AGENDA

La Vergne Board of Zoning Appeals
November 26, 2024 at 5:30 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: October 29, 2024 Meeting.

OLD BUSINESS

2. Request for Variance to Setbacks - Fourteen Lots Located on Rocky Trail (Tax Map 29P, Group A, Parcels 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, and 62). R-2 (Medium Density Residential) Zoning District. Parcels owned by F & B Development.

NEW BUSINESS

3. Request for Height Variance - 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.

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE BOARD OF ZONING APPEALS OF THE CITY OF LA VERGNE, TENNESSEE ON OCTOBER 29, 2024 IN LA VERGNE CITY HALL, LA VERGNE, TENNESSEE

The La Vergne Board of Zoning Appeals met in a regular meeting on October 29, 2024 in La Vergne City Hall starting at 5:30 p.m. The meeting was called to order by Chairman Graeme Coates.

Members Present

Members present: Chairman Graeme Coates, Vice-Chairman Craig Pollock, and Justin Greer. Charles Jones and Terrence Smith were absent.

Staff Members Present

Staff members present: City Attorney Katie Driver, Executive Assistant Juliet Williams, Assistant City Administrator Kyle Brown, Codes Director Joe White, City Planner Bo Logan, Engineering Director Gary Lide, Fire Safety Officer Kevin Douglas, and Media Services Jerry Davenport.

ORDER OF BUSINESS

1. Approve Minutes: May 28, 2024 Meeting

A motion, made by Vice-Chairman Craig Pollock, seconded by Justin Greer, to approve the minutes of the May 28, 2024 Meeting, was adopted with all voting AYE.

NEW BUSINESS

2. Request for Sign Variance - Property located at 5309 Murfreesboro Road (Tax Map 14, Parcel 72.11). C-2 (Highway Service) Zoning District. Property owned by Aldi, Inc.

Mr. Logan gave his report.

Chairman Coates swore in Mr. Guy Dearman IV, a Boom Sign and Lighting representative. He asked if the signs were all backlit signs. Mr. Dearman stated yes and that all signs are LED.

A motion, made by Justin Greer, seconded by Vice-Chairman Craig Pollock, to approve the variance request, was adopted with all voting AYE.

3. Request for Variance to Setback. Fourteen Lots Located on Rocky Trail (Tax Map 29P, Group A, Parcels 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61,

and 62). R-2 (Medium Density Residential) Zoning District. Parcels owned by F & B Development.

This item was deferred. No action was taken.

4. Request for Variance to Setback - 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.

Chairman Coates swore in Mr. Chett Rhodes, 117 Whitney Dr, Columbia. Mr. Greer asked about the process after approval. Mr. Rhodes explained that it was on the agenda for the Planning Commission meeting tonight. Chairman Coates asked if the new buildings would match the existing buildings colors. Mr. Rhodes stated yes.

Engineer and Planning Technician Jake Blair presented the materials board to the Board. A discussion ensued. He stated they would paint the existing building to match the new one.

A motion, made by Vice-Chairman Craig Pollock, seconded by Justin Greer, to approve the variance, was adopted with all voting AYE.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Coates declared the meeting adjourned at 5:42 p.m.

_____
Chairman

_____
City Recorder

Approved: _____

Board of Zoning Appeals Report
Meeting: November 26, 2024

City of La Vergne

Item #: 2. **Request for Variance to Setbacks - Fourteen Lots Located on Rocky Trail (Tax Map 29P, Group A, Parcels 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, and 62). R-2 (Medium Density Residential) Zoning District. Parcels owned by F & B Development.**

Reviewed By: Bo Logan

Summary:

Summary

The applicant is requesting approval of a variance to the setbacks for 14 lots in The Ridge Subdivision.

This request falls under the third power delegated to Board of Zoning Appeals by way of Tennessee's enabling laws as follows:

Where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the enactment of the zoning regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to or exception or undue hardship upon the owner of such property.

Further, any variance granted must be done so without substantially impairing the intent and purpose of a city's zoning plan and zoning ordinance.

When considering a recommendation for this item the La Vergne Board of Zoning Appeals should consider the conditions below that are justifications for variances and are outlined in the La Vergne ordinances as well as State law.

1. The request is justified because of the following conditions: (i) the property is exceptional due to narrowness, shallowness, or shape of the property, (ii) the property does contain exceptional topographic conditions or other extraordinary or exceptional situations or conditions;
2. The strict application of the Zoning Ordinance would result in practical difficulties to or undue hardship upon the owner(s) of the property (e.g. This situation—*which cannot be of personal or financial nature*--is not generally applicable to other properties throughout the City, and is unique); and

3. The relief granted by this variance would not cause substantial detriment to the public good by substantially impairing the intent or purpose of the LaVergne Zoning Ordinance.

Some examples of variance requests that would also comply with these conditions include the following:

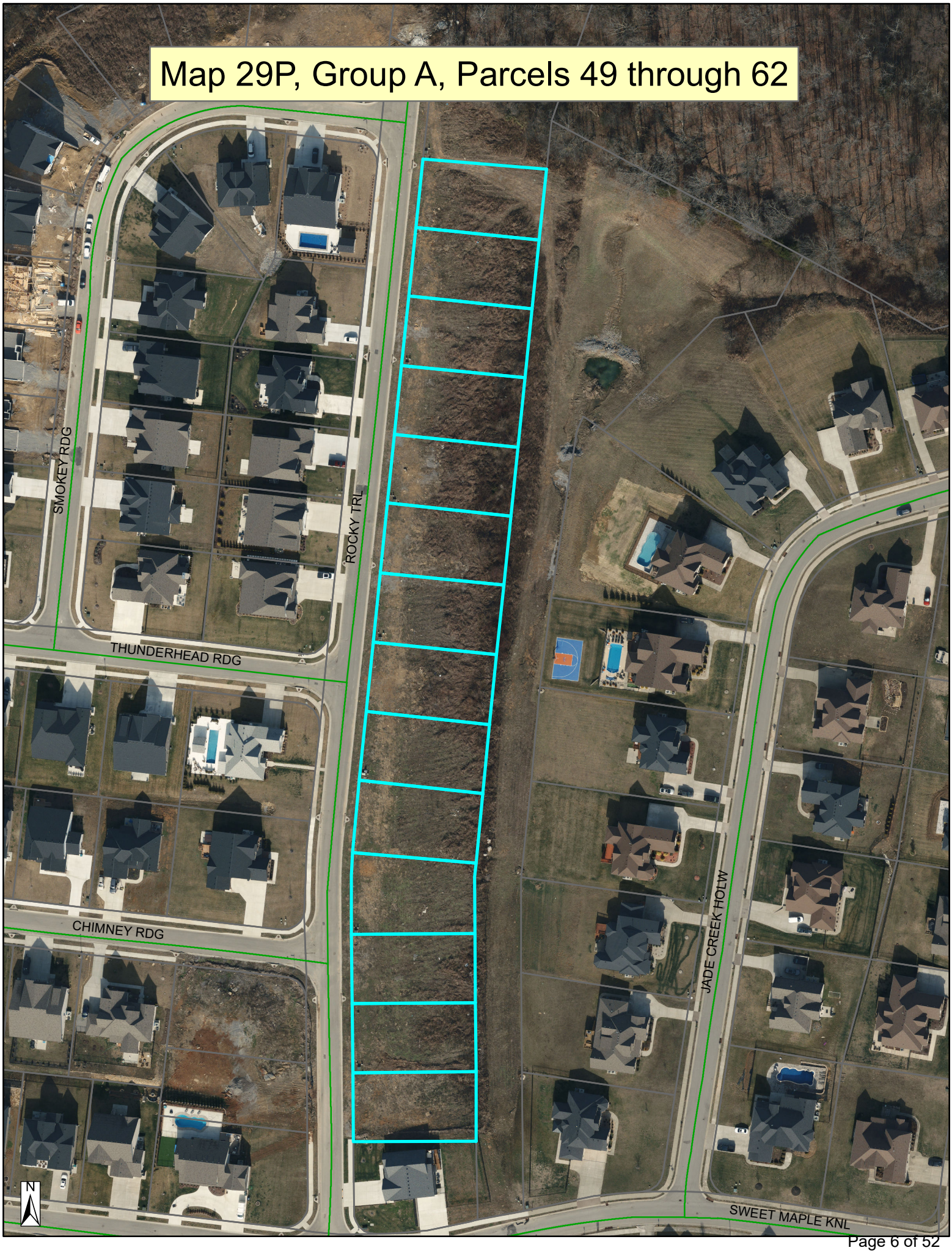
1. Due to the acquisition of a portion of one's property for a public purpose such as for the widening of a public street, the residual lot size is no longer sufficient to comply with minimum lot size provisions;
2. While one has a sufficient acreage to comply with minimum lot size provisions, the shape of the lot at the date zoning was adopted is such that minimum building setbacks cannot be satisfied;
3. While one's lot is large enough to comport with minimum lot size requirements the topographic profile of the lot is such that it is not reasonable or feasible to grade the subject lot in a manner that satisfies minimum yard requirements;
4. A stream running through the middle of a lot of record effectively prohibits one from meeting minimum building setback requirements.

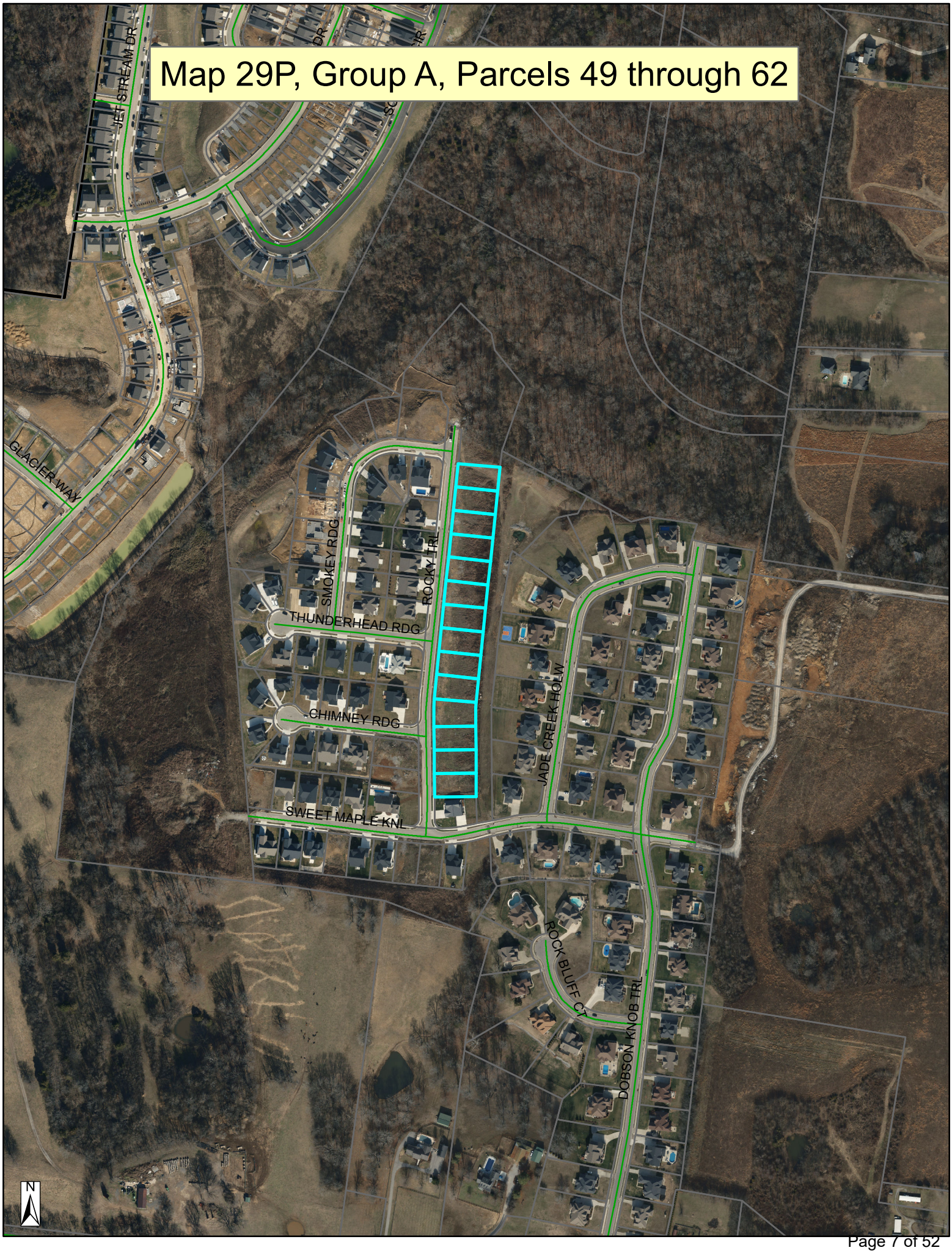
Other Comments

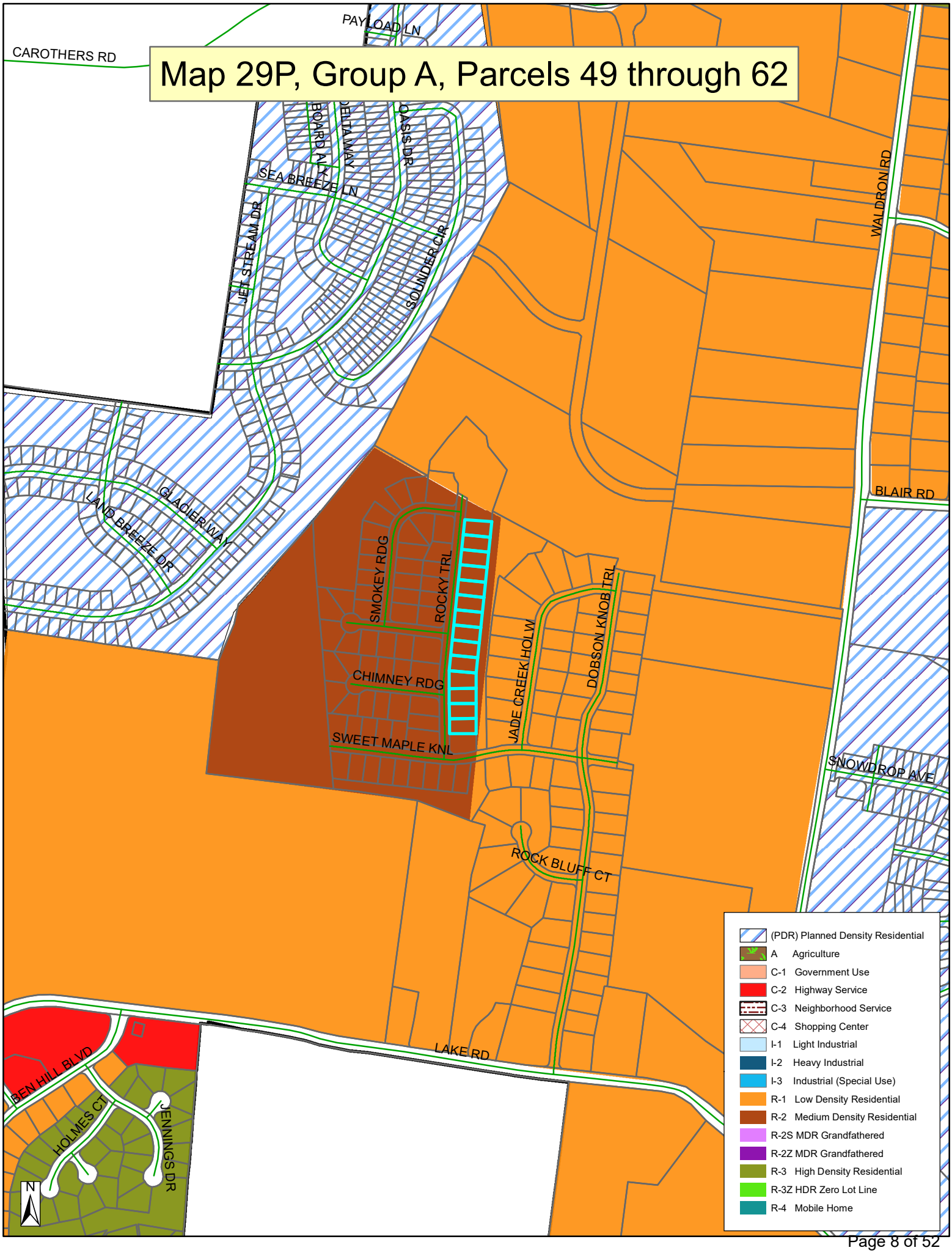
There has been a sign posted on the property for over six (6) weeks at the time of this writing. As of November 20, 2024, Staff has received three (3) phone calls inquiring about the sign. Staff discussed the request with three (3) individuals.

Background Information: N/A

Other Comments: N/A


Map 29P, Group A, Parcels 49 through 62
SMOKEY RDG
ROCKY TRL
THUNDERHEAD RDG
CHIMNEY RDG
JADE CREEK HOLW
SWEET MAPLE KNL
N


Map 29P, Group A, Parcels 49 through 62
JEFFSTREAM DR
GLACIER WAY
SMOKEY RDG
ROCKY TRL
THUNDERHEAD RDG
CHIMNEY RDG
SWEET MAPLE KNL
JADE CREEK HOLW
ROCK BLUFF CT
DOBSON KNOB TRL
N


Map 29P, Group A, Parcels 49 through 62
CAROTHERS RD
PAYLOAD LN
BOARD ALT
DELTA WAY
OASIS DR
SEA BREEZE LN
JET STREAM DR
SOUNDER CIR
WALDRON RD
BLAIR RD
GLACIER WAY
LAND BREEZE DR
SMOKEY RDG
ROCKY TRL
CHIMNEY RDG
SWEET MAPLE KNL
JADE CREEK HOLW
DOBSON KNOB TRL
ROCK BLUFF CT
SNOWDROP AVE
LAKE RD
BEN HILL BLVD
HOLMES CT
JENNINGS 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




AN APPLICATION
HAS BEEN FILED WITH
THE LA VERGNE
BOARD OF ZONING
APPEALS FOR
INFORMATION CALL
287-8702


CAUTION
119210

The Ridge Phase 3 (14 lots) Setback Variance Revision
Owner: B&F Venture
Address: Rocky Trail, Nolensville, TN 37135 (lots 359-372)

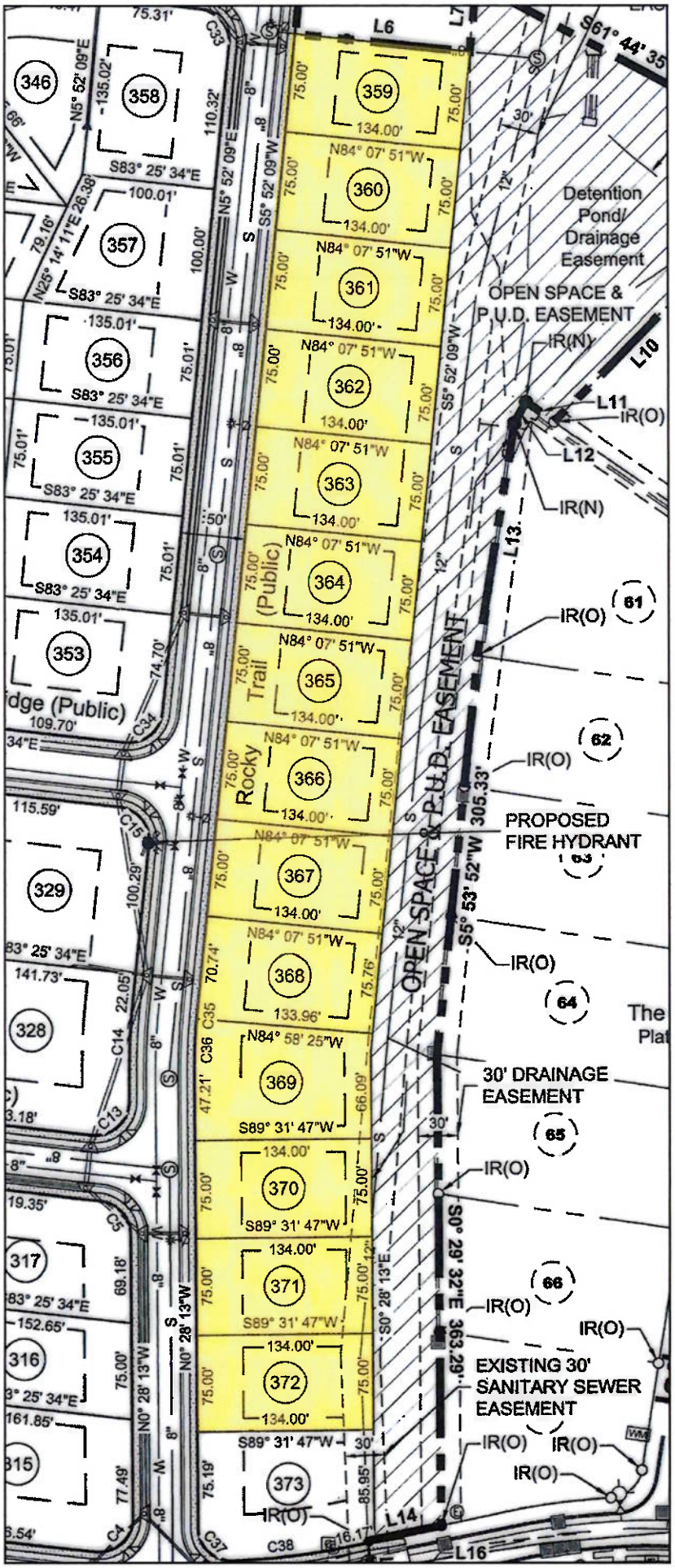
Variance Request: Revising the setback on 14 lots (359-372) from 35'-0" to 20'-0", due to the steepness of lots.

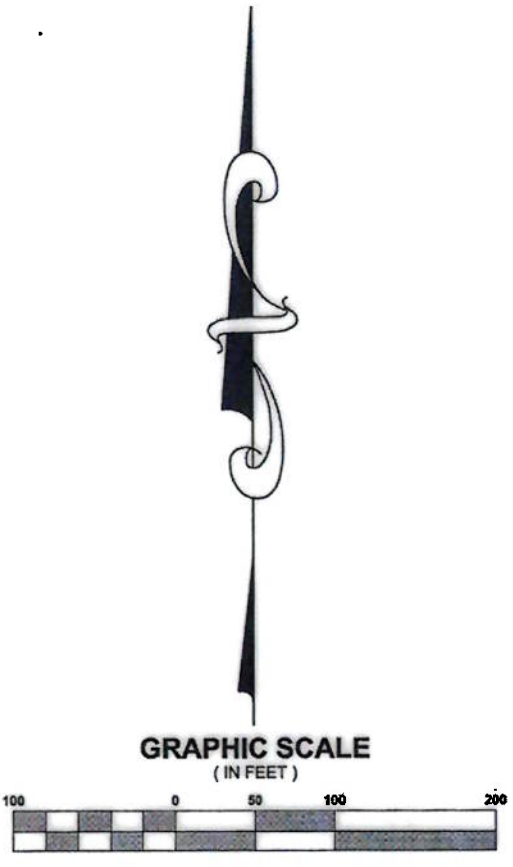


Area of Variance:
Zone of Lots- Residential
Acreage of Site(14 lots)- 3.21± acres
(10,000 sqft per lot)

The Ridge Lots included in Setback Variance

**Lots in proposal with dimensions
**Lots do not contain any existing structures.
**Lots do not contain fencing.





Area of Variance:
Zone of Lots- Residential
Acreage of Site(14 lots)- 3.21± acres
(10,000± sqft per lot)

Neighboring Properties

(within 200 ft)

**All addresses are Nolensville,TN 37135

Behind Proposed Site

-Lot : The Ridge lot 59 (Phase 2)
Owner: Paradise Philomena
Address: 333 Jade Creek Hollow
Zone: Residential

-Lot : The Ridge lot 60 (Phase 2)
Owner: Shawn & Nikki Fazioli
Address: 329 Jade Creek Hollow
Zone: Residential

-Lot : The Ridge lot 61 (Phase 2)
Owner: Debra & Charles Bryan
Address: 325 Jade Creek Hollow
Zone: Residential

-Lot : The Ridge lot 62 (Phase 2)
Owner: Dean & Jnyne Bernard
Address: 321 Jade Creek Hollow
Zone: Residential

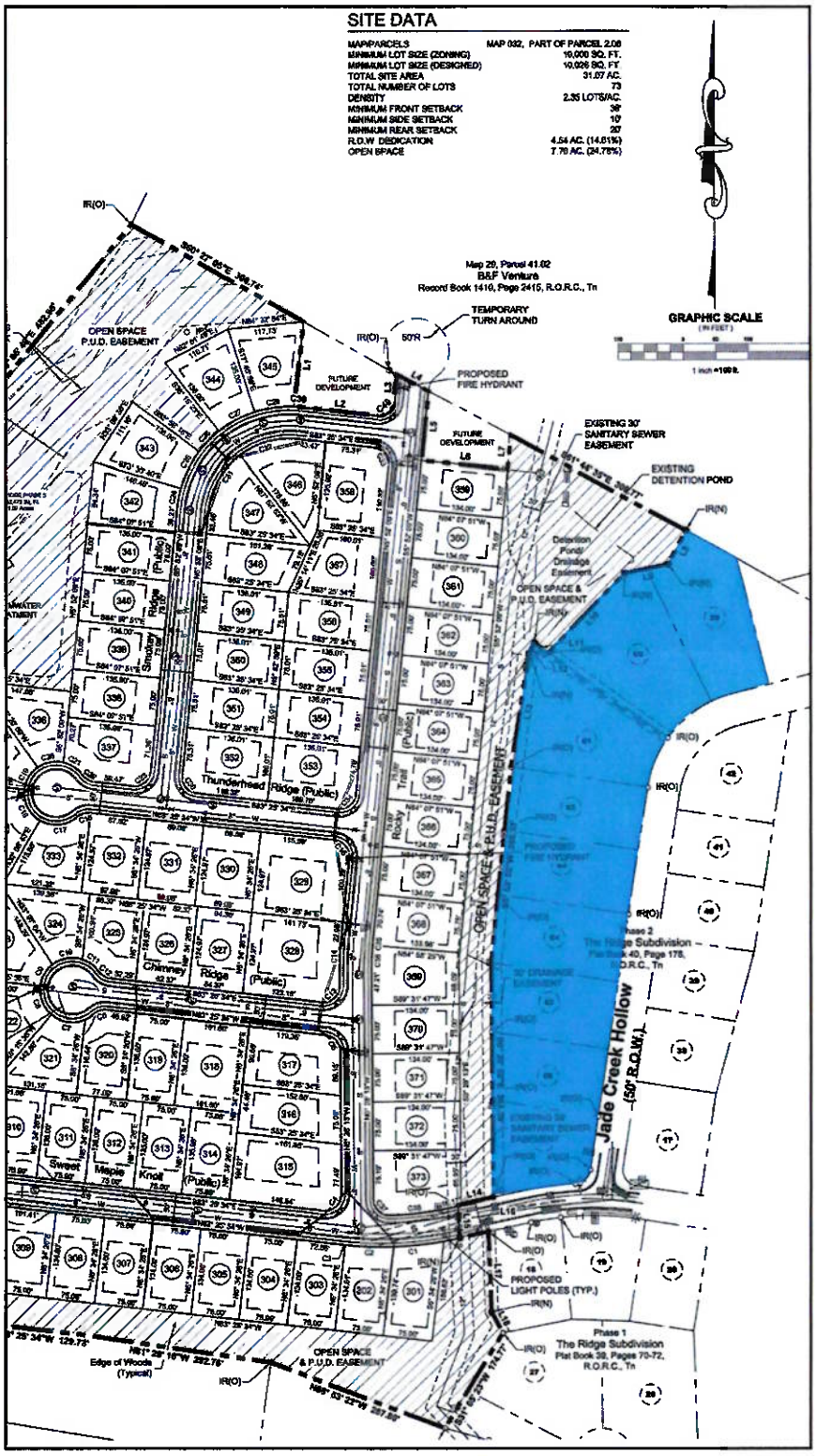
-Lot : The Ridge lot 63 (Phase 2)
Owner: Khammany & Manivanh Keomany
Address: 317 Jade Creek Hollow
Zone: Residential

-Lot : The Ridge lot 64 (Phase 2)
Owner: Antonio & Ebony Johnson
Address: 313 Jade Creek Hollow
Zone: Residential

-Lot : The Ridge lot 65 (Phase 2)
Owner: Flavel & Tamelar Readus
Address: 309 Jade Creek Hollow
Zone: Residential

-Lot : The Ridge lot 66 (Phase 2)
Owner: Joshua & Denise West
Address: 305 Jade Creek Hollow
Zone: Residential

-Lot : The Ridge lot 67 (Phase 2)
Owner: Son & Quyen Nguyen
Address: 301 Jade Creek Hollow
Zone: Residential



Neighboring Properties

Neighboring Properties
(within 200 ft)

**All addresses are Nolensville,TN 37135

Across from Proposed Site

- Lot : The Ridge lot 301 (Phase 3)
Owner: Garrett & Hope Mayfield
Address: 221 Sweet Maple Knoll
Zone: Residential

Lot : The Ridge lot 302 (Phase 3)
Owner:
Address:
Zone: Residential

-Lot : The Ridge lot 315 (Phase 3)
Owner: Anthony Trimboli & Lindsay Toedter
Address: 226 Sweet Maple Knoll
Zone: Residential

-Lot : The Ridge lot 316/317 (Phase 3)
Owner:
Address:
Zone: Residential

-Lot : The Ridge lot 318 (Phase 3)
Owner: Robyn Fox & H.Richard
Address: 303 Chimney Ridge
Zone: Residential

-Lot : The Ridge lot 327 (Phase 3)
Owner: Lewis Hudson & Cleshette Hudson
Address: 302 Chimney Ridge
Zone: Residential

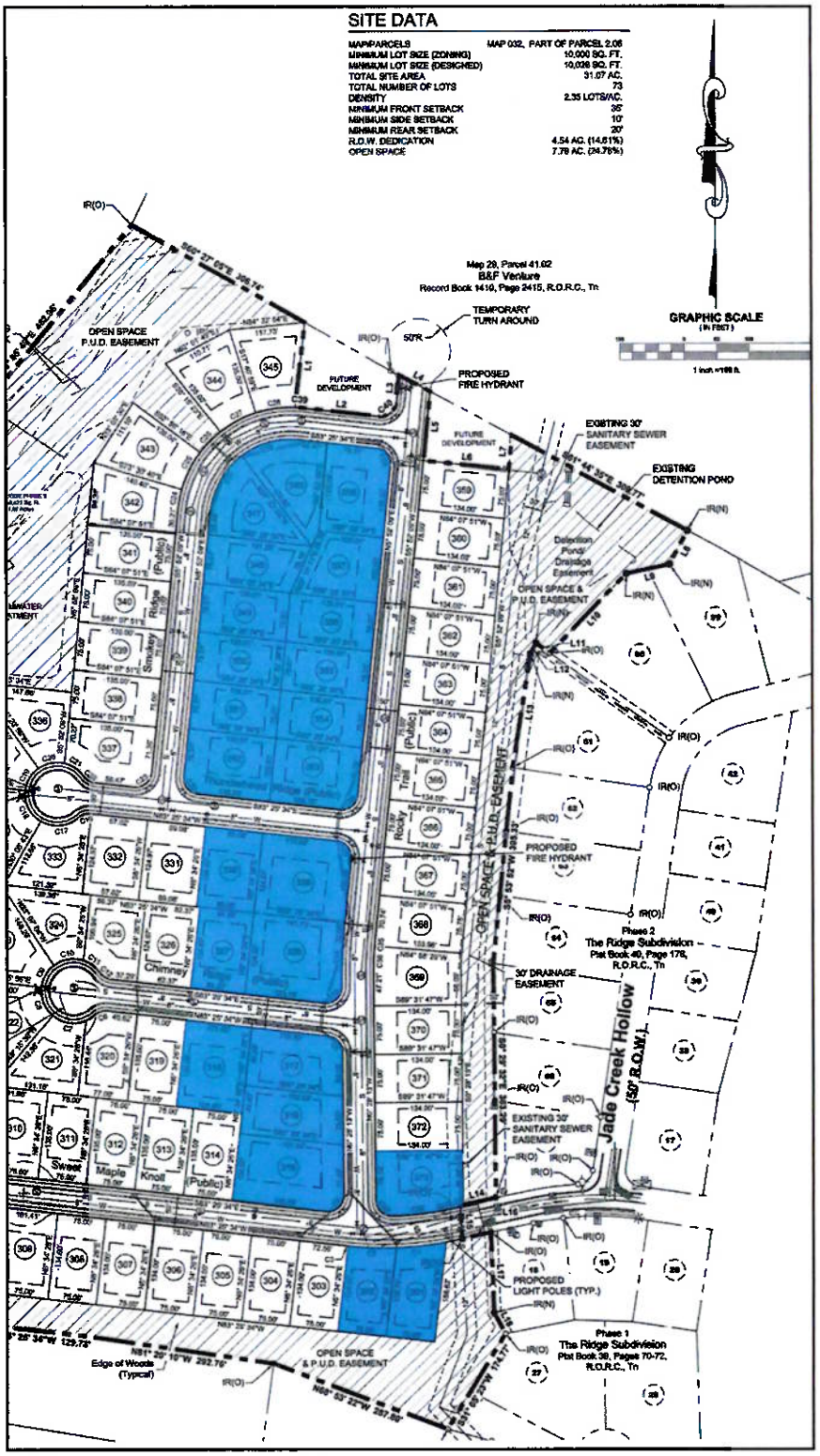
-Lot : The Ridge lot 328 (Phase 3)
Owner: Giuseppe & Marla Prestigiacomo
Address: 109 Rocky Trail
Zone: Residential

-Lot : The Ridge lot 329 (Phase 3)
Owner: Patrick & Christine Rundle
Address: 113 Rocky Trail
Zone: Residential

-Lot : The Ridge lot 330 (Phase 3)
Owner: Carl & Stephanie Edmondson
Address: 403 Thunderhead Ridge
Zone: Residential

-Lot : The Ridge lot 346 (Phase 3)
Owner: Christopher Sasser & Kayla McManus
Address: 503 Smokey Ridge
Zone: Residential

-Lot : The Ridge lot 347 (Phase 3)
Owner: Rasha Khalil & Youssef Hanna
Address: 507 Smokey Ridge
Zone: Residential



Neighboring Properties
(within 200 ft)

Across from Proposed Site cont.

**All addresses are Nolensville,TN 37135

-Lot : The Ridge lot 348 (Phase 3)
Owner: Joshua Dingus & Lynn Kimberly
Address: 509 Smokey Ridge
Zone: Residential

-Lot : The Ridge lot 349 (Phase 3)
Owner: Kelly Dutton & Stephen Horvath
Address: 511 Smokey Ridge
Zone: Residential

-Lot : The Ridge lot 350 (Phase 3)
Owner: Uju Annie Onyia & Chike Francis
Address: 513 Smokey Ridge
Zone: Residential

-Lot : The Ridge lot 351 (Phase 3)
Owner: Langh Do & Nem Khai Don
Address: 515 Smokey Ridge
Zone: Residential

-Lot : The Ridge lot 352 (Phase 3)
Owner: Mark Molnar & Lee Pamela
Address: 517 Smokey Ridge
Zone: Residential

-Lot : The Ridge lot 353 (Phase 3)
Owner: Walter & Annette Viera
Address: 117 Rocky Trail
Zone: Residential

-Lot : The Ridge lot 354 (Phase 3)
Owner: Brianna Lofton-Talley
Address: 119 Rocky Trail
Zone: Residential

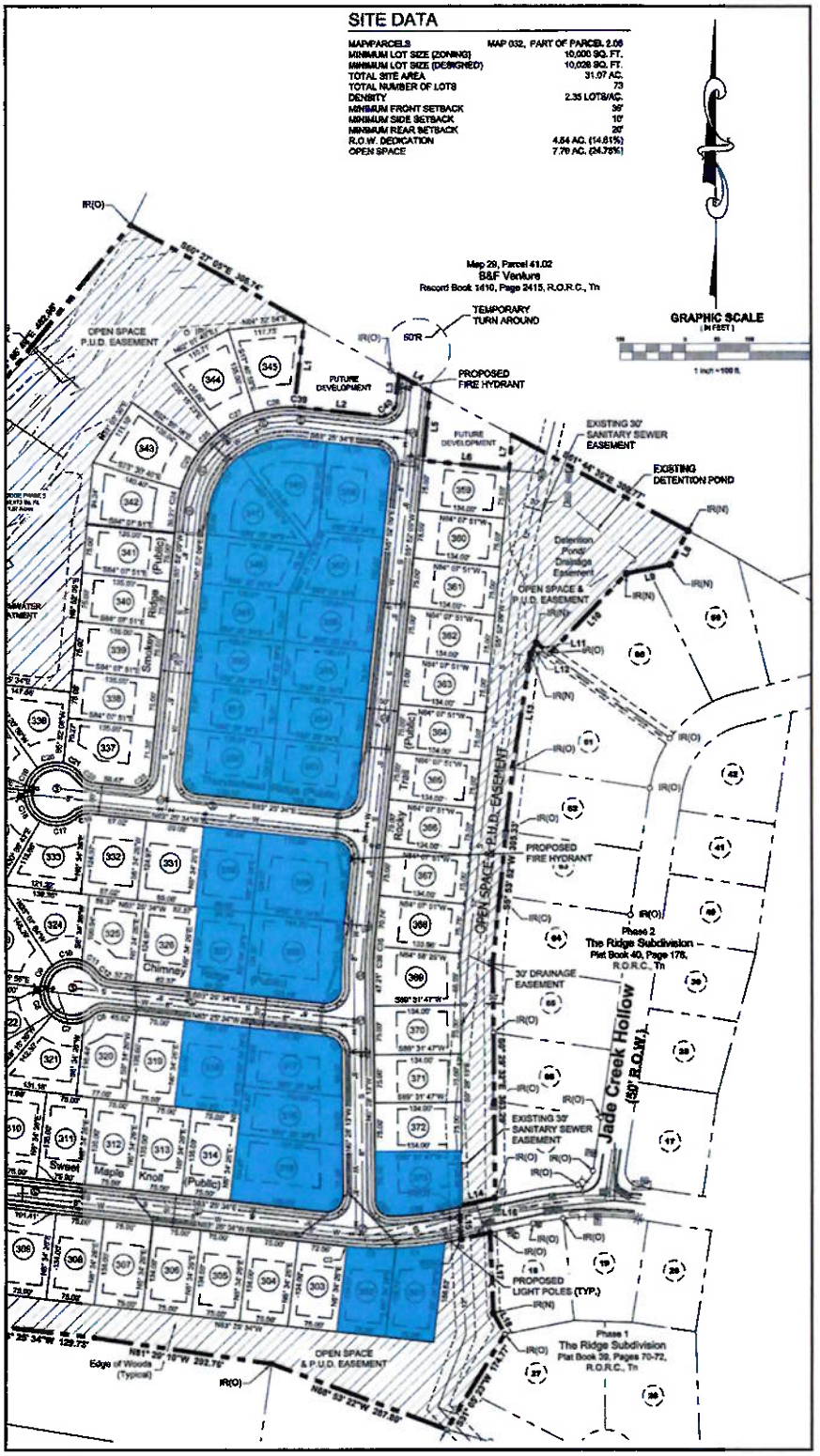
-Lot : The Ridge lot 355 (Phase 3)
Owner: Deborah Hobbs
Address: 121 Rocky Trail
Zone: Residential

-Lot : The Ridge lot 356 (Phase 3)
Owner: Pactrick & Angela Johnson
Address: 123 Rocky Trail
Zone: Residential

-Lot : The Ridge lot 357 (Phase 3)
Owner: Joshua Martin & Anne Peters
Address: 125 Rocky Trail
Zone: Residential

-Lot : The Ridge lot 358 (Phase 3)
Owner: Craig & Deana Purcell
Address: 501 Smokey Ridge
Zone: Residential

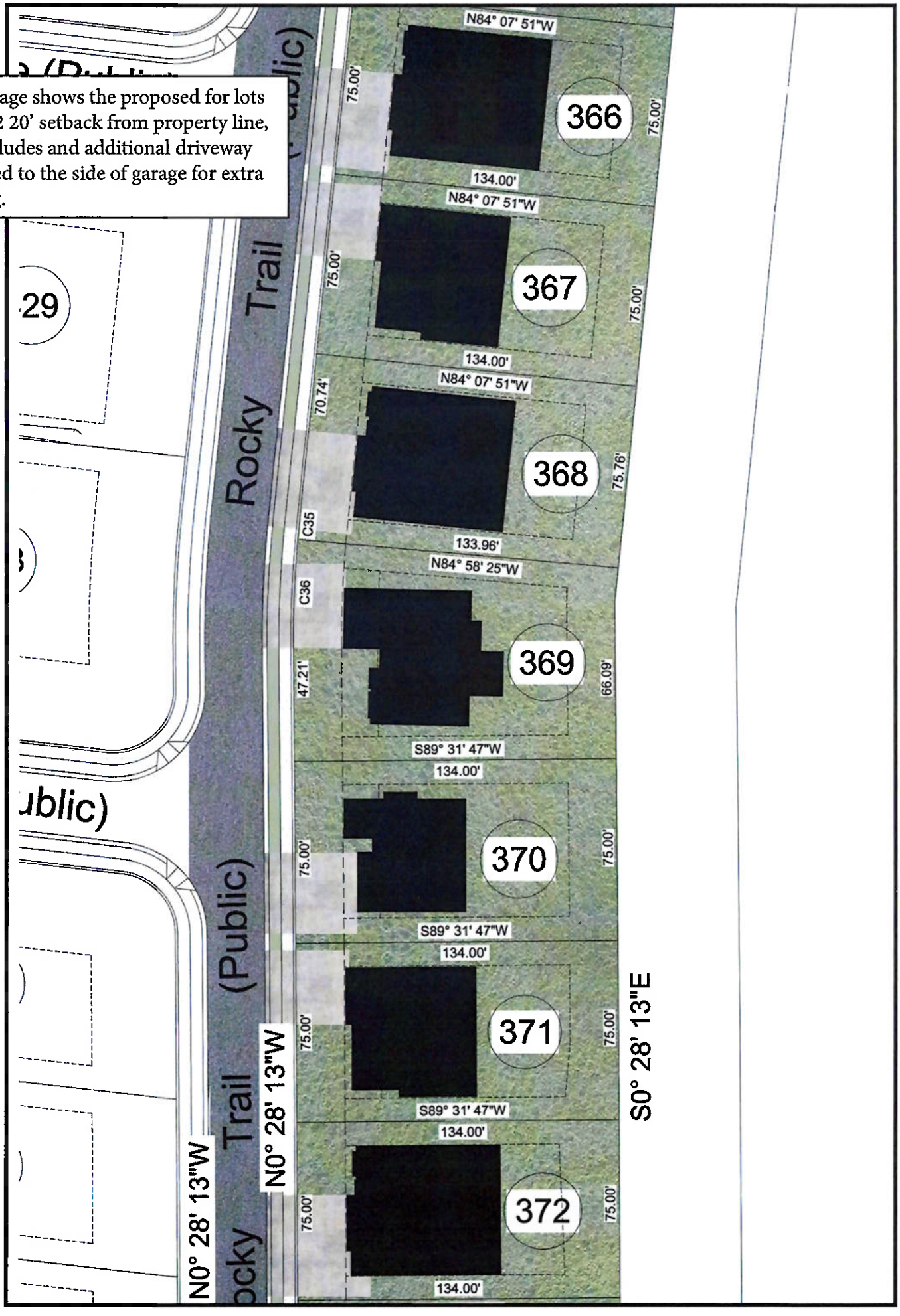
-Lot : The Ridge lot 373 (Phase 3)
Owner: Jovenia & Lisa Turnbow
Address: 100 Rocky Trail
Zone: Residential

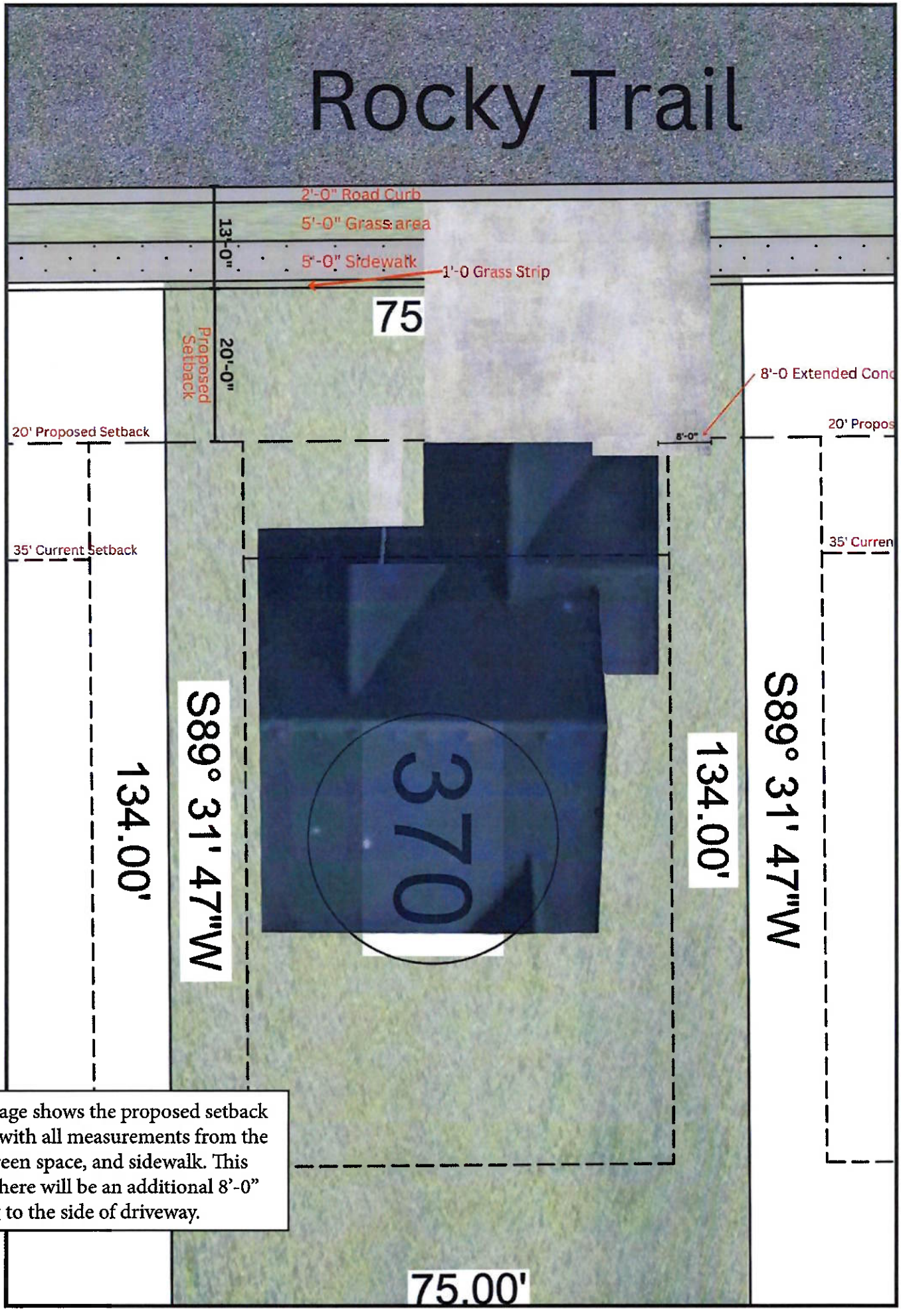


This image shows the proposed for lots 359-365 20' setback from property line, and includes and additional driveway extended to the side of garage for extra parking.

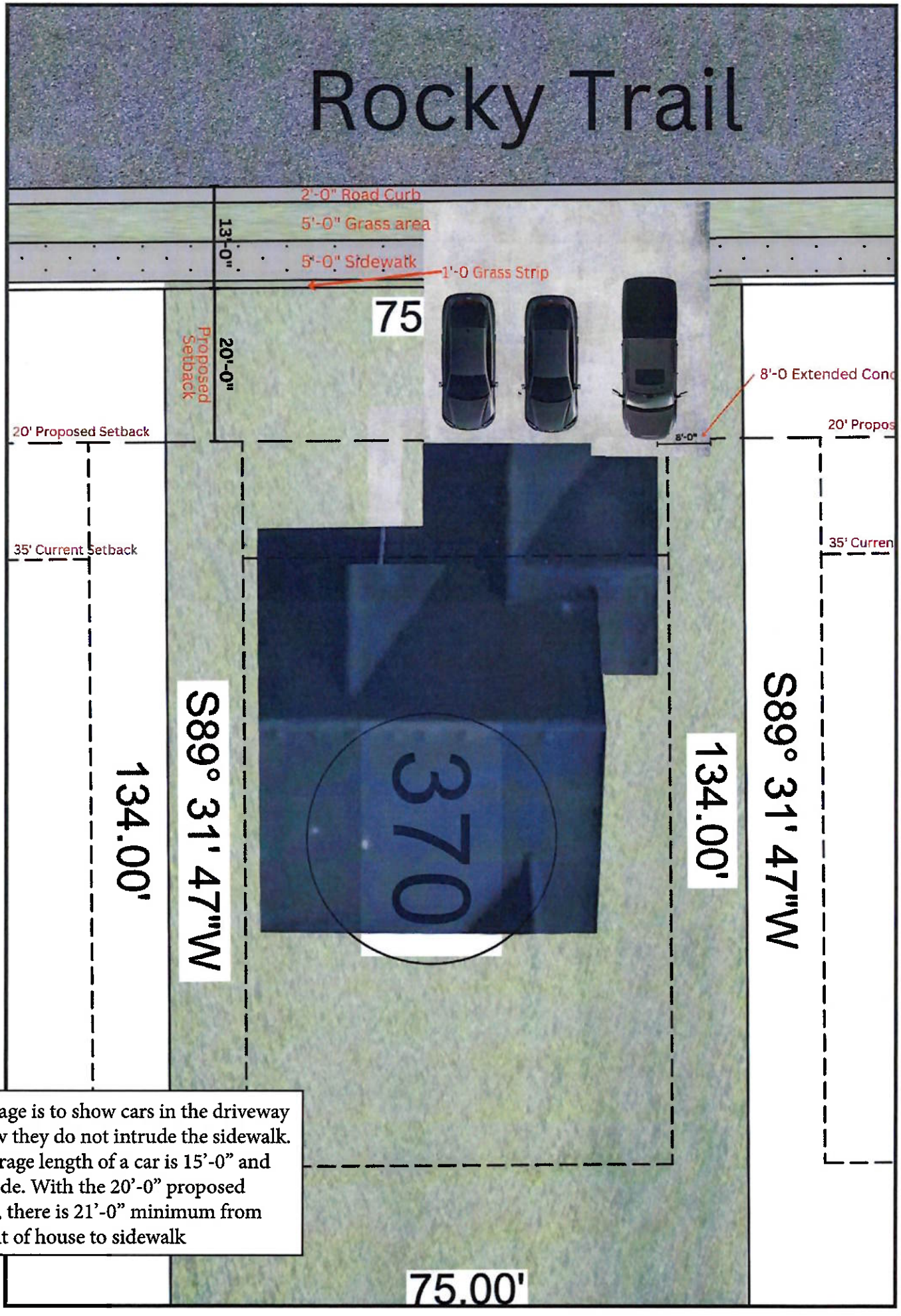


This image shows the proposed for lots 366-372 20' setback from property line, and includes and additional driveway extended to the side of garage for extra parking.





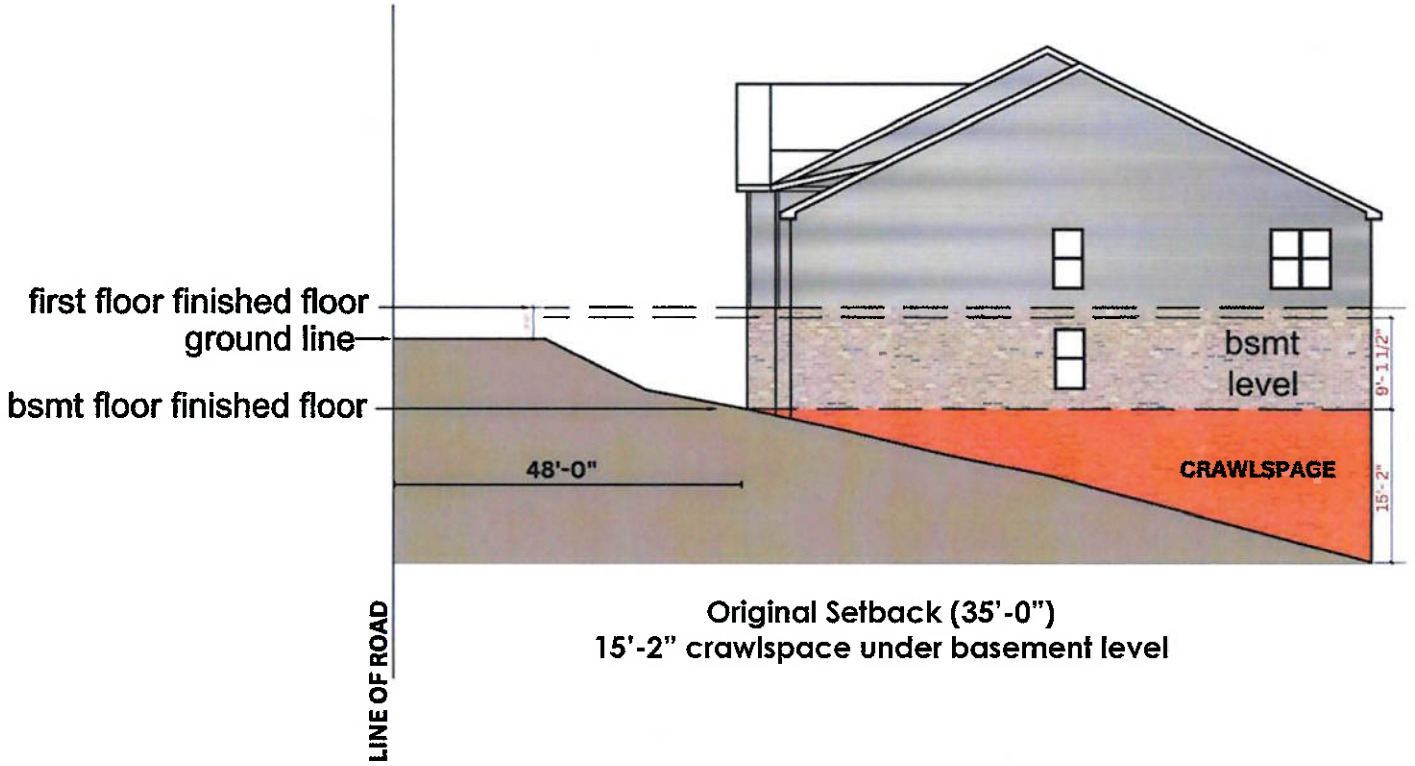
This image shows the proposed setback of a lot with all measurements from the curb, green space, and sidewalk. This shows there will be an additional 8'-0" parking to the side of driveway.



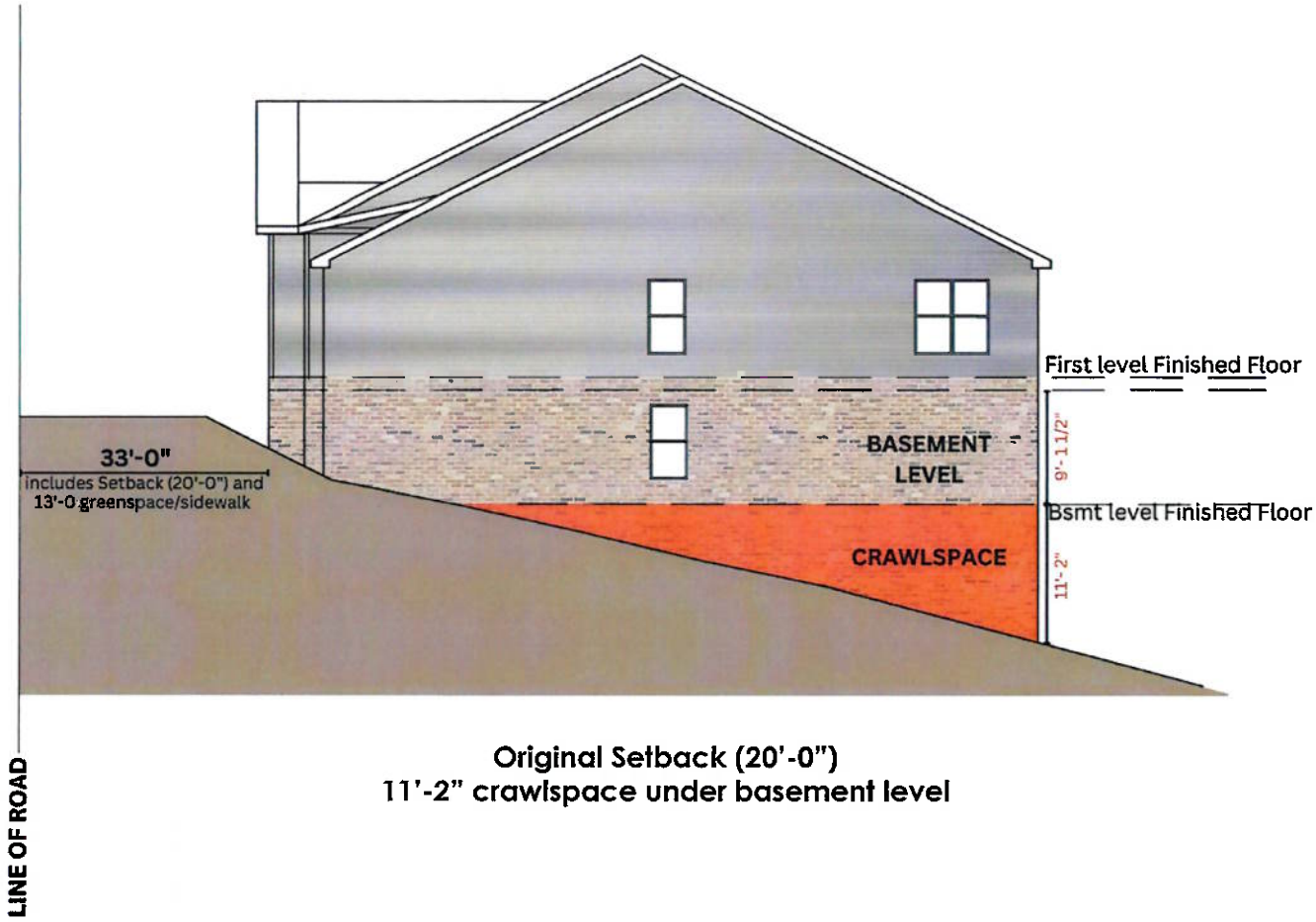
This image is to show cars in the driveway and how they do not intrude the sidewalk. The average length of a car is 15'-0" and 6'-0" wide. With the 20'-0" proposed setback, there is 21'-0" minimum from the front of house to sidewalk

The Ridge Lots Side Elevation Comparison:

This representation shows the change in elevation from the front of a lot to the rear of house. Using the original 35'-0" setback and the proposed 20'-0" setback.



Original Setback (35'-0")
15'-2" crawlspace under basement level

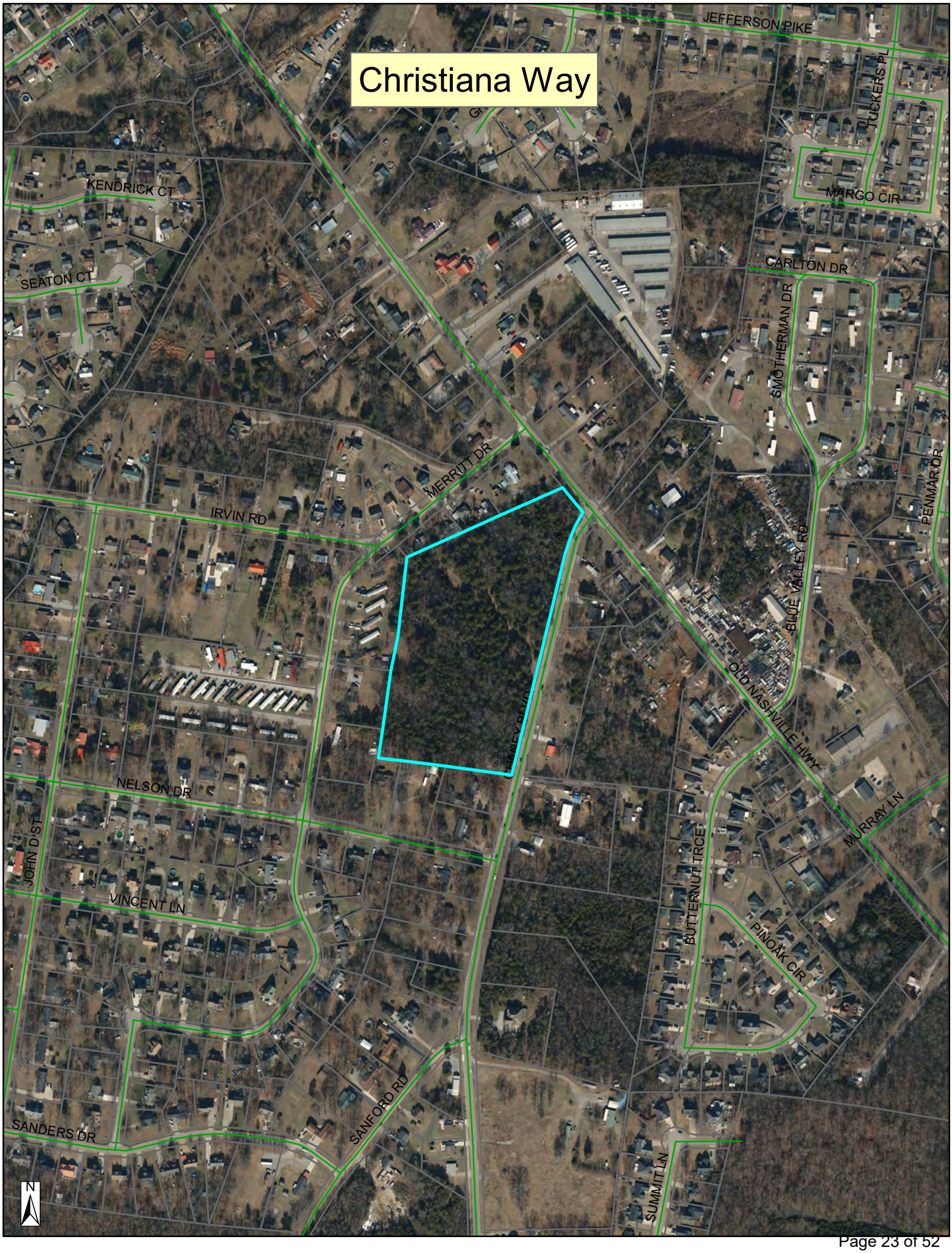


Original Setback (20'-0")
11'-2" crawlspace under basement level

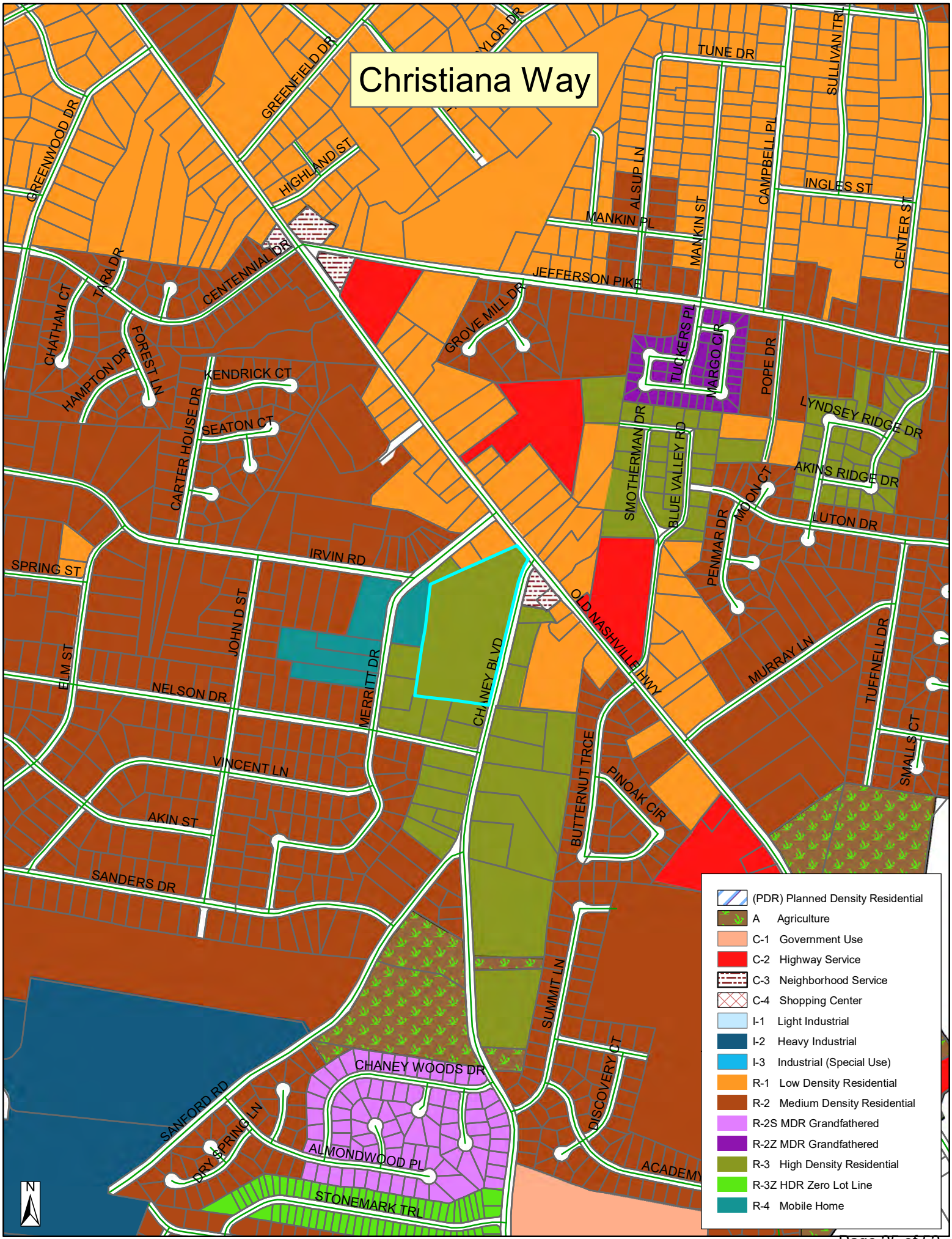
Board of Zoning Appeals Report
Meeting: November 26, 2024

City of La Vergne

Item #: 3.	**Request for Height Variance - 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
Summary:	The applicant would like to request a variance to the height restriction in the La Vergne Zoning Ordinance. The applicant is proposing that some of the apartment buildings contain 3 stories and be over 35 feet high. The limit is currently 35 feet. If the hipped roofs or ridgelines or gables need to be higher than 35 feet then they will be allowed to do so with this approval by BOZA. The current R-3 district prohibits any buildings over 35 feet in height. Also, when adopted, the proposed zoning ordinance will allow a maximum of 4 stories in this area.
Background Information:	N/A
Other Comments:	N/A


Christiana Way
JEFFERSON PIKE
TUCKERS PL
MARGO CIR
KENDRICK CT
SEATON CT
CARLTON DR
SMOTHERMAN DR
MERRITT DR
IRVIN RD
PENMAR DR
BLUE VALLEY RD
OLD NASHVILLE HWY
NELSON DR
JOHN D ST
VINCENT LN
MURRAY LN
BUTTERNUT TRCE
PINOAK CIR
SANFORD RD
SANDERS DR
SUMMIT LN
N


Christiana Way
OLD NASHVILLE HWY
MERRITT DR
IRVIN RD
CHANEY BLVD
NELSON DR
N

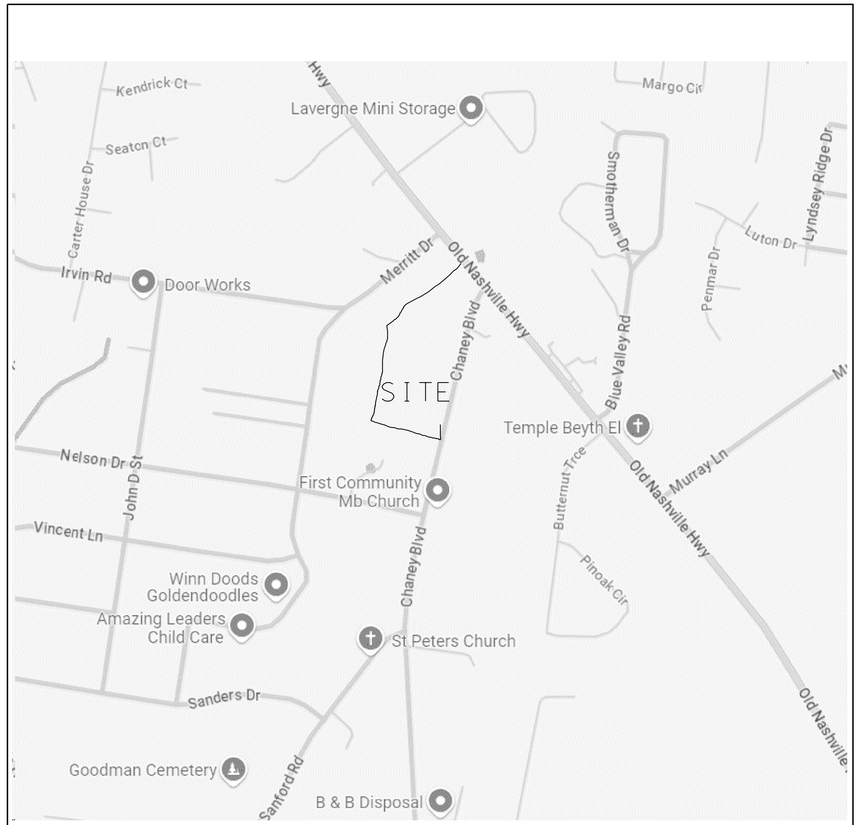

Christiana Way
GREENWOOD DR
GREENFIELD DR
HIGHLAND ST
TUNE DR
SULLIVAN TRL
ALSUP LN
CAMPBELL PL
INGLES ST
MANKIN PL
MANKIN ST
CENTER ST
JEFFERSON PIKE
CENTENNIAL DR
TARA DR
CHATHAM CT
HAMPTON DR
FOREST LN
KENDRICK CT
SEATON CT
CARTER HOUSE DR
GROVE MILL DR
TUCKERS PL
MARGO CIR
POPE DR
LYNDSEY RIDGE DR
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





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. 105[illegible]
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) 622-2588
E-Mail: wscottwill@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, AL 36803-2767
Office 334-749-0052
Fax. 334-749-0627

ORIGINAL ISSUE:
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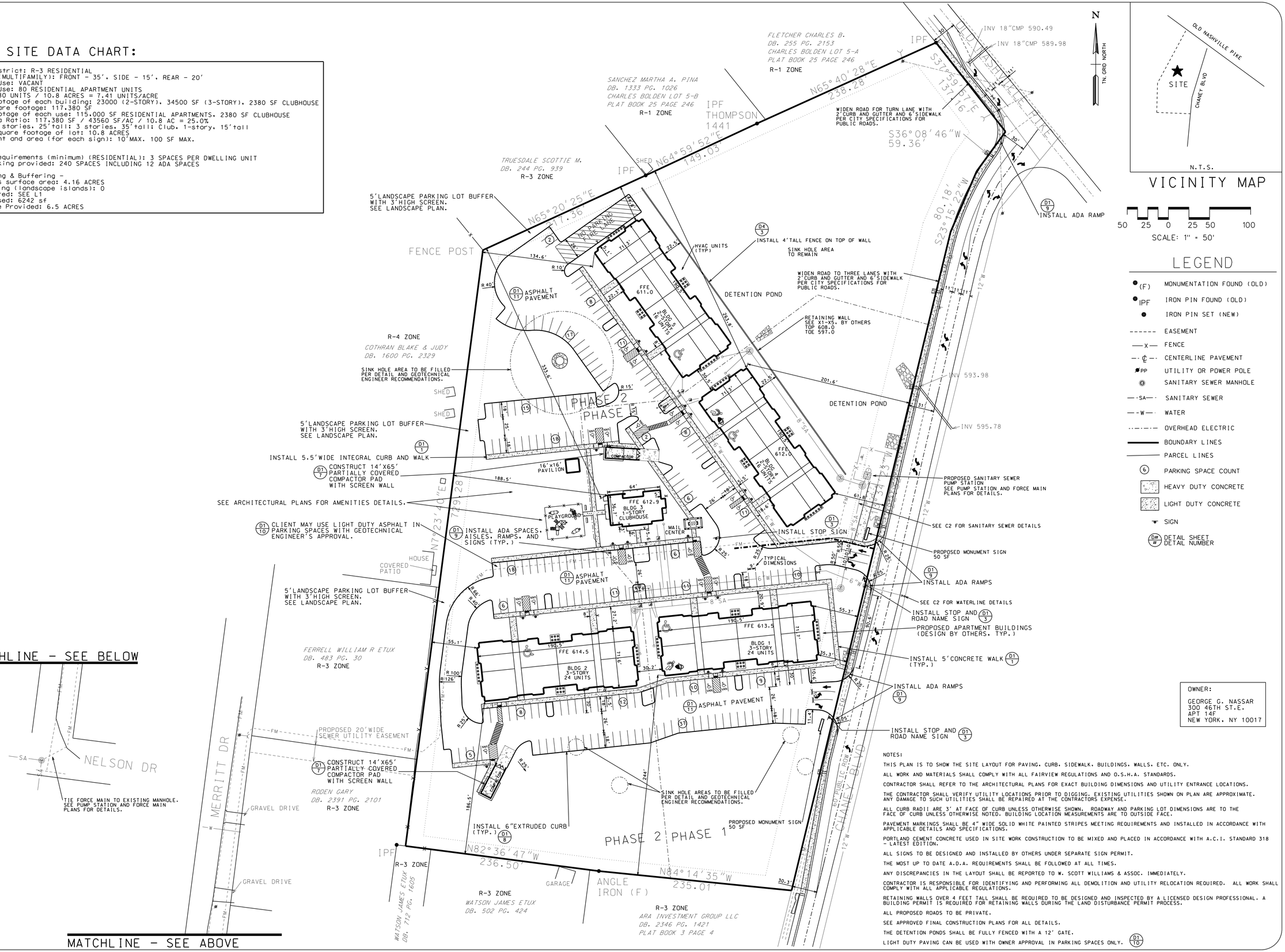
JOB NO. 1616

SITE DATA CHART:

Zoning District: R-3 RESIDENTIAL
Setbacks (MULTIFAMILY): FRONT - 35', SIDE - 15', REAR - 20'
Existing Use: VACANT
Proposed Use: 80 RESIDENTIAL APARTMENT UNITS
Density: 80 UNITS / 10.8 ACRES = 7.41 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 / 10.8 AC = 25.0%
Height: 2 stories, 25'tall; 3 stories, 35'tall; Club, 1-story, 15'tall
Acreage/square footage of lot: 10.8 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: 4.16 ACRES
ILA existing (landscape islands): 0
ILA required: SEE L1
ILA proposed: 6242 sf
Open Space Provided: 6.5 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	10/2/24	CITY COMM.
2	10/25/24	CITY COMM.
3	11/1/24	PC COMM.

SITE LAYOUT PLAN

CHRISTIANA WAY APARTMENTS

102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 018 B PARCEL 006.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS REGISTERED ENGINEER No. 105681 STATE OF TENNESSEE 11/1/24

W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4530 Amoalee Way
Knoxville, TENNESSEE 37921
(865) 584-0888
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JOB NO. 1616

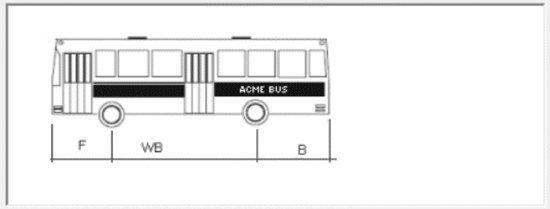
SITE DATA CHART:

Zoning District: R-3 RESIDENTIAL
Setbacks (MULTIFAMILY): FRONT - 35', SIDE - 15', REAR - 20'
Existing Use: VACANT
Proposed Use: 80 RESIDENTIAL APARTMENT UNITS

FIRE TRUCK TEMPLATE

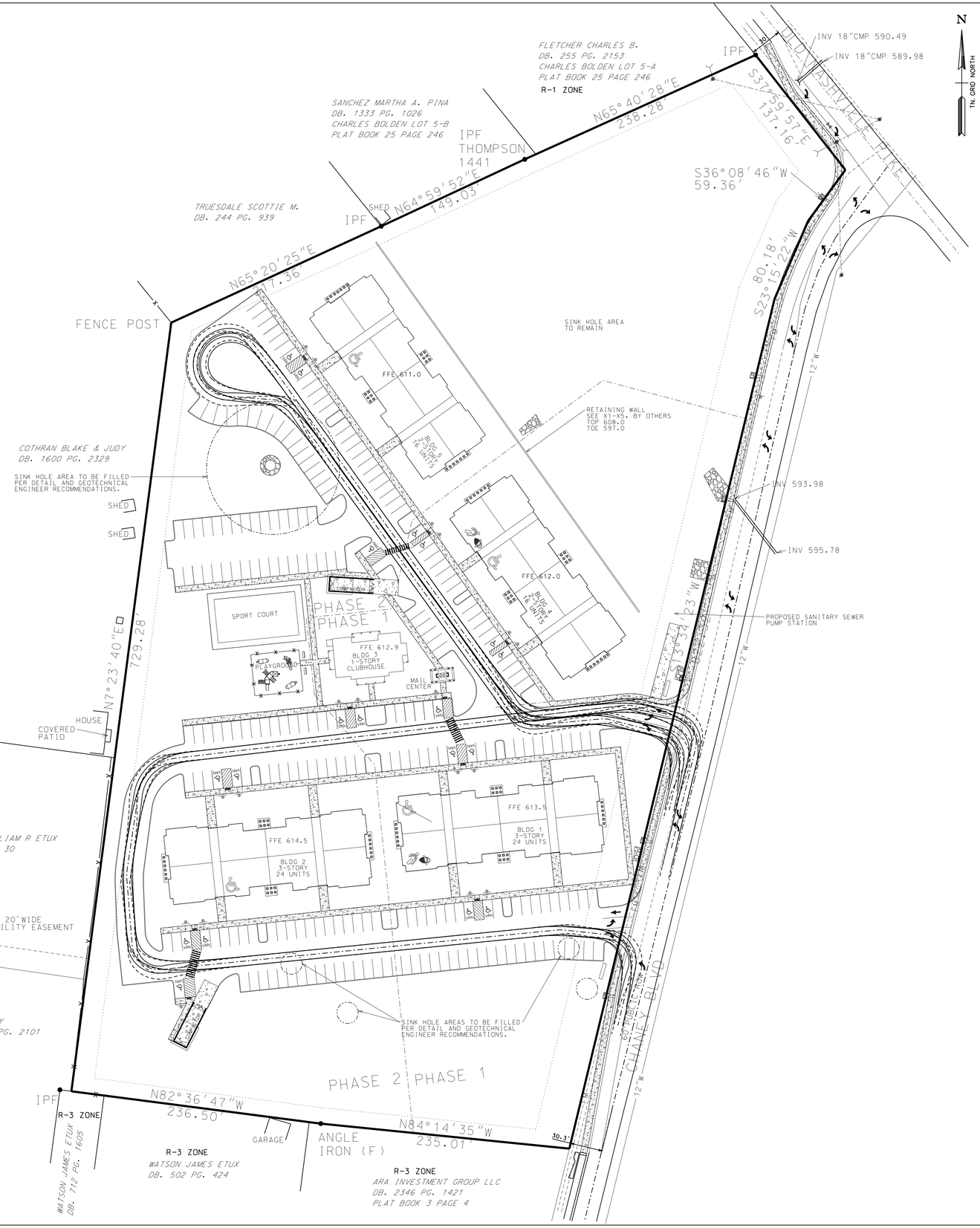
Vehicle Details | Turning Report | Lock to lock Report

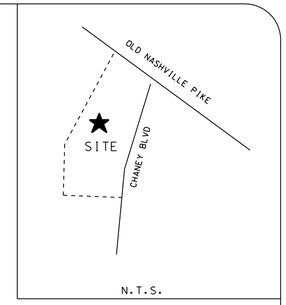
Total Length: 37.01 feet



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

REVISIONS

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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
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No. 105681
STATE OF TENNESSEE
10/21/24

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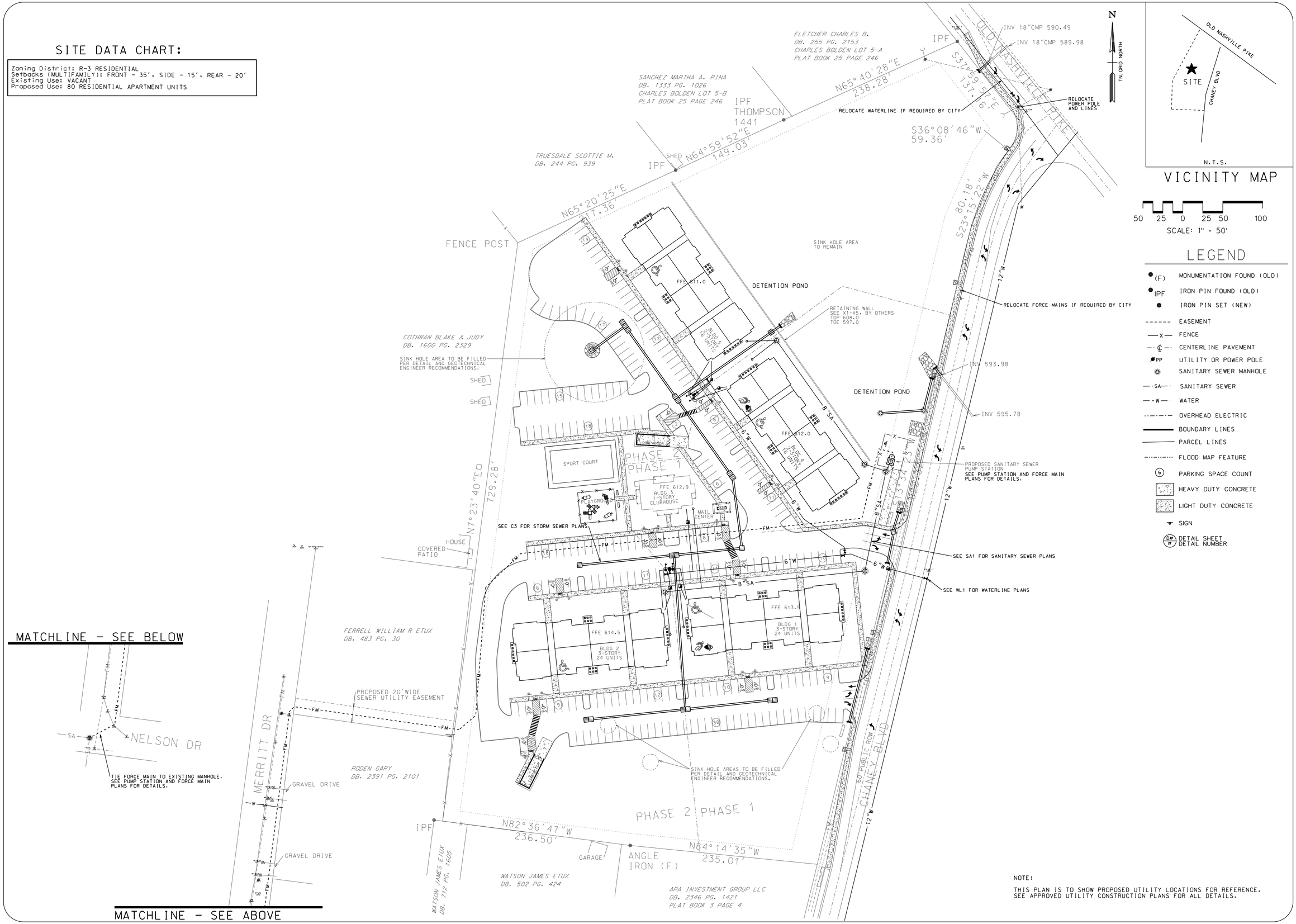
ORIGINAL ISSUE:
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SHEET NO.
C1A

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



VICINITY MAP

50 25 0 25 50 100
SCALE: 1" = 50'

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
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- SANITARY SEWER MANHOLE
- SANITARY SEWER
- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL LINES
- FLOOD MAP FEATURE
- (6) PARKING SPACE COUNT
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- SIGN
- (D# / #) DETAIL SHEET / DETAIL NUMBER

NOTE:

THIS PLAN IS TO SHOW PROPOSED UTILITY LOCATIONS FOR REFERENCE. SEE APPROVED UTILITY CONSTRUCTION PLANS FOR ALL DETAILS.

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	10/21/24	CITY COMM.

UTILITY LAYOUT PLAN

CHRISTIANA WAY APARTMENTS

102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 018, P. B PARCEL 006.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS
REGISTERED ENGINEER
No. 105681
STATE OF TENNESSEE
10/21/24

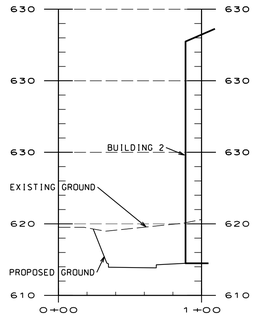
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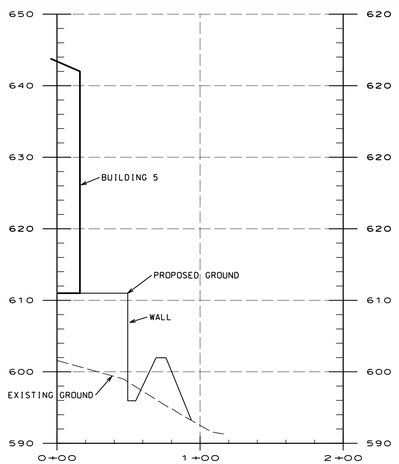
ORIGINAL ISSUE:
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SHEET NO.
C2

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':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

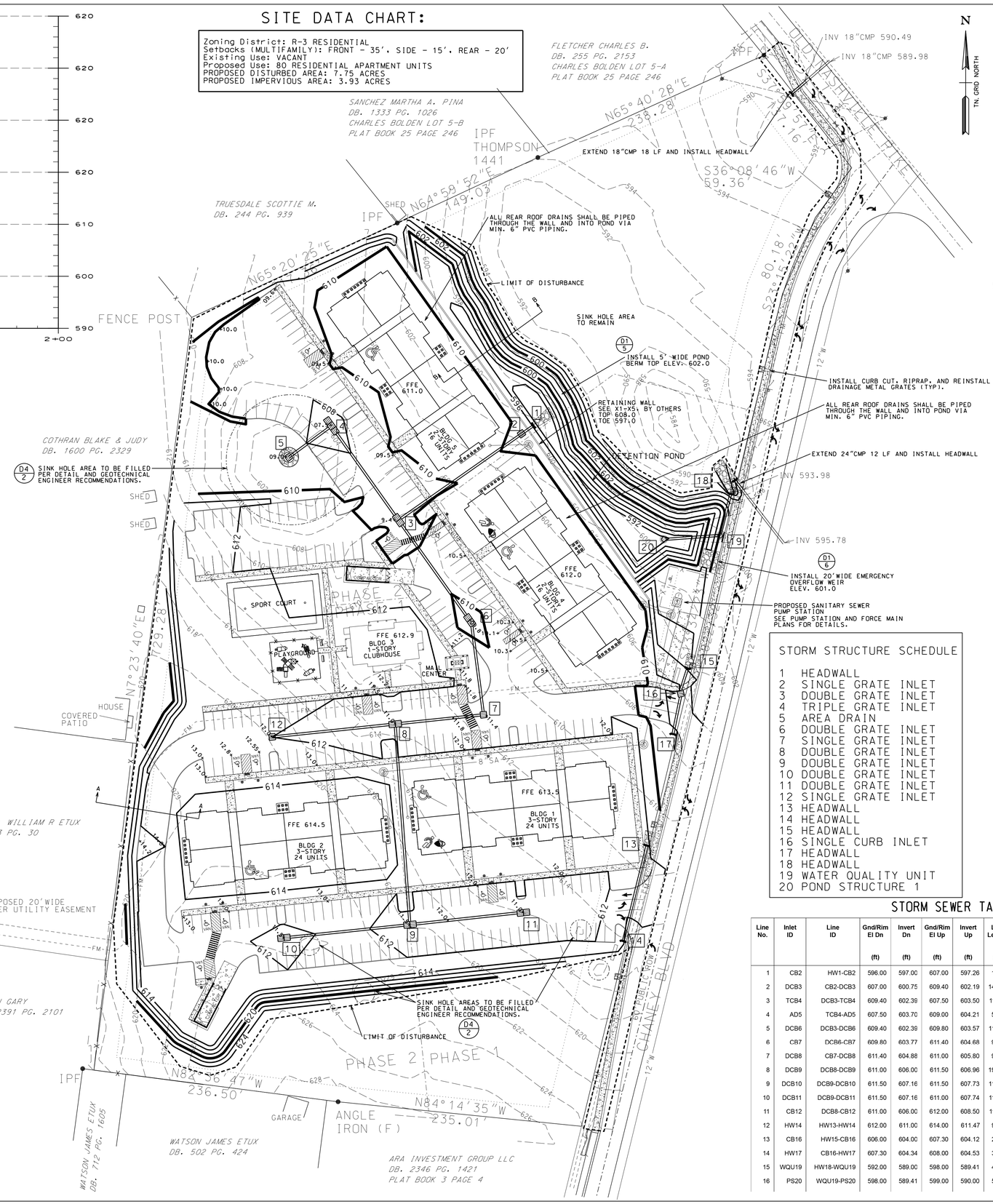
D4/1	CONCRETE HEADWALL
D4/2	SINKHOLE REPAIR
D2/1	GRATE AND CASTING FOR CURB AND GRATE INLETS
D2/3	TYPICAL ENVIRONMENTAL STATEMENT TO BE PLACED ON ALL STORM SEWER INLETS / MANHOLES.
D2/5	STORM MANHOLE (POND STRUCTURE)
D2/2	SINGLE INLET CATCH BASIN
D2/6	DOUBLE INLET CATCH BASIN
D2/4	TYPICAL PIPE BEDDING DETAIL (ALL PIPES EXCEPT POND OUTLET)
D3/1	WATER QUALITY UNIT

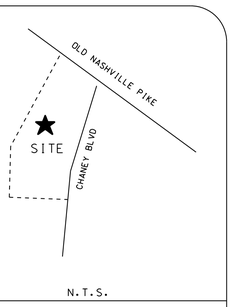
RIPRAP APRON SCHEDULE (D1/6)

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

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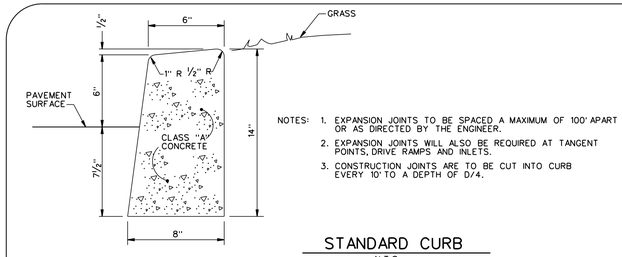
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SHEET NO.
C3

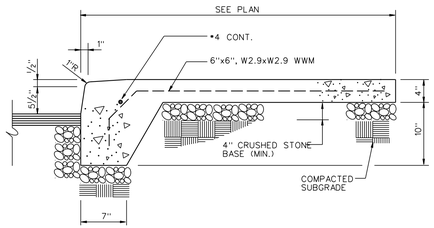
JOB NO. 1616



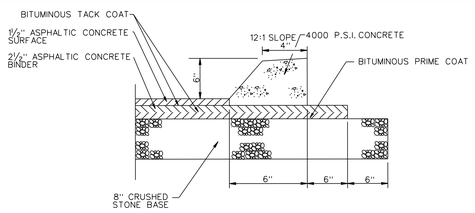
NOTES:
1. EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100' APART OR AS DIRECTED BY THE ENGINEER.
2. EXPANSION JOINTS WILL ALSO BE REQUIRED AT TANGENT POINTS, DRIVE RAMPS AND INLETS.
3. CONSTRUCTION JOINTS ARE TO BE CUT INTO CURB EVERY 10' TO A DEPTH OF D/4.

TYPICAL CROSS-SECTION

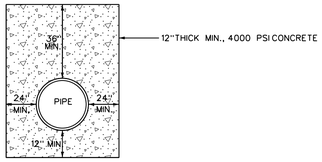
STANDARD CURB
N.T.S.



D1/1 INTEGRAL CONCRETE CURB & WALK



D1/8 EXTRUDED CURB
N.T.S.



D1/4 ANTI-SEEP COLLAR
N.T.S.

NOTES FOR CONCRETE SIDEWALKS

A. CONCRETE TO BE PLACED 4"THICK AND FINISHED WITH TAMPS, WOOD FLOATS AND STIFF-BRISTLE BROOMS.
B. TRANSVERSE CONTRACTION JOINTS SHALL BE PLACED AT 20 FT. INTERVALS. ALL EDGES TO BE ROUNDED TO 1/4"RADius.
C. ½" EXPANSION JOINTS SHALL BE PLACED, WHERE SIDEWALKS TIES INTO A STRUCTURE OR TERMINATES AT CURB, RAMPS OR DRIVEWAYS AND AT 60' INTERVALS.

NOTES FOR CURB CUT RAMPS:

1. CURB CUT RAMPS WILL BE LOCATED AS FOLLOWS UNLESS PLANS OR CONTRACT SPECIFY OTHERWISE.
a) AT ALL PEDESTRIAN CROSSWALKS WHERE CURB IS CONSTRUCTED OR REPLACED.
b) WHERE THE SIDEWALKS CONCRETE OR UNPAVED IS INTERRUPTED BY THE CURB AT TURNOUTS OR AT INTERSECTIONS.
c) AT OTHER LOCATIONS SUCH AS HOSPITALS NURSING HOMES REST AREAS ETC. WHERE THE CURB WOULD OTHERWISE BE AN OBSTRUCTION TO THE PHYSICALLY DISABLED.

2. RAMPS WILL BE CONSTRUCTED FROM CONCRETE. SPECIFICATIONS FOR RAMP WILL BE THE SAME AS FOR CONCRETE SIDEWALK. RAMPS SHALL HAVE EITHER A ROUGH OR A TEXTURED FINISH.

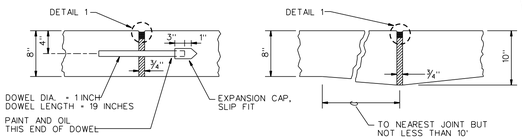
3. DROP INLETS ARE NOT TO BE LOCATED DIRECTLY IN FRONT OF RAMPS. CATCH BASINS SHOULD BE LOCATED AT LEAST 10 FT. FROM RAMPS WHEN FEASIBLE.

4. WHERE RAMPS ARE LOCATED IN RADII THE DIMENSIONS SHOWN FOR RAMP WIDTHS AND TAPERS ARE MEASURED PERPENDICULAR TO THE RAMP AND NOT ALONG THE CURVE.

5. WHERE UTILITY STRUCTURES CONFLICTS WHERE SIDEWALK GEOMETRY VARIES AT SKEWED INTERSECTIONS OR IN OTHER SPECIAL CASES THE RAMP DESIGNS MAY BE MODIFIED BY THE DESIGNER OR ENGINEERS PROVIDED THAT THE WIDTH REMAINS A MINIMUM OF 48 INCHES AND NO SLOPE ON THE ACCESSIBLE PART OF THE RAMP IS STEEPER THAN 12:1.

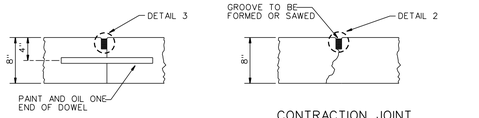
6. LIN. FT. OF CURB AND GUTTER WILL INCLUDE THE TRANSITIONED CURB IN FRONT OF RAMPS. SQ. YDS. OF CONCRETE SIDEWALK AND CONCRETE MEDIAN PAVING WILL INCLUDE RAMPS. NO ADDITIONAL PAYMENT WILL BE MADE FOR CURB RAMPS. NO ADDITIONAL PAYMENT WILL BE MADE FOR SAWING AND REMOVING EXISTING SIDEWALK OR CURB WHERE NECESSARY FOR RAMP CONSTRUCTION

7. WHEN A CURB RAMP IS PLACED ON EXISTING PAVEMENTS THE PAVEMENT SHALL BE REMOVED TO PROVIDE A MINIMUM THICKNESS OF 3 INCHES OF CONCRETE AT ALL LOCATIONS. NO SEPARATE PAYMENT WILL BE MADE FOR THE REMOVAL OF THE PAVEMENT.



EXPANSION JOINT TYPE A-DOWELED

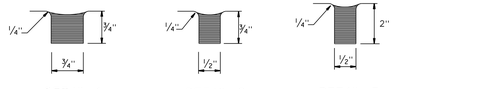
EXPANSION JOINT TYPE B-THICKENED EDGE



CONSTRUCTION JOINT TYPE D-DOWELED

CONTRACTION JOINT TYPE H-DUMMY

NOTE: BLACK SHADED AREA IS JOINT SEALER.

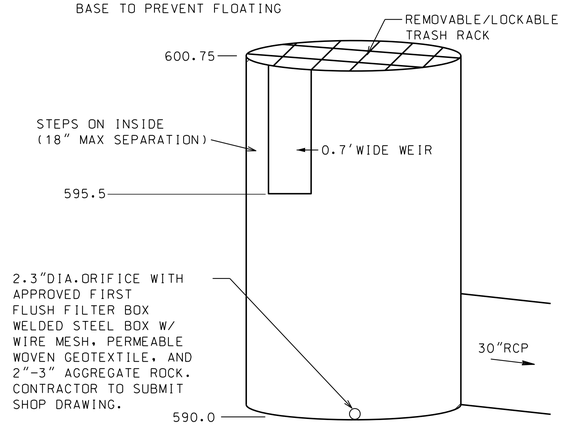


DETAIL 1 DETAIL 2 DETAIL 3

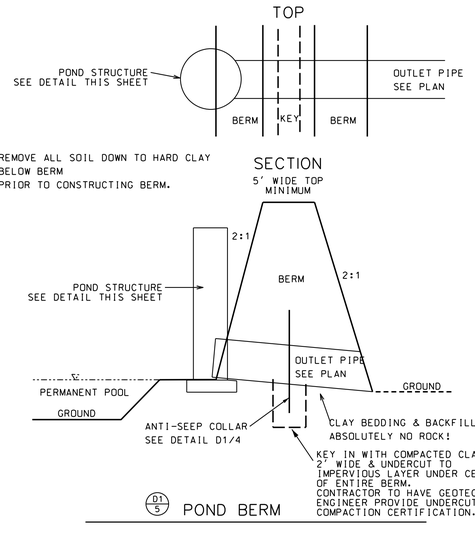
× PER FAA STANDARD SPECIFICATIONS

D1/1 STANDARD JOINTS

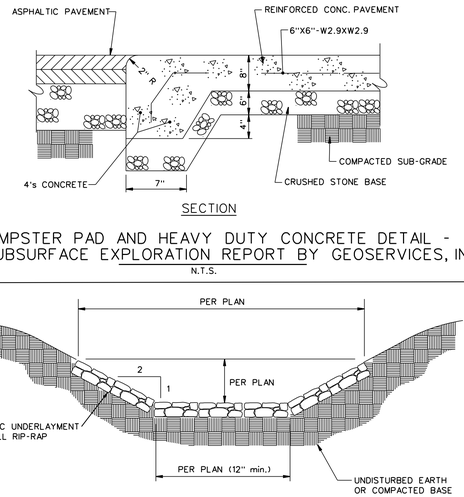
MUST BE 60" DIA. CONCRETE STRUCTURE WITH BASE TO PREVENT FLOATING



D1/2 DETENTION POND STRUCTURE 20

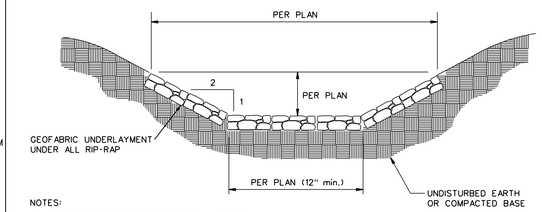


D1/5 POND BERM



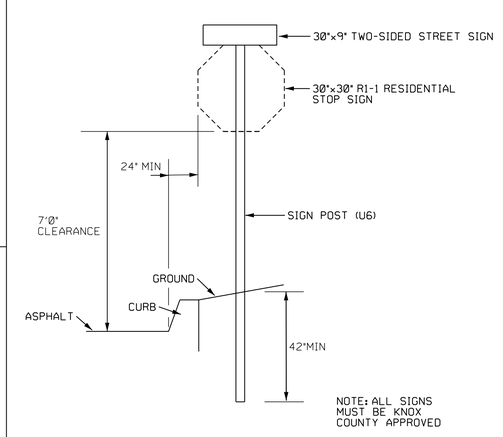
SECTION

D1/7 DUMPSTER PAD AND HEAVY DUTY CONCRETE DETAIL - SEE SUBSURFACE EXPLORATION REPORT BY GEOSERVICES, INC.
N.T.S.



NOTES:
1. STABILIZATION TO EXTEND FOR FULL DEPTH
2. d_{50} (MIN.)- 8" FOR ALL RIP-RAP DITCHES.

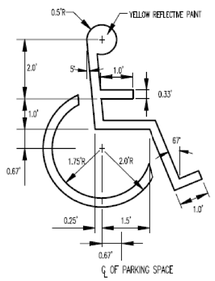
D1/6 RIP-RAP DITCH & OVERFLOW WEIR DETAIL
N.T.S.

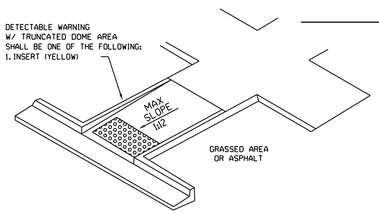


NOTE: ALL SIGNS MUST BE KNOX COUNTY APPROVED

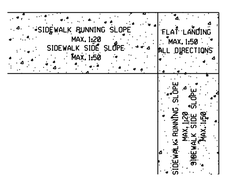
D1/3 SIGN DETAIL N.T.S.

ADA DETAILS
D1/9

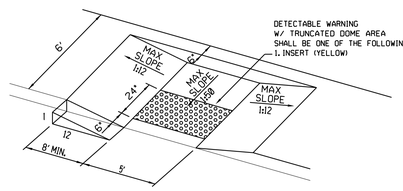




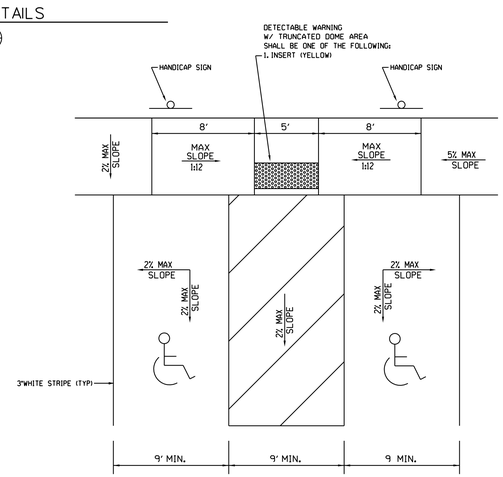
SLOPEDOWN SIDEWALK DETAIL
NO SCALE



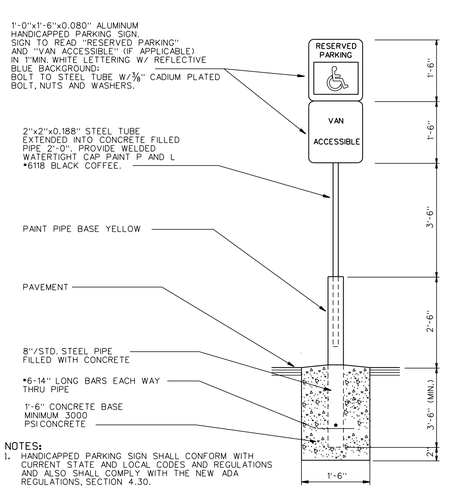
SIDEWALK INTERSECTION DETAIL
NO SCALE



HANDICAP RAMP DETAIL
NO SCALE

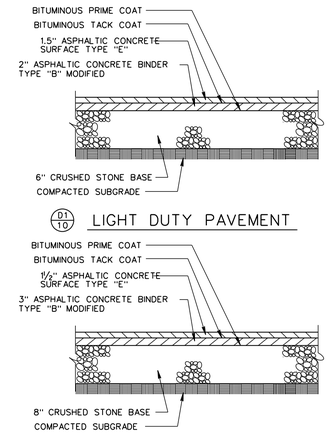


HANDICAP PARKING SPACE DETAIL
NO SCALE



NOTES:
1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS AND ALSO SHALL COMPLY WITH THE NEW ADA REGULATIONS, SECTION 4.30.

HANDICAP PARKING SIGN
N.T.S.



D1/10 LIGHT DUTY PAVEMENT

D1/11 HEAVY DUTY PAVEMENT

PAVEMENT - SEE SUBSURFACE EXPLORATION REPORT BY GEOSERVICES, INC.
(N.T.S.)

REVISIONS

NO.	DATE	DESCRIPTION

SITE DETAILS

CHRISTIANA WAY APARTMENTS
102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 094 PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS — REGISTERED ENGINEER — Scott Williams — 9/26/24 — CERTIFICATE NO. 105681 — STATE OF TENNESSEE

W. SCOTT WILLIAMS & ASSOCIATES — CONSULTING CIVIL ENGINEERING LAND SURVEYING
4538 Annalee Way
Knoxville, TENNESSEE 37921
Phone: 865-584-0008
E-Mail: wscottwil@comcast.net

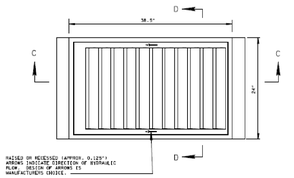
CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, AL 36803-2767
OFFICE: 334-749-0627
Fax. 334-749-0627

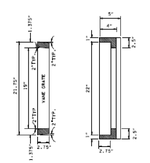
ORIGINAL ISSUE:
SEP. 26, 2024

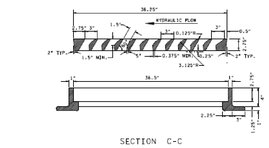
SHEET NO.
D1

JOB NO. 1616

GRATE AND FRAME DETAILS







GENERAL NOTES

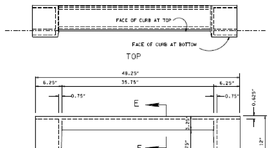
(A) WHEN A SIX INCH NONMOUNTABLE CURB IS REQUIRED USE THIS DRAWING ON ALL VARIATIONS OF NUMBER 10,12,14, 16, AND 17 CATCH BASINS CONTAINED IN THIS SECTION OF THE STANDARD DRAWINGS.

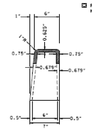
(B) FOR CLEARNESS, ALL CORNERS ARE SHOWN ON THIS DRAWING BY STRAIGHT LINES WITH THE EXCEPTION OF THE 1" RADIUS AT THE TOP OF FACE OF CURB. ALL INSIDE CORNERS SHOULD BE MADE WITH ½" ± ½" FILLETS OR ¾" RADIUS FILLETS FOR EASE IN MOULDING.

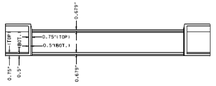
(C) IF PAID FOR SEPARATELY CAST IRON USED IN CASTINGS IS TO BE PAID FOR UNDER ITEM NO. 611-03.04 GRAY IRON CASTINGS (CATCH BASIN) .... PER POUND.

(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.

CURB INLET CASTING







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"

- REV. 10-26-93: REVISED SHEET, REORGANIZED SHEET AND UPDATED TO 1993 POLICY.
- REV. 1-20-84: MODIFIED CURB INLET CASTING DETAIL.
- REV. 1-15-95: CHANGED WEIGHT OF CURB INLET CASING FROM 150 TO 155 POUNDS.
- REV. 9-27-95: CHANGED GENERAL NOTE (C).
- REV. 9-27-95: CHANGED GENERAL NOTE (D). DELETED OLD GENERAL NOTE (D). CHANGED DESCRIPTION IN RIGHT LOWER CORNER BLOCK.
- REV. 11-15-96: CHANGED GENERAL NOTE (C).
- REV. 12-18-99: CHANGED LOWER RIGHT HAND CORNER BLOCK DESCRIPTION.
- REV. 9-27-01: CHANGED GENERAL NOTE (C).

(W)NOR REVISION -- FIRM APPROVAL NOT REQUIRED.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

TYPE 'B'
CAST IRON FRAME, GRATE & NONMOUNTABLE INLET DETAILS FOR NOS. 10,12,14,16 & 17 TYPE CATCH BASINS

1-20-84 | D-CBB-12A

D2/1 GRATE & CASTING
N.T.S.

DUMP NO WASTE
DRAINS TO STREAM

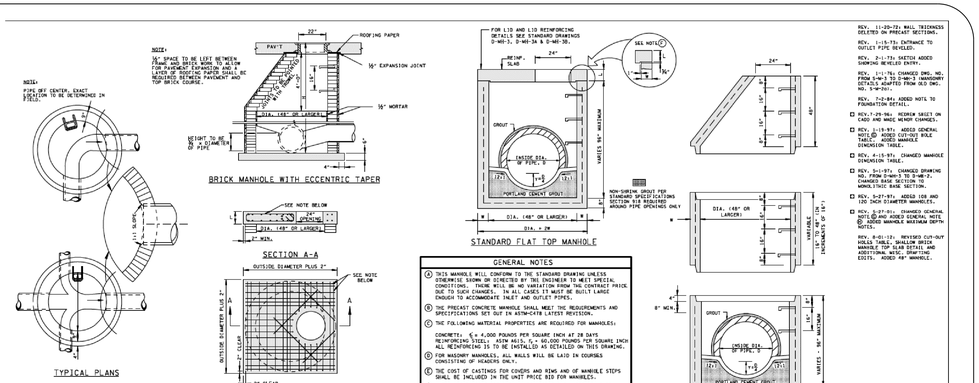
TOP MANHOLE

DUMP NO WASTE DRAINS TO STREAM

TOP INLET CASTING

NOTE: CASTING SHALL HAVE ENVIRONMENTAL STATEMENT SHOWN OR AN EQUIVALENT. LETTERING TO BE ½" HIGH.

D2/3 STORM SEWER INLET ENVIRONMENTAL STATEMENT



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-PIP-2.
(3) CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH ROUND HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

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, f_y = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(D) MORTAR FOR BRICK MANHOLES WILL BE MADE UNDER ITEM NUMBERS 611-01.01 THROUGH 611-01.07, 2'-0" DEPTH AND 611-01.83, MANHOLES, 2'-0"-12" DEPTH PER EACH.

(E) PAYMENT FOR PRECAST CONCRETE CIRCULAR MANHOLES WILL BE MADE UNDER ITEM NUMBERS 611-01.20 MANHOLES, ___' ___" DEPTH THROUGH 611-01.207, MANHOLES, ___' 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 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

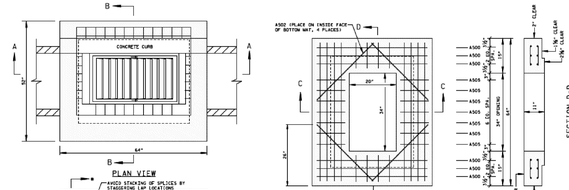
(W)NOR REVISION -- FIRM APPROVAL NOT REQUIRED.

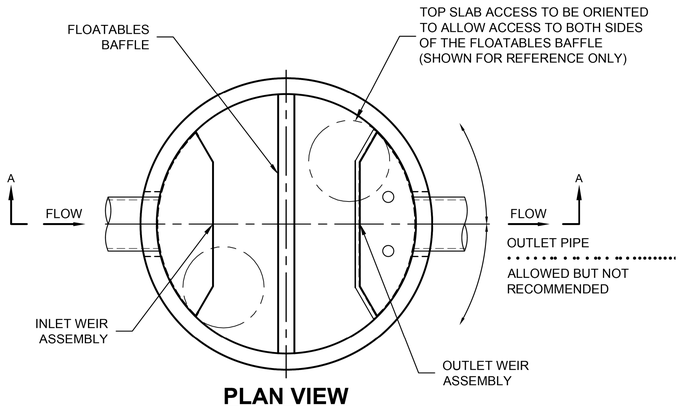
STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD MASONRY & PRECAST NO. 3 MANHOLE

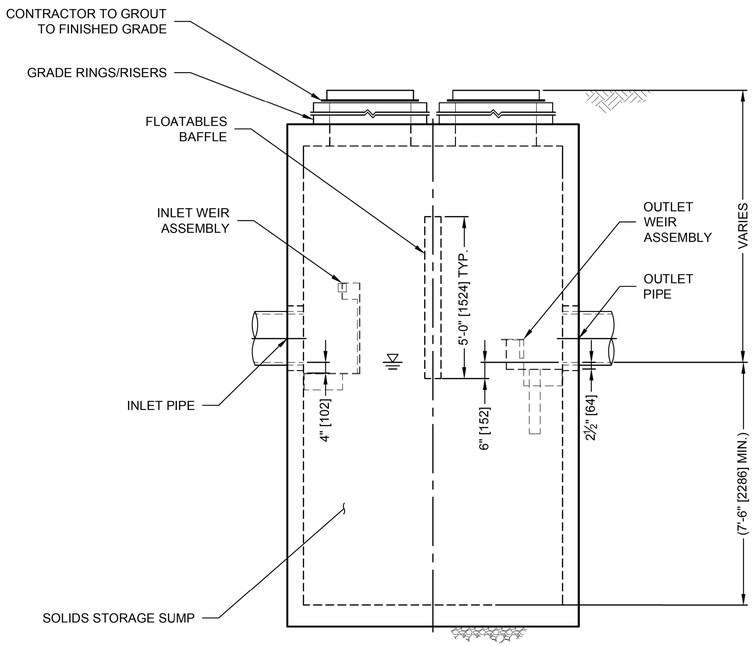
NOT TO SCALE | AUG 1972 | D-MH-2

D2/5 STORM MANHOLE
N.T.S.





PLAN VIEW
TOP SLAB NOT SHOWN

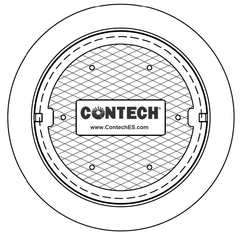


SECTION A-A

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:\COMMONICAD\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.
MURFREESBORO, TENNESSEE
TAX MAP 078E, B PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS REGISTERED ENGINEER No. 105681 STATE OF TENNESSEE 9/26/24

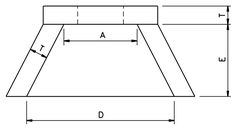
W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4538 Annalee Way
Knoxville, TENNESSEE 37921
Ph. & FAX (865) 584-0008
E-Mail: wscottwil@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, AL 36803-2767
OFFICE: 334-749-0092
Fax. 334-749-0627

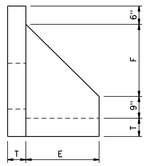
ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
D3

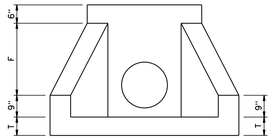
JOB NO. 1616



TOP VIEW



SIDE VIEW



FRONT VIEW

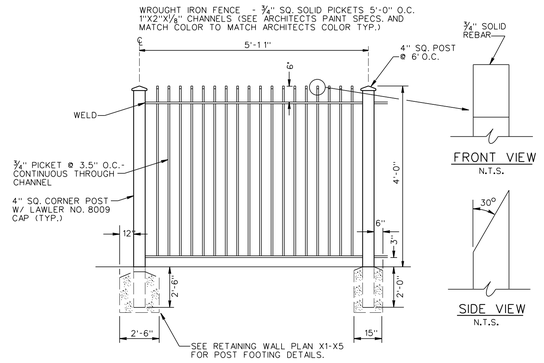
CONCRETE: 4000 PSI AT 28 DAYS REINFORCED WITH NO. 4 BARS 10" C/C EACH WAY WITH WINGS AND TOE SLAB DOWELLED TO HEADWALL WITH NO. 5 BARS.

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.



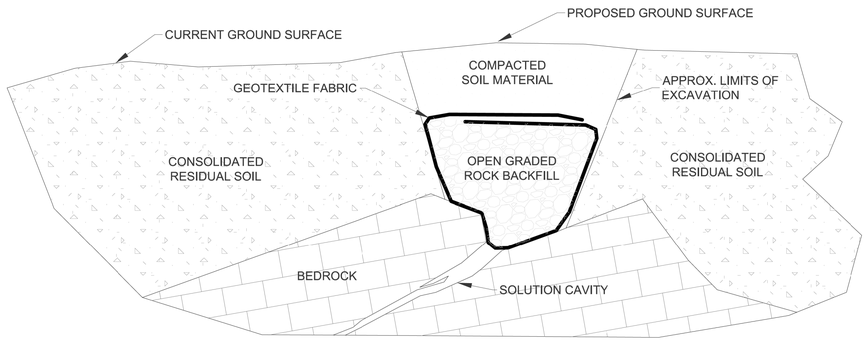
SUBMIT SHOP DRAWINGS OF FENCE FABRICATION.

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 078J, B, PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS REGISTERED ENGINEER No. 105687 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 2767
OPELIKA, AL 36803-2767
OFFICE: 334-749-0002
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.

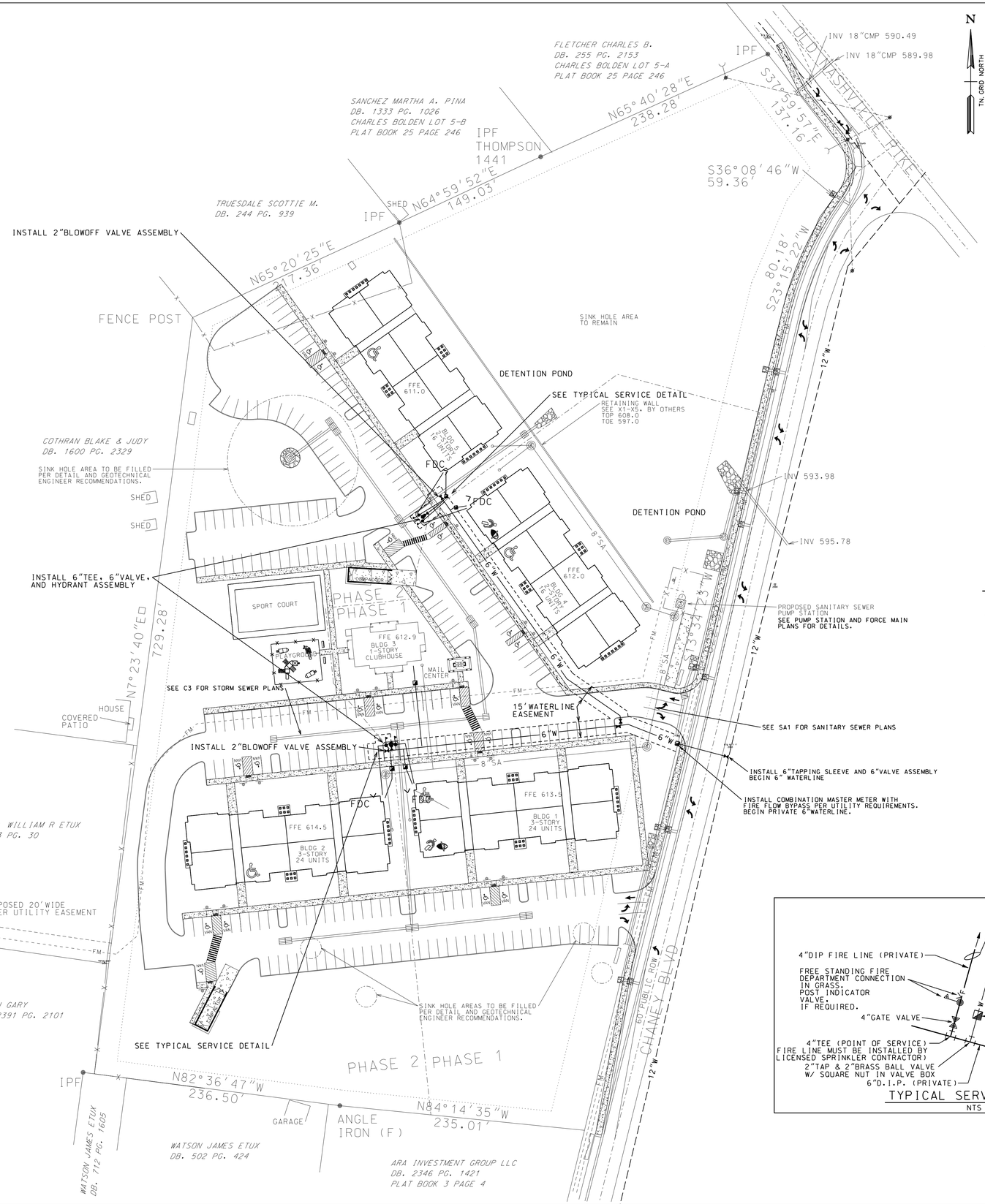
CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION BY CALLING 1-800-351-1111.

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.

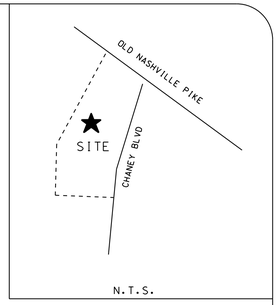
3 FEET SEPERATION REQUIRED BETWEEN OTHER UTILITIES.

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.



N
TN. GRID NORTH

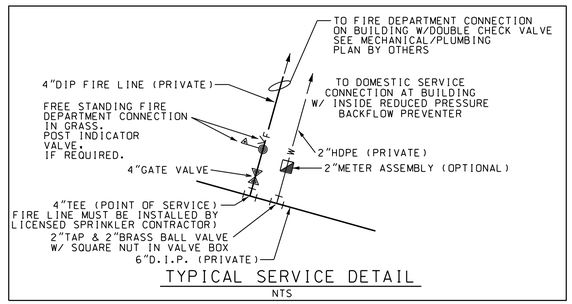


VICINITY MAP

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, P. 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
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4530 Annalee Way
Knoxville, TENNESSEE 37921
(865) 584-0999
E-Mail: wscottwill@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2167
OPELIKA, ALABAMA 36803-2767
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.

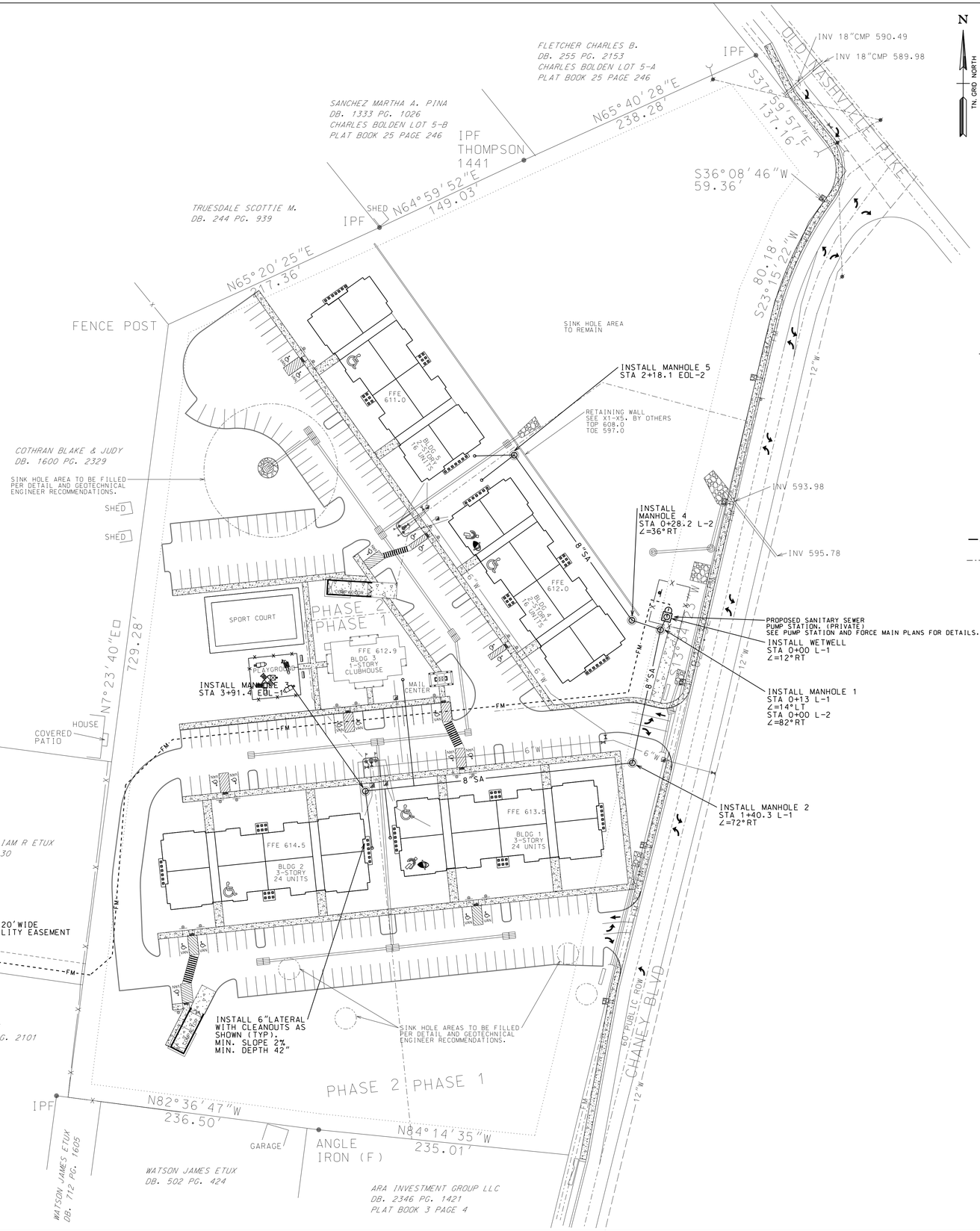
TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO ABIDE BY ALL OSHA. FEDERAL, STATE, AND LOCAL SAFETY RULES. REQUIREMENTS FOR TRENCH AND BACKFILL OPERATIONS MUST MEET OR EXCEED OSHA STANDARDS.

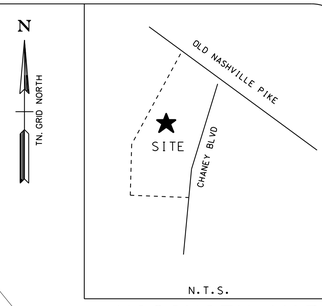
ALL 8" SEWER PIPE TO BE PVC SDR35 UNLESS OTHERWISE NOTED.

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
- —X— 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, B PARCEL 008.00
3RD CIVIL DISTRICT, RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS
REGISTERED ENGINEER
No. 105681
STATE OF TENNESSEE
10/21/24

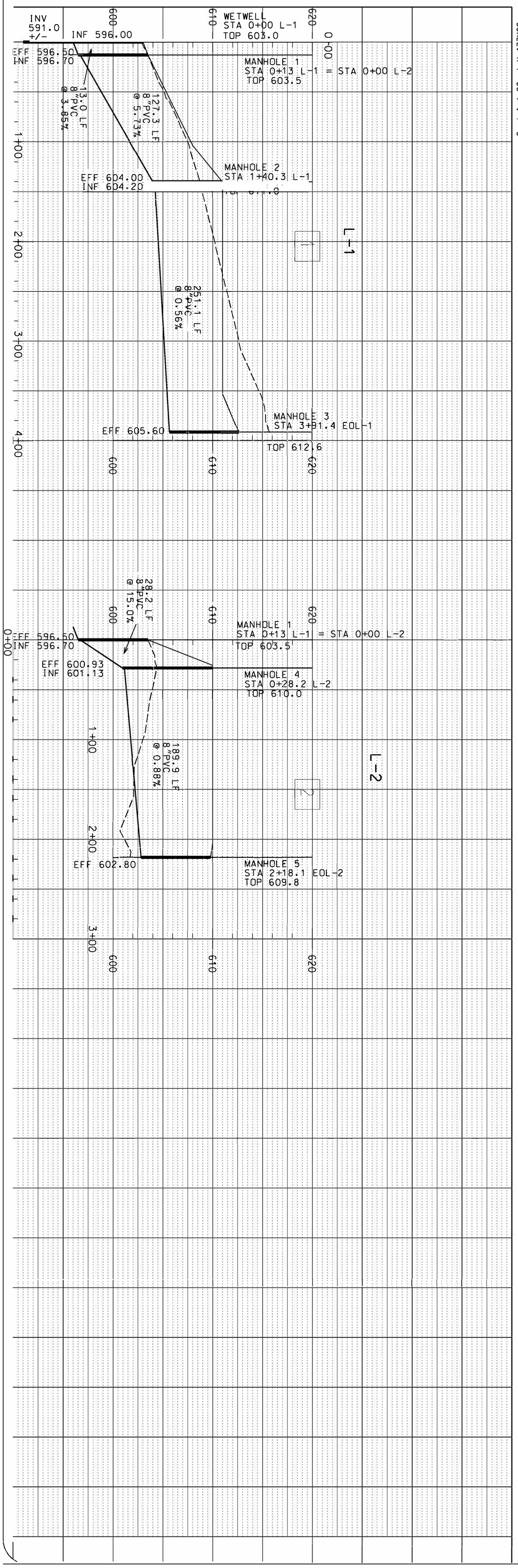
W. SCOTT WILLIAMS & ASSOCIATES
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4530 Annalee Way
Knoxville, TENNESSEE 37921
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E-Mail: wscottwill@comcast.net

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NHC, LLC
PO DRAWER 2167
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Office: 334-749-0052
fax: 334-749-0627

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:

NHC, LLC

PO DRAWER 2767
OPELIKA, AL 36803-2767
Office.334-749-0052
fax. 334-749-0627

W. SCOTT WILLIAMS AND ASSOCIATES

4530 Annalee Way
Knoxville,TENNESSEE 37921
P & F: (865) 692-9809
E-MAIL: wscottwill@comcast.net

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:

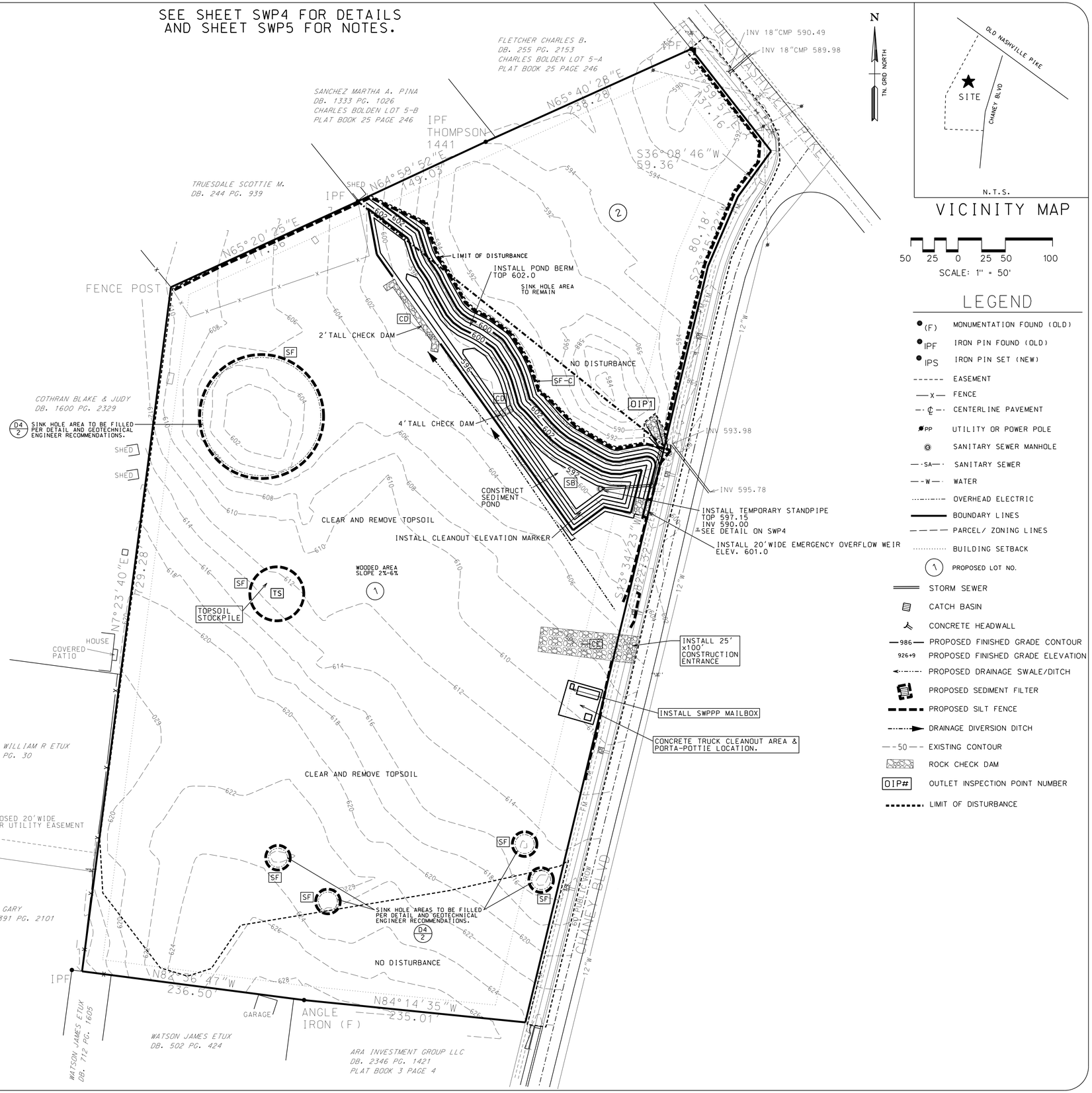
1. Unless otherwise indicated in the construction documents, the Contractor will be responsible for all jobsite survey control and layout and will survey the limits of clearing and mark this boundary with flagging tape.
2. All erosion prevention and sediment control best management practices identified 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



VICINITY MAP

50 25 0 25 50 100
SCALE: 1" = 50'

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IPS IRON PIN SET (NEW)
- EASEMENT
- FENCE
- CENTERLINE PAVEMENT
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL/ ZONING LINES
- BUILDING SETBACK
- (1) PROPOSED LOT NO.
- STORM SEWER
- CATCH BASIN
- CONCRETE HEADWALL
- 986 PROPOSED FINISHED GRADE CONTOUR
- 926+9 PROPOSED FINISHED GRADE ELEVATION
- PROPOSED DRAINAGE SWALE/DITCH
- PROPOSED SEDIMENT FILTER
- PROPOSED SILT FENCE
- DRAINAGE DIVERSION DITCH
- 50 EXISTING CONTOUR
- ROCK CHECK DAM
- OIP# OUTLET INSPECTION POINT NUMBER
- LIMIT OF DISTURBANCE

CLEARING PHASE

REVISIONS

NO.	DATE	DESCRIPTION

SEDIMENT CONTROL AND EROSION PREVENTION PLAN

CHRISTIANA WAY APARTMENTS

102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 018 B PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS
REGISTERED ENGINEER
Scott Williams 9/26/24
No. 105687
STATE OF TENNESSEE

W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4530 Annalee Way
Knoxville, TENNESSEE 37921
Phone: (865) 584-0999
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Office 334-749-0052
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ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
SWP1

JOB NO. 1616

SEE SHEET SWP4 FOR DETAILS
AND SHEET SWP5 FOR NOTES.

SITE DATA CHART:

Zoning District: R-3 RESIDENTIAL
Setbacks (MULTIFAMILY): FRONT - 35', SIDE - 15', REAR - 20'
Existing Use: VACANT
Proposed Use: 80 RESIDENTIAL APARTMENT UNITS
PROPOSED DISTURBED AREA: 7.75 ACRES
PROPOSED IMPERVIOUS AREA: 3.93 ACRES

Sequencing of construction:

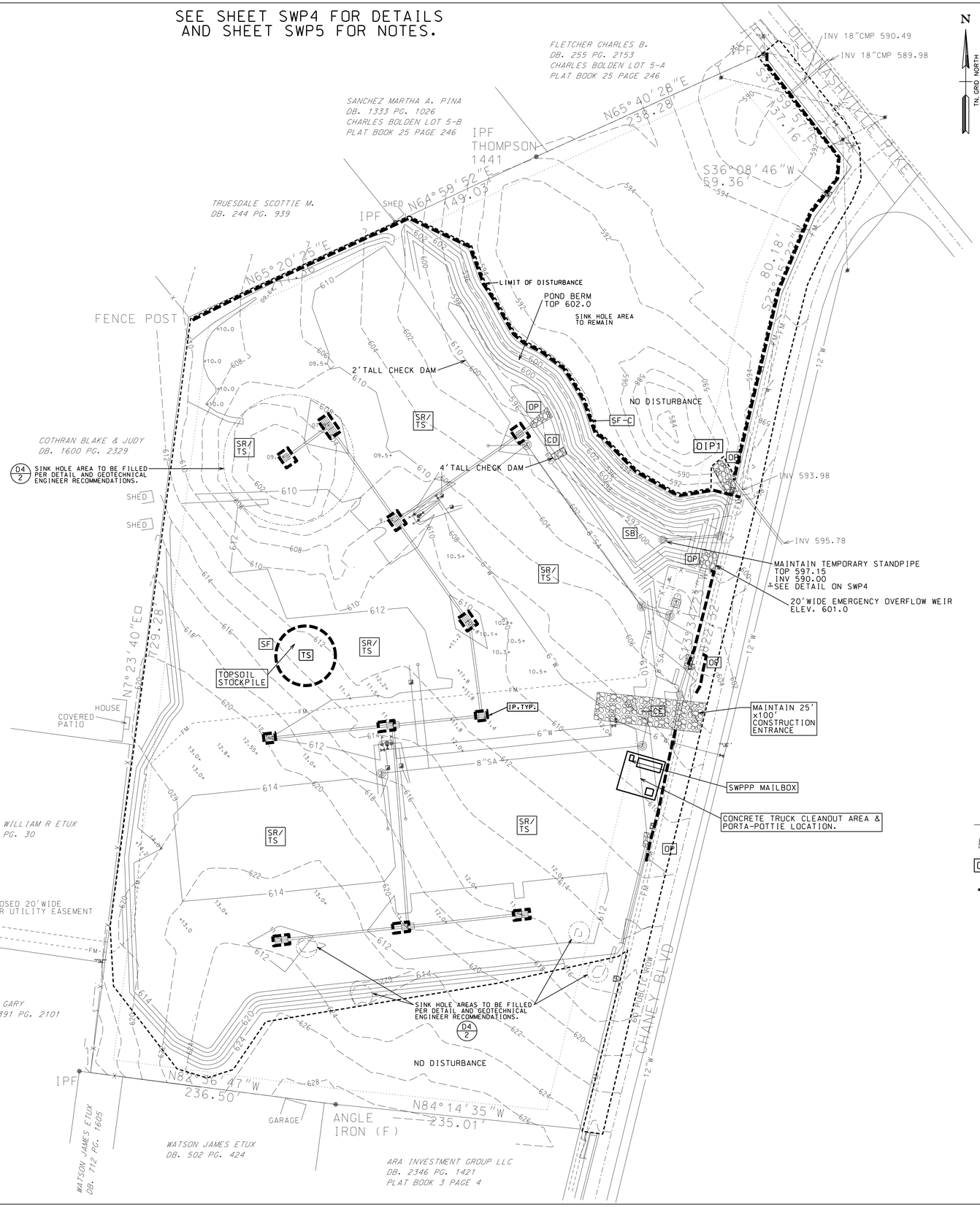
7. Begin mass grading. Installation of temporary measures not shown in the plans may be required depending on the timing and method of construction.
8. Seeding and mulching or other stabilization measure as identified on the erosion control plan will occur after final grade is achieved at the ditches and diversions, and before any further disturbance of the site. Temporary slope drains will be used to convey storm water away from steep sloped by using diversion ditch where possible during construction as indicated on the erosion control plan.
9. Storm drain inlet protection shall be installed when each part of the permanent system is in place and functioning.

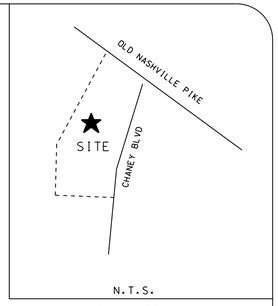
DEWATERING DEVICE NOTE:

PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWING FROM REPUTABLE VENDOR FOR DEWATERING DEVICE CAPABLE OF PASSING 0.054 CF/S OR 26.3 GPM WITHOUT CLOGGING.

SEDIMENT BASIN CONSTRUCTION ELEVATIONS

POND 1:
CLEANOUT ELEVATION = 594.08
PERMANENT POOL ELEVATION = 595.3
TOP OF STANDPIPE = 597.15





VICINITY MAP

50 25 0 25 50 100
SCALE: 1" = 50'

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IPS IRON PIN SET (NEW)
- EASEMENT
- FENCE
- CENTERLINE PAVEMENT
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL/ ZONING LINES
- BUILDING SETBACK
- PROPOSED LOT NO.
- STORM SEWER
- CATCH BASIN
- CONCRETE HEADWALL
- 986 PROPOSED FINISHED GRADE CONTOUR
- 926+9 PROPOSED FINISHED GRADE ELEVATION
- PROPOSED DRAINAGE SWALE/DITCH
- PROPOSED SEDIMENT FILTER
- PROPOSED SILT FENCE
- DRAINAGE DIVERSION DITCH
- 50 EXISTING CONTOUR
- ROCK CHECK DAM
- OIP# OUTLET INSPECTION POINT NUMBER
- LIMIT OF DISTURBANCE

GRADING PHASE

REVISIONS

NO.	DATE	DESCRIPTION

SEDIMENT CONTROL AND EROSION PREVENTION PLAN

CHRISTIANA WAY APARTMENTS

102 CHANEY BLVD.
LAVERGNE, TENNESSEE
TAX MAP 018, 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

W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING
CIVIL ENGINEERING
LAND SURVEYING
4530 Annalee Way
Knoxville, TENNESSEE 37921
Phone (865)588-6688
E-Mail: wscottwill@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, ALABAMA 36803-2767
Office 334-749-0052
Fax 334-749-0627

ORIGINAL ISSUE:
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SHEET NO.
SWP2

JOB NO. 1616

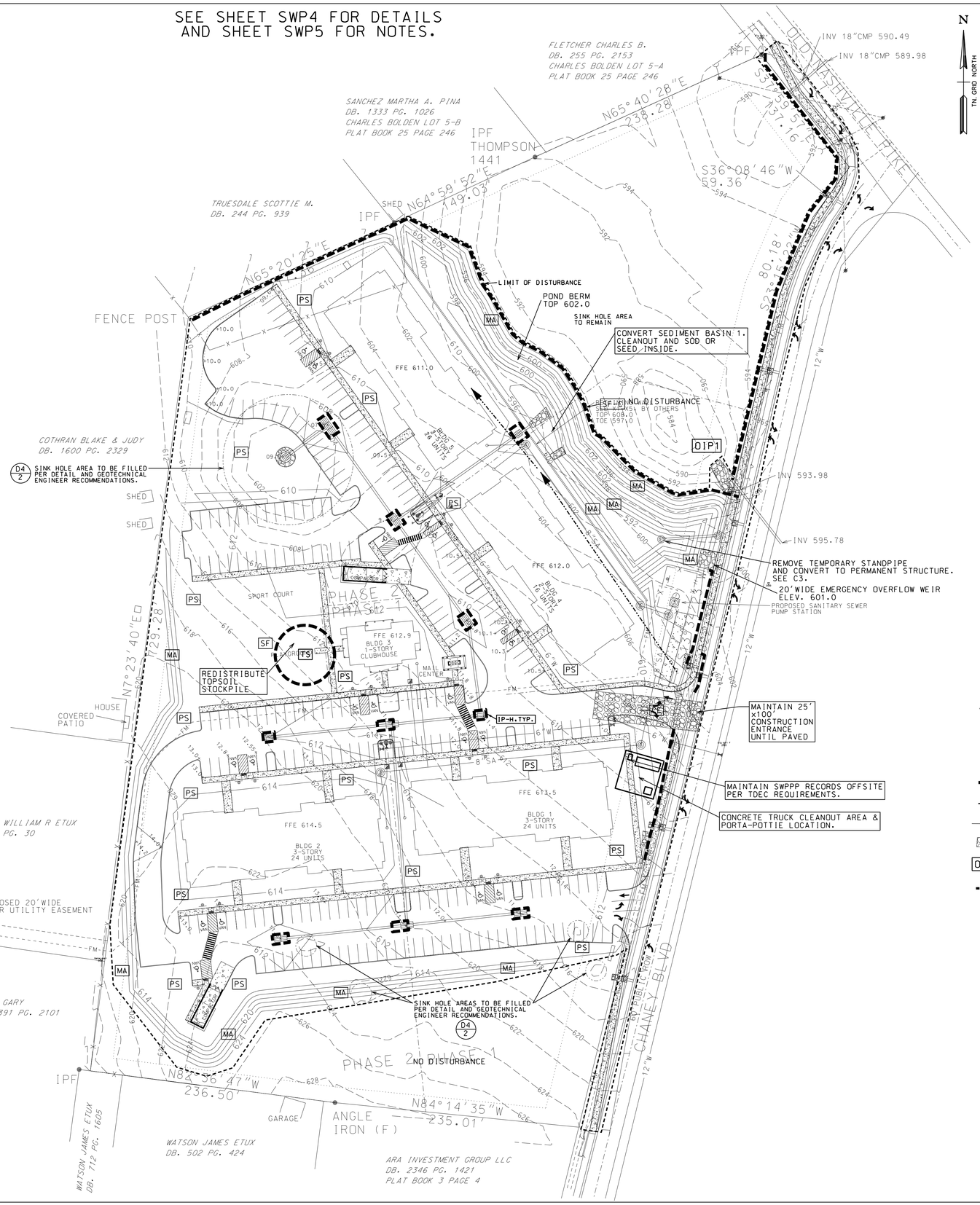
SEE SHEET SWP4 FOR DETAILS
AND SHEET SWP5 FOR NOTES.

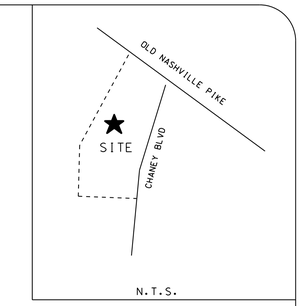
SITE DATA CHART:

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
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FINAL PHASE

REVISIONS

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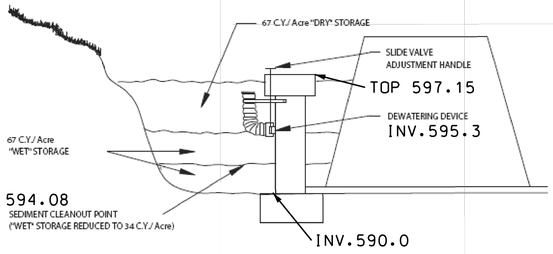
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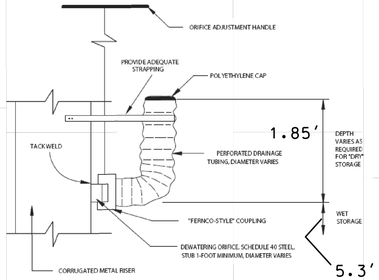
SHEET NO.
SWP3

JOB NO. 1616

Minimum Storage Volume and Sediment Cleanout Point



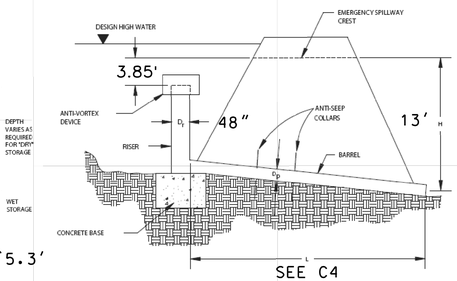
Recommended Dewatering System for Sediment Basins



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

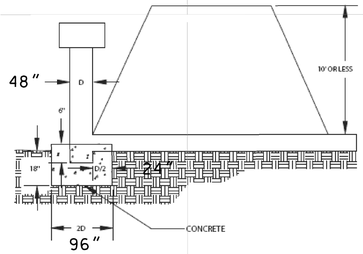


H = HEAD ON PIPE THROUGH EMBANKMENT
h = HEAD OVER RISER CREST
L = LENGTH OF PIPE THROUGH EMBANKMENT
D_p = DIAMETER OF PIPE THROUGH EMBANKMENT
D_R = DIAMETER OF RISER

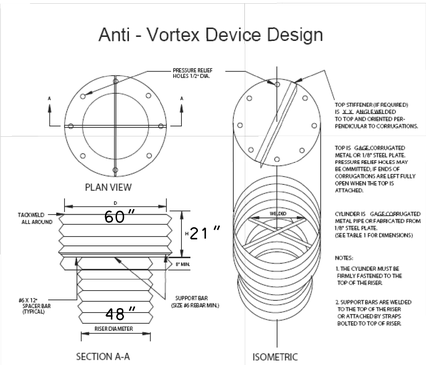
SB

Riser Pipe Base Conditions For Embankments Less Than 10' High

CONCRETE BASE FOR EMBANKMENT 10' OR LESS IN HEIGHT



Anti - Vortex Device Design



Silt Fence – Type C

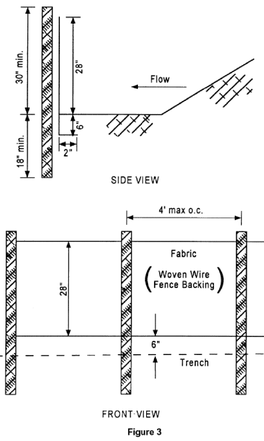
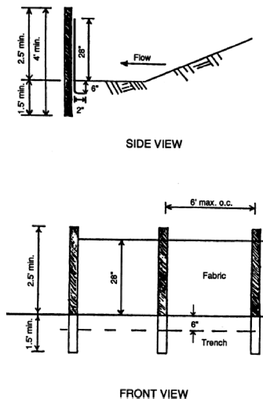


Figure 3

SF-C

Silt Fence – Type A



SF

Silt Fence Inlet Protection – IP-SF

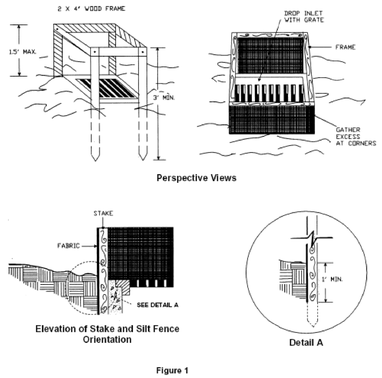


Figure 1

Source: NC SCC

IP

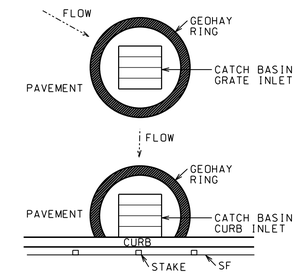
NOTE:
"Tracking" with machinery up and down the slope will catch fertilizer and seed and provides grooves to catch rainfall and reduce runoff.



SR

SEE SWPPP BOOK APPENDIX D FOR ALL SEEDING RECOMMENDATIONS

PS/TS



FOR USE WITH CATCH BASIN INLETS AFTER PAVEMENT IS INSTALLED

IP - H

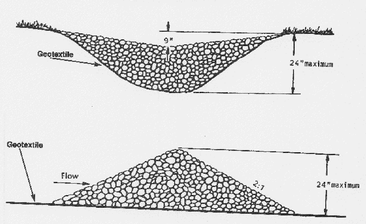
Spacing Between Check Dams

L = The distance such that points A and B are of equal elevation



Figure 1

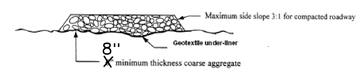
Height Of Check Dams



Source: GA SWCCC

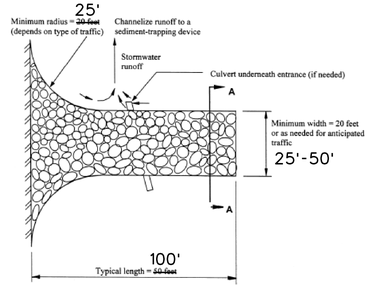
CD

Construction Exit



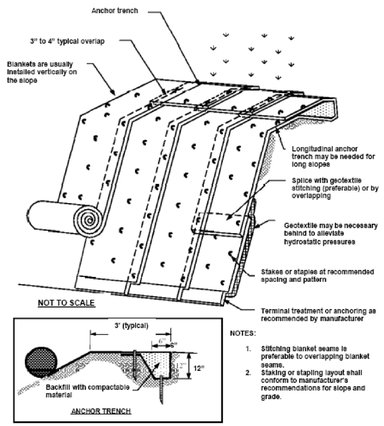
SECTION A-A

STONE SIZE ASTM-D448 ($3\frac{1}{2}$" DIAMETER)



CE

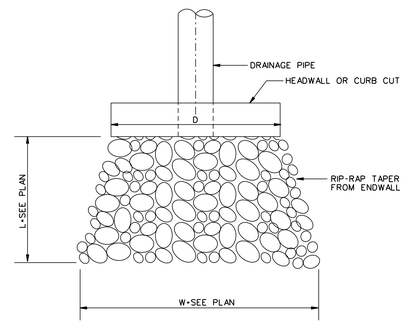
Erosion Control Blanket - Slope Installation



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

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SWPPP DETAILS

CHRISTIANA WAY APARTMENTS
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LAVERGNE, TENNESSEE
TAX MAP 018 B PARCEL 008.00
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WILLIAM SCOTT WILLIAMS — REGISTERED ENGINEER — No. 105681 — STATE OF TENNESSEE

W. SCOTT WILLIAMS & ASSOCIATES — CONSULTING CIVIL ENGINEERING LAND SURVEYING
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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 REACHES½HEIGHT 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 REACHES½HEIGHT 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
4530 Annalee Way
Knoxville, TENNESSEE 37921
(865) 584-0999
E-MAIL wscottwill@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, ALABAMA 36803-2767
Office. 334-749-3052
fax. 334-749-0627

ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
SWP5

JOB NO. 1616

1. 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

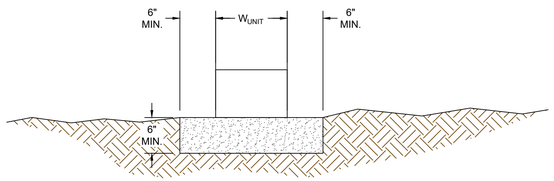
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APPROVED: JEE
DRAWING SCALE: AS SHOWN
ISSUE DATE: October 14, 2024

REVISIONS

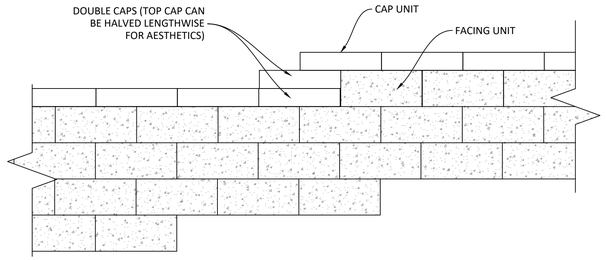
NO.	DESCRIPTION

CHRISTIANA WAY APARTMENTS
LAVERGNE, TENNESSEE

PROJECT NUMBER: D24079
SHEET NUMBER: X-1
SHEET TITLE: RETAINING WALL CONSTRUCTION NOTES

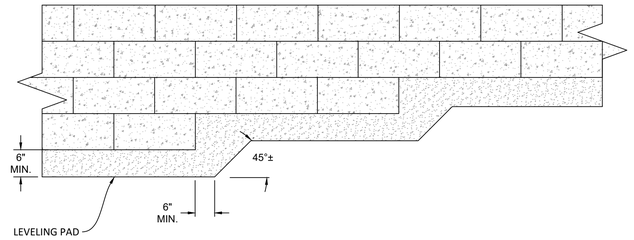


1 TYPICAL LEVELING PAD DIMENSIONS
SCALE: NTS

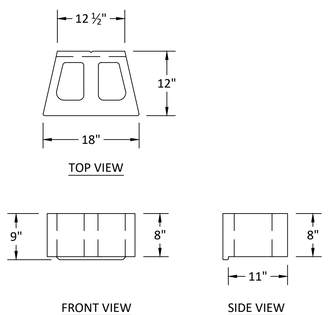


*NOTE: ALL CAPS SHALL BE SECURED WITH CONSTRUCTION ADHESIVE PER THE NOTES ON SHEET X-1

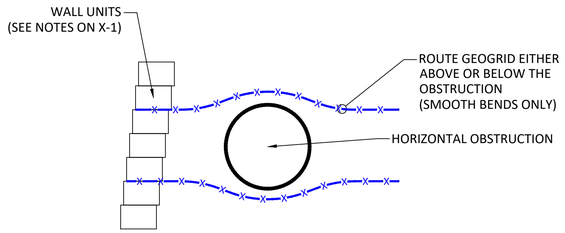
2 TYPICAL TOP OF WALL STEP DETAIL
SCALE: NTS



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: JEE
APPROVED: JEE
DRAWING SCALE: AS SHOWN
ISSUE DATE: October 14, 2024

REVISIONS

NO.	DESCRIPTION

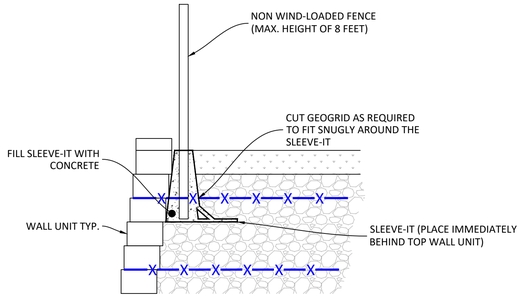
CHRISTIANA WAY APARTMENTS
LAVERGNE, TENNESSEE

PROJECT NUMBER: D24079

SHEET NUMBER: X-2

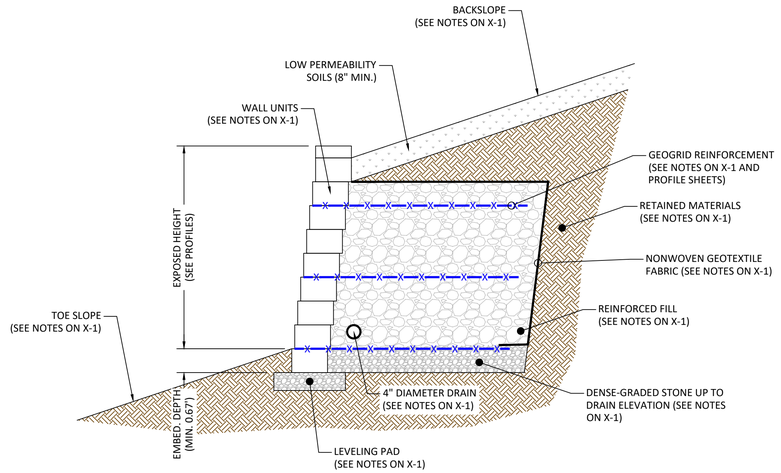
SHEET TITLE: RETAINING WALL CONSTRUCTION DETAILS

NOTE: ANY SWALES ABOVE THE WALL TO BE INSTALLED PER CIVIL DRAWINGS.

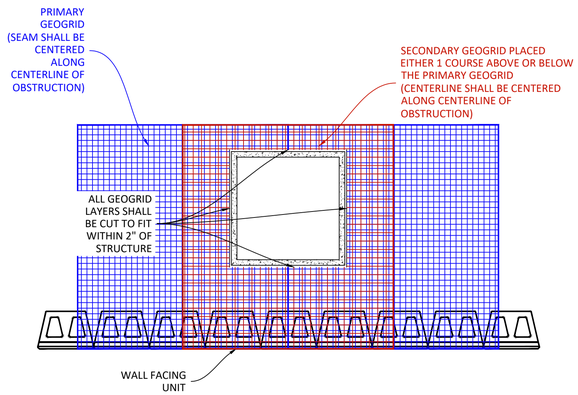


NOTE: POST MUST BE SETBACK FROM WALL A MINIMUM OF 3 FEET IF SLEEVE-IT IS NOT UTILIZED.

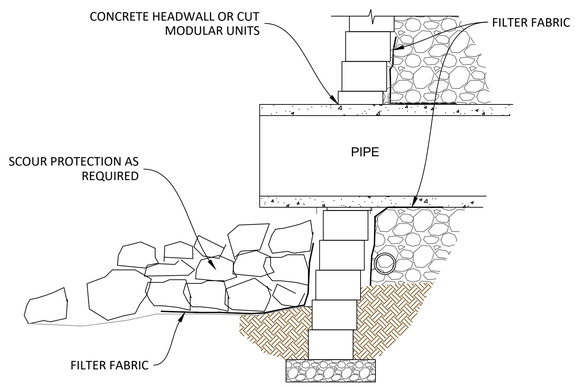
1 FENCE POST INSTALLATION WITHIN 3 FEET OF WALL
SCALE: NTS



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

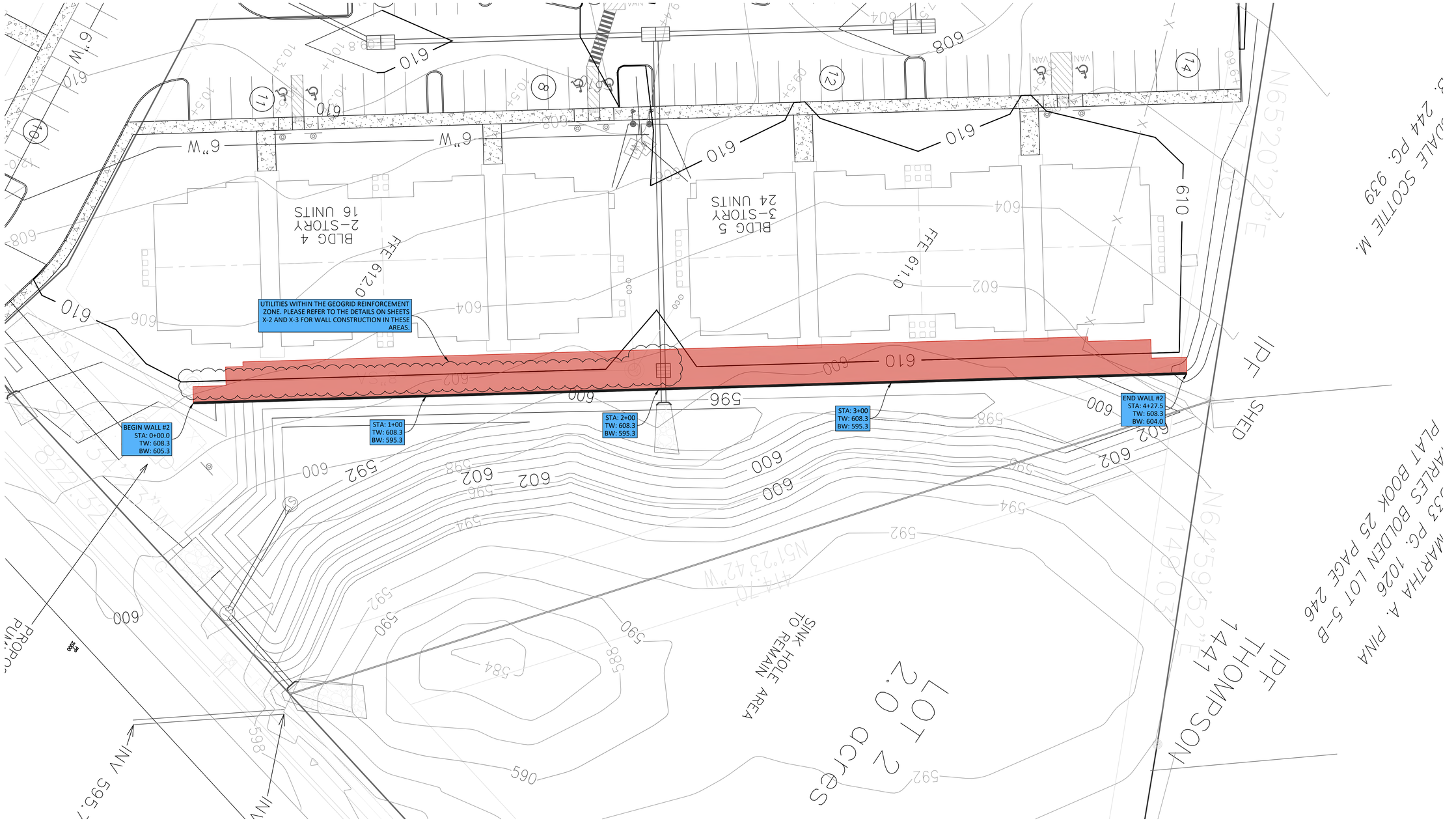
SHEET TITLE: RETAINING WALL CONSTRUCTION DETAILS

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
REGISTERED ENGINEER
No. 124322
STATE OF TENNESSEE
10-14-24

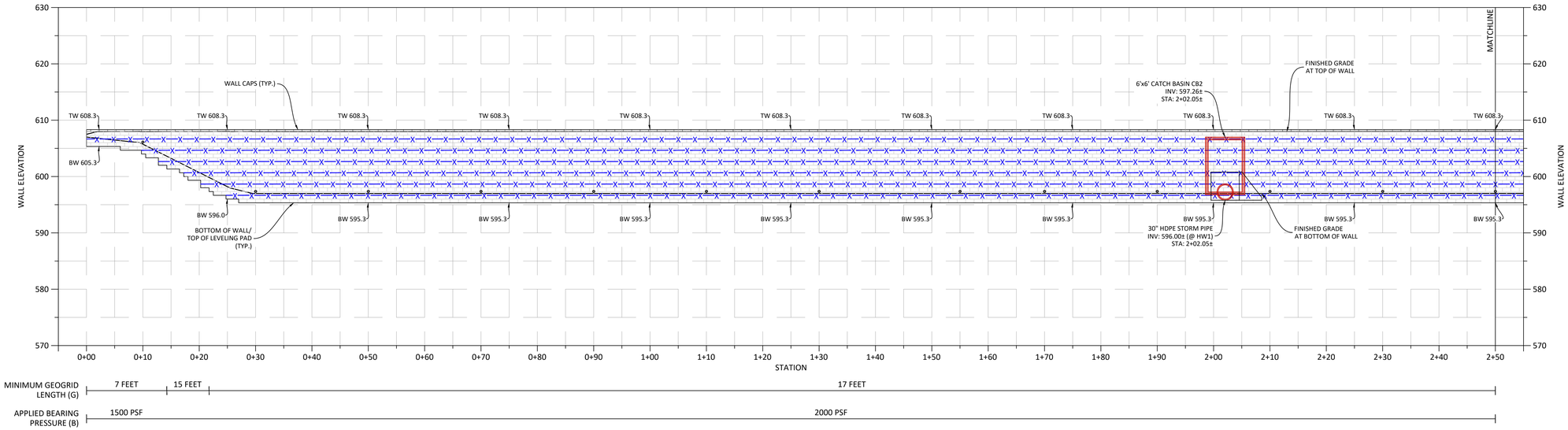
DRAWN: JEE
APPROVED: JEE
DRAWING SCALE: AS SHOWN
ISSUE DATE: October 14, 2024

REVISIONS

NO.	DESCRIPTION

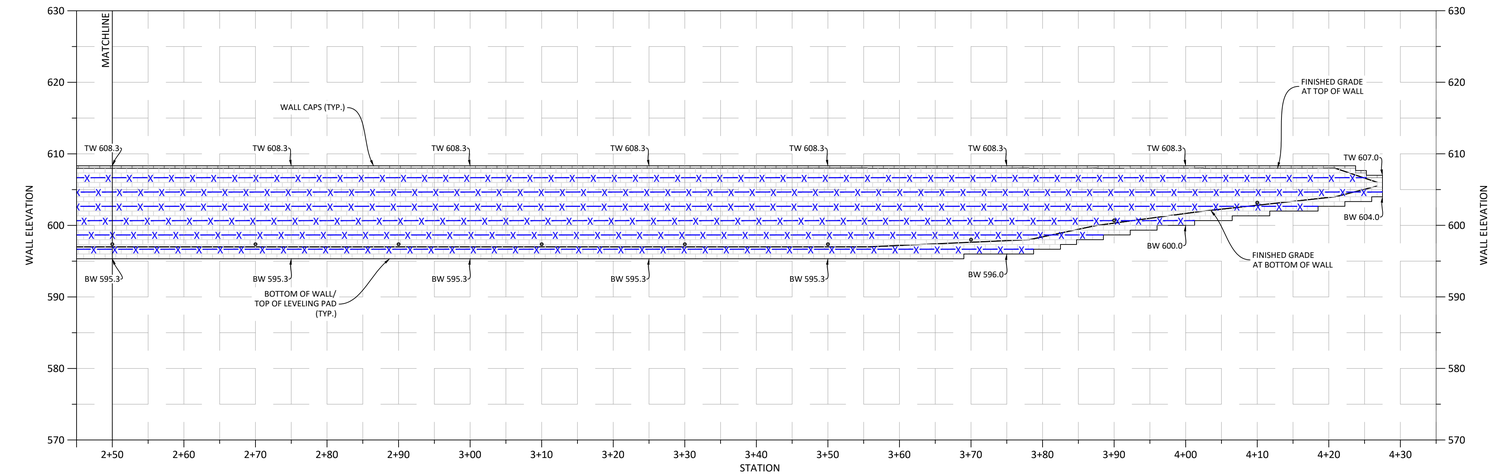
CHRISTIANA WAY APARTMENTS
LAVERGNE, TENNESSEE

PROJECT NUMBER: D24079
SHEET NUMBER: X-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

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ARCHITECTURAL LANDSCAPING PLAN

A002

PHASE: Add Project Status Here

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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



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