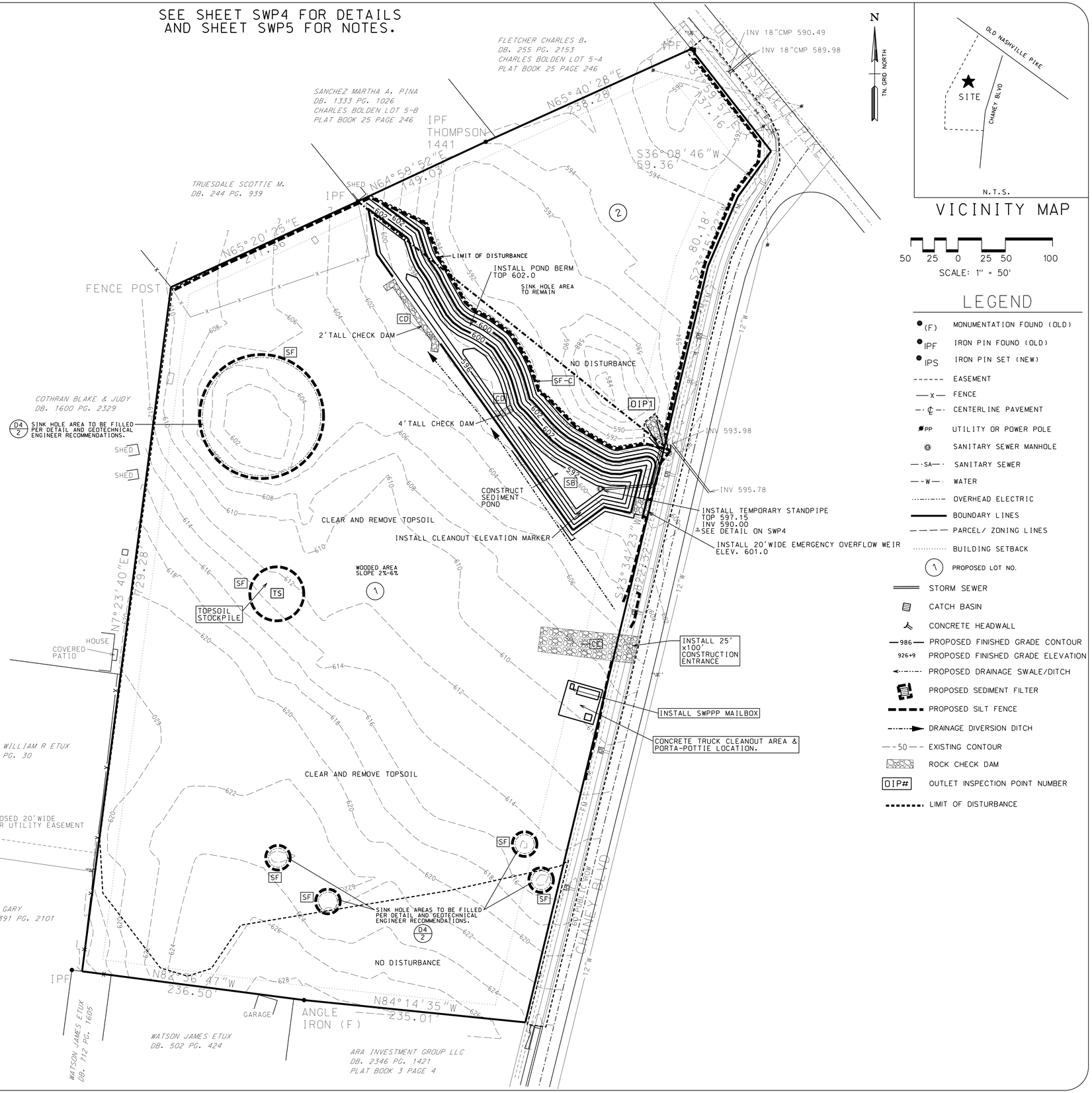
1. Unless otherwise indicated in the construction documents, the Contractor will be responsible for all jobsite survey control and layout and will survey the limits of clearing and mark this boundary with flagging tape.
2. All erosion prevention and sediment control best management practices identified 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



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 P. 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
4530 Annalee Way
Knoxville, TENNESSEE 37921
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OPELIKA, ALABAMA 36803-2767
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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:

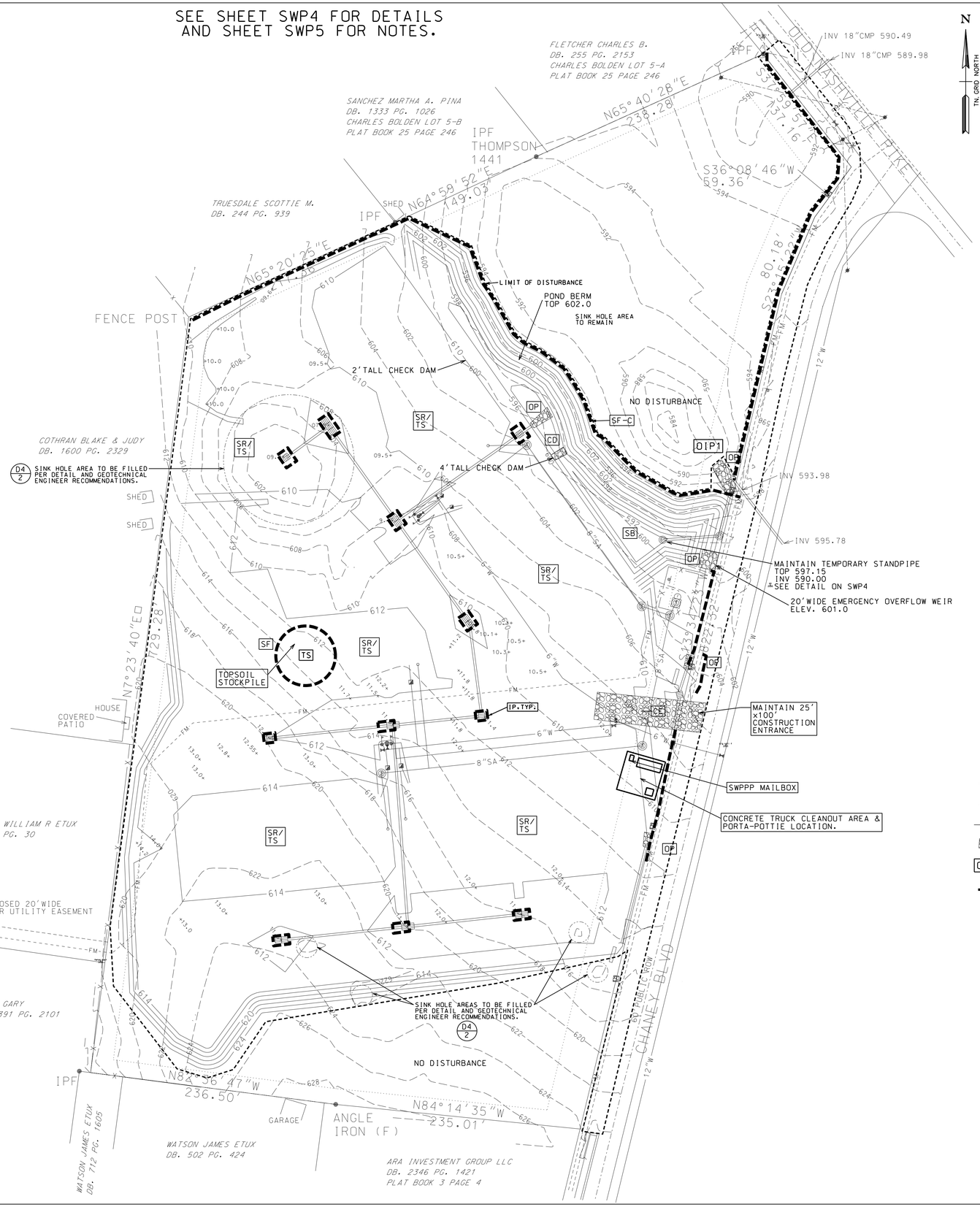
7. Begin mass grading. Installation of temporary measures not shown in the plans may be required depending on the timing and method of construction.
8. Seeding and mulching or other stabilization measure as identified on the erosion control plan will occur after final grade is achieved at the ditches 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.

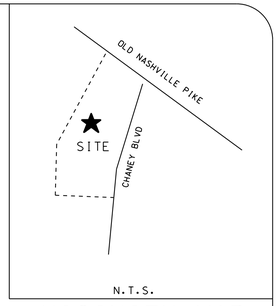
DEWATERING DEVICE NOTE:

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
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- PROPOSED DRAINAGE SWALE/DITCH
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- 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, P. 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
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Fax 334-749-0627

ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
SWP2

JOB NO. 1616

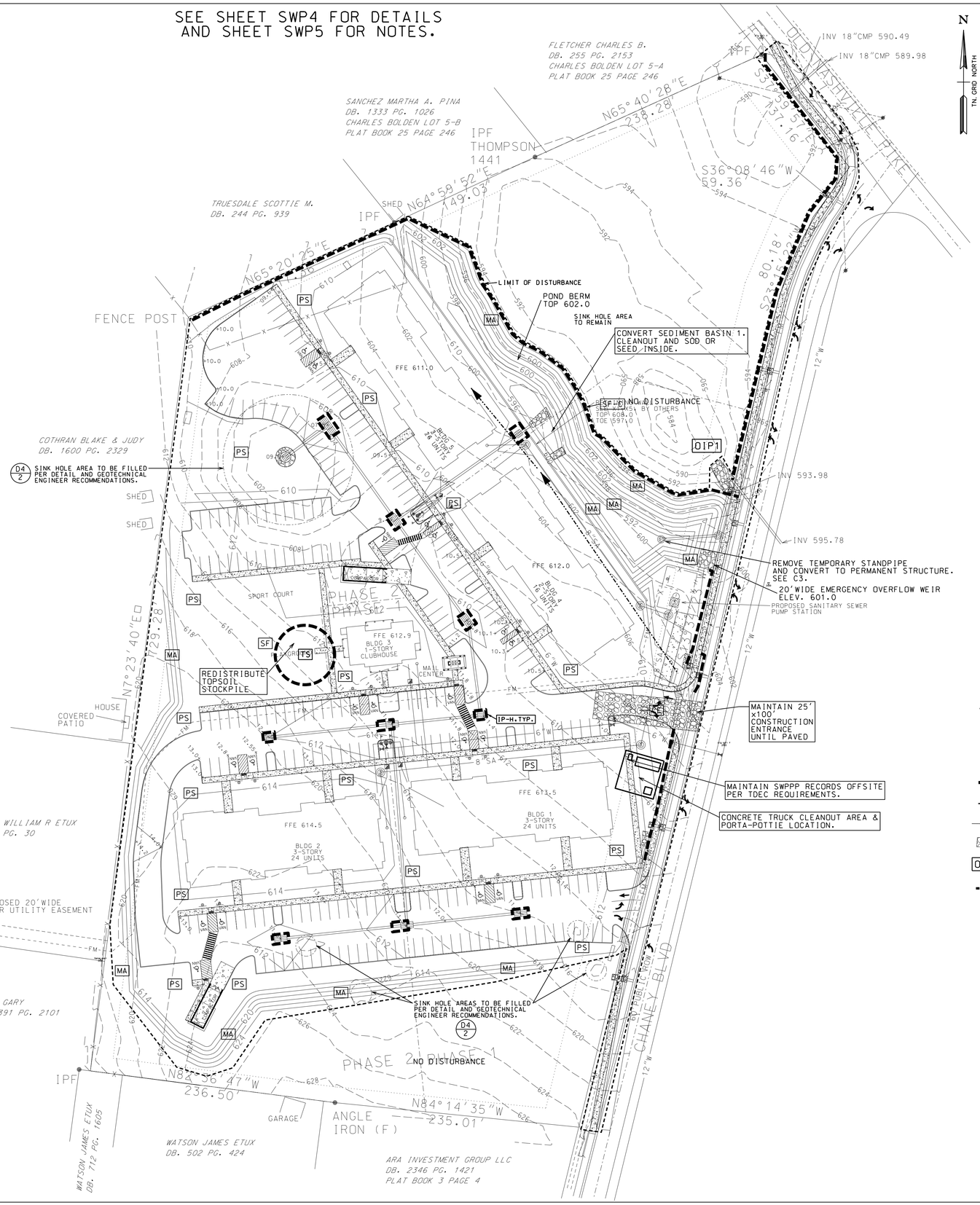
SEE SHEET SWP4 FOR DETAILS
AND SHEET SWP5 FOR NOTES.

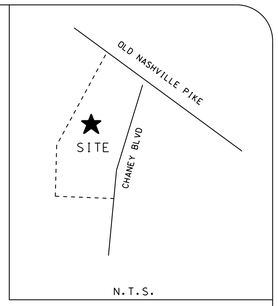
SITE DATA CHART:

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
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- SANITARY SEWER MANHOLE
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- 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 P. B PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

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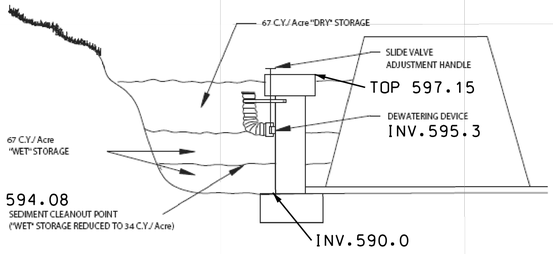
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ORIGINAL ISSUE:
SEP. 26, 2024

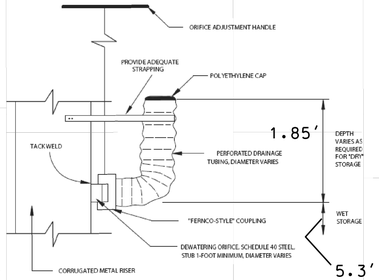
SHEET NO.
SWP3

JOB NO. 1616

Minimum Storage Volume and Sediment Cleanout Point



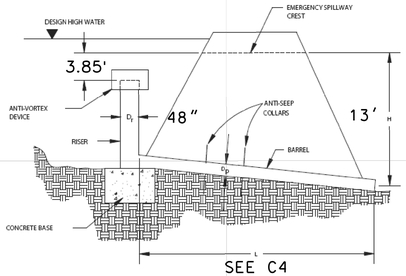
Recommended Dewatering System for Sediment Basins



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

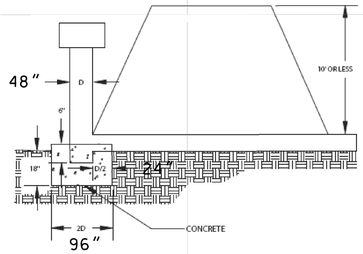


H = HEAD ON PIPE THROUGH EMBANKMENT
h = HEAD OVER RISER CREST
L = LENGTH OF PIPE THROUGH EMBANKMENT
D_p = DIAMETER OF PIPE THROUGH EMBANKMENT
D_R = DIAMETER OF RISER

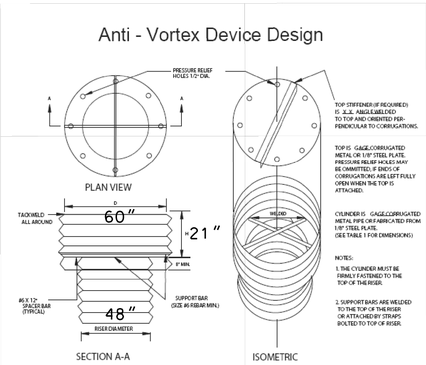
SB

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 TERMLY 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

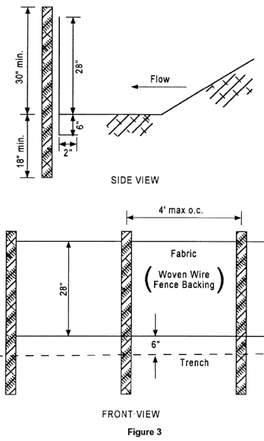
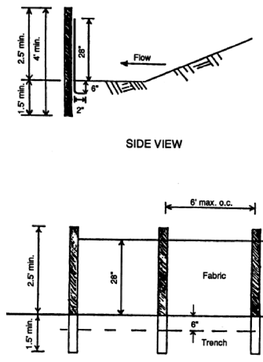


Figure 3

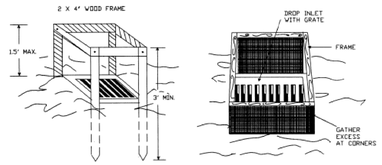
SF-C

Silt Fence – Type A

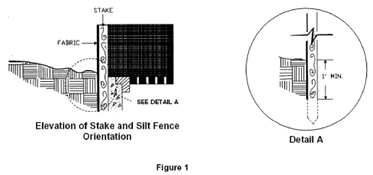


SF

Silt Fence Inlet Protection – IP-SF



Perspective Views



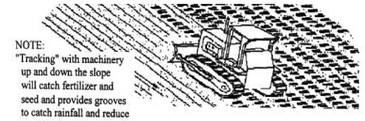
Elevation of Stake and Silt Fence Orientation

Detail A

Figure 1

Source: NC SCC

IP

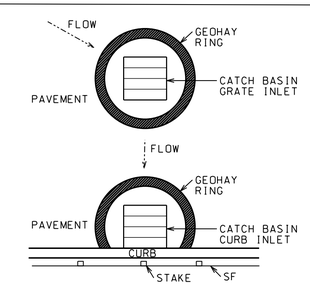


NOTE: "Tracking" with machinery up and down the slope will catch fertilizer and seed and provides grooves to catch rainfall and reduce runoff.

SR

SEE SWPPP BOOK APPENDIX D FOR ALL SEEDING RECOMMENDATIONS

PS/TS



FOR USE WITH CATCH BASIN INLETS AFTER PAVEMENT IS INSTALLED

IP - H

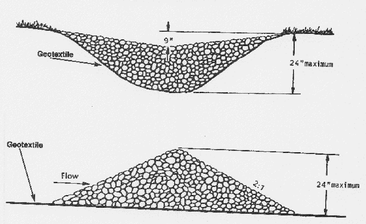
Spacing Between Check Dams

L = The distance such that points A and B are of equal elevation



Figure 1

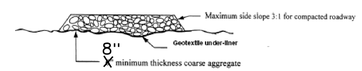
Height Of Check Dams



Source: GA SWCCC

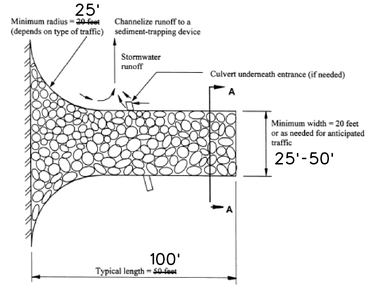
CD

Construction Exit



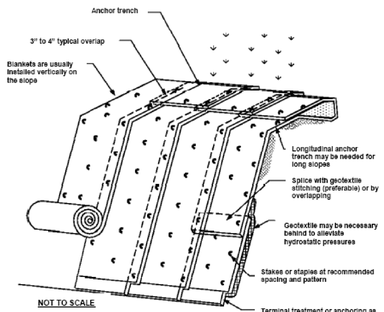
SECTION A-A

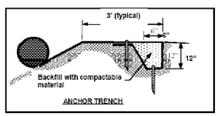
STONE SIZE ASTM-D448 ($3\frac{1}{2}$" DIAMETER)



CE

Erosion Control Blanket - Slope Installation

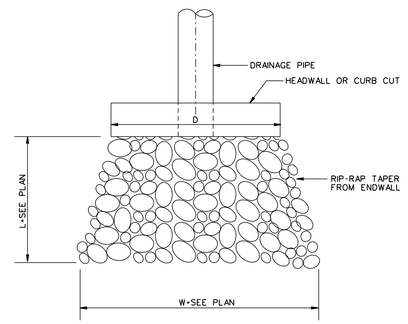




NOTES:
1. Stitching blanket seams is preferable to overlapping blanket seams.
2. Staking or stapling layout shall conform to manufacturer's recommendations for slope and grade.

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

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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

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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
TAX MAP 018, P B 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
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Knoxville, TENNESSEE 37921
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CLIENT:
NHC, LLC
PO DRAWER 2767
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ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
SWP5

JOB NO. 1616

1. GENERAL

A. THE PLANS ARE SPECIFIC TO THE PROJECT AND SHALL NOT BE DUPLICATED OR PROVIDED TO OTHER PROJECT TEAMS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER (BLUEROCK ENGINEERING AND TESTING, LLC). ANY AND ALL PARTIES ACCEPTING THESE DOCUMENTS ARE UNDERSTOOD TO AGREE WITH THESE CONDITIONS. IF THE ENGINEER DETERMINES THESE CONDITIONS HAVE BEEN VIOLATED, THE PLANS SHALL BE COME VOID.
B. THE USE OF MATERIALS OTHER THAN THOSE LISTED BELOW SHALL NOT BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER (BLUEROCK ENGINEERING AND TESTING, LLC)
C. ALL LOADING CONDITIONS (SLOPES ABOVE AND/OR BELOW THE WALL, STRUCTURES, PARKING AREAS, SIDEWALKS, ETC), DESIGN ELEVATIONS, PROPOSED GRADES, AND OTHER DIMENSIONS SHOWN IN THESE PLANS SHALL BE VERIFIED BY THE WALL CONTRACTOR, GENERAL CONTRACTOR, AND CONSTRUCTION INSPECTOR PRIOR TO BEGINNING CONSTRUCTION. THE ENGINEER SHALL BE CONTACTED TO DETERMINE IF DESIGN MODIFICATIONS ARE REQUIRED.
D. THE PROJECT TEAM SHALL BE LIABLE FOR ALL SITE SAFETY REQUIREMENTS INCLUDING TEMPORARY SHORING, VEHICULAR AND PEDESTRIAN GUARDRAILS, FENCING, CONSTRUCTION EXCAVATIONS, AND BUILDING CODES. UNDER NO CIRCUMSTANCES SHALL THE ENGINEER BE LIABLE FOR CONSTRUCTION SITE SAFETY.
E. ANY REQUIRED EXCAVATIONS WITHIN THE VICINITY OF THE WALL AND/OR REINFORCEMENT ZONE (IF APPLICABLE) SHALL BE PERFORMED WITH CARE SUCH TO NOT DAMAGE THE WALL SYSTEM AT ANY TIME DURING OR AFTER CONSTRUCTION.
F. THE INSTALLATION OF UTILITIES WITHIN THE REINFORCEMENT ZONE SHALL BE PERFORMED CONCURRENTLY WITH WALL CONSTRUCTION. THE INSTALLATION OF UTILITIES WITHIN THE REINFORCEMENT ZONE AFTER THE COMPLETION OF THE WALL SHALL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL AND INSTRUCTIONS FROM THE ENGINEER.
G. TOTAL AND DIFFERENTIAL SETTLEMENT OF ALL STRUCTURES ABOVE THE WALL SHALL BE EVALUATED AND ADDRESSED BY THE PROJECT GEOTECHNICAL ENGINEER OF RECORD.
H. CONSTRUCTION OF THE RETAINING WALL SHALL BE PERFORMED PER THE BLOCK MANUFACTURER REQUIREMENTS AND THESE PLANS.

2. PROVIDED INFORMATION, LOADING CONDITIONS, STANDARDS, GEOTECHNICAL PARAMETERS

A. PROVIDED DRAWINGS: AUTOCAD FILE TITLED "christiana grading 10102024.dwg" BY W. SCOTT WILLIAMS & ASSOCIATES.
*NOTE: THE ENGINEER IS NOT LIABLE FOR INACCURACIES ASSOCIATED WITH THE BASE FILE OR REVISIONS WHICH WERE NOT PROVIDED.
B. GEOTECHNICAL INFORMATION: NOT PROVIDED (DESIGN PARAMETERS SELECTED BASED ON ENGINEER EXPERIENCE IN THE GEOLOGIC AREA)
C. DESIGN STANDARDS: NCMA
IBC 2018
D. SLOPES AND LOADING: THE WALL WAS DESIGNED WITH A FLAT BACKSLOPE, 2H:1V OR FLATTER TOE SLOPE, A 2500 PSF DEAD LOAD SURCHARGE AND A 50 PSF LIVE LOAD SURCHARGE.
ANY DISCREPANCIES BETWEEN THESE CONDITIONS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER WHO WILL DETERMINE IF DESIGN MODIFICATIONS ARE REQUIRED.
E. SOIL PROPERTIES:

MATERIAL	EFFECTIVE FRICTION ANGLE	UNIT WEIGHT	COHESION	LOCATION
REINFORCED (NO. 57 STONE)	40 DEGREES	105 PCF	0 PSF	EACH WALL
RETAINED (ONSITE SOILS)	27 DEGREES	120 PCF	0 PSF	EACH WALL
FOUNDATION (ONSITE SOILS)	27 DEGREES	120 PCF	100 PSF	EACH WALL

F. BEARING PRESSURE: SEE PROFILES (ALLOWABLE BEARING CAPACITY OF FOUNDATIONS SHALL BE CONFIRMED BY THE THIRD-PARTY TESTING FIRM PRIOR TO LEVELING PAD INSTALLATION)
G. GEOGRID COVERAGE PERCENTAGE: 100
H. FACTORS OF SAFETY: EXTERNAL STABILITY - SLIDING = 1.50, OVERTURNING = 2.00, BEARING = 3.00
INTERNAL STABILITY - SLIDING = 1.50, GEOGRID STRENGTH = 1.50, GEOGRID PULLOUT = 1.50, CREST TOPPLING = 1.50
GLOBAL STABILITY - 1.30
I. MATERIALS: BLOCK - ANCHOR DIAMOND PRO OR APPROVED EQUAL
GEOGRID - GEOSTAR HP200 OR APPROVED EQUAL (SEE PROFILES FOR LOCATIONS)
NON-WOVEN GEOTEXTILE - 8 OZ MIN.

3. CONSTRUCTION

A. LEVELING PAD CONSTRUCTION

1. THE LEVELING PAD SHALL BE CONSTRUCTED OF DENSE-GRADED AGGREGATE OR UNREINFORCED CONCRETE PER THE DETAILS AND ELEVATIONS WITHIN THESE PLANS. THE LEVELING PAD SHALL EXTEND 6 INCHES MIN. IN FRONT OF AND BEHIND THE WALL UNITS AND SHALL HAVE A THICKNESS OF 6 INCHES MIN. DENSE-GRADED LEVELING PAD MATERIALS SHALL BE COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698. THE LEVELING PAD MATERIAL SHALL BE PLACED IN A MANNER WHICH PROVIDES A HARD, LEVEL SURFACE FOR THE INITIAL COURSE OF WALL UNITS.

B. DRAINAGE PROVISIONS

1. DRAINAGE PROVISIONS SHALL INCLUDE A 4-INCH DIAMETER PERFORATED ADS OR PVC PIPE, OPEN-GRADED DRAINAGE STONE, AND NON-WOVEN GEOTEXTILE FABRIC.
2. THE DRAIN PIPE SHALL BE INSTALLED IMMEDIATELY BEHIND THE FACING UNITS JUST ABOVE THE PROPOSED GRADE ALONG THE FACE OF THE WALL WITH OUTLETS THROUGH THE WALL FACE AT 20 FEET ON-CENTER OR AS SHOWN IN THESE PLANS. THE ENDS OF THE DRAIN PIPE SHALL DAYLIGHT AT EACH OF THE WALL. THE DRAIN OUTLETS SHALL SLOPE 1 PERCENT MINIMUM TOWARD THE FACE OF THE WALL.
3. DENSE-GRADED AGGREGATE SHALL BE PLACED IMMEDIATELY BEHIND ALL UNITS WHICH ARE BENEATH THE DRAIN PIPE. THE DENSE-GRADED AGGREGATE SHALL BE COMPACTED TO 95 PERCENT OF THE STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698.
4. OPEN-GRADED DRAINAGE STONE SHALL BE PLACED IMMEDIATELY BEHIND ALL UNITS WHICH ARE ABOVE THE PROPOSED GRADE AT THE FACE OF THE WALL. THE DRAINAGE STONE MATERIALS SHALL BE WRAPPED IN NON-WOVEN GEOTEXTILE FABRIC AS SHOWN IN THESE PLANS.
5. WHERE VERTICAL SEAMS ARE REQUIRED IN THE GEOTEXTILE FABRIC, A MINIMUM OVERLAP OF 24 INCHES SHALL BE PROVIDED. WHERE HORIZONTAL SEAMS ARE REQUIRED IN THE GEOTEXTILE FABRIC, THE LAYERS SHALL BE SHINGLE-LAPPED A MINIMUM OF 24 INCHES.
6. THE WALL CONTRACTOR SHALL BE LIABLE FOR INSURING POSITIVE DRAINAGE AWAY FROM THE WALL FACE AT THE END OF EACH WORK DAY.

C. MODULAR UNIT INSTALLATION

1. THE FIRST COURSE OF FACING UNITS SHALL BE INSTALLED ON THE LEVELING PAD AND MEASURES SHALL BE TAKEN TO INSURE PROPER CONTACT WITH THE LEVELING PAD. THE UNITS SHALL BE PLACED SIDE BY SIDE WITHOUT GAPS BETWEEN THE UNITS AND THE FINISHED FACE OUTWARD.
2. ALL ROWS OF FACING UNITS SHALL BE INSTALLED TO THE PROPER ALIGNMENT, LEVEL, AND PLUMB IN ACCORDANCE WITH THESE PLANS AND THE MANUFACTURER RECOMMENDATIONS.
3. THE CAP UNITS SHALL BE SECURED TO THE TOP ROW OF FACING UNITS WITH CONSTRUCTION ADHESIVE CONFORMING TO ASTM 2339 AND THE MANUFACTURER RECOMMENDATIONS.

D. BACKFILL PLACEMENT

1. THE REINFORCED BACKFILL MATERIAL SHALL BE OF THE TYPE AND MATERIAL PARAMETERS SHOWN IN THESE PLANS. ALTERNATE BACKFILL MATERIALS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO PLACEMENT.
2. BACKFILL PLACEMENT SHALL BE PERFORMED WITH CARE SUCH THAT WALL UNIT DISPLACEMENT DOES NOT OCCUR AND THE GEOGRID REINFORCEMENT REMAINS TAUT AND UNDAMAGED.
3. THE MAXIMUM LIFT THICKNESS FOR BACKFILL MATERIALS SHALL BE AS NOTED BELOW. MODIFICATION OF THE LIFT THICKNESS MAY BE REQUIRED TO ACHIEVE ADEQUATE COMPACTION.
   - 6 INCHES WHERE LIGHTWEIGHT COMPACTION EQUIPMENT IS USED.
   - 8 INCHES WHERE HEAVY COMPACTION EQUIPMENT IS USED.
4. ALL DENSE-GRADED BACKFILL SHALL BE COMPACTED TO 95 PERCENT OF THE STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698.
5. ALL OPEN-GRADED BACKFILL MATERIALS SHALL BE COMPACTED UNTIL NO VERTICAL DISPLACEMENT OF THE MATERIAL IS OBSERVED. THIS MAY BE PERFORMED BY MAKING A MINIMUM OF 4 PASSES OVER THE AREA USING A VIBRATORY PLATE COMPACTOR OR BY DROPPING THE MATERIAL FROM A HEIGHT OF NO LESS THAN 6 FEET.
6. LIGHTWEIGHT COMPACTION EQUIPMENT MUST BE USED WITHIN 3 FEET OF THE BACK FACE OF THE WALL UNITS. HEAVY COMPACTION EQUIPMENT MAY BE UTILIZED IN THE REMAINDER OF THE REINFORCED ZONE PROVIDED THE EQUIPMENT HAS A MAXIMUM WEIGHT OF 16,000 LBS.
7. THE OPERATION OF EQUIPMENT DIRECTLY ON THE GEOGRID SHALL NOT BE PERMITTED. 6 INCHES (MINIMUM) OF REINFORCED FILL SHALL BE PLACED ON THE GEOGRID BEFORE OPERATION OF EQUIPMENT SHALL BE PERMITTED. OPERATION OF TRACKED EQUIPMENT SHALL NOT CAUSE DAMAGE TO THE GEOGRID REINFORCEMENT.
8. BACKFILL MATERIAL SHALL BE PLACED AS SOON AS PRACTICAL; HOWEVER, NO MORE THAN 5 COURSES OF WALL UNITS SHALL BE PLACED ABOVE FINISHED GRADE AT THE FACE OF THE WALL PRIOR TO THE PLACEMENT OF BACKFILL IN FRONT OF (IF APPLICABLE) AND/OR BEHIND THE WALL. THE BACKFILL HEIGHT SHALL BE THE FINISHED GRADE ELEVATION MINUS THE ESTIMATED TOPSOIL DEPTH.

E. GEOGRID REINFORCEMENT PLACEMENT (IF APPLICABLE)

1. ALL GEOGRID REINFORCEMENT SHALL BE PLACED WITH THE STRENGTH DIRECTION PERPENDICULAR TO THE WALL AND PER THE MANUFACTURER RECOMMENDATIONS. EACH SECTION OF GEOGRID SHALL CONSIST OF A CONTINUOUS PIECE OF GEOGRID AND SHALL PROVIDE THE COVERAGE PERCENTAGE SPECIFIED IN THESE PLANS. SPLICING OF GEOGRID SHALL NOT BE PERMITTED.
2. GEOGRID REINFORCEMENT FOR CORNERS AND CURVES SHALL BE PLACED IN ACCORDANCE WITH THE CONSTRUCTION DETAILS IN THESE PLANS AND THE MANUFACTURER RECOMMENDATIONS.
3. WHERE OVERLAP OF GEOGRID OCCURS (CORNERS AND CURVES), A MINIMUM OF 3 INCHES OF REINFORCED FILL SHALL BE PLACED BETWEEN THE GEOGRID LAYERS.
4. GEOGRID SHALL BE ANCHORED TO THE WALL FACE IN ACCORDANCE WITH THE BLOCK AND GEOGRID MANUFACTURER RECOMMENDATIONS SHALL BE PULLED TAUT AND WITHOUT WRINKLES FOR THE ENTIRE LENGTH OF THE GEOGRID. PINNING OR STAKING OF THE GEOGRID TAIL MAY BE REQUIRED.

F. AS-BUILT TOLERANCES

1. THE VERTICAL ALIGNMENT OF THE WALL SHALL NOT EXCEED 1.25 INCHES OVER ANY 10-FOOT DISTANCE.
2. THE HORIZONTAL HORIZONTAL ALIGNMENT OF THE WALL SHALL NOT EXCEED 1.50 INCHES OVER ANY 10-FOOT DISTANCE. CORNERS, BENDS, CURVES SHALL BE WITHIN 1 FOOT OF THE PLAN ALIGNMENT.
3. THERE SHALL NOT BE ANY GAPS BETWEEN ADJACENT UNITS GREATER THAN 1/8 INCH.
4. THE CONSTRUCTED WALL BATTER SHALL BE WITHIN 2 DEGREES OF THE DESIGN BATTER.

G. REQUIRED INSPECTIONS

1. SPECIAL INSPECTIONS ARE REQUIRED BASED ON IBC SECTION 1704.5.
2. THE SPECIAL INSPECTOR SHALL VERIFY THE FOLLOWING AT A MINIMUM; HOWEVER, THE TESTING FIRM MAY REQUIRE ADDITIONAL TESTING FOR CERTIFICATION:

- UNIT TYPE AND STRENGTH:	1X PER WALL
- FOUNDATION SUBGRADE:	1X PER WALL SECTION (PRIOR TO LEVELING PAD INSTALLATION)
- LEVELING PAD:	1X PER WALL SECTION (PRIOR TO UNIT PLACEMENT)
- UNIT PLACEMENT (ALIGNMENT, SIZE, BATTER):	DAILY
- GEOSYNTHETIC REINFORCEMENT (TYPE AND ORIENTATION):	DAILY (PRIOR TO REINFORCED FILL PLACEMENT)
- INITIAL REINFORCED FILL GRADATION:	1X PER REINFORCED FILL TYPE
- BACKFILL PLACEMENT AND COMPACTION:	1X PER EVERY 50 CY OF MATERIAL PLACED
- DRAINAGE PROVISIONS:	DAILY UNTIL ALL DRAINAGE PROVISIONS ARE INSTALLED
- SUBSEQUENT REINFORCED FILL GRADATION:	1X PER WALL WITH A MINIMUM OF 1X PER WEEK OR AT EVERY APPARENT MATERIAL CHANGE, WHICHEVER IS MORE STRINGENT

3. THE ABOVE MINIMUM REQUIREMENTS SHALL BE HOLD POINTS FOR CONSTRUCTION. IF DISCREPANCIES ARE OBSERVED, WALL CONSTRUCTION SHALL CEASE UNTIL THE DISCREPANCY HAS BEEN ADDRESSED AND APPROVED BY THE TESTING FIRM.

BLUEROCK ENGINEERING & TESTING

JACOB E. ERVIN
REGISTERED ENGINEER
No. 124332
STATE OF TENNESSEE
10-14-24

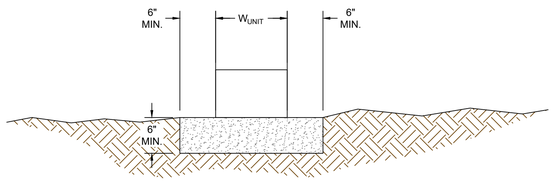
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APPROVED: JEE
DRAWING SCALE: AS SHOWN
ISSUE DATE: October 14, 2024

REVISIONS

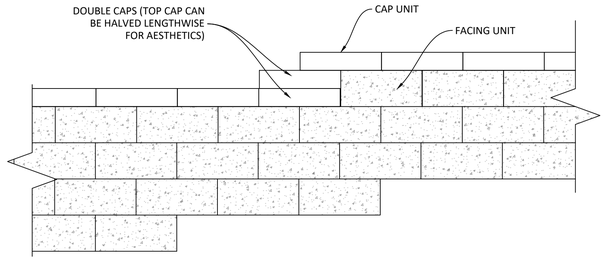
NO.	DESCRIPTION

CHRISTIANA WAY APARTMENTS
LAVERGNE, TENNESSEE

PROJECT NUMBER: D24079
SHEET NUMBER: X-1
SHEET TITLE: RETAINING WALL CONSTRUCTION NOTES

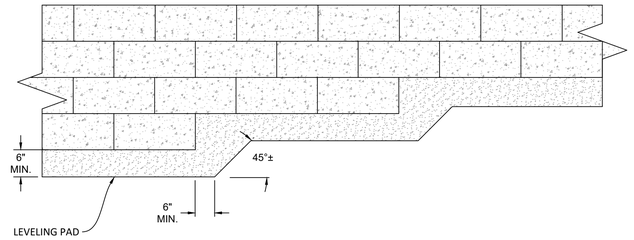


1 TYPICAL LEVELING PAD DIMENSIONS
SCALE: NTS

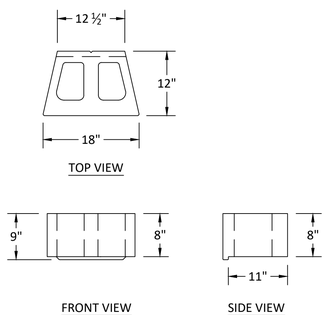


*NOTE: ALL CAPS SHALL BE SECURED WITH CONSTRUCTION ADHESIVE PER THE NOTES ON SHEET X-1

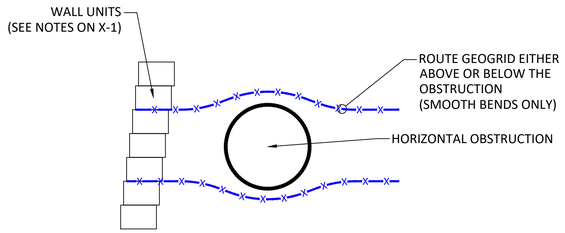
2 TYPICAL TOP OF WALL STEP DETAIL
SCALE: NTS



3 TYPICAL LEVELING PAD STEP DETAIL
SCALE: NTS



4 FACING UNIT DETAIL (ANCHOR DIAMOND PRO)
SCALE: NTS



5 GEOGRID PLACEMENT AROUND PIPE
SCALE: NTS

BLUEROCK ENGINEERING & TESTING

JACOB E. ERVIN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 124322
STATE OF TENNESSEE
10-14-24

DRAWN:	APPROVED:
JEE	JEE

DRAWING SCALE: AS SHOWN

ISSUE DATE: October 14, 2024

REVISIONS

NO.	DESCRIPTION

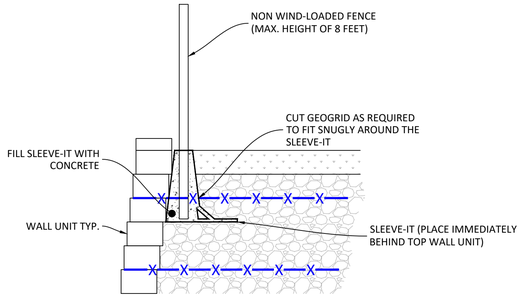
CHRISTIANA WAY APARTMENTS
LAVERGNE, TENNESSEE

PROJECT NUMBER: D24079

SHEET NUMBER: X-2

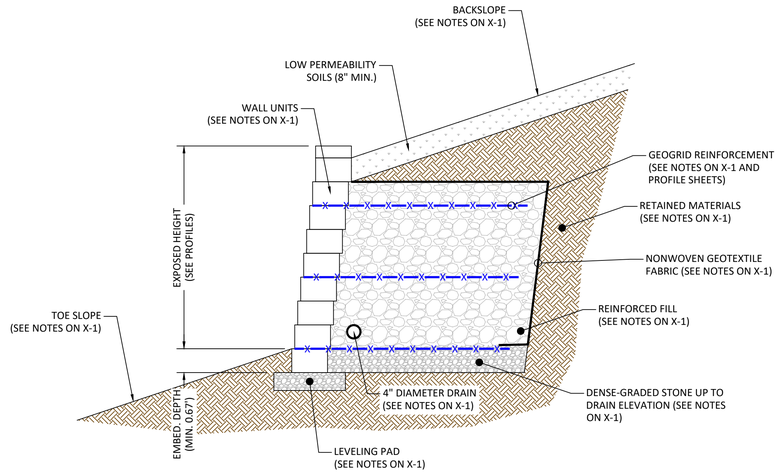
SHEET TITLE: RETAINING WALL CONSTRUCTION DETAILS

NOTE: ANY SWALES ABOVE THE WALL TO BE INSTALLED PER CIVIL DRAWINGS.

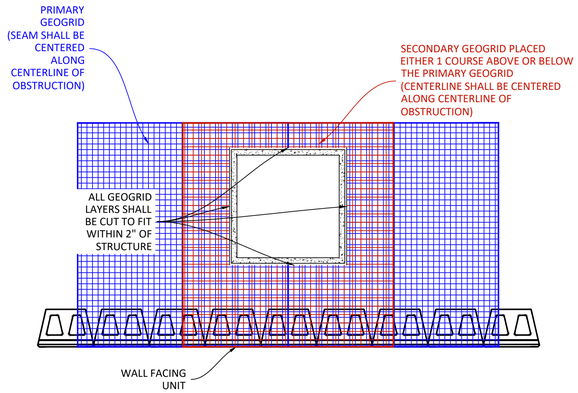


NOTE: POST MUST BE SETBACK FROM WALL A MINIMUM OF 3 FEET IF SLEEVE-IT IS NOT UTILIZED.

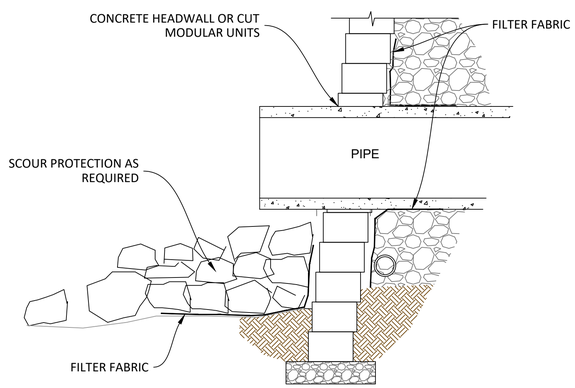
1 FENCE POST INSTALLATION WITHIN 3 FEET OF WALL
SCALE: NTS



2 GENERAL WALL CROSS-SECTION
SCALE: NTS



3 VERTICAL STRUCTURE IN GRID ZONE
SCALE: NTS



4 PIPE THROUGH WALL FACE
SCALE: NTS

BLUEROCK ENGINEERING & TESTING

JACOB E. ERVIN
REGISTERED ENGINEER
No. 124322
STATE OF TENNESSEE
11-04-24

DRAWN: JEE
APPROVED: JEE
DRAWING SCALE: AS SHOWN
ISSUE DATE: October 14, 2024

REVISIONS

NO.	DESCRIPTION

CHRISTIANA WAY APARTMENTS
LAVERGNE, TENNESSEE

PROJECT NUMBER: D24079

SHEET NUMBER: X-3

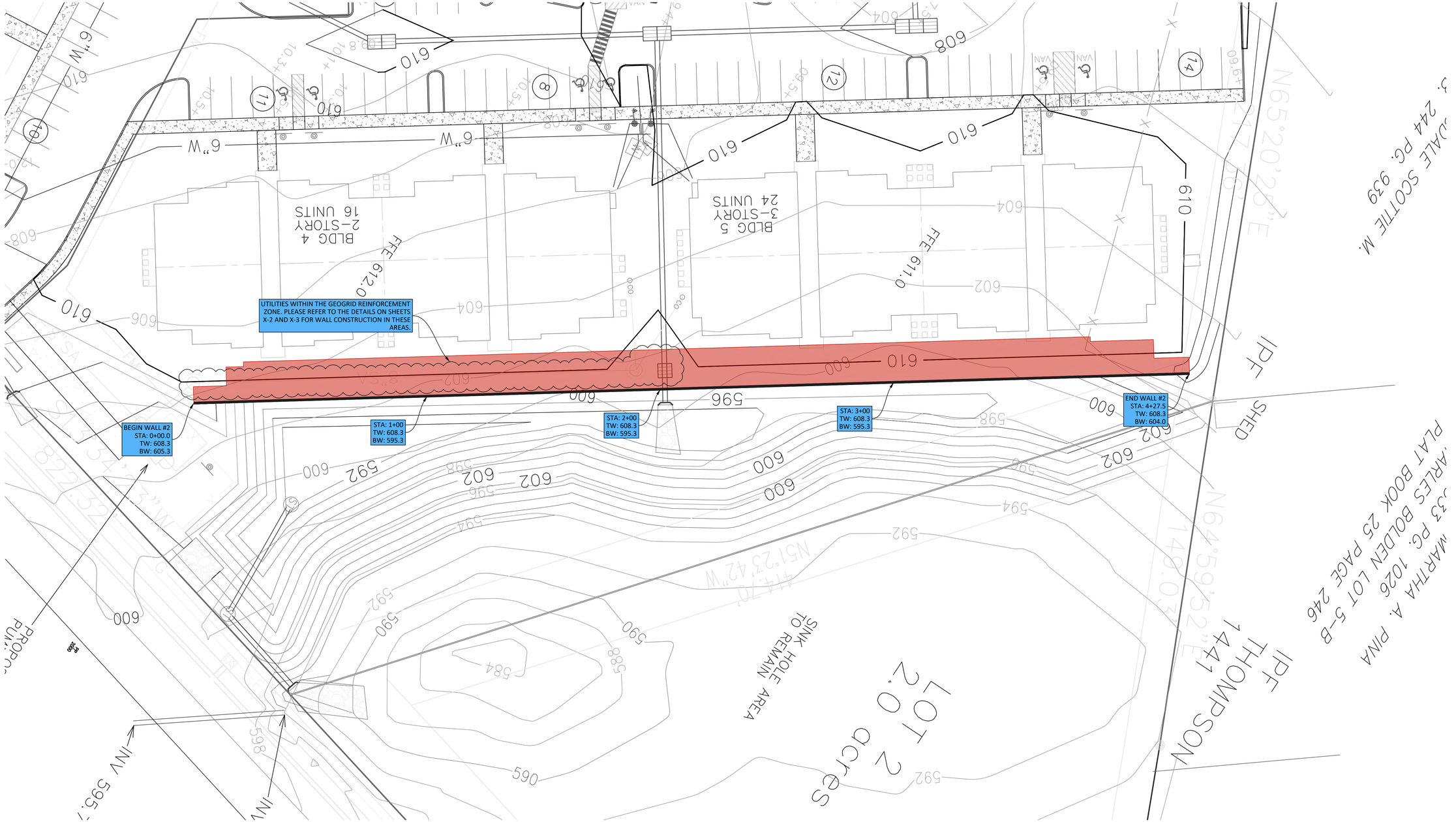
SHEET TITLE: RETAINING WALL CONSTRUCTION DETAILS

LEGEND:
TW: TOP OF CAP ELEVATION
BW: BOTTOM OF BOTTOM BLOCK/TOP OF LEVELING PAD ELEVATION
—X—X—X— GEOSTAR HP200 LAYER
—X—X—X— GEOSTAR HP300 LAYER
DRAIN OUTLET THROUGH WALL FACE
ALIGNMENT AT TOP OF WALL
GEOGRID REINFORCEMENT ZONE

NEAT WALL QUANTITIES

WALL NUMBER	NUMBER OF CAPS	FACING UNITS	TOTAL WALL FACE (SF)	GEOSTAR HP00 AREA (SY)	BLOCK INFILL: #57 STONE (CY)	REINFORCED FILL: #57 STONE (CY)	REINFORCED FILL: DGA (CY)	LEVELING PAD: DGA (CY)	TOTAL #57 STONE (CY)	TOTAL DGA (CY)
2	284.00	4983.00	5125.00	4359.00	83.00	2501.75	380.25	16.00	2584.75	396.25
SUM	**284.00**	**4983.00**	**5125.00**	**4359.00**	**83.00**	**2501.75**	**380.25**	**16.00**	**2584.75**	**396.25**

* NOTE: THE QUANTITIES IN THE TABLE ABOVE ARE NEAT QUANTITIES AND DO NOT FACTOR IN WASTE OR OVERAGES DUE TO IMPROPER EXCAVATION/FILL PLACEMENT OR CONSTRUCTION ERRORS. CONTRACTORS USING THESE QUANTITIES FOR BIDDING PURPOSES SHOULD INCLUDE CONTINGENCIES FOR THESE POTENTIAL OVERAGES.



1 WALL #2 LAYOUT
SCALE: 1" = 20'
0' 20' 40'

BLUEROCK ENGINEERING & TESTING

JACOB E. ERVIN
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No. 124322
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
10-14-24

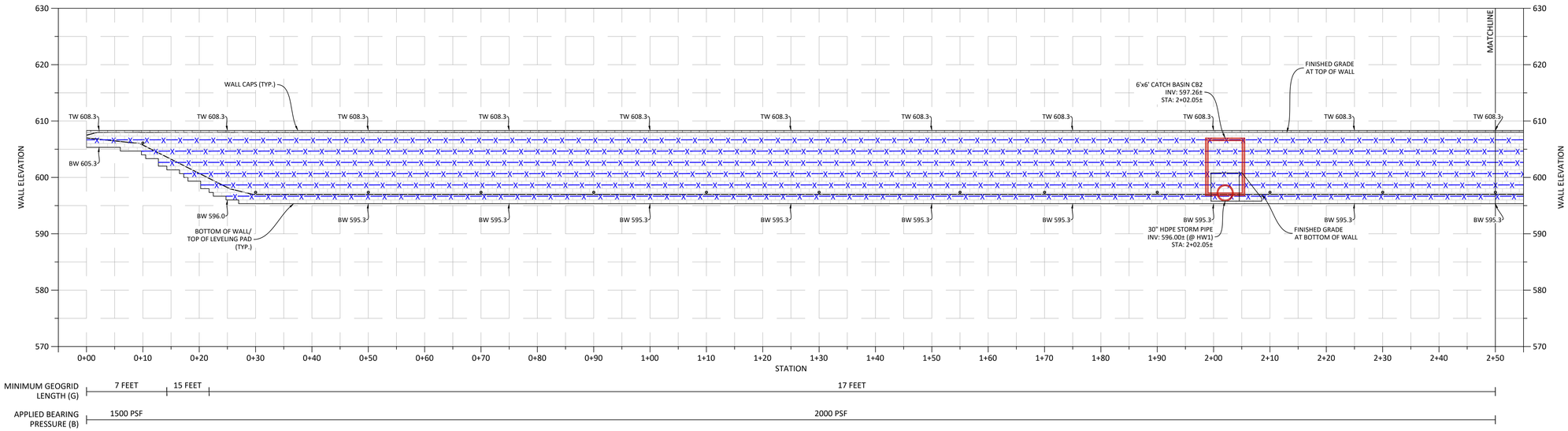
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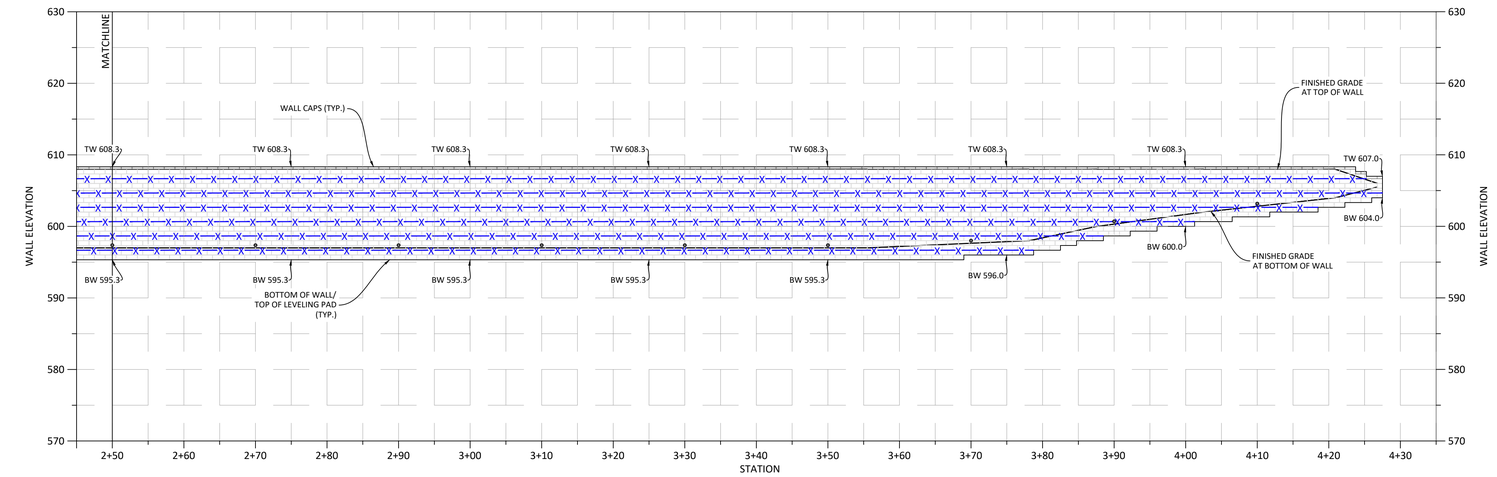
CHRISTIANA WAY APARTMENTS
LAVERGNE, TENNESSEE

PROJECT NUMBER: D24079
SHEET NUMBER: X-4
SHEET TITLE: WALL #2 LAYOUT



1 WALL #2 PROFILE
SCALE: 1" = 10'
0' 10' 20'

NOTE: ONLY UTILITIES WITH ELEVATIONS ARE SHOWN ON THE PROFILE. THE INSTALLATION OF ALL UTILITIES WITHIN THE GEOGRID ZONE MUST BE COORDINATED WITH WALL CONSTRUCTION. BLUEROCK SHOWS THE KNOWN UTILITIES AS A REFERENCE TO THE WALL BUILDER AND IS, UNDER NO CIRCUMSTANCES, RESPONSIBLE FOR COORDINATION OF UTILITY INSTALLATION OR ELEVATION ACCURACY.



2 WALL #2 PROFILE
SCALE: 1" = 10'
0' 10' 20'

BLUEROCK ENGINEERING & TESTING

JACOB E. ERVIN
REGISTERED ENGINEER
No. 124322
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
IND-14-24

DRAWN:	APPROVED:
JEE	JEE

DRAWING SCALE: AS SHOWN

ISSUE DATE: October 14, 2024

REVISIONS

NO.	DESCRIPTION

CHRISTIANA WAY APARTMENTS
LAVERGNE, TENNESSEE

PROJECT NUMBER: D24079

SHEET NUMBER: X-5

SHEET TITLE: WALL #2 PROFILES



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 29, 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)
Engineering comments addressed.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No utilities shown. No comment.

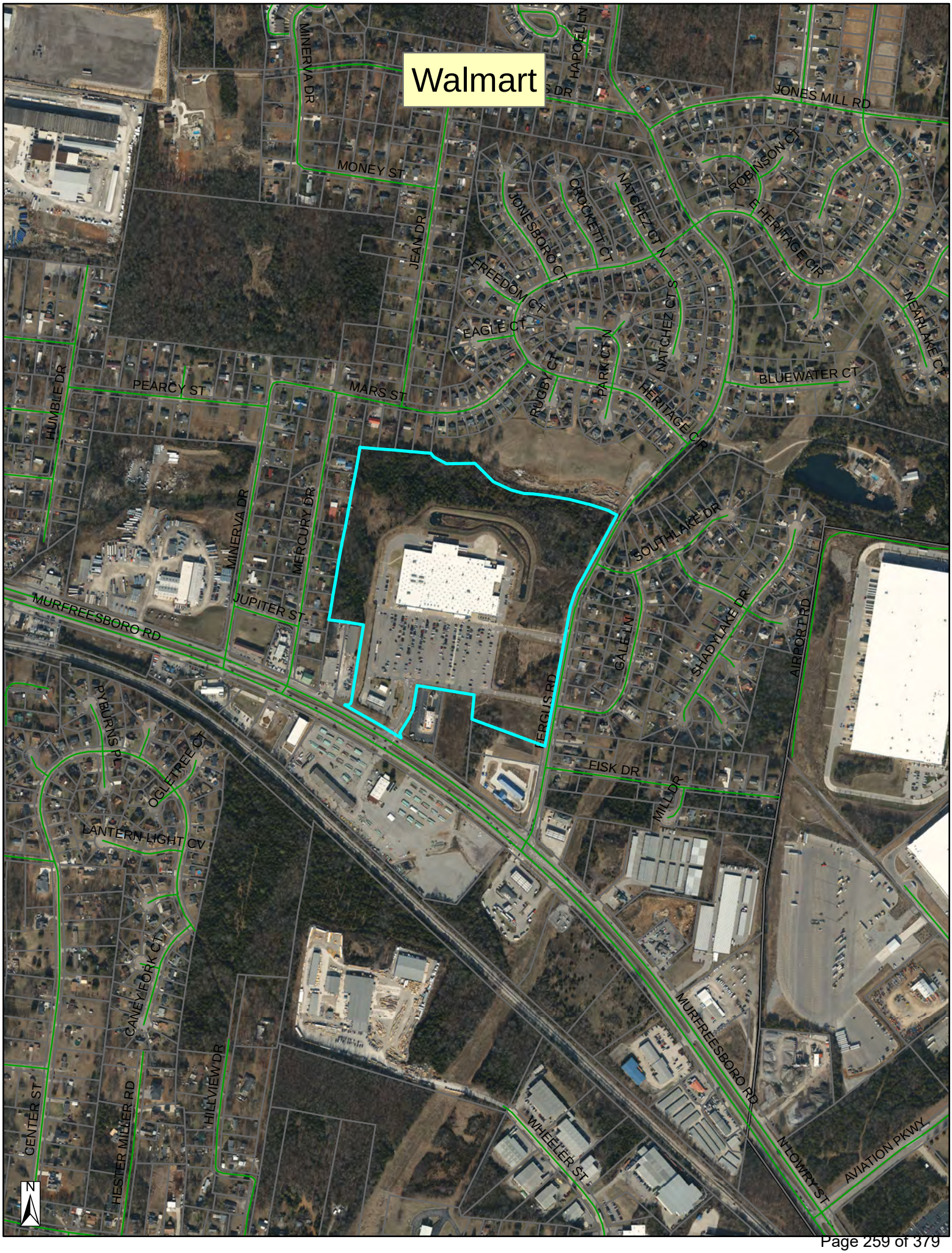
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

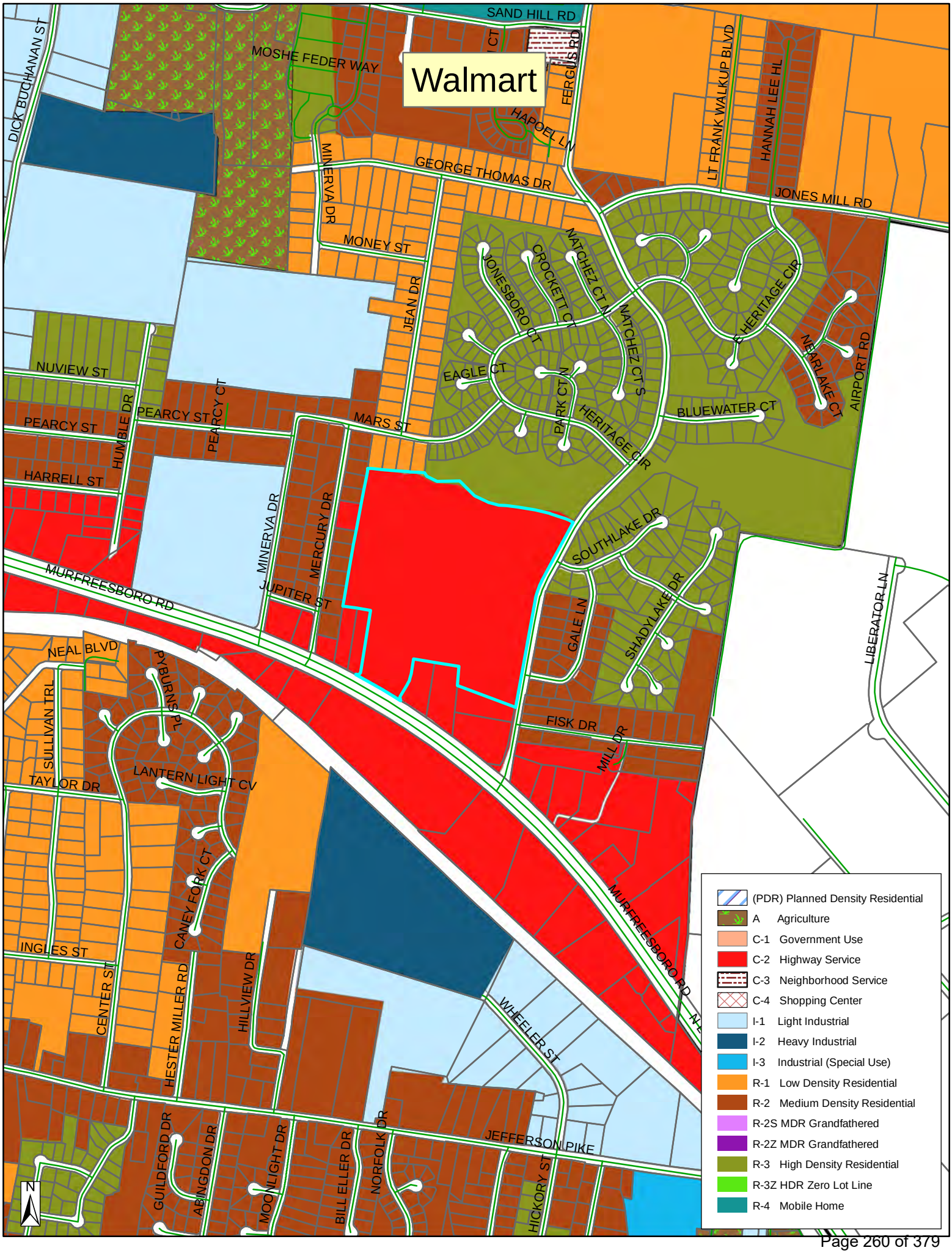
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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

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

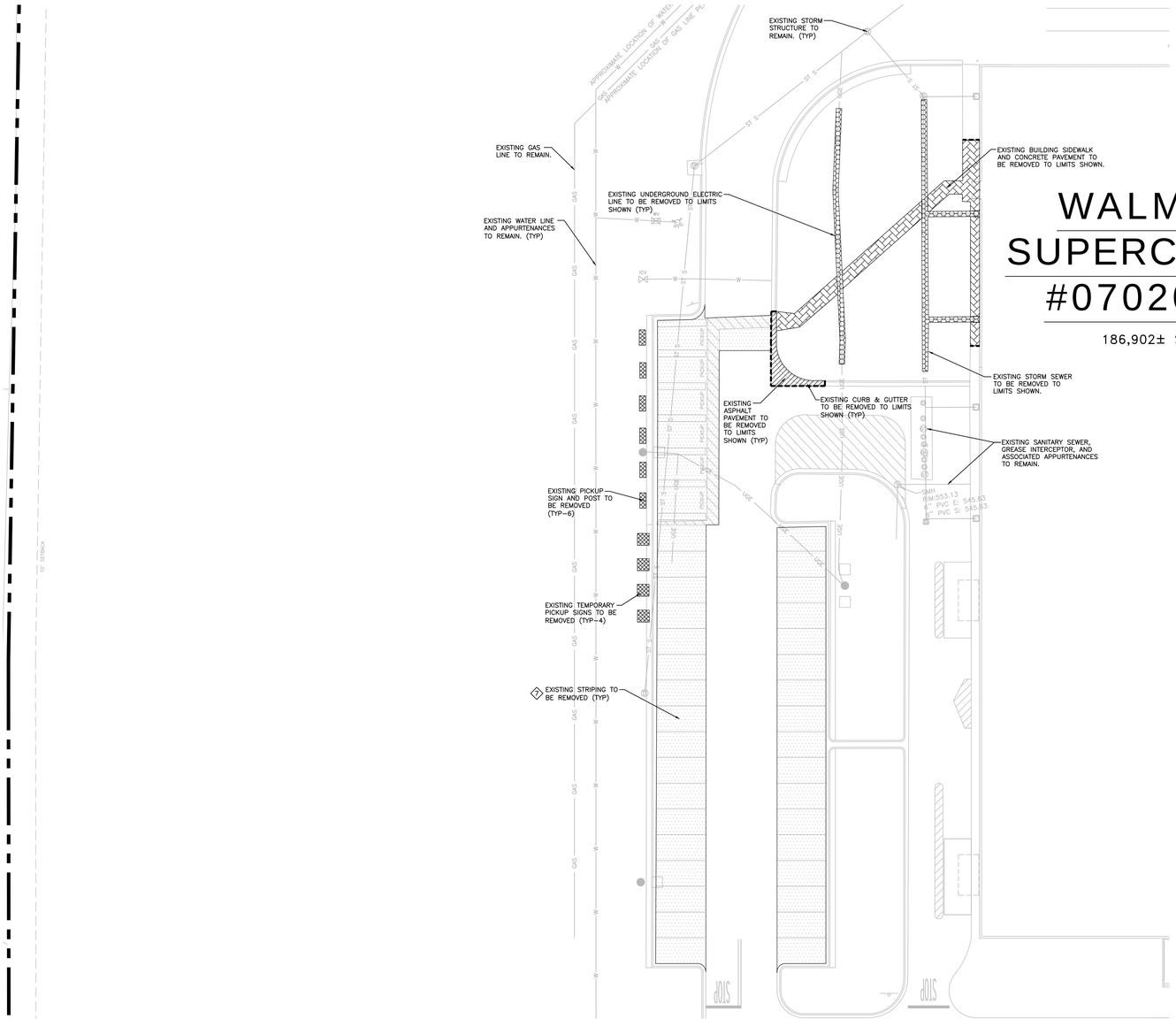

Walmart
MARS ST
JEAN DR
HERITAGE CIR
PARK CT S
MERCURY DR
SOUTHLAKE DR
GALE LN
FISK DR
MURFREESBORO RD
MURFREESBORO RD
N


Walmart
MINERVA DR
HAPOELI LN
JONES MILL RD
MONEY ST
JEAN DR
JONESBORO CT
CROCKETT CT
NATCHEZ CT N
ROBINSON CT
HERITAGE CIR
FREEDOM CT
EAGLE CT
NATCHEZ CT S
NEARLAKE CT
BLUEWATER CT
RUGBY CT
PARK CT N
HERITAGE CIR
HUMBLE DR
PEARCY ST
MARS ST
MINERVA DR
MERCURY DR
SOUTHLAKE DR
JUPITER ST
MURFREESBORO RD
GALE LN
SHADYLAKE DR
AIRPORT RD
FERGUS 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
MOSHE FEDER WAY
DICK BUCHANAN ST
FERGUS RD
HAPOEL LN
LT FRANK WALKUP BLVD
HANNAH LEE HL
GEORGE THOMAS DR
MINERVA DR
JONES MILL RD
MONEY ST
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
SUBWAY
5511
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:

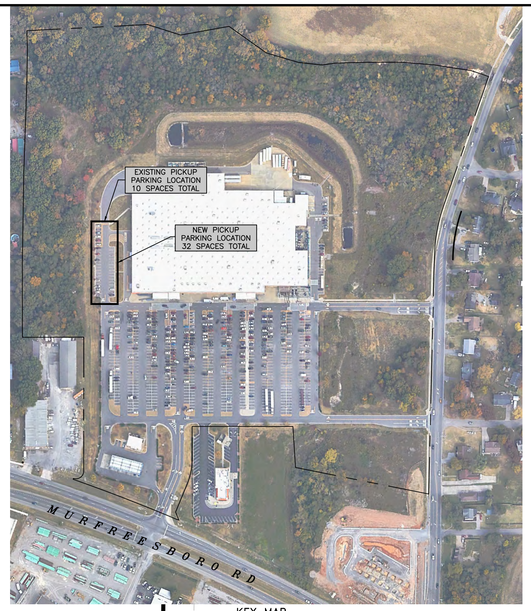
1. ALL SITEWORK SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS", WHERE CONFLICTS WITH REQUIREMENTS OF UTILITY COMPANY OR OTHER JURISDICTION OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
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7. ALL PAVEMENT MARKINGS SHOWN TO BE REMOVED OR 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 FOR A LATER 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. OR ITS CONSULTANTS. ANY REUSE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO CARLSON CONSULTING ENGINEERS, INC. OR ITS CONSULTANTS. ANY REUSE OF THESE DRAWINGS FOR REUSE ON ANOTHER PROJECT, EXTENSIONS TO THIS PROJECT, OR OTHER PROJECTS WITHOUT THE EXPRESS WRITTEN CONSENT OF CARLSON CONSULTING ENGINEERS, INC. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO CARLSON CONSULTING ENGINEERS, INC. OR ITS CONSULTANTS. ANY REUSE OF THESE DRAWINGS AND SPECIFICATIONS



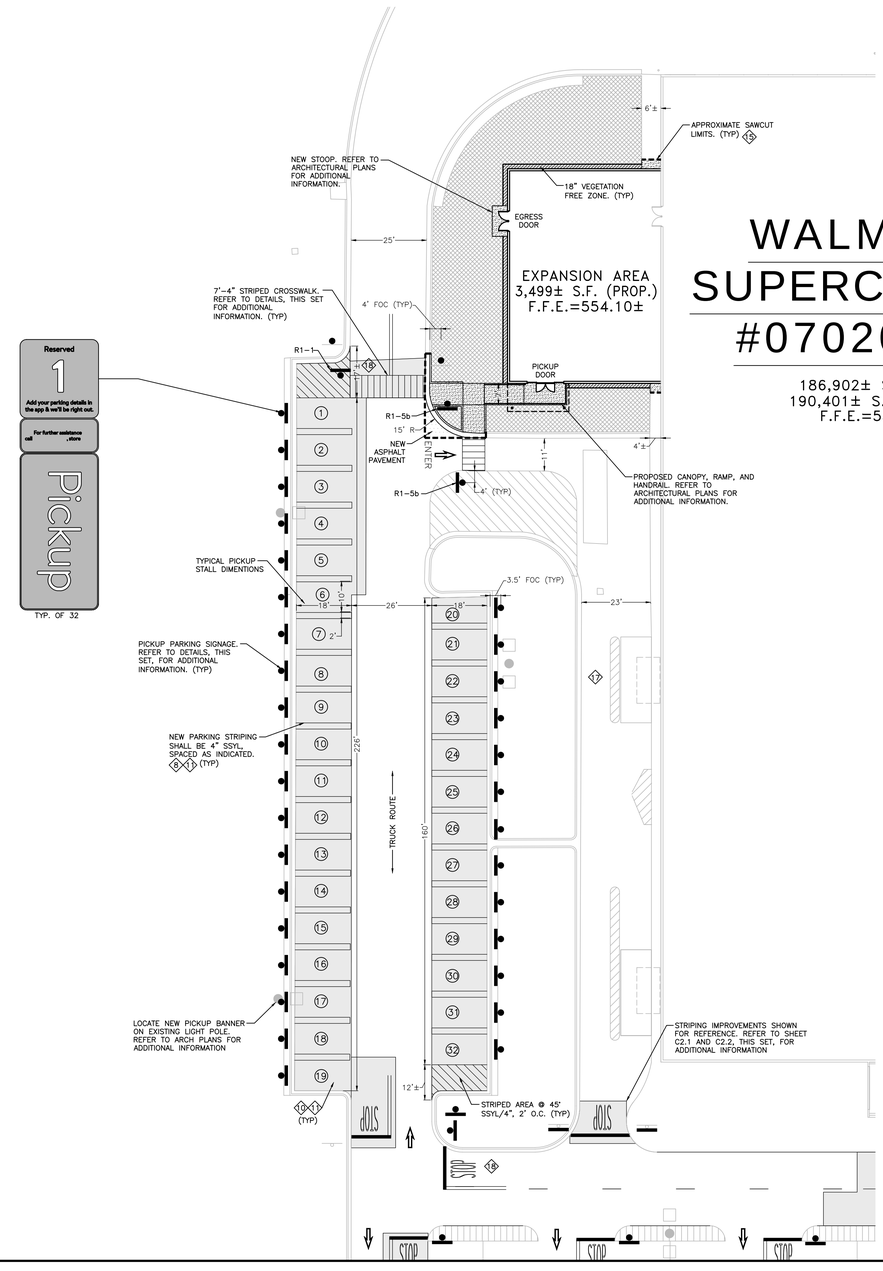
KEY MAP
NTS

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

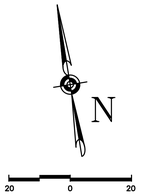
PARKING INFORMATION NOTES

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
- 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

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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:

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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 OF ANOTHER PROJECT IS LIMITED TO THE EXTENT PERMITTED BY THE PROPERTY LICENSED ARCHITECTS AND ENGINEERS LAWS. REUSE OF THESE DRAWINGS FOR REUSE ON ANOTHER PROJECT OR AT A LATER TIME MAY BE CONTRARY TO THE LAW.

CONSULTANTS
CARLSON CONSULTING ENGINEERS, INC.
7095 LEXINGTON COMMONS
BARTLETT, TENNESSEE 38133
PHONE (901) 388-0462 ● FAX (901) 377-7170
TENNESSEE QUALIFIED CORPORATION

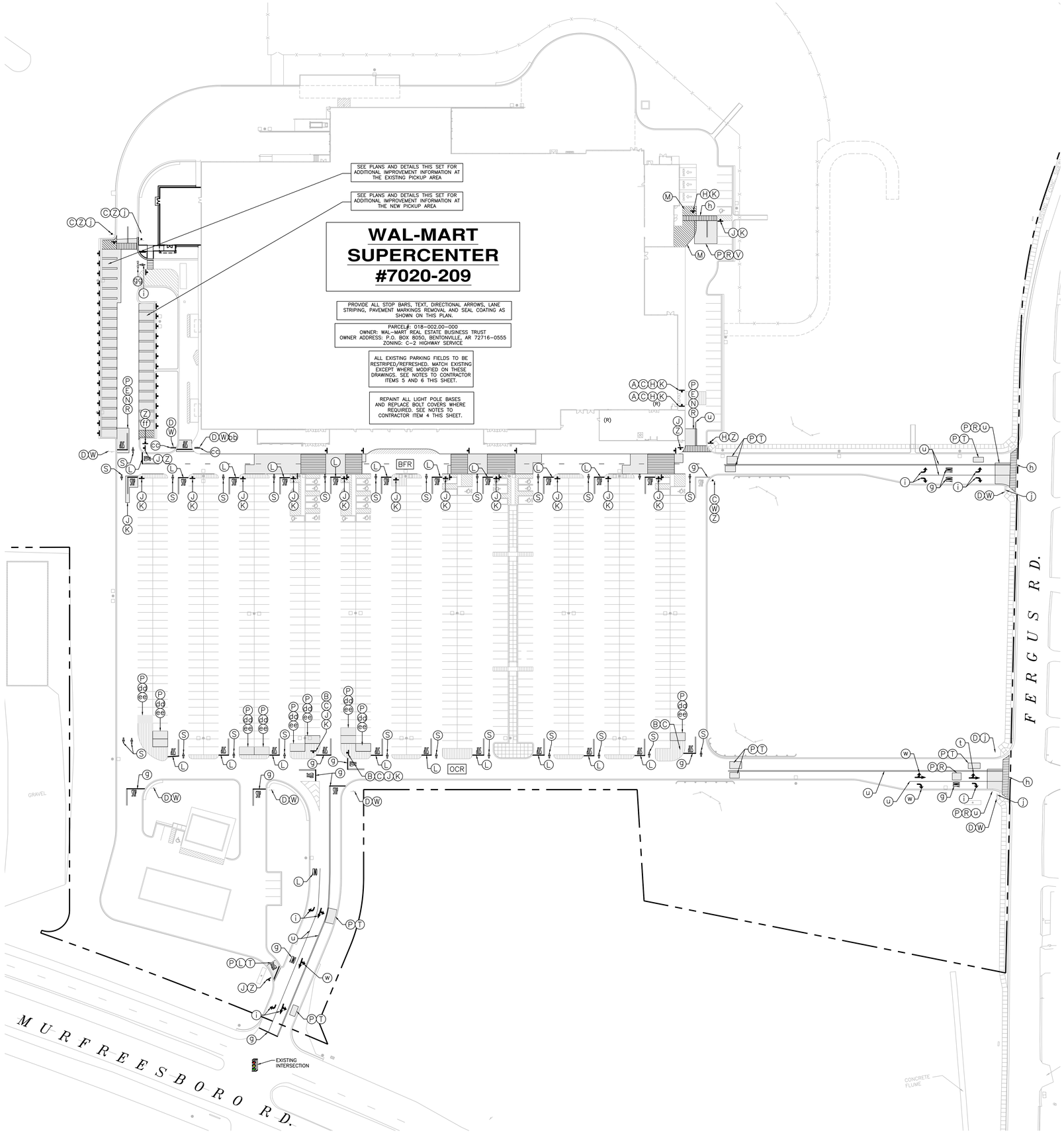
Walmart
LA VERGNE, TENNESSEE
5511 MURFREESBORO RD.
STORE NO.07020-209

ISSUE BLOCK

CHECKED BY:	JSP
DRAWN BY:	CDA
DOCUMENT DATE:	10/01/2024

NOT FOR CONSTRUCTION

SHEET: 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:

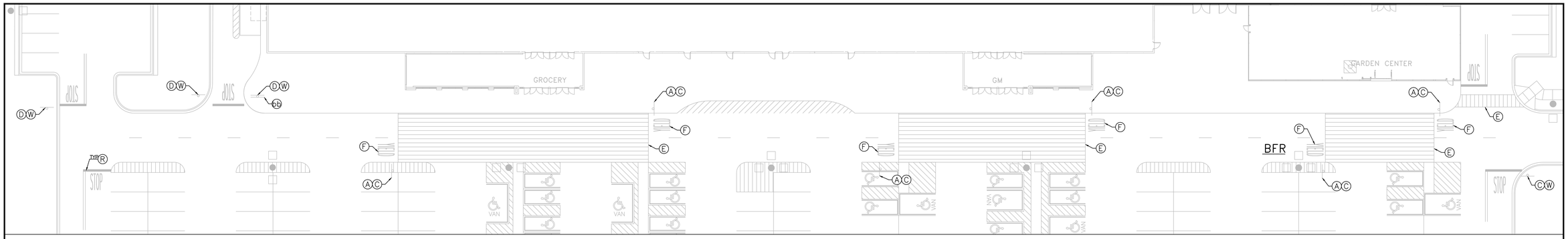
1. BFR (BUILDING FRONTAGE ROAD)
   OCR (OUTER CIRCULATION ROAD)
2. CONTRACTOR SHALL PROVIDE ALL STOP BARS, SIGNS, TEXT, DIRECTIONAL ARROWS, LANE STRIPING, PAVEMENT MARKINGS REMOVAL AND SEAL COATING TO MATCH CURRENT DETAILS AT LOCATION AS SHOWN ON THESE PLANS. ALL PARKING STALL RESTRIPING TO BE PROVIDED 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:

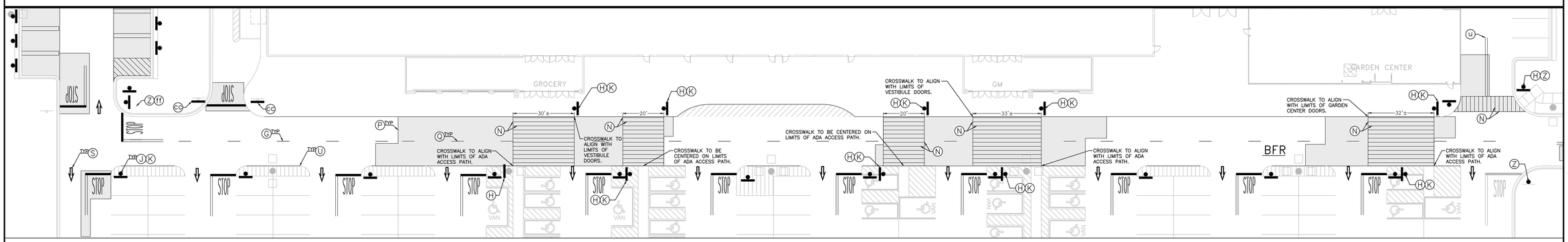
STOP SIGNS MUST BE LOCATED A MINIMUM OF 4' OFF THE DRIVE AISLE AND 4' OFF THE BUILDING FRONTAGE ROAD. PEDESTRIAN CROSSING SIGNS MUST BE A MINIMUM OF 9' OFF THE DRIVE AISLE AND 4' OFF THE BUILDING FRONTAGE ROAD. THIS SHALL BE MEASURED FROM THE FACE OF CURB OR THE EDGE OF THE STRIPED ISLAND. REFER TO DETAILS 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 PROTECTED BY FEDERAL COPYRIGHT LAWS. THEY ARE NOT TO BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER UNLESS THE PROJECT IS OWNED BY THE ARCHITECT AND THE ARCHITECT'S WRITTEN PERMISSION OBTAINED OR UNLESS SUCH USE IS IN THE PERFORMANCE OF A CONTRACT WITH THE ARCHITECT. ANY UNAUTHORIZED USE SHALL BE AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY TO THE ARCHITECT AND THE USER SHALL INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ANY USE OF THESE DRAWINGS FOR ANOTHER PROJECT REQUIRES THE SERVICES OF THE ARCHITECT AND SHALL BE AT THE SOLE RISK OF THE USER. ANY REUSE OF THESE DRAWINGS FOR ANOTHER PROJECT, REGARDLESS OF ALTERATIONS, SHALL BE AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY TO THE ARCHITECT AND THE USER SHALL INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ANY US



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

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DEMOLITION AND SITE CONSTRUCTION PLAN

STIPULATION FOR REUSE

THESE PLANS ARE NOT INTENDED FOR USE ON ANY SITE OTHER THAN THE WALMART STORE NO. 07020-209 IN LA VERGNE, TN. ANY REUSE OF THESE PLANS ON ANY OTHER SITE IS UNLAWFUL WITHOUT THE EXPRESS WRITTEN PERMISSION OF CARLSON CONSULTING ENGINEERS, INC. AND ANY REUSE WITHOUT SUCH PERMISSION WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO CARLSON CONSULTING ENGINEERS, INC. THE USER SHALL INDEMNIFY AND HOLD HARMLESS CARLSON CONSULTING ENGINEERS, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATION OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY CARLSON CONSULTING ENGINEERS, INC. PRIOR TO SUCH MODIFICATION. ANY MODIFICATION MADE WITHOUT THE WRITTEN APPROVAL OF CARLSON CONSULTING ENGINEERS, INC. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO CARLSON CONSULTING ENGINEERS, INC. THE USER SHALL INDEMNIFY AND HOLD HARMLESS CARLSON CONSULTING ENGINEERS, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATION OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY CARLSON CONSULTING ENGINEERS, INC. PRIOR TO SUCH MODIFICATION. ANY MODIFICATION MADE WITHOUT THE WRITTEN APPROVAL OF CARLSON CONSULTING ENGINEERS, INC. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO CARLSON CONSULTING ENGINEERS, INC. THE USER SHALL INDEMNIFY AND HOLD HARMLESS CARLSON CONSULTING ENGINEERS, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATION OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY CARLSON CONSULTING ENGINEERS, INC. PRIOR TO SUCH MODIFICATION. ANY MODIFICATION MADE WITHOUT THE WRITTEN APPROVAL OF CARLSON CONSULTING ENGINEERS, INC. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO CARLSON CONSULTING ENGINEERS, INC. THE USER SHALL INDEMNIFY AND HOLD HARMLESS CARLSON CONSULTING ENGINEERS, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

CONSULTANTS

CARLSON CONSULTING ENGINEERS, INC.
7089 LEDGESTONE CORAKONS
BARTLETT, TENNESSEE 38133
PH: (901) 384-0400 • FX: (901) 384-0770
TENNESSEE CERTIFICATE OF AUTHORIZATION #2970

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: C2.2

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:

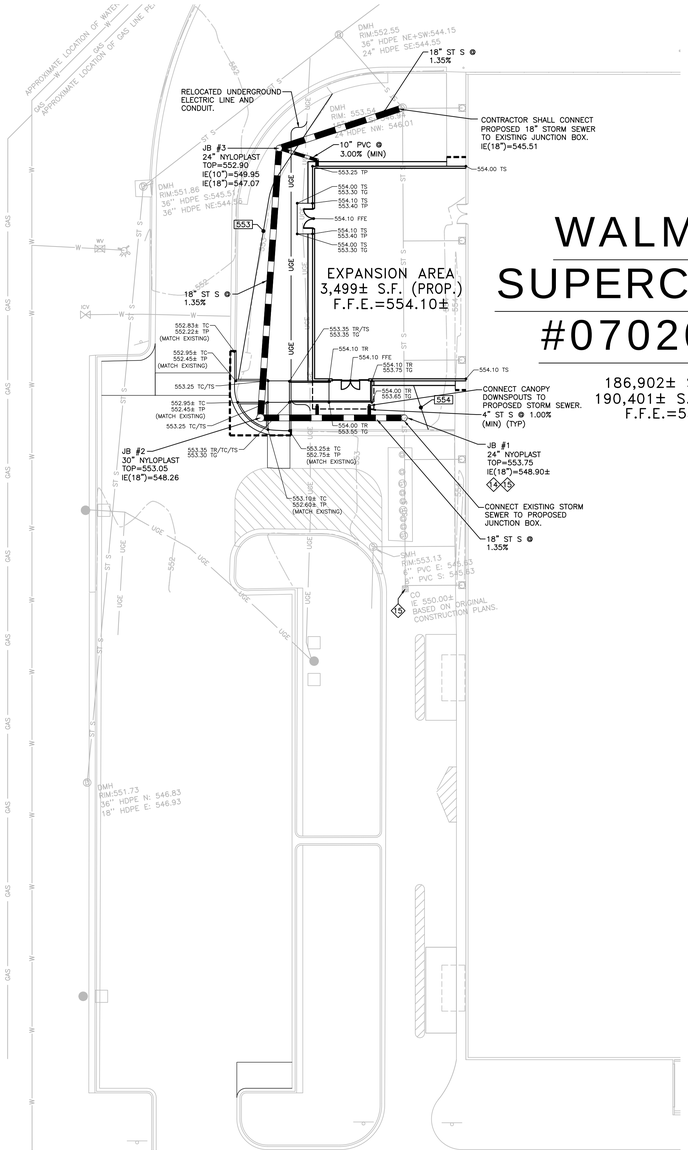
LOCATION WITH RESPECT TO FINAL GRADE	P.I.	L.L.
BUILDING AREA, UPPER 2 FEET	<25 MAX.>	<45 MAX.>
BUILDING AREA, BELOW UPPER 2 FEET	<30 MAX.>	<50 MAX.>

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)



WALMART SUPERCENTER #07020-209

186,902± S.F. (EX.)
190,401± S.F. (PROP.)
F.F.E.=554.10±



LEGEND

- SAWCUT LINE
- XXX.XX – SPOT ELEVATION
- TP – TOP OF PAVEMENT
- TS – TOP OF SIDEWALK
- TC – TOP OF CURB
- TR – TOP OF RAMP
- TG – TOP OF GROUND
- STORM SEWER
- JUNCTION BOX
- UGE – PROPOSED UNDERGROUND ELECTRIC
- 831 – PROPOSED CONTOUR MINOR
- 830 – PROPOSED CONTOUR MAJOR
- 831 – EXISTING CONTOUR MINOR
- 830 – EXISTING CONTOUR MAJOR

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. ELEVATION OF NEW EDGE OF PAVEMENT/CONCRETE TO MATCH ADJACENT PAVEMENT ELEVATION.
3. ENSURE POSITIVE DRAINAGE IN ALL AREAS IMPACTED BY CONSTRUCTION.
4. 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.
5. SAWCUT EXISTING PAVEMENT, AS SHOWN, TO ALLOW FOR A CLEAN STRAIGHT JOINT BETWEEN OLD AND NEW SURFACES.
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. EXERCISE EXTREME CAUTION WHEN PERFORMING CONSTRUCTION ACTIVITIES IN THE VICINITY OF EXISTING UTILITIES. EXISTING UTILITIES THAT CONFLICT WITH THE PLANNED CONSTRUCTION ACTIVITIES SHALL BE RELOCATED OR LOWERED IN PLACE BY THE CONTRACTOR TO MEET THE SEPARATION AND MINIMUM REQUIREMENTS ESTABLISHED BY LOCAL CODE. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE WALMART CONSTRUCTION MANAGER AND WALMART STORE MANAGER A MINIMUM OF 72 HOURS PRIOR TO ANY PLANNED DISRUPTION TO UTILITY SERVICES. TEMPORARY UTILITY SERVICES SHALL BE USED IF REQUIRED TO ALLOW FOR NORMAL STORE OPERATION. ANY COSTS ASSOCIATED WITH THIS WORK SHALL BE IN THE CONTRACTOR'S LUMP SUM PRICE FOR THE OVERALL PICKUP PROJECT.
8. FINAL PAVEMENT ELEVATIONS SHALL BE CONSTRUCTED FLUSH WITH EXISTING TOPS OF MANHOLES, CLEANOUTS, UTILITY METER VAULTS, VALVES, GREASE/OIL TRAPS, PULL BOXES, INLETS, ETC. STRUCTURE TOPS SHALL BE ADJUSTED AS NECESSARY TO MATCH FINAL PAVEMENT GRADES WITHIN THE LIMITS OF CONSTRUCTION TO ENSURE THERE IS NO PONDING OF WATER ON NEW PAVEMENT AND TO ELIMINATE TRIP/FALL HAZARDS. WHERE THESE EXISTING FEATURES PROHIBIT THE NEW PAVEMENT FROM BEING CONSTRUCTED AT ELEVATIONS SHOWN, THE CONTRACTOR SHALL ADJUST THE TOPS OF THESE FEATURES TO MATCH FINAL PAVEMENT GRADES TO ENSURE POSITIVE DRAINAGE AND ELIMINATE TRIP/FALL HAZARDS.
9. PROVIDE TEMPORARY FENCING AROUND CONSTRUCTION AREA AND CONTRACTOR'S TEMPORARY PARKING AND STORAGE AREA DURING CONSTRUCTION.
10. 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.
11. 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.
12. NEW ASPHALT PAVEMENT SHALL MATCH EXISTING PAVEMENT AND BASE THICKNESS.
13. ACCEPTABLE STORM SEWER MATERIALS (THERE WILL BE NO SUBSTITUTIONS ALLOWED FOR PIPES SHOWN TO BE RCP):
    1) REINFORCED CONCRETE PIPE (RCP)
    2) SPIRAL RIB METAL PIPE
    3) CORRUGATED POLYETHYLENE (N-12)
    4) POLYVINYL CHLORIDE (PVC) – ONLY PERMITTED IN 15" DIAMETER OR LESS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
14. CONTRACTOR TO MATCH EXISTING STORM SEWER IN SIZE, TYPE AND ELEVATION, AND ENSURE POSITIVE DRAINAGE THROUGHOUT.
15. CONTRACTOR SHALL VERIFY INVERT ELEVATION OF EXISTING STORM SEWER BEFORE ORDERING STRUCTURE TO ENSURE ADEQUATE SLOPE ON PROPOSED STORM LINES. CONTRACTOR SHALL NOTIFY CARLSON CONSULTING ENGINEERS OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS.

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

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. ◇

GRADING AND UTILITY PLAN

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR LA VERGNE, TENNESSEE AT 5511 MURFREESBORO RD. THIS DRAWING IS THE PROPERTY OF CARLSON CONSULTING ENGINEERS AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT WAS PREPARED WITHOUT THE EXPRESS WRITTEN CONSENT OF CARLSON CONSULTING ENGINEERS. ANY REUSE OF THESE DRAWINGS BY ANY PARTY ON ANY OTHER PROJECT, OR EXTENSION OF THIS PROJECT, OR ALTERATIONS MADE TO THESE DRAWINGS WITHOUT THE EXPRESS WRITTEN CONSENT OF CARLSON CONSULTING ENGINEERS, INC. WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO CARLSON CONSULTING ENGINEERS, INC. ANY REUSE OF THESE DRAWINGS FOR REUSE ON ANOTHER PROJECT OR EXTENSION OF THIS PROJECT OR ALTERATIONS MADE TO THESE DRAWINGS FOR REUSE ON ANOTHER PROJECT OR EXTENSION OF THIS PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF CARLSON CONSULTING ENGINEERS, INC. IN ANY WAY BE CONTRARY TO THE LAW.

CONSULTANTS
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7095 LEXINGTON COMMONS
BARTLETT, TENNESSEE 38133
PHONE: (901) 388-0188 FAX: (901) 377-7170
TENNESSEE QUALIFIED CORPORATION

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: C3.0

LEGEND:

– 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.

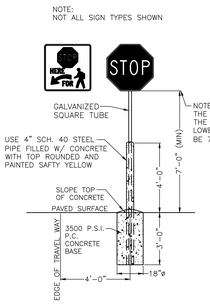
NOTES FOR SINGLE POST WITH BREAK AWAY POST:
1. SIGNS

   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.

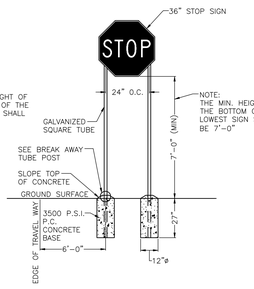
   MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

   SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.
2. GALVANIZED SQUARE TUBE

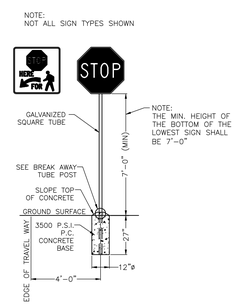
   POST TUBES – 2"X2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.



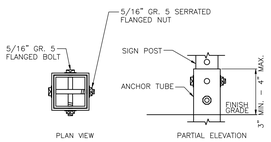
SINGLE POST WITH BOLLARD
(USED WHERE SIGN IS NOT WITHIN A CURBED ISLAND)



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)



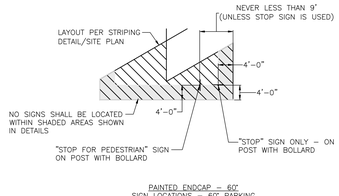
BREAK AWAY POSTS

NOTES FOR BREAK AWAY POST:
1. GALVANIZED SQUARE TUBE

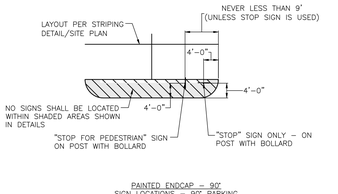
   POST TUBES – 2"x2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

   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.

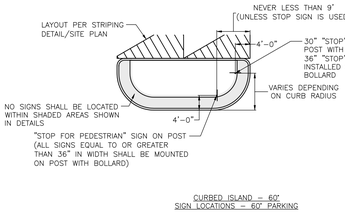
   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



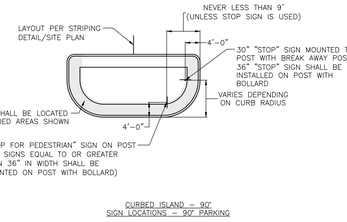
PAINTED ENDCAP – 60"
SIGN LOCATIONS – 60" PARKING



PAINTED ENDCAP – 90"
SIGN LOCATIONS – 90" PARKING

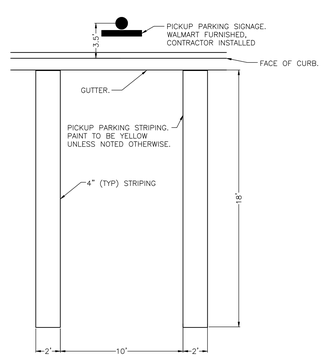


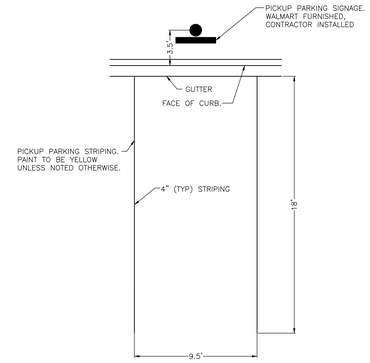
CURBED ISLAND – 60"
SIGN LOCATIONS – 60" PARKING



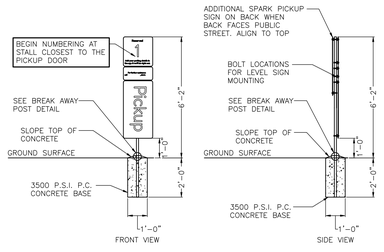
CURBED ISLAND – 90"
SIGN LOCATIONS – 90" PARKING

SIGN MOUNTING AND BASE



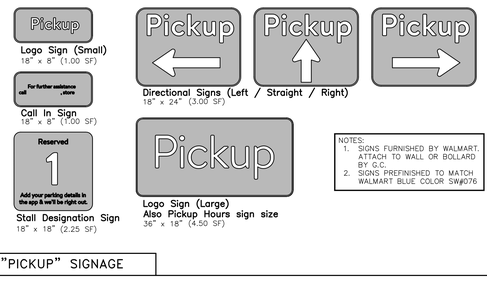


"PICKUP" PARKING STALL PAVEMENT MARKINGS



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 SPECIFIC SITE. THEY ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE. ANY REUSE OF THESE PLANS WITHOUT THE EXPRESS WRITTEN PERMISSION AND PARTICIPATION OF CARLSON CONSULTING ENGINEERS, INC. WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ENGINEER. ANY SUCH USE OR REUSE MAY BE CONTRARY TO THE LAW.

CONSULTANTS

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7089 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH: (901) 384-0400 ● FX: (901) 384-0770
TENNESSEE CERTIFICATE OF AUTHORIZATION #1754

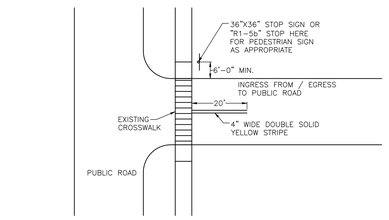
Walmart
LA VERGNE, TENNESSEE
551 MURFREESBORO RD.
STORE NO.07020-209

ISSUE BLOCK

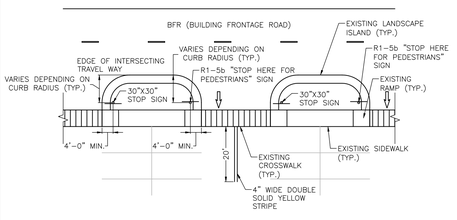
CHECKED BY:	JSP
DRAWN BY:	CDA
DOCUMENT DATE:	10/01/2024

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SHEET: C4.0



SIGN LOCATION WHEN STOP CONDITION AT END OF BUILDING ALONG BFR WITH CROSSWALK



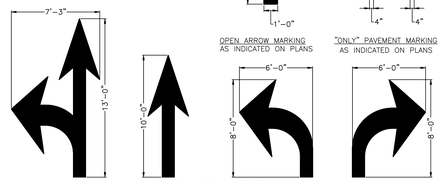
SIGN LOCATION WHEN STOP CONDITION AT BFR WITH CROSSWALK ON PARKING LOT SIDE

STOP SIGN LOCATION WHERE STOP BAR AND TEXT CONFLICTS WITH CROSSWALK MARKINGS

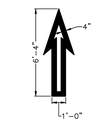
N.T.S.

NOTES:

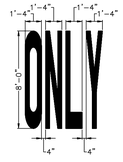
1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. WORDS AND ARROWS ARE TO BE PAINTED "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.



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.



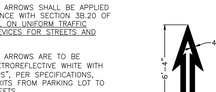
NOTES:
1. SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.
2. MOUNT SIGN IN ACCORDANCE WITH DIRECTIONAL SIGN MOUNTING AND BASE DETAIL.

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

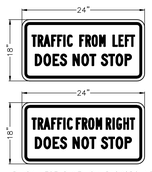
W4-4P

"CROSS TRAFFIC" PLAQUE

N.T.S.

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

(SEE DIRECTION INDICATED AT SYMBOL)



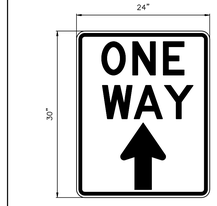
BLACK LEGEND YELLOW BACKGROUND

W4-4A

"LEFT/RIGHT TRAFFIC" PLAQUE

N.T.S.

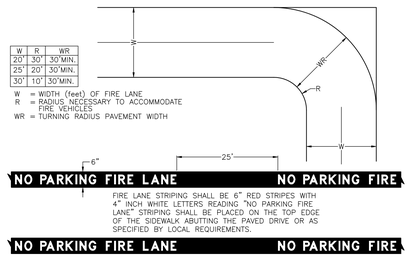
NOTE:
SIGN SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.



BLACK LEGEND ON WHITE BACKGROUND

"ONE WAY" SIGN

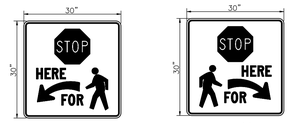
NTS



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.

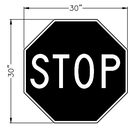


NOTES:
1. SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.
2. MOUNT SIGN IN ACCORDANCE WITH DIRECTIONAL SIGN MOUNTING AND BASE DETAIL.

LEGEND, BORDER – BLACK
BACKGROUND – WHITE (RETROREFLECTIVE)
STOP SYMBOL – RED (RETROREFLECTIVE)

STOP HERE FOR PEDESTRIANS SIGN

N.T.S.

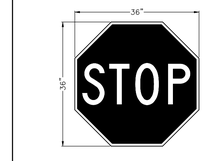


NOTES:
1. SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.
2. MOUNT SIGN IN ACCORDANCE WITH DIRECTIONAL SIGN MOUNTING AND BASE DETAIL.

LEGEND – WHITE (RETROREFLECTIVE)
BACKGROUND – RED (RETROREFLECTIVE)

30"X30" STOP SIGN WITHIN PARKING LOT

N.T.S.

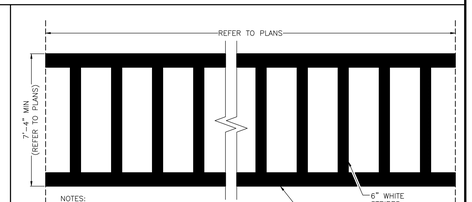


NOTES:
1. SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.
2. MOUNT SIGN IN ACCORDANCE WITH DIRECTIONAL SIGN MOUNTING AND BASE DETAIL.
3. MOUNT ON DOUBLE POST WITH BREAK AWAY BASE.

LEGEND – WHITE (RETROREFLECTIVE)
BACKGROUND – RED (RETROREFLECTIVE)

36"X36" STOP SIGN AT HIGHWAY/STREET INTERSECTIONS

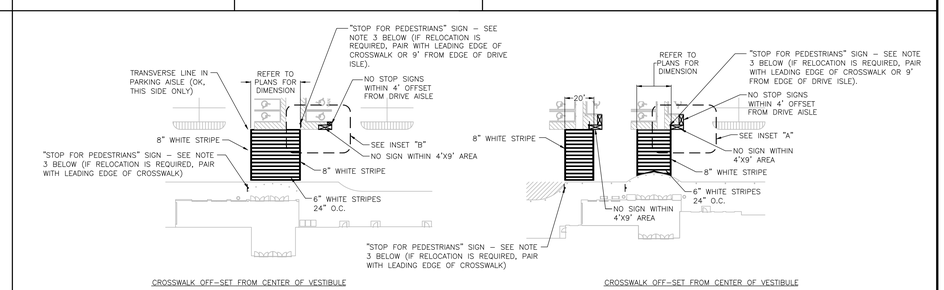
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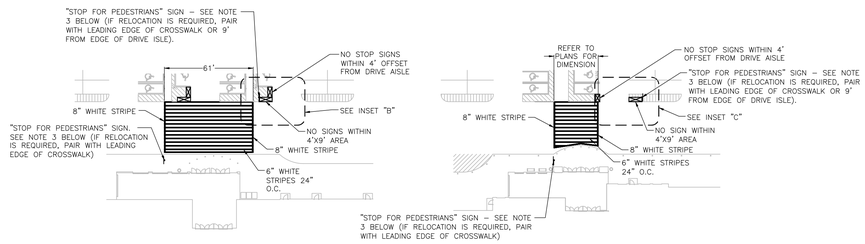


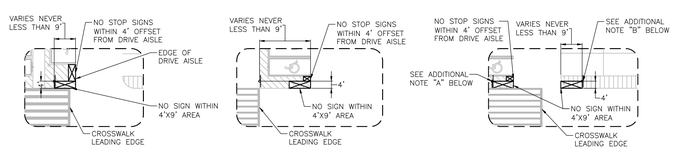
NOTES:
1. MARKINGS FOR STREETS SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS AND AS OUTLINED IN SECTION 3B.18 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
3. THESE MARKINGS ARE TO BE PAINTED RETROREFLECTIVE 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 A SPECIFIC TIME. THE CONTENTS AND/OR IDEAS CONTAINED HEREIN ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A DIFFERENT TIME. ANY REUSE OF THESE PLANS FOR ANOTHER PROJECT REQUIRES THE SERVICES OF A LICENSED PROFESSIONAL ENGINEER. ANY REUSE OF THESE DRAWINGS FOR ANOTHER PROJECT, REPRODUCTION OR THIRD PARTY DISCLOSURE WITHOUT PRIOR WRITTEN CONSENT OF CARLSON CONSULTING ENGINEERS, INC. IS PROHIBITED AND MAY BE CONTRARY TO THE LAW.

CONSULTANTS

CARLSON CONSULTING ENGINEERS, INC.
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PH: (901) 384-0455 ● FX: (901) 384-0770
TENNESSEE CERTIFICATE OF AUTHORIZATION

Walmart

LA VERGNE, TENNESSEE
5511 MURFREESBORO RD.
STORE NO.07020-209

ISSUE BLOCK

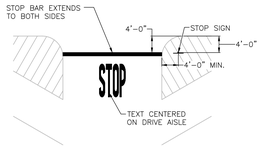
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DOCUMENT DATE:	10/01/2024

NOT FOR CONSTRUCTION

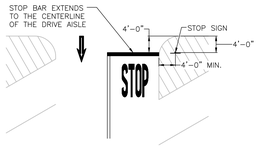
SHEET: C4.1

NOTE:

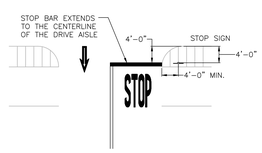
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2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.



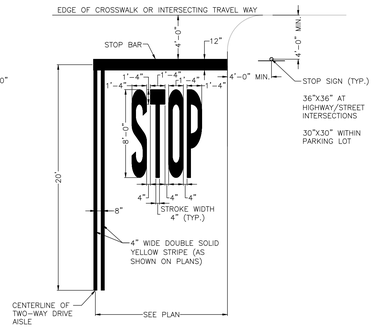
60' PARKING – ONE-WAY DRIVE AISLE



60' PARKING – TWO-WAY DRIVE AISLE



90° PARKING

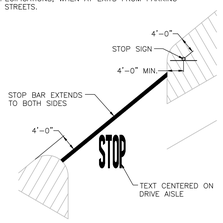


STOP PAVEMENT MARKINGS – PARKING LOT WHERE INTERSECTING DRIVES ARE AT 90° WITH STOP SIGN (AS SHOWN ON PLANS)

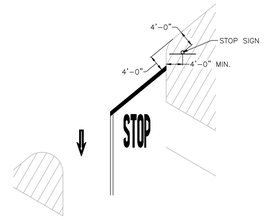
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NOTE:

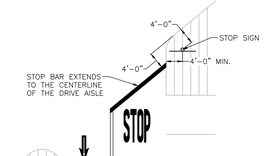
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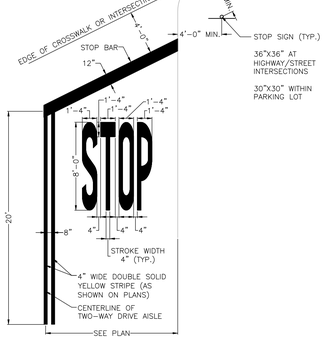
60' PARKING – ONE-WAY DRIVE AISLE



60' PARKING – TWO-WAY DRIVE AISLE



90° PARKING

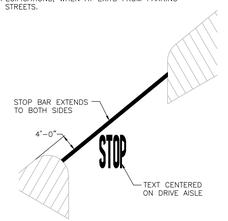


STOP PAVEMENT MARKINGS – PARKING LOT WHERE INTERSECTING DRIVES ARE NOT AT 90° WITH STOP SIGN (AS SHOWN ON PLANS)

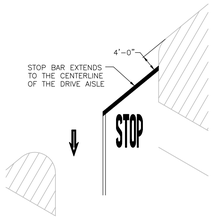
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NOTE:

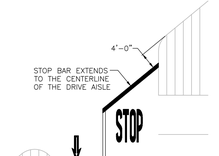
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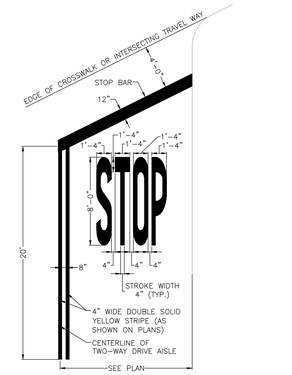
60' PARKING – ONE-WAY DRIVE AISLE



60' PARKING – TWO-WAY DRIVE AISLE



90° PARKING

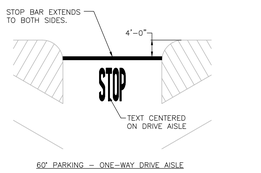


STOP PAVEMENT MARKINGS – PARKING LOT WHERE INTERSECTING DRIVES ARE NOT AT 90° WITHOUT STOP SIGN (AS SHOWN ON PLANS)

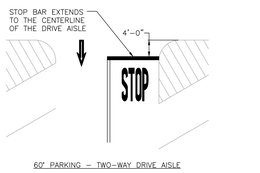
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NOTE:

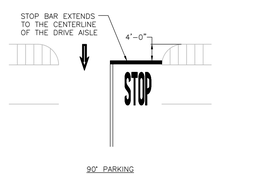
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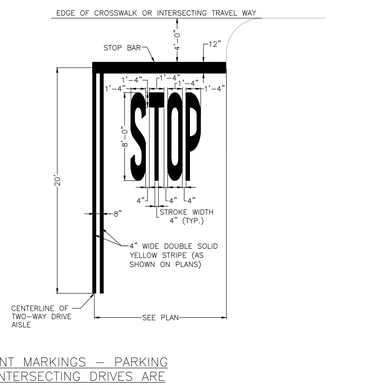
60' PARKING – ONE-WAY DRIVE AISLE



60' PARKING – TWO-WAY DRIVE AISLE



90° PARKING

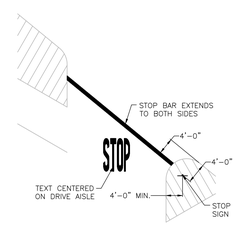


STOP PAVEMENT MARKINGS – PARKING LOT WHERE INTERSECTING DRIVES ARE AT 90° WITHOUT STOP SIGN (AS SHOWN ON PLANS)

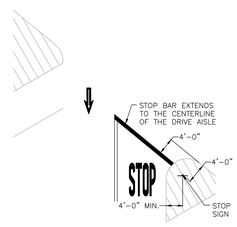
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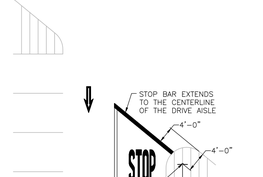
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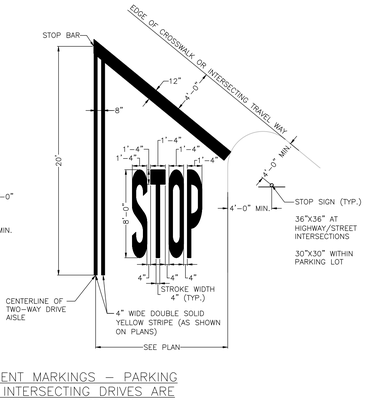
60' PARKING – ONE-WAY DRIVE AISLE



60' PARKING – TWO-WAY DRIVE AISLE



90° PARKING

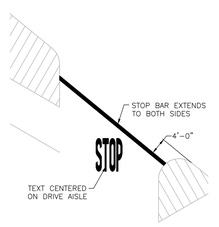


STOP PAVEMENT MARKINGS – PARKING LOT WHERE INTERSECTING DRIVES ARE NOT AT 90° WITH STOP SIGN (AS SHOWN ON PLANS)

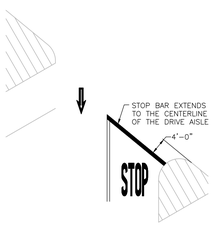
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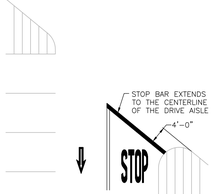
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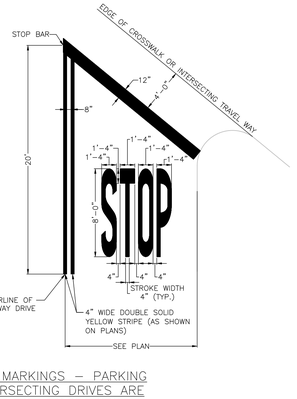
60' PARKING – ONE-WAY DRIVE AISLE



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 THIS DRAWING FOR ANOTHER PROJECT REQUIRES THE SERVICES OF CARLSON CONSULTING ENGINEERS, INC. DIMENSIONS, REPRODUCTION, OR THIS DRAWING IN ELECTRONIC FORMAT MAY BE CONTRARY TO THE LAW.

CONSULTANTS

CARLSON CONSULTING ENGINEERS, INC.
7069 LEDGESTONE CONSULTING
BRENTWOOD, TENNESSEE 37027
PH. (901) 384-0400 ♦ FX. (901) 384-0770
TENNESSEE LICENSED CORPORATION

Walmart

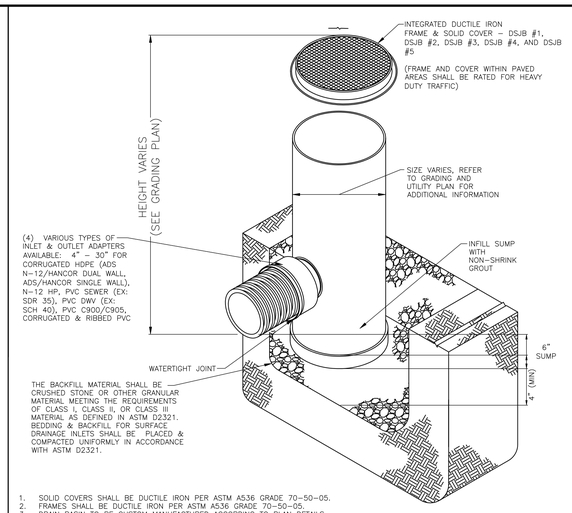
LA VERGNE, TENNESSEE
5511 MURFREESBORO RD.
STORE NO.07020-209

ISSUE BLOCK

CHECKED BY:	JSP
DRAWN BY:	CDA
DOCUMENT DATE:	10/01/2024

NOT FOR CONSTRUCTION

SHEET: C4.2

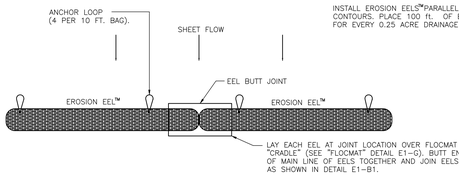


1. SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" – 24").

NYLOPLAST DRAIN BASIN (2824AG__X) WITH SOLID COVER (2499CGC)

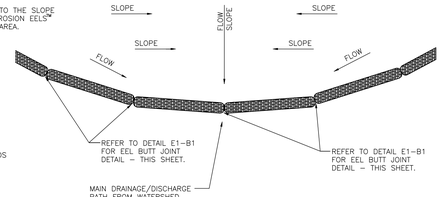
NTS

NYLOPLAST JUNCTION BOX

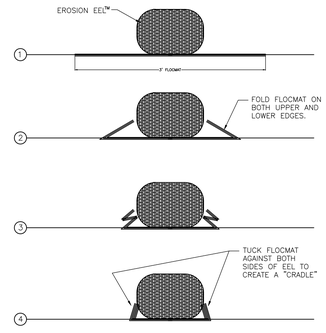


DETAIL E1-R: INTERCEPTING SHEET FLOW PERPENDICULAR TO FLOW PATH – PLAN VIEW
N.T.S.

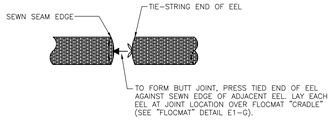
INSTALL EROSION EELS™ PARALLEL TO THE SLOPE CONTOURS. PLACE 100 ft. OF EROSION EELS™ FOR EVERY 0.25 ACRE DRAINAGE AREA.



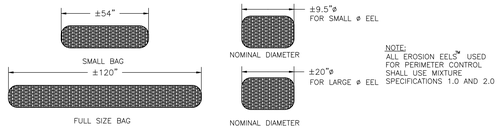
DETAIL E1-F: PLAN VIEW – TYPICAL ARRANGEMENT OF EELS USED FOR PERIMETER CONTROL
N.T.S.



DETAIL E1-G: SECTION – FLOCMAT
N.T.S.



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

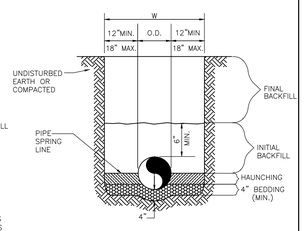
GENERAL NOTES

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

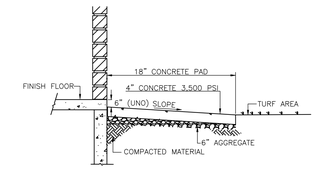
GENERAL NOTES

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.



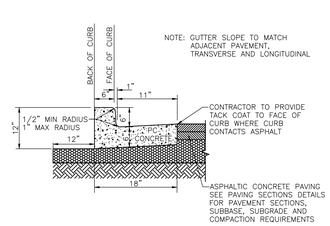
STORM SEWER PIPES
N.T.S.

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 PREPARED FOR USE ON A SPECIFIC SITE AT A SPECIFIC TIME. THE CONTENTS/INDICIA, WITH ITS ISSUE DATE, ARE NOT TRANSFERABLE AND SUITABLE FOR USE ON A DIFFERENT SITE AT A LATER TIME. THE USEFUL LIFE OF THIS DRAWING FOR ANOTHER PROJECT ALLOWABLE THE SERVICES OF THE ENGINEER IS LIMITED TO FIVE (5) YEARS. ANY REVISION OR ALTERATION TO THIS DRAWING MUST BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER.

CONSULTANTS

CARLSON CONSULTING ENGINEERS, INC.
7089 LEDGESTONE CORPORATION
SUITE 201 KNOXVILLE, TENNESSEE 37909
PH. (901) 384-0400 • FX. (901) 384-0770
TENNESSEE CERTIFICATE OF AUTHORIZATION #2934
TENNESSEE QUALIFIED CORPORATION

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 29, 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)
All comments addressed.

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

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No utilities shown. No comment.

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

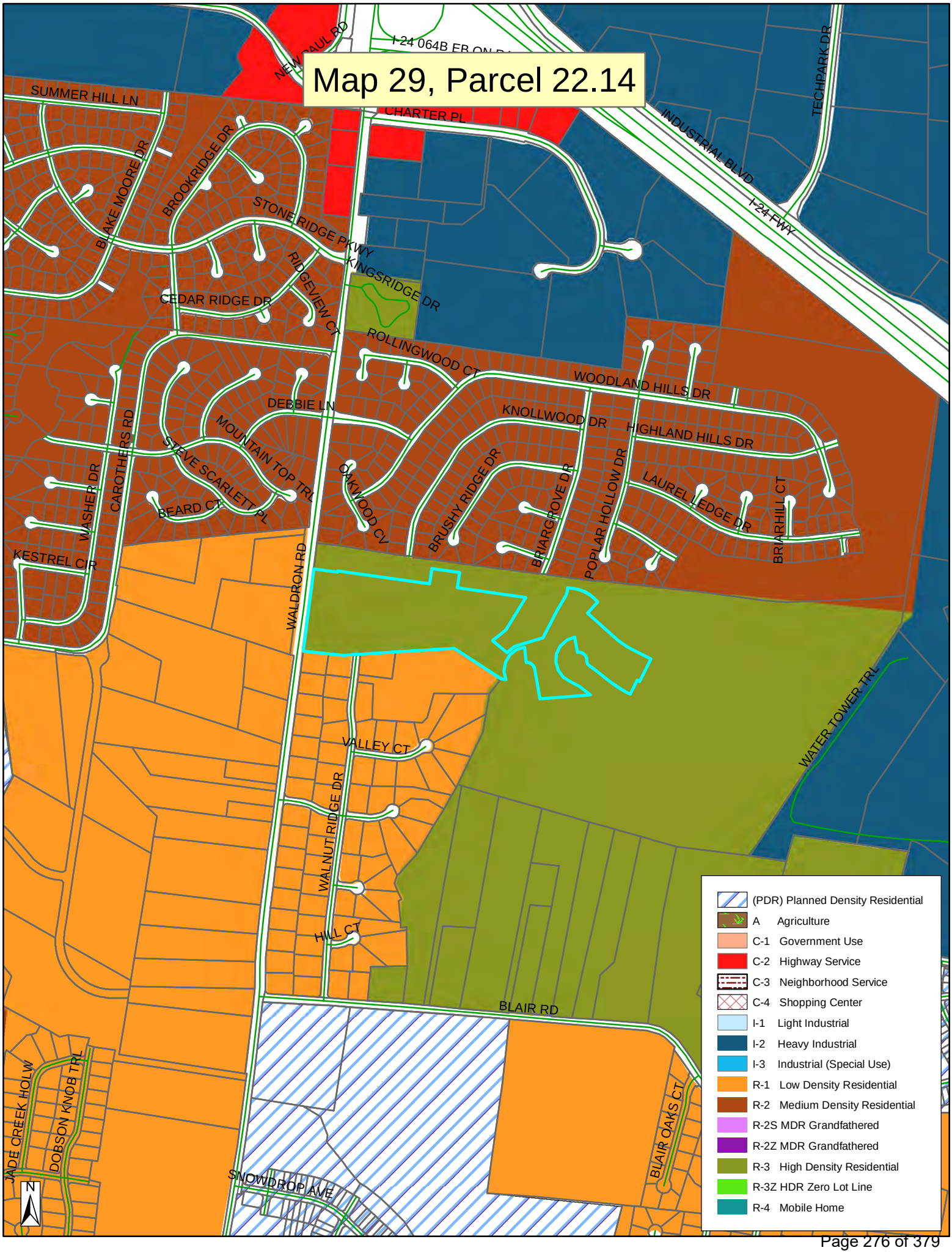
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
The site does not comply with IFC access code requirements. Section 503.1.1 and Appendix D requirements, specifically D105.

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
ARMSTRONG CT
INDUSTRIAL BLVD
I-24 FWY
I-24 FWY
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
KINGSRIDGE DR
CHARTER PL
INDUSTRIAL BLVD
I-24 FWY
TECHPARK DR
CEDAR RIDGE DR
ROLLINGWOOD CT
WOODLAND HILLS DR
DEBBIE LN
KNOLLWOOD DR
HIGHLAND HILLS DR
MOUNTAIN TOP TRL
STEVE SCARLETT PL
CAROTHERS RD
WASHER DR
BEARD CT
OAKWOOD CV
BRUSHY RIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
BRIARHILL CT
KESTREL CIR
WALDRON RD
WATER TOWER TRL
VALLEY CT
WALNUT RIDGE DR
HILL CT
BLAIR RD
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





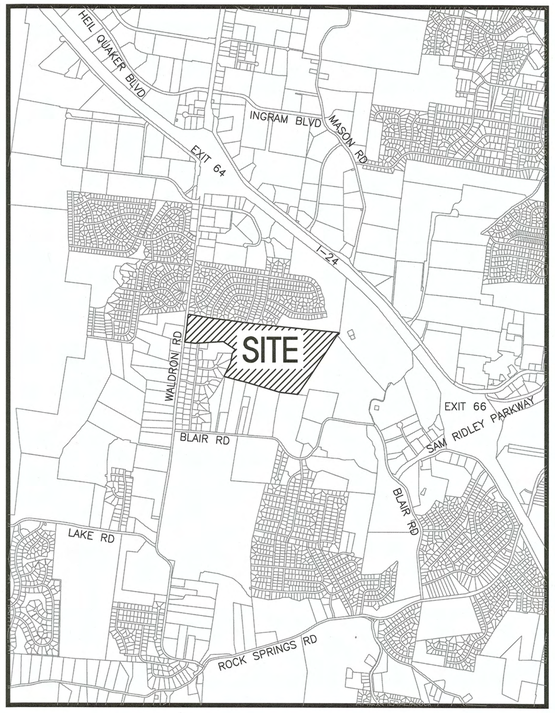
Mission Hills Apartment Site

La Vergne, Tennessee

Updated Concept Plan

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	Master Plan
C1.0-1.5	Concept Plan



Site Location Map

Not To Scale

Owner / 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: 572 Reg + 27 H.C. + 64 Detached Garage Spaces + 41 Attached Garage Spaces + 41 Tandem Spaces = 745 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

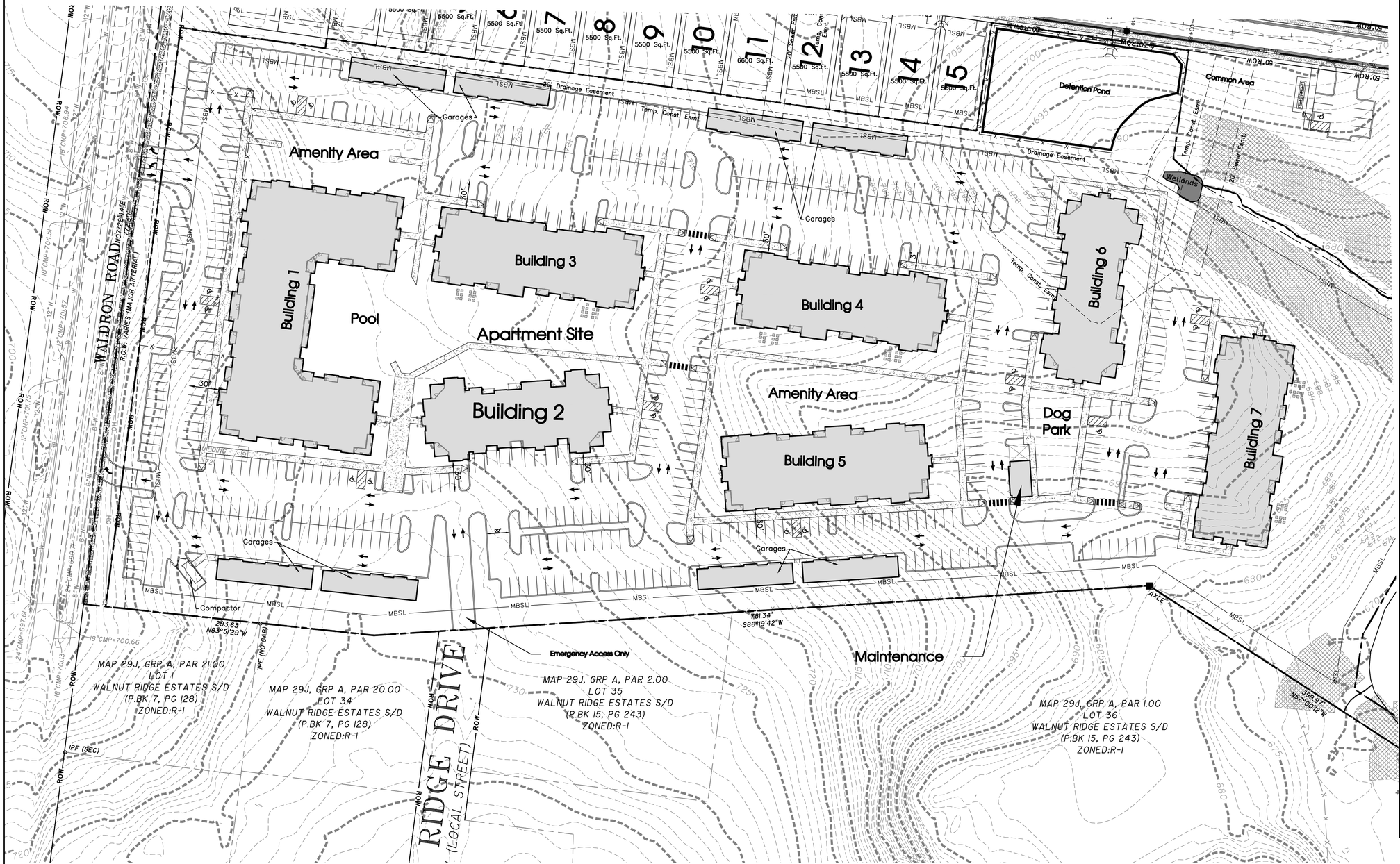
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By: _____ Date: October 18, 2024

Matthew A. Taylor, P.E. TN. Reg. #112515

MATTHEW A. TAYLOR
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 112515
STATE OF TENNESSEE

Sheet C0.0
Mission Hills Apartment Site
Concept Plan & Construction Drawings
S.E.C. Project #22078
Date: 9-30-2024
Revised: 10-18-2024



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	
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	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W

N

50' 0 50' 100'

SCALE: 1"= 50'

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
EMAIL MAIL@SECINC.BIZ WEBSITE WWW.SECINC.BIZ

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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 the site in accordance with these plans. The engineer assumes no responsibility for site construction that is not in 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.

Mission Hill Apartment Site

La Vergne, Tennessee

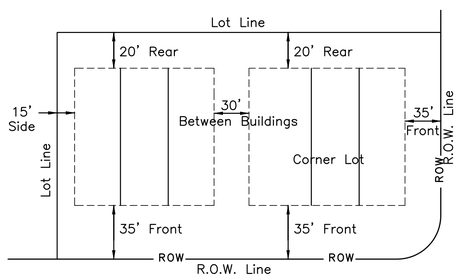
Master Plan

REVISED: 10-18-2024 Staff Comments

DRAWN: SJA
DATE: 9-30-2024
CHECKED: MAT
FILE NAME: 22078Apartments
SCALE: 1"=50'
JOB NO. 22078

SHEET: C0.2





Minimum Building Setback Detail Multi-Family Dwelling
N.T.S.

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: 572 Reg + 27 H.C. + 64 Detached Garage Spaces + 41 Attached Garage Spaces + 41 Tandem Spaces = 745 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
●	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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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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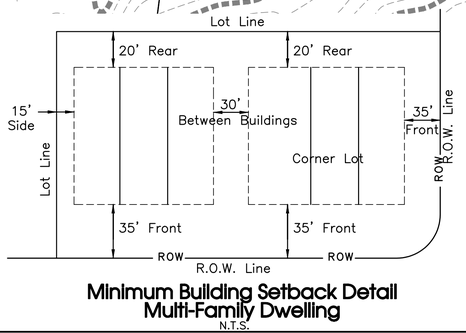
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Mission Hill Apartment Site
La Vergne, Tennessee

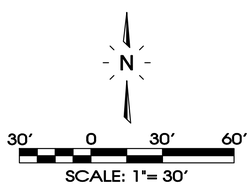
Concept Plan

REVISED: 10-18-2024Staff Comments
DRAWN: SJA
DATE: 9-30-2024
CHECKED: MAT
FILE NAME: 22078ConceptApar
SCALE: 1"=30'
JOB NO. 22078
SHEET: C1.0





Minimum Building Setback Detail
Multi-Family Dwelling
N.T.S.



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)	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	
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GAS METER	G	EXTRUDED CURB	
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EXTERIOR CLEANOUT		CONCRETE SWALE	
CHECK VALVE			

EXISTING PHONE	PH
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PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
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PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
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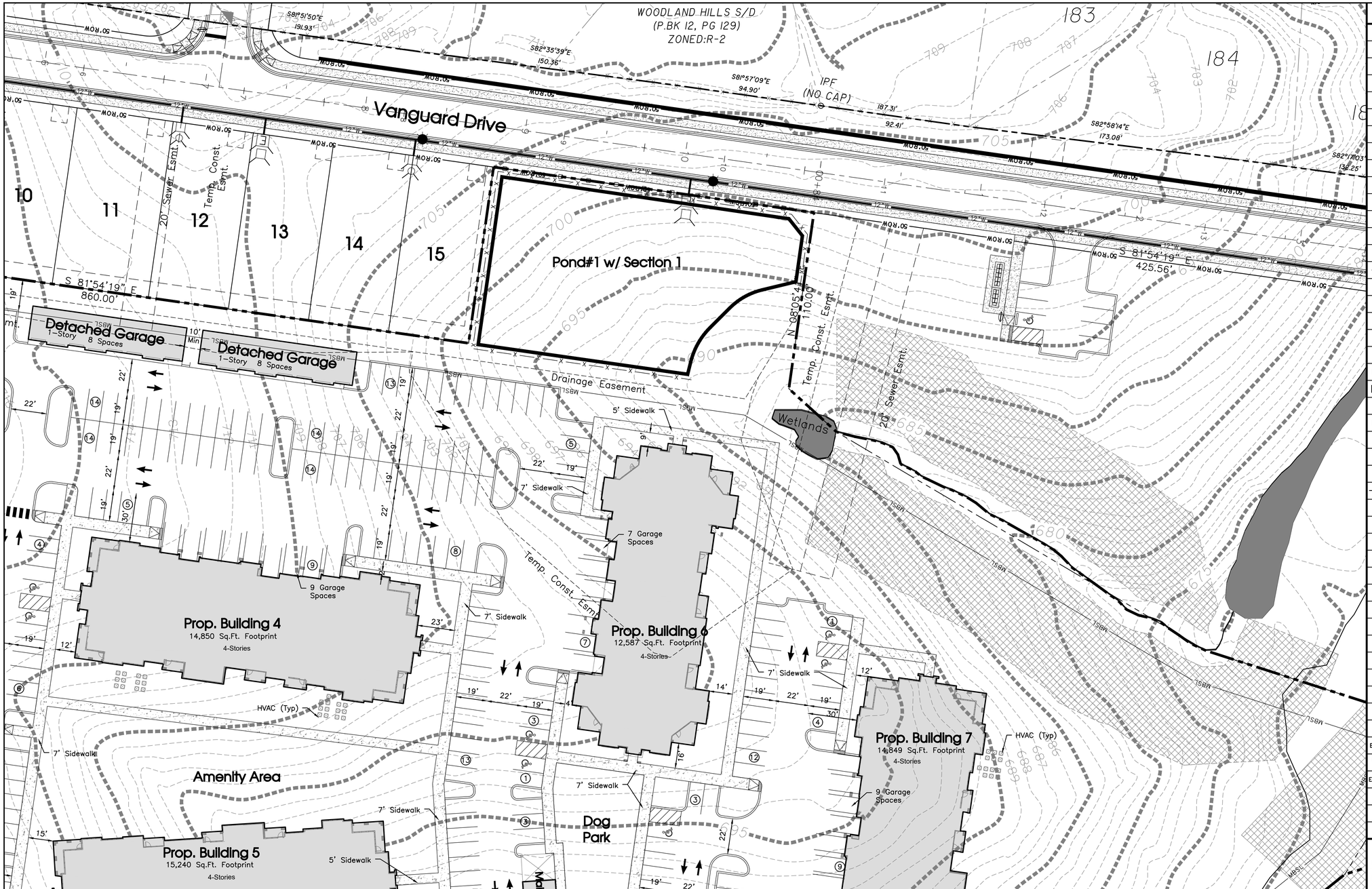
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Mission Hill Apartment Site
La Vergne, Tennessee

Concept Plan

REVISED: 10-18-2024:Staff Comments
DRAWN: SJA
DATE: 9-30-2024
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FILE NAME: 22078ConceptApar
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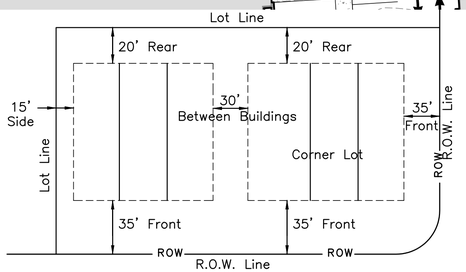
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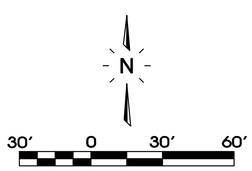
Legend:

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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EXIST. WATER/GAS VALVE		EXIST. SPOT ELEVATION	
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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	
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CONCRETE BOLLARD		TURN LANE ARROWS	
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N.T.S.



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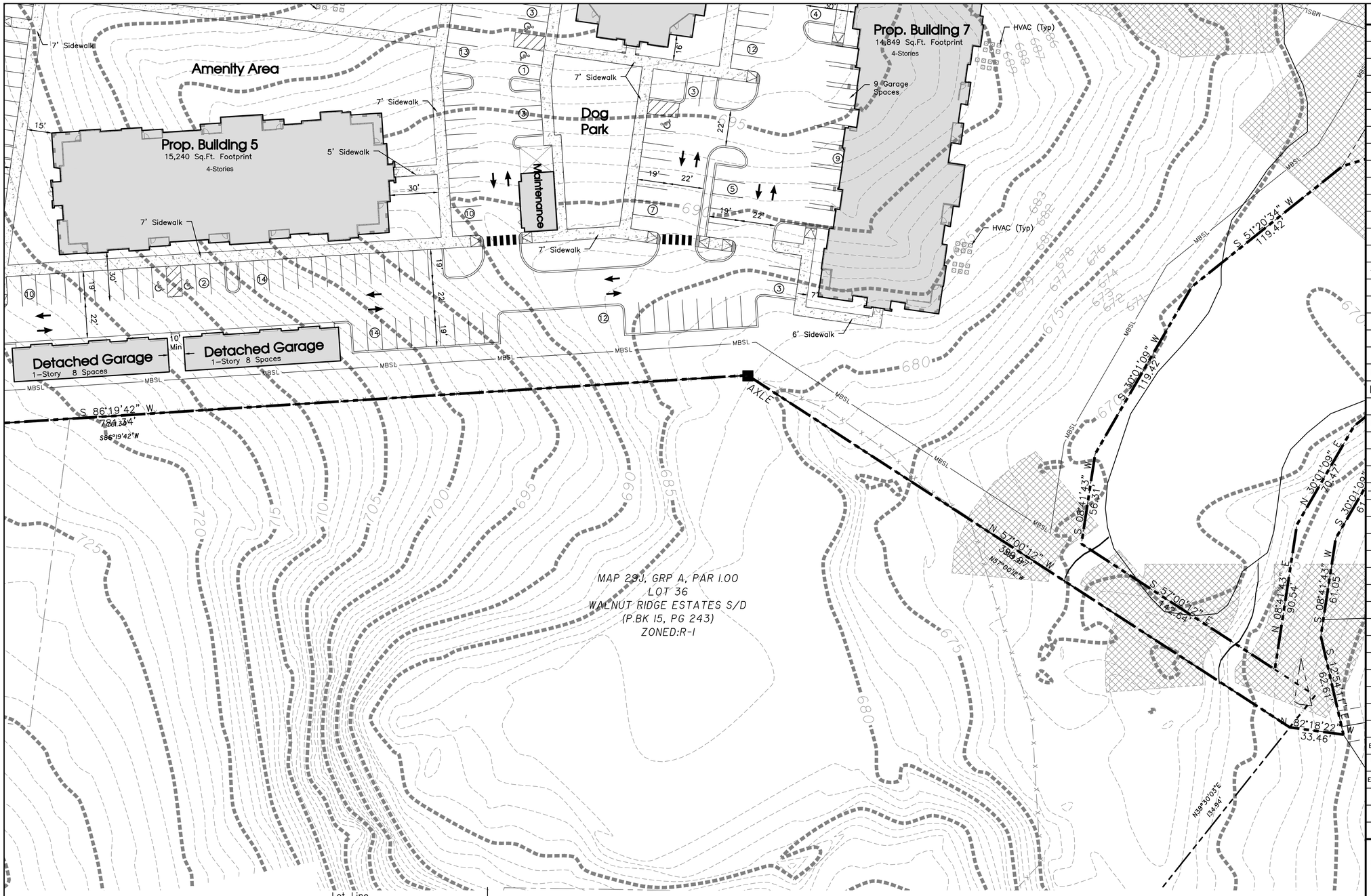
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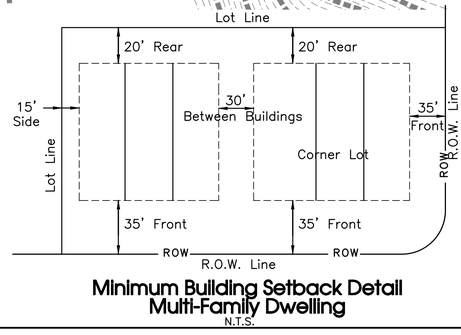
Mission Hill Apartment Site
La Vergne, Tennessee

REVISED: 10-18-2024-Staff Comments

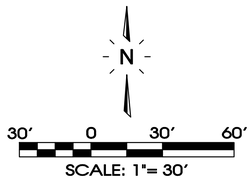
Concept Plan

DRAWN: SJA
DATE: 9-30-2024
CHECKED: MAT
FILE NAME: 22078ConceptApar
SCALE: 1"=30'
JOB NO. 22078
SHEET: C1.2





Minimum Building Setback Detail
Multi-Family Dwelling
N.T.S.



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BLOW OFF VALVE		TRAFFIC ARROW	
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EXISTING FENCELINE	X X X X		
MINIMUM BUILDING SETBACK LINE			
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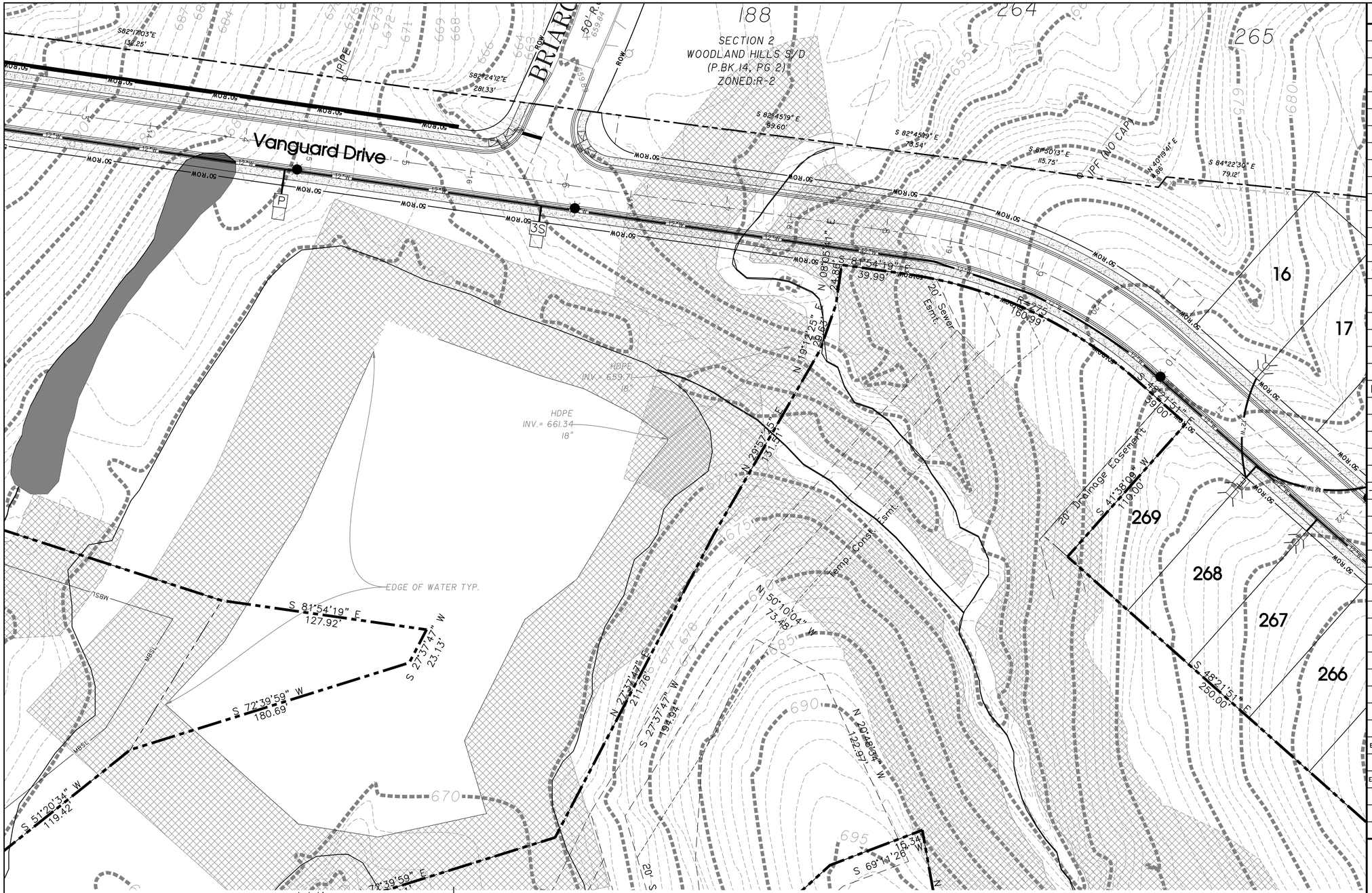
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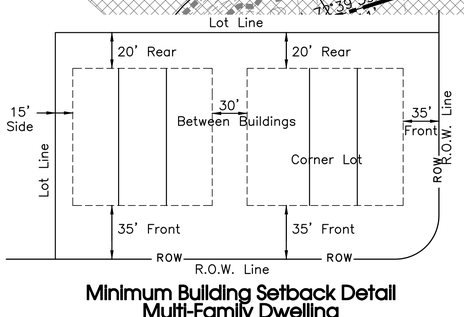
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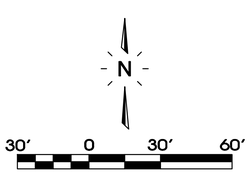
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W	EXIST. WATER METER	△	REVISION NUMBER
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◇	EXIST. FIRE HYDRANT	➡	RUNOFF FLOW ARROW
◈	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
◩	BLOW OFF VALVE	➡	TRAFFIC ARROW
•	CONCRETE BOLLARD	➡	TURN LANE ARROWS
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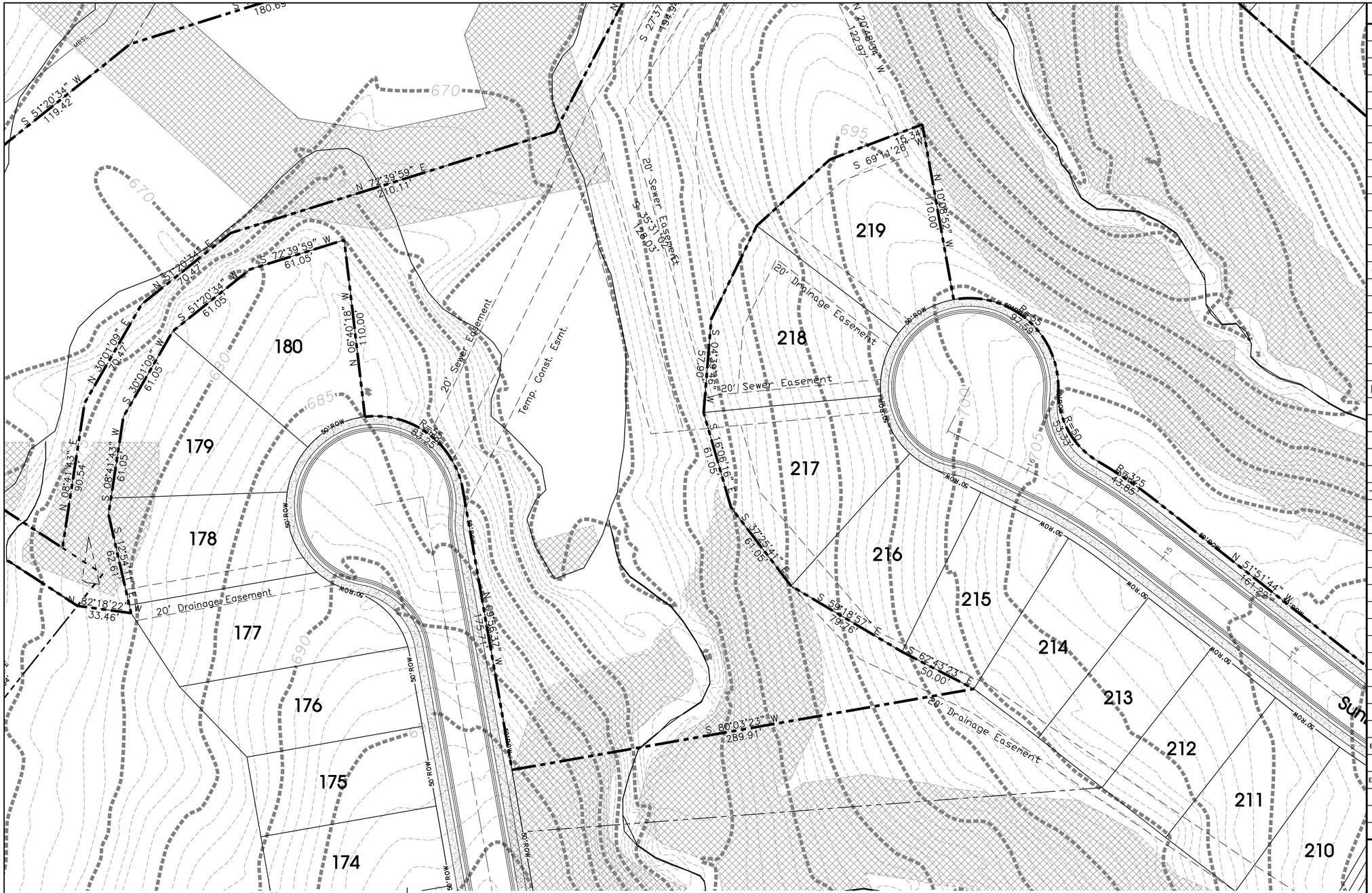
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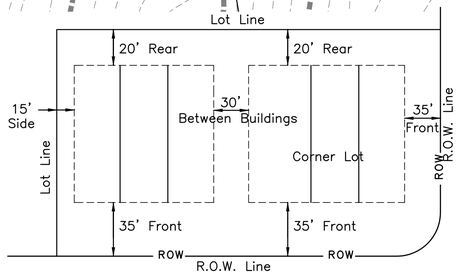
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Mission Hill Apartment Site
La Vergne, Tennessee

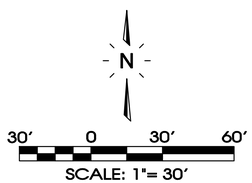
Concept Plan

REVISED: 10-18-2024:Staff Comments
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
N.T.S.



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: 572 Reg + 27 H.C. + 64 Detached Garage Spaces + 41 Attached Garage Spaces + 41 Tandem Spaces = 745 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	
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	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	
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

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LANDSCAPE ARCHITECTURE
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Mission Hill Apartment Site
La Vergne, Tennessee

REVISED: 10-18-2024:Staff Comments
DRAWN: SJA
DATE: 9-30-2024
CHECKED: MAT
FILE NAME: 22078ConceptApar
SCALE: 1"=30'
JOB NO. 22078
SHEET: C1.5

Concept Plan

Planning Commission Report
Meeting: October 29, 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)
No engineering comments.

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

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

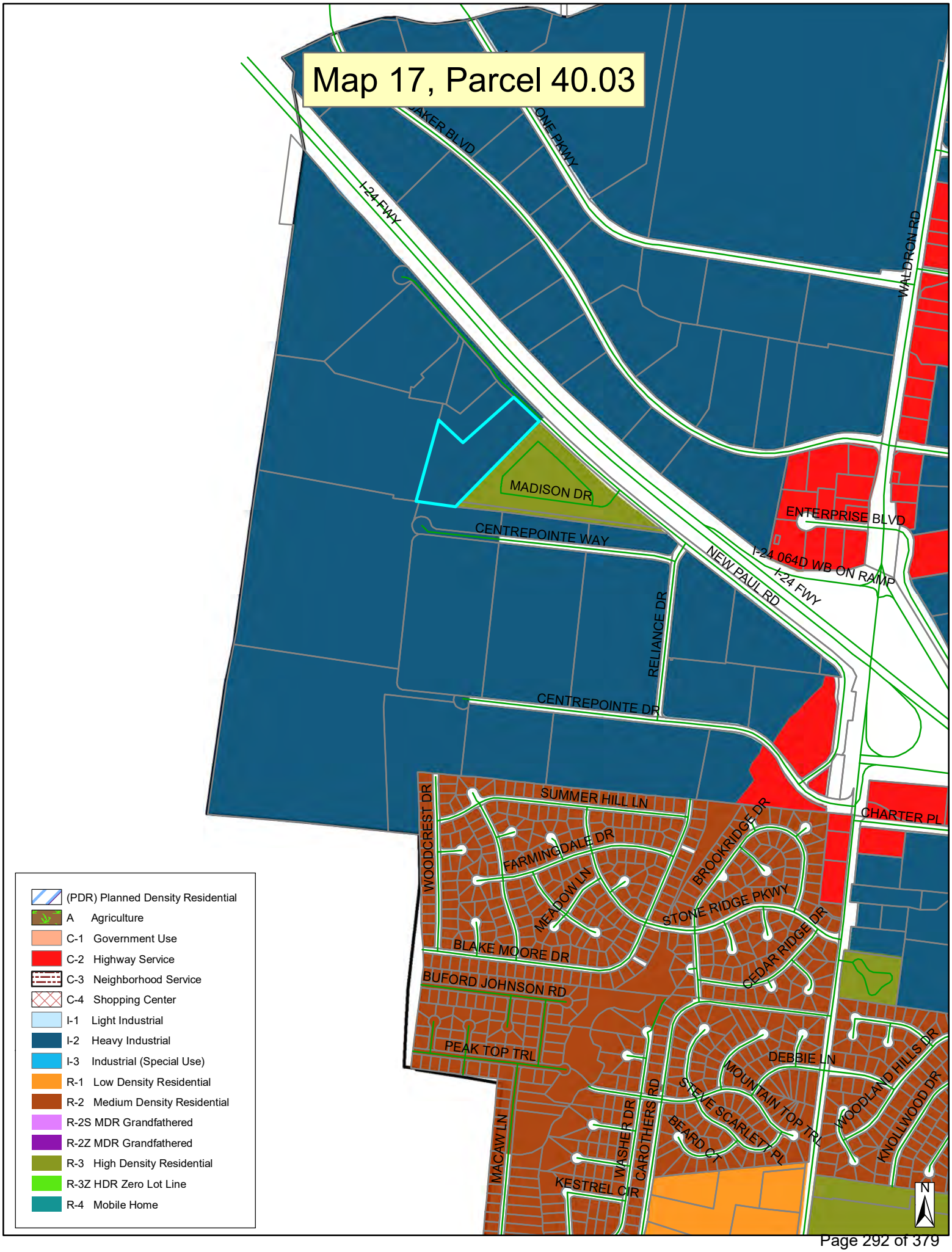
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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
MEADOW LN
BROOKRIDGE DR
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
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


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)

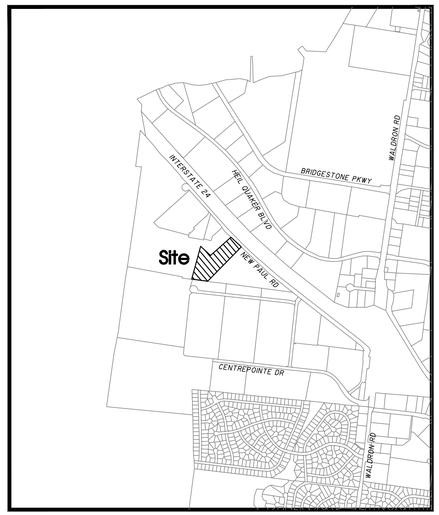
Land Use Data:
Zoned: I-2
1: 4-Story Building; 2: 1-Story Buildings
Building Ht.: Ex.Bldg. A: 48'-6" ; Bldg. B: 50'-0"; Bldg. C: 23'-2"
Total Floor Area: 172,634 Sq.Ft.
Ex. Building A = 32,421 Sq.Ft. (Footprint) 129,684 Sq.Ft. (Gross)
Prop. Building B = 14,965 Sq.Ft.
Prop. Building C = 27,985 Sq.Ft.
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

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

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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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JOHN F. MINER III — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE

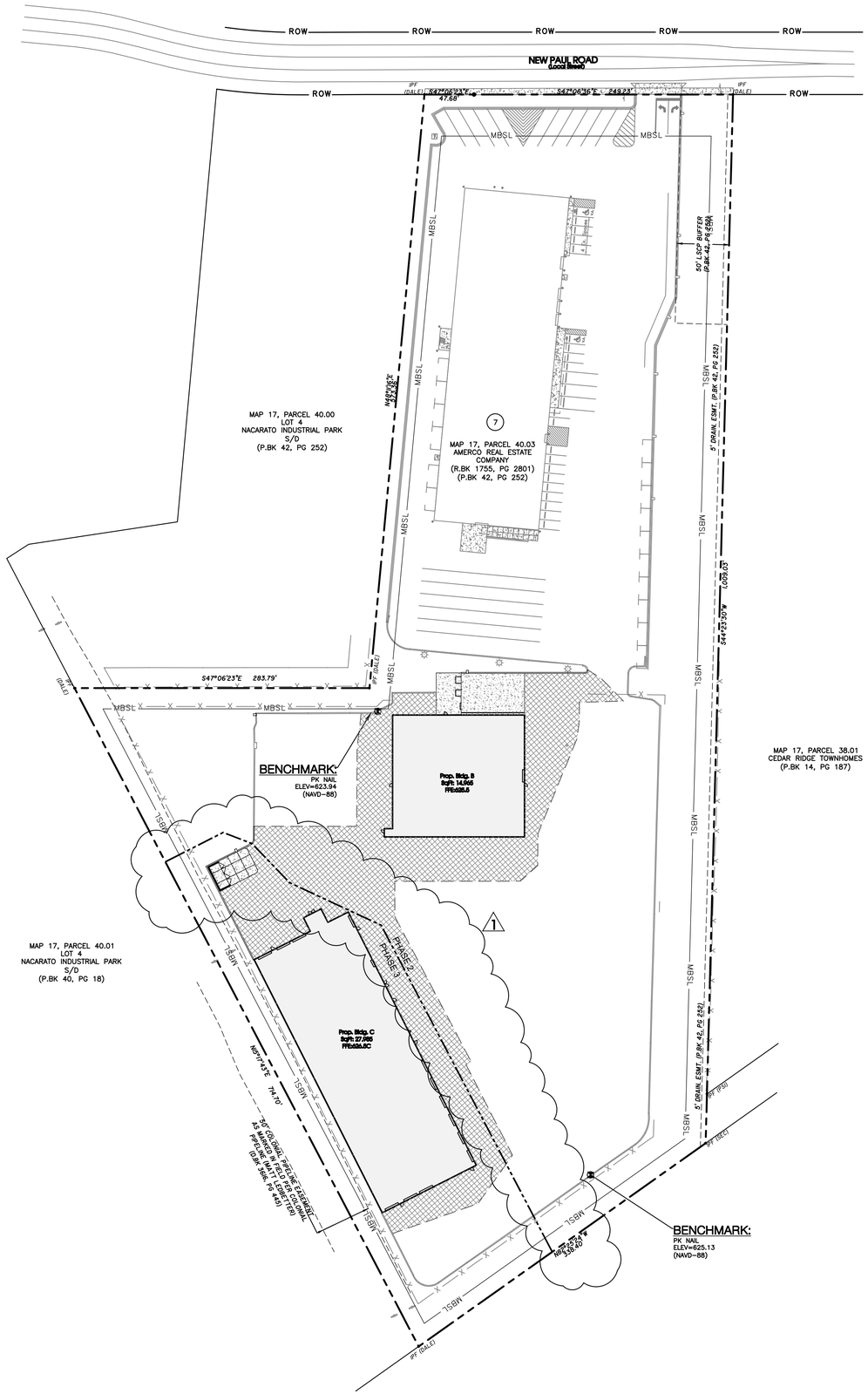
U-Haul Phases 2 & 3
503 New Paul Road
LaVergne, Tennessee

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

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
⊗	GATE VALVE & BOX	▩	CURB INLET
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.**
Call before you dig.

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SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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EMAIL: MINER@SECINC.COM WEBSITE: WWW.SECINC.COM

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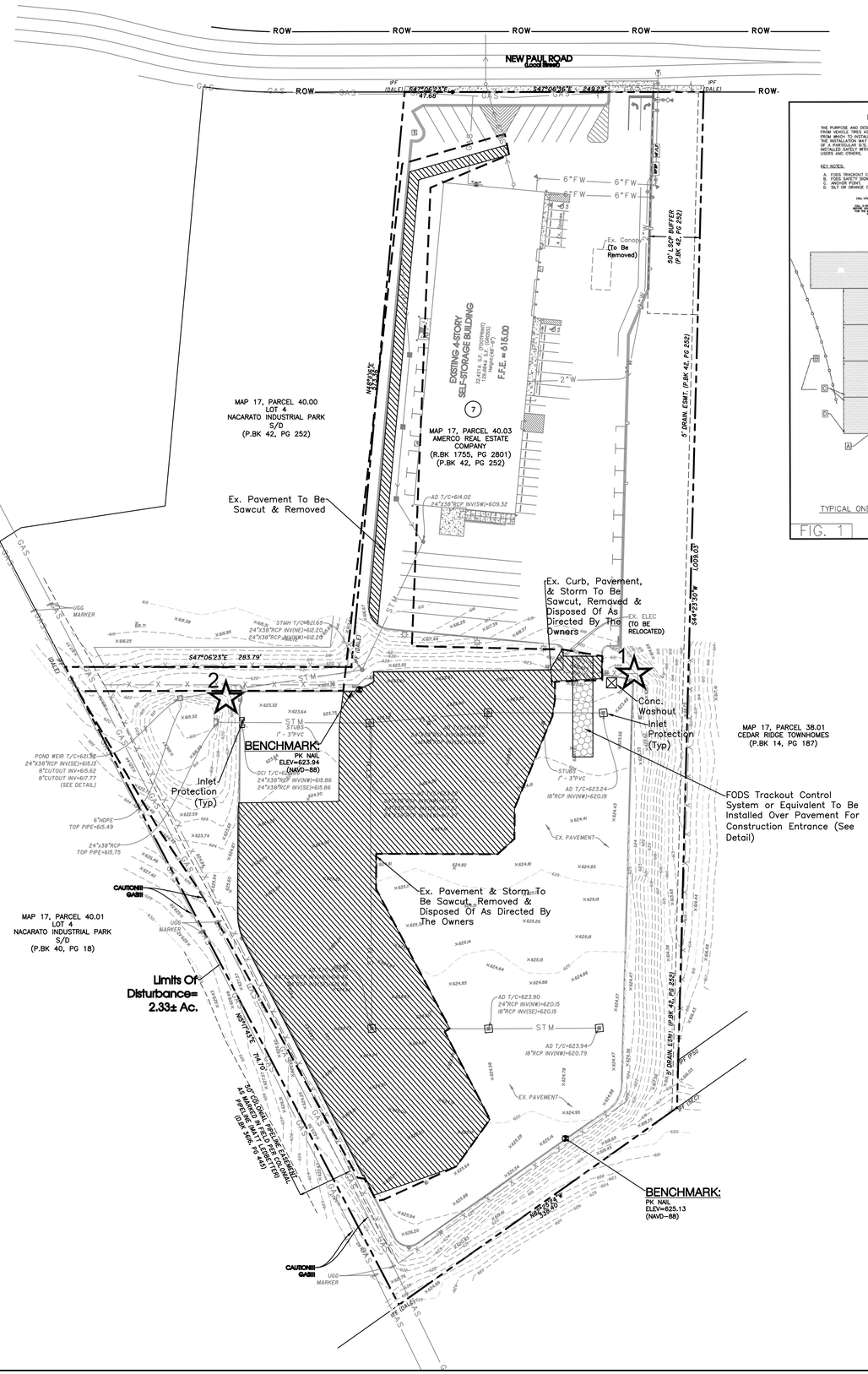
U-Haul Phases 2 & 3
503 New Paul Road
LaVergne, Tennessee

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 FODS MAT IS NOT A TRAP OR FILTER, BUT A DEVICE THAT ALLOWS SEDIMENT TO FALL OFF OF VEHICLES AS PART OF A PAVED/PLUM SITE. 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 MATS AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION
WARNING: GAS LINES

TYPICAL ONE-LANE LAYOUT

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 FODS MAT IS FLEXIBLE AND THE FODS WILL SPAN AND SUPPORT OVER MOST OBSTACLES, BUT THE FLATTER AND SMOOTHER THE TERRAIN UNDER THE FODS TRACKOUT CONTROL SYSTEM, THE BETTER IT WILL PERFORM.
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 EXITING THE CONSTRUCTION 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 THE SECOND MAT WILL BE PLACED ADJACENT TO THE FIRST MAT.
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 TWO ANCHORS 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 MATS.
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. ALL VEHICLES AND PEDESTRIANS SHOULD BE CAUTIONED AND 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 OVER 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. SEDIMENT CAN BE REMOVED BY 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 ANCHORS AND MAT.
3. ALL SAFE ANCHORS SHOULD BE CUT WHEN THEY ARE REMOVED.
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 AREA/PLANT OR EXCAVATOR ON TO A TRUCK FOR REMOVAL FROM THE SITE.

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

60′ 0 60′ 120′
SCALE: 1"= 60′

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

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

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.

All Construction Signage Is To Be Constructed Of 2–4"x4" Painted Posts.

Sign #1 – Display Surface Can Be No More Than 32 S.F. & Must Be Less Than 9 Ft. Tall.

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)

Notes:

Soils Survey Information Referenced Here On Is Taken From The National Resources Conservation Service Web Soil Survey.

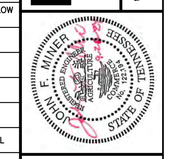
Legend:

☐	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
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	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
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	

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
830 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567

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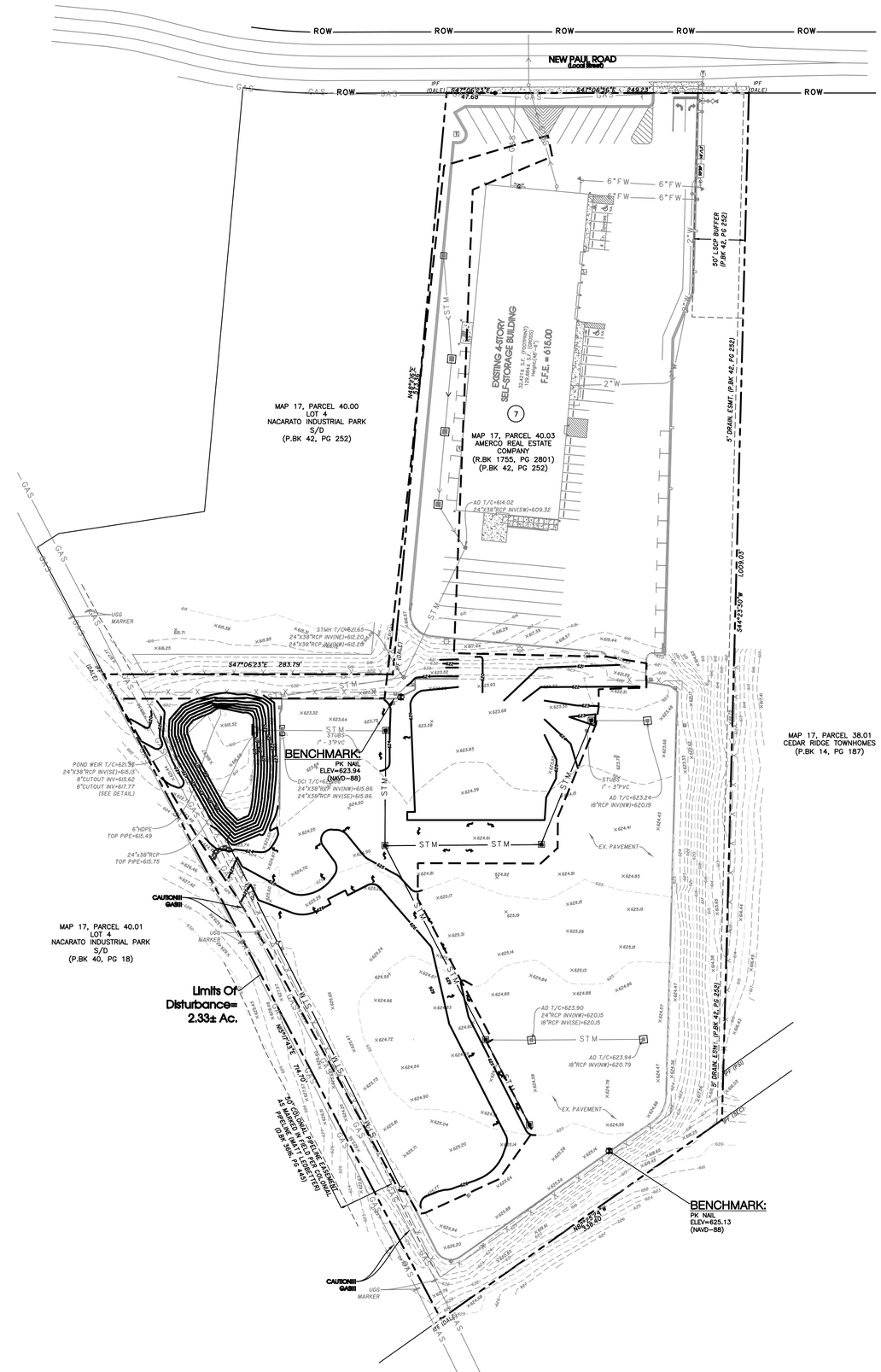


U-Haul Phases 2 & 3
503 New Paul Road
LaVergne, Tennessee

REVISED: 5-20-2024, PC Comments
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
FILE NAME: 19084uhaul2.dwg
SCALE: 1"=60'
JOB NO. 19084

Existing Conditions/Initial EPSC/Demo Plan

SHEET: C1.0



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

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
⊗	GATE VALVE & BOX	▩	CURB INLET
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

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

Notes:

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Initial: Silt Fence Along Downgradient Perimeter
Construction Entrance
Temp. Conc. Washout

Intermediate: Filter Fabric Inlet Protection Silt Fence To Protect Ditches

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Notes:

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U-Haul Phases 2 & 3
503 New Paul Road
LaVergne, Tennessee

Intermediate EPSC Plan

REVISED: 5-20-2024: PC Comments
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
FILE NAME: 19084uhaul2.dwg
SCALE: 1"=60'
JOB NO. 19084
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!!!

UGG MARKER

19'

32'

60.5'

PHASE 2

PHASE 3

1

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)

40'

30'

99'

N82°25'24"W 336.40'

BENCHMARK:
PK NAIL
ELEV=625.13
(NAVD-88)

CAUTION!!! GAS!!!

UGG MARKER

IRF (DALE)

5' DRAIN. ESMT. (P.BK 42, PG 252)

IPF (PSI)

IPF (SEC)

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 JOHNSON 2024 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

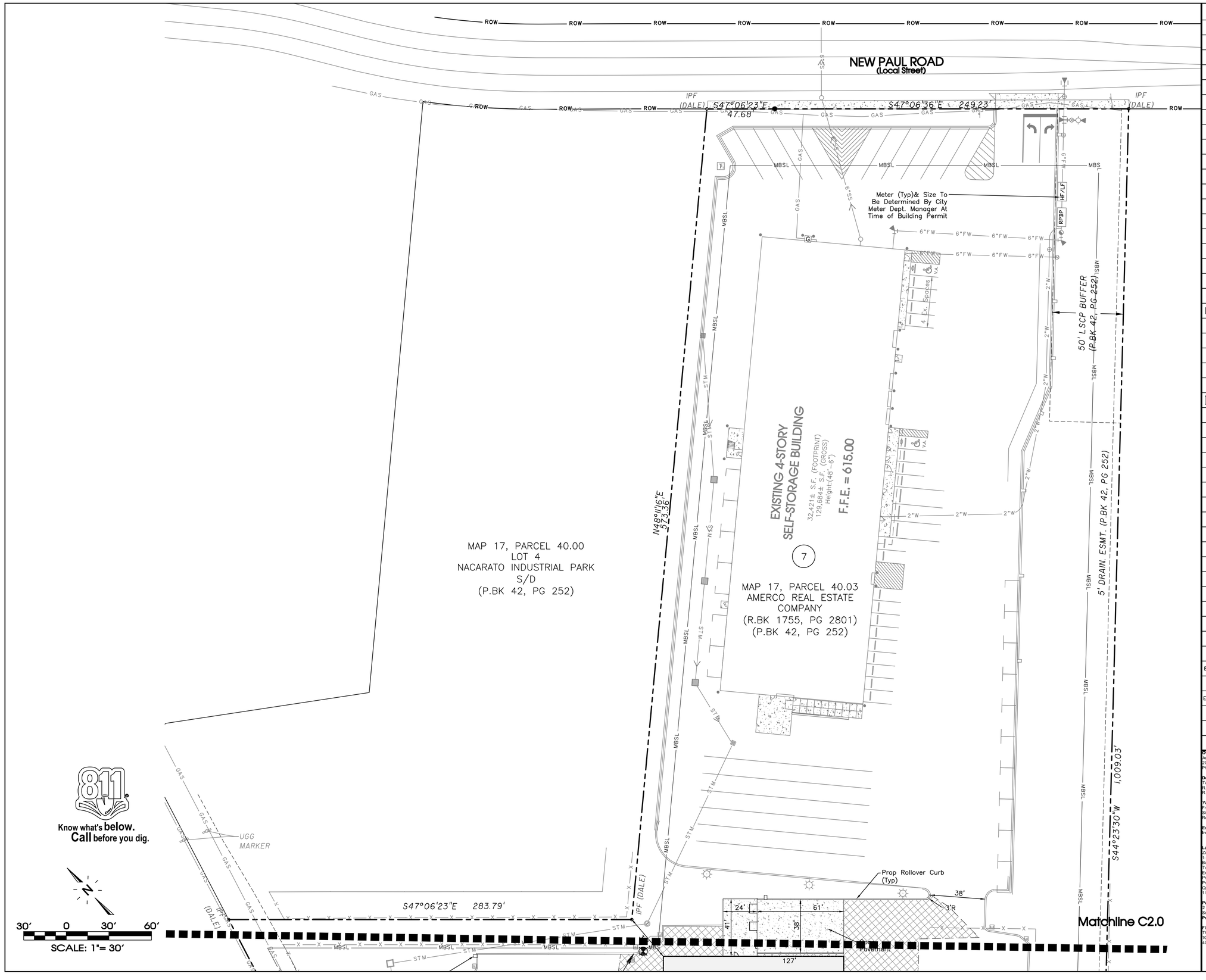
U-Haul Phases 2 & 3
503 New Paul Road
LaVergne, Tennessee

REVISED: 5-20-2024: PC Comments
5-28-2024: 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	
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	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
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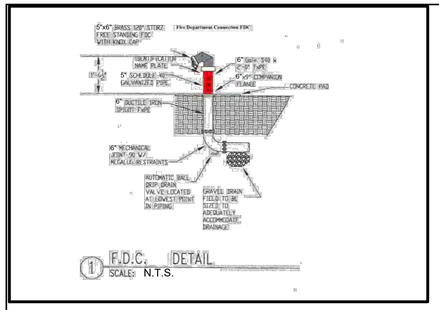
F. MINER JOHNSON
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE

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: 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

S44

BENCHMARK:
PK NAIL
ELEV=623.94
(NAVD-88)

STUBS
1" - 3"PVC

DCI T/C=622.96
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:

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	
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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	
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MANHOLE		TYPE- X- HEADWALL	

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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
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PHASE BOUNDARY	
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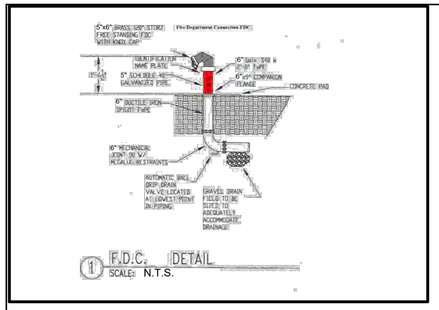
F. MINER LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE

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503 New Paul Road
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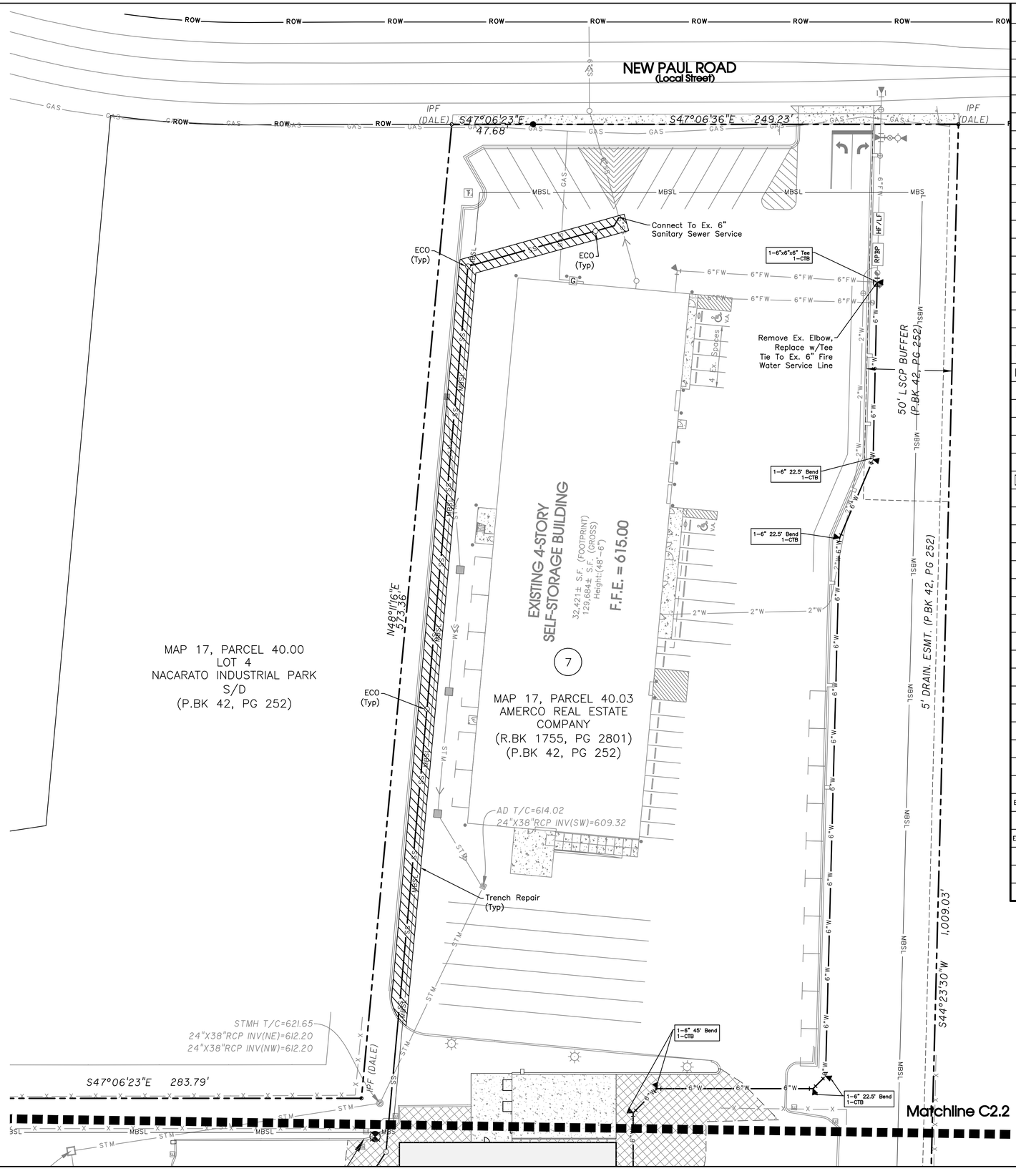
REVISED: 5-20-2024: PC Comments
1 6-26-2024: Add Phase Line

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
SCALE: N.T.S.



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- Commercial Vault
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Legend:

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ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
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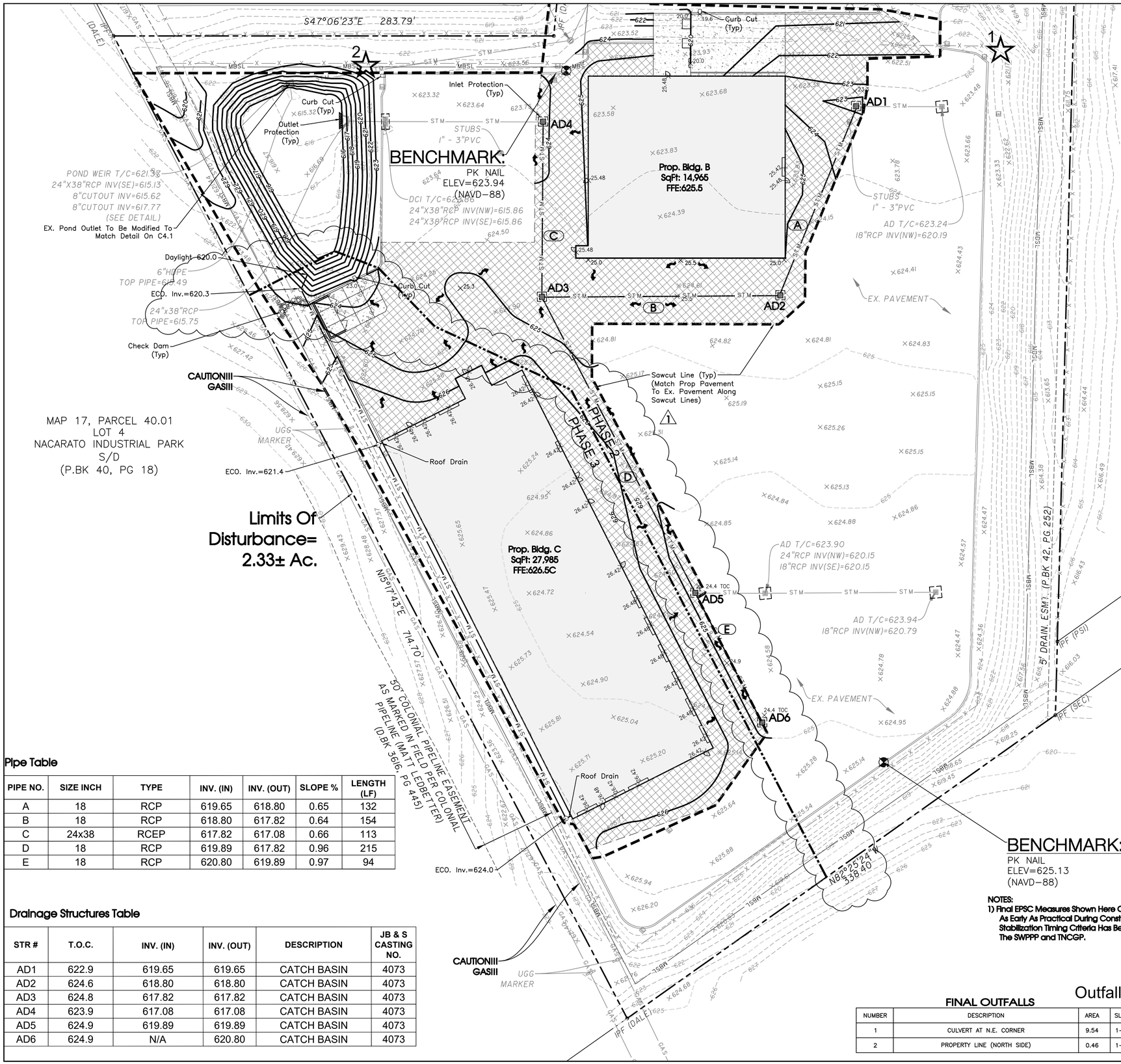
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Utility Plan



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:

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EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
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SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
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 described, designed, and illustrated on these drawings can be constructed 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

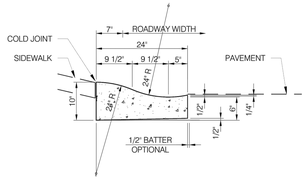
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
FILE NAME: 19084uhaul2.dwg
SCALE: 1"=30'
JOB NO. 19084

Grading, Drainage Plan, & Final EPSC

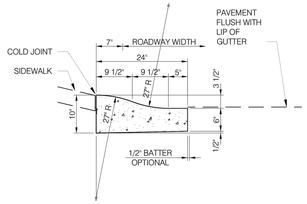
SHEET: C3.0

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

MOUNTABLE ROLLED CURB DETAIL



ROLL CURB AND GUTTER (A)



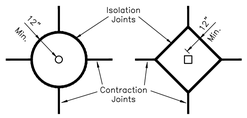
ROLL CURB AND GUTTER (B)

ROLL CURB NOTES (A & B)

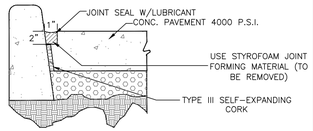
1. ONLY USE WHEN RIBBON CURB IS NOT ALLOWED OR WHEN REQUIRED FOR DRAINAGE.
2. CONTRACTION JOINT SPACING 10' MAXIMUM.
3. MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS.

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



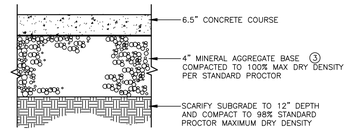
ISOLATION JOINT DETAIL
SCALE — NONE



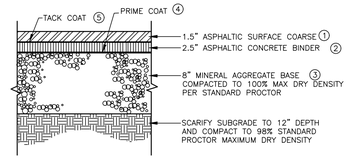
THIS APPLIES TO CURBS, SIDEWALKS, DRAINAGE/UTILITY STRUCTURES, BUILDINGS, FIXED OBJECTS, ETC.

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"

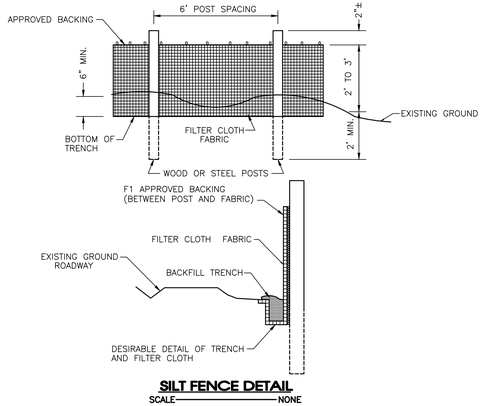
(3) MINERAL AGGREGATE: (2.03 TON / CU. YD.)
TDOT 303-01 – MINERAL AGGREGATE TYPE "A" BASE, GRADING "D"

(4) PRIME COAT:
TDOT 402-01 – BITUMINOUS MATERIAL FOR PRIME COAT (PC) 0.30-0.35 GAL/SQ. YD.

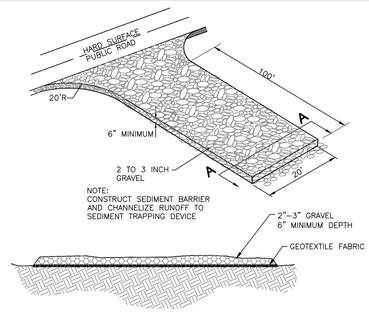
TDOT 402-02 – AGGREGATE FOR COVER MATERIAL (PC) 8-12 LB/SQ. YD.

(5) TACK COAT:
TDOT 403-01 – BITUMINOUS MATERIAL FOR TACK COAT (TC) 0.02 GAL/SQ. YD.

TYPICAL PAVEMENT SECTIONS
SCALE — NONE

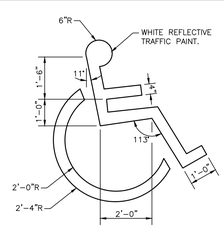


SILT FENCE DETAIL
SCALE — NONE

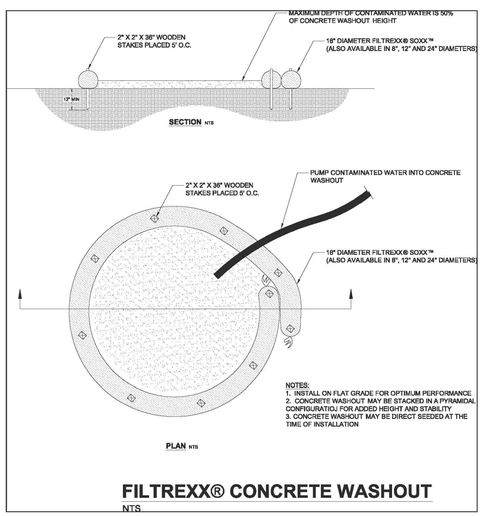


SECTION A-A

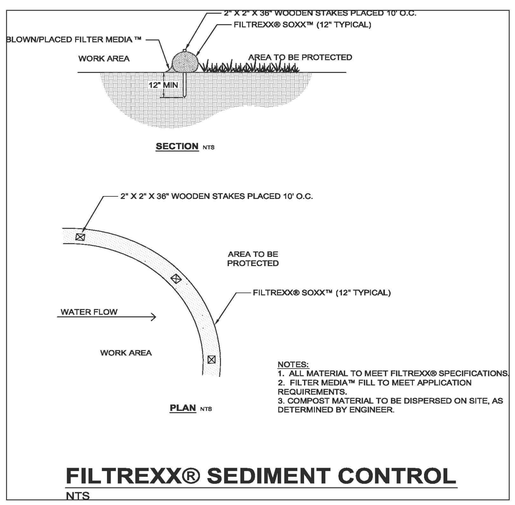
GRAVEL CONSTRUCTION ENTRANCE
SCALE — NONE



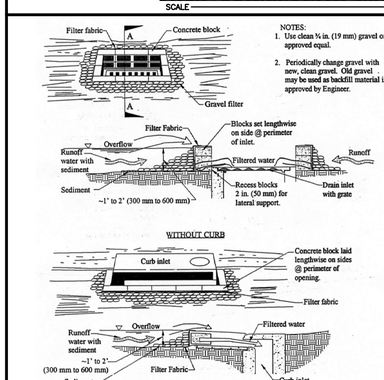
HANDICAP SYMBOL DETAIL
SCALE — NONE



FILTREXX® CONCRETE WASHOUT
NTS

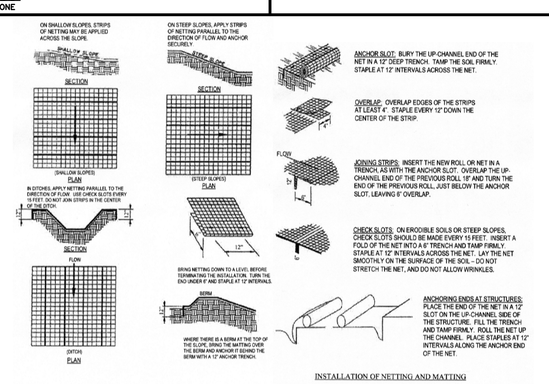


FILTREXX® SEDIMENT CONTROL
NTS



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

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JOHN F. MINER 2 — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE

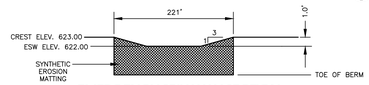
U-Haul Phases 2 & 3
503 New Paul Road
LaVergne, Tennessee

Details

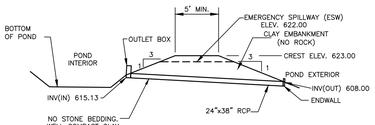
REVISED: 5-20-2024: PC Comments
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
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SCALE: None
JOB NO. 19084
SHEET: C4.0



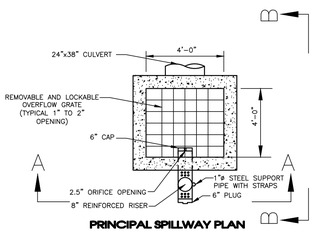
EMERGENCY SPILLWAY PLAN



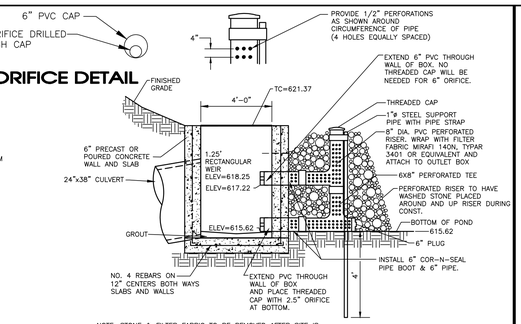
EMERGENCY SPILLWAY SECTION



EMERGENCY SPILLWAY PROFILE

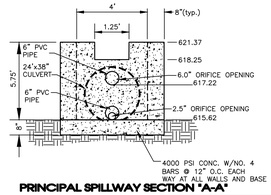


PRINCIPAL SPILLWAY PLAN



ORIFICE DETAIL

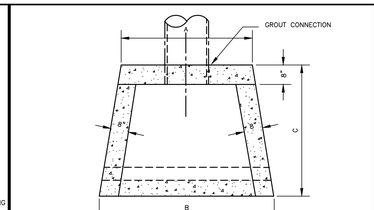
PRINCIPAL SPILLWAY SECTION "B-B"



PRINCIPAL SPILLWAY SECTION "A-A"

DETENTION POND OUTLET DETAILS

SCALE NONE

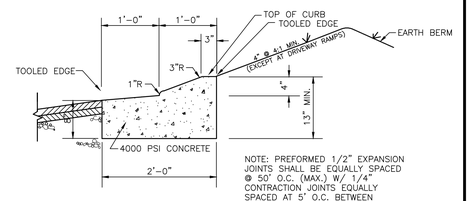


REINFORCED WITH NO.4 REBAR @ 10" C/C, E.W., ALL WALLS AND SLABS
CONCRETE: 4,000 P.S.I. AT 28 DAYS

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

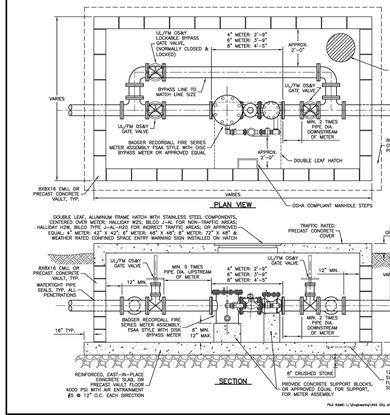
SCALE NONE



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



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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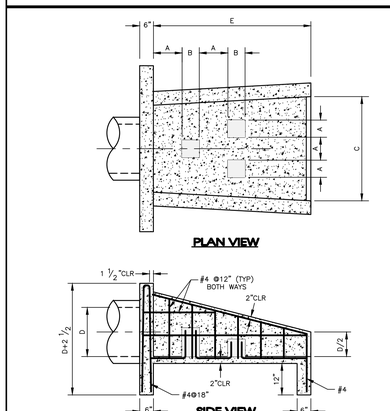
GRIGGS & MALONEY INCORPORATED

Engineering & Environmental Consulting

P.O. BOX 2968, MURFREESBORO, TN 37133-2968

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

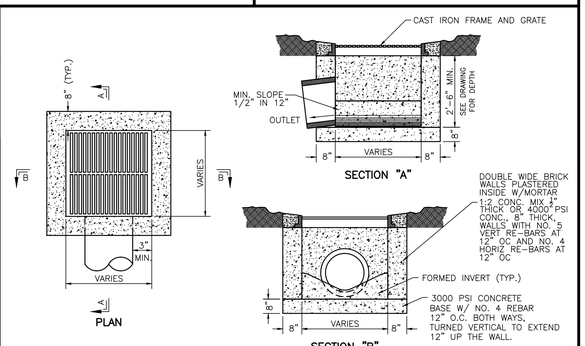
FILE NAME: U:\Engineering\442-56\2013 Updates\Drawings\023 FIRE METER ASSEMBLY & VAULT FOR COMBINED DOMESTIC AND FIRE SERVICE FOR 4", 6" & 8" METERS.dwg



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

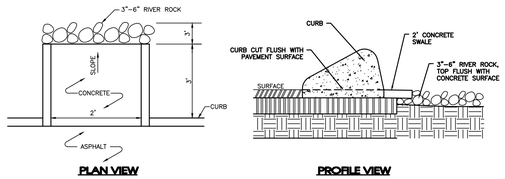
ENERGY DISSIPATER OUTLET STRUCTURE

SCALE NONE



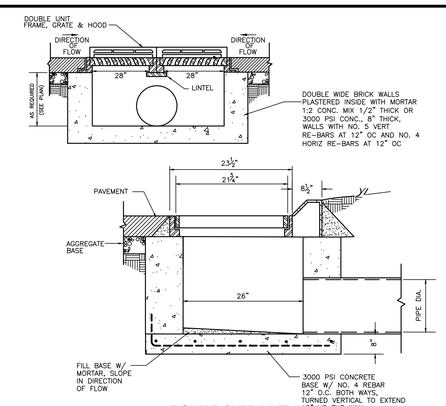
PRECAST CATCH BASIN DETAIL

SCALE NONE



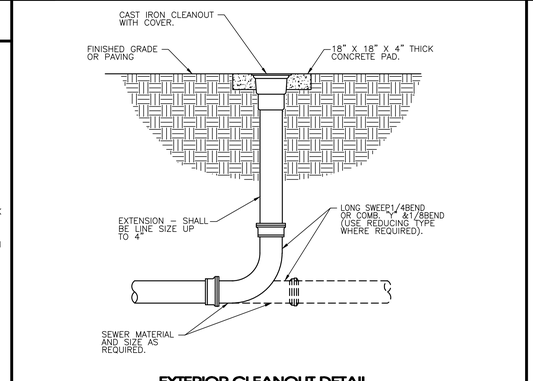
TYPICAL CURB CUT FOR DRAINAGE

SCALE NONE



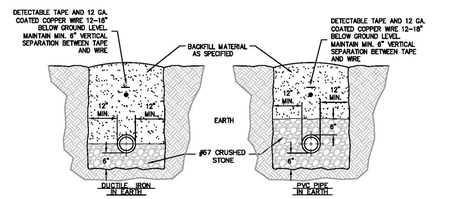
DOUBLE CURB INLET

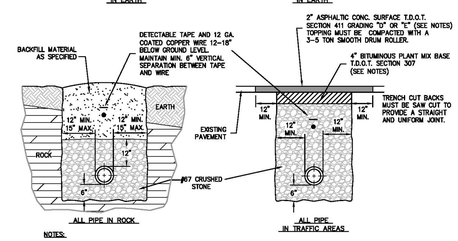
SCALE NONE



EXTERIOR CLEANOUT DETAIL

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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Engineering & Environmental Consulting

P.O. BOX 2968, MURFREESBORO, TN 37133-2968

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

FILE NAME: U:\Engineering\442-56\2013 Updates\Drawings\010 Water Line Bedding and Backfilling Detail.dwg

STANDARD WATERLINE BEDDING & BACKFILLING

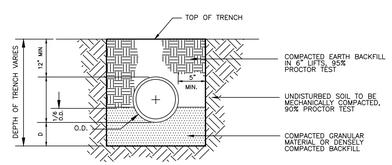
N.T.S.

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"

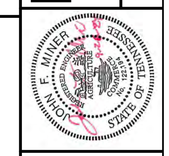
TRENCH BEDDING FOR STORM DRAIN CMP AND RCP ONLY

SCALE NONE

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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

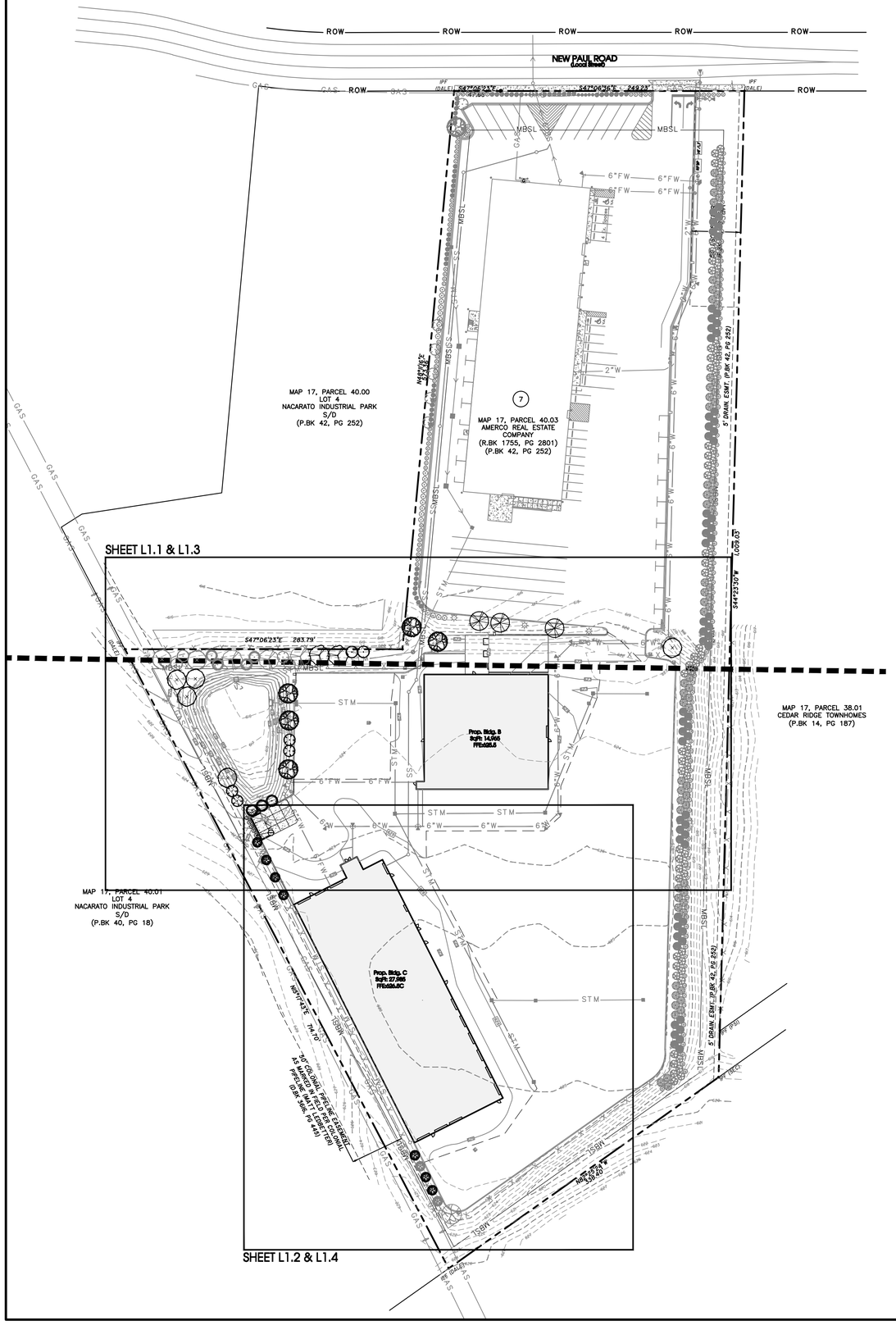
CHECKED: MAT, MPL

FILE NAME: 19084uhaul2.dwg

SCALE: None

JOB NO. 19084

SHEET: C4.1



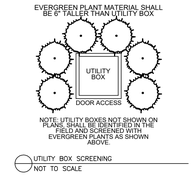
U-HAUL PHASE 2
503 NEW PAUL ROAD

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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SEC, Inc.
SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
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PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
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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)

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'

SEC, Inc.

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ROBERT S. MOLCHAN — TENNESSEE — REGISTERED LANDSCAPE ARCHITECT — 06/25/2024

U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Tree Removal Plan

REVISED:

DRAWN: SWL

DATE: 12-29-2023

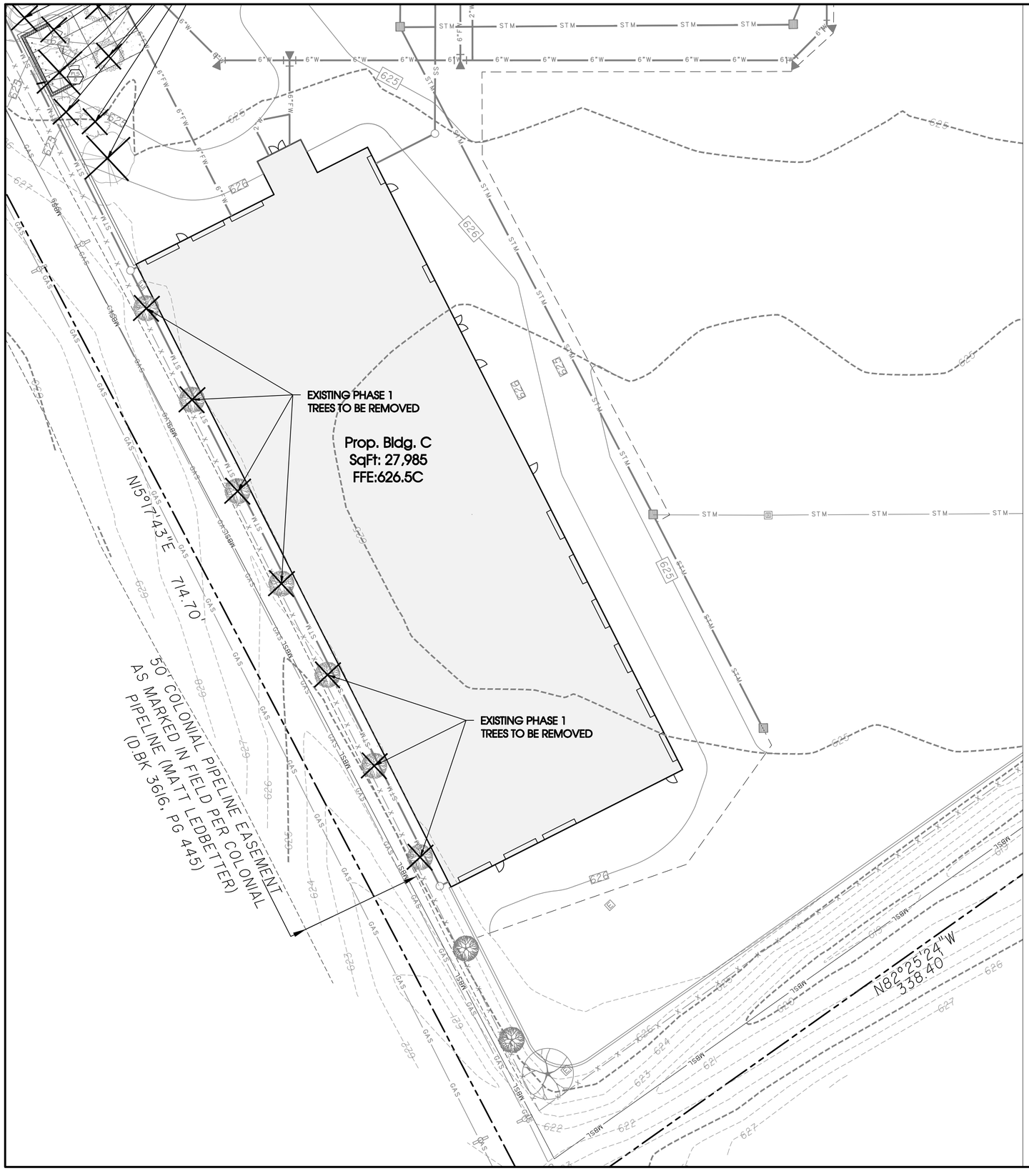
CHECKED: RSM

FILE NAME: 19084uhaul2_LA

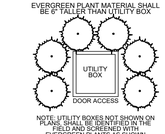
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JOB NO. 19084

SHEET: L1.1



EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX



NOTE: UTILITY BOXES NOT SHOWN ON PLANS SHALL BE SURVEYED IN 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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LANDSCAPE ARCHITECTURE
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ROBERT S. WOLCHUK TENNESSEE REGISTERED LANDSCAPE ARCHITECT 06-2025

U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Tree Removal Plan

REVISED:

DRAWN: SWL

DATE: 12-29-2023

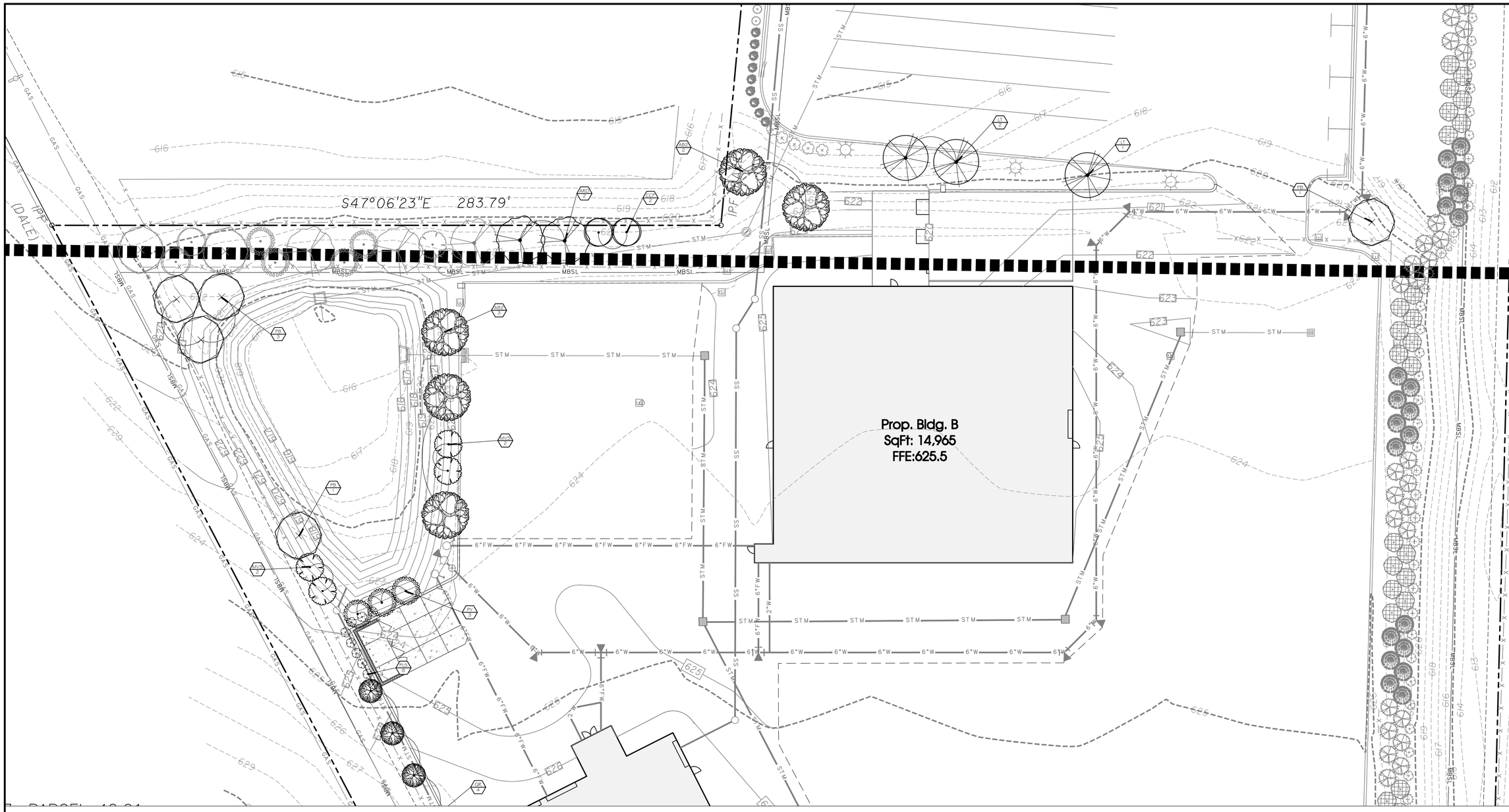
CHECKED: RSM

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

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

811
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N

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

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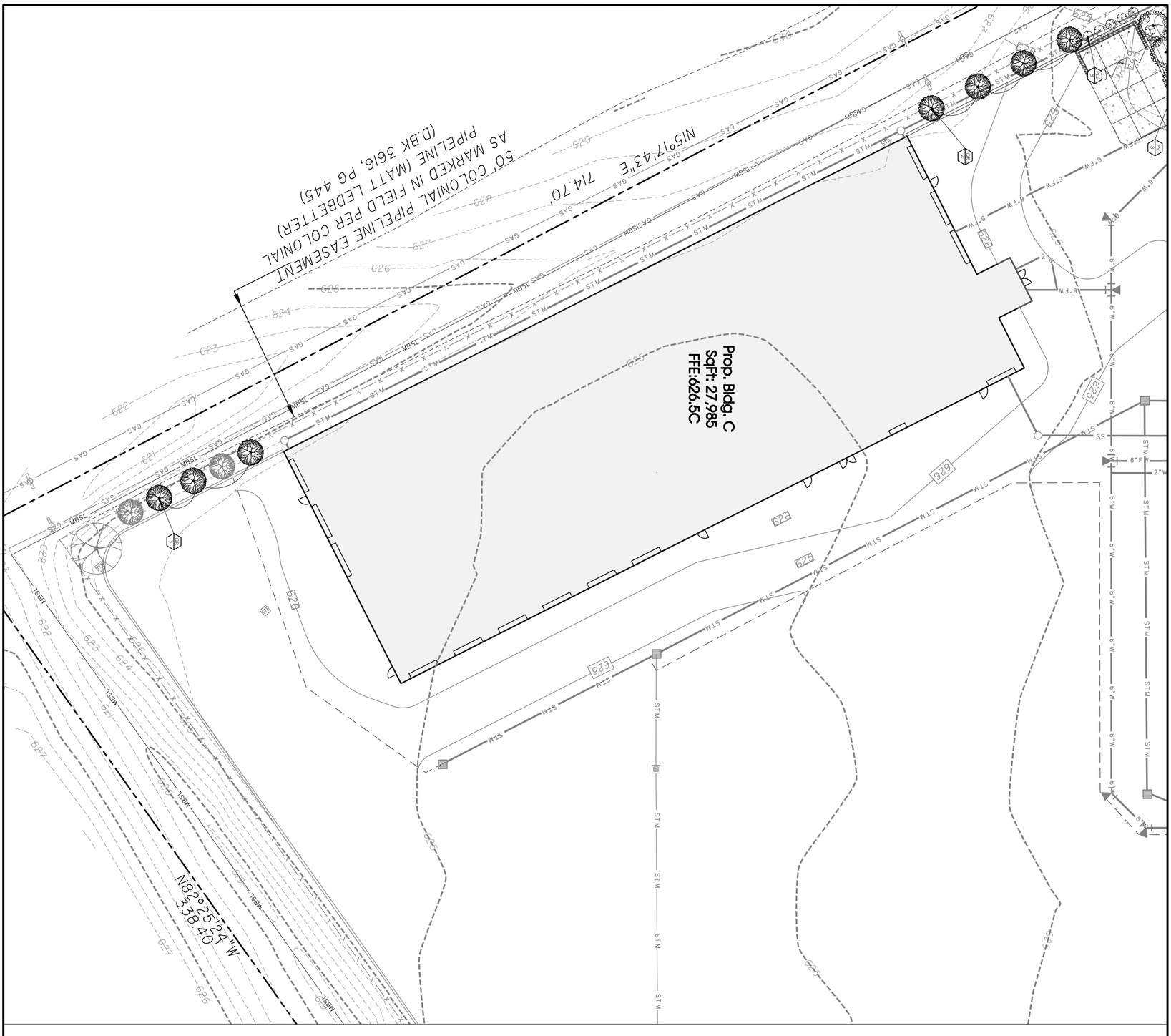
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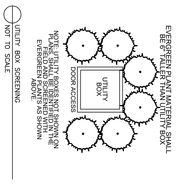
STATE OF TENNESSEE
STEVEN W. LOCHMANN
REGISTERED LANDSCAPE ARCHITECT
06/24/2024

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	





Know what's below.
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811

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

N

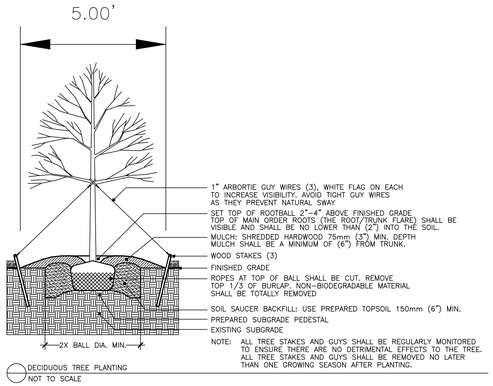
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JOB NO.	19084
SCALE:	1" = 20'
FILE NAME:	19084uhaul2_LA
CHECKED:	RSM
DATE:	12-29-2023
DRAWN:	SWL
REVISED:	

Tree Removal Plan

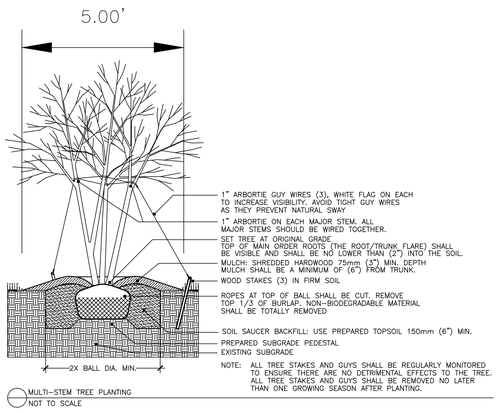
U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

ROBERT S. MOLCHAN
REGISTERED
LANDSCAPE ARCHITECT
06-24-2024

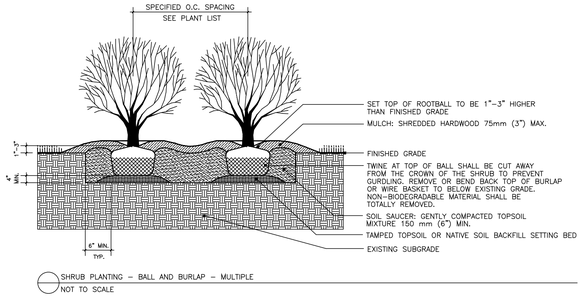
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DECIDUOUS TREE PLANTING
NOT TO SCALE



MULTI-STEM TREE PLANTING
NOT TO SCALE



SHRUB PLANTING – BALL AND BURLAP – MULTIPLE
NOT TO SCALE

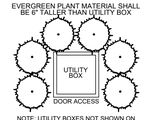
PLANT SCHEDULE

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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PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
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S. MOLCHAN 060242024 REGISTERED LANDSCAPE ARCHITECT TENNESSEE

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
SHEET: L2.0

Landscape Details & Notes

Planning Commission Report
Meeting: October 29, 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)
All comments addressed.

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

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
1. Sht C1.0 - P:ublic sewer C.O. should be located within the provided 20' P.U.E.

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

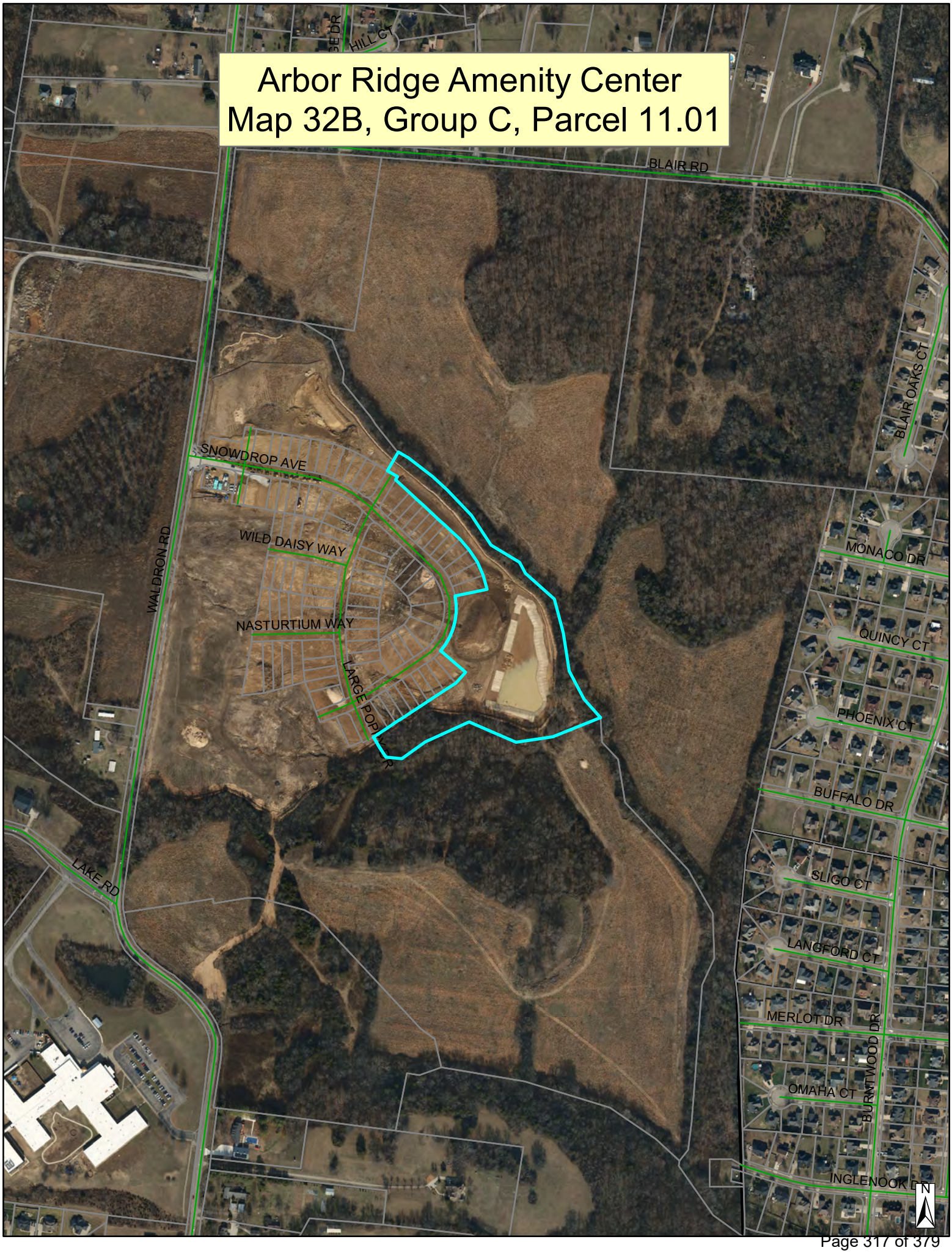
1. (For information) The pool will require a Pool Permit from the Codes Department. The trellises will require detailed drawings for that permit or for the building permit if they are included with the Pool House Building Permit.

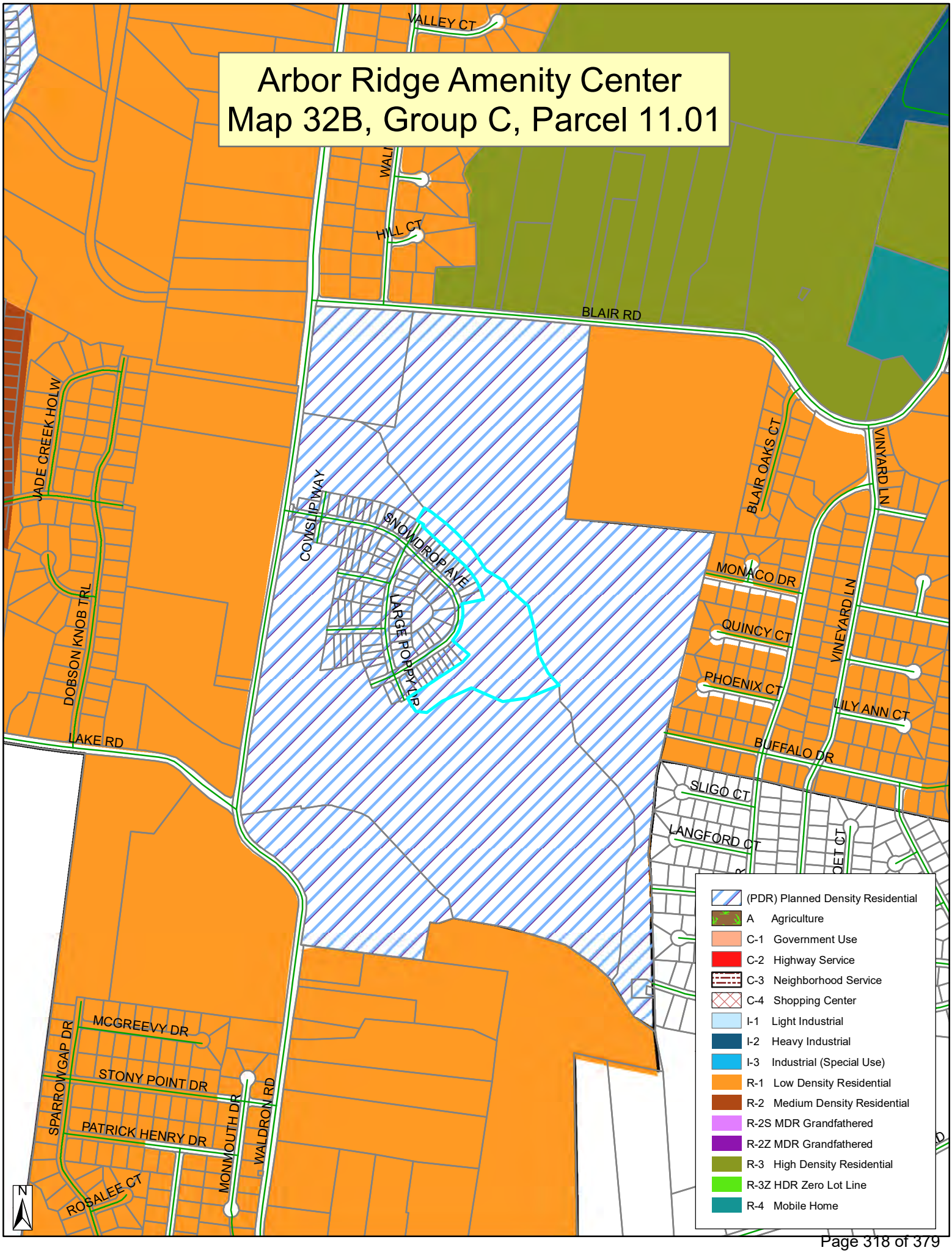
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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
HILL CT
BLAIR RD
BLAIR OAKS CT
SNOWDROP AVE
WILD DAISY WAY
NASTURTIUM WAY
LARGE POPLAR DR
WALDRON RD
LAKE RD
MONACO DR
QUINCY CT
PHOENIX CT
BUFFALO DR
SLIGO CT
LANGFORD CT
MERLOT DR
BURNTWOOD DR
OMAHA CT
INGLENOOK DR
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 POPPY LP
BLAIR OAKS CT
VINYARD LN
MONACO DR
QUINCY CT
PHOENIX CT
VINEYARD LN
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



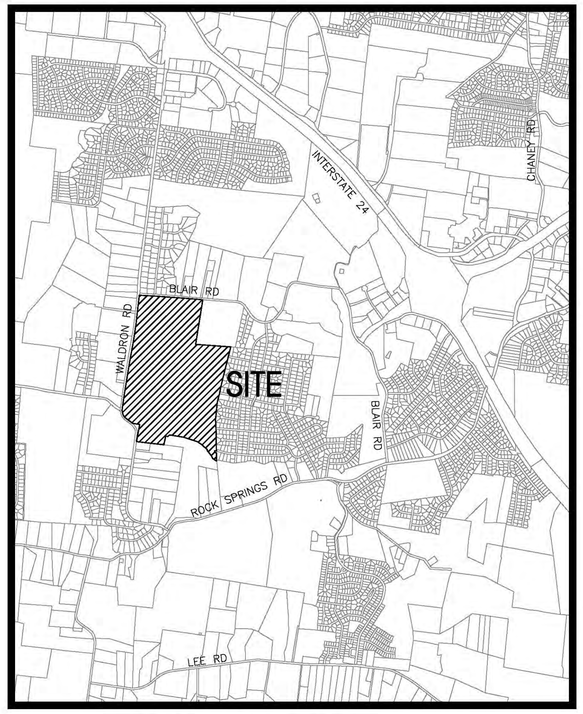

STARLIGHT
B
SWP
B
INC.


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:
Ashton Woods
99 E Main Street, Suite 99
Franklin, TN 37064
Contact: Michael Strobel

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.
1 Lot On 10.21 ± Acres

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: AAHMED@SEC-CIVIL.COM FAX: (615) 895-2567

REVIEW SET
(Not Intended For Construction)

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By: Aws L. Ahmed Date: October 21, 2024

Aws L. Ahmed, P.E. TN. Reg. #127462

AWS L. AHMED — 127462 — STATE OF TENNESSEE — 10-21-2024

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: 10-21-2024

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–011 (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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REVIEW SET
(Not Intended For Construction)

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 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.

Arbor Ridge Amenity Lot

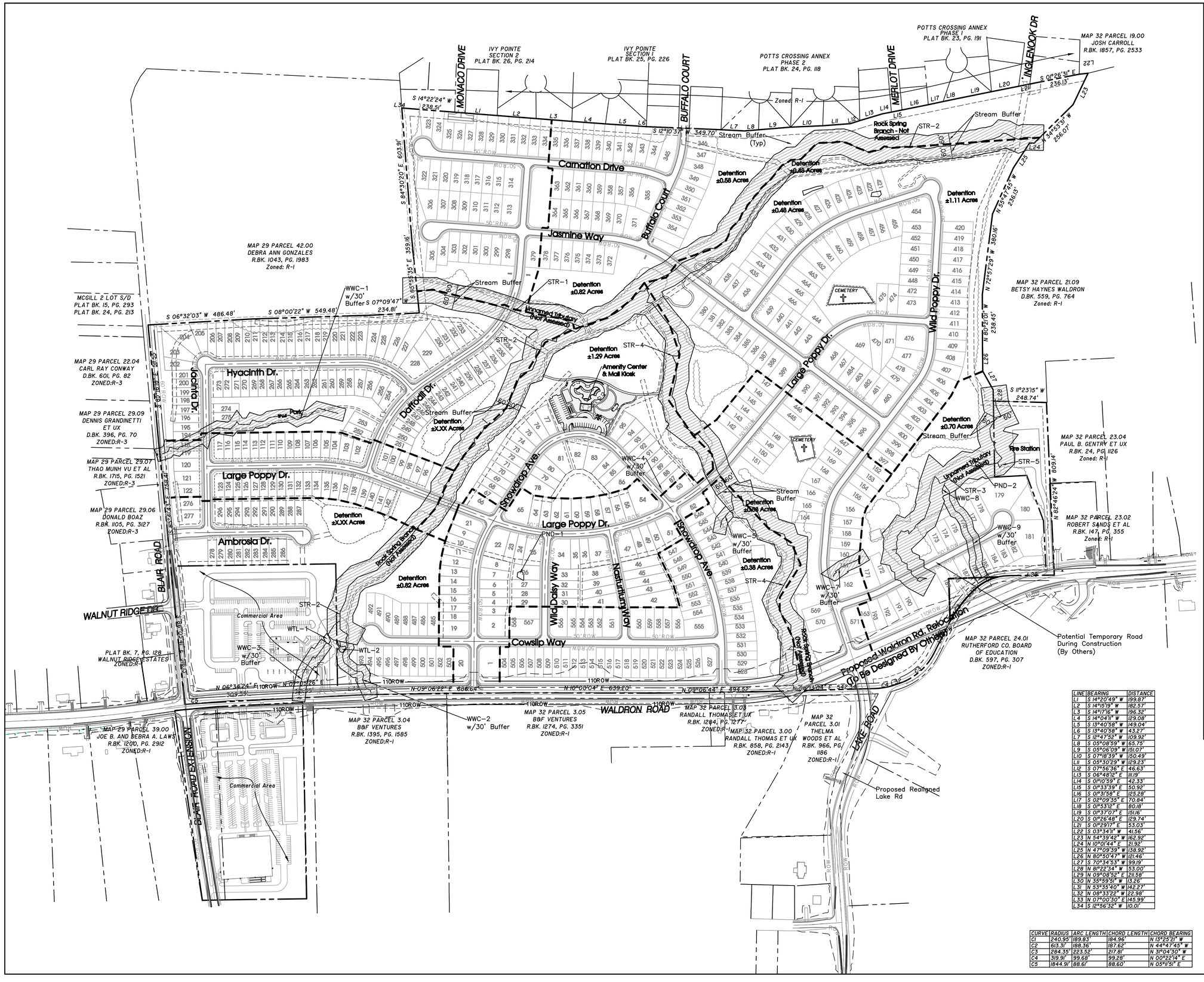
La Vergne, Tennessee

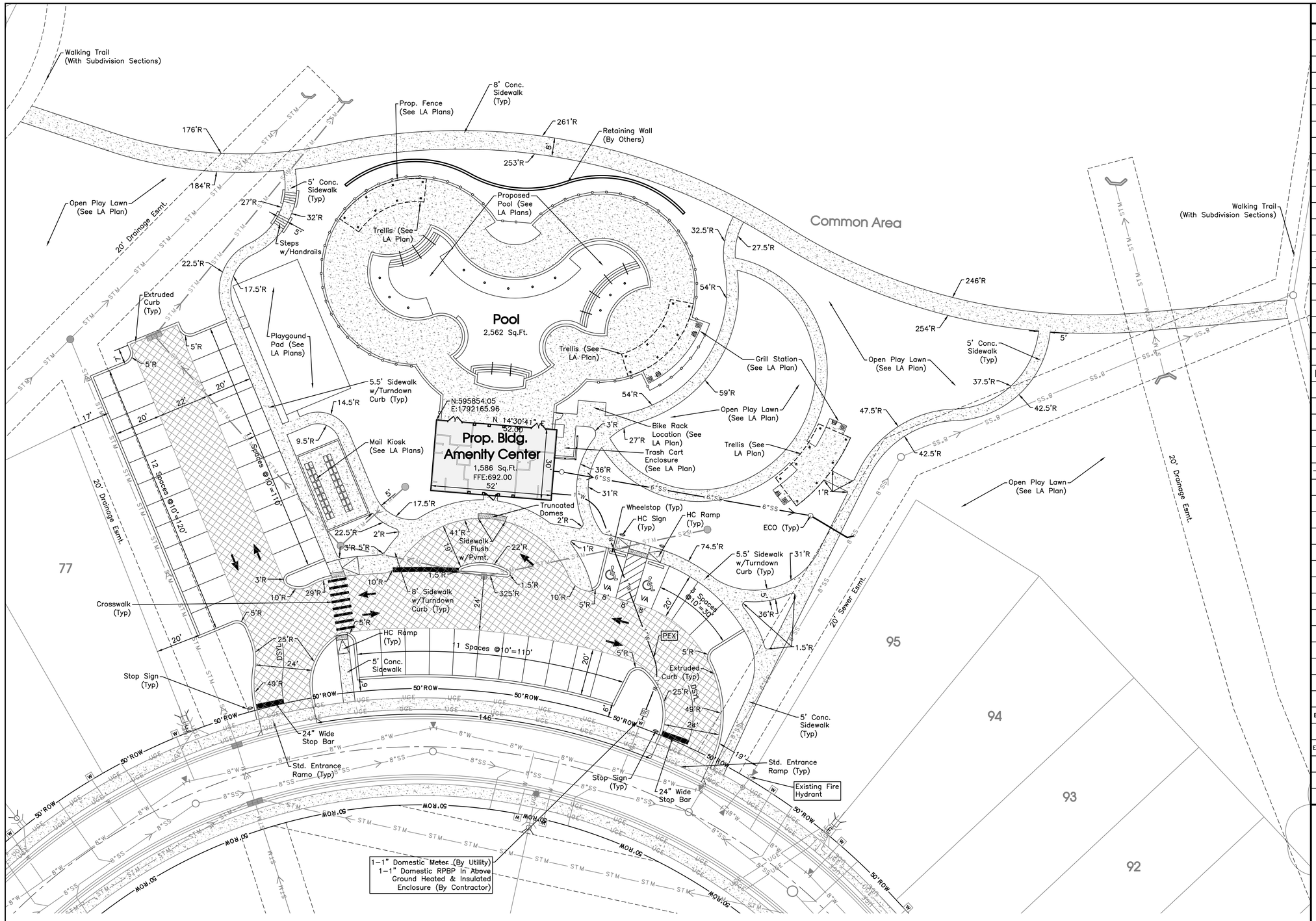
REVISED: 10-21-2024-Staff Comments

DRAWN: GRL, SJA
DATE: 9-30-2024
CHECKED: MAT
FILE NAME: 18314amenity
SCALE: None
JOB NO. 18314

Notes

SHEET: C0.1


MONACO DRIVE
IVY POINTE SECTION 2 PLAT BK. 26, PG. 214
IVY POINTE SECTION I PLAT BK. 25, PG. 226
BUFFALO COURT
POTTS CROSSING ANNEX PHASE 2 PLAT BK. 24, PG. 118
POTTS CROSSING ANNEX PHASE I PLAT BK. 23, PG. 191
MERLOT DRIVE
INGLENOOK DR
MAP 32 PARCEL 19.00 JOSH CARROLL R.BK. 1857, PG. 2533
Zoned: R-1
S 14°22'24" W 238.51'
S 12°10'37" W 349.70'
S 01°26'31" E 236.13'
Stream Buffer (Typ)
Rock Spring Branch - Not Assessed
STR-2
Stream Buffer
Detention ±0.58 Acres
Detention ±0.48 Acres
Detention ±1.11 Acres
Carnation Drive
Jasmine Way
Buffalo Court
Wild Poppy Dr.
Large Poppy Dr.
CEMETERY
MAP 32 PARCEL 21.09 BETSY HAYNES WALDRON D.BK. 559, PG. 764 Zoned: R-1
N 72°57'29" W 380.16'
N 80°21'01" W 238.45'
S 11°23'15" W 248.74'
MAP 32 PARCEL 23.04 PAUL B. GENTRY ET UX R.BK. 24, PG. 1126 Zoned: R-1
N 82°46'24" W 809.4'
MAP 29 PARCEL 42.00 DEBRA ANN GONZALES R.BK. 1043, PG. 1983 Zoned: R-1
S 84°30'20" E 603.91'
S 85°51'35" E 359.16'
WWC-1 w/30' Buffer
S 07°09'47" W 234.81'
Unnamed Tributary (Not Assessed)
STR-1
Detention ±0.82 Acres
MCGILL 2 LOT S/D PLAT BK. 15, PG. 293 PLAT BK. 24, PG. 213
S 06°32'03" W 486.48'
S 08°00'22" W 549.48'
MAP 29 PARCEL 22.04 CARL RAY CONWAY D.BK. 601, PG. 82 ZONED:R-3
MAP 29 PARCEL 29.09 DENNIS GRANDINETTI ET UX D.BK. 396, PG. 70 ZONED:R-3
MAP 29 PARCEL 29.07 THAO MUNH VU ET AL R.BK. 1715, PG. 1521 ZONED:R-3
MAP 29 PARCEL 29.06 DONALD BOAZ R.BK. 1105, PG. 3127 ZONED:R-3
Hyacinth Dr.
Jacinta Dr.
Daffodil Dr.
Large Poppy Dr.
Ambrosia Dr.
Park
Detention ±XXX Acres
Detention ±1.29 Acres
Amenity Center & Mail Kiosk
STR-4
STR-2
Stream Buffer
Detention ±0.70 Acres
Fire Station
STR-5
Unnamed Tributary (Not Assessed)
STR-3
WWC-8
POND-2
WWC-4 w/30' Buffer
Snowdrop Ave.
Large Poppy Dr.
POND-1
Stream Buffer
Detention ±0.26 Acres
WWC-5 w/30' Buffer
Detention ±0.38 Acres
STR-4
WWC-7 w/30' Buffer
WWC-9 w/30' Buffer
Rock Spring Branch (Not Assessed)
Wild Daisy Way
Nasturtium Way
Cowslip Way
Detention ±0.82 Acres
BLAIR ROAD
WALNUT RIDGE DR
PLAT BK. 7, PG. 128 WALNUT RIDGE ESTATES ZONED:R-1
Commercial Area
STR-2
WTL-1
WTL-2
WWC-3 w/30' Buffer
N 06°34'24" E 303.39'
N 01°01'26" E 288.38'
N 09°08'22" E 686.64'
N 10°00'04" E 639.20'
N 09°06'44" E 494.52'
N 82°43'04" E 642.34'
WALDRON ROAD
MAP 32 PARCEL 3.04 B&F VENTURES R.BK. 1395, PG. 1585 ZONED:R-1
WWC-2 w/30' Buffer
MAP 32 PARCEL 3.05 B&F VENTURES R.BK. 1274, PG. 3351 ZONED:R-1
MAP 32 PARCEL 3.03 RANDALL THOMAS ET UX R.BK. 1284, PG. 1277 ZONED:R-1
MAP 32 PARCEL 3.00 RANDALL THOMAS ET UX R.BK. 858, PG. 2143 ZONED:R-1
MAP 32 PARCEL 3.01 THELMA WOODS ET AL R.BK. 966, PG. 1186 ZONED:R-1
MAP 29 PARCEL 39.00 JOE B. AND DEBRA A. LAWS R.BK. 1200, PG. 2912 ZONED:R-1
BLAIR ROAD EXTENSION
LAKE ROAD
Proposed Realigned Lake Rd
Proposed Waldron Rd. Relocation (To Be Designed By Others)
MAP 32 PARCEL 24.01 RUTHERFORD CO. BOARD OF EDUCATION D.BK. 597, PG. 307 ZONED:R-1
Potential Temporary Road During Construction (By Others)
MAP 32 PARCEL 23.02 ROBERT SANDS ET AL R.BK. 1417, PG. 355 Zoned: R-1
Rock Spring Branch (Not Assessed)
Detention ±0.82 Acres
Detention ±XXX Acres
Detention ±0.38 Acres
Detention ±0.70 Acres
Detention ±1.11 Acres
Detention ±0.48 Acres
Detention ±0.58 Acres
Detention ±0.82 Acres
Detention ±1.29 Acres
Detention ±0.26 Acres
Detention ±0.70 Acres
Detention ±0.38 Acres
Detention ±0.48 Acres
Detention ±0.58 Acres
Detention ±0.82 Acres
Detention ±XXX



Note:
1. No Signaged Proposed For Site

2. Site Will Utilize Trash Carts.

Heavy Duty Pavement

Light Duty Pavement

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:
Ashton Woods
99 E Main Street, Suite 99
Franklin, TN 37064
Contact: Michael Strobel

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.
1 Lot On 10.21 ± Acres

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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PHASE 1 SITE PLAN
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REVIEW SET
(Not Intended For Construction)

Arbor Ridge Amenity Center
La Vergne, Tennessee

REVISED: 10-21-2024 Staff Comments

DRAWN: GRL, SJA
DATE: 9-30-2024
CHECKED: MAT
FILE NAME: 18314amenity
SCALE: 1"=20'
JOB NO. 18314

Site & Utility Plan

SHEET: C1.0

60' Stream Buffer

Silt Fence (Typ)

proposed Detention Pond w/ section 3

Common Area

60' Stream Buffer

20' Drainage Easmt.

Topsoil Stockpile

Stockpile location may change, however the pile must be wrapped in silt fence at end of each construction day

Worker Parking / Material Storage

20'x100' Construction Entrance

Limits Of Disturbance =2.04± Acres

20' Drainage Easmt.

20' Sewer Easmt.

Concrete Washout

Permit Board

1 Outfall

2 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

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

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'

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	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

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REVIEW SET
(Not Intended for Construction)

Arbor Ridge Amenity Center

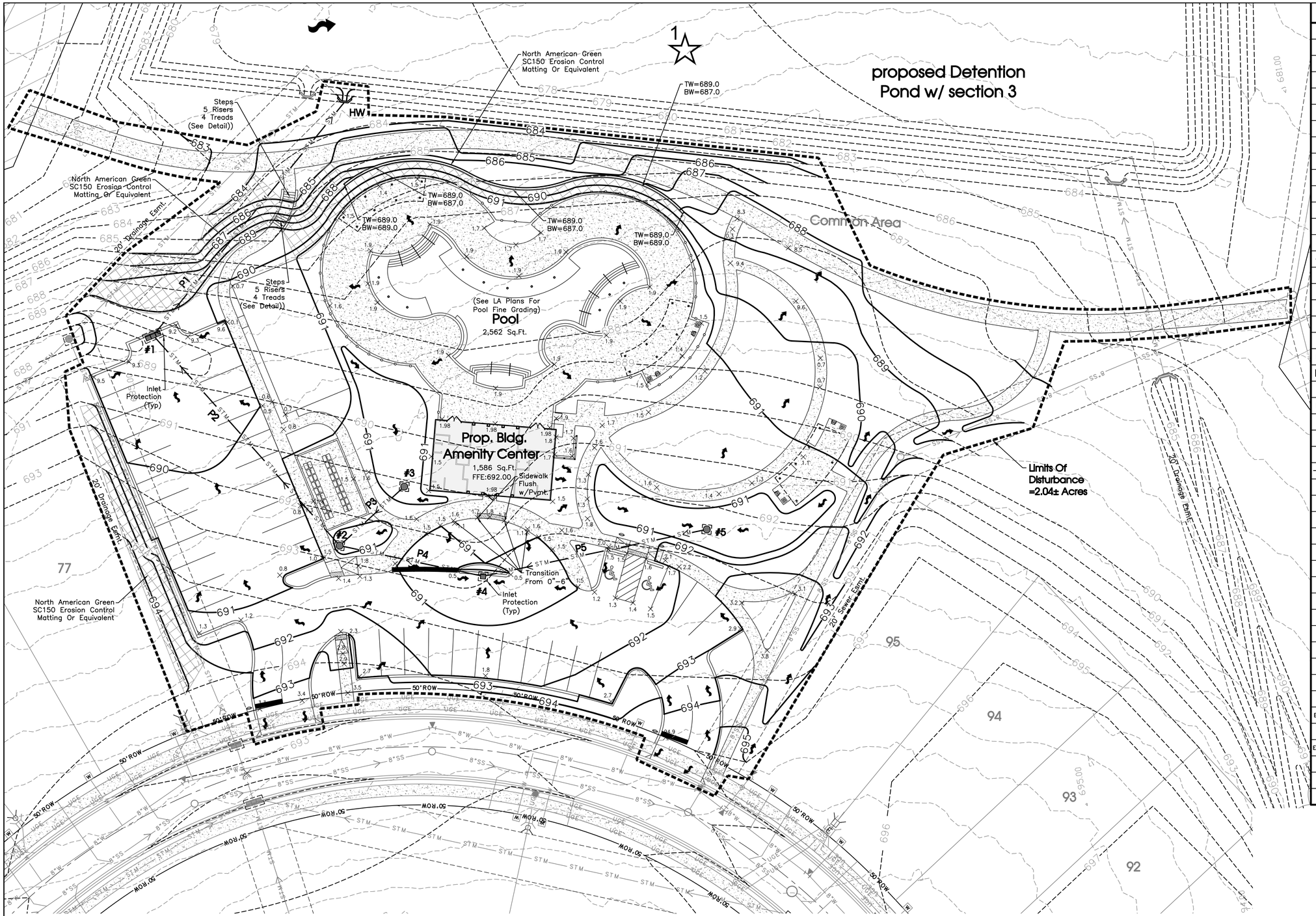
La Vergne, Tennessee

REVISED: 10-21-2024:Staff Comments

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	682.19 (P2)	682.19 (P1)	JBS 3103	Single Curb Inlet
#2	690.8	686.26 (P3) 685.84 (P4)	685.84 (P2)	JBS 2272	Catch Basin
#3	690.3	N/A	686.63 (P3)	12" Nyloplast Dome Inlet	
#4	690.1	686.41 (P5)	685.99 (P4)	JBS 3103	Single Curb Inlet
#5	690.5	N/A	687.39 (P5)	12" Nyloplast Dome Inlet	
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	682.19	680.90	129.16	1.00	RCP III	15
P2	685.84	682.19	121.52	3.00	RCP III	15
P3	686.63	686.26	37.59	1.00	HDPE	10
P4	685.99	685.84	62.93	0.25	RCP III	15
P5	687.39	686.41	97.95	1.00	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

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	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	G	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		

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REVIEW SET
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Arbor Ridge Amenity Center

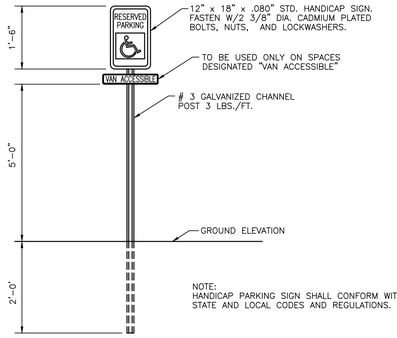
La Vergne, Tennessee

REVISED: 10-21-2024-Staff Comments
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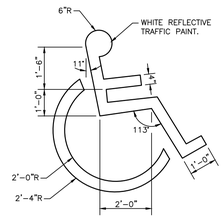
Grading And Drainage & Final EPSC/SWPP Plan

SHEET: C3.0

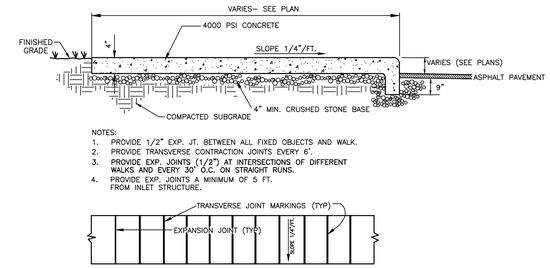
20' 0 20' 40'
SCALE: 1"= 20'



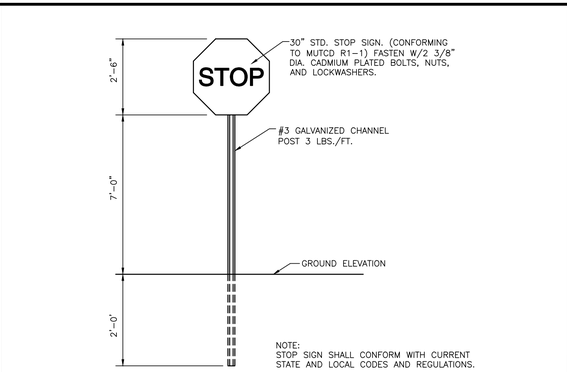
HANDICAP PARKING SIGN DETAIL
SCALE ——— NONE



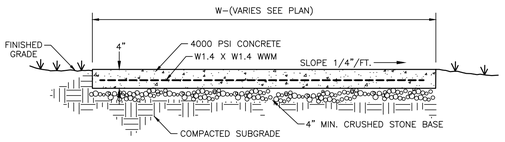
HANDICAP SYMBOL DETAIL
SCALE ——— NONE

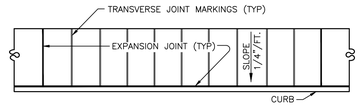


CONCRETE SIDEWALK WITH TURN DOWN CURB
SCALE ——— NONE

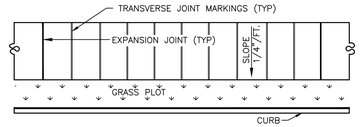


STOP SIGN
SCALE ——— NONE



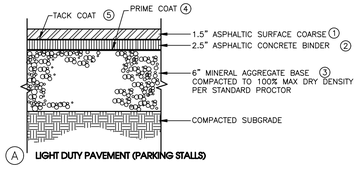


SIDEWALK BUILT TO CURB



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"

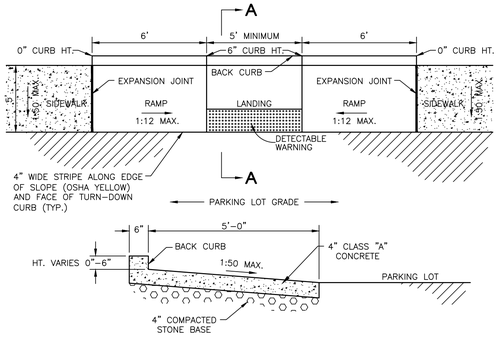
③ MINERAL AGGREGATE: (2.03 TON / CU. YD.)
TDOT 303-01 – MINERAL AGGREGATE TYPE "A" BASE, GRADING "D"

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



SECTION A-A

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.

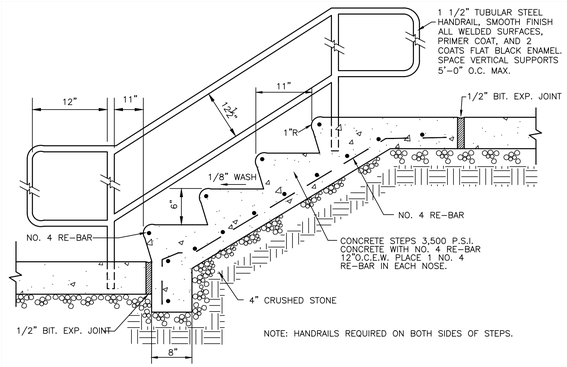
3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 6" AT LANDING AND SHALL BE A CONSTANT HEIGHT OF 6" THROUGH LANDING. CROSS-SLOPE (BACK TO FRONT) OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE.

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.

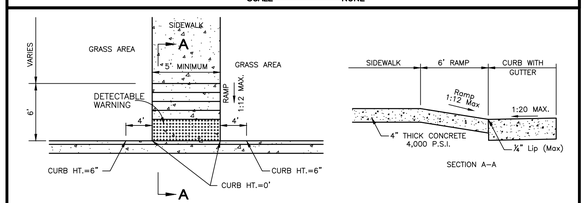
5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT-ON-DARK, 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.

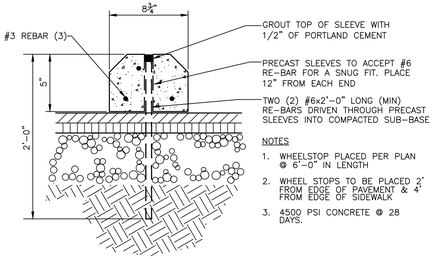
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

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.

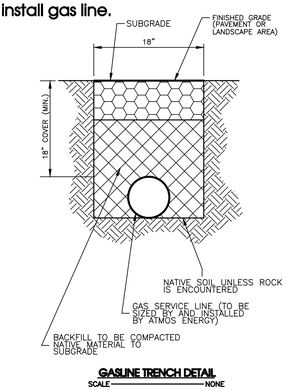
5. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

HANDICAP RAMP
SCALE ——— NONE

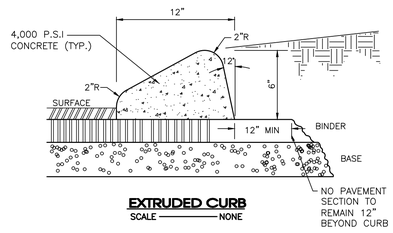


WHEELSTOP DETAIL
SCALE ——— NONE

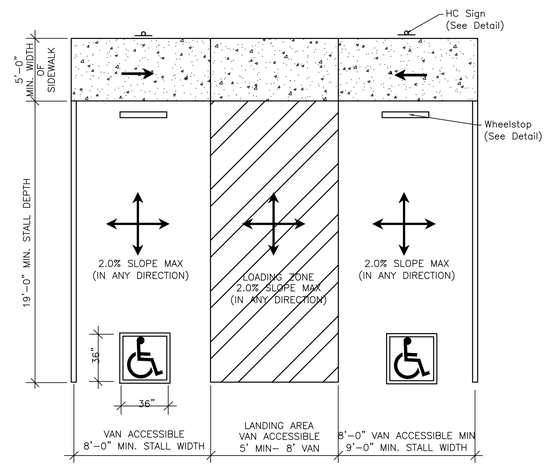
✱ Contractor is responsible for opening and closing gas line trench. Atmos Energy will supply and install gas line.



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.

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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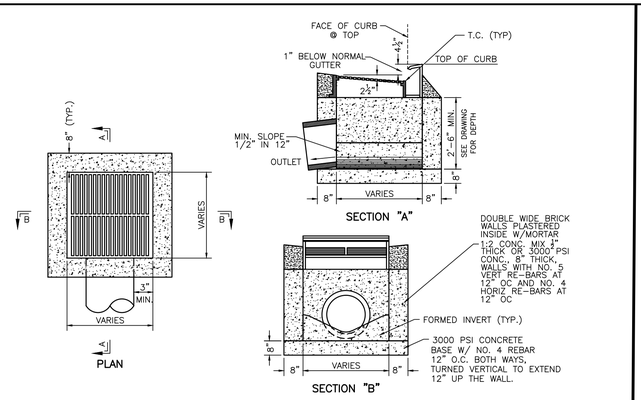
REVIEW SET
(Not Intended For Construction)

Arbor Ridge Amenity Center
La Vergne, Tennessee

REVISED: 10-21-2024:Staff Comments

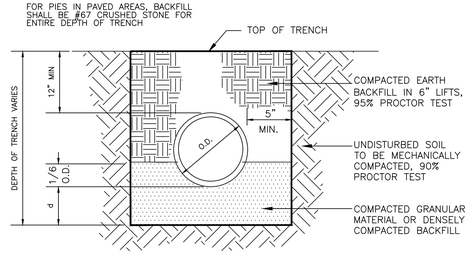
DRAWN: GRL, SJA
DATE: 9-30-2024
CHECKED: MAT
FILE NAME: 18314amenity
SCALE: None
JOB NO. 18314
SHEET: C4.0

Notes & Details



PRECAST INLET DETAIL

SCALE NONE



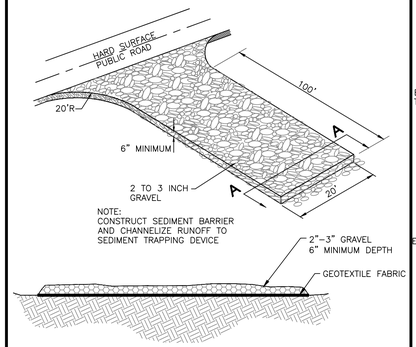
NOTES:

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

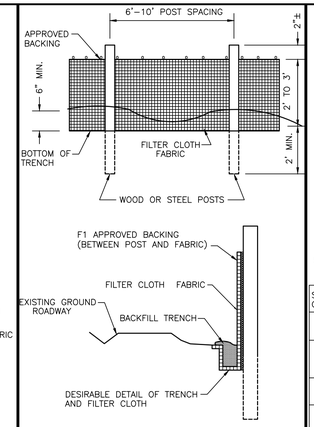
SCALE NONE



SECTION A-A

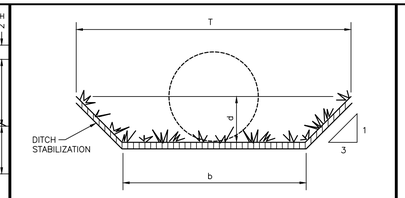
GRAVEL CONSTRUCTION ENTRANCE

SCALE NONE



SILT FENCE DETAIL

SCALE NONE



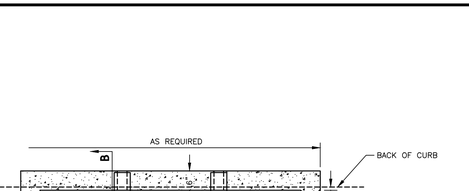
b = PIPE DIAMETER + 2 FEET
T = b + 6d
d = 1/2 PIPE DIAMETER

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%

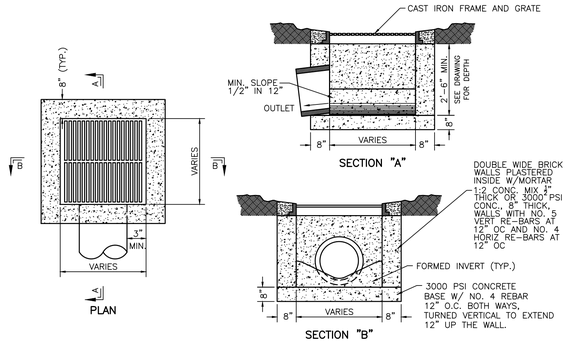
DITCH STABILIZATION SECTION

SCALE NONE



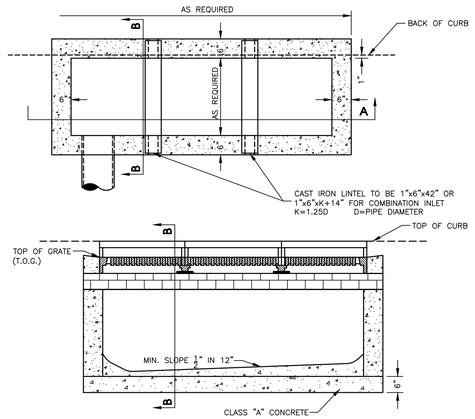
TRENCH DRAIN DETAIL

SCALE NONE



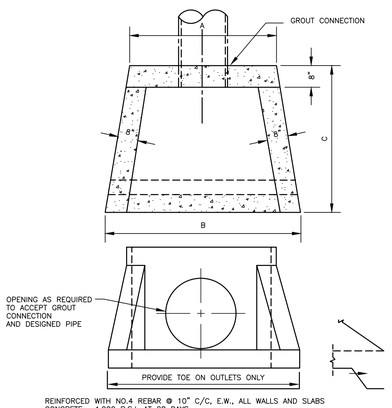
PRECAST CATCH BASIN DETAIL

SCALE NONE



TRIPLE CURB INLET

SCALE NONE

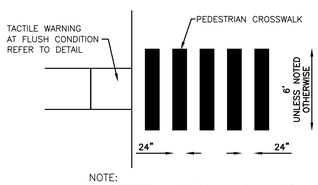


REINFORCED WITH NO.4 REBAR @ 10" C/C, E.W., ALL WALLS AND SLABS
CONCRETE: 4,000 P.S.I. AT 28 DAYS

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

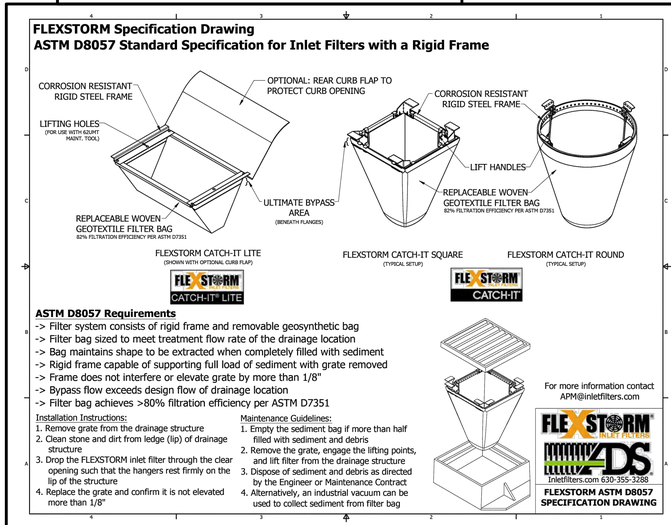


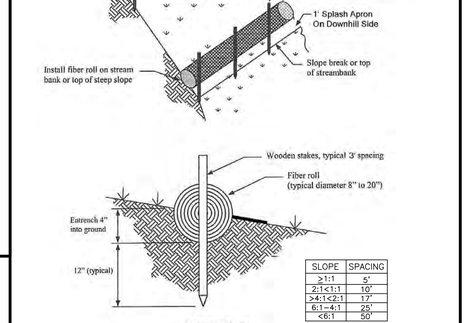
NOTE:

1. PEDESTRIAN CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 4.7.10
2. PEDESTRIAN CROSSWALK, SOLID WHITE MARKINGS PAINTED ON ASPHALT (TYPICAL).
3. PAINT 12" WIDE STRIPES AS INDICATED. USE PORTER TRAFFIC WHITE PAINT OR APPROVED EQUAL.

PEDESTRIAN CROSSWALK

SCALE NONE

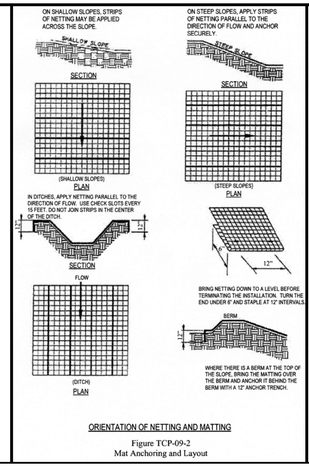




NOT TO SCALE

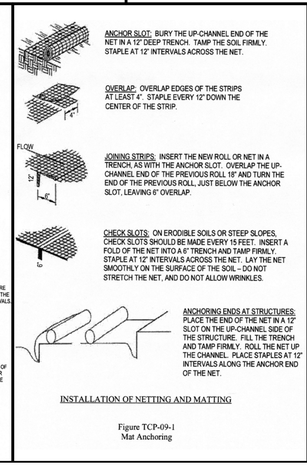
FIBER ROLL INSTALLATION

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

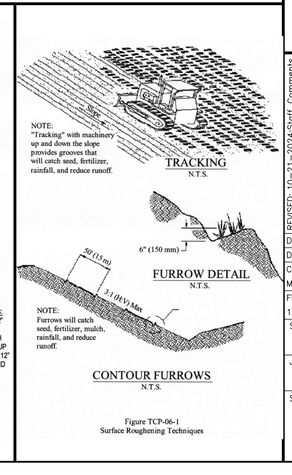


Figure TCP-06-1
Surface Roughening Techniques

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
WWW.SECINC.BIZ

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REVIEW SET
(Not Intended For Construction)

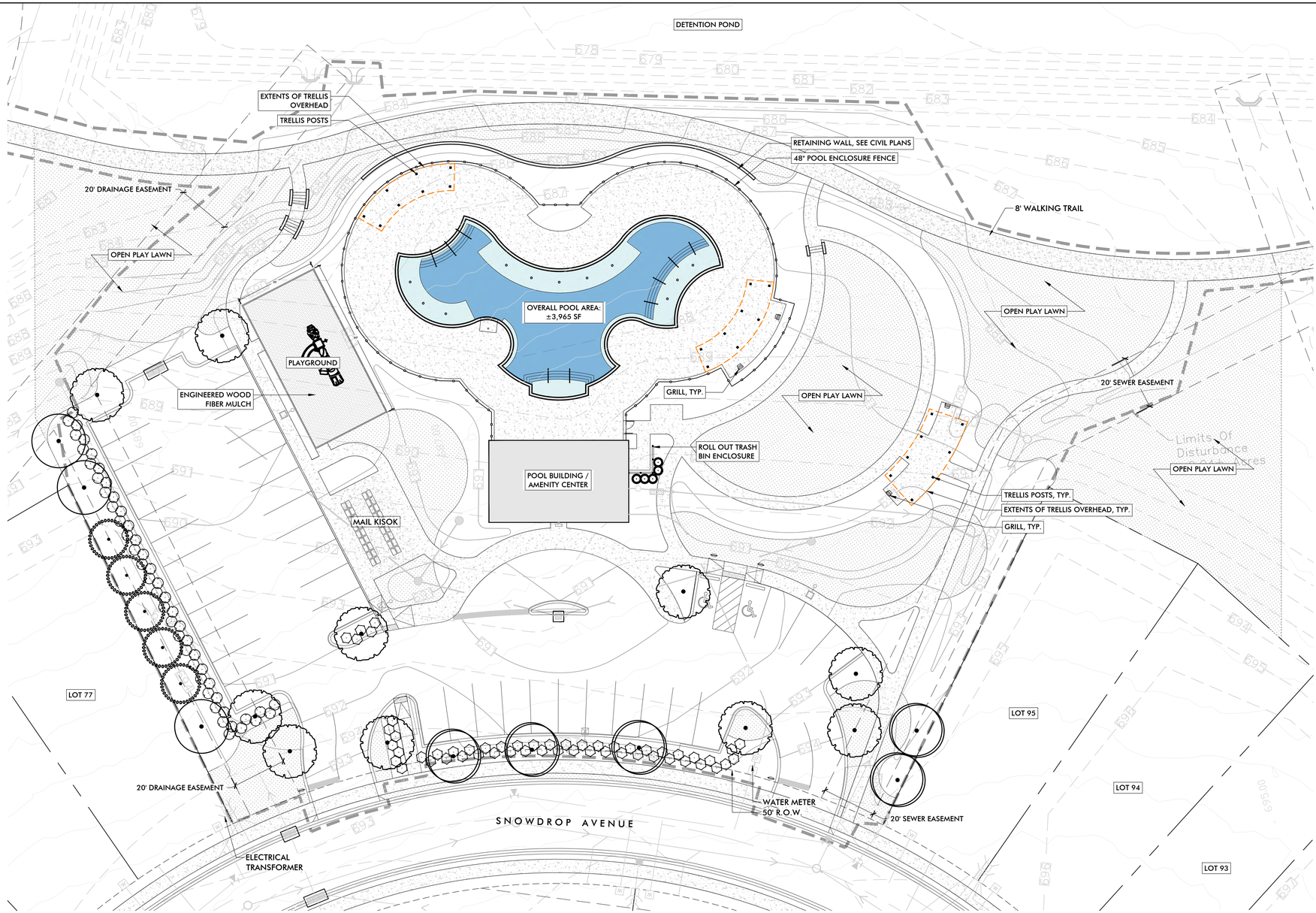
Arbor Ridge Amenity Center

La Vergne, Tennessee

REVISED: 10-21-2024|Staff Comments
DRAWN: GRL, SJA
DATE: 9-30-2024
CHECKED: MAT
FILE NAME: 18314amenity
SCALE: None
JOB NO. 18314

Notes & Details

SHEET: C4.1



OWNER/DEVELOPER:
ASHTON 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

POOL DATA:

OVERALL POOL AREA: ±3,965 SF
- POOL SUNSHELF/BENCH AREA : ±1,403 SF
- POOL SWIMMING AREA : ± 2562 SF

POOL DECK AREA: ±7,846 SF

EXAMPLE OF PLAYGROUND
MANUFACTURER : GAMETIME
AGE RANGE: 2 - 12
OVERALL DIMENSIONS: 24'-4" x 36'-4"

FINAL MODEL AND MANUFACTURER OF PLAYGROUND EQUIPMENT TO BE COORDINATED WITH OWNER



EXAMPLE OF PLAYGROUND BORDER
±180 LF 12" BORDER TIMBER
MANUFACTURER : PLAYGROUND OUTFITTERS

FINAL MODEL AND MANUFACTURER OF PLAYGROUND BORDER TO BE COORDINATED WITH OWNER



EXAMPLE OF PLAYGROUND SURFACING

ENGINEERED WOOD FIBER MULCH.
±1,740 SF



EXAMPLE OF POOL ENCLOSURE FENCING
MANUFACTURER : JERITH
HEIGHT: 48"
MATERIAL: ALUMINUM
COLOR: BLACK

±430 LF 48" HT POOL ENCLOSURE WITH MATCHING 48" GATE.
GATE TO HAVE SELF CLOSING HINGES AND SAFETY LATCH PER TN CODE

FINAL MODEL AND MANUFACTURER OF FENCE TO BE COORDINATED WITH OWNER



PLANT SCHEDULE AMENITY

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	SPACING	NOTES
CANOPY TREES									
	ARM	5	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY MAPLE	B & B	3" CAL.	12` HT.	SEE PLAN	ST, SPECIMEN
	QPH	3	QUERCUS PHELLOS `HIGHTOWER`	HIGHTOWER WILLOW OAK	B & B	2.5" CAL.	12` HT.	SEE PLAN	ST, SPECIMEN
	UAL	10	ULMUS PARVIFOLIA `ALLEE`	ALLEE LACEBARK ELM	B & B	3" CAL.	12` HT.	SEE PLAN	ST, SPECIMEN
EVERGREEN TREES									
	TOE	5	THUJA OCCIDENTALIS `EMERALD`	EMERALD ARBORVITAE	B & B		8` HT.	SEE PLAN	SPECIMEN, FTG
	TOG	5	THUJA OCCIDENTALIS `GREEN GIANT`	GREEN GIANT ARBORVITAE	B & B		8` HT.	SEE PLAN	SPECIMEN, FTG
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/CONT.	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`	OTTO LUYKEN LAUREL	CONT.		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	8	8
	PERIMETER SHRUBS : STAGGERED ROW OF EVERGREEN SHRUBS 36" 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
COMMERCIAL
LANDSCAPE ARCHITECT
10.21.24

ARBOR RIDGE AMENITY CENTER

SITE PLAN SUBMITTAL

LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

NO.	REVISIONS	DATE	BY
1	STAFF COMMENTS	10.21.24	MKB

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:

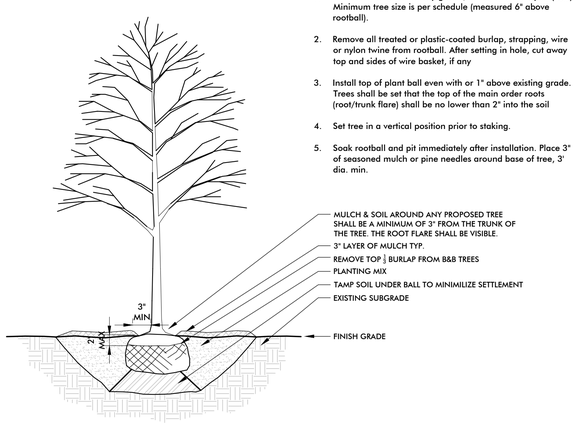
1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
   a. 2" CALIPER TREES: LOWEST BRANCH 6' HT.
   b. 3" CALIPER TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
   a. 1" CALIPER/6-8' HT: 3-4' WIDE MIN.
   b. 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

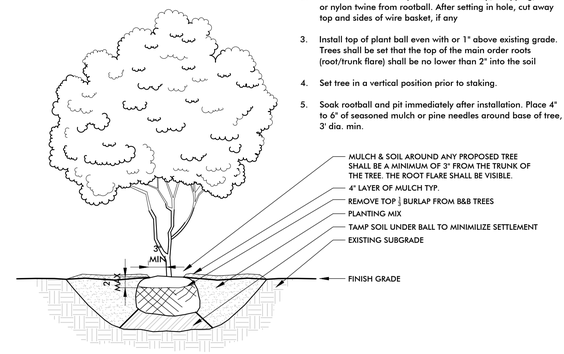
1. ALL TREES, SHRUBS, PERENNIALS, GROUNCOVERS, ETC. SHALL MEET ALL SPECIFICATIONS FOR FORM, SIZE, QUALITY, HEALTH, ETC. PER THE PROJECT NOTES ON PLANS.
2. ANY PLANT MATERIAL WHICH IS NOT THRIVING AND SHOWING SIGNS OF ACTIVE GROWTH WILL BE REJECTED. CONTRACTOR TO REMOVE AND REPLACE.
3. ANY TREES WITH 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

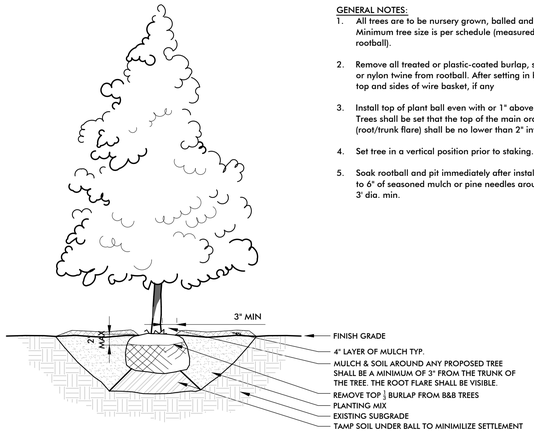
3/4" = 1'-0" P-AS-LAN-02



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

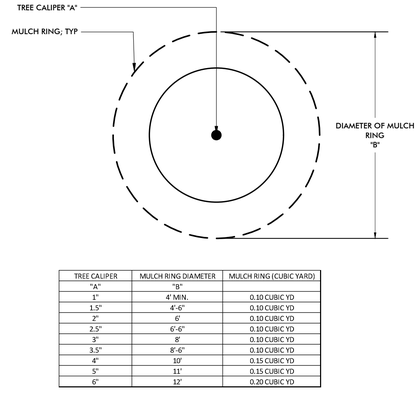
3/4" = 1'-0" P-AS-LAN-07



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

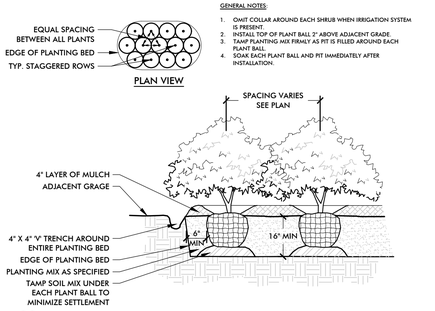
SECTION 3/4" = 1'-0" P-AS-LAN-08



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

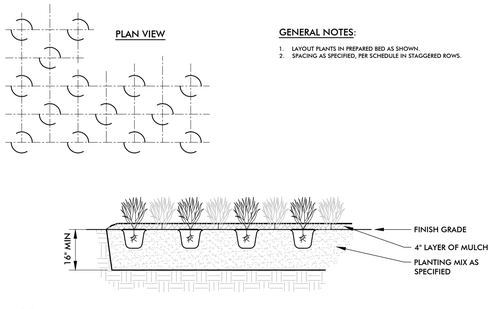
PLAN 1" = 1'-0" P-AS-LAN-03



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
LANDSCAPE ARCHITECT
10.21.24

ARBOR RIDGE AMENITY CENTER

SITE PLAN SUBMITTAL
LA VERGNE, RUTHERFORD COUNTY , TENNESSEE

NO.	REVISIONS	DATE	BY
1	STAFF COMMENTS	10.21.24	MKB

DESIGNED BY: MB
DRAWN BY: MB
CHECKED BY: CW
DATE: 09/30/2024

KVD PROJECT NO. 23086

DRAWING TITLE:

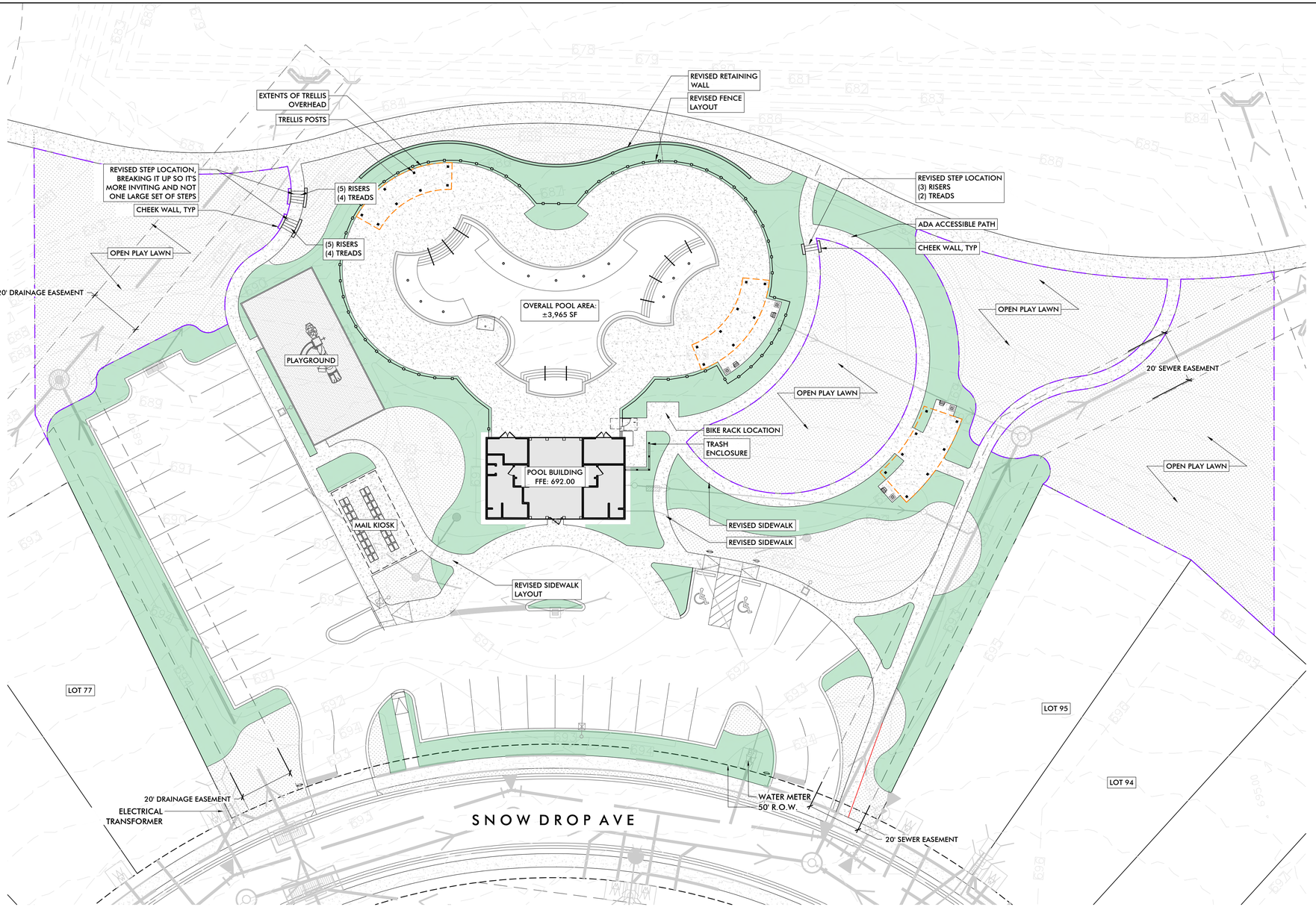
LANDSCAPE NOTES & DETAILS

SHEET NUMBER

L6.1

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NORTH

0 20 40 60 feet

SCALE: 1" = 20'

811

DRAFT. NOT FOR CONSTRUCTION.

KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.719.1943 | www.kiservogrin.com

ARBOR RIDGE AMENITY CENTER

SITE PLAN SUBMITTAL

LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

NO.	REVISIONS	DATE	BY
1	STAFF COMMENTS	10.21.24	MKB

DESIGNED BY:	MB
DRAWN BY:	MB
CHECKED BY:	CW
DATE:	09/30/2024

KVD PROJECT NO. 23086

DRAWING TITLE:

SHEET NUMBER

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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.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

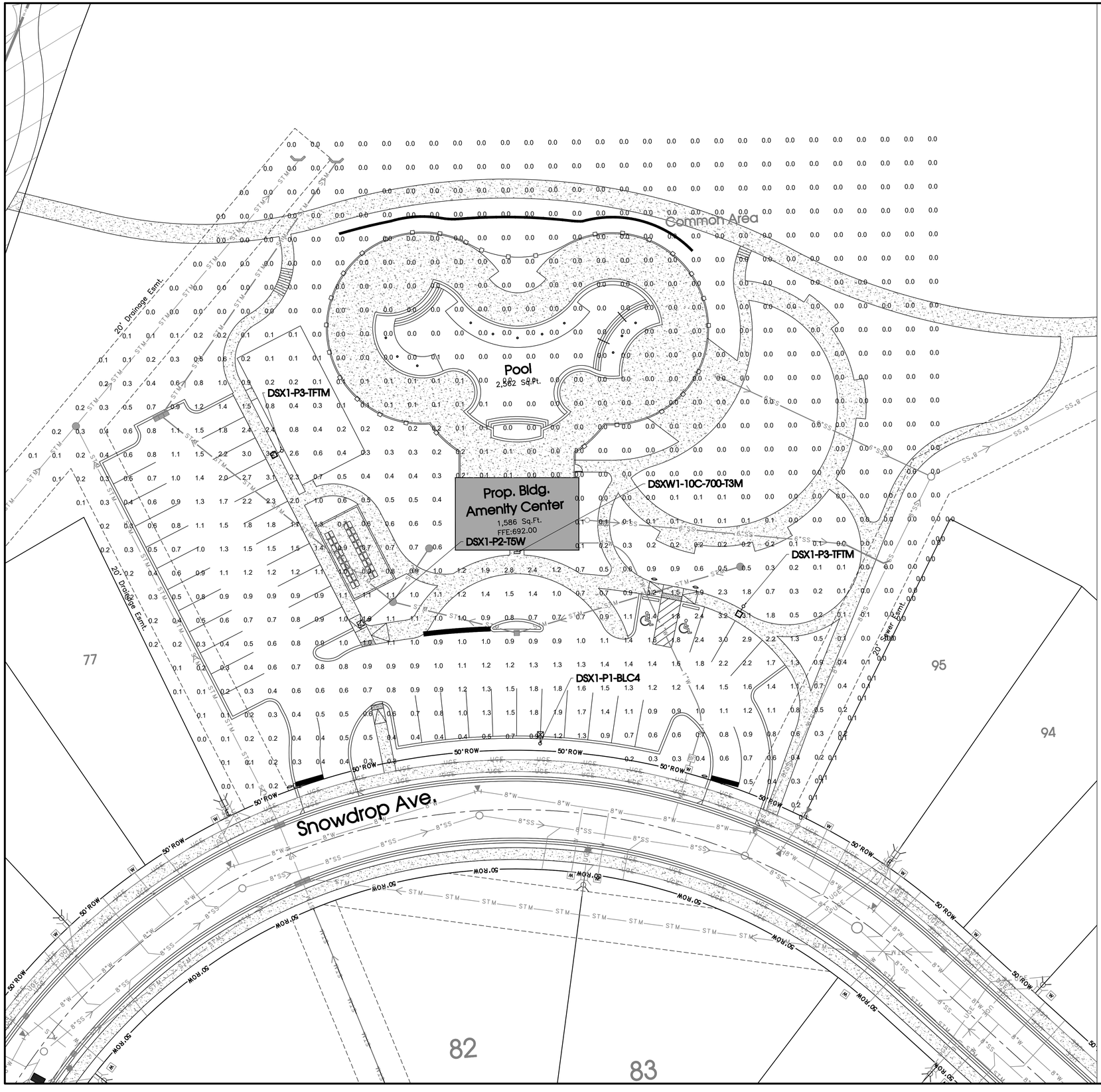
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

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'

SITE ENGINEERING CONSULTANTS
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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" = 20'
JOB NO. 18314
SHEET: PH 1.1

Photometric Plan



D-Series Size 1
LED Area Luminaire

d-series

Catalog Number

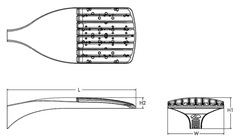
Notes

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	**Rotated optics**		T4M Type IV medium		
		P10[1] P12[1]		T4LG Type IV low glare[3]		RPAS Round pole mounting #5 drilling[9]
		P11[1] P13[1]		TFTM Forward throw medium		SPABN Square narrow pole mounting #8 drilling
		27K 2700K	80CRI	T5M Type V medium		WBA Wall bracket[10]
		30K 3000K	80CRI	T5LG Type V low glare		
		35K 3500K	80CRI	T5W Type V wide		
		40K 4000K	80CRI	BLC3 Type III backlight control[11]		
		50K 5000K	80CRI	BLC4 Type IV backlight control[11]		
				LCCO Left corner cutoff[11]		
				RCCO Right corner cutoff[11]		

Control options		Other options	Finish (required)	
Shipped installed	PER7 Seven-pin receptacle only (controls ordered separately)[14,15]	**Shipped installed**	DDBXD Dark Bronze	DWHXD Textured white
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[16,17,18,19]	FAO Field adjustable output[15,21]	SPD20KV 20KV surge protection	DBLXD Black	DSSTXD Textured sandstone
PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[16,17,18,21]	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 separate)[14]	BL50 Bi-level switched dimming, 50%[16,21]	L90 Left rotated optics[1]	DWHXD White	
PERS Five-pin receptacle only (controls ordered separate)[14,23]	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[24]	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.

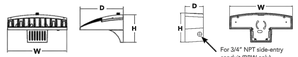
Specifications

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[7]	**Shipped included**	**Shipped installed**
	20C 20 LEDs (two engines)[1]	530 530 mA	40K 4000 K	T2M Type II Medium	120[7]	(blank) Surface mounting bracket	PE Photoelectric cell, button type[9]
		700 700 mA	50K 5000 K	T3S Type III Short	208[7]	BBW Surface-mounted back box (for conduit entry)[5]	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[7]		PIR 180° motion/ambient light sensor, <15' mtg ht[7,12]
				T4M Type IV Medium	277[7]		PIRH 180° motion/ambient light sensor, 15–30' mtg ht[7,12]
				TFTM Forward Throw Medium	347[5,8]		PIR1FC3V Motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 3fc[7,12]
					480[5,8]		PIRH1FC3V Motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc[7,12]
							ELCW Emergency battery backup (Includes external component enclosure), CA Title 20 Noncompliant[9,10]

Other Options		Finish (required)		
Shipped installed	**Shipped separately**[11]	DDBXD Dark bronze	DSSXD Sandstone	DWHGXD Textured white
SF Single fuse (120, 277 or 347V)[5,10]	BSW Bird-deterrent spikes	DBLXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone
DF Double fuse (208, 240 or 480V)[5,10]	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.

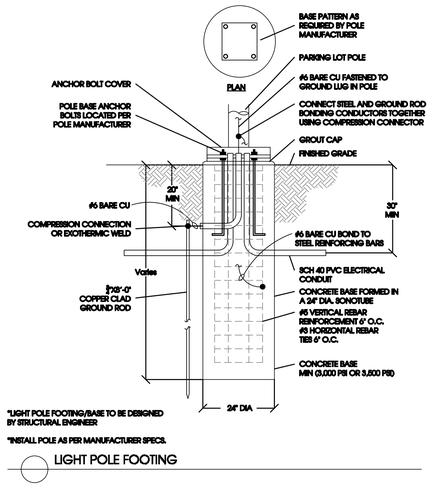
DSXHS U House-side shield (one per light engine)
DSXWBSW U Bird-deterrent spikes
DSXWTVG U Vandal-guard accessory

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.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

Ashton Woods Amenity Center
La Vergne, Tennessee

Photometric Details & Notes

REVISED:	
DRAWN: SWL	
DATE: 09-30-2024	
CHECKED: RSM	
FILE NAME: 18314amenity_PH	
SCALE: N/A	
JOB NO. 18314	
SHEET: PH 2.0	

Planning Commission Report
Meeting: October 29, 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.

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

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

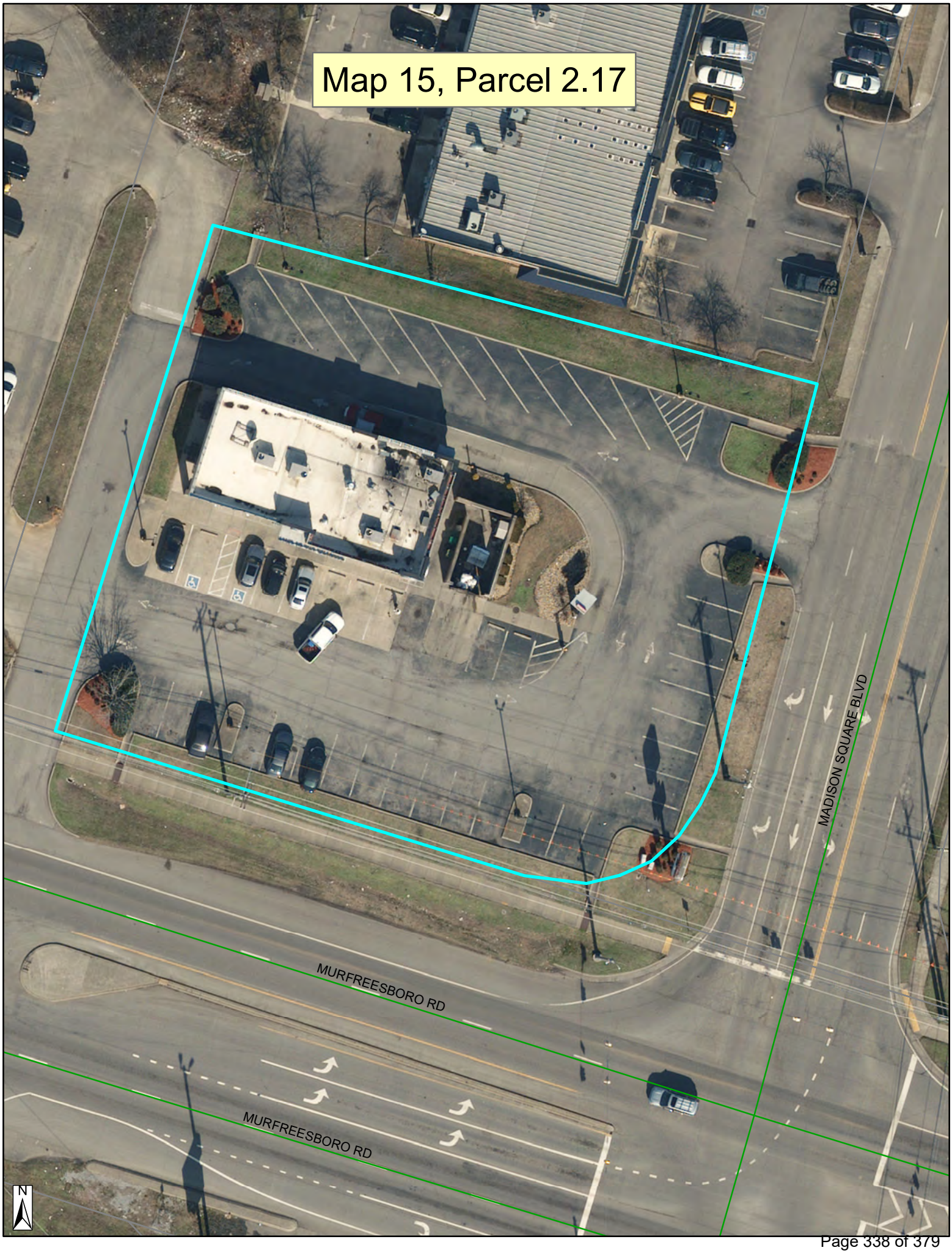
1. Show existing utilities on Landscape Plan. Trees are presently proposed over the top of 12" water, 12" sewer, 12" high pressure natural gas (Piedmont/Duke Energy), and local Smyrna natural gas distribution line.

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

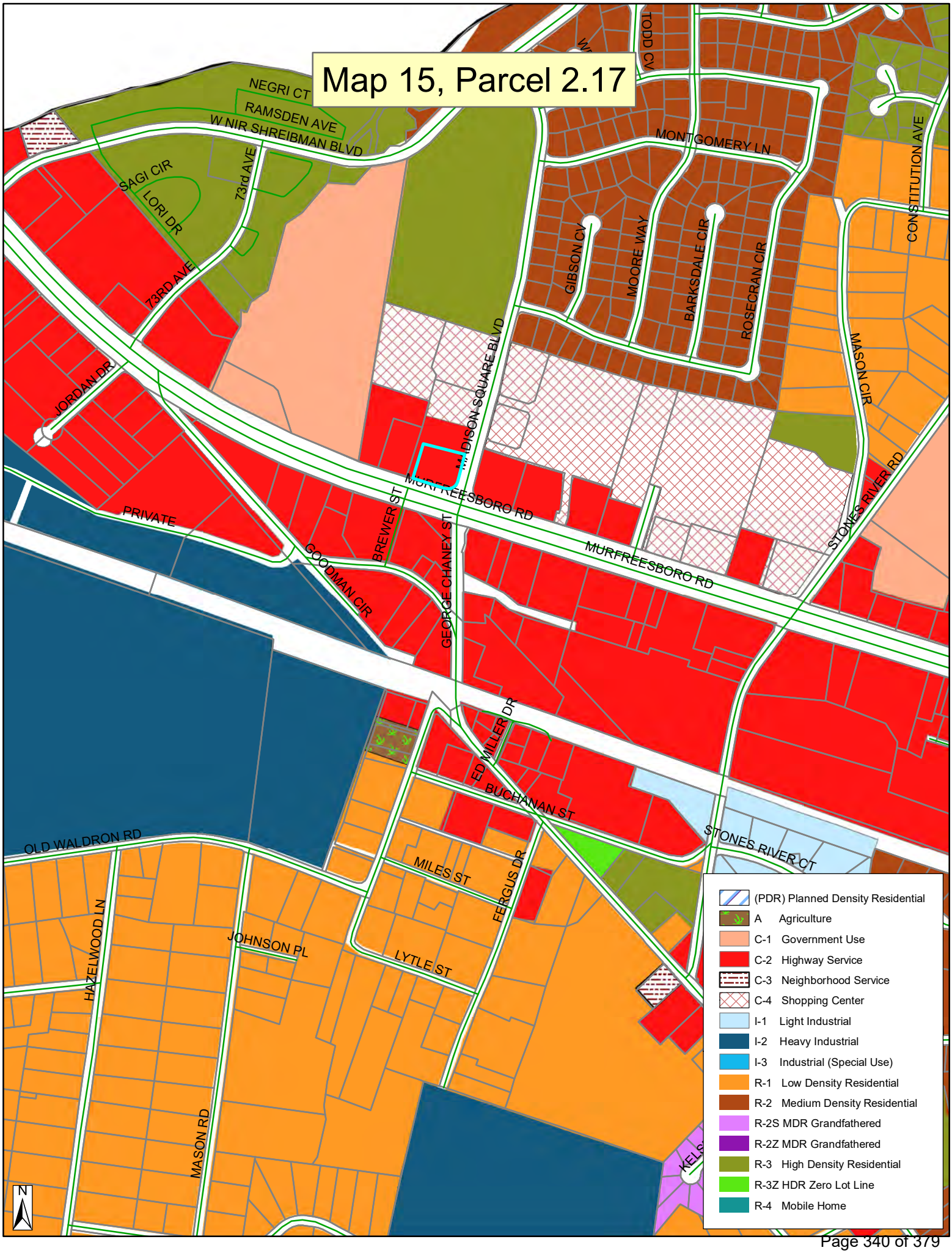
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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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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.

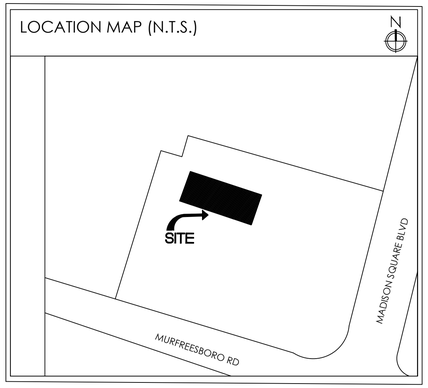
GENERAL CONTRACTOR:

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
AS-3	EROSION CONTROL PLAN
AS-4	EROSION CONTROL PLAN
LS-1	LANDSCAPE SITE PLAN
SL-1	SITE LIGHTING
STRUCTURAL	
S-1	STRUCTURAL PLAN
ARCHITECTURAL	
D-1	DEMO FLOORPLAN
A-1	PROPOSED FLOOR PLAN
A-1.1	PROPOSED SEATING LAYOUT &ROOF PLAN
A-2	DEMO & PROPOSED EXTERIOR ELEVATIONS
A-2.1	DEMO & PROPOSED EXTERIOR ELEVATIONS
A-2.2	DEMO & PROPOSED EXTERIOR ELEVATIONS
A-3	DEMO & PROPOSED RESTROOM
A-4	REFLECTED CEILING PLAN
A-4.1	SOFFIT DETAILS
A-5	WALL SECTIONS & DETAILS
A-6	LIFE SAFETY PLAN
A-7	MANUFACTURES AND SUPPLIERS
EQ-1	EQUIPMENT PLAN
PLUMBING	
P-1	PLUMBING PLAN
ELECTRICAL	
E-1	LIGHTING PLAN & POWER PLAN
E-2	TECHNOLOGY PLAN
DECOR PACKAGE BY OTHERS	

PROJECT DATA

OWNER:	ARCHITECT/ ENGINEER:	DESIGN GROUP:
CARROLS RESTAURANT GROUP, INC. 968 JAMES ST SYRACUSE, NY 13203 JACOB WINKLER JWINKLER@CARROLS.COM	ONE ARCHITECURE, PLC 8686 N. CENTRAL AVE, SUITE 166 PHOENIX, AZ 85020 P:602.266.2712 INQUIRE@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
1	8.2.2024	ZA	FOR BUILDING PERMIT
2	8.29.2024	CK	SIGNAGE UPDATED
3	10.18.2024	ZA	REVISED CIVIL PLANS
-	-	-	-
-	-	-	-
-	-	-	-

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
PHONE: (248) 426-8000 FAX: (248) 427-7004
E-mail:tech@technicalgroupinc.net

JUSTIN CURTIS — REGISTERED ARCHITECT — COMMERCIAL — No. 104552 — STATE OF TENNESSEE

PROJECT: 5099 MURFREESBORO RD LA VERGNE,TN 37086

SHEET TITLE: TITLE SHEET

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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 ¼" 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 ACCACESSIBLE 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

BUILDING EXTERNAL - GENERAL NOTES

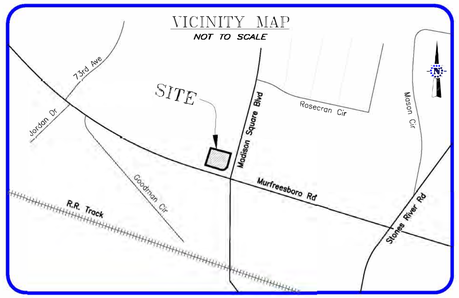
1. SITE TO BE PRESSURE WASHED AND SWEPT BEFORE TURN OVER TO CARROLS. GC IS TO ENSURE SITE PARKING LOT IS CLEAN OF DEBRIS, NAILS AND SCREWS PRIOR TO HAND OVER TO CARROLS. THIS INCLUDES LANDSCAPED AREAS.
2. GC TO INCLUDE ALL REQUIRED ADA WORK IN THE BID SO THAT A FINAL SURVEY CAN BE MADE AND ALL ITEMS 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.)

KITCHEN & DINING - GENERAL NOTES

1. PROFESSIONAL FINAL CLEANING. DINING AREA AND RESTROOMS ARE TO BE PROFESSIONALLY FINAL CLEANED BEFORE TURN OVER TO CARROLS OPERATION

VICINITY MAP

NOT TO SCALE



SURVEY LEGEND

SURVEYED LINE	EXISTING BOUNDARY MARKER	DRAINAGE MANHOLE	WATER METER
WOOD PLANK FENCE	SET BOUNDARY MARKER	SANITARY MANHOLE	GAS METER
CHAIN LINK FENCE	CONCRETE MONUMENT	GREASE MANHOLE	LIGHT POLE
OVERHEAD LINE	MATHEMATICAL POINT	ELECTRICAL BOX	GAS VALVE
UG COMM. PAINT	RES. PARKING SPACE	TELEPHONE PED	CLEANOUT
UG WATER PAINT	HANDICAPPED SPACE	DRAINAGE INLET	DUMPSTER
UG ELECTRIC PAINT	RIGHT OF WAY LINE	FIRE HYDRANT	SPEAKER
UG GAS PAINT	UNDERGROUND	TRAFFIC POLE	BOLLARD
UG STORM PIPE	EASEMENT	UTILITY POLE	MAILBOX
UG SANITARY SEWER	MANHOLE (UNIDENTIFIED)	WATER VALVE	SIGN
UG UTL. UNKNOWN			

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

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.

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.

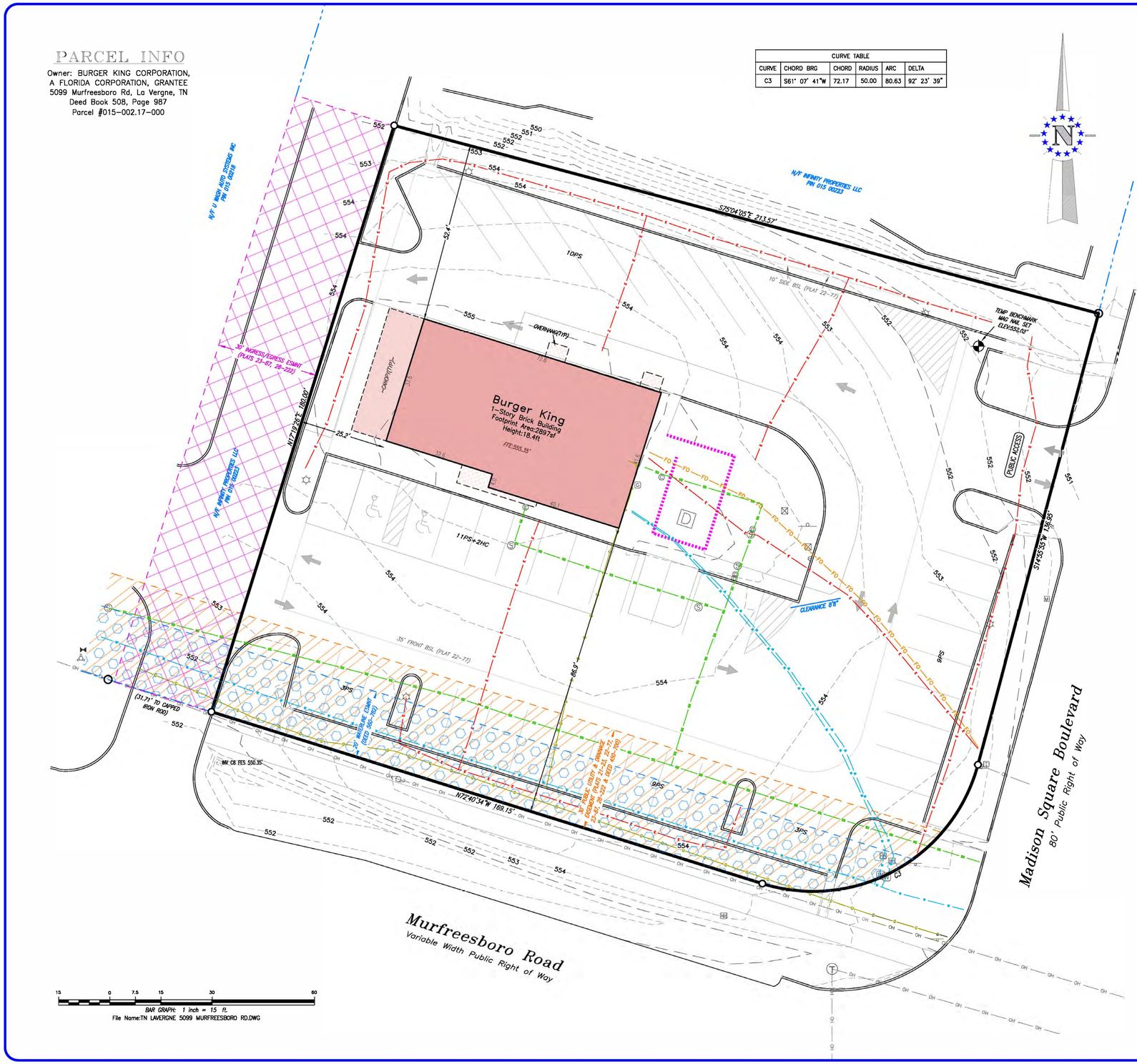
PROPERTY PICTURE



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"



BAR GRAPH: 1 inch = 15 ft.
File Name:TN LAVERGNE 5099 MURFREESBORO RD.DWG

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 AGRICULTURE CHEROKEE TENNESSEE NO. 2785

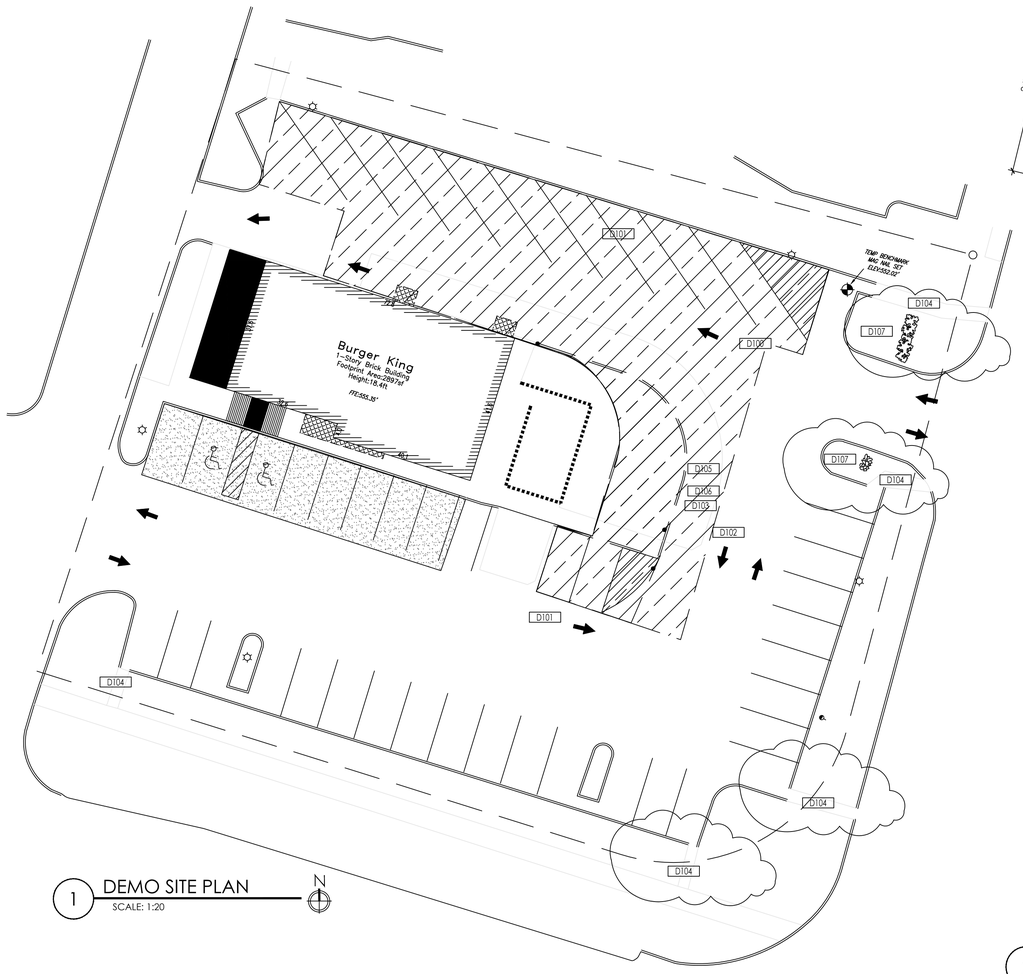
SHEET TITLE
ALTA/NSPS LAND TITLE SURVEY

PROJECT
BK 13218/CLS 157
5099 Murfreesboro Rd
LaVergne, TN

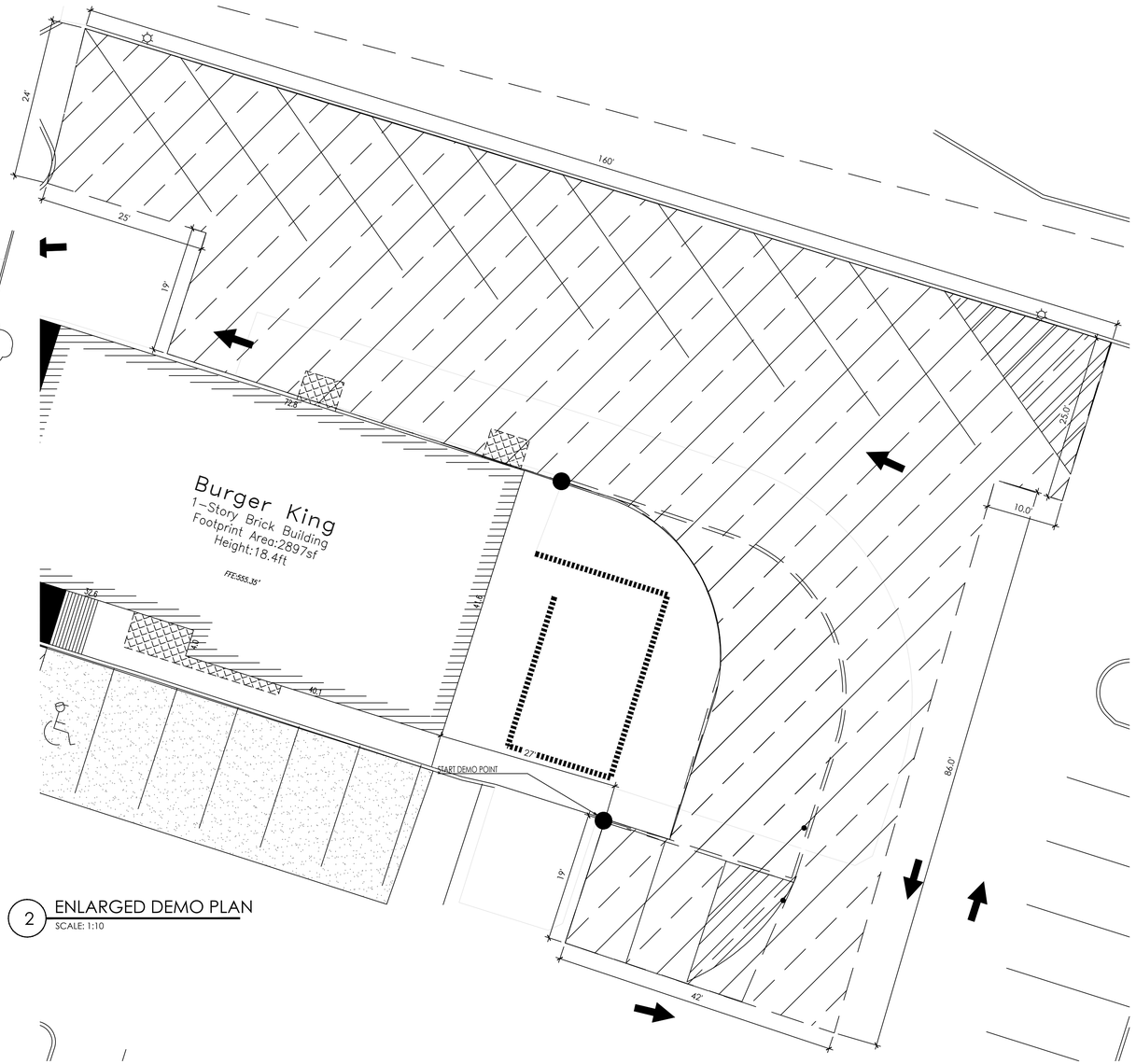
CLIENT INFO
CARROLS

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	REMOVE THE GUTTER
D105	REMOVE AND REPLACE EXISTING O.C.U AND MENU BOARD
D106	REPLACE PYLON SIGN FACE. SCRAPE, PRIME, AND PAINT PYLON SIGN POLE
D107	REMOVE EXISTING PLANTS

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
2	8.29.2024	CK	SIGNAGE UPDATED
3	10.18.2024	ZA	REVISED CIVIL PLANS
-	-	-	-
-	-	-	-
-	-	-	-

Drawn By: ZA
Checked: SB
Scale: AS NOTED
Date: 3/5/24

ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAYBE COPIED, 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

ROBERT W. CURTIS
REGISTERED ARCHITECT
AGENT OF RECORD
COMMERCE
104333
STATE OF TENNESSEE

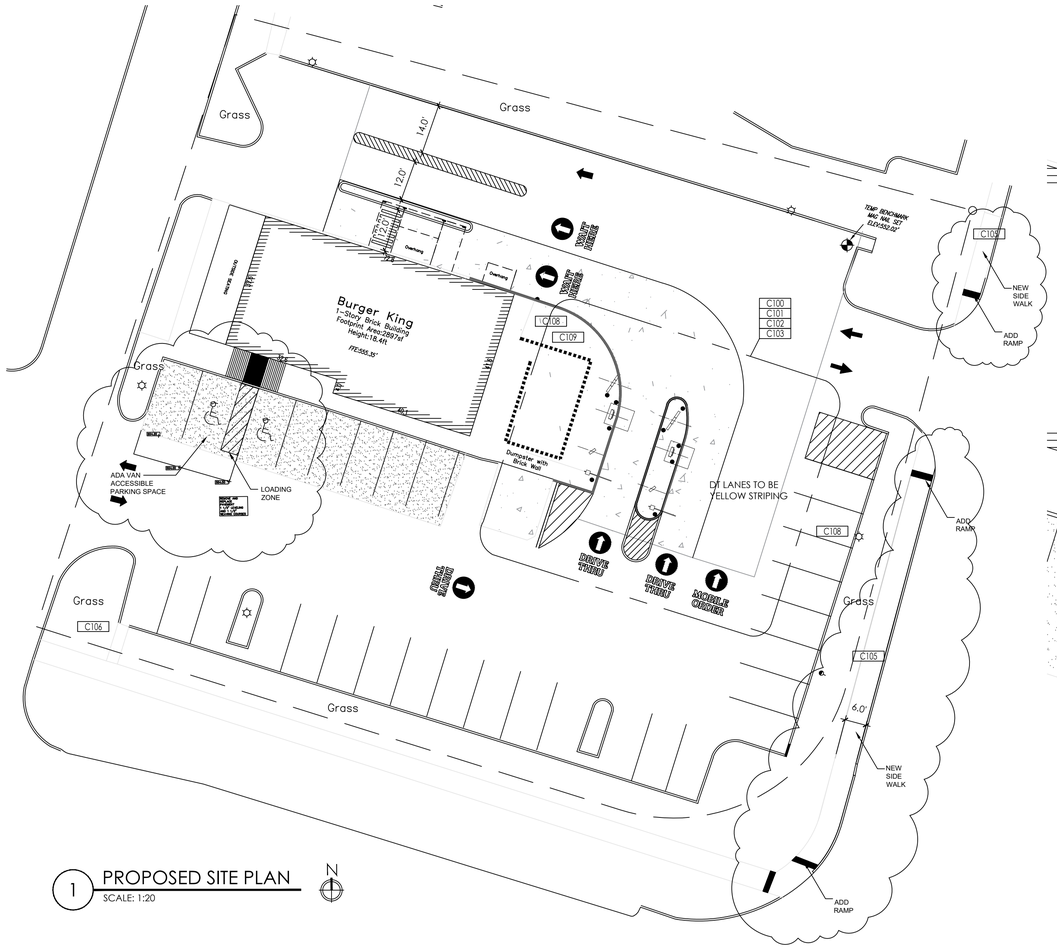
PROJECT
5099 MURFREESBORO RD
LA VERGNE,TN 37086

SHEET TITLE
DEMO SITE PLAN

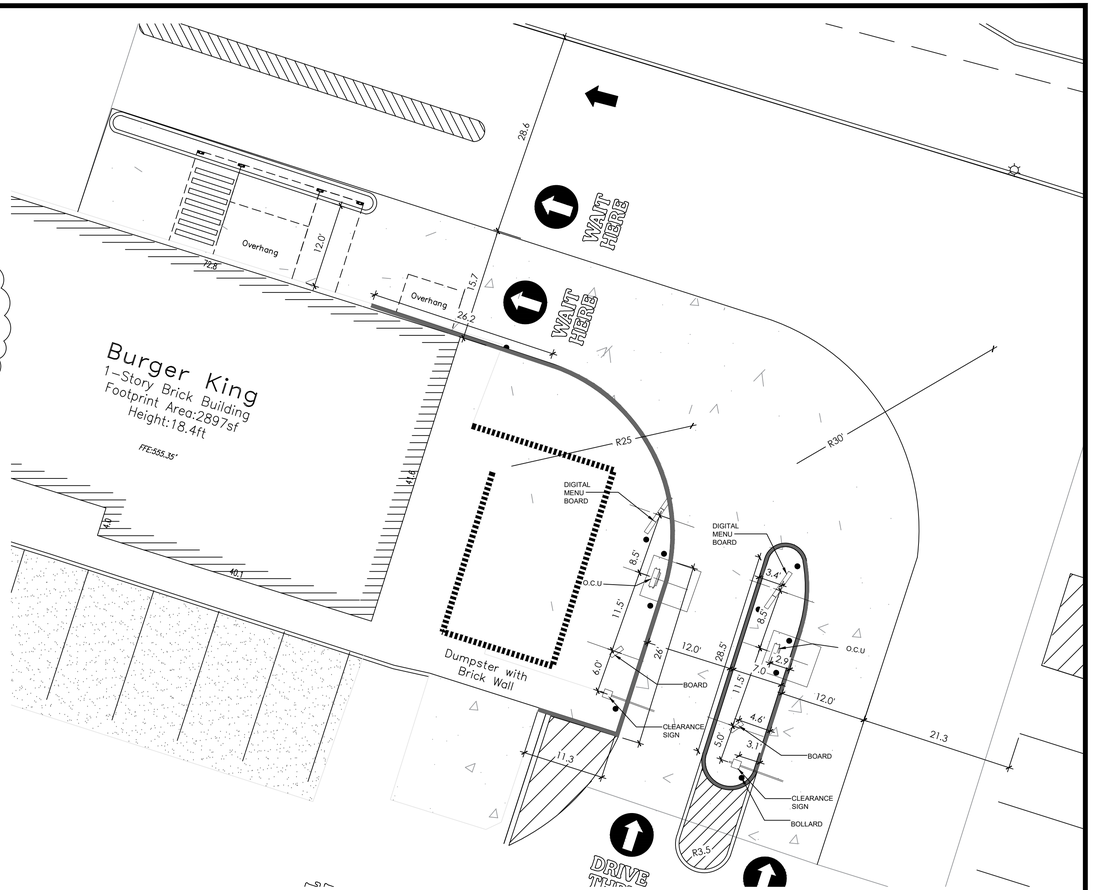
DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.

JOB #
TG-24812

SHEET
AS-1



1 PROPOSED SITE PLAN
SCALE: 1:20



2 ENLARGED DRIVE THRU PLAN
SCALE: 1:10

GENERAL NOTES

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(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.
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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. COORDINATION 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	NEW SIDE WALK
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

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1	8.2.2024	ZA	FOR BUILDING PERMIT
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LET IN CURTIS DESIGNED ARCHITECT REGISTERED ARCHITECT AGENT SEAL COMMERCE NO. 104533 STATE OF TENNESSEE

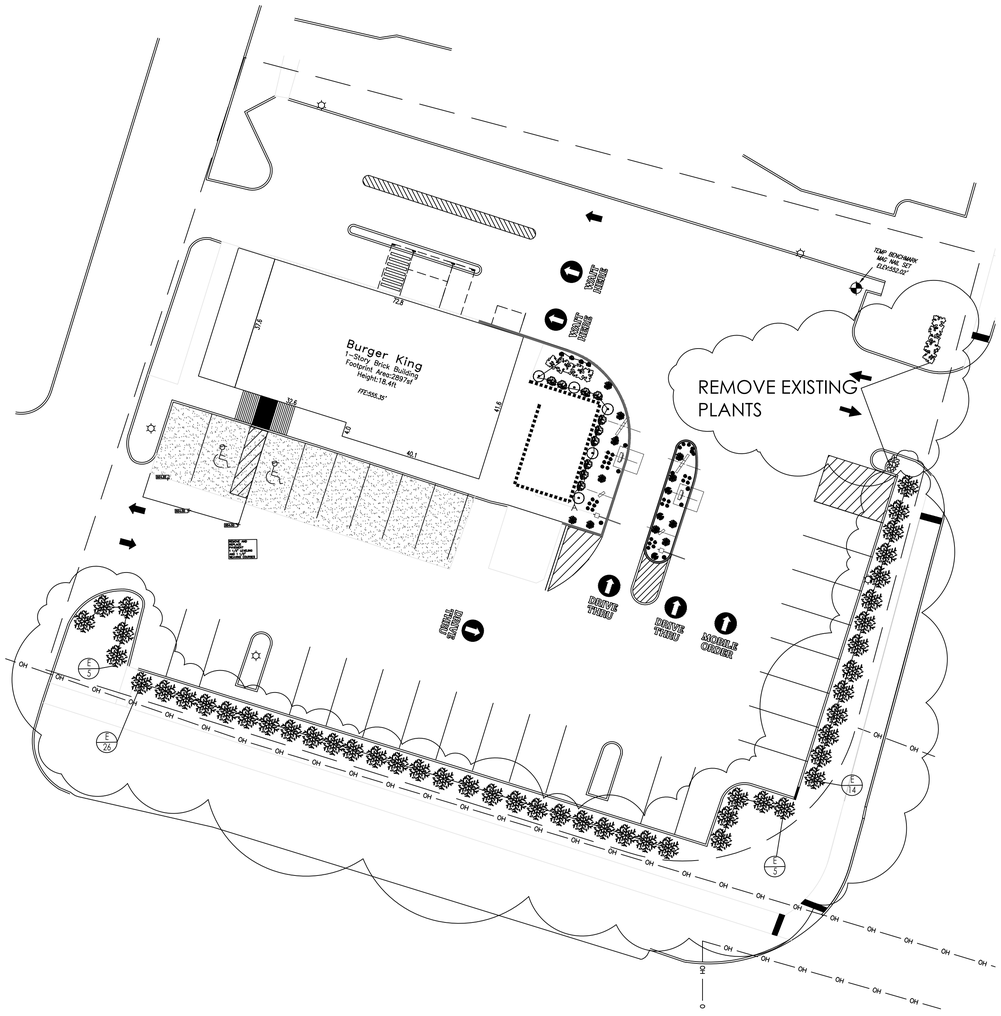
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SHEET TITLE
PROPOSED SITE PLAN

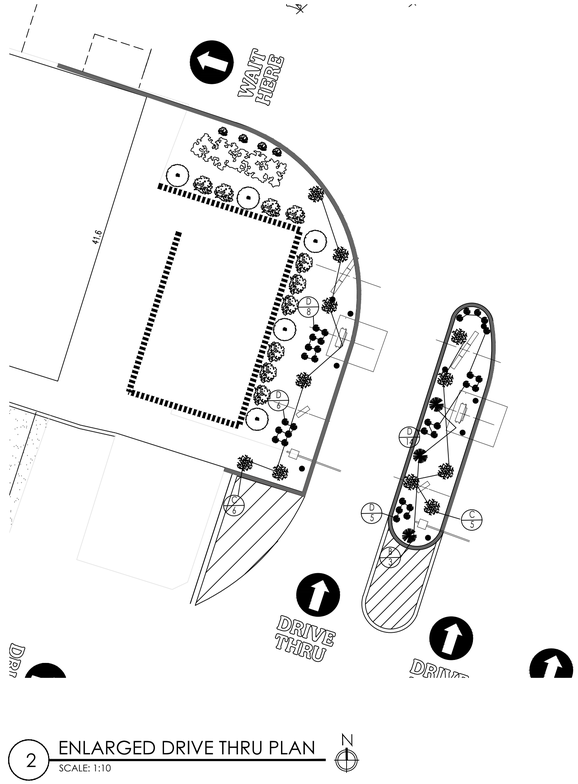
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SHEET
AS-2



1 PROPOSED SITE PLAN
SCALE: 1:20 N



2 ENLARGED DRIVE THRU PLAN
SCALE: 1:10 N

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
E	50	IIEX CRENATA	COMPACTA HOLLY	16" (MIN.)	4'-5'	4'-5'	GAL

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:

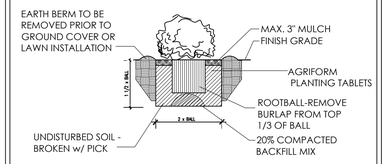
* PLANT MATERIAL SIZES (MINIMUM)

- 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

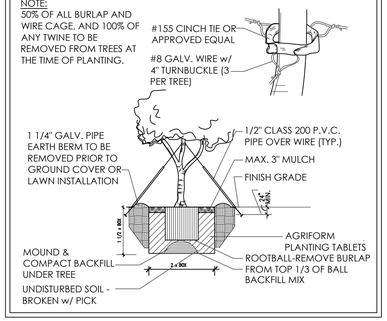
GENERAL:

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



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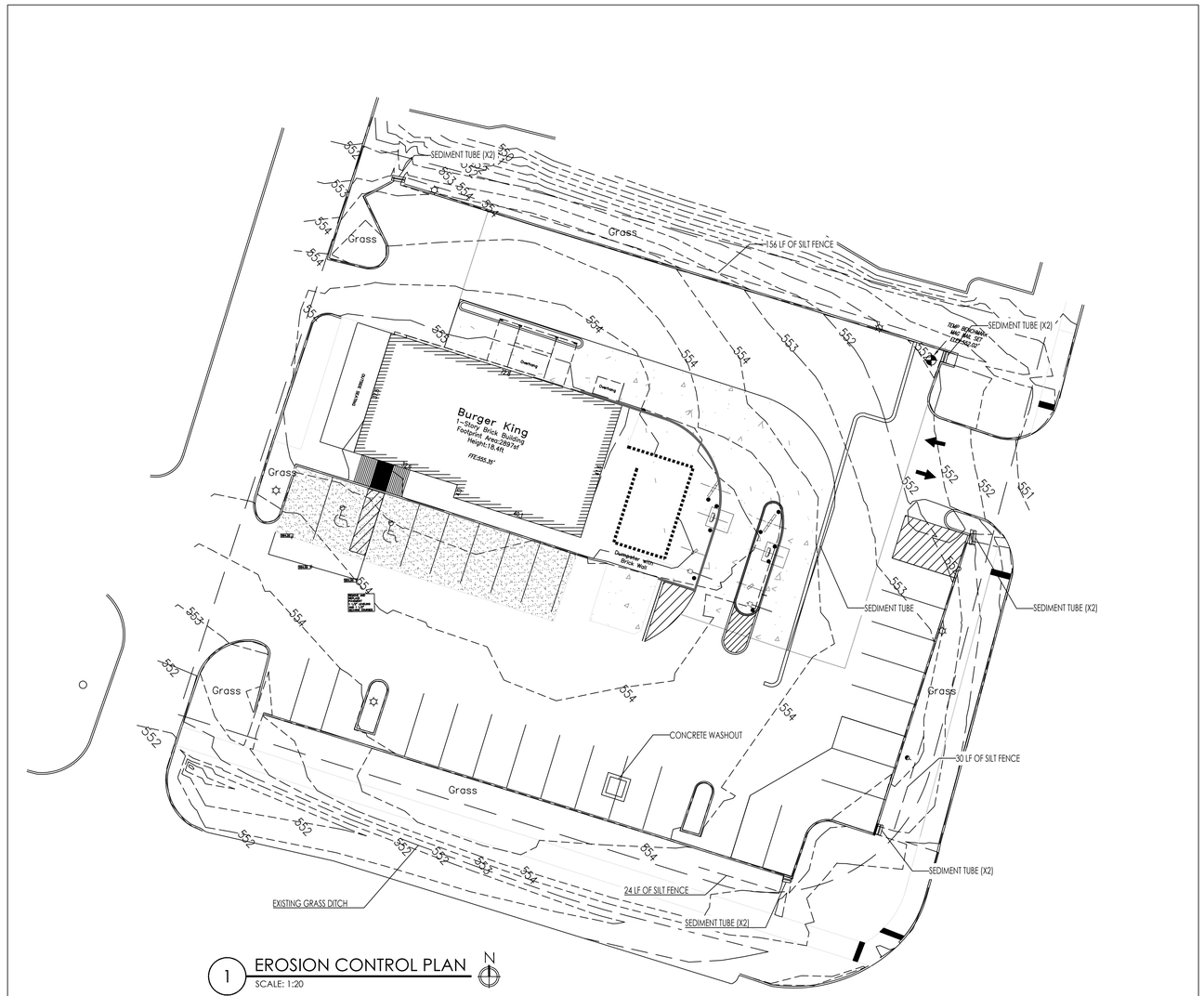
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JUSTIN CURTIS
REGISTERED ARCHITECT
STATE OF TENNESSEE
No. 104557

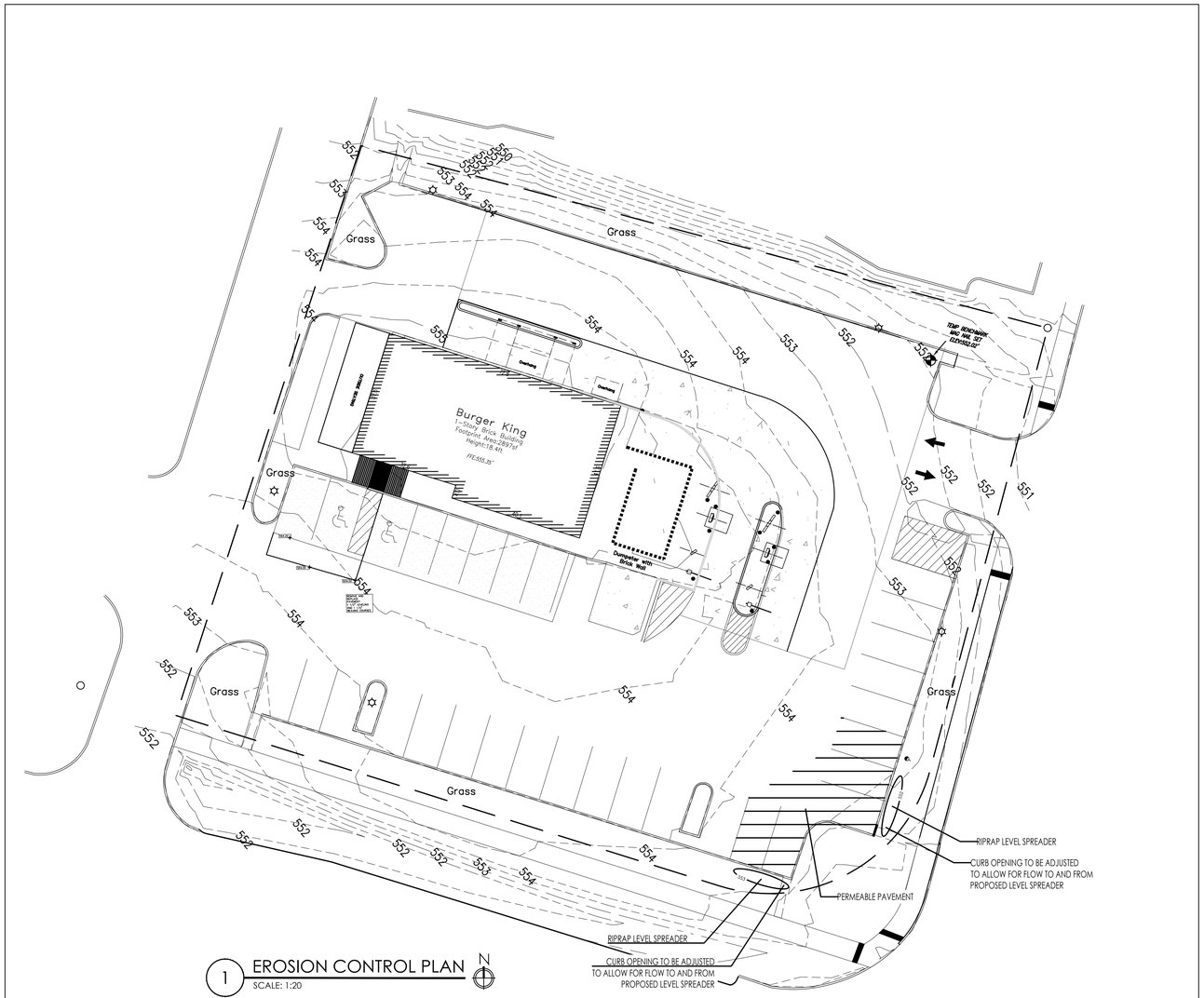
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EROSION CONTROL PLAN

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SHEET
AS-3



1 EROSION CONTROL PLAN
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No.	Date	By	Notes
1	8.2.2024	ZA	FOR BUILDING PERMIT
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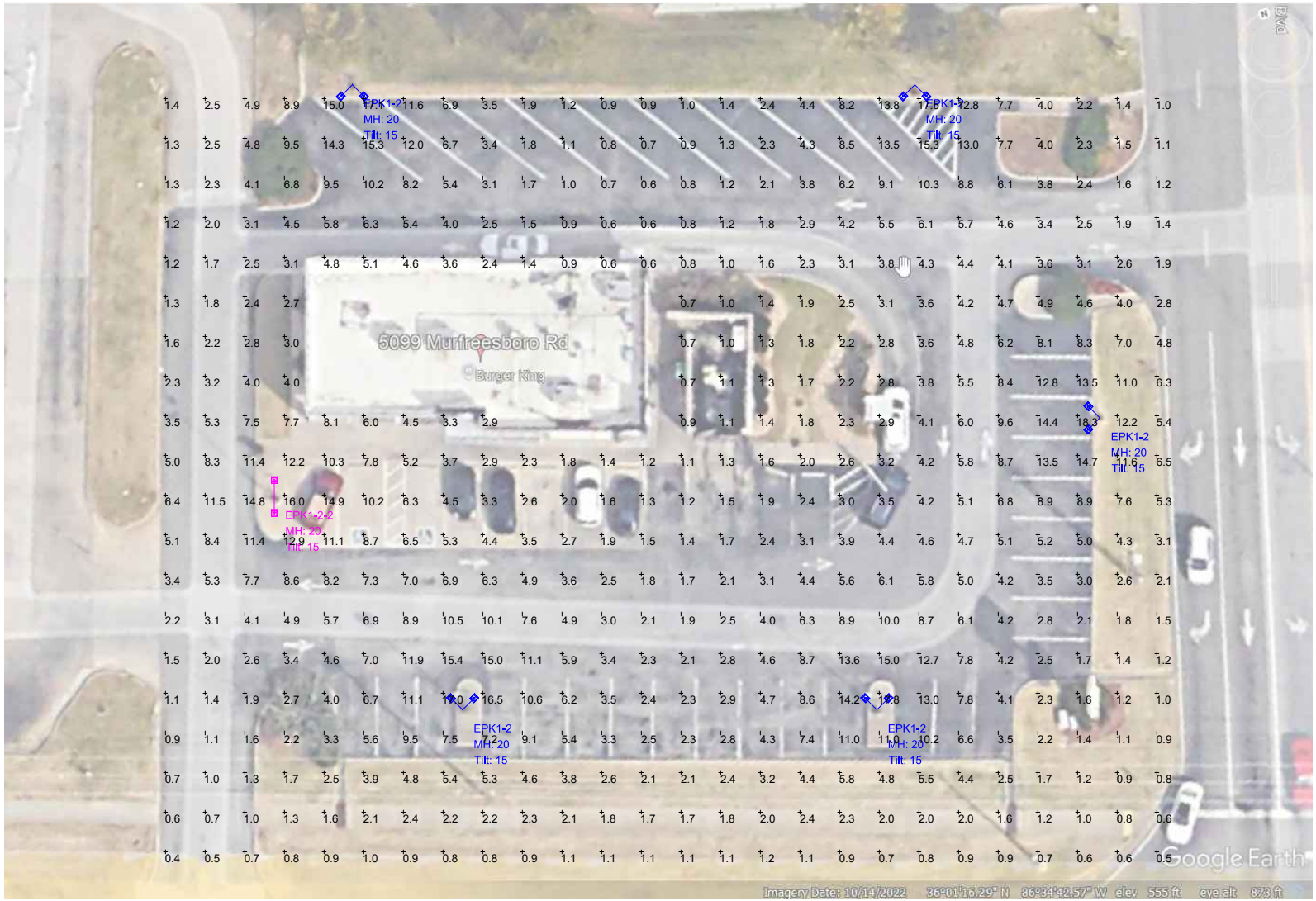
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SHEET TITLE
EROSION CONTROL PLAN

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SITE LIGHTING

SCALE: 1" = 40'

FC READINGS @ 0' AFG

LUMINAIRE SCHEDULE

Symbol	Qty	Arrangement	Lum. Watts	Lum. Lumens	LLF	Description
	1	Back-Back	198.228	25765	0.900	EPK200W50K-T3
	5	2 @ 90 degrees	198.228	25765	0.900	EPK200W50K-T3

CALCULATION SCHEDULE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE LIGHTING	Illuminance	Fc	4.47	18.3	0.4	11.18	45.75

IMPORTANT
PRESENTATION PLANS ONLY.
DO NOT USE FOR CONSTRUCTION.

GENERAL NOTES

1) CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR DATA, HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED. ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED. IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY THAT OUR INPUT DATA IS CONSISTENT WITH ACTUAL FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE SUBJECT TO LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, LIRON LIGHTING WILL NOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH THE INITIAL CALCULATIONS.
2) NO OBJECTS CONSIDERED IN CALCULATIONS UNLESS OTHERWISE NOTED ON THE PRINT.

REFLECTION VALUES

CEILING: 80%
WALLS: 50%
FLOOR: 20%
RACKING: 50%
(IF APPLICABLE)

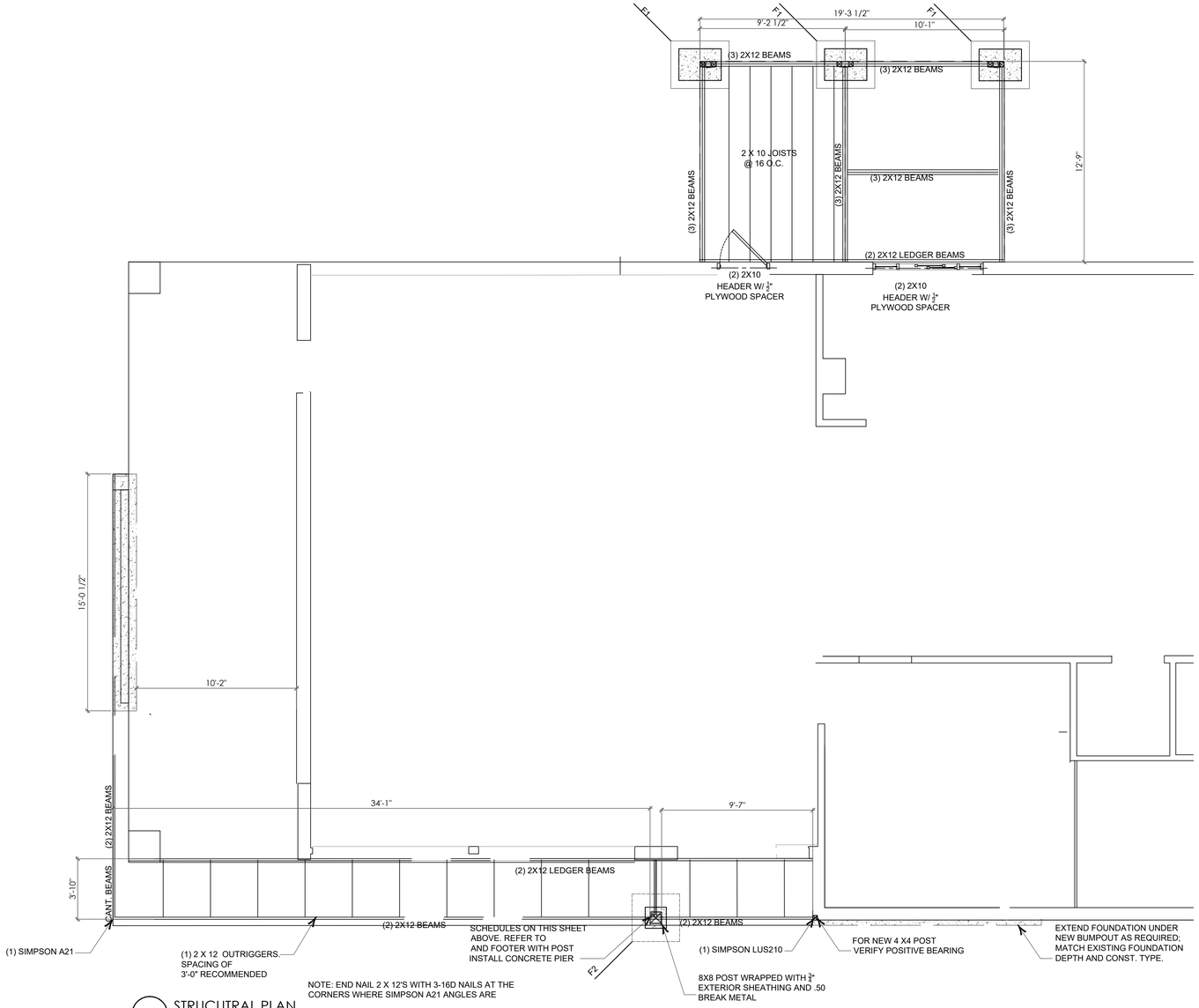
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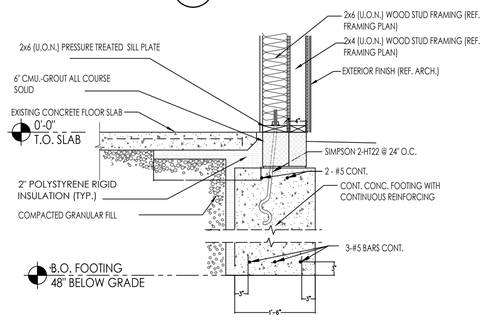
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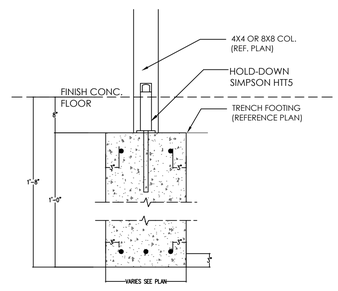
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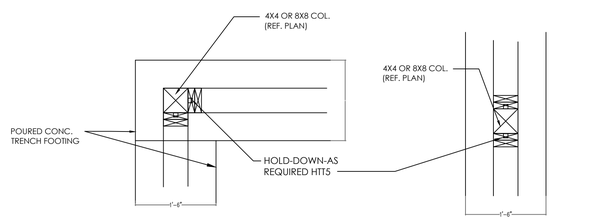
1 STRUCUTRAL PLAN
SCALE: 1/4" = 1'-0"



1 FOOTING DETAIL
SCALE: 3 / 4" - 1'-0"



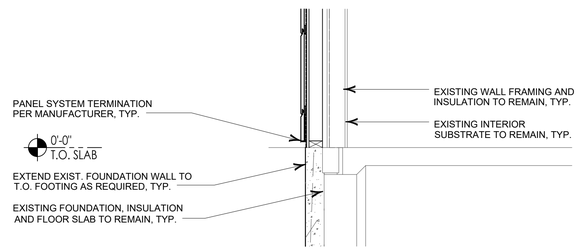
2 COLUMN/FOOTING SECTION
SCALE: 3 / 4" - 1'-0"



3.1 AT CORNER

3.2 TYPICAL

3 STEEL PLATE DETAIL
SCALE: 3 / 4" - 1'-0"



4 WALL BUMPOUT DETAIL
SCALE: 3 / 4" - 1'-0"

A. GOVERNING CODE 2018-INTERNATIONAL BUILDING CODE

1. ROOF SNOW LOADS
   - A. GROUND SNOW LOAD: Pg = 15 PSF. (FIGURE 1608.2)
   - B. FLAT-ROOF SNOW LOAD: Pf = 15 PSF. (ASCE 7, SECT 7.3)
   - C. SNOW EXPOSURE FACTOR: Ce = 1 (TABLE 1608.3.1)
   - D. SNOW LOAD IMPORTANCE FACTOR: Is = 1 (TABLE 1604.5)
   - E. SNOW THERMAL FACTOR: Ct = 1 (TABLE 1608.3.2)
   - F. ALL APPLICABLE EFFECTS DUE TO SNOW DRIFTING (SECTION 1608)
2. ROOF LIVE LOADS
   - A. MINIMUM ROOF LIVE LOAD = 20 PSF. (SECTION 1607.11.2)
   - B. SEE 'PREFABRICATED WOOD TRUSSES' DESIGN CRITERIA FOR ADDITIONAL LOADING INFORMATION.
3. WIND LOADS
   - A. BASIC WIND SPEED = 90 MPH (FIGURE 1609)
   - B. WIND LOAD IMPORTANCE FACTOR: Iw = 1 (TABLE 1604.5)
   - C. WIND EXPOSURE CATEGORY "B" (SECTION 1609.4)
4. SEISMIC DESIGN DATA:
   - A. SEISMIC SITE CLASS - VFY WITH SOIL TEST BASED ON SECTION 1615.1
   - B. SEISMIC IMPORTANCE FACTOR: Ie = 1 (TABLE 1604.5)
   - C. SITE (SOIL) CLASS - VFY WITH SOIL TEST (SECTION 1615.1.2
   - D. STRUCTURAL FRAMING AND SEISMIC RESISTING SYSTEM: LIGHT-FRAMED WALLS WITH SHEAR PANELS (TABLE 1617.6.2, ITEM 1 K)

B. STRUCTURAL LUMBER

1. A. STUDS: STRUCTURAL LUMBER: DOUGLAS FIR-LARCH #2, OR APPROVED EQUAL:

SIZE	Fb	Ft	Fv	Fc	Fc	E
2x4	1,500	825	90	565	1,650	1,600,000
2x6	1,250	725	90	565	1,600	1,600,000
2x8	1,200	650	90	565	1,550	1,600,000
2x10	1,050	600	90	565	1,500	1,600,000
2x12	975	550	90	565	1,450	1,600,000

   B. ROOF/WALL: ORIENTED STRAND BOARD: STRUCTURAL 1, EXPOSURE I, EXTERIOR GLUE. FOR ROOF AND WALLS PANEL IDENTIFICATION INDEX 24/16 - 5/8 INCH OR 24/0 - 1/2 INCH (WITH PLYWOOD CLIPS AT ROOF).
   C. ROOF/WALL: PLYWOOD: C-CPLUGGED, STRUCTURAL 1, EXPOSURE 1. EXTERIOR GLUE FOR ROOF AND WALL PANEL IDENTIFICATION INDEX 24/16-5/8 INCH OR 24/0-1/2 INCH (WITH PLYWOOD CLIPS AT ROOF).
   D. SILL PLATES: NO. 2 SPRUCE-PINE-FIR, OR EQUAL FC=675 PSI; FV=70 PSI; E= 1,200,000 PSI
2. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
   - A. NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS.
   - B. U.S. PRODUCT STANDARD PS-1 FOR SOFTWOOD PLYWOOD - CONSTRUCTION AND INDUSTRIAL.
3. CONNECTIONS:
   - A. JOISTS TO BEAMS - 16 GA. GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.
   - B. PLYWOOD TO ROOF TRUSSES OR RAFTERS - NAILED - USE 8d RING SHANK NAILS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES C/C AT INTERMEDIATE SUPPORTS. PROVIDE PLYWOOD CLIPS AT MID-SPAN OF PLYWOOD BETWEEN SUPPORTS.
4. ALL STRUCTURAL WOOD TO BE SURFACED FOUR (4) SIDES (S-4-S) A AND MAXIMUM MOISTURE CONTENT OF 19 PERCENT.
5. ALL LUMBER AND PLYWOOD IN CONTACT WITH CONCRETE, STUCCO, MASONRY OR OTHER CEMENTITIOUS MATERIALS SHALL BE TREATED WITH AN E.P.A. ACCEPTABLE WOOD PRESERVATIVE [SUCH AS "AQC" - ALKALINE-COPPER-QUATERNARY OR "CBA-A" COPPER AZOLE TYPE A & B].
6. ALL WOOD CONNECTORS SHALL BE GALVANIZED STEEL OR RUST-PROOF PAINTED STEEL (U.O.N.). ALL GALVANIZED METAL CONNECTORS IN CONTACT WITH TREATED WOOD (ITEM #5) SHALL BE "TRIPLE-ZINK G-185" GALVANIZED, ANY FIELD WELDS (INTERIOR OR EXTERIOR) OF SUCH CONNECTORS SHALL BE WIRE BRUSH CLEANED AND RUST PROOF PAINTED.
7. MISCELLANEOUS:
   - A. USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'- 0" O/C MAX. FOR ALL JOISTS AND RAFTERS, USE SOLID BLOCKING AT JOIST AND RAFTER BEARING.
   - B. USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUD WALLS AND INTERIOR BEARING PARTITIONS.
   - C. USE DOUBLE STUDS UNDER BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.

C. FOUNDATION

1. FOUNDATIONS ARE DESIGNED TO BEAR ON NATURAL GRADE OR FILL, WELL COMPACTED OF AN ALLOWABLE BEARING CAPACITY, INDICATED ON THE FOUNDATION PLAN.
2. A CERTIFIED TESTING LABORATORY SHALL BE ENGAGED BY THE OWNER TO PERFORM SOIL BORINGS, PROVIDE A FOUNDATION REPORT AND VERIFY THAT THE REQUIRED MINIMUM BEARING CAPACITY WAS OBTAINED.
3. SAID SOIL CAPACITY SHALL BE CERTIFIED AND TESTED BY A REGISTERED FOUNDATION ENGINEER, PRIOR TO CASTING OF CONCRETE IN THE FOOTINGS.
4. BOTTOM OF FOOTING ELEVATION TO BE DETERMINED BY THE SOIL CONDITIONS AND FROST-LINE DEPTH.
5. ALL LONGITUDINAL REBARS IN THE WALL FOOTINGS, SHALL BE CONTINUOS AND SPLICED AS SPECIFIED. CONTINUE ALL HORIZONTAL REBARS AT BENTS AND CORNERS BY BENDING THE REBARS 48 BAR DIAMETERS AROUND THE CORNERS OR ADDING MATCHING CORNER BARS, EXTENDING 48 BAR-DIAMETERS INTO FOOTING EACH SIDE OF CORNER OR BENT.

D. REINFORCED CONCRETE

1. MATERIALS:
   - A. SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 301-(LATEST EDITION) "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
   - B. STRUCTURAL CONCRETE:

CLASS	LOCATION	F'c
I.	FOOTINGS, CAISSONS, & GRADE BEAMS	3,000
II.	INTERIOR SLABS ON GRADE, AND ALL INTERIOR CONCRETE NOT OTHERWISE IDENTIFIED	3,500
III.	PIERS PLACED INTEGRALLY WITH WALLS, EXTERIOR SLABS ON GRADE, AND ALL EXTERIOR CONCRETE (WITH AIR) NOT OTHERWISE IDENTIFIED	4,000
IV.	BACKFILL BELOW FOOTINGS AND GRADE BEAMS	1,500

   - C. ALL DEFORMED REINFORCING BARS: FY = 60,000.
   - D. GALVANIZED WELDED WIRE FABRIC SHALL CONFORM TO ASTM A165 (LATEST EDITION). USE SHEET FORM, NOT ROLLED.
2. FIELD MANUAL: PROVIDE AT LEAST ONE COPY OF THE ACI FIELD REFERENCE MANUAL, SP-15, IN THE FIELD OFFICE AT ALL TIMES.
3. CONTINGENCIES:
   - A. PROVIDE SUPPORTS AS REQUIRED TO MAINTAIN ALIGNMENT AND CONCRETE COVER OVER THE REINFORCING.
4. FOOTINGS:
   - A. VERTICAL DOWELS IN FOOTINGS TO MATCH VERTICAL WALL REINFORCING.
   - B. PROVIDE LEAN CONCRETE (CLASS IV) UNDER FOUNDATIONS FOR ACCIDENTAL OVER-EXCAVATION, SOFT SPOTS AND TRENCHES.
5. SPLICES: UNLESS NOTED OTHERWISE, MINIMUM LAP SPLICE LENGTHS TO BE AS FOLLOWS:
   - A. VERTICAL BARS IN WALLS, PIERS, OR COLUMNS (INCLUDING DOWELS) 30 DIAMETER
   - B. HORIZONTAL BARS IN SLABS & FOOTING 35 DIAMETER
   - C. HORIZONTAL BARS IN WALL 45 DIAMETER
6. SAW-CUT & CONSTRUCTION JOINTS: PROVIDE JOINTS IN ALL SLABS-ON-GRADE, AS INDICATED ON THE FOUNDATION PLAN.
7. CONCRETE COVER: UNLESS NOTED OTHERWISE, DETAIL REINFORCING TO PROVIDE CONCRETE COVER AS FOLLOWS:
   - A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
   - B. CONCRETE EXPOSED TO EARTH OR WEATHER:
     - #5 BARS AND SMALLER 1-1/2 INCHES
     - OTHERS 2 INCHES
   - C. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
     - BEAM AND COLUMN BARS INCLUDING TIES, STIRRUPS AND SPIRALS 1-1/2 INCHES
     - SLABS, WALLS, JOISTS: #11 BARS AND SMALLER 1 INCH
     - OTHERS 1-1/2 INCHES

FOOTING SCHEDULE

TYPE	SIZE	REINFORCING
F1	1'-0" X 3'-8" X 4'-0"	#5 AT 10" O.C. EW. BOTTOM
F2	1'-0" X 3'-0" X 4'-0"	#5 AT 10" O.C. EW. BOTTOM

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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DESTIN CURTIS
REGISTERED ARCHITECT
ARCHITECTURE
COMMERCE
104.33
STATE OF TENNESSEE
8-06-24

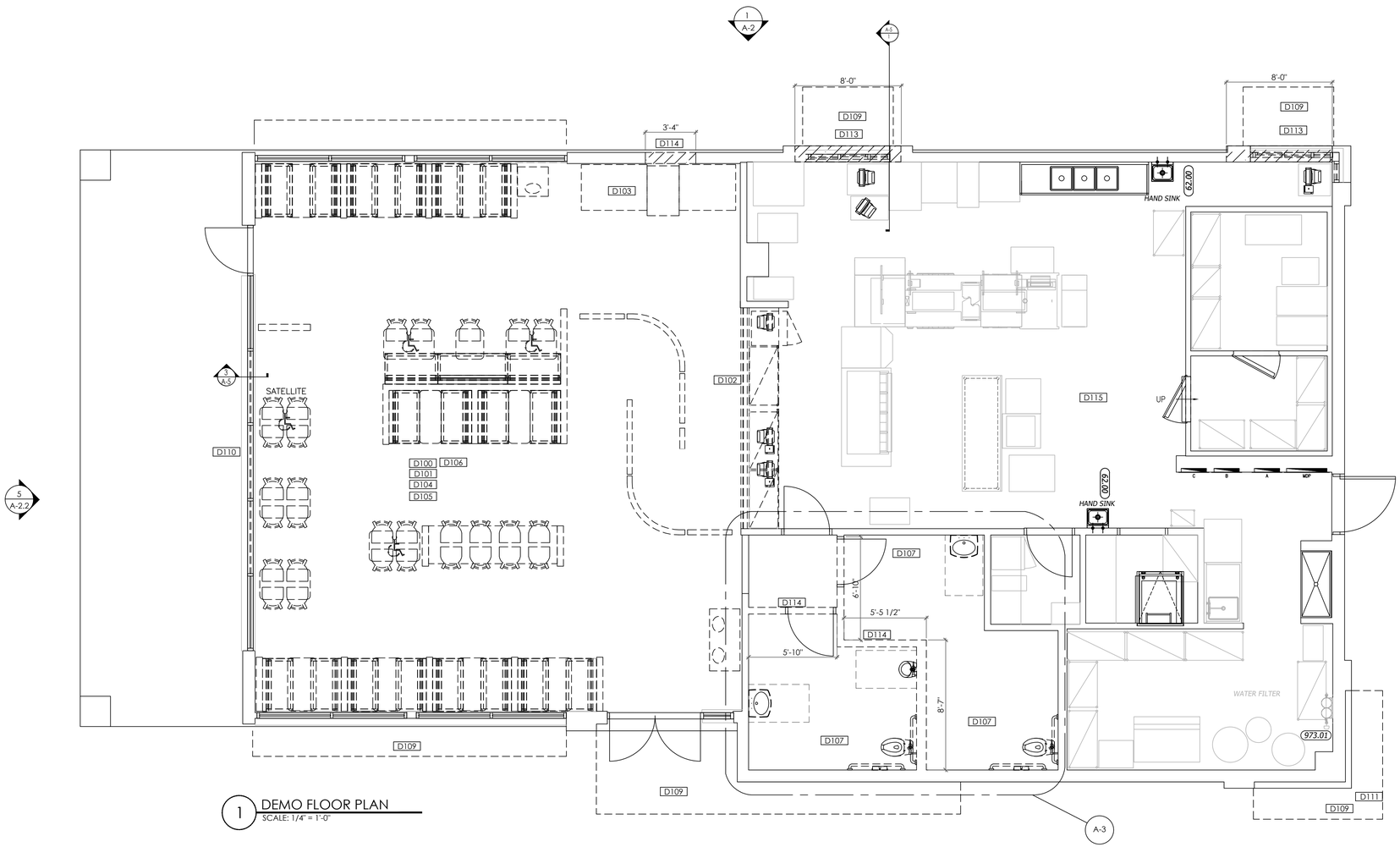
PROJECT
509 S. MURFREESBORO RD
LA VERGNE, TN 37086

SHEET TITLE
STRUCTURAL INFO

DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.

JOB #
TG-24812

SHEET
S-1



1 DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. THE PURPOSE OF THESE DEMOLITION PLANS, AS MADE PART OF THE CONTRACT DOCUMENTS, IS TO GIVE THE GENERAL CONTRACTOR A BASIC IDEA AS TO THE SCOPE OF ARCHITECTURAL DEMOLITION WORK REQUIRED. THE DRAWINGS ARE NOT MEANT TO IDENTIFY ALL DEMOLITION WORK REQUIRED, NOR DO THEY ACCURATELY REFLECT ALL EXISTING CONDITIONS. VERIFY ALL CONDITIONS PRIOR TO DEMOLITION. DISCREPANCIES BETWEEN DESIGN AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF TECHNICAL GROUP INC. PRIOR TO PROCEEDING WITH WORK.
2. CLOSE COORDINATION IS REQUIRED BETWEEN ALL DEMOLITION CONTRACTORS SO THE DISPOSITION OF EXISTING CONCEALED UTILITIES, EXPOSED BY DEMOLITION UNDER THIS SECTION, IS IDENTIFIED SO THAT THE PROGRESS OF THE WORK IS NOT IMPEDED. ALL OPENINGS AS A RESULT OF EXISTING MECHANICAL PLUMBING, OR ELECTRICAL UTILITY REMOVAL ARE TO BE FILLED.
3. ALL CONSTRUCTION SCHEDULES AND METHODS OF DEMOLITION SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE OWNERS REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
4. THE SCOPE OF REMOVAL WORK SHALL INCLUDE THE REMOVAL OF ALL EXISTING CONDITIONS AS REQUIRED TO ACCOMMODATE THE PROPOSED CONSTRUCTION AS INDICATED ON THE FLOOR PLAN, WHETHER OR NOT IT IS SPECIFICALLY CALLED OUT ON THE DEMOLITION PLAN.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REGULAR REMOVAL OF ALL WASTE MATERIAL FROM THE PROJECT SITE AS IT PERTAINS TO THE RENOVATION ACTIVITIES, AND ALL AREAS USED BY BUILDING PERSONNEL SHALL BE KEPT CLEAN.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT EXITS, SURFACES AND FINISHES THAT ARE TO REMAIN IN THE AREAS TO BE RENOVATED, AND ALONG THE ROUTES OF WASTE REMOVAL. DUE CARE AND DILIGENCE WHEN PROCEEDING WITH THE WORK SHALL BE REQUIRED.
7. THE GENERAL CONTRACTOR SHALL MAINTAIN ALL MEANS OF EGRESS FROM THE FACILITY DURING THE PROGRESS OF THE WORK, CORRIDORS ARE NOT TO BE SUBSTANTIALLY REDUCED IN WIDTH, EXIT SIGNS, ETC. ARE NOT TO BE BLOCKED FROM VIEW.
8. IF ASBESTOS IS ENCOUNTERED DURING DEMOLITION, CONDUCT LAB TESTING, THEN NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY. ANY ASBESTOS REMOVAL SHALL BE PERFORMED PER LOCAL, STATE, AND FEDERAL REGULATIONS.
9. ALL WALLS INDICATED FOR DEMOLITION SHALL BE REMOVED FULL HEIGHT, UNLESS NOTED OTHERWISE. UPON REMOVAL FLOORS, CEILINGS AND ADJACENT WALLS SHALL BE APPROPRIATELY REPAIRED AND FINISHED TO MATCH EXISTING SURFACES.
10. PRIOR TO REMOVAL OF ANY PORTION OF AN EXISTING WALL, FIELD VERIFY WHETHER OR NOT IT IS LOAD BEARING, OR CONCEALS ANY LOAD BEARING ELEMENTS. THE DESIGN AND PROVISION OF INTERIM SUPPORT SYSTEMS (PRIOR TO PERMANENT SUPPORT) IS THE SOLE RESPONSIBILITY OF THE SUBCONTRACTOR DOING THE WORK, AND SHOULD BE COORDINATED W/THE ARCHITECT AND/OR THE STRUCTURAL ENGINEER PRIOR TO COMMENCING WORK.
11. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE ELEMENT TO BE DEMOLISHED, AND ADJACENT FACILITIES OR WORK TO REMAIN.
12. ALL PENETRATION THROUGH EXISTING WALLS, FLOOR SLABS, ETC. ARE TO BE SEALED WITH SAFING INSULATION OR FIRE RATED GYPSUM WALL BOARD OR, IN THE CASE OF FLOOR OPENINGS, CONCRETE OR FIRE RATED SEALANT TO ENSURE FIRE RATING OF WALL/FLOOR IS MAINTAINED.
13. ALL CONCRETE, MASONRY, TILE AND PLASTER SURFACES INDICATED TO BE CUT AND PATCHED OR ARE ON A SURFACE IN WHICH A DOOR, WINDOW, OR PORTION OF THE SURFACE IS TO BE REMOVED, SHALL BE CUT WITH MASONRY SAWS OR SCORED FOR CLEAN JOINTS AND PATCHED FLUSH TO RECEIVE NEW MATCHING MATERIALS AND FINISHES.
14. FOR INTERIOR SLABS ON GRADE, USE REMOVAL METHODS THAT WILL NOT CRACK OR STRUCTURALLY DISTURB ADJACENT SLABS OR PARTITIONS. USE POWER SAW WHERE POSSIBLE.
15. ALL FLOORS SCHEDULED TO RECEIVE NEW FINISHES SHALL BE APPROPRIATELY REPAIRED AND MADE LEVEL. REFER TO FLOOR PLAN AND FINISH SCHEDULE FOR THE EXTENT OF NEW FLOOR FINISHES.
16. ALL EXISTING SERVICE UTILITY LINES IN RENOVATED AREAS ARE TO TIE INTO NEW SERVICE LINES OR ARE TO BE TERMINATED AND CAPPED OFF AS REQUIRED. SEE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR NEW SERVICES TYING INTO EXISTING, TERMINATE OR OTHERWISE CAP OFF ALL ABANDONED UTILITIES BEHIND FINISH WALL SURFACES OR BELOW FLOOR LEVEL
17. WHEREVER EXISTING EQUIPMENT, PIPING, DUCTS, ETC. ARE REQUIRED TO BE REMOVED, SUCH REMOVAL SHALL INCLUDE ALL ANCHORS, HANGARS FOUNDATIONS, ETC. AFTER REMOVAL, AFFECTED CONSTRUCTION AND SURFACES SUCH AS FLOORS, WALLS, BASES, AND CEILING SHALL BE FINISHED TO MATCH ADJACENT SURFACES UNLESS OTHERWISE NOTED.
18. ALL FIRE AND/OR SMOKE RATED PARTITIONS AND FIRE RATED CEILING/FLOOR ASSEMBLIES THAT OCCUR IN THE EXISTING FACILITY TO REMAIN, SHALL HAVE ANY VOIDS SEALED WITH MATERIALS TO MAINTAIN THE FIRE RATING OF THE SURFACE. THE WALLS SHALL BE LABELED FOR FUTURE IDENTIFICATION.

LEGEND

- TO BE DEMOLISHED
- EXISTING TO REMAIN
- NEW WALL

TAG KEY	ELEVATION TAG	SECTION TAG	SCOPE TAGS
	# / A-# SEE SHEET A-2	# / A-#	D#

DEMO SCOPE OF WORK

- D100 REMOVE EXISTING SEATING AND TABLES
- D101 REMOVE EXISTING PARTITION WALL
- D102 REMOVE SERVICE COUNTER
- D103 REMOVE DRINK STATION
- D104 REMOVE CEILING TILES, DIFFUSERS, RETURNS & LIGHTING
- D105 DEMO FLOOR TILE AND BASE
- D106 DEMO FINISHES AND PREPARE FOR NEW
- D107 DEMO RESTROOMS PER SHEET A-3
- D108 NOT USED
- D109 DEMO CANOPY
- D110 DEMO WINDOWS AND INFILL
- D111 DEMO BUMPOUT
- D112 NOT USED
- D113 REMOVE AND REPLACE DRIVE THRU WINDOW
- D114 DEMO WALL WHERE NOTED
- D115 REPAIR BOH TILE WHERE NEEDED

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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DESIGN CURTIS ALEXANDER REGISTERED ARCHITECT 104555 STATE OF TENNESSEE
8-06-24

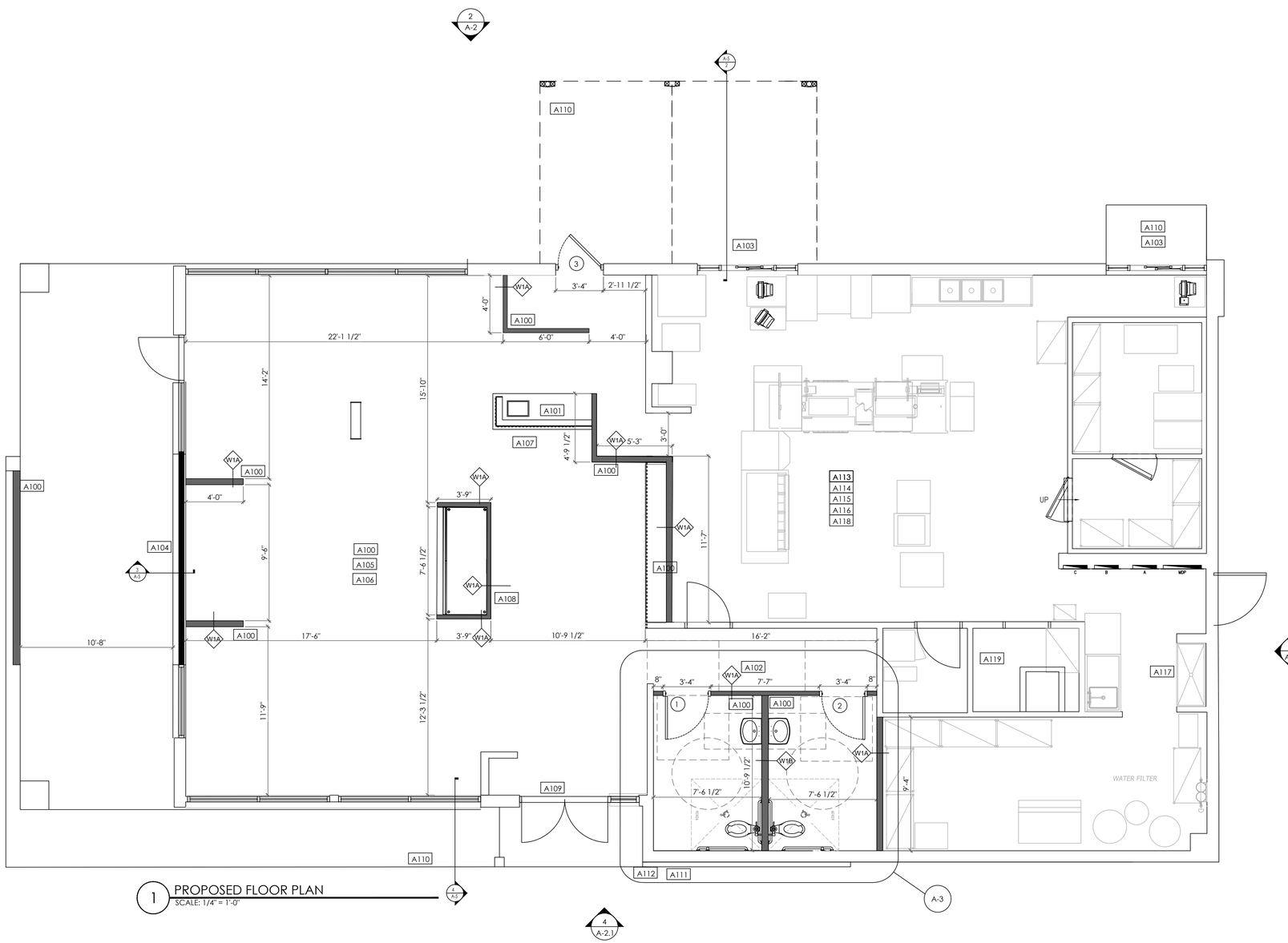
PROJECT
5099 MURFREESBORO RD
LA VERGNE, TN 37086

SHEET TITLE
DEMO FLOOR PLAN

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JOB #
TG-24812

SHEET
D-1



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR

OPENING: 3'-0"x6'-8"x1 3/4"x WD x MF
MATERIAL: SOLID CORE HPL
FINISH: REFERENCE DECOR

HARDWARE

EACH DOOR TO RECEIVE:

HINGES:	3 EACH HAGER: BB1279 4 1/2 x 4 1/2 x 652
LOCKSET: **	1 EACH FALCON: D271 X 626
CLOSER:	1 EACH LCN 4111 EDA
PUSH PLATE:	1 EACH HAGER 305 4x16 628
PULL PLATE:***	1 EACH HAGER H33E 4x16 628
FLOOR STOP:	1 EACH HAGER 241F x US26D
KICKPLATES:	2 EACH HAGER 193S 10"x2" LDW 628 (INSTALL W/FLAT HEAD PHILLIPS HEAD SCREWS)
SILENCERS:	3 EACH HAGER 307D RBR

NOTE:
UNDERCUT DOOR 1" FOR AIR FLOW WHEN HVAC SUPPLY NOT PROVIDED. (REF. SHEET M-1)

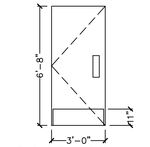
FRAME

MATERIAL: ALLUMINUM

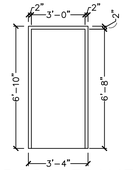
REMARKS

SIGN PACKAGE: 1 "LADIES", 1 "GENTLEMEN" AND CORRESPONDING SIGNAGE IN GRADE TWO BRAILLE PER ADA REQUIREMENTS. SIGNS FURNISHED BY DECOR SUPPLIER. SIGNS INSTALLED BY GENERAL CONTRACTOR PER ADA REQUIREMENTS.
AS AN OPTION IN LIEU OF SOLID CORE DOORS AND HOLLOW METAL FRAMES, RPOVIDE MARLITE HPL DOORS WITH ALUMINUM FRAMES (REF. ID SHEETS FOR COLOR)

** DELETE IF MULTIPLE OCCUPANCY RESTROOM
***OPTIONAL SANITGRASP #SG-101

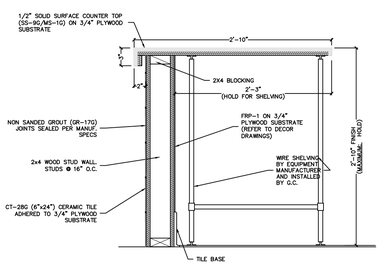


DOOR 1 2
SCALE: 1/4" = 1'-0"



DOOR FRAME
SCALE: 1/4" = 1'-0"

HEAD D
JAMB E
SILL F



1 SERVICE COUNTER DETAIL
SCALE: NOT TO SCALE

TAG KEY	ELEVATION TAG	SECTION TAG	SCOPE TAGS
	# / A-# — SEE SHEET A-2	# / A-#	D#

WALL TYPE LEGEND

*NOTE:
"A" DENOTES 2 X 4 STUDS
"B" DENOTES 2 X 6 STUDS

W1A
- ½" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND ½" GYPSUM BOARD FROM 2'-0" A.F.F. TO U/S OF CEILING (RESTROOM SIDE)
- METAL STUDS @ 16" O.C.
- ½" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)

W1B
- ½" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND ½" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. (KITCHEN SIDE)

GENERAL NOTES

1-ALL WALL DIMENSION ARE TO FACE OF STUD UNLESS TO /FROM EXISTING.

2- LOW WALL/MILLWORK ARE DIMENSIONED FINISH TO FINISH.

3- 7. G.C. TO PATCH AND REPAIR EXISTING WALLS AS NEEDED FOR NEW FINISHES.

4- AUDIO EQUIPMENT, SECURITY CAMERAS (IF ANY) ALL ACCESSORIES SHALL BE REMOVED AND REUSED- VERIFY FINAL LOCATION WITH PROJECT MANGER PRIOR TO INSULATION

5- G.C TO PROVIDE GENERAL OUTLETS IN DINNING ROOM. SEE RCP FOR LOCATIONS.

6- G.C. TO VERIFY ALL AS-BUILT DIMENSIONS PRIOR TO STARTING WORK

7- PORTABLE FIRE EXTINGUISHERS REQUIRED PER 2015 MBC SEC 906 AND NFPA 10. LOCATION TO BE DETERMINED BY FIRE INSPECTOR.

PROPOSED SCOPE OF WORK

- A100 BUILD NEW WALLS. DIMENSIONS GIVEN ARE STUD TO STUD
- A101 NEW COUNTER AT 34" MAXIMUM AFF AND NEW STUD WALL UNDER COUNTER BY GC
- A102 INSTALL NEW PLUMBING FIXTURES, TILES, ETC IN BATHROOM PER SHEET A-3
- A103 INSTALL NEW DRIVE THROUGH WINDOWS SEE SHEET A-2.
- A104 FILL IN WINDOW OPENING
- A105 REPLACE CEILING GRID AND INSTALL NEW CEILING TILE, NEW DIFFUSERS ETC.. (SEE REFLECTED CEILING PLAN FOR DETAILS).
- A106 INSTALL NEW DECOR PACKAGE
- A107 INSTALL NEW ORDER STATIONS
- A108 INSTALL NEW BENCH AND DRINK STATION
- A109 INSTALL NEW ENTRY DOOR
- A110 INSTALL NEW CANOPIES
- A111 EXTEND FOUNDATION UNDER NEW BUMPOUT AS REQUIRED, MATCH EXISTING FOUNDATION DEPTH AND CONSTRUCTION,TYP
- A112 4"X4" POST IN EXISTING WALL WITH SIMPSON CONNECTORS TYP

INTERIOR KITCHEN:

- A113 REPAIR GROUT,FLOOR AND BASE TILE
- A114 NEW GRID AND TILES
- A115 2X4 LED LIGHT BY GC
- A116 REMOVE TILE WALL AND INSTALL OSB WITH FRP
- A117 NEW STAINLESS STEEL MOP SINK BASE WITH STAINLESS STEEL WALL
- A118 EXISTING KITCHEN EQUIPMENT TO REMAIN
- A119 REPLACE MANGER DESK WITH NEW LAMINATED DESKTOP

No.	Date	By	Notes
1	8.2.2024	ZA	FOR BUILDING PERMIT

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PRESTON CURTIS REGISTERED ARCHITECT ARCHITECTURE 104533 COMMERCIAL STATE OF TENNESSEE
8-06-24

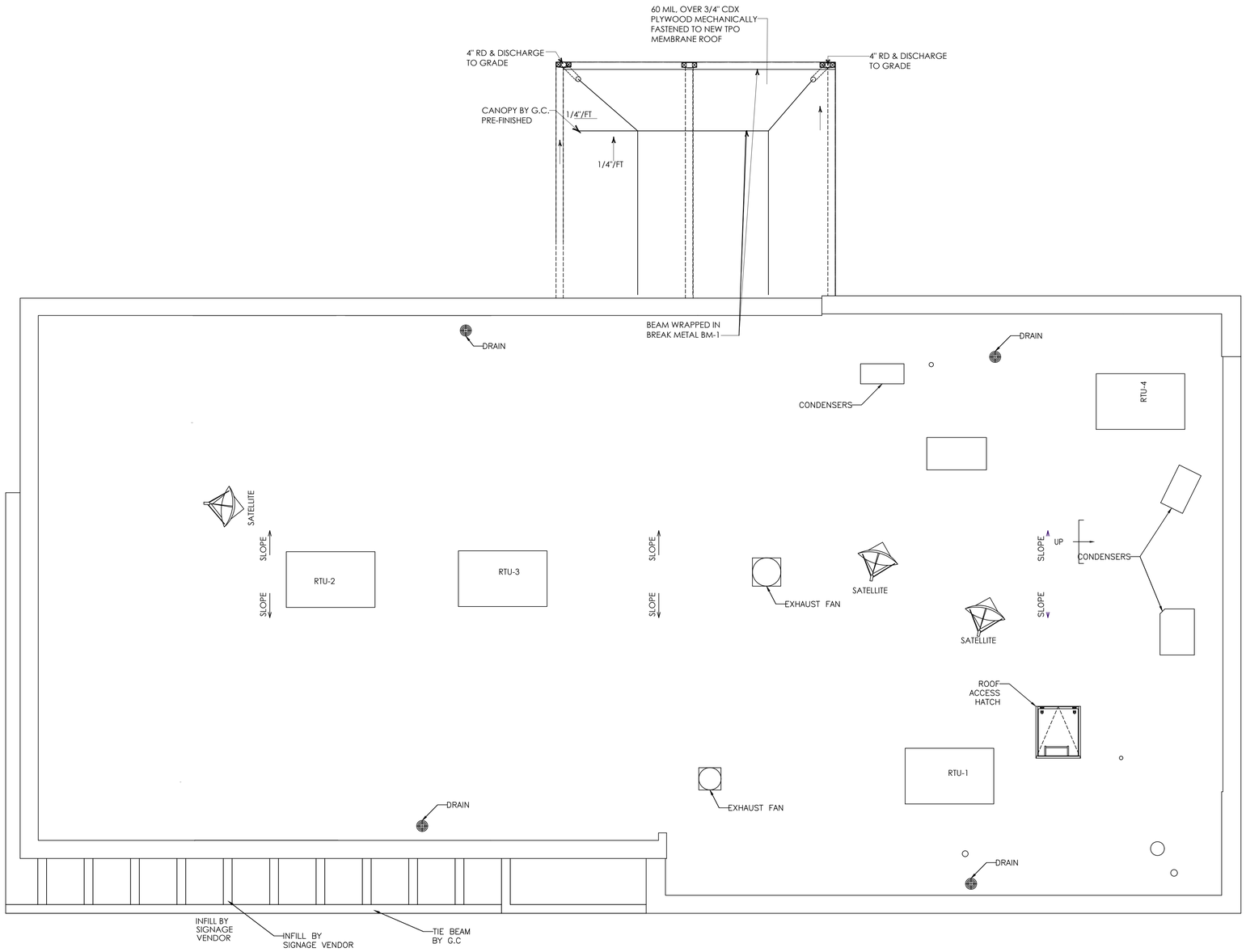
PROJECT
5099 MURFREESBORO RD
LA VERGNE,TN 37086

SHEET TITLE
PROPOSED FLOOR PLAN

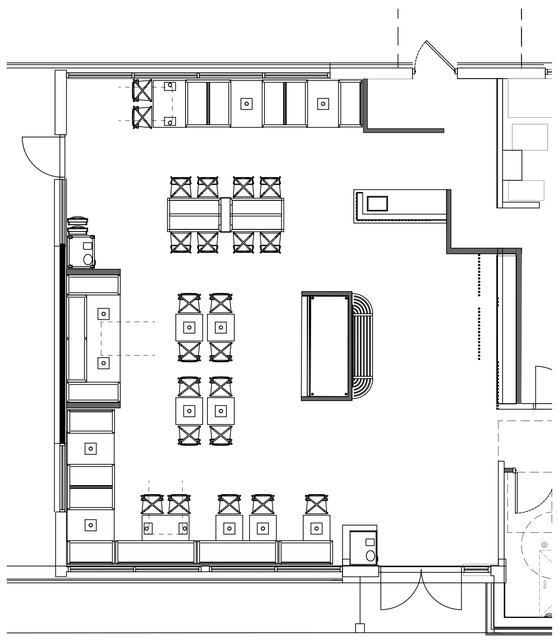
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JOB # TG-24812

SHEET A-1



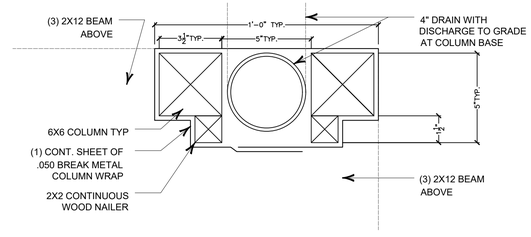
1 ROOF PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED SEATING LAYOUT
SCALE: 3/16" = 1'-0"

Seating and Table Schedule

Table Type	Table Quanity	Seat Total	ADA Total
2 Top	7	14	0.7
4 Top	8	32	1.6
5 Top	1	5	0.25
Grand total: 16		51	2.55



1 CANOPY DRAIN DETAIL
SCALE: 3" = 1'-0"

No.	Date	By	Notes
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JUSTIN CURTIS REGISTERED ARCHITECT
NO. 104532
STATE OF TENNESSEE
8-06-24

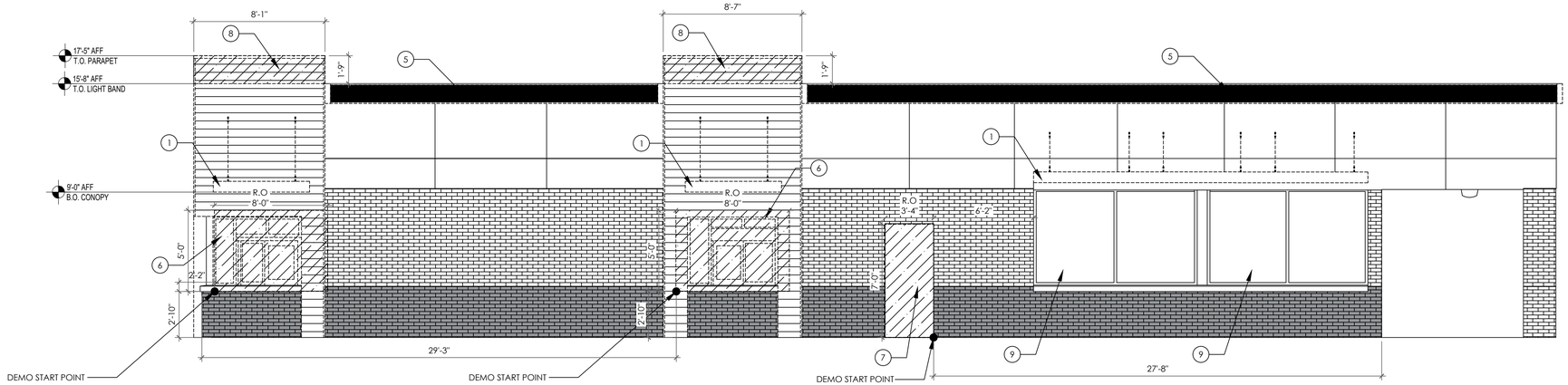
PROJECT
5099 MURFREESBORO RD
LA VERGNE, IN 37086

SHEET TITLE
PROPOSED SEATING LAYOUT &ROOF PLAN

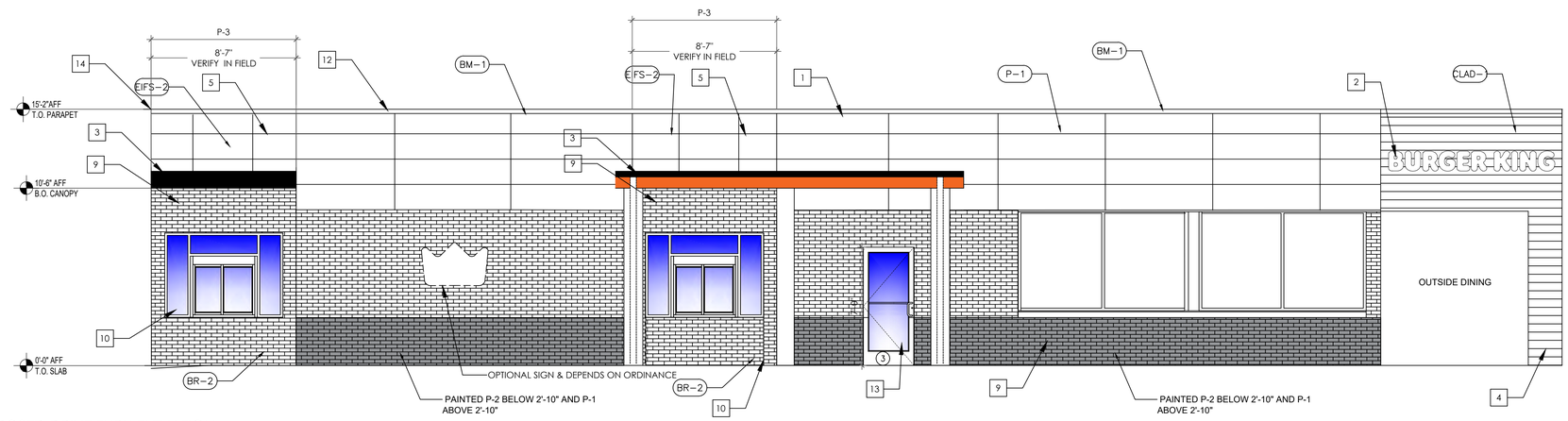
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JOB #
TG-24812

SHEET
A-1.1



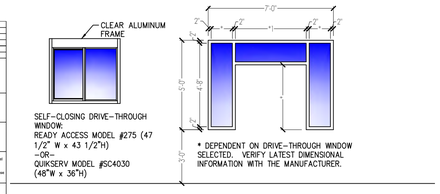
1 DEMO DRIVE-THRU ELEVATION
SCALE: 1/4" = 1'-0"



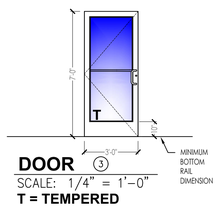
2 PROPOSED DRIVE-THRU ELEVATION
SCALE: 1/4" = 1'-0"

BURGER KING PROTOTYPE MATERIALS & FINISH SCHEDULE

TAG		MATERIAL	LOCATION	MATERIAL DESCRIPTION	PROSPECT MANUFACTURER	PRODUCT	FINISH/COLOR	DIMENSION
BM-1		ALUMINUM COMPOSITE METAL	CANOPIES	BLACK MATTE FRAME	LOCAL SUPPLIER	ACM	TO MATCH P-3	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS
B-1		ALUMINUM COMPOSITE METAL	BOTTOM CANOPIES	ORANGE UNDER CANOPY	ALLEN INDUSTRIES	ACM	SHERWIN WILLIAMS LIGHT BROWN 6348	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS
BM-2		ALUMINUM COMPOSITE METAL	MAIN CANOPY	CANOPY CEILING	ALLEN INDUSTRIES	ACM	CLEAR ALUMINUM FINISH	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS
BR-1		BRICK	MAIN ENTRANCE	WHOPPER BRICK WALL	Evolution Brick	Reversed Brick 1 1/2" Mixed Thickness	#95 - Xing Red + C-31 Type N Red Mortar by Brixment #95 - Xing Red + C-31 Type N Red Mortar by Brixment	1/2" Thin Brick + 1/2" PermaBase Panel 1/2" and 1" Thin Brick + 1/2" PermaBase Panel
BR-2		WAINSCOT	WAINSCOT	WHOPPER BRICK WALL	EVOLUTION BRICK	1/2" THIN BRICK	#401 Graphite + Dark Gray Pre-blend Mortar	1/2" Thin Brick + 1/2" PermaBase Panel
SH-1		CLADDING	MAIN ENTRANCE / DT SIDE	WHOPPER BRICK WALL	NICHIHA	ENDO10: Sierra Premium Shake	"Mahogany"	8 7/8 H x 9'H L x 1/2" W
MS-1		METAL	DA	WHOPPER SCREEN WALL	ALLEN INDUSTRIES	COSTUME LIGHTSTICK SCREEN	SHERWIN WILLIAMS LIGHT BROWN 6348, MICROGUARD: SHERWIN WILLIAMS BROWN 6342	TBD
CLAD-1		CLADDING (WOOD)	MAIN ELEVATION, WAINSCOT & CEILING	FIBER CEMENT TEXTURED PANELS	NICHIHA	NEW VINTAGE WOOD	POPLAR	18" x 13'-0"
S-1		SEALANT FOR NICHIHA WOOD	SEALANT FOR NICHIHA WOOD	SEALANT	ADFAST	ADSEAL 430-14	YELLOWSTONE	2.94" x 10'-0"
TR-1		NICHIHA OPEN OUTSIDE CORNER	NICHIHA OPEN OUTSIDE CORNER	METAL TRIM	NICHIHA	METAL TRIM	BLACK MATTE	2.94" x 10'-0"
CLAD-2		CLADDING (CONCRETE)	MAIN FACADE	FIBER CEMENT TEXTURED PANELS	NICHIHA	INDUSTRIALBLOCK CONCRETE SERIES	GRAY	18" x 10'-0"
EIFS-1		NICHIHA FIBER CEMENT	DINING EXTERIOR	NICHIHA FIBER CEMENT	NICHIHA	NICHIHA ARCHITECTURALBLOCK	GRAY	18" x 13'-0"
EIFS-2		NICHIHA FIBER CEMENT	BOH	NICHIHA FIBER CEMENT	NICHIHA	NICHIHA TUFFBLOCK	WALLNUT	18" x 13'-0"
ST-1		STUCCO	DINING EXTERIOR & BOH	EXTERIOR SMOOTH STUCCO FINISH	STO OR APPROVED EQUAL	TEXTURE: FINE SAND	MATCH PAINT COLOR DEPENDING ON LOCATION	N/A
P-1		PAINT	DINING EXTERIOR	EXTERIOR PAINT	SHERWIN-WILLIAMS	ACRYLIC LATEX - FLAT	ECO COLORANT **02 32 44 128** (ARCHITECTURALBLOCK GRAY) WC-WHITE - - **10** - **1** BU-BLACK - - **68** - **1** - **1** SU-MAROON - - **3** - - - TO-DEEP GOLD - - **7** - - - ECO COLORANT **02 32 44 128** (TUFFBLOCK WALLNUT) WC-WHITE - - **10** - **1** BU-BLACK - - **68** - **1** - **1** SU-MAROON - - **4** - - - TO-DEEP GOLD - - **22** - - -	N/A
P-2		PAINT	BOH	EXTERIOR PAINT	SHERWIN-WILLIAMS	ACRYLIC LATEX - FLAT	TO MATCH ACM-1	N/A
P-3		PAINT	METAL COLUMNS	EXTERIOR PAINT	BENJAMIN MOORE	TO MATCH ACM-1	2133-10 ONYX SEMI-GLOSS	N/A
SFS-1		STOREFRONT SYSTEM	ALUMINUM STOREFRONT SYSTEM	HOME OF THE WHOPPER RELIEF 2IN BRICK	LOCAL SUPPLIER	ALUMINUM STOREFRONT SYSTEM	BLACK MATTE	VARIES



WINDOW (A)
SCALE: 1/4" = 1'-0"



DOOR (3)
SCALE: 1/4" = 1'-0"
T = TEMPERED

NOTE:

1. CONTRACTOR TO PROVIDE POWER AS NEEDED
2. ANY DAMAGED OR FAILING WINDOWS TO BE REPLACED AS NEEDED

DEMO SCOPE OF WORK

1. DEMO CONOPY
2. REMOVE "BURGER KING" SIGNAGE AS SHOWN
3. REMOVE BRICK
4. DEMO EXISTING BUMPOUT
5. DEMO RED LIGHT BAND
6. EXISTING DRIVE-THRU WINDOW TO BE REMOVED AND REPLACED
7. DEMO WALL FOR NEW DOOR
8. REMOVE TOWER MATERIALS/DEMO TOP OF TOWER WHERE NEEDED(FIELD VERIFY)
9. PROTECT WINDOWS DURING CONSTRUCTION
10. DEMO WINDOW AND INFILL
11. DEMO LIGHT FIXTURES & RELOCATED ELECTRICAL POWER TO NEW LOCATION AS NEEDED

PROPOSED SCOPE OF WORK

1. INSTALL BREAK METAL
2. INSTALL NEW SIGNAGE CONTRACTOR TO PROVIDE POWER
3. INSTALL NEW METAL CANOPY BY G.C.
4. INSTALL NEW VINTAGE WOOD FIBER-CEMENT PANELS
5. INSTALL EIFS SEE FINISH SCHEDULE
6. INSTALL THIN BRICK SYSTEM
7. INSTALL NEW WHOPPER SIGN
8. INSTALL NICHIHA GRAY FIBER-CEMENT PANELS
9. INSTALL BRICK SIMILAR SIZE OF SHAPE AND TEXTURE
10. INSTALL NEW DRIVE THRU WINDOWS
11. INSTALL NEW LIGHTS AND PROVIDE POWER AS NEEDED
12. INSTALL METAL COPING PRE-FINISHED TO MATCH BM-1
13. INSTALL NEW DOOR
14. INCREASE BUILDING HEIGHT

TAG KEY

SECTION TAG	DOOR TAG	WINDOW TAG	MATERIAL TAG
# / A-#	#	-	AA-##
	SEE SHEET A-3	SEE SHEET A-3	SEE THIS SHEET

LEGEND

- TO BE DEMOLISHED
- EXISTING TO REMAIN
- WALLS TO BE DEMOED

NOTE

** ALL CONTRACTORS AND VENDORS TO FIELD VERIFY ALL DIMENSIONS.

No.	Date	By	Notes
1	8.2.2024	ZA	FOR BUILDING PERMIT

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Checked: SB
Scale: AS NOTED
Date: 3/5/24

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8-06-24

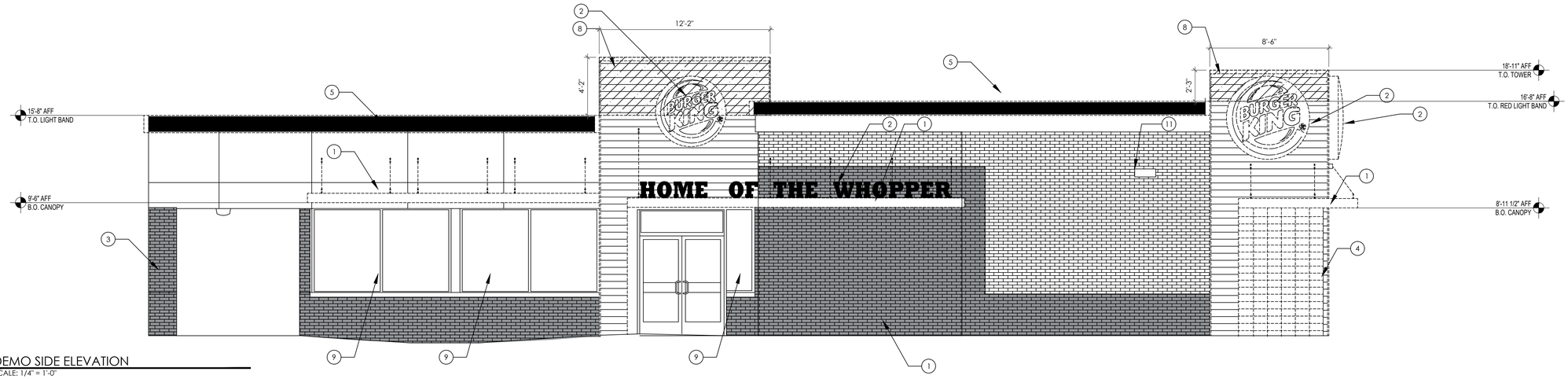
PROJECT
509 MURFREESBORO RD
LA VERGNE, TN 37086

SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

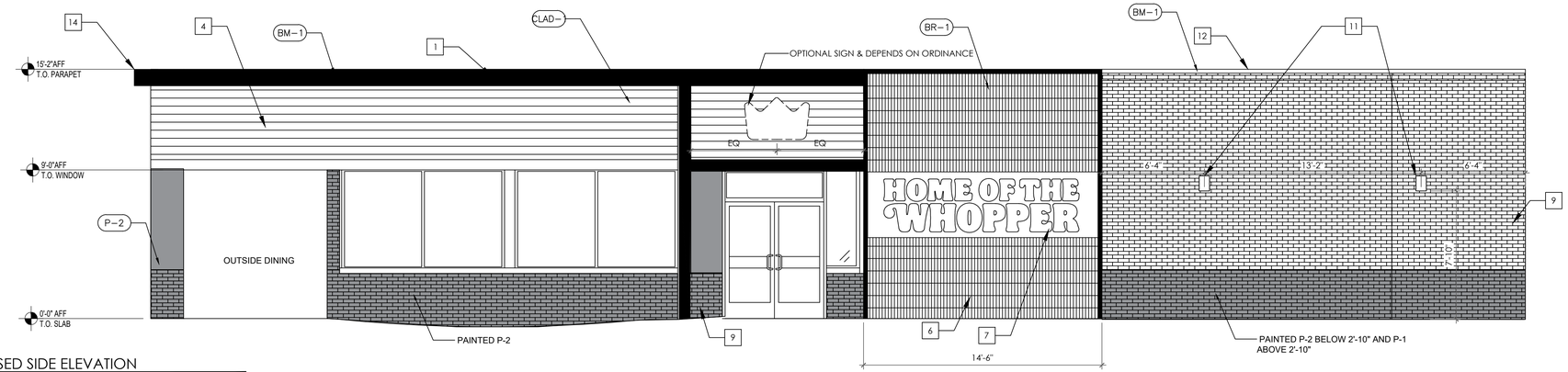
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SHEET A-2



3 DEMO SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED SIDE ELEVATION
SCALE:1/4" = 1'-0"

BURGER KING PROTOTYPE MATERIALS & FINISH SCHEDULE

TAG		MATERIAL	LOCATION	MATERIAL DESCRIPTION	PROSPECT MANUFACTURER	PRODUCT	FINISH/COLOR	DIMENSION
BM-1		ALUMINUM COMPOSITE METAL	CANOPIES	BLACK MATTE FRAME	LOCAL SUPPLIER	ACM	TO MATCH P-2	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS
SI-1		ALUMINUM COMPOSITE METAL	BOTTOM CANOPIES	ORANGE UNDER CANOPY	ALLEN INDUSTRIES	ACM	SHERWIN WILLIAMS LIGHT BROWN 6348	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS
BM-2		ALUMINUM COMPOSITE METAL	MAIN CANOPY	CANOPY CEILING	ALLEN INDUSTRIES	ACM	CLEAR ALUMINUM FINISH	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS
BR-1		BRICK	MAIN ENTRANCE	WHOPPER BRICK WALL	Evolution Brick	Reversed Brick 1 1/2" Mixed Thickness	#93 - King Red + C-31 Type N Red Mortar by Brixmortr #93 - King Red + C-31 Type N Red Mortar by Brixmortr	1/2" Thin Brick + 1/2" Permaflase Panel 1/2" and 1" Thin Brick + 1/2" Permaflase Panel
BR-2		WAINSCOT	WAINSCOT	WHOPPER BRICK WALL	EVOLUTION BRICK	1/2" THIN BRICK	#401 Graphite + Dark Gray Pro-blend Mortar	1/2" THIN Brick + 1/2" Permaflase Panel
SH-1		CLADDING	MAIN ENTRANCE / 3RD SIDE	WHOPPER BRICK WALL	NICHIHA	EN5010: Sierra Premium Shake	"Mahogany"	8 1/8 H x 97/8 L x 1/2" W
MS-1		METAL	EA	WHOPPER SCREEN WALL	ALLEN INDUSTRIES	COSTUME LIGHTBOX SCREEN	SHERWIN WILLIAMS LIGHT BROWN 6348, BACKGROUND: SHERWIN WILLIAMS BROWN 6342	TBD
CLAD-1		CLADDING (WOOD)	MAIN ELEVATION, WAINSCOT & CEILING	FIBER CEMENT TEXTURED PANELS	NICHIHA	NEW VINTAGE WOOD	POPLAR	18" x 10'-0"
SI-1		SEALANT FOR NICHIHA WOOD	SEALANT FOR NICHIHA WOOD	SEALANT	ADFAST	ADSEAL 40B-14	YELLOWSTONE	2.96" x 10'-0"
TR-1		NICHIHA OPEN OUTSIDE CORNER	NICHIHA OPEN OUTSIDE CORNER	METAL TRIM	NICHIHA	METAL TRIM	BLACK MATTE	2.96" x 10'-0"
CLAD-2		CLADDING (CONCRETE)	MAIN FACADE	FIBER CEMENT TEXTURED PANELS	NICHIHA	INDUSTRIALBLOCK CONCRETE SERIES	GRAY	18" x 10'-0"
EIFS-1		NICHIHA FIBER CEMENT	DINING EXTERIOR	NICHIHA FIBER CEMENT	NICHIHA	NICHIHA ARCHITECTURALBLOCK	GRAY	16" x 10'-0"
EIFS-2		NICHIHA FIBER CEMENT	BOH	NICHIHA FIBER CEMENT	NICHIHA	NICHIHA TUFFBLOCK	WALLNUT	16" x 10'-0"
ST-1		STUCCO	DINING EXTERIOR & BOH	EXTERIOR SMOOTH STUCCO FINISH	STO GK APPROVED EQUAL	TEXTURE: FINE SAND	MATCH PAINT COLOR DEPENDING ON LOCATION	N/A
P-1		PAINT	DINING EXTERIOR	EXTERIOR PAINT	SHERWIN WILLIAMS	ACRYLIC LATEX - FLAT	ICCX COLORANT **R2 33 64 128** (ARCHITECTURALBLOCK GRAY) W1-WHITE - - **13** - - **1** B1-BLACK - - **78** - - - R2-MAROON - - - **7** - - - Y3-DEEP GOLD - - - **7** - - -	N/A
P-2		PAINT	BOH	EXTERIOR PAINT	SHERWIN WILLIAMS	ACRYLIC LATEX - FLAT	ICCX COLORANT **R2 32 64 128** (TUFFBLOCK WALLNUT) W1-WHITE - - **10** - - **1** B1-BLACK - - **78** - - - R2-MAROON - - **4** - - - Y3-DEEP GOLD - - - **22** - - -	N/A
P-3		PAINT	METAL COLUMNS	EXTERIOR PAINT	BENJAMIN MOORE	TO MATCH AOH-1	2133-10 DRYS SEMI GLOSS	N/A
SFS-1		STOREFRONT SYSTEM	ALUMINUM STOREFRONT SYSTEM	HOME OF THE WHOPPER RELIEF ON BRICK	LOCAL SUPPLIER	ALUMINUM STOREFRONT SYSTEM	BLACK MATTE	VARIES

NOTE:

1. CONTRACTOR TO PROVIDE POWER AS NEEDED

2. ANY DAMAGED OR FAILING WINDOWS TO BE REPLACED AS NEEDED

TAG KEY

	SECTION TAG	DOOR TAG	WINDOW TAG	MATERIAL TAG
	# / A-#	#	-	AA-#
		SEE SHEET A-3	SEE SHEET A-3	SEE THIS SHEET

LEGEND

- TO BE DEMOLISHED
- EXISTING TO REMAIN
- WALLS TO BE DEMOED

DEMO SCOPE OF WORK

1. DEMO CONOPY
2. REMOVE "BURGER KING" SIGNAGE AS SHOWN
3. REMOVE BRICK
4. REMOVE RED TILE
5. DEMO RED LIGHT BAND
6. EXISTING DRIVE-THRU WINDOW TO BE REMOVED AND REPLACED
7. DEMO WALL FOR NEW DOOR
8. REMOVE TOWER MATERIALS/DEMO TOP OF TOWER WHERE NEEDED(FIELD VERIFY)
9. PROTECT WINDOWS DURING CONSTRUCTION
10. DEMO WINDOW AND INFILL
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12. INSTALL METAL COPING PRE-FINISHED TO MATCH BM-1
13. INSTALL NEW DOOR
14. INCREASE BUILDING HEIGHT

No.	Date	By	Notes
1	8.2.2024	ZA	FOR BUILDING PERMIT

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Checked: SB

Scale: AS NOTED

Date: 3/5/24

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DUSTIN CURTIS
REGISTERED ARCHITECT
STATE OF TENNESSEE
COMMERCIAL
104532
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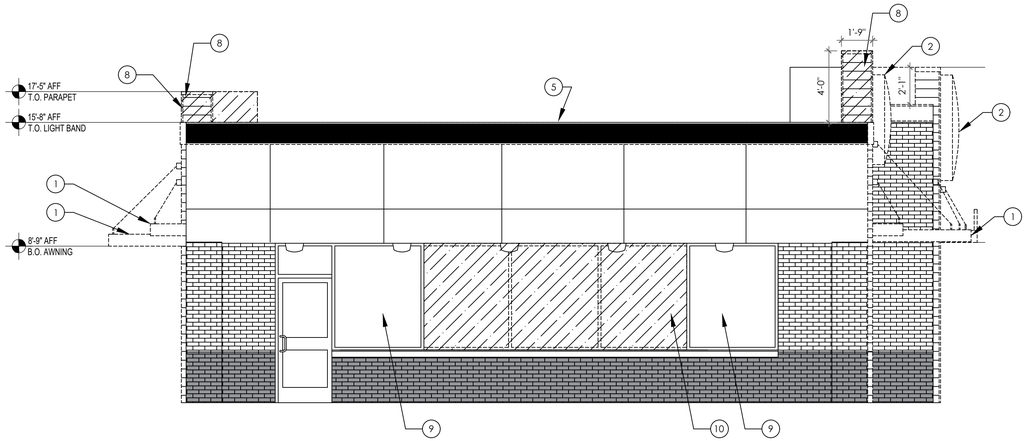
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LA VERGNE,TN 37086

SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

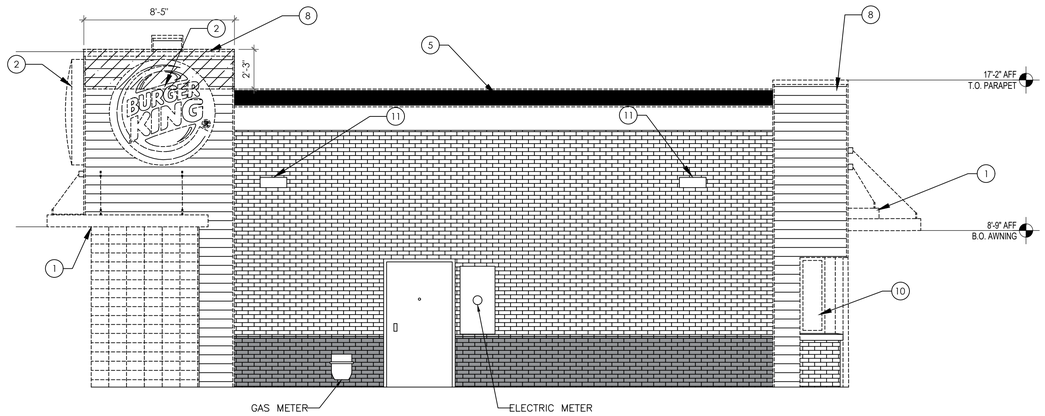
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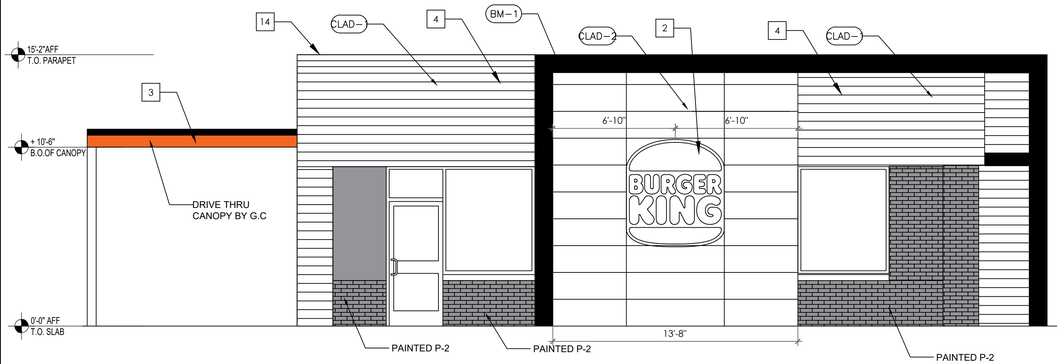
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A-2.1



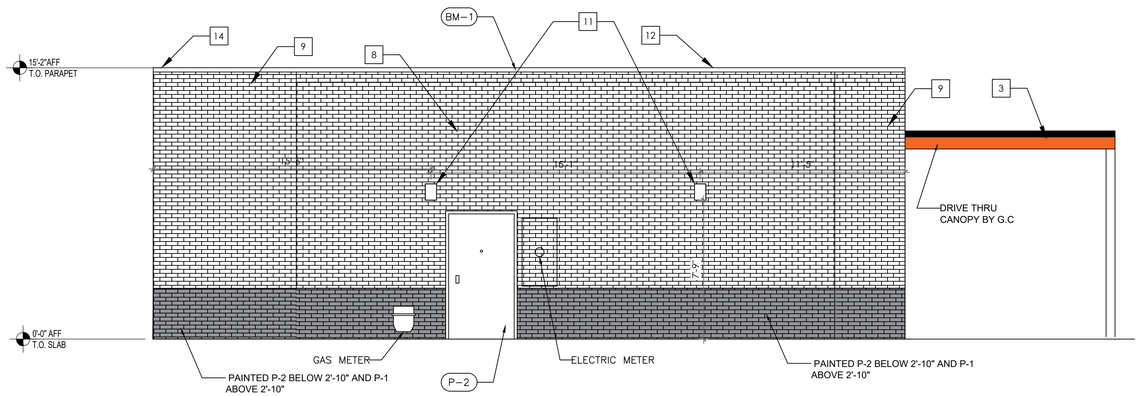
5 DEMO FRONT ELEVATION
SCALE: 1/4" = 1'-0"



6 DEMO REAR ELEVATION
SCALE: 1/4" = 1'-0"



6 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



8 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

BURGER KING PROTOTYPE MATERIALS & FINISH SCHEDULE

TAG		MATERIAL	LOCATION	MATERIAL DESCRIPTION	PROSPECT MANUFACTURER	PRODUCT	FINISH/COLOR	DIMENSION
BM-1		ALUMINUM COMPOSITE METAL	CANOPIES	BLACK MATTE FRAME	LOCAL SUPPLIER	ACM	TO MATCH P-3	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS
G-1		ALUMINUM COMPOSITE METAL	BOTTOM CANOPIES	ORANGE UNDER CANOPY	ALLEN INDUSTRIES	ACM	SHERWIN WILLIAMS LIGHT BROWN 6348	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS
BM-2		ALUMINUM COMPOSITE METAL	MAIN CANOPY	CANOPY CEILING	ALLEN INDUSTRIES	ACM	CLEAR ALUMINUM FINISH	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS
BR-1		BRICK	MAIN ENTRANCE	WHOPPER BRICK WALL	Evolution Brick	Reversed Brick 1 1/2" Mixed Thickness	#95 - King Red + C-31 Type N Red Mortar by Brixmont #95 - King Red + C-31 Type N Red Mortar by Brixmont	1/2" Thin Brick + 1/2" Permabase Panel 1/2" and 1" Thin Brick + 1/2" Permabase Panel
BR-2		WAINSCOT	WAINSCOT	WHOPPER BRICK WALL	EVOLUTION BRICK	1/2" THIN BRICK	#401 Graphite + Dark Gray Pre-blend Mortar	1/2" Thin Brick + 1/2" Permabase Panel
SH-1		CLADDING	MAIN ENTRANCE / DT SIDE	WHOPPER BRICK WALL	NICHIHA	ENSEO: Sierra Premium Shake	"Mahogany"	8 7/8 H x 9"H L x 1/2" W
MS-1		METAL	DA	WHOPPER SCREEN WALL	ALLEN INDUSTRIES	COSTUME LIGHTBOX SCREEN	SHERWIN WILLIAMS LIGHT BROWN 6348; BACKGROUND: SHERWIN WILLIAMS BROWN 6342	TBD
CLAD-1		CLADDING (WOOD)	MAIN ELEVATION, WAINSCOT & CEILING	FIBER CEMENT TEXTURED PANELS	NICHIHA	NEW VINTAGE WOOD	POPLAR	18" x 10'-0"
S-1		SEALANT FOR NICHIHA WOOD	SEALANT FOR NICHIHA WOOD	SEALANT	ADFAST	ADSEAL 45S-14	YELLOWSTONE	2.96" x 10'-0"
TR-1		NICHIHA OPEN OUTSIDE CORNER	NICHIHA OPEN OUTSIDE CORNER	METAL TRIM	NICHIHA	METAL TRIM	BLACK MATTE	2.96" x 10'-0"
CLAD-2		CLADDING (CONCRETE)	MAIN FACADE	FIBER CEMENT TEXTURED PANELS	NICHIHA	(INDUSTRIAL)BLOCK CONCRETE SERIES	GRAY	18" x 10'-0"
EIFS-1		NICHIHA FIBER CEMENT	DINING EXTERIOR	NICHIHA FIBER CEMENT	NICHIHA	NICHIHA ARCHITECTURAL/BLOCK	GRAY	18" x 10'-0"
EIFS-2		NICHIHA FIBER CEMENT	BOH	NICHIHA FIBER CEMENT	NICHIHA	NICHIHA TUFFBLOCK	WALLNUT	18" x 10'-0"
ST-1		STUCCO	DINING EXTERIOR & BOH	EXTERIOR SMOOTH STUCCO FINISH	STO OR APPROVED EQUAL	TEXTURE: FINE SAND	MATCH PAINT COLOR DEPENDING ON LOCATION	N/A
P-1		PAINT	DINING EXTERIOR	EXTERIOR PAINT	SHERWIN-WILLIAMS	ACRYLIC LATEX - FLAT	CCX COLORANT #0 33 64 128 (ARCHITECTURAL/BLOCK GRAY) W1-WHITE = 12 - - B1-BLACK = 10 1 3 R2-MAROON = 1 - - Y3-DEEP GOLD = 7 - -	N/A
P-2		PAINT	BOH	EXTERIOR PAINT	SHERWIN-WILLIAMS	ACRYLIC LATEX - FLAT	CCX COLORANT #0 33 64 128 (TUFFBLOCK WALLNUT) W1-WHITE = 10 1 1 B1-BLACK = 23 - - R2-MAROON = 4 1 - Y3-DEEP GOLD = 22 - -	N/A
P-3		PAINT	METAL COPPING	EXTERIOR PAINT	BENJAMIN MOORE	TO MATCH ACM-1	2133-10 ONYX SEMI-GLOSS	N/A
SFS-1		STOREFRONT SYSTEM	STOREFRONT SYSTEM	ALUMINUM STOREFRONT SYSTEM	HOME OF THE WHOPPER RELIEF 3X BRICK	LOCAL SUPPLIER	ALUMINUM STOREFRONT SYSTEM	BLACK MATTE	VARIES

DEMO SCOPE OF WORK

1. DEMO CONOPY
2. REMOVE "BURGER KING" SIGNAGE AS SHOWN
3. REMOVE BRICK
4. REMOVE RED TILE
5. DEMO RED LIGHT BAND
6. EXISTING DRIVE-THRU WINDOW TO BE REMOVED AND REPLACED
7. DEMO WALL FOR NEW DOOR
8. REMOVE TOWER MATERIALS/DEMO TOP OF TOWER WHERE NEEDED(FIELD VERIFY)
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10. DEMO WINDOW AND INFILL
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13. INSTALL NEW DOOR
14. INCREASE BUILDING HEIGHT

NOTE:

CONTRACTOR TO PROVIDE POWER AS NEEDED

TAG KEY

	SECTION TAG	DOOR TAG	WINDOW TAG	MATERIAL TAG
	# / A-#	#	-	AA-##
		SEE SHEET A-3	SEE SHEET A-3	SEE THIS SHEET

LEGEND

- TO BE DEMOLISHED
- EXISTING TO REMAIN
- WALLS TO BE DEMOED

NOTE

** ALL CONTRACTORS AND VENDORS TO FIELD VERIFY ALL DIMENSIONS.

No.	Date	By	Notes
1	8.2.2024	ZA	FOR BUILDING PERMIT

Drawn By: ZA
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REGISTERED ARCHITECT
LICENSE NO. 104535
STATE OF TENNESSEE
8-06-24

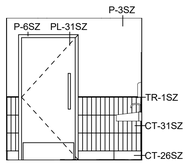
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SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

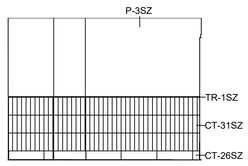
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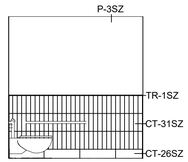
SHEET
A-2.2



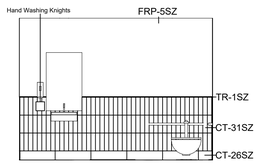
M1 RESTROOM ELEVATION
SCALE 1/4" = 1'-0"



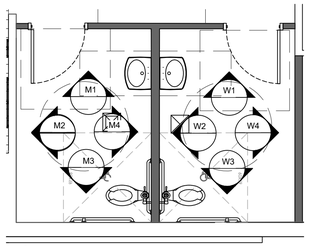
M2 RESTROOM ELEVATION
SCALE 1/4" = 1'-0"



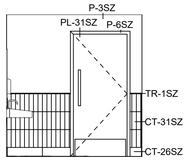
M3 RESTROOM ELEVATION
SCALE 1/4" = 1'-0"



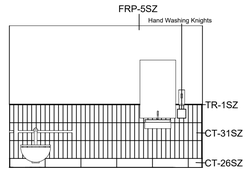
M4 RESTROOM ELEVATION
SCALE 1/4" = 1'-0"



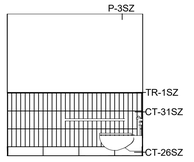
3 ELEVATION LAYOUT
SCALE 1/4" = 1'-0"



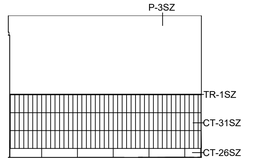
W1 RESTROOM ELEVATION
SCALE 1/4" = 1'-0"



W2 RESTROOM ELEVATION
SCALE 1/4" = 1'-0"



W3 RESTROOM ELEVATION
SCALE 1/4" = 1'-0"



W4 RESTROOM ELEVATION
SCALE 1/4" = 1'-0"

TOILET ROOM KEY NOTES

1. INSTALL HIGH CONTRAST, RAISED LETTER AND BRAILLE SIGNAGE AT A CENTERLINE HEIGHT OF 5' AND IMMEDIATELY BESIDE THE DOOR IDENTIFYING ALL NAMED AREAS IN COMPLIANCE w/ANSI 703 ADA 703. (5.e.34, 5.d.35)
2. MAINTAIN AN ACCESSIBLE ROUTE OF 36" WIDE TO ALL PUBLIC AREAS OF RESTAURANT. REMOVE PROTRUDING OBJECTS FROM THE PATH OF CIRCULATION (IBC 1104 & ANSI 403.5 ADA 403.5)
3. PRESSURE REQUIRED TO OPEN ALL DOORS NOT TO EXCEED 5 LBS. MAXIMUM. BOTTOM 10" OF DOOR MUST BE SMOOTH ON PUSH SIDE. ADJUST EXISTING DOOR PRESSURE IF NECESSARY. (ANSI 404.2.9 & 404.2.10 ADA 404.2.10)
4. DOOR CLOSURE SHOULD TAKE 5 SECONDS MINIMUM TO CLOSE. REPAIR AND OR REPLACE EXISTING DOOR CLOSER IF NECESSARY. (ANSI 404.2.8.1 ADA 404.2.8.1)
5. ALL CONTROLS SUCH AS STALL LATCHES, DISPENSERS, ETC., MUST BE OPERABLE BY A CLOSED FIST. TOILET PARTITION DOORS TO BE SELF CLOSING TYPE (ANSI 308 & 309 ADA 308, 309)
6. INSTALL NEW LAVATORIES w/CARRIER WALL MOUNTS INSTALL AT LEAST ONE NEW LAVATORY ON ACCESSIBLE PATH OF TRAVEL w/TOP OF BASIN 34" MAX. ABOVE FINISHED FLOOR, AND CLEAR HEIGHT BELOW FRONT OF LAVATORY 29"MIN. ABOVE FINISHED FLOOR. THE CLEAR WIDTH BELOW FRONT OF LAVATORY TO BE 30" MINIMUM. WRAP HOT WATER AND DRAIN TO PROTECT LEGS OF PERSONS IN WHEELCHAIR. (IBC 1008.3 & ANSI 606 ADA 606).
7. INSTALL NEW DISPENSERS UPON COMPLETION OF REMODEL INSTALL LAVATORY ACCESSORIES (TOWEL DISP., SOAP DISP.,) ON ACCESSIBLE PATH OF TRAVEL WITH HIGHEST CONTROL FEATURE AT 46" MAX ABOVE FINISHED FLOOR. 24" MAXIMUM HORIZONTALLY FROM A 30"X48" CLEAR FLOOR AREA. (ANSI 309 ADA 309) (5.e.13, 5.d.13)
8. INSTALL NEW MIRROR w/THE BOTTOM REELECTING EDGE AT 40" MAXIMUM ABOVE FINISHED FLOOR (ANSI 603.3 ADA 603.3) (5.e.12, 5.d.12)
9. INSTALL NEW WALL TILE AS PER SPEC. AND LAYOUT.
10. ADA ACCESSIBLE WATER CLOSET IS TO BE INSTALLED w/SEAT @17" TO 19" A.F.F. w/FLUSH VALVE LOCATED ON OPEN SIDE OF STALL (ANSI 604). NON ACCESSIBLE WATER CLOSET TO BE INSTALLED AS INDICATED.
11. INSTALL COAT HOOK ON INSIDE OF DOORS; TO BE AT 48" MAX.
12. INSTALL NEW GRAB BARS. INSTALL WITH CENTERLINE AT 33" TO 36" ABOVE FINISHED FLOOR SECURED TO WITHSTAND 250LB LOAD (ANSI 604.8.4.1 ADA 604.8.1.5)
13. INSTALL TOILET FIXTURES (TISSUE DISP., SAN. NAPKIN DISP.) ACCESSIBLE TOILET PAPER DISPENSERS SHALL COMPLY w/ANSI 309.4 AND SHALL BE 7" MINIMUM AND 9" MAXIMUM IN FRONT OF THE WATER CLOSET. THE OUTLET OF THE DISPENSER SHALL BE 15" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR OR GROUND. THERE SHALL BE A CLEARANCE OF 1 ½" MINIMUM BELOW AND 12" MINIMUM ABOVE THE GRAB BAR. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY, OR THAT DO NOT ALLOW CONTINUOUS PAPER FLOW (ANSI 604.7 ADA 604.7)
14. INSTALL DOORS AND PAINT DOOR FRAMES, 3'-0" X 6'-8" & 2'-10" x 6'-8", IN RESTROOMS, INCLUDE PUSH/PULL/KICKPLATES & CLOSURES IN COMPLIANCE w/ (ANSI 40 ADA 404)
15. MAINTAIN CLEAR FLOOR SPACE BEYOND STRIKE JAMB AND ON PULL SIDE OF DOOR AS PER ANSI REQUIREMENTS.
16. ALTER PLUMBING TO NEW LOCATION AS PER LAYOUT. INSTALL PLUMBING LINES FOR NEW WATER CLOSET. CAP OFF ABANDONED LINES AS PER CODE.
17. INSTALL NEW PAPER TOWEL DISPENSER PER SPEC ON SHEET A-4.
18. INSTALL BABY CHANGE STATION, MOUNTED 4' TO TOP OF CHANGER, MINIMUM 27" KNEE CLEARANCE.
19. INSTALL RECESSED TRASH RECEPTACLE.
20. VERIFY TRAP PRIMER IN RESTROOM FLOOR DRAINS IS INSTALLED AND OPERATIONAL.

RESTROOM GENERAL NOTES

1. CHANGES SHOWN ARE BASED ON FIELD MEASUREMENTS. CONTRACTOR SHALL DETERMINE ACTUAL PIPING LAYOUT BEFORE COMMENCING ANY CUTTING ACTIVITIES. COST OF SUCH DETERMINATION TO BE INCLUDED IN THE BASE BID.
2. ALL EXPOSED PIPING UNDER LAVATORIES TO BE INSULATED TO PROTECT FROM CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
3. FOR INTERIOR FINISHES, REFER TO INTERIOR DECOR DRAWINGS.
4. REFER TO SPECIFICATIONS FOR MATERIALS AND EQUIPMENT REQUIREMENTS.
5. PLUMBING FIXTURES TO BE PROVIDED BY THE GENERAL CONTRACTOR.
6. ALL PLUMBING FIXTURES, FAUCETS AND ACCESSORIES TO BE ADA COMPLIANT.
7. COORDINATE WORK WITH ALL OTHER TRADES BEFORE INSTALLATION TO ELIMINATE CONFLICTS.
8. THIS SPACE/BUILDING SHALL BE SURVEYED BY A CERTIFIED CROSS CONNECTION CONTROL DEVICE INSPECTOR. A COPY OF THIS SURVEY SHALL BE SUBMITTED TO BUILDING SAFETY WITH THE APPROPRIATE FEES, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
9. ALL TESTABLE BACKFLOW DEVICES SHALL BE TESTED AND REGISTERED WITH THE BUILDING SAFETY DIVISION. A COPY OF THE REGISTRATION AND APPROPRIATE FEES, SHALL BE SUBMITTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. REFER TO ELEVATIONS, SHEET A-4 FOR FINISH DETAILS.
11. DIMS FOR NEW WALLS ARE TO FACE OF STUD.
12. PLUMBING FIXTURES SHALL HAVE THE FOLLOWING MAXIMUM FLOW RATES.
a. WATER CLOSETS: 1.6 GALLONS PER FLUSHING CYCLE
b. LAVATORIES: 0.5 GALLONS PER MINUTE AT 60 PSI
c. SINKS: 2.2 GALLONS PER MINUTE AT 60 PSI
d. URINALS: 1.0 GALLON PER FLUSHING CYCLE

INT. SYM. OF ACCESSIBILITY



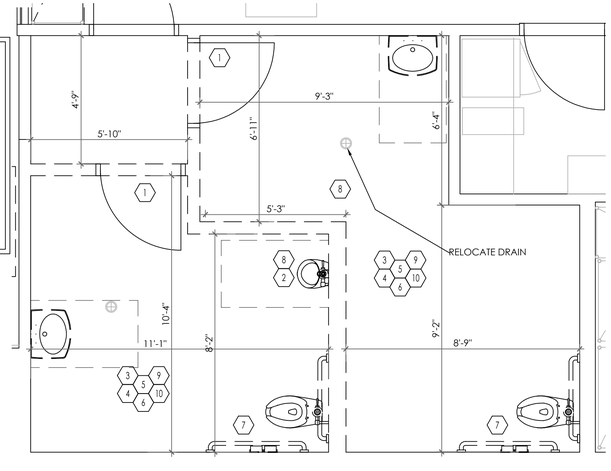
NOTE:
THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS.
1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B.
2. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
3. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR.
4. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BKGROUND.

DEMO KEY NOTES

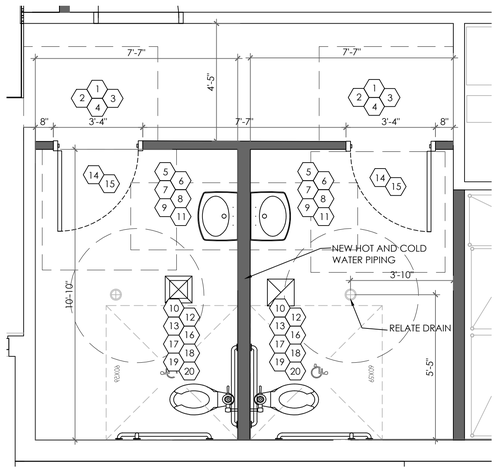
1. DEMO DOORS
2. DEMO WATER CLOSET/URINAL
3. DEMO SINK, CAP OFF WATER AS NECESSARY
4. DEMO EXISTING HVAC AND LIGHTS
5. DEMO MIRROR
6. DEMO NAPKIN DISPENSERS
7. DEMO TOILET PAPER DISPENSERS
8. DEMO WALLS PER LAYOUT
9. DEMO FLOOR TILE & BASE
10. DEMO WALL TILE

LEGEND

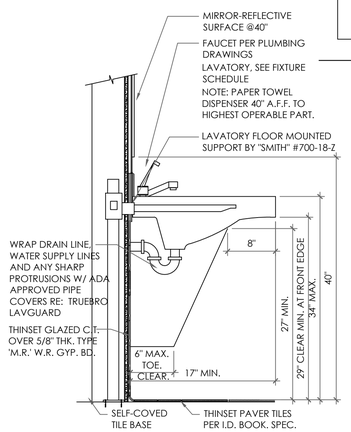
- TO BE DEMOLISHED
- EXISTING TO REMAIN
- NEW WALL



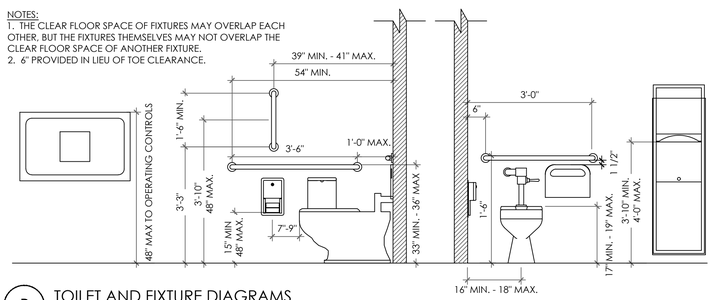
1 DEMO RESTROOM LAYOUT
SCALE 3/8" = 1'-0"



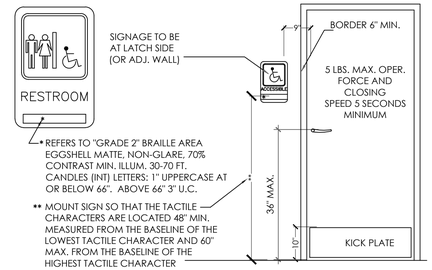
2 PROPOSED RESTROOM LAYOUT
SCALE 3/8" = 1'-0"



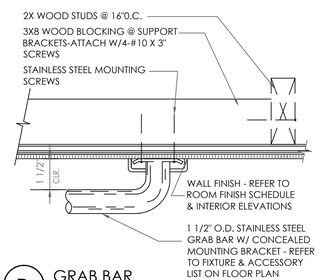
A LAVATORY DETAIL
SCALE: 1" = 1'-0"



B TOILET AND FIXTURE DIAGRAMS
SCALE: 1/2" = 1'-0"



C BRAILLE SYMBOL
SCALE: 1/2" = 1'-0"



D GRAB BAR
NOT TO SCALE

No.	Date	By	Notes
1	8.27.2024	ZA	FOR BUILDING PERMIT

Drawn By: ZA
Checked: SB
Scale: AS NOTED
Date: 3/5/24

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ROBYN CURTIS
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AGRICULTURE
NO. 104533
STATE OF TENNESSEE
8-06-24

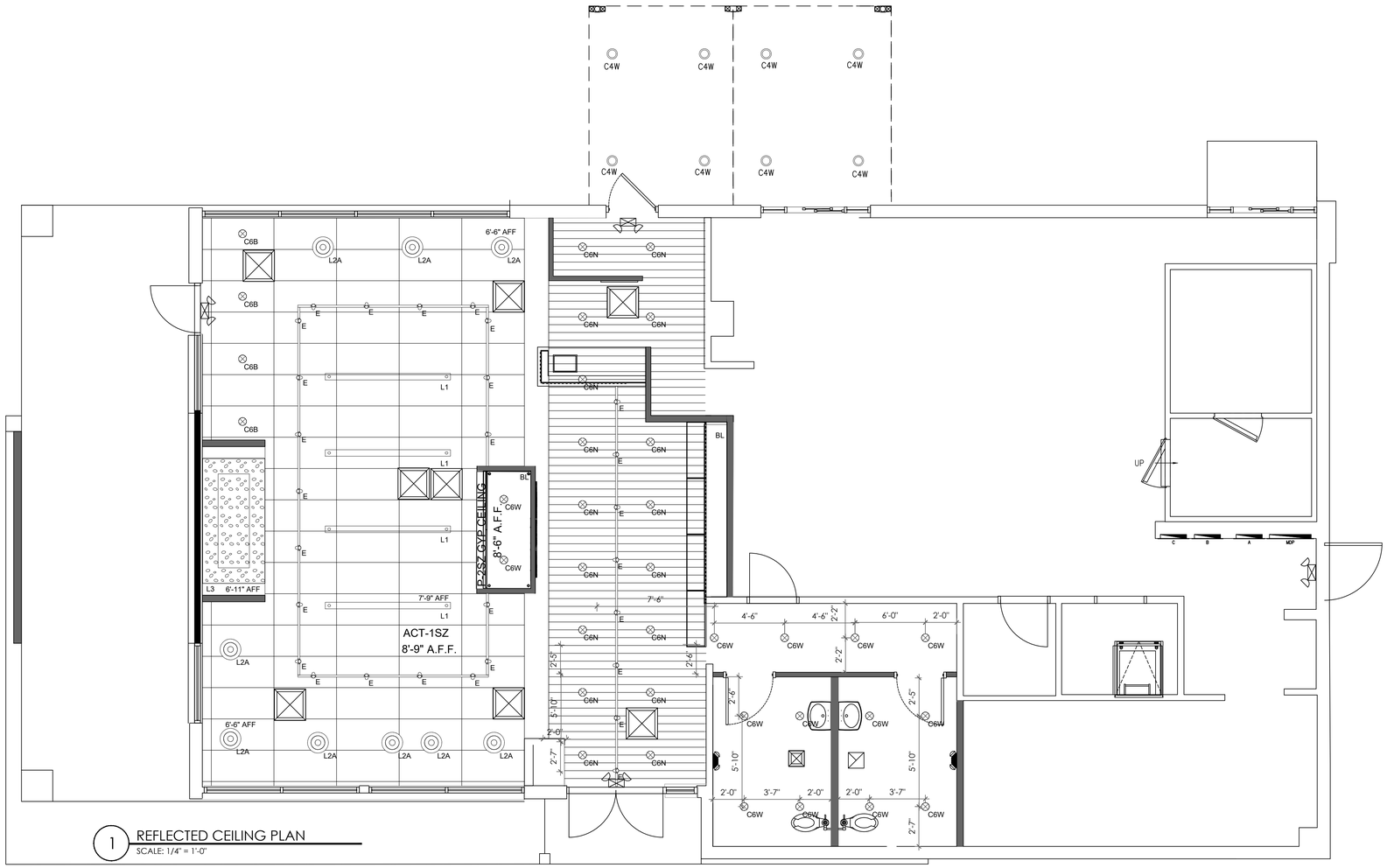
PROJECT
5099 MURFREESBORO RD
LA VERGNE, TN 37086

SHEET TITLE
PROPOSED RESTROOM ELEVATIONS & DETAILS

DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.

JOB # TG-24812

SHEET A-3



1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

A. ALL DIMENSIONS SHOWN ON REFLECTED CEILING PLAN ARE FROM FACE OF WALL FINISH UNLESS NOTED OTHERWISE.

B. THE REFERENCE HEIGHTS INDICATED ON PLAN ARE FROM APPROXIMATE FINISH FLOOR (A.F.F.)

C. CONTRACTOR SHALL VERIFY FIXTURE QUANTITIES AND ALSO MAKE PROPER ADJUSTMENTS FOR ANY CHANGES IN PLAN DUE TO ADDITIONAL REQUIREMENTS, LOCAL CODES, ETC.

D. ALL FIXTURES SHALL BE LOCATED IN THE CENTER OF CEILING TILES UNLESS NOTED OTHERWISE.

E. DINING ROOMS ARE DESIGNED TO A 30 FOOT CANDLE LEVEL. KITCHENS ARE DESIGNED TO A 75 FOOT CANDLE LEVEL. RESTROOMS ARE DESIGNED TO A 50 FOOT CANDLE LEVEL.

F. EXCEPT FOR DROPPED CEILING OPTION, ALL LIGHT FIXTURES IN DINING ROOM AREA AND RESTROOM CORRIDOR ARE TO BE SUPPORTED FROM EXPOSED ROOF TRUSSES. USE 2x4 BETWEEN BOTTOM CORDS FOR SURFACE MOUNTED FIXTURES.

G. SEE INTERIOR DECOR PLAN FOR PENDANT LIGHTS AND DECORATIVE CEILING ELEMENT PLACEMENT AND FINISHES.

H. GC TO PROVIDE DUPLEX OUTLET EVERY 12'-0" @ WINDOW FACE, MAX. 18" FROM TOP OF WINDOW.

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	2X2 SUPPLY AIR DIFFUSERS
	2X2 RETURN AIR GRILLES
	EXHAUST FAN GRILLES
EM	EMERGENCY LIGHT
EMX	EXIT LIGHT

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NO.	WATTAGE	REMARKS
F	PARAPET LIGHT BAND TO BE SUPPLIED & INSTALLED BY LEXTRON, INC. OR SIGNSTRUT, INC. COORDINATE LENGTH OF BAND AND ELECTRICAL REQUIREMENTS WITH MANUFACTURER. G.C. TO RUN POWER AND PROVIDE FINAL CONNECTIONS TO LIGHT FIXTURES.			
I	LSI	SFP24-LED-50-UE-DIM-40	50 4000 K	2x4 RECESSED LED LIGHT FIXTURE PROVIDE GYP. BD. TRIM AT RESTROOMS
	SECURITY	LJT24-40-MLG-FSA12-EU-C388	45	
	CREE	CL-E-TFA04A-24R-40N	42	
H	LSI	SFP22 LED 30 UE DIM 35 FK22	30	2x2 RECESSED LED LIGHT FIXTURE (DINING ROOM DROPPED CEILING) ORDER BLACK TRIM WITH BLACK CEILING AND WHITE TRIM WITH HAZE CEILING.
	ALTERNATE	LED FIXTURE SUPPLIED BY OWNER		
EM	LSI	LPRXRUWBWHLD11R	(2) 1 LED	EMERGENCY LIGHT PROVIDE SINGLE HEAD IN RESTROOMS POWERED BY REMOTE BATTERY ETL LISTED 90 MIN. RUN TIME
EMW	LSI	LPRXRUWBWHLD11R	(2) 1.1 LED	WET LOCATIONS – EMERGENCY LIGHT ETL LISTED 90 MIN. RUN TIME
	ALT: APPROVED EQUAL			
X	LSI	EX-R-U-WB-WH-SD2-R12	(2) 1.1 LED	EXIT LIGHT REPLACE AS NEEDED
	ALT: APPROVED EQUAL			
L	LSI	WP35LF3X9U57KMSV	12 5700 K	SURFACE MOUNTED EXTERIOR WALL SCONCE NOTE: FIXTURES ARE TO MATCH STOREFRONT FRAMES
	ALT: APPROVED EQUAL	LED FIXTURE SUPPLIED BY OWNER		
	LSI	LCD613LED3048UETR6RLHAZUH		

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NO.	WATTAGE	REMARKS
C6N	JUNO ALT: APPROVED EQUAL	656EMW HL 6WUB 90CRI 656EBN (HIGH OUTPUT)	13.9 3000	6' DIAMETER, WHITE TRIM, RECESSED DOWN LIGHT TO BE USED AT DRYWALL CEILING
D6N	JUNO ALT: APPROVED EQUAL	6GI EN LED 30K 90CRI / QC6 W J6	10.3 3000	6' DIAMETER, BRUSHED NICKEL TRIM, WALL WASHER, TO BE USED AT WOOD CEILING
C6B	JUNO ALT: APPROVED EQUAL	SP34505-930-6-WH	11 3000	6' DIAMETER, BLACK TRIM, RECESSED DOWN LIGHT TO BE USED AT BLACK CEILING TILE
D6B	JUNO ALT: APPROVED EQUAL	SP34506-27K-6WH	11 3000	6' DIAMETER, BLACK TRIM, RECESSED DOWN LIGHT TO BE USED AT BLACK CEILING TILE
L1	NAUTICAL ALT: APPROVED EQUAL		3000	LINEAR PENDANT LIGHT (DIMMABLE)
L2	NAUTICAL	BK304 & SP305-18-60D-927-03	10 2700	PENDANT LAMP
C4w	ALT: APPROVED EQUAL		13 3000	CANOPY EXTERIOR DOWN LIGHT
C6w	LSI ALT: APPROVED EQUAL	LCD6LED14LUNVDIM30FLTR6RLHAZ	14 3000	6' DIAMETER, WHITE TRIM, RECESSED DOWN LIGHT TO BE USED AT DRYWALL CEILING

BURGER KING 20/20 GARDEN GRILL EXTERIOR
EXTERIOR LIGHT FIXTURE SCHEDULE
ALL REMODELS & NEW CONSTRUCTION

4/28/2017

TYPE		VENDOR	CATALOG No.	WATTAGE	COLOR TEMP.	REMARKS
K (NEW CONST.)		CREE				RECESSED SOFFIT LIGHT
		SECURITY	851-42LED-FTP-OW-WH	42	5000	
		LSI	XSL2LED50CW120WHT	86	5000	
		VAOPTO				
		ENERGYWISE				
K (REMODELS)		CREE				RECESSED SOFFIT LIGHT
		SECURITY	851-42LED-FTP-OW-WH	42	5000	*FOR REMODELS ONLY
		LSI	XSL2SLED50CW120WHT	86	5000	
		VAOPTO				
		ENERGYWISE				
L (DOWN ONLY)		CREE	RS-30WLED-DO-P5-120-5300K	30	5300	
		SECURITY	RWSC30LED-WD-P5-MT	30	5000	
		LSI	WP35LF3X9U57KMSV	12	5700	
		KONTECH	KON-40-WS	40	5000	
		VAOPTO	VO-WS-DW40D	40	5000	
		ENERGYWISE	EWKON-40-WS	40	5000	
C4w		LSI	LCD613LED3048UETR6RLHAZUH	13	3000	DOWNLIGHT

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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REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
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STATE OF TENNESSEE
8-06-24

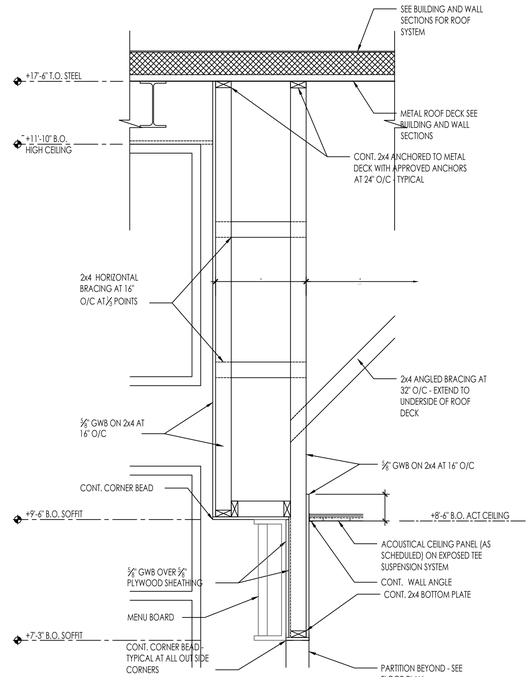
PROJECT
5099 MUFFREESBORO RD
LA VERGNE, TN 37086

SHEET TITLE
REFLECTED CEILING PLAN & SCHEDULE

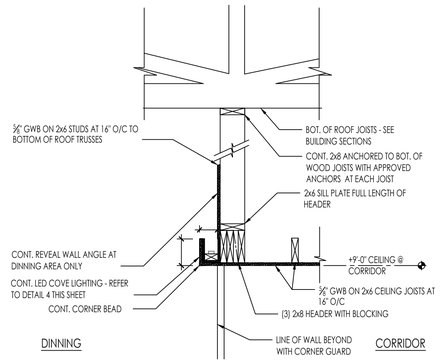
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JOB # TG-24812

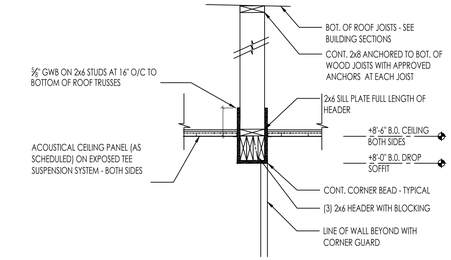
SHEET A-4



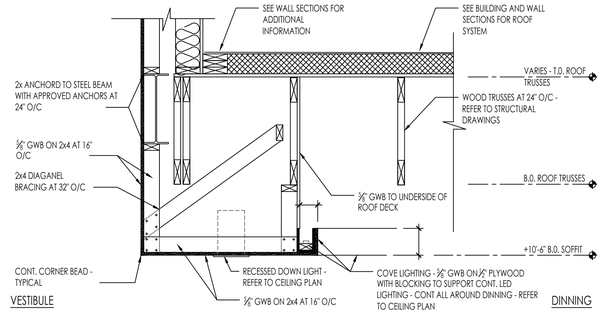
1 SOFFIT DETAIL @ MENU BOARD
SCALE: 3/4" = 1'-0"



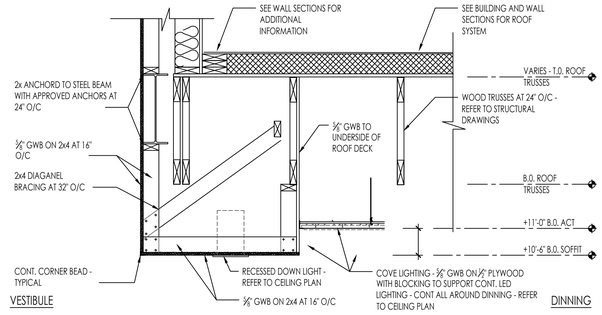
3 SOFFIT / CEILING DETAIL @ CORRIDOR
SCALE: 3/4" = 1'-0"



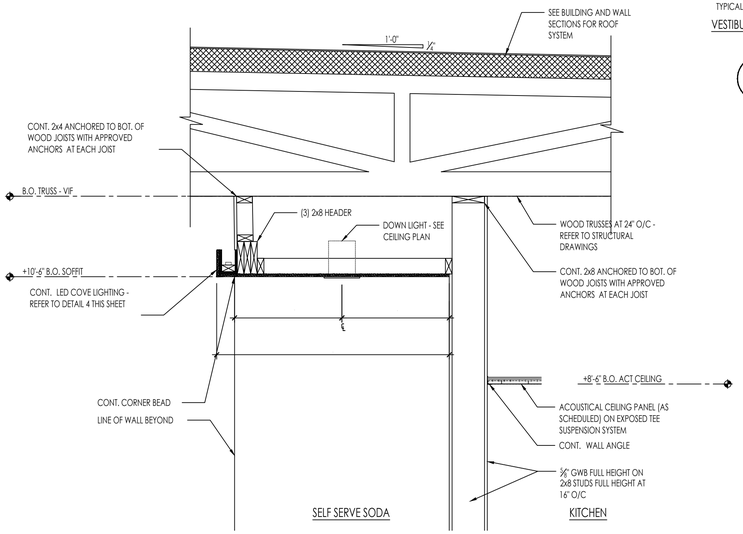
5 DROP SOFFIT DETAIL @ ACT CEILING
SCALE: 3/4" = 1'-0"



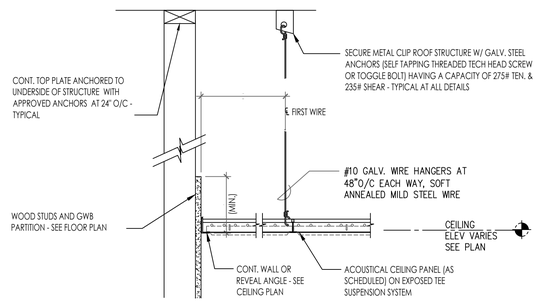
4 SOFFIT DETAIL @ VESTIBULE/DINING
SCALE: 3/4" = 1'-0"



4A SOFFIT DETAIL @ DINING - ALTERNATE
SCALE: 3/4" = 1'-0"



2 SOFFIT DETAIL @ BEVERAGE STATION
SCALE: 3/4" = 1'-0"



TYPICAL NOTES:

1. ALL ACT CEILING GRID TO BE ANCHORED TO VERTICAL SURFACES WITH THIS DETAIL UNLESS NOTED OTHERWISE.
2. FOR SEISMIC CONDITIONS PROVIDE 45^ DIAGONAL WIRE HANGERS @ 48" O/C EACH WAY TO RESTRAIN LATERAL MOVEMENT OF CEILING - TYPICAL FOR ALL CEILING DETAILS. REFER TO CEILING SEISMIC NOTES THIS DRAWING FOR ADDITION INFORMATION.
3. WIRE HANGER AS NOTED IN THIS DETAIL SHALL BE TYPICAL FOR ALL CEILING DETAILS UNLESS NOTED OTHERWISE.

6 TYP DETAIL @ VERTICAL SURFACE
SCALE: 1 1/2" = 1'-0"

CEILING SEISMIC NOTES

AS REQUIRED BY LOCAL CODES AND FIELD CONDITIONS

WHERE CEILINGS ARE 144 SQ. FT. OR GREATER AND - WEATHER SURROUNDED BY GWB PARTITIONS ANCHORED TO THE STRUCTURE ABOVE OR NOT SHALL BE SUPPORTED AS FOLLOWS:

- THE CEILING SHALL BE SUPPORTED FROM THE STRUCTURE ABOVE TO PROVIDE A "FREE-FLOATING" SYSTEM TO WITHSTAND BUILDING MOTIONS CAUSED BY SEISMIC DISTURBANCE. MAIN AND CROSS TEES SHALL NOT HAVE A POSITIVE CONNECTION TO WALL ANGLES BUT SHALL BE ALLOWED HAVE FREE MOVEMENT.
- INDIVIDUAL FIXTURES AND ATTACHMENTS WITH A COMBINED WEIGHT OF 10 LBS SHALL HAVE ONE (1) #12 Ga WIRE HANGER CONNECTED TO THE STRUCTURE ABOVE. THIS WIRE MAY BE SLACK.
- INDIVIDUAL FIXTURES AND ATTACHMENTS WITH A COMBINED WEIGHT OF 56 LBS OR LESS SHALL HAVE TWO (2) #12 Ga WIRE HANGERS CONNECTED TO THE STRUCTURE ABOVE AT DIAGONAL CORNERS. THIS WIRE MAY BE SLACK.
- INDIVIDUAL FIXTURES AND ATTACHMENTS WITH A COMBINED WEIGHT GREATER THAN 56 LBS SHALL BE INDEPENDENTLY SUPPORTED FROM THE STRUCTURE ABOVE.

GENERAL SUSPENDED CEILING NOTES

1. ALL HANGER WIRE SHALL BE MIN. OF 12 GALV. WIRE OR CODE APPROVED EQUAL.
2. ALL HANGERS AND RUNNERS SHALL BE ACCURATELY LEVELED AND BE SPACED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ALL INTERSECTIONS AND CONNECTION ACCESSORIES THROUGHOUT SHALL BE CAPABLE OF WITH STANDING DESIGN LOADS REQUIRED BY LOCAL CODES.
4. AT LIGHT FIXTURES PROVIDE 4/ #12 GALV. WIRE TO BE SECURED TO THE GRID AT EACH CORNER OF LIGHT FIXTURES PER ASTM C 635 AND C 636.
5. SEE ELECTRICAL DRAWINGS AND REFLECTED CEILING PLANS FOR LOCATIONS AND DIRECTIONS OF LIGHT FIXTURES.
6. LIGHT FIXTURES, ELECTRICAL WIRING SYSTEM, LOW VOLTAGE WIRING COMPONENTS, COMMUNICATION, COMPUTER CABLES AND MECHANICAL SERVICES SHALL BE INDEPENDENTLY SUPPORTED FROM THE SUSPENDED CEILING SYSTEM.
7. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTION, SPRINKLER HEADS AND OTHER PENETRATIONS THROUGH THE CEILING TILE REQUIRE MINIMUM 2-INCH RINGS, SLEEVES OR ADAPTERS THAT WILL ALLOW A MINIMUM 1-INCH CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT CAN BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION TO ACCOMMODATE THE 1-INCH MOVEMENT (ASCE 7, SEC. 13.5.6.2.2)

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: bgorman@tgiarchitect.com

DUSTIN CURTIS CARY
REGISTERED ARCHITECT
AGRICULTURE
OMMER'S
104532
STATE OF TENNESSEE
8-06-24

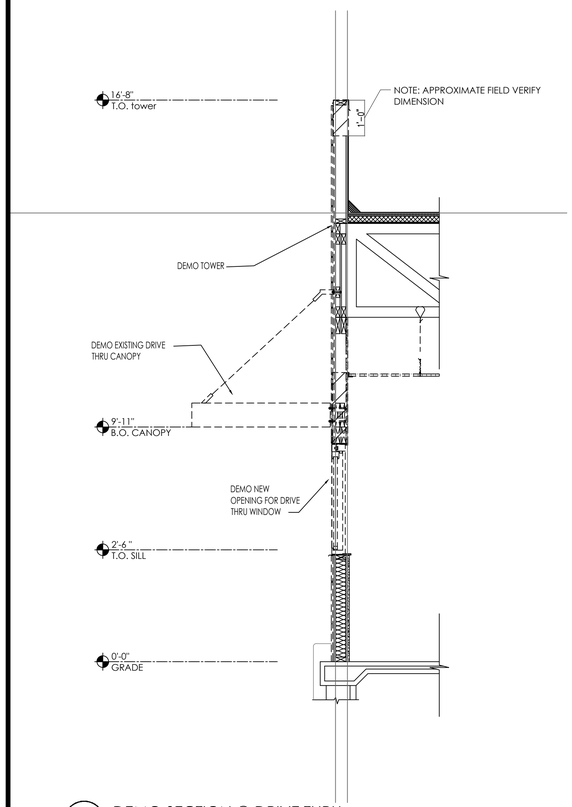
PROJECT
5099 MURFREESBORO RD
LA VERGNE TN 37086

SHEET TITLE
SOFFIT DETAILS

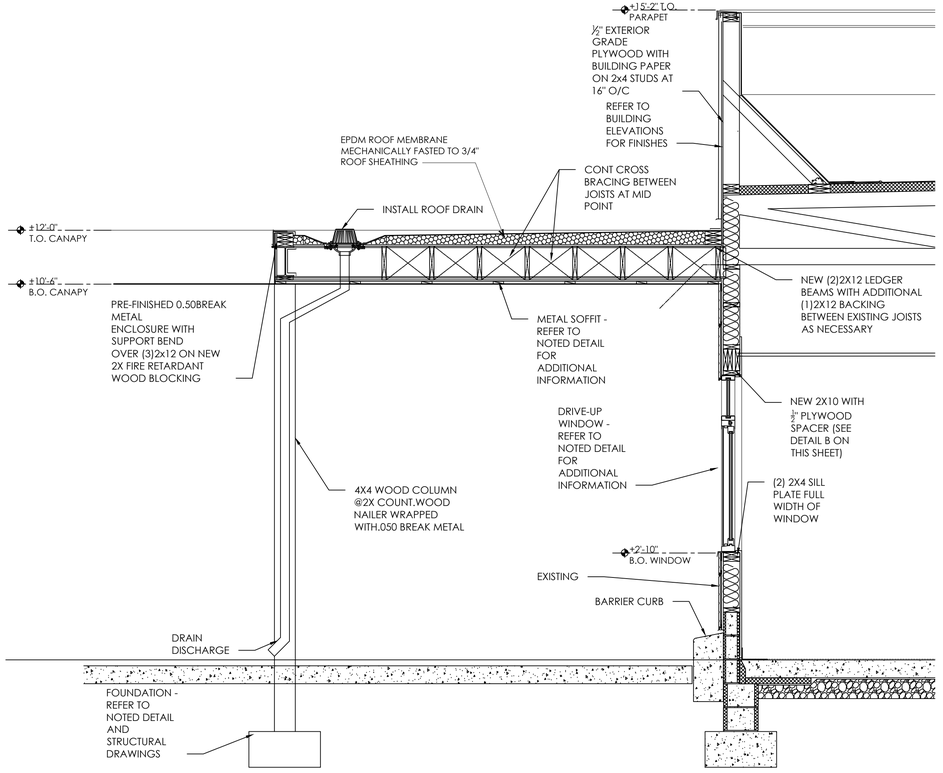
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TG-24812

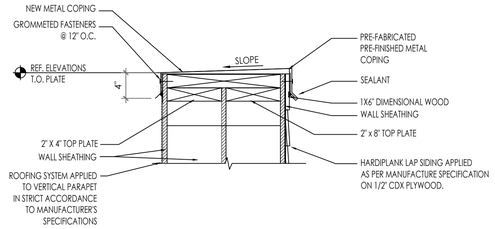
SHEET
A-4.1



1 DEMO SECTION @ DRIVE THRU
SCALE: 1/2" = 1'-0"

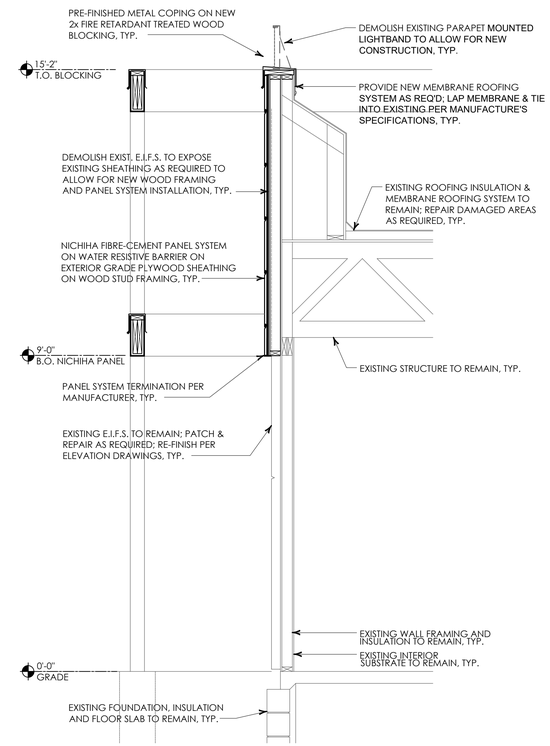


2 PROPOSED SECTION @ DRIVE THRU
SCALE: 1/2" = 1'-0"



A PARAPET DETAIL
NOT TO SCALE

B PROPOSED WINDOW FRAMING DETAILS
SCALE 1/2" = 1'-0"



3 SECTION @ ENTRY VESTIBULE
SCALE: 1/2" = 1'-0"

No.	Date	By	Notes
1	8.2.2024	ZA	FOR BUILDING PERMIT

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Checked: SB
Scale: AS NOTED
Date: 3/5/24

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BURGER KING CORPORATION

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27300 HAGGERTY RD SUITE F2
FARMINGTON HILLS, MI 48331
PHONE: (248) 855-4555 FAX: (248) 855-7004
E-mail@technicalgroupinc.net

DESIGN CURTIS REGISTERED ARCHITECT AGM ARCHITECTURAL GROUP, PLLC COMMERCE TENNESSEE No. 104533 STATE OF TENNESSEE
8-06-24

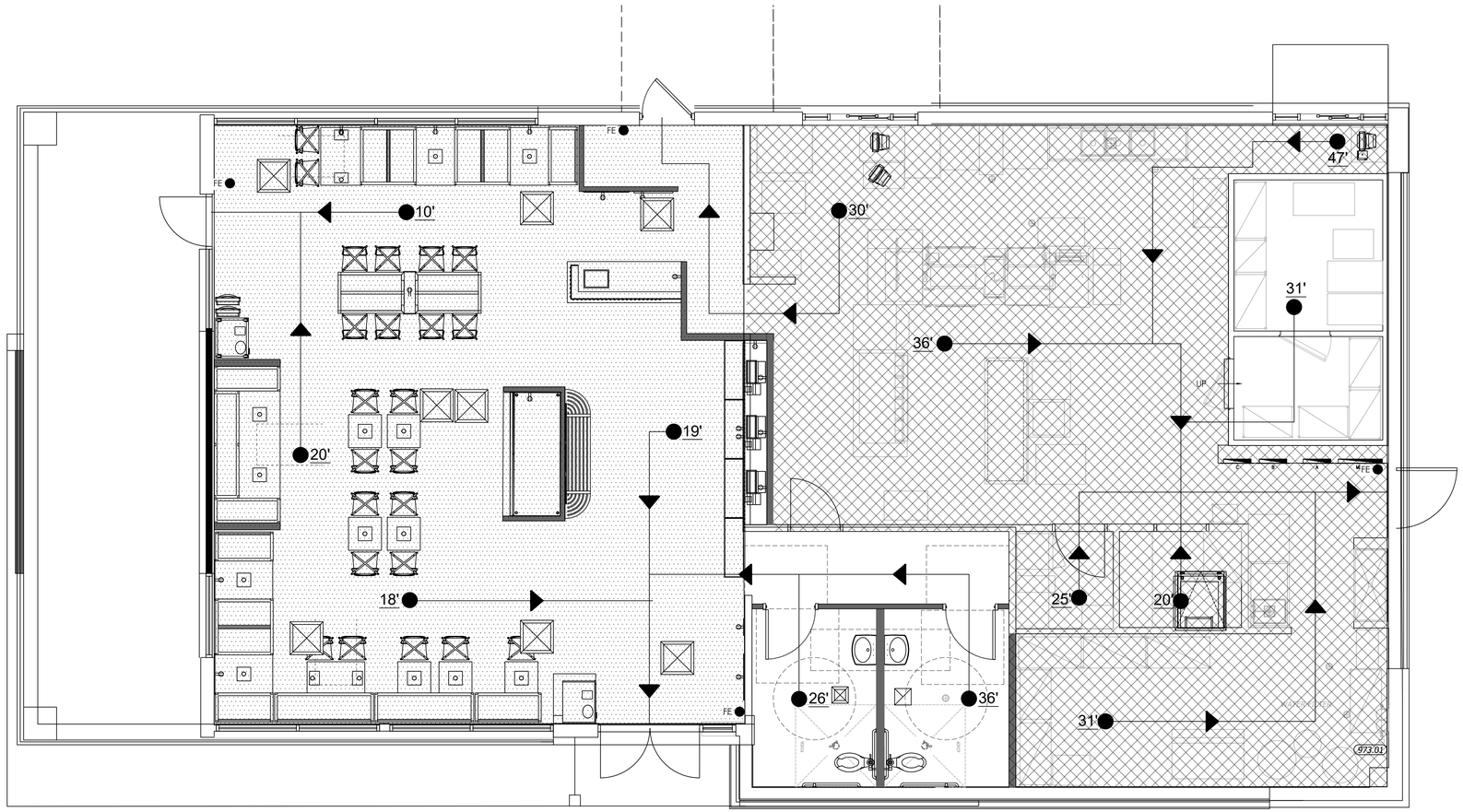
PROJECT
5099 MURFREESBORO RD
LA VERGNE,TN 37086

SHEET TITLE
WALL SECTIONS & DETAILS

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JOB #
TG-24812

SHEET
A-5



1 LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

REQUIRED EGRESS WIDTH

DINING EGRESS
TOTAL EGRESS WIDTH REQUIRED:
83 MAX INT. OCCUP. x .2" = 16.6" (40" PROVIDED)
KITCHEN EGRESS:
TOTAL EGRESS WIDTH REQUIRED:
6 MAX INT. OCCUP. x .2" = 1.2" (34" PROVIDED)

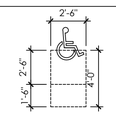
GENERAL NOTES

1. G.C. TO VERIFY QUANTITY & LOCATIONS OF FIRE EXTINGUISHERS WITH LOCAL AUTHORITIES. FIRE EXTINGUISHERS TO BE SUPPLIED BY G.C.
2. G.C. TO PROVIDE FIRE DEPARTMENT REQUIRED KEY BOX. COORDINATE LOCATION AND TYPE WITH LOCAL AUTHORITIES.
3. EMERGENCY LIGHTS IN DINING AREAS SUCH THAT THEY DO NOT INTERFERE WITH WALL DECOR.
4. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE.

EXIT UNIT LEGEND

	EMERGENCY LIGHT
FE ●	WALL MOUNTED FIRE EXTINGUISHER
	PATH OF EGRESS
MIN.	TRAVEL DISTANCE

ACCESSIBLE SEATING LOCATIONS



OCCUPANCY CALCULATIONS

* OCCUPANCY CALCULATIONS BASED ON TABLE 1004.1.1, OBC 2017

ASSEMBLY AREAS		TOTAL	*CALCULATED OCCUPANTS	SEAT COUNT
	DINING AREAS 15 SQ. FT PER OCCUPANT	1167 S.F.	77	51
	KITCHENS/STAFF AREAS/STORAGE 200 SQ.FT. PER OCCUPANT	1151 S.F.	6	-

TYPE OF CONSTRUCTION: VB; WOOD FRAME

TOTAL INTERIOR OCCUPANTS	83	51
TOTAL INTERIOR OCCUPANTS USED FOR EXITING AND EGRESS CALCULATIONS		83
OCCUPANT LOAD USED FOR RESTROOM CALCULATIONS		83

PROVIDED

BUILDING OCCUPANCY CALCULATION (FROM TABLE 1004.1.1):

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	MEN	WOMEN	PROVIDED	MEN	WOMEN
W.C. (1:75)	1	1	W.C.	1	1
URINAL*	-	-	URINAL	-	-
LAVATORY (1:200)	1	1	LAVATORY	1	1

* URINAL SUBSTITUTION PER 419.2 - UP TO 2/3 MAXIMUM

No.	Date	By	Notes
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Drawn By: ZA
Checked: SB
Scale: AS NOTED
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Email@technicalgroupinc.net

DISON CURA
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
104552
STATE OF TENNESSEE
8-06-24

PROJECT
5999 MURFREESBORO RD
LA VERGNE TN 37086

SHEET TITLE
LIFE SAFETY PLAN

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JOB # TG-24812

SHEET A-6

DIRECTORY OF MANUFACTURERS AND SUPPLIERS

This list is intended to assist the contractor in sourcing building materials and products. In many cases, approved Burger King materials and products may be purchased directly from these sources at a national accounts price. For a complete listing of approved manufacturers, see plans and specifications, and visit RSI's eRedbook.

UPDATE: 2-20-2018

DIVISION 4 - MASONRY

PINE HALL BRICK CO.
(FACE BRICK)
2701 SHOREFAIR DRIVE, NW
WINSTON-SALEM, NC 27105
THERESA BEANE: (800) 334-8689
TBEANE@PINEHALLBRICK.COM

EVOLUTION BRICK
(FACE BRICK)
126 OLD HIGHWAY 60 EAST
HARDINSBURG, KY 40143
GABE POWERS: (502) 558-4612

HC MUDDOX BRICK CO.
(FACE BRICK)
4875 BRADSHAW ROAD
SACRAMENTO, CA 95827
916-859-6320

DIVISION 5 - METALS

ADDISON STEEL
(STRUCTURAL STEEL)
ADDISON, IL
256-747-1554

DIVISION 7 - THERMAL MOISTURE PROTECTION

DURO-LAST ROOFING
(FLAT ROOFING)
525 MORLEY DRIVE
SAGINAW, MI 48601
LINDY BEUTHIN: 800-432-9331
SAMANTHA PICKELMAN 989-758-1048 OR 989-930-9826

G.A.F.
(FLAT ROOF)
1361 ALPS ROAD
WAYNE, NJ. 07470
(201) 628-3000
800-766-3411

BERRIDGE ROOFING
(METAL ROOF)
TYLER HALL
SAN ANTONIO, TX.
210-650-7047

TAMKO ROOFING PRODUCTS
(FLAT ROOFING)
P.O. BOX 1404
JOPLIN, MO. 64802
800-641-4691

FIRESTONE METAL PRODUCTS
(METAL ROOF)
250 WEST 96TH STREET
INDIANAPOLIS, IN 46260
YUSUKE KOREEDA: 615-345-9991
koreedayusuke@firestonebp.com

BASF CORPORATION
(POLYURETHANE ROOFING SYSTEMS)
1703 CROSS POINT AVE
HOUSTON, TX 77054
MOSES M CLARK, JR: 315-263-4665

DIVISION 8 - DOORS AND WINDOWS

QUIKSERV
(DRIVE-THRU WINDOWS)
11441 BRITTMOORE PARK DRIVE
HOUSTON, TX. 77041
800-388-8307
STEVEN BERT
sbert@quikserv.com

MARLITE
(DOOR, ALUMINUM FRAMES)
202 HARGER STREET
DOVER, NH 44622
800-377-1221
KURT HORSTMANN
khorstmann@marlite.com

READY ACCESS
(DRIVE THRU WINDOWS & AIR CURTAINS)
1815 ARTHUR DRIVE WEST
CHICAGO, IL. 60185
KELLY MCGOLDRICK: 800-621-5045 EXT 113
kelly@ready-access.com

UNIVERSAL MANUFACTURING CO
(HOLLOW METAL FRAMES & DOORS, WOOD DOORS, HARDWARE (HINGES, LOCKS, ETC)
5366 CRESTVIEW RD.
MEMPHIS, TN. 38134
901-458-5881 OR 800-821-1414

3M COMMERCIAL CORE DIVISION
(WINDOW FILM)
3M CENTER
ST. PAUL, MN
704-771-2449 OR 800-328-0033

DIVISION 9 - FINISHES

FOR FINISH MATERIALS, AND CONTACTS, REFER TO FINISH SCHEDULES FOUND IN THE "COMMON DOCUMENTS" SECTION OF THE WWW.DESIGNWITHBK.COM WEBSITE.

SUMMITVILLE TILE CO
(REPLACEMENT STRATA TILE)
330-223-1511

DIVISION 10 - SPECIALTIES

BOBRICK PRODUCTS
(RESTROOM ACCESSORIES, TOILET PARTITIONS* AND HARDWARE)
CONTACT: HAINES, JONES, & CADBURY
(MISCELLANEOUS)
*GREEN PRODUCT

KOALA KARE PRODUCTS
(BABY CHANGING STATIONS)
CONTACT: HAINES, JONES, & CADBURY
(MISCELLANEOUS)

AMERICAN STANDARD
(RESTROOM ACCESSORIES)
1 CENTENNIAL AVENUE
PISCATAWAY, NJ. 08854
CONTACT HAINES, JONES, & CADBURY (MISCELLANEOUS)

COLUMBIA VORTEX
(HAND DRYERS)
825 GARLAND STREET
866-337-7286 EXT. 1136

ZURN INDUSTRIES
(PLUMBING FIXTURES)
CONTACT:
HAINES, JONES, AND CADBURY (MISCELLANEOUS)

WORLD DRYER, CO
(HAND DRYERS)
CONTACT:
HAINES, JONES, AND CADBURY (MISCELLANEOUS)

SAN JAMAR
(RESTROOM ACCESSORIES & SUPPLIES)
555 KOOPMAN LANE
ELKHORN, WI.
262-723-6133
www.sanjamar.com
OR CONTACT HAINES, JONES, & CADBURY
(MISCELLANEOUS)

UNIVERSAL MANUFACTURING
(RESTROOM ACCESSORIES)
5366 CRESTVIEW DR.
MEMPHIS, TN. 38134
901-458-5881
800-821-1414

DIVISION 15 - MECHANICAL

RINNAI
(INSTANT WATER HEATERS)
RINNAI NATIONAL ACCOUNT PRICING THROUGH HAINES, JONES, & CADBURY. CONTACT THE BURGER KING CSR AT HJC 800-459-7099 FOR RINNAI TANKLESS WATER HEATER PRICING (MISCELLANEOUS)

EVERPURE, INC
(WATER FILTERS)
1040 MUIRFIELD DRIVE
HANOVER PARK, IL. 60133
JEANNINE GAINE: 630-240-1298
jeannine.gaine@pentair.com

RHEEM
(WATER HEATERS)
101 BELL ROAD
MONTGOMERY, AL. 36117
800-621-5622 OR
CONTACT HAINES, JONES, & CADBURY (MISCELLANEOUS)

SELECTO SCIENTIFIC, INC
(WATER FILTERS)
3980 LAKEFIELD COURT
SUWANEE, GA. 30024
EHUD LEVY: 678-475-1445
edlevy@selectoinc.com

A.O. SMITH
(WATER HEATERS)
600 E. JOHN CARPENTER FREEWAY, SUITE 200
IRVING, TX. 75062
800-447-1953
972-719-5900

N.C.A.
NATIONAL HVAC PRODUCTS, LLC.
(AIR CONDITIONING - FULL SERVICE)
4585 140 AVENUE NORTH
CLEARWATER, FL. 33762
877-530-0078

CARRIER CORPORATION
(AIR CONDITIONING)
6304 CARRIER PARKWAY
SYRACUSE, NY. 13221
DEBORAH ROY-JONES: 315-432-7941
800-690-1086

LOREN COOK CO
(EXHAUST FANS)
2015 E. DALE
SPRINGFIELD, MO 65803-4637
KEN DICKSON: 813-966-9200
ken.dickson@tampabay.rr.com

TRANE
(AIR CONDITIONING UNITS, RTU's/SPLIT SYSTEMS CONTROLS)
2884 CORPORATE WAY
MIRAMAR, FL. 33025
AL MARTINEZ: 954-499-2289 OR 800-440-9554
bkhvac@trane.com

AMEREX CORPORATION
(FIRE PROTECTION SYSTEMS)
7595 GADSDEN HIGHWAY
TRUSSVILLE, AL 35173-0081
LISA JONES: 205-655-5760
ljones@amerex-fire.com
www.amerex-fire.com

AMERICAN STANDARD
(TOILET, URINAL, FAUCETS)
1 CENTENNIAL AVE.
PISCATAWAY, NJ. 08855
800-442-1902 OR CONTACT: HAINES, JONES, & CADBURY
(MISCELLANEOUS)

DIVISION 16 - ELECTRICAL

LSI INDUSTRIES INC.
(INTERIOR AND EXTERIOR LIGHTING, SURVEYS AND PHOTOMETRICS)
10000 ALLIANCE ROAD
CINCINNATI, OH. 45242
BRITTANY KOESTER: 513-372-3391 OR
513-315-3725

SECURITY LIGHTING SYSTEMS
(EXTERIOR SITE AND BUILDING LIGHTING, SURVEYS AND PHOTOMETRICS)
2100 GOLF ROAD, SUITE 460
ROLLING MEADOWS, IL. 60008
ERIC HILLESLAND: 630-636-8493
ehillesland@security lighting.com

3M SOUND PRODUCTS
(DRIVE-THRU SOUND SYSTEM & SATELITE ANTENNA)
3M CENTER
BLDG. 223-2N-20
ST. PAUL, MN. 55144-1000
JOE CIAMPI: 704-771-2449
jjciampi@mmm.com

CREE / HERMITAGE LIGHTING NATIONAL ACCOUNTS
(INTERIOR AND EXTERIOR LIGHTING, SURVEYS AND PHOTOMETRICS)
3640 TROUSDALE DRIVE
NASHVILLE, TN. 37204
STEVE FRIEDMAN: 847-830-1444
OR WYATT CULVER: 615-843-3379
800-264-3383

SECURITY PRODUCTS, INC
(REAR DOOR ALARM)
30950 COREAL DRIVE, SUITE B
COARSEGOLD, CA. 93614
BOB BARR OR EMILY BEACH: 800-452-5276
orders@security productsinc.com

HM ELECTRONICS, INC (HME)
(DRIVE-THRU SOUND SYSTEM)
14110 STOWE DRIVE
POWAY, CA. 92064
PAUL KOOSER: 800-848-4468
paulk@hme.com

N.C.A.
NATIONAL HVAC PRODUCTS, LLC.
(MASTER CONTROL SYSTEM)
4585 140 AVENUE NORTH
CLEARWATER, FL. 33762
877-530-0078

SUNCOAST ENVIRONMENTAL CONTROLS, INC.
(ELECTRICAL SWITCH GEAR)
8655 115th AVENUE NORTH
LARGO, FL. 34643
877-544-6679

HILL PHOENIX POWER SYSTEMS DIVISION
(FACTORY INTEGRATED SWITCH GEAR)
8166 INDUSTRIAL BLVD
COVINGTON, GA. 30014
PAUL BROWN: 678-699-0129
paul.brown@hillphoenix.com

TRANE CO.
(ENERGY MANAGEMENT PANEL)
2884 CORPORATE WAY
MIRAMAR, FL. 33025
AL MARTINEZ: 954-499-2289
ammartinez@trane.com

SIGNS, EQUIPMENT, PLAYGROUNDS AND DÉCOR

L.S.I.
(MENU BOARDS)
10000 ALLIANCE ROAD
CINCINNATI, OH 45242
BRITTANY KOESTER: 513-372-3391 OR
513-315-3725

INTEGRATED CONTROL CORP.
(KITCHEN MINDER)
748 PARK AVENUE
HUNTINGTON, NY 11743
JOHN PATTI: 631-673-5100 EXT 325

CHARTER HOUSE INC.
(DECOR)
4660 136 AVENUE
HOLLAND, MI. 49424
BARB ZILM: 800-314-7659 OR 317-774-8880
barbara.zilm@charter-house.com
www.gotochi.com

FEDERAL HEATH SIGN CO
(AWNINGS, CANOPIES AND SIGNS)
12704 DUPONT CIRCLE
TAMPA, FL 33626
FIONA PAUL: 800-284-3284 EXT. 19
fpaul@federalheath.com

DUKE MANUFACTURING
(PRODUCT HOLDING UNITS)
2305 NORTH BROADWAY
ST. LOUIS MO. 63102
SUE SCIUTO: 800-735-3853 EXT 1260
sciuto@dukemfg.com

SEATING CONCEPTS
(DECOR)
125 CONNELL STREET
ROCKDALE, IL 60436
ZACH DEPYSSLER: 815-483-2244
zdepyssler@seating-concepts.com

CUMMINGS SIGNS, INC
(AWNINGS, CANOPIES AND SIGNS)
105 DALTON PLACE WAY
KNOXVILLE, TN 37912
AMANDA HICKMAN: 865-862-4416
amanda.hickman@cummingssigns.com

FRYMASTER CORPORATION
(FRYERS)
8700 LINE AVE
SHREVEPORT, LA 71106
LAURA DODD: 318-865-1711
eqorders@frymaster.com

FCC COMMERCIAL FURNITURE
(DECOR)
8452 OLD HWY. 99 NORTH
ROSEBURG, OR. 97470
PRESTON O'HARA: 541-464-5284
OR 800-322-7328 EXT 284
preston.ohara@fccfurn.com

ENTERA SIGNS
(AWNINGS, CANOPIES AND SIGNS)
1200 ENTERA DRIVE
PANAMA CITY, FL. 32401
850-797-1779

GAYLORD INDUSTRIES
(HOODS)
10900 SOUTH AVERY STREET
TUALATIN, OR. 97062
JOHN ANDERSON: 971-223-1238
john.anderson@gaylordusa.com

CASABLANCA DESIGN GROUP
(DECOR)
811 PICKENS INDUSTRIAL DRIVE
MARIETTA, GA 30026
JOHN HARRISON: 770-423-9575
John.Harrison@cdg.com

SIGN RESOURCE
(AWNINGS, CANOPIES AND SIGNS)
6135 DISTRICT BLVD.
MAYWOOD, CA. 90270
RAMON ORTIZ: 323-326-6463
rortiz@signresource.com

LANCER
(DRINK DISPENSERS)
6655 LANCER BLVD
SAN ANTONIO, TX. 78219
MIKE KRAWETZKE: 817-692-5094
michael.krawetzke@lancercorp.com

FACILITY CONCEPTS, INC (FCI)
(DECOR)
7676 ZIONSVILLE ROAD
INDIANAPOLIS, IN 46268
KEN WEAVER: 800-915-8890 EXT. 103
kweaver@fcius.com
CALVIN DURR: 800-915-8890 EXT 303
cdurr@fcius.com

ALLEN INDUSTRIES, INC
(AWNINGS, CANOPIES AND SIGNS)
11351 49TH STREET NORTH
CLEARWATER, FL 33762
THERESA TRIMMER: 800-677-3075 EXT. 3422
theresa.trimmer@allenindustries.com

NIECO CORPORATION
(BROILERS)
7950 CAMERON DRIVE
WINDSOR, CA 95492
CHRISTINA NEAT: 707-284-7100
sales@nieco.com

INTERIOR SYSTEMS, INC
(DECOR)
241 NORTH BROADWAY, SUITE 600
MILWAUKEE, WI 53202
JIM ZIELINSKI: 414-232-3502
JZielinski@isiamerica.com
JASON FREDRICKSON: 414-224-0972
jfredrickson@isiamerica.com

LEKTRON, INC
(PARAPET LIGHT BANDS)
7450 E. 46th PLACE
TULSA, OK. 74145
Brady Bowers
800-634-4059 OR 918-622-4978 EXT 309
BurgerKing@lektroninc.com

PITCO
(FRYERS)
10 FERRY STREET
CONCORD, NH. 03301
BONNIE BOLSTER: 603-230-5529
bbolster@pitco.com

COMMERCIAL INTERIOR MANUFACTURERS, INC
(LIMITED DÉCOR ITEMS)
158 HOLLY STREET
JASPER, GA. 30143
706-253-4761
STEVE BOUDREAU
steve@cimgbiz.com
AUSTIN HOLAN
austin@cimgbiz.com

FRANKE
(KITCHEN EQUIPMENT, SMALLWARES, HOODS)
800 AVIATION PARKWAY
SMYRNA, TN. 37086
CUSTOMER SERVICE: 800-877-5178
fs-bkparts.us@franke.com

TAYLOR ULTIMATE SERVICES, INC
(SHAKE MACHINE, FROZEN BEVERAGE MACHINE)
1780 NORTH COMMERCE PKWY
WESTON, FL. 33326
TINA SMART: 954-217-9100
tina@taylorus.com

NAUTICAL FURNISHINGS, LLC
(LIMITED DÉCOR ITEMS)
60 NW 60TH STREET
FT. LAUDERDALE, FL 33309
TINA SMART: 954-771-1100
mhoglund@nauticalfurnishings.com

QUALSERV SOLUTION
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7400 SOUTH 28th STREET
FORT SMITH, AR. 72908
BECKY DUBOSE: 479-221-1467
bdubose@qualservsolutions.com

PLAY SYSTEMS (DIV. OF SUPERIOR INT. INDUSTRIES, INC)
(PLAYGROUND MANUFACTURER)
1050 COLUMBIA DR.
CARROLLTON, GA 30717
JUAN CUELLAR: 770-832-6660 EXT. 1517
jcuellar@silbrands.com

ARMSTRONG STRATEGIC ACCOUNTS
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2500 COLUMBIA AVENUE
LANCASTER, PA. 17604
LOUIS JOHN: 407-697-6768
800-442-4212
ljjohn@armstrongceilings.com
OR ARMSTRONG STRATEGIC ACCOUNTS
(800) 442-4212

H & K INTERNATIONAL (KITCHEN EQUIPMENT, SMALLWARES, HOODS)
2200 SKYLINE DR
DALLAS, TX 75223
HEATHER VALVERDE: 214-818-3521
heather.valverde@hki.com

SPI INDUSTRIES
(PLAYGROUND MANUFACTURER)
BOX 100, R.R. #2, JOINT ST.
SHALLOW LAKE, ON, N0H 2K0 CANADA
CYNTHIA MASTERS: 519-935-2174 OR 519-378-4356
cmasters@spiplastics.com
www.spiplastics.com

USG INTERIORS
(CEILING TILE)
CHRIS BENJAMIN: 312-436-5458
cbenjamin@usg.com

INTERNATIONAL COLD STORAGE (ICS)
(WALK-IN COOLERS / FREEZERS, DRY STORAGE COMPARTMENTS)
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ANDOVER, KS. 67002
LISA MOORE: 800-835-0001 EXT 4177
lisa.moore@icsco.com

SOFT PLAY, LLC
(PLAYGROUND MANUFACTURER, SAFETY SURFACING, NON-CONTAINED PLAY EQUIPMENT)
13620 EAST REESE BLVD. SUITE 300
HUNTERSVILLE, NC. 28078
JIM SWINTEK: 704-948-3448
jim.swintek@softplay.com

MITYLITE
(2020 LIGHT CHAIRS AND BARSTOOLS)
1301 WEST NORTH
OREM, UT
KAREN EDWARDS: 561-213-2810

3M FOOD SERVICE BUSINESS
(DRIVETHRU COMMUNCATION PRODUCTS, MAINTENANCE PRODUCTS, MATTING AND TRACTION PRODUCTS, MONITOR STRIPS, TAPES AND DISPENSERS, LAMINATING SYSTEMS)
3M CENTER
BLDG. 223-2N-20
ST. PAUL, MN. 55144-1000
JOE CIAMPI: 704-771-2449
jjciampi@mmm.com

MOSS RETAIL AND ENVIRONMENTS
(GRAPHICS)
2643 WEST CHICAGO AVE
CHICAGO, IL 60622
DJ SCANDIFF: 773-435-7600 EXT 617
ROB LORTS: 773-435-7600 EXT 655
rlorts@mossinc.com

TWENTY FOUR 7 GLOBAL SOLUTIONS, INC.
(2020 LIGHT AND GARDEN GRILL CHAIRS AND BARSTOOLS)
898 NORTH SEPULVEDA BLVD, SUITE 465
EL SEGUNDO, CA 90245
BARRY WOON: 323-319-2722

HM ELECTRONICS, INC (HME)
(DRIVE-THRU WIRELESS INTERCOMS, DRIVE-THRU SPEED OF SERVICE TIMERS, DIGITAL SURVEILLANCE SYSTEMS)
14110 STOWE DRIVE
POWAY, CA. 92064
PAUL KOOSER: 800-848-4468
paulk@hme.com

VGS, INC
(GRAPHICS)
1696 MABRY MILL DRIVE, SW
NORTH CANTON, OH 44709
GREG MOROZ: 201-528-9680
ORDER EMAIL: BURGERKING@VGS-INC.COM

WAUSAU TILE, INC
(EXTERIOR DÉCOR)
P.O. BOX 1520
WAUSAU, WI 54402-1520
STEVE THUT: 800-388-8728 EXT 320
sthut@wausautile.com

MISCELLANEOUS

HAINES, JONES, AND CADBURY
(PACKAGE PRICING ON MULTIPLE ITEMS PLUMBING, TILE, RESTROOM ACCESSORIES, ETC)
310 SW 24TH STREET
BENTONVILLE, AR 72712
BARRY BRYANT:479-899-3555
barry.bryant@hjcinc.com

No.	Date	By	Notes
1	8.2.2024	ZA	FOR BUILDING PERMIT

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DUSTIN CURTIS CAIN
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
1045
STATE OF TENNESSEE
8-06-24

PROJECT
5099 MURFREESBORO RD
LA VERGNE, TN 37086

SHEET TITLE
MANUFACTURES AND SUPPLIERS

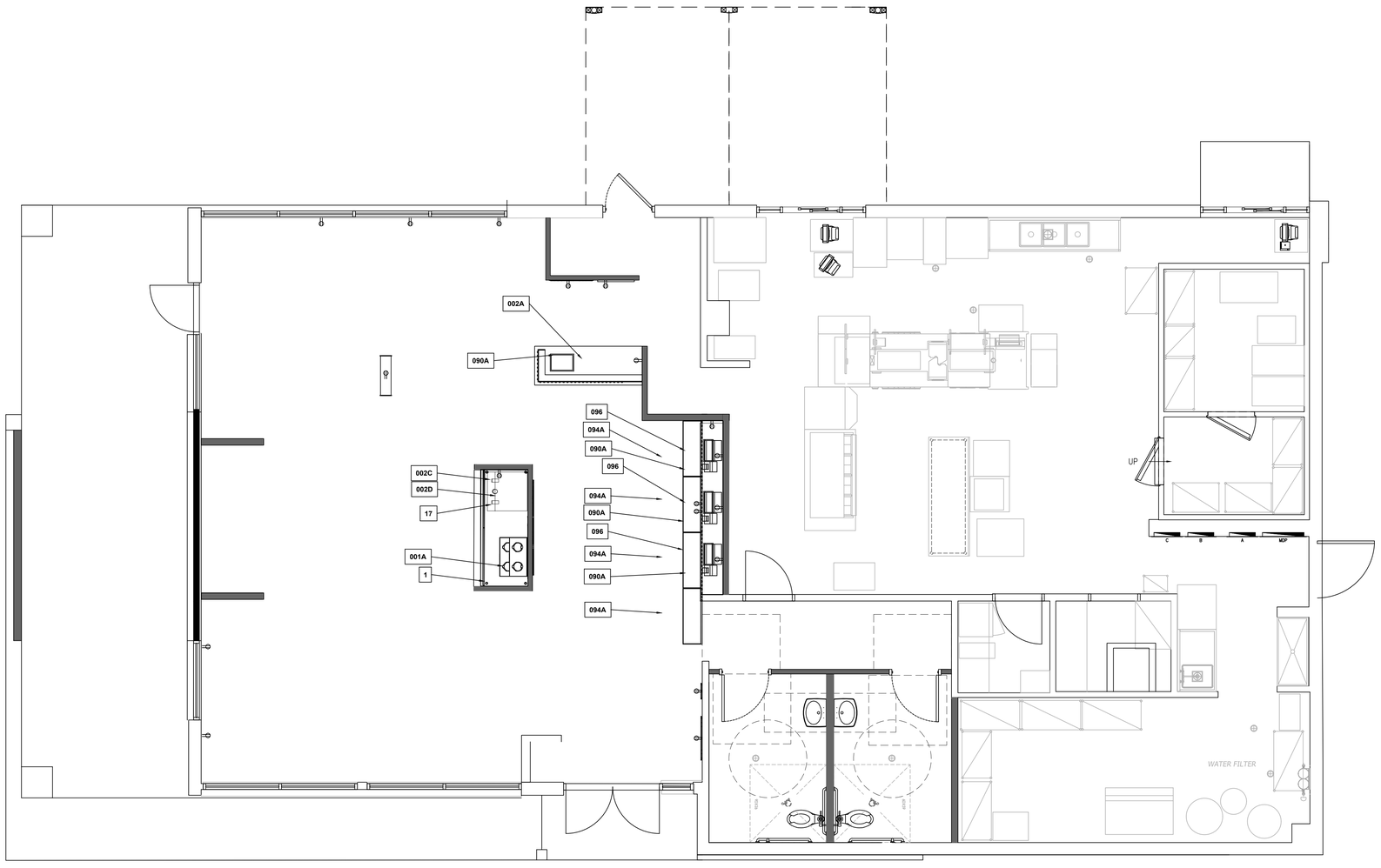
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JOB #
TG-24812

SHEET
A-7

EQUIPMENT SCHEDULE

ITEM #	QTY	DESCRIPTION	SUPPLIED BY	INSTALLED BY	PHASE	AMPS	WATER	DRAIN GAS	BTU	NOTES
1	1	7'-6" SELF SERVICE DRINK BAR	K.E.S.	K.E.S.						
001A	1	5-3/4"x11-3/4" SERVICE CHASE	K.E.S.	K.E.S.						
002A	LOT	UNDERCOUNTER SHELVING	K.E.S.	K.E.S.						
002C	1	4 COMPARTMENT,COUNTERTOP CONDIMENT DISPENSER	K.E.S.	K.E.S.						
002D	1	LID DISPENSER	K.E.S.	K.E.S.						
10	1	ICE/SODA DISPENSER-CORNELIUS-12-HEAD(SELF SERVE)	K.E.S.	K.E.S.	115-1	5	1/2C	3/4 I.D.		
17	1	BUNN ITCB COFFEE-TEA BREWER	K.E.S.	K.E.S.	200-1	17.5	1/2F			
094A	4	MENU BOARD - 43.4" x 25.1" x 1.5"	OWNER	G.S	115-1	7.8				
090A	3	P.O.S PRINTER	K.E.S.	K.E.S.	115-1	1.2				
096	3	SELF ORDER CASH OUT KIOSK	K.E.S.	K.E.S.	TBD	TBD				



1 EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

No.	Date	By	Notes
1	8.2.2024	ZA	FOR BUILDING PERMIT

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AUSTIN CURTIS SUMMERS
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No. 104533
STATE OF TENNESSEE
8-06-24

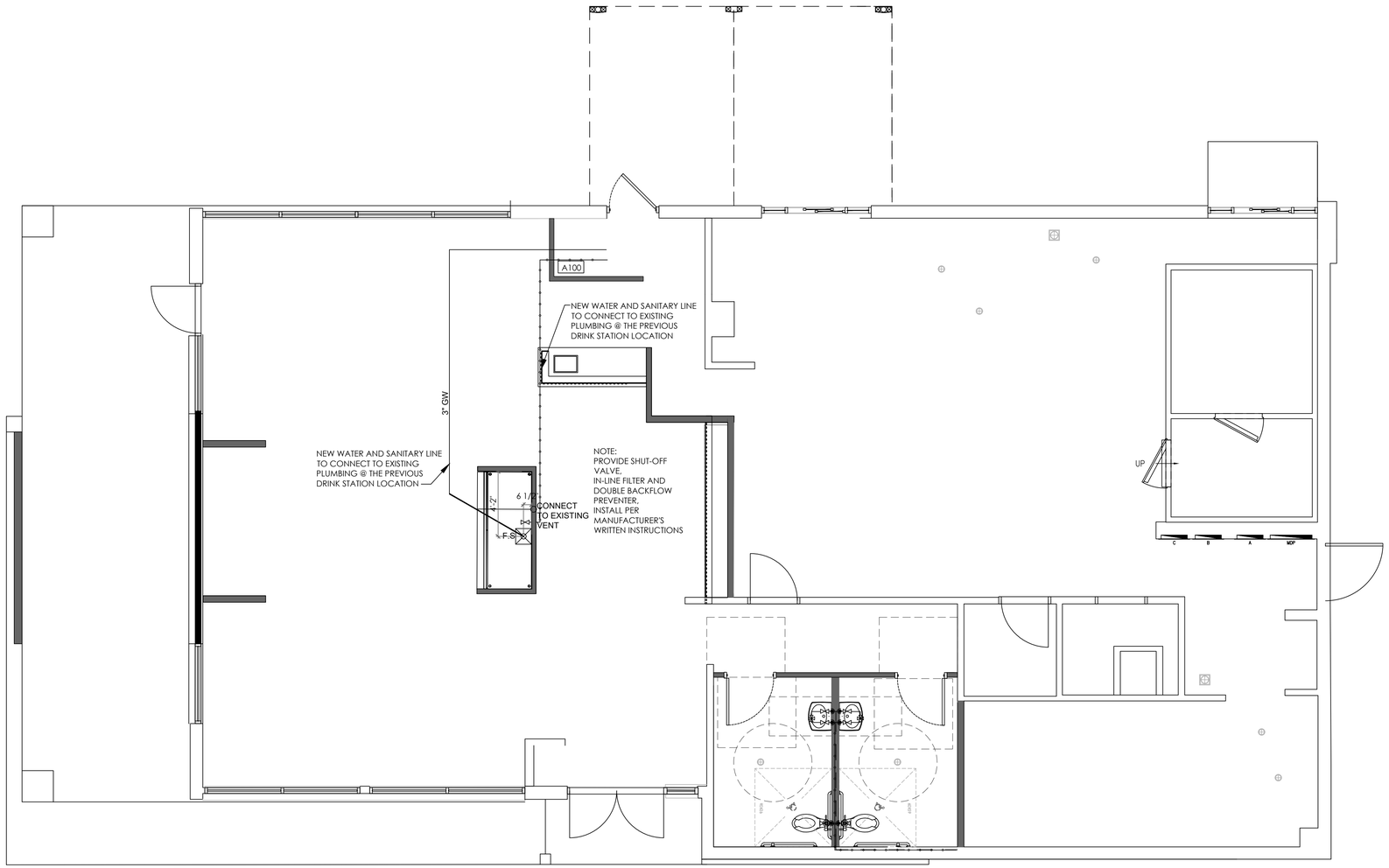
PROJECT
5099 MURFREESBORO RD
LA VERGNE, TN 37086

SHEET TITLE
EQUIPMENT PLAN

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JOB #
TG-24812

SHEET
EQ-1



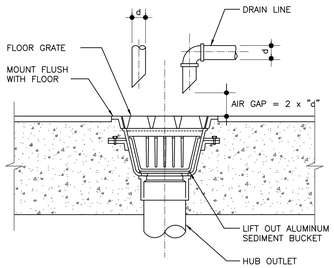
1 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

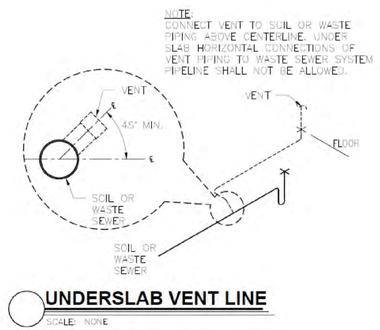
1. DO NOT SCALE DRAWINGS
2. ALL HOT AND COLD WATER PIPING LOCATED ABOVE CEILING AREAS BUT BELOW ROOF INSULATION SHALL BE INSULATED WITH 3/4" FIBERGLASS LOW PRESSURE TYPE WITH DUAL TEMPERATURE JACKET. ALL HOT AND COLD WATER PIPING LOCATED OUTSIDE OF BUILDING INSULATION ENVELOPE SHALL BE INSULATED TO THICKNESS SPECIFIED IN INSULATION SCHEDULE SHOWN ON THIS SHEET. ALL UNDERGROUND PIPES LOCATED INSIDE BUILDING TO BE ENCASED IN FLEXIBLE POLYETHYLENE.
3. PROVIDE SEPARATE SHUT-OFF VALVES FOR ALL EQUIPMENT AND PLUMBING FIXTURES REQUIRING WATER CONNECTIONS.
4. PROVIDE COUPLINGS TO ALL EQUIPMENT AS REQUIRED.
5. PLUMBING CONTRACTOR TO FURNISH AND INSTALL U.L. LISTED
6. PROVIDE BACKFLOW PREVENTER ON COFFEE MAKERS, ICE MACHINE AND OTHER WATER LINES AS REQUIRED BY LOCAL CODES.
7. APPROVED WATER FILTER SYSTEMS:
   7.1. EVERPURE MODEL #CB20312 OR SELECTO SCIENTIFIC MODEL #MF620CC. NOTE: PROVIDE LIME INHIBITOR AS MAY BE REQUIRED.
   7.2. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL WATER FILTER FOR FOUNTAIN DRINKS AT THE BAG-IN-BOX WALL. VERIFY FILTER REQUIREMENTS WITH COKE VENDER.
8. CUTTING AND NOTCHING OF 2x4 BEARING WALL NOT TO EXCEED 7/8". BORED HOLES IN 2x4 BEARING WALLS NOT TO EXCEED 2-1/8".
9. PEX PIPING TO BE USED UNLESS NOT ALLOWED BY LOCAL CODES.
10. PLUMBING CONTRACTOR TO PROVIDE WATER FILTER FOR DRINK SYSTEM. COORDINATE REQUIREMENTS WITH THE EQUIPMENT SUPPLIER.

GENERAL NOTES

1. PLUMBING CONTR. TO COORDINATE VENT STACKS WITH OUTSIDE AIR INTAKES OF A/C UNITS AND SUPPLY FANS & MAINTAIN AT LEAST 10'-0" MIN. CLEARANCE OR AS PER LOCAL CODE REQUIREMENTS. FLAT VENTS ARE NOT ALLOWED.
2. INCREASE V.T.R.'S TO SIZE REQUIRED BY LOCAL CODES AND CONDITIONS AS REQUIRED FOR FROST ENCLOSURE. FLAT VENTS ARE NOT ALLOWED
3. RUN SYRUP LINES FROM SODA FACTORY TO DRINK DISPENSER ABOVE CEILING.
4. CAST IRON PIPE MAY BE USED UNDER SLAB IN LIEU OF PVC ONLY IF REQUIRED BY C
5. PROVIDE CONDENSATE LINES FROM A/C UNITS ABOVE CEILING ACCORDING TO LOCAL CODE REQUIREMENTS.
6. RESEAL FLOOR DRAINS ACCORDING TO LOCAL REQUIREMENTS.
7. SAFEWASTE PIPING ABOVE AND ALONG FLOOR SHALL BE SIZED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
8. COORDINATE SAFEWASTE LINE CONNECTIONS WITH EQUIPMENT ROUGH-IN.
9. P.V.C. (SCHEDULE 40) PIPE CAN BE USED FOR VENTS AND WASTE ONLY IF APPROVED BY LOCAL BUILDING CODES.
10. SEE FOUNDATION PLAN FOR EXACT LOCATION OF FLOOR DRAINS AND FLOOR SINKS.
11. IF WALK-IN-BOX CONDENSATE LINE IS REQUIRED BY LOCAL CODE, PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL 1 1/4" CONDENSATE LINE, AND SEAL AROUND ALL PENETRATIONS THROUGH THE WALK-IN-BOX.
12. HEAT TAPE IS PROVIDED BY WALK-IN-BOX MANUFACTURER AND INSTALLED BY ELECTRICAL CONTRACTOR. IT IS TO BE SELF-LIMITING TYPE, "FROSTEX" OR EQUAL.



1 FLOOR SINK DETAIL
SCALE: NOT TO SCALE



UNDERSLAB VENT LINE
SCALE: NONE

No.	Date	By	Notes
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AGENT OF RECORD
COMMERCE
104532
STATE OF TENNESSEE
8-06-24

PROJECT
5099 MURFREESBORO RD
LA VERGNE, TN 37086

SHEET TITLE
PLUMBING PLAN

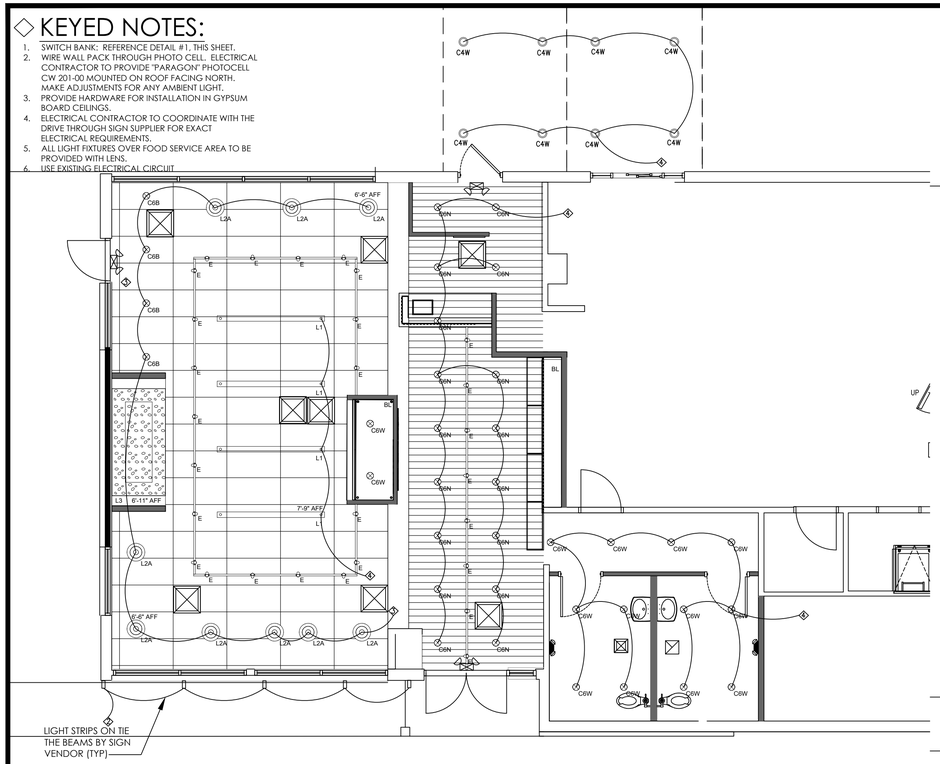
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JOB #
TG-24812

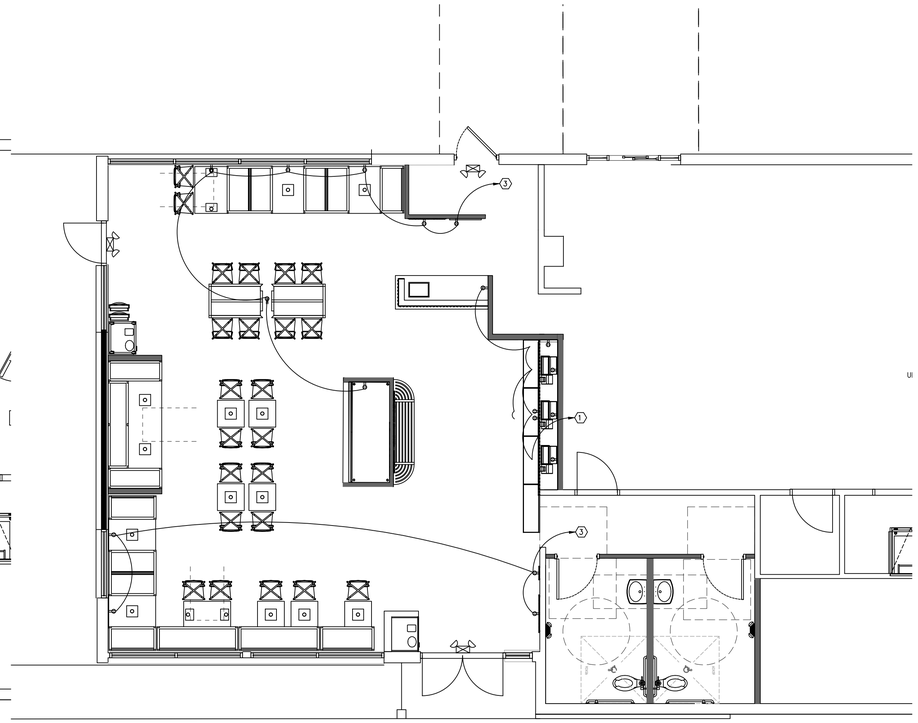
SHEET
P-1

◇ KEYED NOTES:

1. SWITCH BANK: REFERENCE DETAIL #1, THIS SHEET.
2. WIRE WALL PACK THROUGH PHOTO CELL. ELECTRICAL CONTRACTOR TO PROVIDE "PARAGON" PHOTOCELL CW 201-00 MOUNTED ON ROOF FACING NORTH. MAKE ADJUSTMENTS FOR ANY AMBIENT LIGHT.
3. PROVIDE HARDWARE FOR INSTALLATION IN GYPSUM BOARD CEILINGS.
4. ELECTRICAL CONTRACTOR TO COORDINATE WITH THE DRIVE THROUGH SIGN SUPPLIER FOR EXACT ELECTRICAL REQUIREMENTS.
5. ALL LIGHT FIXTURES OVER FOOD SERVICE AREA TO BE PROVIDED WITH LENS.
6. USE EXISTING ELECTRICAL CIRCUIT.



1 LIGHTING PLAN
SCALE: 3/16" = 1'-0"



2 POWER PLAN
SCALE: 3/16" = 1'-0"

⬡ KEYED NOTES - PLAN:

1. DIGITAL MENU BOARDS (VERIFY 3 OR 4 BOARD INSTALLATION): PROVIDE (1) DUPLEX RECEPTACLE FOR 120V CIRCUIT AND (1) P-RING FOR DATA CABLE AT EACH MENU BOARD SCREEN. REFER TO DETAIL, SHEET E-3.
2. PROVIDE AUDIO/VISUAL STROBE ALARM W/ PULL STATION. TIE TO HVAC SMOKE ALARM SYSTEM
3. CONTRACTOR SHALL FEED NEW RECEPTACLES FROM AND EXISTING RECEPTACLE CIRCUIT SERVING THIS AREA. IF NONE ARE AVAILABLE, PROVIDE A NEW 20A/1P RECEPTACLE CIRCUIT BACK TO THE EXISTING 120V ELECTRIC PANEL SERVING THIS AREA.
4. PROVIDE A NEW DEDICATED CIRCUIT BACK TO THE EXISTING ELECTRICAL PANEL SERVING EQUIPMENT
5. CONTRACTOR SHALL EXTEND THE EXISTING CIRCUIT SERVING THE EXISTING/RELOCATED DRINK STATION TO NEW LOCATION AS REQUIRED

GENERAL NOTES

A. ALL DIMENSIONS SHOWN ON REFLECTED CEILING PLAN ARE FROM FACE OF WALL FINISH UNLESS NOTED OTHERWISE.

B. THE REFERENCE HEIGHTS INDICATED ON PLAN ARE FROM APPROXIMATE FINISH FLOOR (A.F.F.)

C. CONTRACTOR SHALL VERIFY FIXTURE QUANTITIES AND ALSO MAKE PROPER ADJUSTMENTS FOR ANY CHANGES IN PLAN DUE TO ADDITIONAL REQUIREMENTS, LOCAL CODES, ETC.

D. ALL FIXTURES SHALL BE LOCATED IN THE CENTER OF CEILING TILES UNLESS NOTED OTHERWISE.

E. DINING ROOMS ARE DESIGNED TO A 30 FOOT CANDLE LEVEL. KITCHENS ARE DESIGNED TO A 75 FOOT CANDLE LEVEL. RESTROOMS ARE DESIGNED TO A 50 FOOT CANDLE LEVEL.

F. EXCEPT FOR DROPPED CEILING OPTION, ALL LIGHT FIXTURES IN DINING ROOM AREA AND RESTROOM CORRIDOR ARE TO BE SUPPORTED FROM EXPOSED ROOF TRUSSES. USE 2x4 BETWEEN BOTTOM CORDS FOR SURFACE MOUNTED FIXTURES.

G. SEE INTERIOR DECOR PLAN FOR PENDANT LIGHTS AND DECORATIVE CEILING ELEMENT PLACEMENT AND FINISHES.

H. GC TO PROVIDE DUPLEX OUTLET EVERY 12'-0" @ WINDOW FACE, MAX. 18" FROM TOP OF WINDOW.

REFER TO DECOR PACKAGE FOR COMPLETE INTERIOR FINISHED AND DETAILS

SYMBOL LEGEND

DETAIL	DESCRIPTION
S	TOGGLE SWITCH – SINGLE POLE HUBBELL #1221–I
	PUSHBUTTON SWITCH
	SINGLE RECEPTACLE HUBBELL #5361–I
	DUPLEX RECEPTACLE HUBBELL #5362–I
	208V RECEPTACLE HUBBELL 208V, 1ø – #5352–I 208V, 3ø – #8420
T	TELEPHONE OUTLET WITH BUSHED HOLE COVERPLATE
J	JUNCTION OR GANG BOX
	CABLE TELEVISION OUTLET
	BUZZER / BELL
	REAR DOOR ALARM
	TRANSFORMER

ABBREVIATIONS

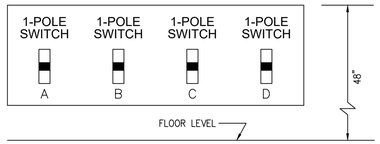
A–3	CONDUIT RUN WITH ARROW DENOTING HOMERUN. SUBSCRIPT INDICATES PANEL AND CIRCUIT NO. GROUND CONDUCTOR REQUIRED IN ALL CONDUITS BUT NOT INDICATED
GFCI	GROUND FAULT CIRCUIT INTERRUPTING
W.P.	WEATHERPROOF
A.F.F.	ABOVE FINISHED FLOOR.
I.G.	ISOLATED GROUND

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	2X2 SUPPLY AIR DIFFUSERS
	2X2 RETURN AIR GRILLES
	EXHAUST FAN GRILLES
EM	EMERGENCY LIGHT
EMX	EXIT LIGHT

ELECTRICAL CONTRACTOR (EC) - GENERAL NOTES:

A. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE CODES AND STANDARDS.
B. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN/NOTED OTHERWISE.
C. WIRE SIZE SHALL BE #12 (MINIMUM) UNLESS OTHERWISE NOTED. WIRE SIZES SMALLER THAN #6 AWG SHALL BE THHN/THWN. #6 AWG WIRE AND LARGER SHALL BE THW, UNLESS NOTED OTHERWISE.
D. WIRE (CONDUCTOR) COLORS SHALL BE AS PER APPLICABLE CODES.
E. ALL CONDUCTORS SHALL BE COPPER.
F. ALL CONDUCTORS SHALL BE RUN IN CONDUIT, EXCEPT LOW VOLTAGE CONTROL AND COMMUNICATIONS CABLES.
G. ALL MATERIALS SHALL BE UL APPROVED.
H. ALL BRANCH CIRCUITS, EXCEPT INTERIOR LIGHTING, EXTERIOR BUILDING SIGNS, PARAPET LIGHTING AND SOFFIT LIGHTING TO HAVE A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED AS PER NEC 250-122.
I. PVC (SCHEDULE 40) PERMITTED BELOW SLAB AND BELOW GRADE ONLY.
J. IT IS INTENDED THAT AN EQUIPMENT GROUND CONDUCTOR (GREEN) SHALL BE RUN IN POWER CIRCUIT CONDUITS WHETHER OR NOT THE CONDUIT IS PVC.
K. ALL EMPTY CONDUITS TO BE PROVIDED WITH NYLON PULL STRING.
L. NEW TYPEWRITTEN PANEL DIRECTORY SHALL BE FURNISHED AFTER JOB IS COMPLETED REFLECTING ALL AS BUILT CONDITIONS.
M. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
N. ALL DATA EQUIPMENT TO BE FED BY A DEDICATED CIRCUIT WHICH CONSISTS OF A POWER CIRCUIT THAT FEEDS THIS TYPE OF EQUIPMENT ONLY WITH A SEPARATE GREEN GROUNDING CONDUCTOR CARRIED ALL THE WAY BACK TO THE PANEL TO BE CONNECTED TO THE GROUNDING SYSTEM.
O. FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE UNLESS OTHERWISE NOTED.
P. EC SHALL VERIFY INTERIOR DECOR THEME TO BE USED AND COORDINATE WITH SAID THEME.
Q. EC SHALL INSTALL AND CONNECT WIRING TO ALL SIGNS.
R. MAINTAIN 12" CLEARANCE BETWEEN P.O.S. COMMUNICATION CONDUITS AND LIGHTING FIXTURES AS WELL AS POWER CONDUITS..
S. CUTTING AND NOTCHING OF 2x4 BEARING WALL FRAMING NOT TO EXCEED 7/8". BORING HOLES IN 2x4 BEARING WALL FRAMING NOT TO EXCEED 2 1/8".



1 SWITCH BANK DETAIL
SCALE: NONE

NOTE: NUMBER OF SWITCHES REQUIRED MAY VARY BASED ON LIGHTING CONFIGURATION – VERIFY REQUIREMENTS.

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NO.	WATTAGE	REMARKS
F	PARAPET LIGHT BAND TO BE SUPPLIED & INSTALLED BY LEKTRON, INC, OR SIGNSTRUT, INC. COORDINATE LENGTH OF BAND AND ELECTRICAL REQUIREMENTS WITH MANUFACTURER. G.C. TO RUN POWER AND PROVIDE FINAL CONNECTIONS TO LIGHT FIXTURES.			
I	LSI	SFP24–LED–50–UE–DIM–40	50 4000 K	2x4 RECESSED LED LIGHT FIXTURE PROVIDE GYP. BD. TRIM AT RESTROOMS
	SECURITY	LJT24–40–MLG–FSA12–EU–C388	45	
	CREE	CL–E–TFA04A–24R–40N	42	
H	LSI	SFP22 LED 30 UE DIM 35 FK22	30	2x2 RECESSED LED LIGHT FIXTURE (DINING ROOM DROPPED CEILING) ORDER BLACK TRIM WITH BLACK CEILING AND WHITE TRIM WITH HAZE CEILING.
	ALTERNATE	LED FIXTURE SUPPLIED BY OWNER		
EM	LSI	LPRXRUWBWHLD11R	(2) 1 LED	EMERGENCY LIGHT PROVIDE SINGLE HEAD IN RESTROOMS POWERED BY REMOTE BATTERY ETL LISTED 90 MIN. RUN TIME
EMW	LSI	LPRXRUWBWHLD11R	(2) 1.1 LED	WET LOCATIONS – EMERGENCY LIGHT ETL LISTED 90 MIN. RUN TIME
	ALT: APPROVED EQUAL			
X	LSI	EX–R–U–WB–WH–SD2–R12	(2) 1.1 LED	EXIT LIGHT REPLACE AS NEEDED
	ALT: APPROVED EQUAL			
L	LSI	WP35LF3X9U57KMSV	12 5700 K	SURFACE MOUNTED EXTERIOR WALL SCONCE NOTE: FIXTURES ARE TO MATCH STOREFRONT FRAMES
	ALT: APPROVED EQUAL	LED FIXTURE SUPPLIED BY OWNER		
	LSI	LCD613LED3048UETR6RLHAZWH		

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NO.	WATTAGE	REMARKS
C6N	JUNO ALT: APPROVED EQUAL	6SSEMW HL SWB 90CRI 6SSEBN (HIGH OUTPUT)	13.9 3000	6" DIAMETER, WHITE TRIM, RECESSED DOWN LIGHT TO BE USED AT DRYWALL CEILING
D6N	JUNO ALT: APPROVED EQUAL	6GI BN LED 30K 90CRI / QC6 W J6	10.3 3000	6" DIAMETER, BRUSHED NICKEL TRIM, WALL WASHER, TO BE USED AT WOOD CEILING
C6B	JUNO ALT: APPROVED EQUAL	SP34505-930-6-WH	11 3000	6" DIAMETER, BLACK TRIM, RECESSED DOWN LIGHT TO BE USED AT BLACK CEILING TILE
D6B	JUNO ALT: APPROVED EQUAL	SP34506-27K-6WH	11 3000	6" DIAMETER, BLACK TRIM, RECESSED DOWN LIGHT TO BE USED AT BLACK CEILING TILE
L1	NAUTICAL ALT: APPROVED EQUAL		3000	LINEAR PENDANT LIGHT (DIMMABLE)
L2	NAUTICAL	BK304 ¢ SP305-18-60D-927-03	10 2700	PENDANT LAMP
C4w	ALT: APPROVED EQUAL		13 3000	CANOPY EXTERIOR DOWN LIGHT
C6w	LSI ALT: APPROVED EQUAL	LCD6LED14LUNVDIM30FLTR6RLHAZ	14 3000	6" DIAMETER, WHITE TRIM, RECESSED DOWN LIGHT TO BE USED AT DRYWALL CEILING

BURGER KING 20/20 GARDEN GRILL EXTERIOR
EXTERIOR LIGHT FIXTURE SCHEDULE
ALL REMODELS & NEW CONSTRUCTION

4/28/2017

TYPE		VENDOR	CATALOG No.	WATTAGE	COLOR TEMP.	REMARKS
K (NEW CONST.)		CREE				RECESSED SOFFIT LIGHT
		SECURITY	851-42LED-FTP-OW-WH	42	5000	
		LSI	XSL2LED50CW120WHT	86	5000	
		VAOPTO				
		ENERGYWISE				
K (REMODELS)		CREE				RECESSED SOFFIT LIGHT
		SECURITY	851-42LED-FTP-OW-WH	42	5000	*FOR REMODELS ONLY
		LSI	XSL2LED50CW120WHT	86	5000	
		VAOPTO				
		ENERGYWISE				
L (DOWN ONLY)		CREE	RS-30WLED-DO-PS-120-5300K	30	5300	
		SECURITY	RWSC30LED-WD-PS-MT	30	5000	
		LSI	WP35LF3X9U57KMSV	12	5700	
		KONTECH	KON-40-WS	40	5000	
		VAOPTO	VO-WS-DW40D	40	5000	
		ENERGYWISE	EWKON-40-WS	40	5000	
C4w		LSI	LCD613LED3048UETR6RLHAZWH	13	3000	DOWNLIGHT

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

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E: mbattle@technicalgroupinc.net

JUSTIN CURTIS BATTLE
REGISTERED PROFESSIONAL ENGINEER
No. 104535
STATE OF TENNESSEE
8-06-24

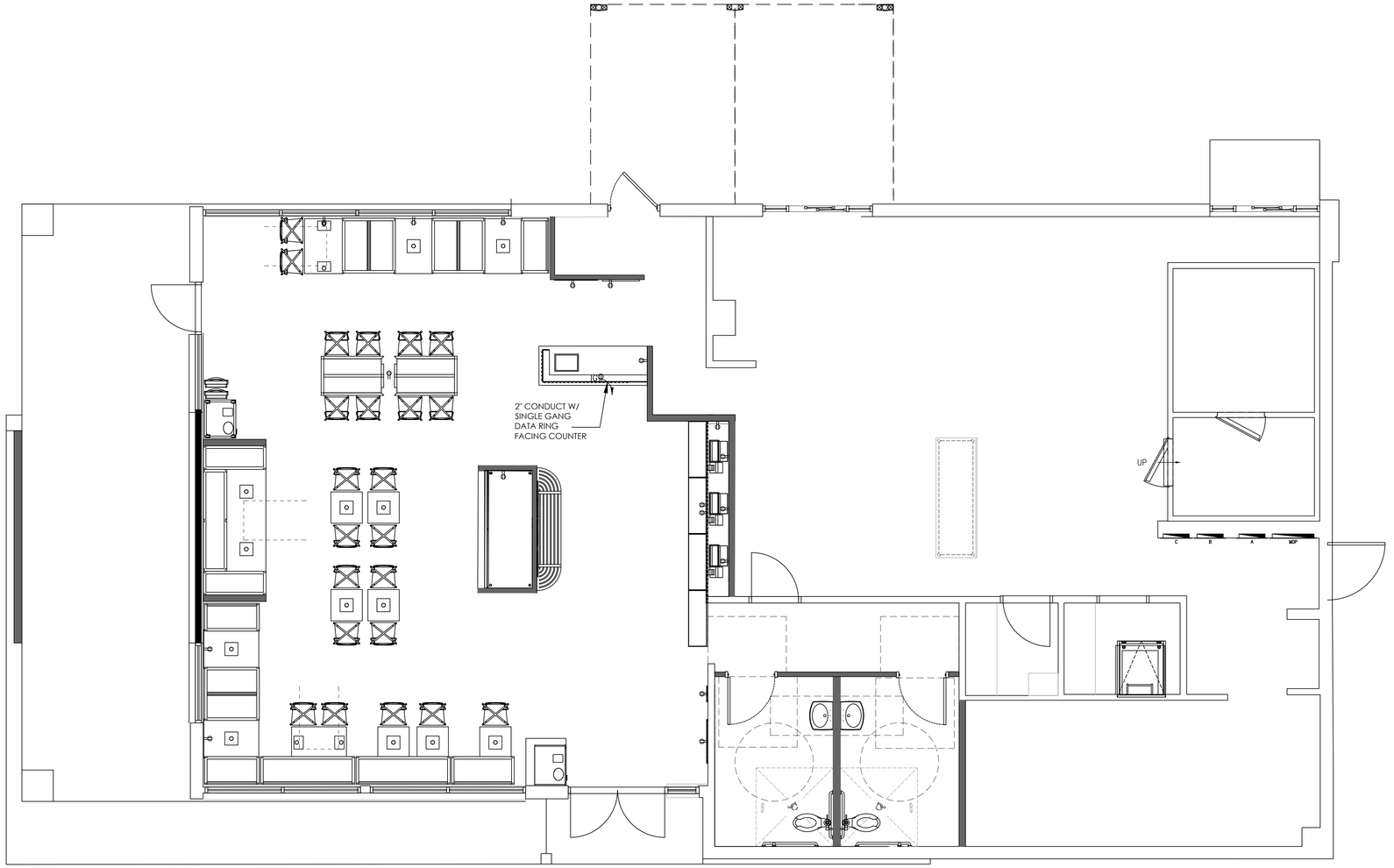
PROJECT
5099 MURFREESBORO RD
LA VERGNE, TN 37086

SHEET TITLE
LIGHTING AND POWER PLAN

DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.

JOB #
TG-24812

SHEET
E-1



1 TECHNOLOGY PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

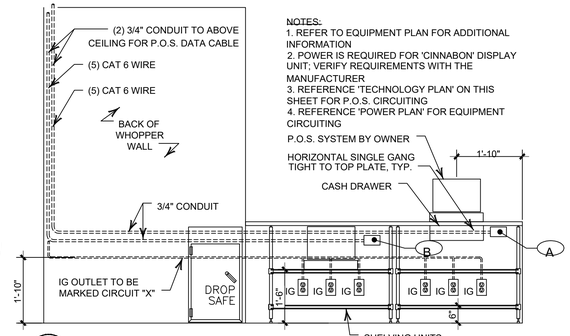
A, CONTRACTOR TO VERIFY WHICH SYSTEM IS TO BE INSTALLED. REQUIREMENTS CAN VARY DEPENDING ON MANUFACTURER. THE CONTRACTOR IS CAUTIONED TO VERIFY ALL REQUIREMENTS PRIOR TO CONSTRUCTION.

B. CONTRACTOR TO PROVIDE ALL RECEPTACLE OUTLETS, CONDUITS AND J-BOXES AS INDICATED ON PLAN.

C. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF VIDEO DISPLAY DEVICES W/ BURGER KING REPRESENTATIVE.

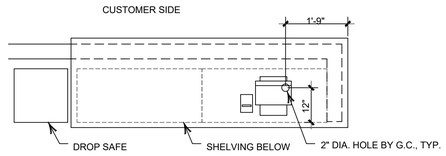
D. MAINTAIN P.O.S. CABLES A MIN. OF 12" AWAY FROM ANY FLUORESCENT LIGHT SOURCES ABOVE CEILING.

E. ELECTRICAL CONTRACTOR TO IDENTIFY P.O.S. JUNCTION BOXES ABOVE CEILING "GROUND P.O.S. ONLY".



NOTES:
1. REFER TO EQUIPMENT PLAN FOR ADDITIONAL INFORMATION
2. POWER IS REQUIRED FOR 'CINNABON' DISPLAY UNIT; VERIFY REQUIREMENTS WITH THE MANUFACTURER
3. REFERENCE 'TECHNOLOGY PLAN' ON THIS SHEET FOR P.O.S. CIRCUITING
4. REFERENCE 'POWER PLAN' FOR EQUIPMENT CIRCUITING
P.O.S. SYSTEM BY OWNER
HORIZONTAL SINGLE GANG TIGHT TO TOP PLATE, TYP.
CASH DRAWER

2 SERVICE COUNTER ELEVATION
SCALE: 1/4" = 1'-0"



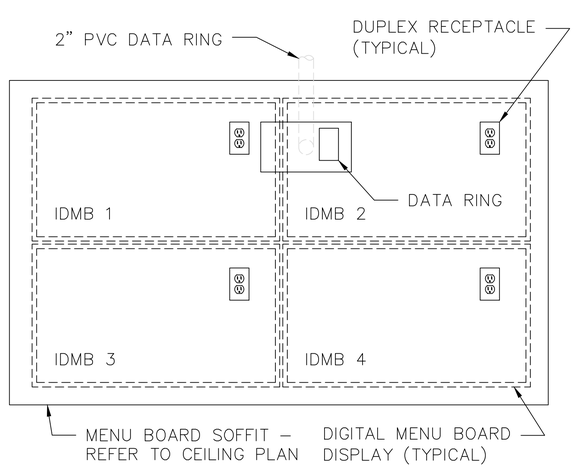
3 SERVICE COUNTER PLAN
SCALE: 1/4" = 1'-0"

GENERAL TECHNOLOGY NOTES:

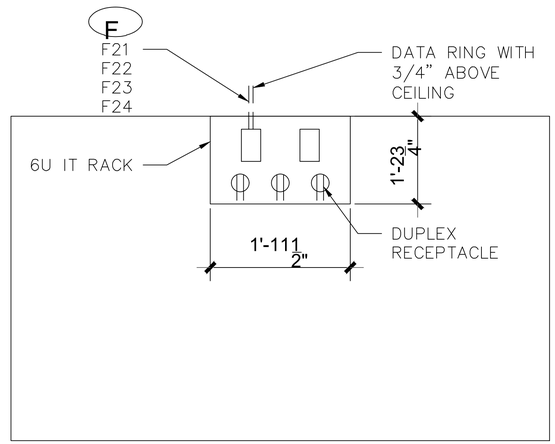
A. ALL CAT 6 CABLING TO BE NON-PLENUM UNLESS CODE REQUIRES.
B. ALL DATA LINES TO BE RUN IN 2 INCH J-HOOKS WITH CLIPS: NO EXCEPTIONS.
C. ALL DATA WIRES TO BE LABELED AT BOTH ENDS AS PER POS SCHEDULE: NO EXCEPTIONS. (ALL DROPS RUN NEXT TO NETWORK CABINET IN OFFICE)
D. ALL DATA WIRES TO BE RUN TO OFFICE NEXT TO DATA RACK AND LABELED AS PER POS SCHEDULE.
E. ALL DATA WIRES COMING OUT OF DATA RINGS SHOULD BE AT LEAST 4 FT. AND LABELED AS PER POS SCHEDULE.
F. ALL DATA RINGS SHOULD BE SINGLE GANG.
G. FRONT COUNTER TO HAVE TWO 3/4" CONDUIT RUNS.
H. ALL DATA LINES FOR MAIN LINE-UP SHOULD BE RUN DOWN CHASE.
I. ALL OUTLETS TO BE INSTALLED IN MAIN LINE-UP AS PER PLANS. (NO CEILING MOUNT OUTLETS)
J. CAMERA WIRES TO BE RAN IN DATA HOOKS USED BY CAT6 RUNS
K. CABLING FOR MUSIC TO BE WITH 12 NON-SHIELDED SPEAKER WIRE
L. CABLING FOR MUSIC SHOULD BE RUN IN SERIES. ONE SPEAKER IN EACH RESTROOM AND 4 IN DINING ROOM.
M. CONTRACTOR TO CUT IN 8" HOLES FOR SPEAKERS.
N. CONTRACTOR TO VERIFY WITH CARROLS PROJECT MANAGER ON WITH TYPE OF CAMERA WIRE TO BE USED (CAT 6 OR SIAMESE CABLE).
O. CABLING FOR WIFI TO BE INSTALLED BY POS INSTALL TEAM.
P. ALL ISOLATED GROUND OUTLETS TO BE ORANGE WITH MATCHING ORANGE COVER PLATES.
Q. OUTSIDE MENU-BOARDS AND DRIVE-THRU SPEAKER CANOPY EACH REQUIRE A 1" CONDUIT.
R. EACH DRIVE-THRU SPEAKER CONDUIT SHALL HAVE A PULL STRING PULLED IN WITH CAT6 CABLE.
S. NO JUNCTION BOXES IN OUTSIDE DATA RUNS ARE EXCEPTED.
T. CABLING TO BE WIRED AS PER KEYED TECHNOLOGY PLAN, NO EXCEPTIONS.
U. ALL LOW AND HIGH VOLTAGE WIRING TO MEET LOCAL AND NEC REQUIREMENTS.
V. CAMERA SYSTEMS THAT ARE RAN WITH SIAMESE CABLE CAN HAVE UP TO 16 CAMERAS. CAMERA SYSTEMS THAT ARE RAN WITH CAT 6 CABLE CAN HAVE UP TO 19 CAMERAS.
W. DINING ROOM KIOSK IS CLOSEST TO MAIN ENTRANCE.
X. G.C. TO PULL LOW VOLT PERMIT.
Y. # OF KIOSKS IS SITE SPECIFIC. TYPICAL IS (3), COULD BE (2-4). SEE ARCHITECTURAL/SEATING PLAN.

EXISTING SPEAKER & CAMERA WIRING NOTES:

· G.C. TO PERFORM AND/OR COORDINATE LOW VOLTAGE EQUIPMENT REMOVAL, RELOCATION, AND REINSTALLATION AS NEEDED TO INCLUDE CAMERAS, SPEAKERS, AND SECURITY ALARMS. NO T.V. EQUIPMENT TO BE REINSTALLED IN DINING. G.C. TO CONFIRM ALL WORKING PRIOR TO REMOVING AND ADVISE IF NOT. G.C. TO OBTAIN LOW VOLTAGE PERMIT THROUGH THEIR ELECTRICIAN.
• WIFI: PRIOR TO CONSTRUCTION, G.C. TO VERIFY IT WORKS. INVENTORY ROUTER IN CEILING VIA PHOTO, REMOVE FOR CEILING WORK, AND REPLACE IN SAME LOCATION. MARK LV WIRE AT DEMO.
· SECURITY CAMERAS: PRIOR TO CONSTRUCTION, G.C. TO VERIFY THEY WORK. INVENTORY CAMERAS IN CEILING VIA PHOTOS. REMOVE FROM CEILING PRIOR TO DEMO (USUALLY TIE TO RAFTERS). STRAP TO NEW CEILING AND SECURE FOR CARROLS VENDOR TO REINSTALL.
· SPEAKERS: SPEAKERS TO BE REPLACED OR PAINTED TO MATCH CEILING TILE. PRIOR TO CONSTRUCTION, G.C. TO VERIFY THEY WORK. PATTY DUGAR WITH CARROLS TO BE NOTIFIED FOR SHUT DOWN AND STARTUP. G.C. TO PRESERVE AND MARK LOCATION OF WIRES OF EXISTING AT DEMO, FOR REINSTALLATION.



4 DIGITAL MENU BOARD INSTALLATION
SCALE: 1/2" = 1'-0"



REAR VIEW

BACK WALL FOR MEDIA PLAY RACK

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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JUSTIN CURTIS STATE OF TENNESSEE LICENSED ARCHITECT No. 104533 8-06-24

PROJECT
5099 MURFREESBORO RD
LA VERGNE, TN 37086

SHEET TITLE
TECHNOLOGY PLAN

DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.

JOB #
TG-24812

SHEET
E-2

Planning Commission Report
Meeting: October 29, 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)
Engineering comments addressed.

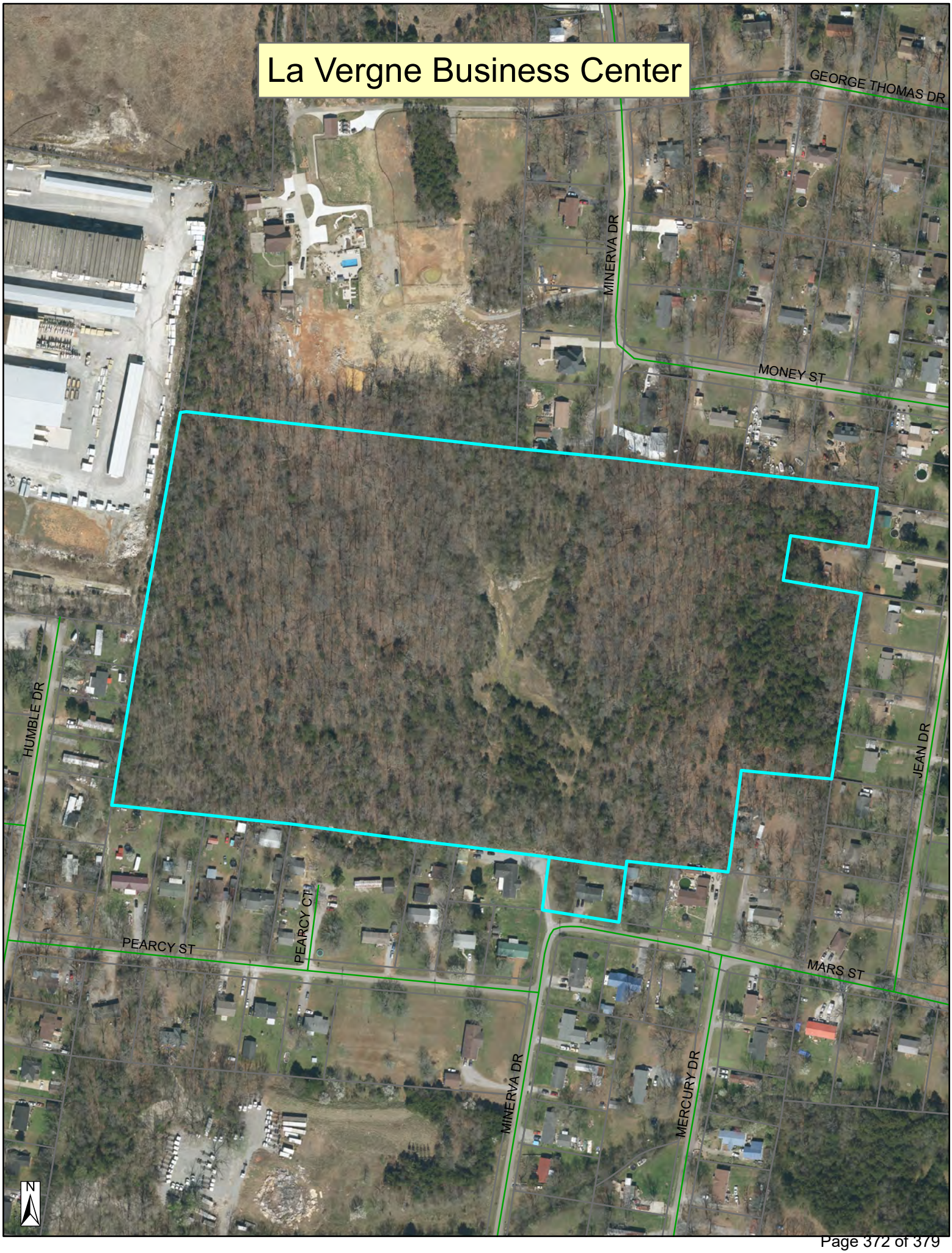
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
All comments addressed.

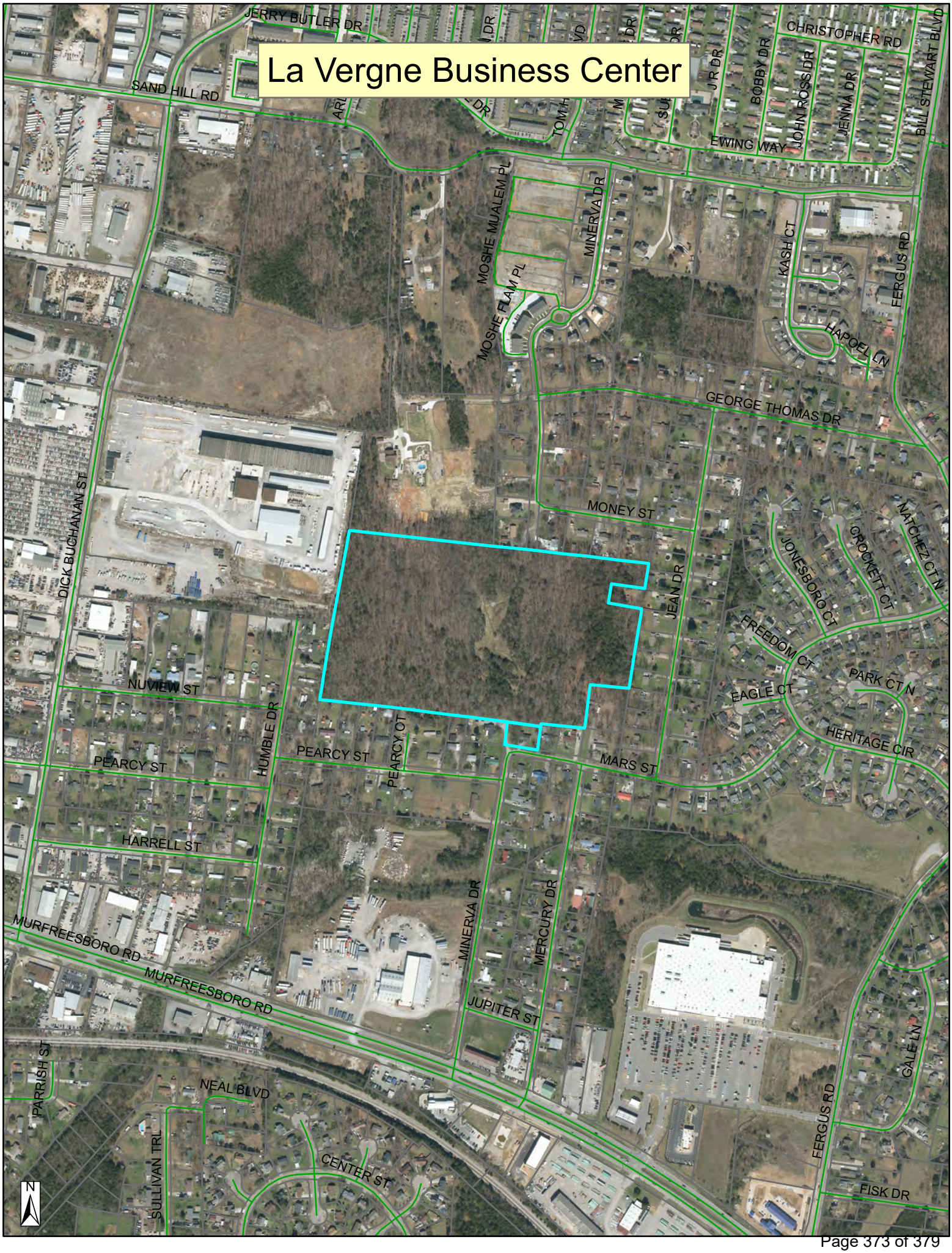
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

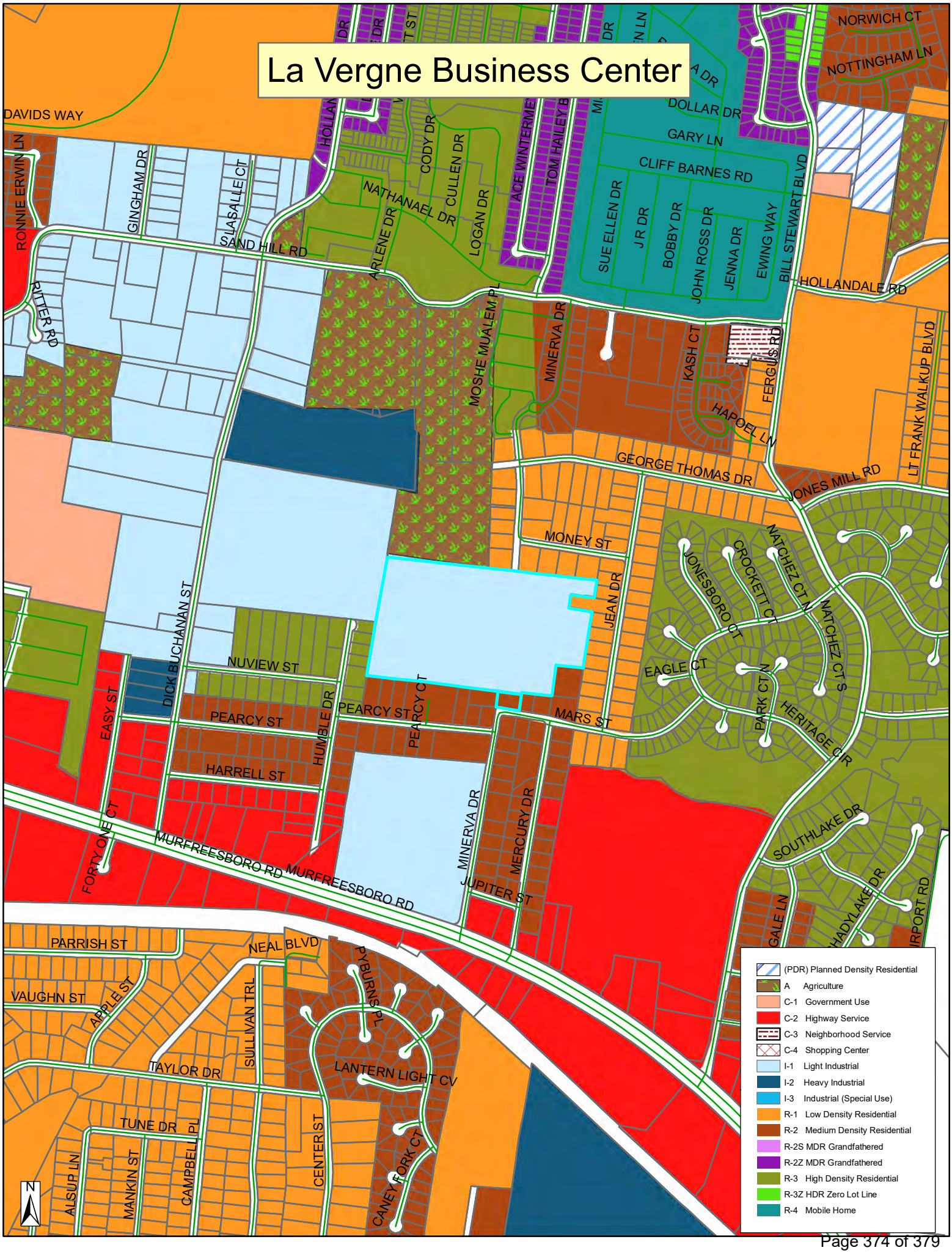
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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

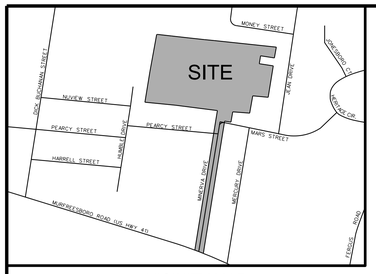

La Vergne Business Center
JERRY BUTLER DR
SAND HILL RD
CHRISTOPHER RD
BILL STEWART BLVD
JOHN ROSS DR
JENNA DR
BOBBY DR
J R DR
EWING WAY
MOSHE MUALEM PL
MOSHE FLAM PL
MINERVA DR
KASH CT
FERGUS RD
HAPOEL LN
GEORGE THOMAS DR
MONEY ST
DICK BUCHANAN ST
JEAN DR
JONESBORO CT
CROCKETT CT
NATCHEZ CT N
FREEDOM 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
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







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

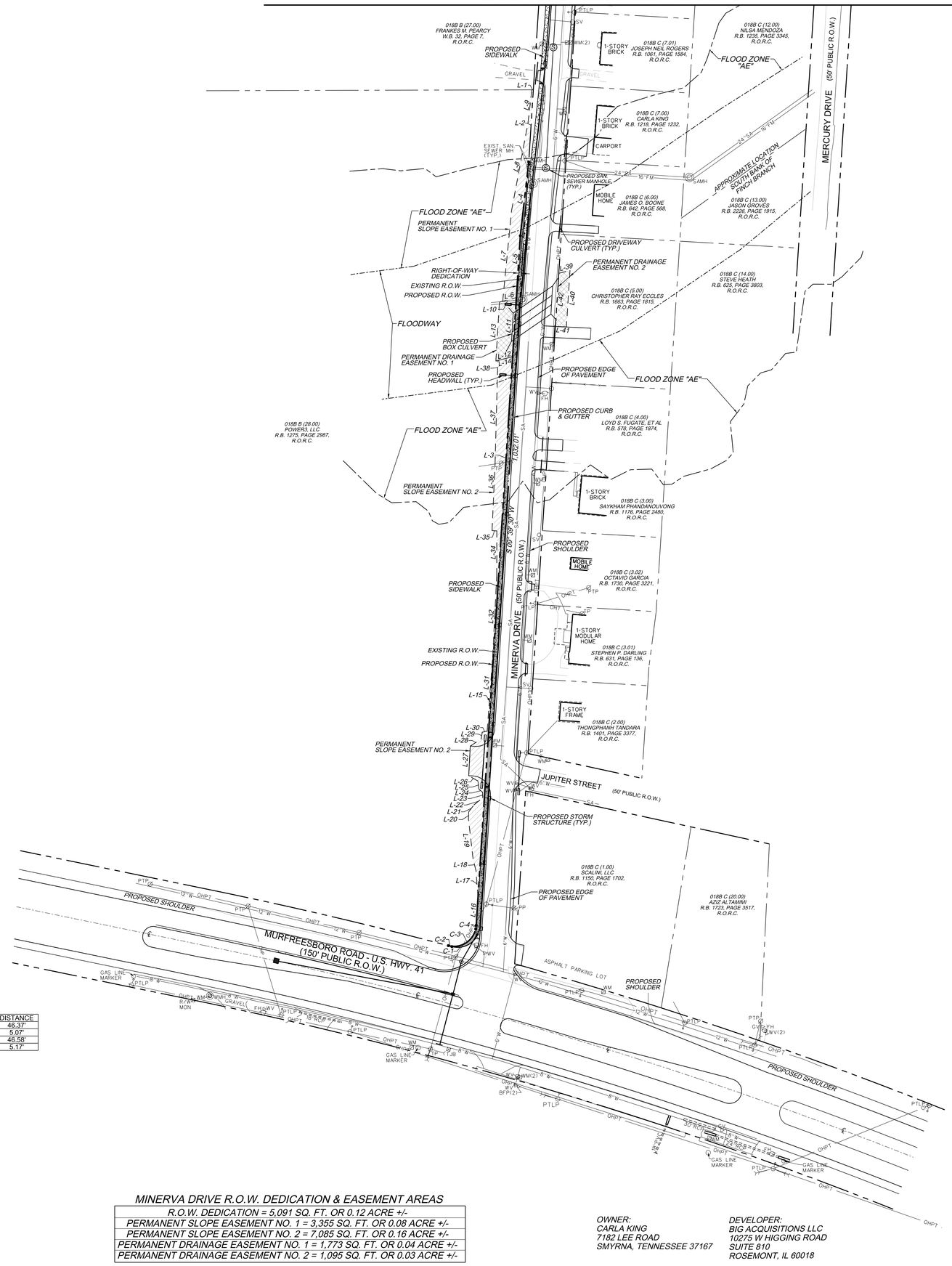
Property ownership boundary	
Building set-back line	
Easement	
Lot line	
New Monument	
Existing monuments	
Iron Pin (O)	
Iron Pin (N)	
Lot number	(1)
Property map parcel number	*(46.01)*
Pertains to property map	*14*
2" Low Pressure Sanitary Sewer	2"LPS
Proposed Fire Hydrant	FH

BARGE DESIGN SOLUTIONS
615 Third Avenue South, Suite 700, Nashville, Tennessee 37210
PHONE (615)254-1500 FAX (615) 255-6572

9/27/2024
6:07:57 PM
JMJudson
LandRes.pen Workspace: LandRes

F:\38\38380\3838001\04_CAD\SURV\FINAL PLAT\3838001FINAL_PLAT_SHEET1.dgn

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

60 30 0 30 60
SCALE 1"=60'

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*

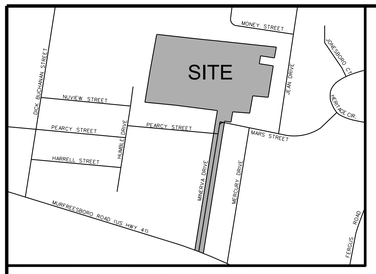
TN. LIC. NO. 2431

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.

SUBDIVISION LOT NO. (TYP.)

14 (46.00) SANDRA HOLMES RUSSELL R.B. 1379, PAGE 1774, R.O.R.C.

140-B-(6.00) ROBERT J. KNOWLES R.B. 1005, PAGE 2934, R.O.R.C.

140-B-(7.00) ALLEN M. TENPENNY R.B. 599, PAGE 28, R.O.R.C.

140-B-(8.00) GARY C. WAGGONER R.B. 569, PAGE 101, R.O.R.C.

140-B-(9.00) DAVID K. LINDSEY R.B. 2322, PAGE 3079, R.O.R.C.

140-B-(5.00) WILLIAM ALAN LEE R.B. 2383, PAGE 3748, R.O.R.C.

3' SPLIT RAIL FENCE

ASPHALT DRIVE

CONC. DRIVE

GARAGE

6' PRIVACY FENCE

SHED

4' C/L FENCE

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'

15' REAR YARD

20' MIN. BLDG. SETBACK LINE

50' LANDSAPE BUFFER

10' SIDE YARD

14 (70.00) CARTER LUMBER OF THE SOUTH R.B. 1580, PAGE 1604, R.O.R.C.

SEE NOTE NO. 7

468.52'

WOVEN WIRE FENCE

N 10° 15' 42" E

20' MIN. BLDG. SETBACK LINE

STORM WATER DETENTION EASEMENT

(46.01) EXISTING PARCEL NO. (TYP.)

CARLA KING R.B. 1377, PAGE 2174, R.B. 1418, PAGE 1572, R.O.R.C.

1 NEW LOT NO. (TYP.)

2

10' LANDSAPE BUFFER

384.71'

35' R.O.W.

N 06° 20' 42" W

20' MIN. BLDG. SETBACK LINE

S 10° 12' 05" W 137.02'

20' MIN. BLDG. SETBACK LINE

10' SIDE YARD

N 81° 03' 33" W 174.32'

S 09° 02' 58" W 100.00'

S 81° 13' 23" E 176.70'

14 (12.00) RICHARD & TONYA COOK R.B. 422, PAGE 566, R.O.R.C.

DEER PARK, SECTION ONE PLAT BOOK 2, PAGE 59, R.O.R.C.

15 140-B-(11.00) ELMER A DAVIS, ET.UX. R.B. 488, PAGE 887, R.O.R.C.

16

13 140-B-(13.00) JEAN BOHANAN R.B. 82, PAGE 1706, R.O.R.C.

12 140-B-(14.00) STEVEN ANTHONY GOODWIN R.B. 141, PAGE 1176, R.O.R.C.

11 140-B-(15.00) STEVE GOODWIN & LARRY E. MORRIS R.B. 351, PAGE 2625, R.O.R.C.

10 140-B-(16.00) KHALIDA DURANI R.B. 2246, PAGE 2952, R.O.R.C.

9 140-B-(17.00) ALFREDO C. GUEVARA, ET.UX. R.B. 1963, PAGE 2149, R.O.R.C.

8 SUBDIVISION LOT NO. (TYP.) 140-B-(18.00) HOME SFR BORROWER LLC R.B. 1512, PAGE 2374, R.O.R.C.

7

6

5 DEER PARK, SECTION ONE PLAT BOOK 2, PAGE 59, R.O.R.C.

JEAN DRIVE (50' PUBLIC R.O.W.)

S 09° 14' 01" W 394.71'

20' MIN. BLDG. SETBACK LINE

20' YARD SETBACK

N 84° 39' 59" W 192.76'

5/8" IR(O)

20' FRONT YARD

218.55'

S 09° 13' 47" W

40' MIN. BLDG. SETBACK LINE

FALLING DOWN HOUSE

140 B (22.01) ELIZABETH BANNISTER R.B. 42, PAGE 716, R.O.R.C.

140 B (22.00) JAMES L. BANNISTER, ET UX R.B. 1186, PAGE 9443, R.O.R.C.

HUMBLE DRIVE (50' PUBLIC R.O.W.)

HUMBLE SUBDIVISION PLAT BOOK 11, PAGE 334, R.O.R.C.

388.68'

10' SIDE YARD

50' LANDSCAPE BUFFER

N 09° 16' 48" E

50'

1 140 A (4.02) WAYNE S. WALDRON R.B. 407, PAGE 383, R.O.R.C.

2 140 A (4.02) WAYNE S. WALDRON R.B. 407, PAGE 383, R.O.R.C.

3 140 A (4.01) WAYNE S. WALDRON R.B. 407, PAGE 383, R.O.R.C.

4 140 A (4.00) STEVEN W. WALDRON R.B. 407, PAGE 383, R.O.R.C.

20' PUBLIC SANITARY SEWER EASEMENT

PROPOSED SAN. SEWER MANHOLE (TYP.)

41' PRIVATE ACCESS EASEMENT

20' PUBLIC WATER LINE EASEMENT

40' MIN. BLDG. SETBACK LINE

20' FRONT YARD

50' LANDSAPE BUFFER

140 A (3.00) EDA K. QUINTER W.B. 18, PAGE 185, R.O.R.C.

T-BAR W/FLAG

N 84° 21' 53" W 382.14'

N 82° 47' 06" W 263.35'

558.89'

295.54'

N 85° 49' 56" W 160.56'

N 85° 49' 56" W 211.07'

140 B (32.00) TERESA L. CAUDILL R.B. 1123, PAGE 3912, R.O.R.C.

140 B (31.01) JOANN N SNOW R.B. 14, PAGE 1295, R.O.R.C.

140 B (31.00) RONALD D. KING R.B. 2079, PAGE 1874, R.O.R.C.

140 B (30.00) SYLVESTER CHAMBERS ET UX R.B. 214, PAGE 494, R.O.R.C.

140 B (29.00) FOY D. SMITH, ET UX R.B. 578, PAGE 790, R.O.R.C.

140 B (28.00) RONALD D. RUSSELL R.B. 890, PAGE 2771, R.O.R.C.

140 B (25.00) DEDICATED ROADWAY RIGHT OF WAY 19,692 SQ. FT. OR 0.45 ACRE +/-

140 B (27.00) TONY YOUNGBLOOD, ET UX R.B. 1344, PAGE 1582, R.O.R.C.

140 B (27.01) NICOL A. TEKOPPEL R.B. 638, PAGE 128, R.O.R.C.

140 B (26.00) LESLIE L. CARTER R.B. 2248, PAGE 3134, R.O.R.C.

PROPOSED SAN. SEWER MANHOLE (TYP.)

PROPOSED CUL-DE-SAC

(25)

N 09° 35' 56" E 160.08'

S 09° 46' 11" W 150.09'

1-STORY VINYL

1-STORY FRAME

GARAGE

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. 291, PAGE 42, R.O.R.C.

MISSING CORNER

N 80° 35' 48" W 159.45'

MARS STREET (PUBLIC R.O.W. - WIDTH VARIES)

PROPOSED CURB & GUTTER

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

1-STORY FRAME

ASPHALT

PEARCY STREET (50' PUBLIC R.O.W.)

PROPOSED SHOULDER

PROPOSED DRIVEWAY CULVERT (TYP.)

PROPOSED STORM SEWER

018B C (8.00) ANTHONY WAIN ROGERS R.B. 1061, PAGE 1582, R.O.R.C.

1-STORY BRICK

SUBDIVISION LOT NO. (TYP.) 41 MIRACLE HEIGHTS PLAT BOOK 2, PAGE 81, R.O.R.C.

40 MIRACLE HEIGHTS PLAT BOOK 2, PAGE 81, R.O.R.C.

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 +/-

BRAD TYSON THOMAS
REGISTERED LANDSCAPE ARCHITECT
DEPARTMENT OF AGRICULTURE
COMMERCE
TENNESSEE NO. 2451

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

60 30 0 30 60
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

9/27/2024 6:08:50 PM JMudson LandRes.pen Workspace: LandRes

F:\38\38380\3838001\04_CAD\SURV\FINAL PLAT\3838001FINAL_PLAT_SHEET2 .dgn