AGENDA

La Vergne Planning Commission
November 26, 2024 at 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: October 29, 2024 Regular Meeting and November 12, 2024 Workshop.

2. Public Comment Period.

OLD BUSINESS

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

4. Final Plat - Christiana Way, Nasser Property - Two Lots on 10.817 Acres. Requested by W. Scott Williams & Associates. Property located at 102 Chaney Blvd. (Tax Map 18P, Group B, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by George and Christiane Nasser.

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

NEW BUSINESS

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

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

8. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property, Requested by the City of La Vergne. 48.2 acres. Properties are located at the Northeast Portion of the Roundabout on Stones River Road, 1500 East Nir Shreibman Blvd. and 480 Stones River Road (Tax Map 14, Parcels 2.00, 5.02 and 14.04). Current Zoning District: R-1 (Low Density Residential) and R-2 (Medium

Density Residential) Zoning Districts; Proposed Zoning District: C-1 (Government Use) Zoning District. Property owned by the City of La Vergne.

9. Site Plan – La Vergne High School – New Building Additions Consisting of 80,788 Square Feet on 49.17 Acres. Requested by Barge Civil. Property located at 250 Wolverine Trail (Tax Map 28, Parcel 57.02). C-1 (Government Use) Zoning District. Property owned by Rutherford County Schools.

10. Final Plat - Sand Hill Villas - Seven (7) Residential Lots on 0.87 Acres. Requested by Brian McCain. Property located on Sand Hill Road (Tax Map 14, Parcel 48). R-3 (High Density Residential) Zoning District. Property owned by Sandhill Partners, LLC.

11. Bonds/Letters of Credit Update.

ADJOURN

MINUTES OF THE MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON OCTOBER 29, 2024, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on October 29, 2024, in La Vergne City Hall, starting at 6:00 p.m. with Mayor Jason Cole present and presiding.

Members Present

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

A quorum was determined.

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

A motion, made by Alderman Carol Haas, seconded by Mark Molnar, to approve the minutes of the September 24, 2024 Regular Meeting and October 15, 2024 Workshop, was adopted with all voting AYE.

2. Public Comment Period.

No one spoke.

OLD BUSINESS

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

This item was deferred.

No action was taken.

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

Mr. Logan gave his report.

City Engineer Gary Lide stated that the applicant had addressed the outstanding comments.

Mr. Deaton Hildabrand, a representative of Kimley-Horn, approached the podium to field questions from the board. Secretary Graeme Coates asked about lot 1 and the sidewalk on the other side of the street. Mr. Hildabrand stated they would have a sidewalk on one side of the street, impacting the homeowners less. A discussion ensued.

Mr. Andrew Baselwood, a representative of Big Acquisitions, LLC, approached the podium. He explained the slopes of the sidewalk area. He stated that they decided not to have a sidewalk on both sides to prevent water from ponding. A discussion ensued.

Mr. Molnar asked about the curbing. Mr. Hildabrand explained the east side of the road and the west side curb and gutter. He stated it would minimize the impact on the homes. Mr. Molnar asked about a crosswalk. A discussion ensued. Mr. Hildabrand stated there should be a crosswalk by Murfreesboro Road.

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

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

Mr. Logan gave his report.

Mayor Cole asked if the fire hydrant comments were addressed. Mr. Douglas stated they were.

Mr. Deaton Hildabrand approached the podium. He confirmed that the fire hydrant comments were addressed. Mayor Cole made comments about the sprinkler system. Mr. Douglas stated because of the size of the building it would need sprinklers. A discussion ensued.

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

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

Mr. Logan gave his report.

Mr. Lide stated that there were no outstanding comments.

Mayor Cole asked for a list of improvements. Mr. Lide stated Minerva would have three lanes. He explained the traffic signal on Murfreesboro Road. Mr. Molnar asked about the impact to residents.

Mr. HIldabrand approached the podium to explain what would happen to the road. Mr. Molnar asked if it would be diverted toward the curb. Mr. Hildabrand confirmed and explained how it would flow.

Secretary Coates asked about the width of the design for tractor-trailers. Mr. Hildabrand stated they were 14 feet wide. Mr. Lide explained the three 12-foot lanes. A discussion ensued.

A motion, made by Mark Molnar, seconded by Jim Hesemann, to approve the off-site road improvements as submitted, was adopted with all voting AYE.

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

Mr. Logan gave his report.

Engineering and Planning Technician Jake Blair presented a material board to the Commissioners.

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

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

Mr. Logan gave his report.

Mr. Blair presented a material board to the Commissioners. Mr. Lide spoke about the outstanding comments. He stated there is no fire hydrant within 400 feet of the building.

Mr. Matt Waterson, 1732 Sorrel Brook Way, NC, approached the podium. He spoke about the water line easement. A discussion ensued.

Secretary Coates made comments about the outstanding items.

A motion, made by Secretary Graeme Coates, seconded by Mark Molnar, to deny the site plan due to the ten outstanding items, was adopted with all voting AYE, except Mayor Cole who voted NAY.

Mr. Waterson asked about the land disturbance permit. Mr. Lide explained the city policy.

NEW BUSINESS

9. Final Plat - Christiana Way, Nasser Property - Two Lots on 10.817 Acres. Requested by W. Scott Williams & Associates. Property located at 102 Chaney Blvd. (Tax Map 18P, Group B, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by George and Christiane Nasser.

Mr. Logan gave his report.

Mr. Lide made comments about the site plan.

Mr. Scott Williams, 4520 Anna Lee Way, Knoxville, approached the podium. He explained that they didn't need to split the parcel in two. He spoke about possibly widening Chaney Road. He asked for a deferral. Secretary Coates made comments about the items.

A motion, made by Secretary Graeme Coates, seconded by Mayor Jason Cole, to defer the item, was adopted with all voting AYE.

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

Mr. Logan gave his report.

Mr. Lide spoke about the Fire Marshal's comments. He explained that the plans in the packets are not the same as the plan he received from Mr. Williams today. He stated that the fire comments were addressed. A discussion ensued.

Mr. Scott Williams, 4520 Anna Lee Way, Knoxville, approached the podium. He spoke about the Fire Marshal's comments and the improvements they made. He stated Fire

Marshal Brinkley stated he would be fine if they shrink the green space. He spoke about the building and ceiling height. Mayor Cole gave his concerns. A discussion ensued.

A motion, made by Mayor Jason Cole, seconded by Mark Molnar, to defer the item, was adopted with all voting AYE.

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

Mr. Logan gave his report.

Mr. Connor Blanchard representative of Carlson Consulting Engineers approached the podium. Mayor Cole spoke about the light fixtures and if they would consider LED. Mr. Blanchard stated he would ask his client. City Attorney Katie Driver stated that it was only a request, not a requirement.

A motion, made by Mark Molnar, seconded by Secretary Graeme Coated, to approve the site plan as submitted and request to replace the lights to LED, was adopted with all voting AYE.

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

Mr. Logan gave his report.

Mr. Lide explained the outstanding comments.

Mr. Matt Taylor, 850 Middle Tennessee Blvd, approached the podium. Mayor Cole asked Mr. Taylor to explain the alligator. Mr. Taylor explained. A discussion ensued. Mayor asked about the garages. Mr. Taylor explained the premium options.

Mayor Cole asked about the emergency access lane. Matt explained it would be the standard 24 feet drive. Mayor Cole asked if there was a sidewalk on the Waldron Road side. Mr. Taylor stated that if the city isn't adding one, they would. Gary stated it would be part of the widening project.

A motion, made by Secretary Graeme Coates, seconded by Terry Coleman, to approve the concept plan as submitted, was adopted with all voting AYE.

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

Mr. Logan gave his report.

A motion, made by Secretary Graeme Coates, seconded by Terry Coleman, to approve the amendment site plan as submitted, was adopted with all voting AYE.

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

Mr. Logan gave his report.

Mr. Lide spoke about the utility comment and the changes in the PDR.

Mr. Matt Taylor, a representative of SEC, approached the podium. Mayor Cole asked about the mail kiosks. Mr. Taylor stated the kiosk was for the entire development. A discussion ensued.

A motion, made by Mark Molnar, seconded by Secretary Graeme Coates, to approve the site plan as submitted, was adopted with all voting AYE.

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

Mr. Logan gave his report.

Mr. Blair presented a rendering to the Commissioners. Mr. Lide spoke about the utility comments and lines that are not shown currently.

Mr. Shagieen Boumaroun, a representative of Techincal Group, Inc., approached the podium. Mr. Hesemann asked about the existing sidewalk by Sir Pizza. Mr. Logan stated the sidewalk is currently 5 feet wide. Mayor Cole asked about the landscaping and visibility. A discussion ensued. Mr. Hesemann asked about the sign variations. Mr. Bourmaroun explained.

A motion, made by Mayor Jason Cole, seconded by Jim Hesemann, to approve the site plan as submitted, was adopted with all voting AYE.

16. Final Plat - La Vergne Business Center - Two Lots on 28.7 Acres. Requested by Barge Design. Property located at 1701 Mars Street (Tax Map 14, Parcels 46.01 & 25). I-1 (Light Industrial) Zoning District. Property owned by Big Acquisitions, LLC.

Mr. Logan gave his report.

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

17. Bonds/Letters of Credit Update.

Mrs. Juliet Williams updated the board on the status of bonds and letters of credit.

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Mayor Cole declared the workshop adjourned at 7:23 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

MINUTES OF THE WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON NOVEMBER 12, 2024, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on November 12, 2024, in La Vergne City Hall, starting at 5:30 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

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

A quorum was determined.

1. Approve Minutes: October 29, 2024 Regular Meeting and November 12, 2024 Workshop.

Minutes will be presented for approval at the regular meeting on November 26, 2024.

2. Public Comment Period.

No one spoke.

OLD BUSINESS

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

Mr. Bo Logan gave his report.

Mr. Darrel Carey, a representative of Dalamar Homes, approached the podium. He gave the commissioners an update on the project. Secretary Coates asked about the sidewalks. Mr. Carey explained.

No action was taken.

4. Final Plat - Christiana Way, Nasser Property - Two Lots on 10.817 Acres. Requested by W. Scott Williams & Associates. Property located at 102

Chaney Blvd. (Tax Map 18P, Group B, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by George and Christiane Nasser.

Mr. Logan gave his report.

Mr. Lide explained some of the comments.

No action was taken.

5. Final Plat - Christiana Way, Nasser Property - Two Lots on 10.817 Acres. Requested by W. Scott Williams & Associates. Property located at 102 Chaney Blvd. (Tax Map 18P, Group B, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by George and Christiane Nasser.

Mr. Logan gave his report.

Mr. Lide made comments about working with Mr. Williams. He made comments about the fence.

Mr. Scott Williams, 4520 Anna Lee Way, approached the podium. He spoke about the height of the building. Secretary Coates made comments about the driveway length being 12 feet and a deceleration lane. A discussion ensued.

No action was taken.

NEW BUSINESS

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

Mr. Logan gave his report.

No action was taken.

7. Site Plan Amendment – Panda Express – Request to Change Exterior Materials on New Building Consisting of 2,697 Square Feet on 1.32 Acres. Requested by CESO, Inc. Property located at Murfreesboro Road near

Veterans Memorial Parkway (Tax Map 14, Parcel 72.12). C-2 (Highway Service) Zoning District. Property owned by Woodhaven La Vergne, LLC.

Mr. Logan gave his report.

A representative of CESO approached the podium to field questions from the board. Mr. Molnar made comments about the exterior. The commissioners requested the exterior to be brick.

No action was taken.

8. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property, Requested by the City of La Vergne. 48.2 acres. Properties are located at the Northeast Portion of the Roundabout on Stones River Road, 1500 East Nir Shreibman Blvd. and 480 Stones River Road (Tax Map 14, Parcels 2.00, 5.02 and 14.04). Current Zoning District: R-1 (Low Density Residential) and R-2 (Medium Density Residential) Zoning Districts; Proposed Zoning District: C-1 (Government Use) Zoning District. Property owned by the City of La Vergne.

Mr. Logan gave his report.

No action was taken.

9. Site Plan – La Vergne High School – New Building Additions Consisting of 80,788 Square Feet on 49.17 Acres. Requested by Barge Civil. Property located at 250 Wolverine Trail (Tax Map 28, Parcel 57.02). C-1 (Government Use) Zoning District. Property owned by Rutherford County Schools.

Mr. Logan gave his report.

Mr. Lide made comments about the Stormwater Management ordinance.

Mr. Trey Lee, a representative of Rutherford County School, and Susanne Jackson, a representative of Barge Civil approached the podium. Chairman Garvin spoke about the stormwater issue. Ms. Jackson explained. Secretary Coates asked about the parking. A discussion ensued.

No action was taken.

10. Final Plat - Sand Hill Villas - Seven (7) Residential Lots on 0.87 Acres. Requested by Brian McCain. Property located on Sand Hill Road (Tax Map 14, Parcel 48). R-3 (High Density Residential) Zoning District. Property

owned by Sandhill Partners, LLC.

Mr. Logan gave his report.

Mr. Lide spoke about the outstanding comments.

Mr. Molnar asked about the retaining wall. Mr. Lide explained.

No action was taken.

11. Bonds/Letters of Credit Update.

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

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:40 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

Planning Commission Report
Meeting: November 26, 2024

City of La Vergne

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

Reviewed By:
Gary Lide, City Engineer
Bo Logan, City Planner

Summary:
The applicant requests subdivision acceptance for Carothers Crossing, Phase 2. The City's final punch list has been provided to them.

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

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

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
Developer is down to last few items. Status will be updated at the meeting.

Engineering (**Gary Lide** - glide@lavergnetn.gov)
Developer is down to last few items. Status will be updated at the meeting.

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

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

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

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

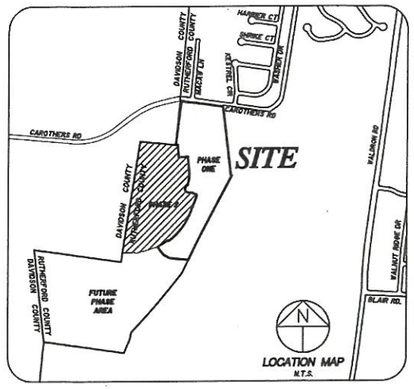
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all

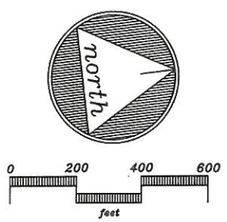
technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

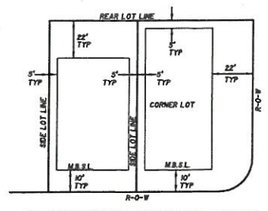
HAMLET
AT CAROTHERS CROSSING

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

TYPAR
Pulte HOMES
SALES CENTER
Greenrise







TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF AN URBAN LAND SURVEY, CATEGORY "I", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1/0,000.

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

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

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE 6/28/22 SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

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

DATE 5/31/22 NAME Kyle Brown

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 132 SINGLE FAMILY LOTS AND 4 OPEN SPACE LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-06 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105H, EFFECTIVE DATE: JANUARY 5, 2007.
4. PARCEL 9 MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (LOW DENSITY RESIDENTIAL) MINIMUM SETBACK REQUIREMENTS ARE: FRONT = 10 FT. - SIDE = 5 FT. - REAR = 22 FT.
6. FOR EACH LOT SHOWN ON THIS PLAT, THERE SHALL BE PLANTED A MINIMUM OF ONE CANOPY TREE OF AT LEAST 2.5" CALIPER AND ONE UNDERSTORY TREE OF AT LEAST 1.5" CALIPER. THE TYPE OF TREE IS TO BE DETERMINED BY THE CITY OF LAVERGNE WITH THE DEVELOPER.
7. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
8. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.

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

LOT AREA TABLE

Area	Sq. Feet	Lot Count
01	9,744	0.09
02	9,744	0.09
03	9,744	0.09
04	9,744	0.09
05	9,744	0.09
06	9,744	0.09
07	9,744	0.09
08	9,744	0.09
09	9,744	0.09
10	9,744	0.09
11	9,744	0.09
12	9,744	0.09
13	9,744	0.09
14	9,744	0.09
15	9,744	0.09
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97	9,744	0.09
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99	9,744	0.09
100	9,744	0.09
101	9,744	0.09
102	9,744	0.09
103	9,744	0.09
104	9,744	0.09
105	9,744	0.09
106	9,744	0.09
107	9,744	0.09
108	9,744	0.09
109	9,744	0.09
110	9,744	0.09
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123	9,744	0.09
124	9,744	0.09
125	9,744	0.09
126	9,744	0.09
127	9,744	0.09
128	9,744	0.09
129	9,744	0.09
130	9,744	0.09
131	9,744	0.09
132	9,744	0.09

OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

OPEN SPACE A	66,496	1.53
OPEN SPACE B	97,268	2.23
OPEN SPACE C	29,185	0.67
OPEN SPACE D	34,918	0.80
ROAD RIGHT-OF-WAY	224,285	5.15

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 50°09'31" E	55.64'
L2	S 52°47'55" E	55.64'
L3	N 84°35'00" E	135.49'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	22°30'19"	448.00'	176.00'	89.07'	S 24°09'56" E	174.87'
C2	22°30'19"	448.00'	176.00'	89.07'	S 24°09'56" E	174.87'
C3	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C4	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C5	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C6	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C7	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C8	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C9	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C10	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C11	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C12	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C13	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C14	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C15	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C16	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C17	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C18	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C19	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C20	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C21	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C22	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C23	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C24	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C25	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C26	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C27	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C28	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C29	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C30	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C31	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C32	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C33	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C34	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C35	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C36	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C37	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C38	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C39	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C40	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C41	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C42	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C43	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C44	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C45	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C46	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C47	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C48	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C49	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C50	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C51	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C52	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C53	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C54	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C55	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C56	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C57	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C58	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C59	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C60	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C61	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C62	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C63	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C64	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C65	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C66	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C67	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C68	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C69	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C70	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C71	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C72	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C73	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C74	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C75	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C76	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C77	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C78	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C79	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C80	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C81	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C82	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C83	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C84	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C85	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'
C86	90°00'00"	25.00'	39.27'	25.00'	S 50°34'29" W	35.36'
C87	90°00'00"	25.00'	39.27'	25.00'	S 39°25'31" E	35.36'

C88	9°55'48"	660.00'	114.33'	57.31'	S 34°32'37" E	114.18'
C89	9°55'48"	660.00'	114.33'	57.31'	S 24°36'49" E	114.18'
C90	9°55'48"	660.00'	114.33'	57.31'	S 14°41'01" E	114.18'
C91	9°55'48"	660.00'	114.33'	57.31'	S 4°45'13" E	114.18'
C92	9°55'48"	660.00'	114.33'	57.31'	S 5°10'35" W	114.18'
C93	9°55'48"	660.00'	114.33'	57.31'	S 15°06'23" W	114.18'
C94	9°55'48"	660.00'	114.33'	57.31'	S 25°02'11" W	114.18'
C95	9°55'48"	660.00'	114.33'	57.31'	S 34°57'59" W	114.18'
C96	9°55'48"	660.00'	114.33'	57.31'	S 44°53'47" W	114.18'
C97	9°55'48"	660.00'	114.33'	57.31'	S 54°49'35" W	114.18'
C98	9°55'48"	660.00'	114.33'	57.31'	S 64°45'23" W	114.18'
C99	9°55'48"	660.00'	114.33'	57.31'	S 74°41'11" W	114.18'
C100	9°55'48"	660.00'	114.33'	57.31'	S 84°36'59" W	114.18'
C101	9°55'48"	660.00'	114.33'	57.31'	N 85°31'13" W	114.18'
C102	9°55'48"	660.00'	114.33'	57.31'	N 75°35'25" W	114.18'
C103	9°55'48"	660.00'	114.33'	57.31'	N 65°39'37" W	114.18'
C104	9°55'48"	660.00'	114.33'	57.31'	N 55°43'49" W	114.18'
C105	9°55'48"	660.00'	114.33'	57.31'	N 45°48'01" W	114.18'
C106	9°55'48"	660.00'	114.33'	57.31'	N 35°52'13" W	114.18'
C107	9°55'48"	660.00'	114.33'	57.31'	N 25°56'25" W	114.18'
C108	9°55'48"	660.00'	114.33'	57.31'	N 16°00'37" W	114.18'
C109	9°55'48"	660.00'	114.33'	57.31'	N 6°04'49" W	114.18'
C110	9°55'48"	660.00'	114.33'	57.31'	N 3°51'03" E	114.18'
C111	9°55'48"	660.00'	114.33'	57.31'	N 13°46'51" E	114.18'
C112	9°55'48"	660.00'	114.33'	57.31'	N 23°42'39" E	114.18'
C113	9°55'48"	660.00'	114.33'	57.31'	N 33°38'27" E	114.18'
C114	9°55'48"	660.00'	114.33'	57.31'	N 43°34'15" E	114.18'
C115	9°55'48"	660.00'	114.33'	57.31'	N 53°30'03" E	114.18'
C116	9°55'48"	660.00'	114.33'	57.31'	N 63°25'51" E	114.18'
C117	9°55'48"	660.00'	114.33'	57.31'	N 73°21'39" E	114.18'
C118	9°55'48"	660.00'	114.33'	57.31'	N 83°17'27" E	114.18'
C119	9°55'48"	660.00'	114.33'	57.31'	S 86°46'43" E	114.18'
C120	9°55'48"	660.00'	114.33'	57.31'	S 76°50'55" E	114.18'
C121	9°55'48"	660.00'	114.33'	57.31'	S 66°55'07" E	114.18'
C122	9°55'48"	660.00'	114.33'	57.31'	S 57°00'19" E	114.18'
C123	9°55'48"	660.00'	114.33'	57.31'	S 47°05'31" E	114.18'
C124	9°55'48"	660.00'	114.33'	57.31'	S 37°10'43" E	114.18'
C125	9°55'48"	660.00'	114.33'	57.31'	S 27°15'55" E	114.18'
C126	9°55'48"	660.00'	114.33'	57.31'	S 17°21'07" E	114.18'
C127	9°55'48"	660.00'	114.33'	57.31'	S 7°26'19" E	114.18'
C128	9°55'48"	660.00'	114.33'	57.31'	S 2°28'25" W	114.18'
C129	9°55'48"	660.00'	114.33'	57.31'	S 12°22'13" W	114.18'
C130	9°55'48"	660.00'	114.33'	57.31'	S 22°16'01" W	114.18'
C131	9°55'48"	660.00'	114.33'	57.31'	S 32°09'49" W	114.18'
C132	9°55'48"	660.00'	114.33'	57.31'	S 42°03'37" W	114.18'
C133	9°55'48"	660.00'	114.33'	57.31'	S 51°57'25" W	114.18'
C134	9°55'48"	660.00'	114.33'	57.31'	S 61°51'13" W	114.18'
C135	9°55'48"	660.00'	114.33'	57.31'	S 71°45'01" W	114.18'
C136	9°55'48"	660.00'	114.33'	57.31'	S 81°38'49" W	114.18'
C137	9°55'48"	660.00'	114.33'	57.31'	N 88°41'33" W	114.18'

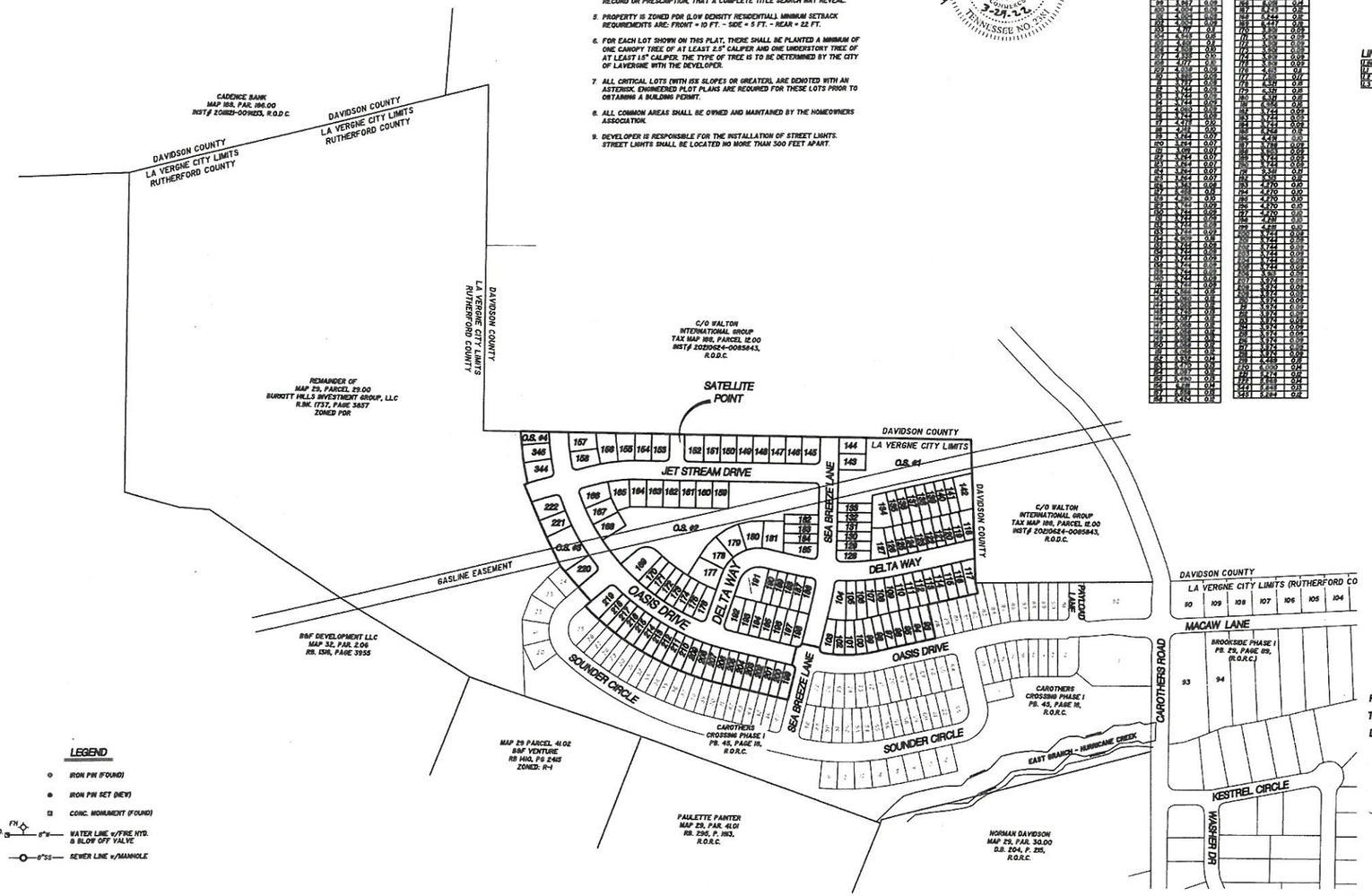
OWNER/DEVELOPER:
BURKITT HILLS INVESTMENT GROUP, LLC
105 WESTPARK DR.
BRENTWOOD, TN 37027

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, PER F.E.M.A. FIRM MAP 47149C0105H, DATED JANUARY 05, 2007.

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

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

DEED REFERENCE:
TAX MAP 29, P/O PARCEL 29.00
DEED BOOK 1737, PAGE 3857
RUTHERFORD COUNTY REGISTER OF DEEDS.



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

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

Heather Dasbach, Register
Rutherford County Tennessee
Rec #: 1181736
Rec'd: 30.00 Instrument #: 2450061
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 6/29/2022 at 8:08 AM
Total: 32.00 in
Plat Cabinet 48 Pgs 19-20

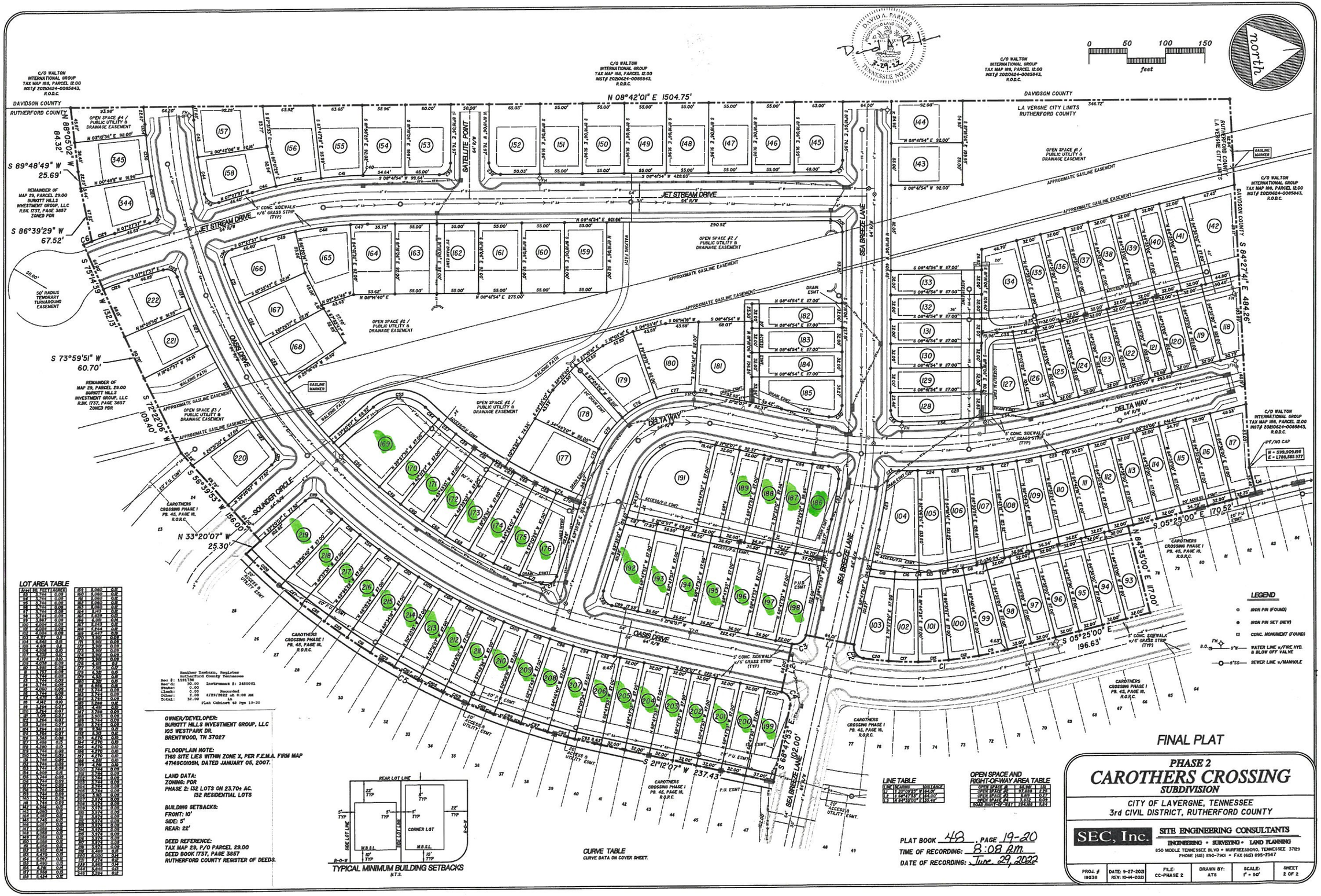
FINAL PLAT

PHASE 2
CAROTHERS CROSSING
SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc. — SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE: 9-27-2021 REV: 10-14-2021	FILE: CC-PHASE 2	DRAWN BY: ATS	SCALE: 1" = 200'	SHEET 1 OF 2
3038					



LOT AREA TABLE

Area	SQ. FEET	ACRES
(1)	6,960	0.16
(2)	5,760	0.13
(3)	5,760	0.13
(4)	5,760	0.13
(5)	5,760	0.13
(6)	5,760	0.13
(7)	5,760	0.13
(8)	5,760	0.13
(9)	5,760	0.13
(10)	5,760	0.13
(11)	5,760	0.13
(12)	5,760	0.13
(13)	5,760	0.13
(14)	5,760	0.13
(15)	5,760	0.13
(16)	5,760	0.13
(17)	5,760	0.13
(18)	5,760	0.13
(19)	5,760	0.13
(20)	5,760	0.13
(21)	5,760	0.13
(22)	5,760	0.13
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Heather Dunbrum, Register
Rutherford County Tennessee
Rec #: 1181736
Rec'd: 30.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 32.00
Instrument #: 2650081
Recorded
4/29/2022 at 8:08 AM
in
Plat Cabinet 48 Pgs 19-20

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

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, PER F.E.M.A. FIRM MAP 47149C0105H, DATED JANUARY 05, 2007.

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

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

DEED REFERENCE:
TAX MAP 29, P/O PARCEL 29.00
DEED BOOK 1737, PAGE 3857
RUTHERFORD COUNTY REGISTER OF DEEDS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 05°25'00" E	15.00'
L2	S 84°35'00" E	15.00'
L3	N 84°35'00" W	133.48'

OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

OPEN SPACE #1	0.56 AC.	2.4%
OPEN SPACE #2	11.49 AC.	48.5%
OPEN SPACE #3	0.16 AC.	0.7%
ROAD R.O.W.	3.47 AC.	14.6%

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

FINAL PLAT

PHASE 2
CAROTHERS CROSSING
SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
19038	9-27-2021 REV: 10-14-2021	CC-PHASE 2	ATS	1" = 50'	2 OF 2

Planning Commission Report
Meeting: November 26, 2024

City of La Vergne

Item #: 4. **Item Title: Final Plat - Christiana Way, Nasser Property - Two Lots on 10.817 Acres. Requested by W. Scott Williams & Associates. Property located at 102 Chaney Blvd. (Tax Map 18P, Group B, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by George and Christiane Nasser.**

Reviewed By:
Gary Lide, City Engineer
Bo Logan, City Planner

Summary:

On behalf of their client, W. Scott Williams is requesting approval of a final plat for Christiana Way. This plat is located on 11 ± acres. The purpose of the final plat is to split the existing lot into 2 lots. Lot 2 will not be developed. Then Lot 1 will make way for new residential development

The property is located at the corner of Old Nash Hwy and Chaney.

This site is identified as parcel 6.00 as shown on Rutherford County Tax Map 018P.

Staff Comments / Technical Items:

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

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

1. All Engineering comments addressed.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
1. Plat shall be revised to show 4-inch public sewer forcemain extension within Merrit Dr.

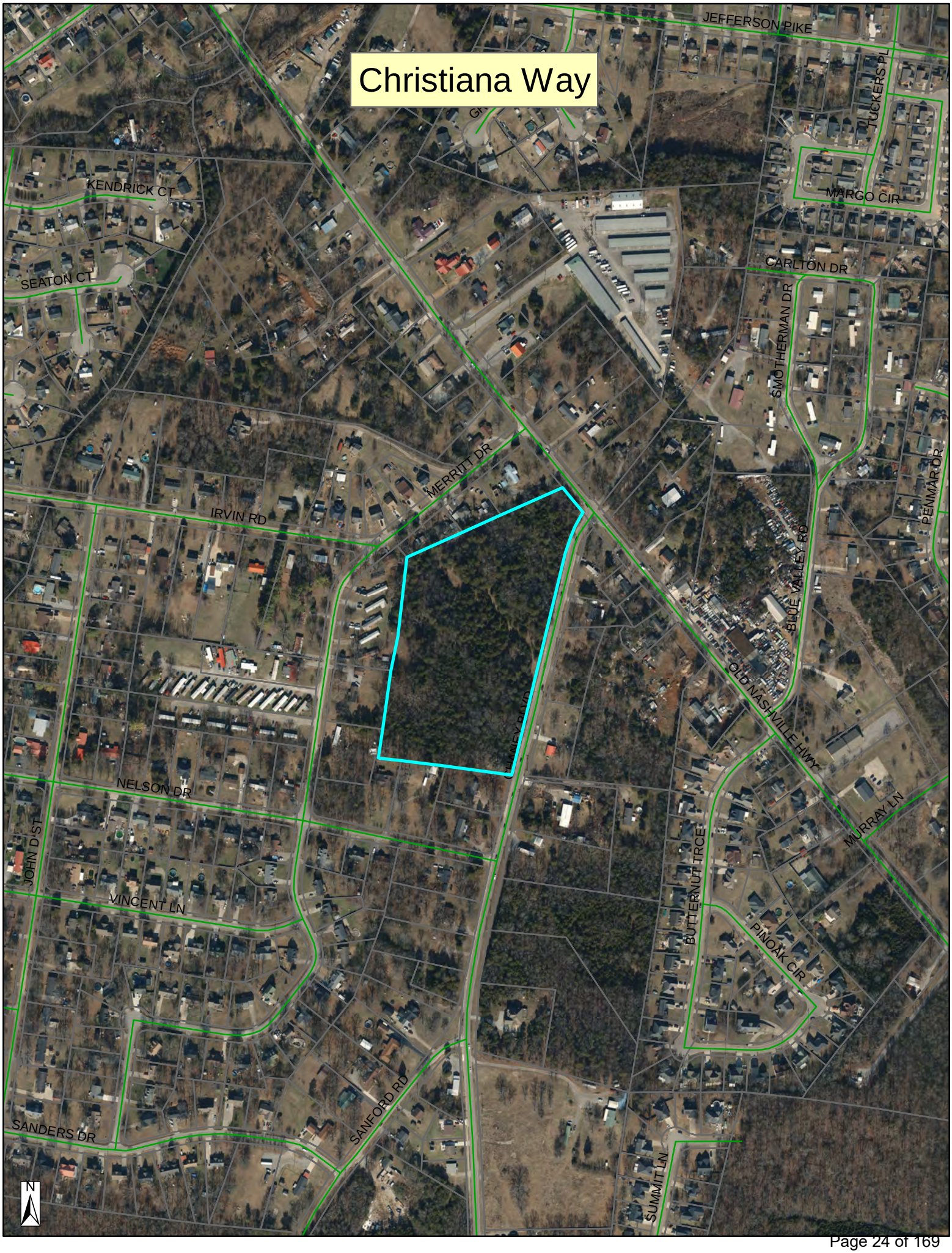
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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

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

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items

at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.


Christiana Way
JEFFERSON PIKE
TUCKERS PL
MARGO CIR
KENDRICK CT
SEATON CT
CARLTON DR
SMOTHERMAN DR
MERRITT DR
IRVIN RD
PENMAR DR
BLUE VALLEY RD
OLD NASHVILLE HWY
NELSON DR
JOHN D ST
VINCENT LN
MURRAY LN
BUTTERNUT TRCE
PINOAK CIR
SANFORD RD
SANDERS DR
SUMMIT LN
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Christiana Way
OLD NASHVILLE HWY
MERRITT DR
IRVIN RD
CHANEY BLVD
NELSON DR
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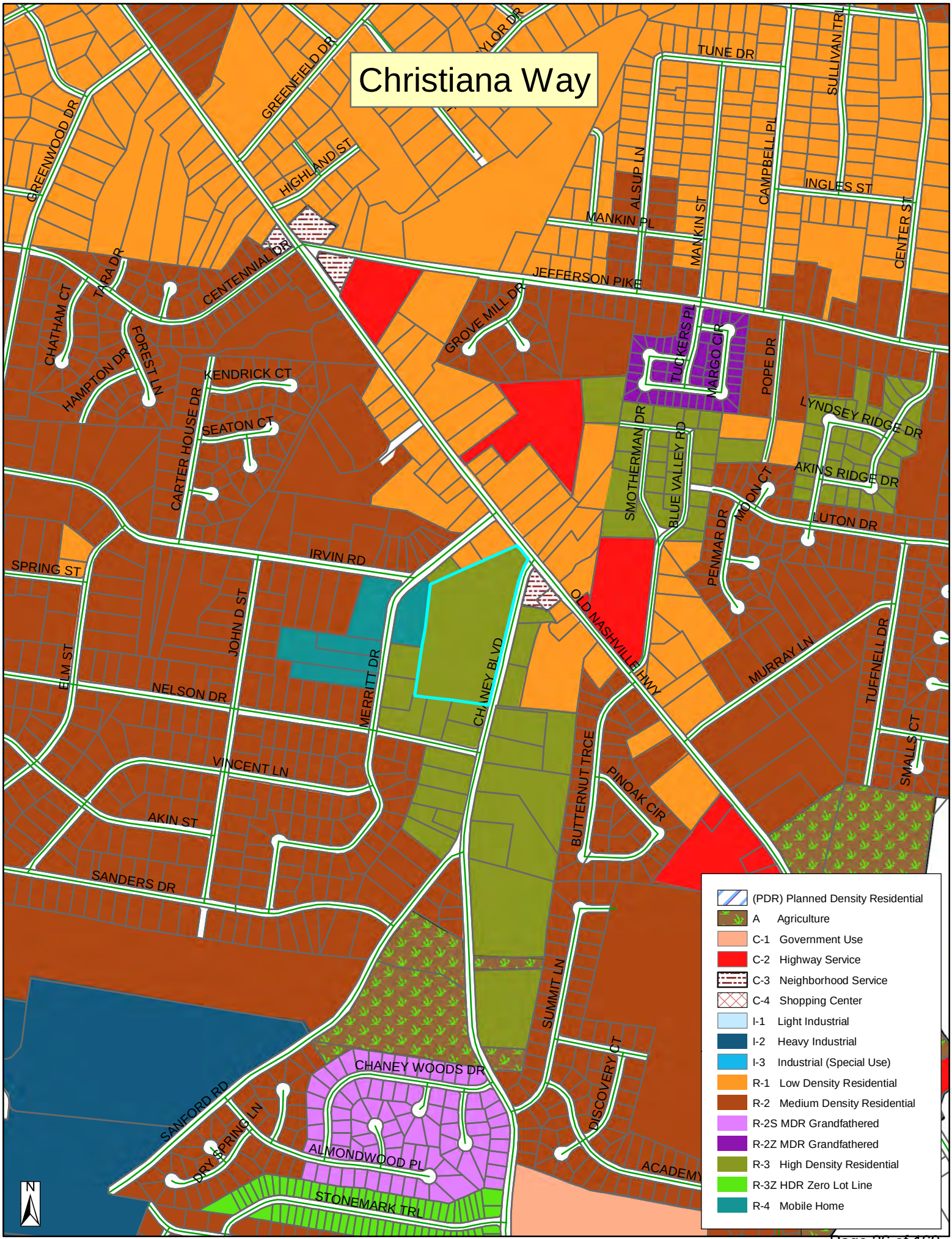
Christiana Way
TUNE DR
SULLIVAN TRL
GREENFIELD DR
GREENWOOD DR
HIGHLAND ST
ALSUP LN
MANKIN PL
MANKIN ST
CAMPBELL PL
INGLES ST
CENTER ST
TARA DR
CENTENNIAL DR
JEFFERSON PIKE
CHATHAM CT
HAMPTON DR
FOREST LN
GROVE MILL DR
TUCKERS PL
MARGO CIR
POPE DR
LYNDSEY RIDGE DR
KENDRICK CT
SEATON CT
CARTER HOUSE DR
SMOTHERMAN DR
BLUE VALLEY RD
AKINS RIDGE DR
MOON CT
LUTON DR
PENMAR DR
IRVIN RD
SPRING ST
JOHN D ST
ELM ST
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MURRAY LN
TUFFNELL DR
SMALLS CT
NELSON DR
MERRITT DR
CHANEY BLVD
BUTTERNUT TRCE
PINOAK CIR
VINCENT LN
AKIN ST
SANDERS DR
SUMMIT LN
CHANEY WOODS DR
DISCOVERY CT
SANFORD RD
DRY SPRING LN
ALMONDWOOD PL
STONEMARK TRL
ACADEMY
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION FOR THE SPECIFIC SURVEYED PORTION OF THE LISTED PARCEL.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE GRID NORTH.
3. THIS PROPERTY IS ZONED R-3, RESIDENTIAL DISTRICT, IN THE CITY OF LAVERGNE, TN. SETBACKS PER ZONING REGULATIONS.
4. DEED REFERENCE: DEED BK. 379 PAGE 791
5. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. OTHER UTILITIES AND EASEMENTS NOT APPARENT MAY EXIST. LOCATE ALL UTILITIES WITH TN ONE CALL PRIOR TO DIGGING. A 15' UTILITY EASEMENT CENTERED ABOUT UTILITY AS INSTALLED EXISTS FOR ALL WATER AND SEWER. UTILITY AND DRAINAGE EASEMENT OF 5' INSIDE ALL LOT LINES & 10'OUTSIDE ALL RIGHT-OF-WAY LINES AND INSIDE ALL PERIMETER BOUNDARIES.
6. THIS PROPERTY IS FOUND ON FEMA FLOOD INSURANCE RATE MAP NUMBER 47149C0105H, EFFECTIVE DATE MAY 9, 2023. THE MAP INDICATES THAT THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
7. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED
8. TOTAL AREA THIS SURVEY ONE LOT: 10.8076 ACRES AND PUBLIC RIGHT-OF-WAY DEDICATION OF 422.3 SQUARE FEET.
9. THE LONG-TERM MAINTENANCE AGREEMENT FOR THE STORMWATER FACILITIES SERVING LOT 1 AS SHOWN HEREON HAVE BEEN RECORDED IN RECORD BOOK , PAGE , RORCT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 379, page 791, County Registers Office, and that I we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date Owner

Title (if acting for partnership or corporation)

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: 10000.

Scott Williams

Date Registered Land Surveyor Number 1914.

WILLIAM SCOTT WILLIAMS REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE Scott Williams 11/18/24 NO. 1914 STATE OF TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled has/ have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date Name, Title and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled NASSAR PROPERTY have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.

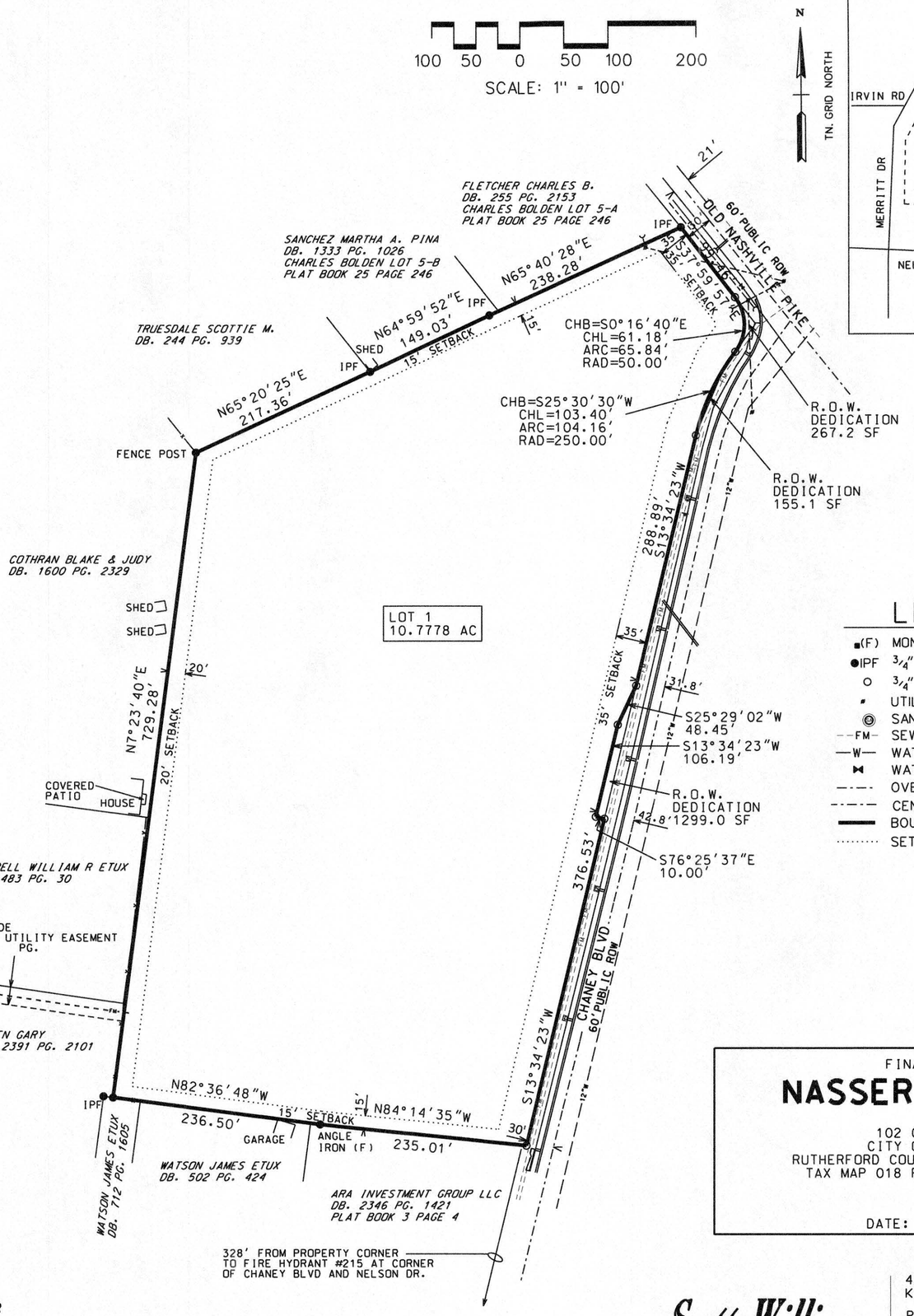
Sewer System ,

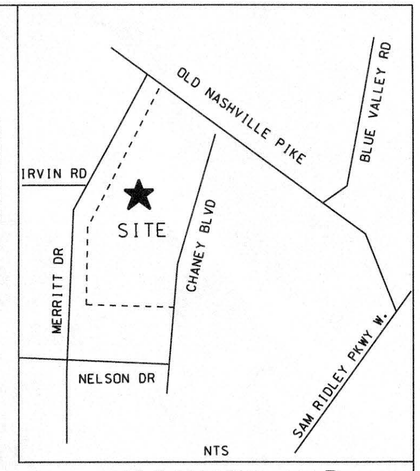
Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivisions plat shown hereon has been found to comply with the La Vergne Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

Date Secretary, Planning Commission





VICINITY MAP

LEGEND

- ■(F) MONUMENTATION FOUND (OLD)
- ●IPF 3/4" IRON PIN FOUND (OLD)
- ○ 3/4" IRON PIN SET W/ CAP (NEW)
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- --FM-- SEWER FORCE MAIN
- —W— WATER LINES
- WATER VALVES
- OVERHEAD POWER LINES
- CENTERLINE PAVEMENT
- BOUNDARY LINES
- SETBACK LINES

FINAL PLAT OF:

NASSER PROPERTY

102 CHANEY BLVD
CITY OF LA VERGNE
RUTHERFORD COUNTY, TENNESSEE 37086
TAX MAP 018 P B PARCEL 006.00

DATE: 11/14/2024 JOB# 1616

OWNERS:

GEORGE AND CHRISTIANE NASSER
300 46TH ST E. APT# 14F
NEW YORY, NY 10017

Scott Williams and Associates

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

CONSULTING
CIVIL ENGINEERING
LAND SURVEYING

Planning Commission Report
Meeting: November 26, 2024

City of La Vergne

Item #: 5. **Item Title: Site Plan - Christiana Way - 80 Apartment Units on 10.8 Acres. Requested by W. Scott Williams & Associates. Property located at 102 Chaney Blvd. (Tax Map 18P, Group B, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by George and Christiane Nasser.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, Scott Williams is requesting approval of the site plan for Christiana Way Apartments. This site is located at the corner of Old Nashville Hwy and Chaney Road. The property consists of 10.8 acres. The purpose of the plan is to show the layout for the new residential development.

The proposed layout on the site plan shows 2 phases. Each phase will contain 40 units when built. There are 5 buildings shown - some are 2-story and some 3. Building 3 is designated as the Clubhouse.

The project requires 240 parking spaces where 240 are being provided.

This site will likely need to be granted a height variance by BOZA to allow buildings to be 3 stories high (with the associated gabled roofs) that will exceed the height allowed in the current ZO.

All proposed roads will be private.

Also, sidewalks are already installed along all of Chaney.

Staff Comments / Technical Items:

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

1. This site will need to be granted a height variance by BOZA to allow buildings to be 3 stories high (with the associated gabled roofs) that will exceed the height allowed in the current ZO.

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

1. All Engineering comments addressed.

Utilities (Scott Tatalovich - statalovich@lavergnetn.gov)

1. Design sewer force main per City of La Vergne and State requirements.
2. After the drawings are complete and after City Planning Commission process, the Engineer shall submit all public utilities to the State for review, and State approval is required prior to preconstruction meeting.

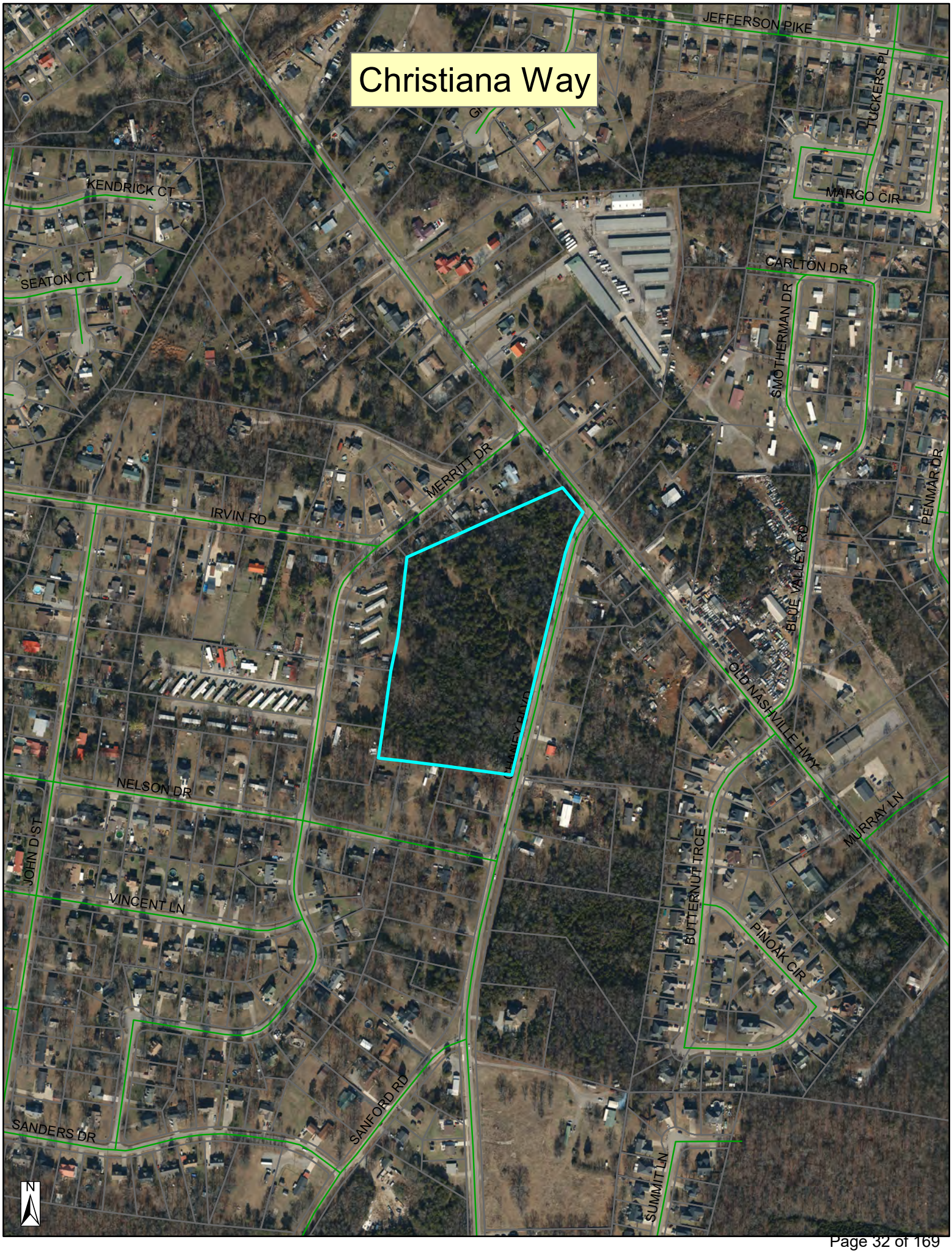
3. There appears to be no survey of the public force main alignment because pertinent design information is missing from these plans that is required for a satisfactory public utility design, including but not limited to the following: water meter boxes, sewer connection boxes, existing water valves, mail boxes, edge of pavement, existing power poles, to name a few.
4. Public FM design does not meet City minimum requirements. Items missing are things like the following: Initial coordinate and bearings and distances of the line, or coordinates of the endpoints, fittings, bends, etc. (this is a design not a design/build, staking after the fact is not acceptable for the public utility); ROW around the entire intersection in which the FM connects to public gravity sewer; street centerline; street's existing public water lines; existing overhead electric lines, method of crossing driveways; method of connecting to existing MH and invert elevation; top of casting of existing MH, invert of existing connecting sewer lines in discharge MH, method of crossing existing utilities (unshown utilities crossed are not addressed in the profile of the FM); to name a few.

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

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

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

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.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SANDERS DR
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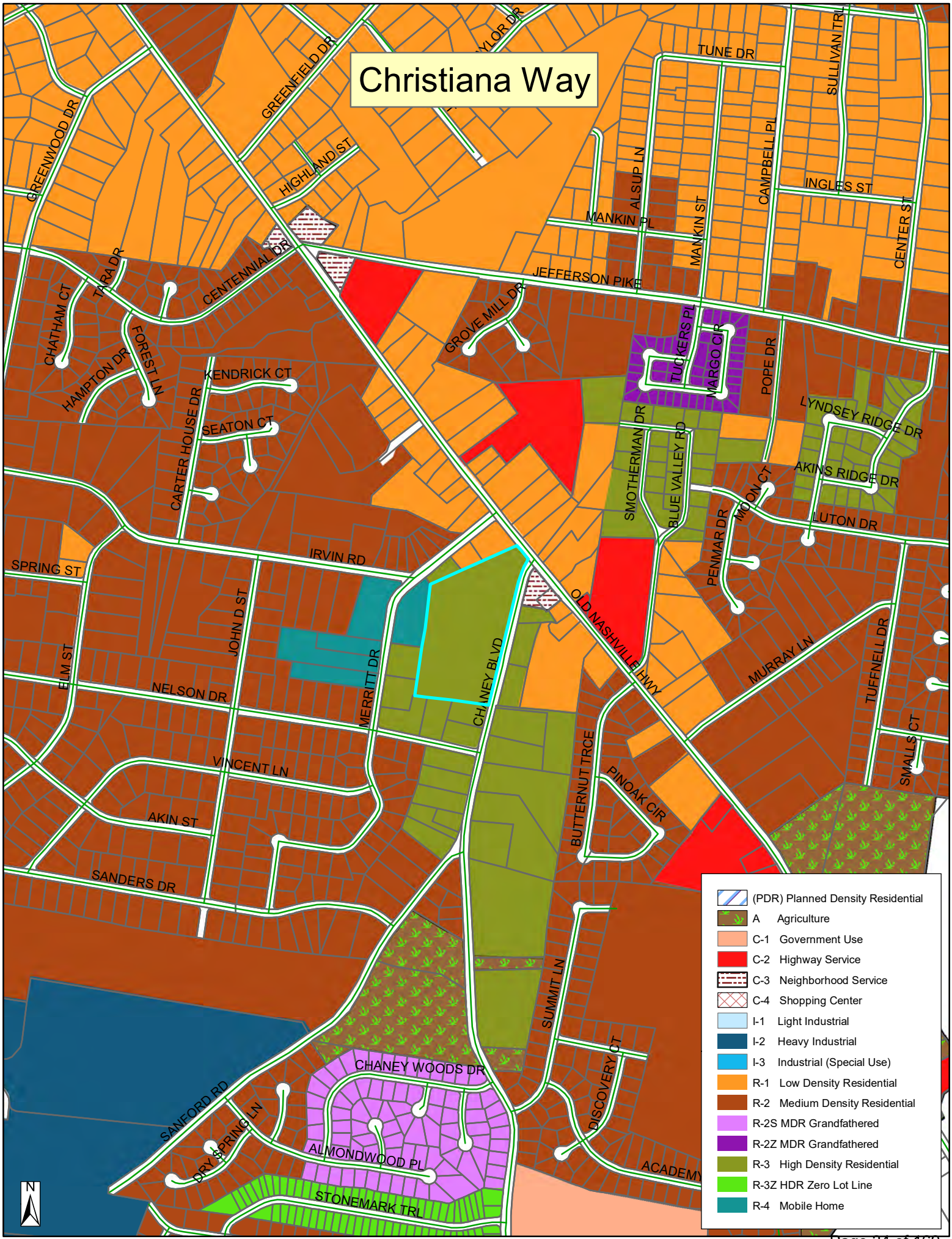
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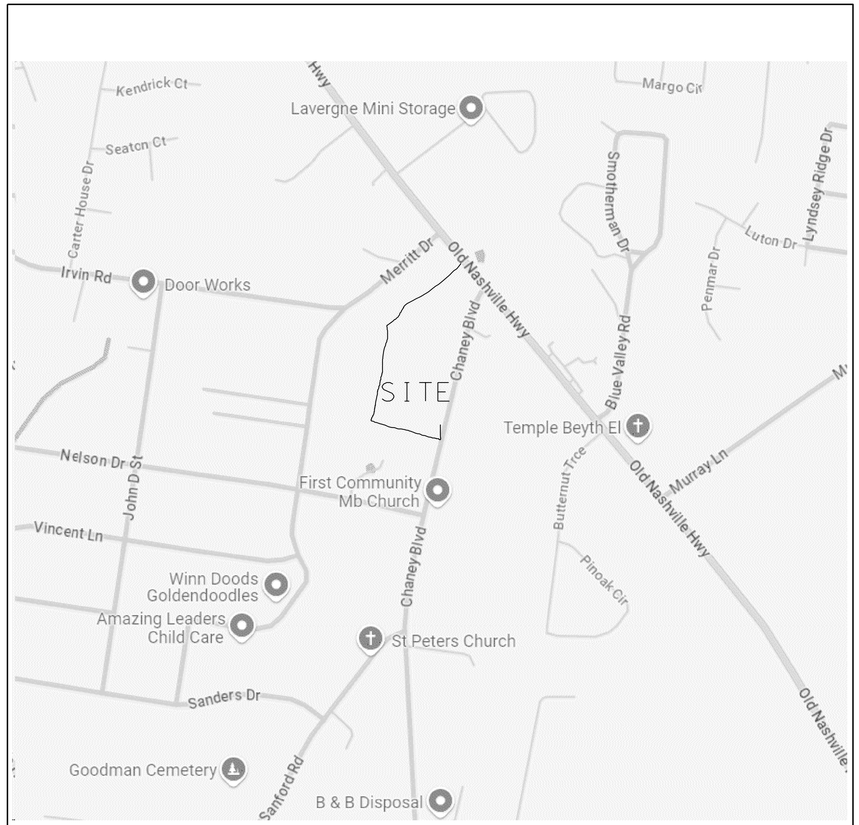
BLUE VALLEY RD
MOON CT
PENMAR DR
LUTON DR
SPRING ST
IRVIN RD
OLD NASHVILLE HWY
JOHN D ST
ELM ST
NELSON DR
MERRITT DR
CHANEY BLVD
MURRAY LN
TUFFNELL DR
SMALLS CT
VINCENT LN
AKIN ST
BUTTERNUT TRCE
PINOAK CIR
SANDERS DR
SUMMIT LN
CHANEY WOODS DR
DISCOVERY CT
SANFORD RD
DRY SPRING LN
ALMONDWOOD PL
ACADEMY
STONEMARK TRL
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

CHRISTIANA WAY APARTMENTS

LAVERGNE, TENNESSEE



NTS

VICINITY MAP

SITE LOCATION:

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

SHEET INDEX

C0	EXISTING CONDITIONS
C1	SITE LAYOUT PLAN
C1A	TRUCK TURNING TEMPLATES
C2	UTILITY LAYOUT PLAN
C3	GRADING AND DRAINAGE PLAN
D1-D4	SITE DETAILS
WL1	WATERLINE PLAN
SA1-2	SANITARY SEWER PLAN AND PROFILE
SWP1	STORMWATER POLLUTION PREVENTION PLAN - CLEARING PHASE
SWP2	STORMWATER POLLUTION PREVENTION PLAN - GRADING PHASE
SWP3	STORMWATER POLLUTION PREVENTION PLAN - FINAL PHASE
SWP4	STORMWATER POLLUTION PREVENTION PLAN - DETAILS
SWP5	STORMWATER POLLUTION PREVENTION PLAN - NOTES
X1-X5	RETAINING WALL PLAN
L#	LANDSCAPE PLAN
A#	ARCHITECTURAL DETAILS

DEVELOPER:

NHC, LLC

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

WILLIAM SCOTT WILLIAMS REGISTERED ENGINEER No. 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
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OPELIKA, AL 36803-2767
Office 334-749-0052
Fax. 334-749-0627

ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
CO

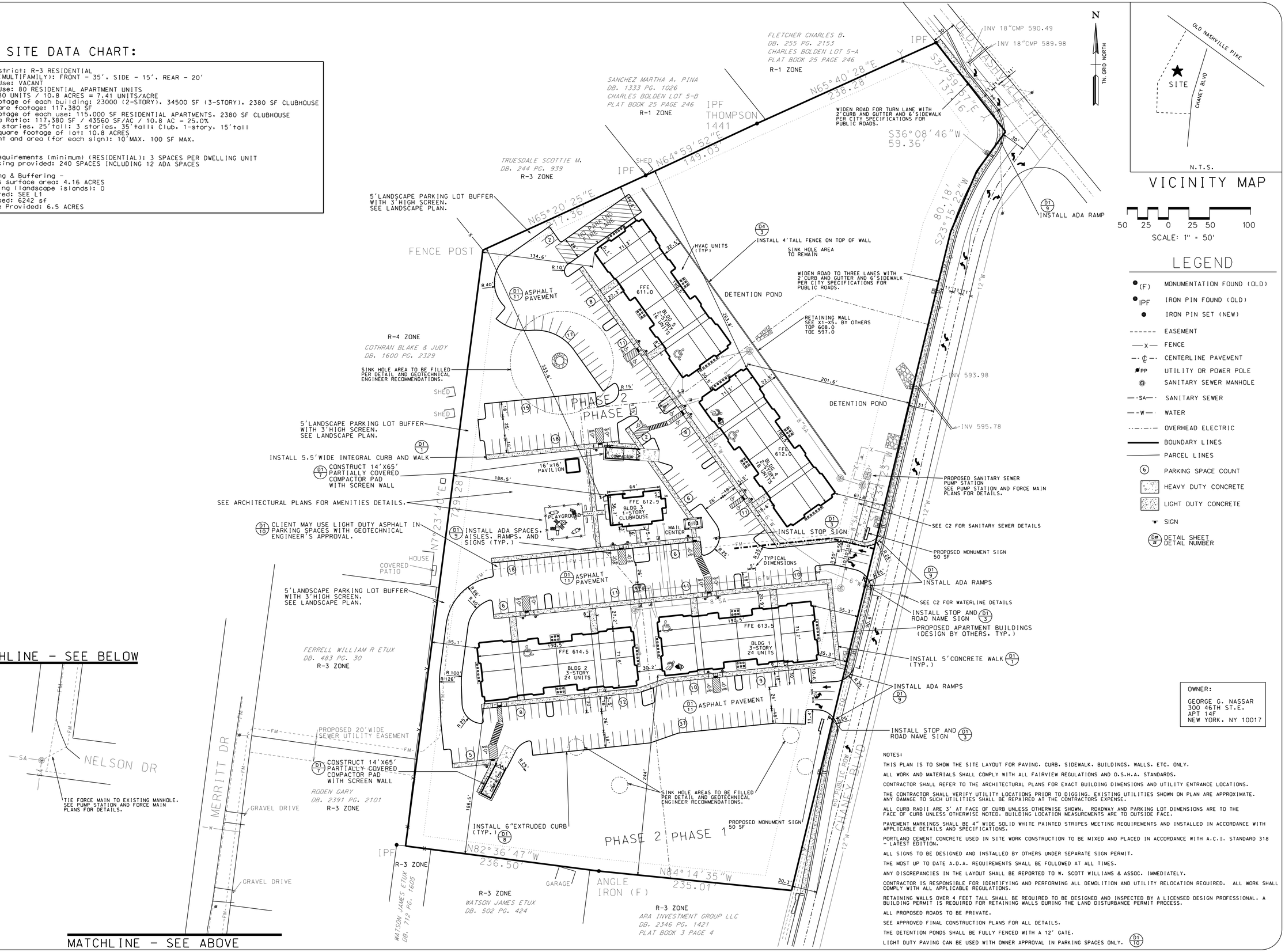
JOB NO. 1616

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

ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
C1

JOB NO. 1616

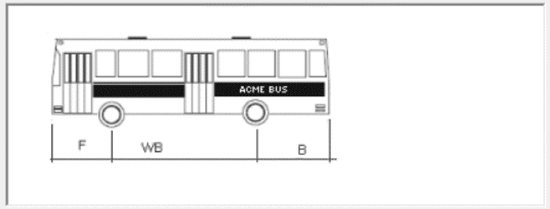
SITE DATA CHART:

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

FIRE TRUCK TEMPLATE

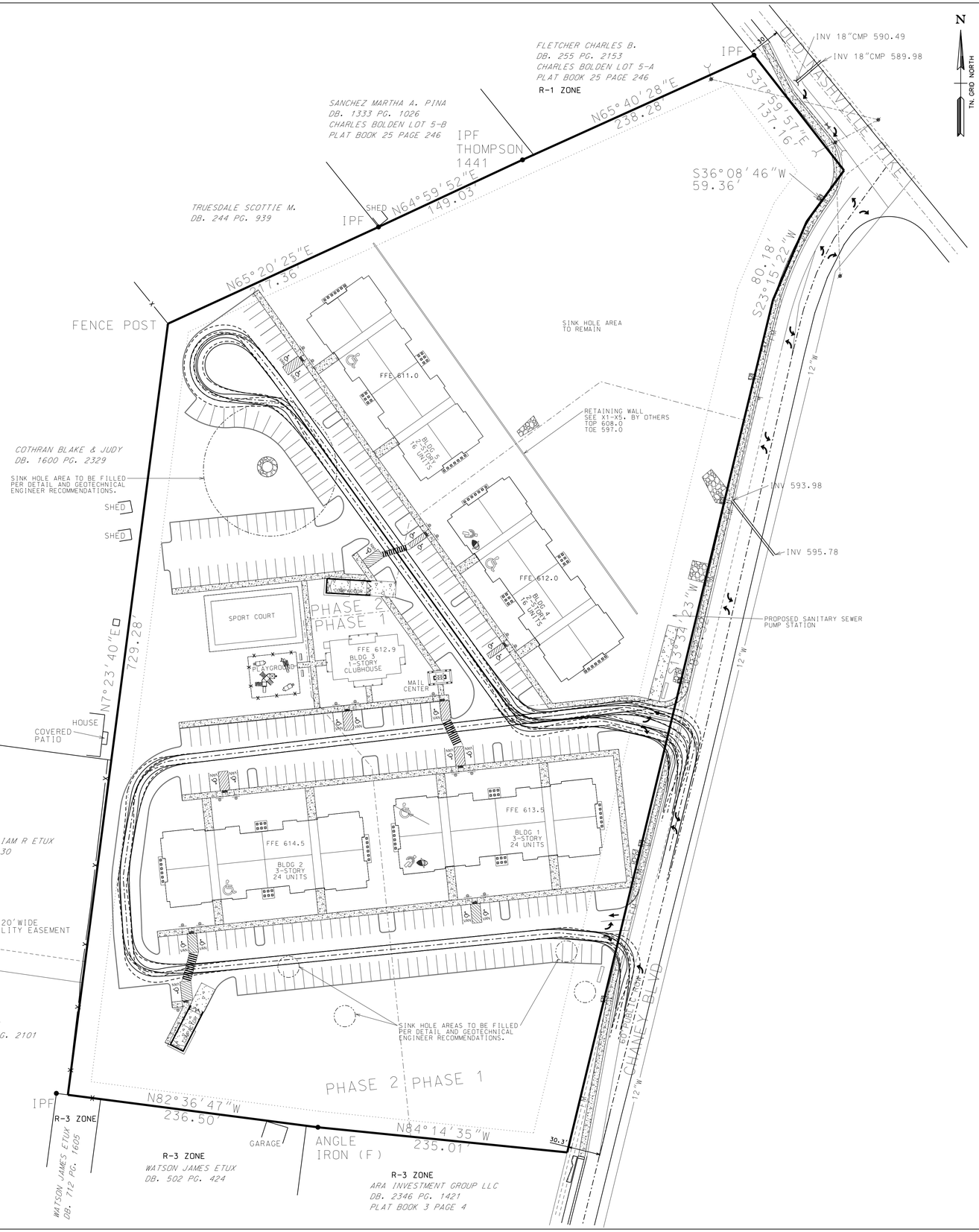
Vehicle Details | Turning Report | Lock to lock Report

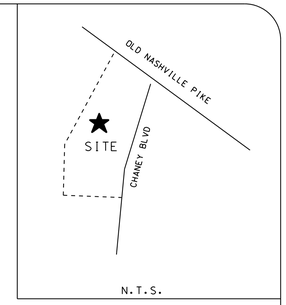
Total Length: 37.01 feet



Width	#1
Wheel	8.5
Vehicle	8.417
F=	8.93
WB=	18.5
B=	9.58

Lock to lock time (seconds)	7
Max wheel turning angle (seg #1)	46
Max angle between Segments	70





VICINITY MAP

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

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IRON PIN SET (NEW)
- EASEMENT
- FENCE
- CENTERLINE PAVEMENT
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL LINES
- WHEEL PATH
- VEHICLE PATH

OWNER:

GEORGE G. NASSAR
300 46TH ST.E.
APT 14F
NEW YORK, NY 10017

NOT FOR CONSTRUCTION

REVISIONS

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

TRUCK TURNING TEMPLATES

CHRISTIANA WAY APARTMENTS

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

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

W. SCOTT WILLIAMS & ASSOCIATES
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4530 Annalee Way
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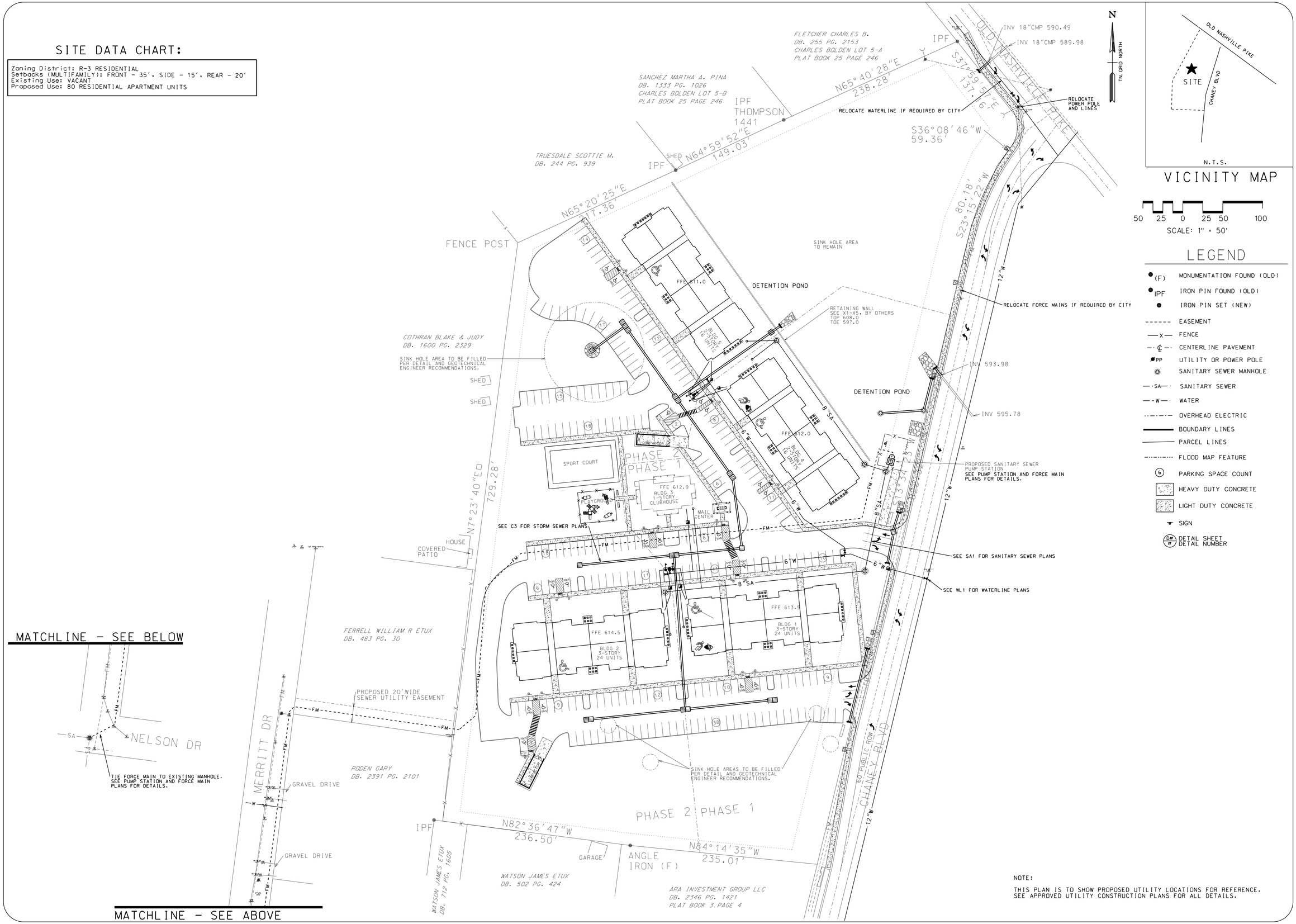
ORIGINAL ISSUE:
SEP. 26, 2024

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)
- IRON PIN SET (NEW)
- EASEMENT
- FENCE
- CENTERLINE PAVEMENT
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- PARCEL LINES
- FLOOD MAP FEATURE
- (6) PARKING SPACE COUNT
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- SIGN
- (D# / #) DETAIL SHEET / DETAIL NUMBER

NOTE:

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

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
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

W. SCOTT WILLIAMS & ASSOCIATES
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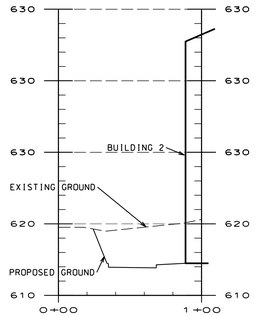
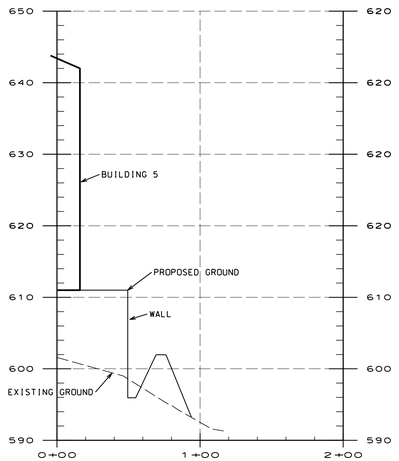
ORIGINAL ISSUE:
SEP. 26, 2024

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

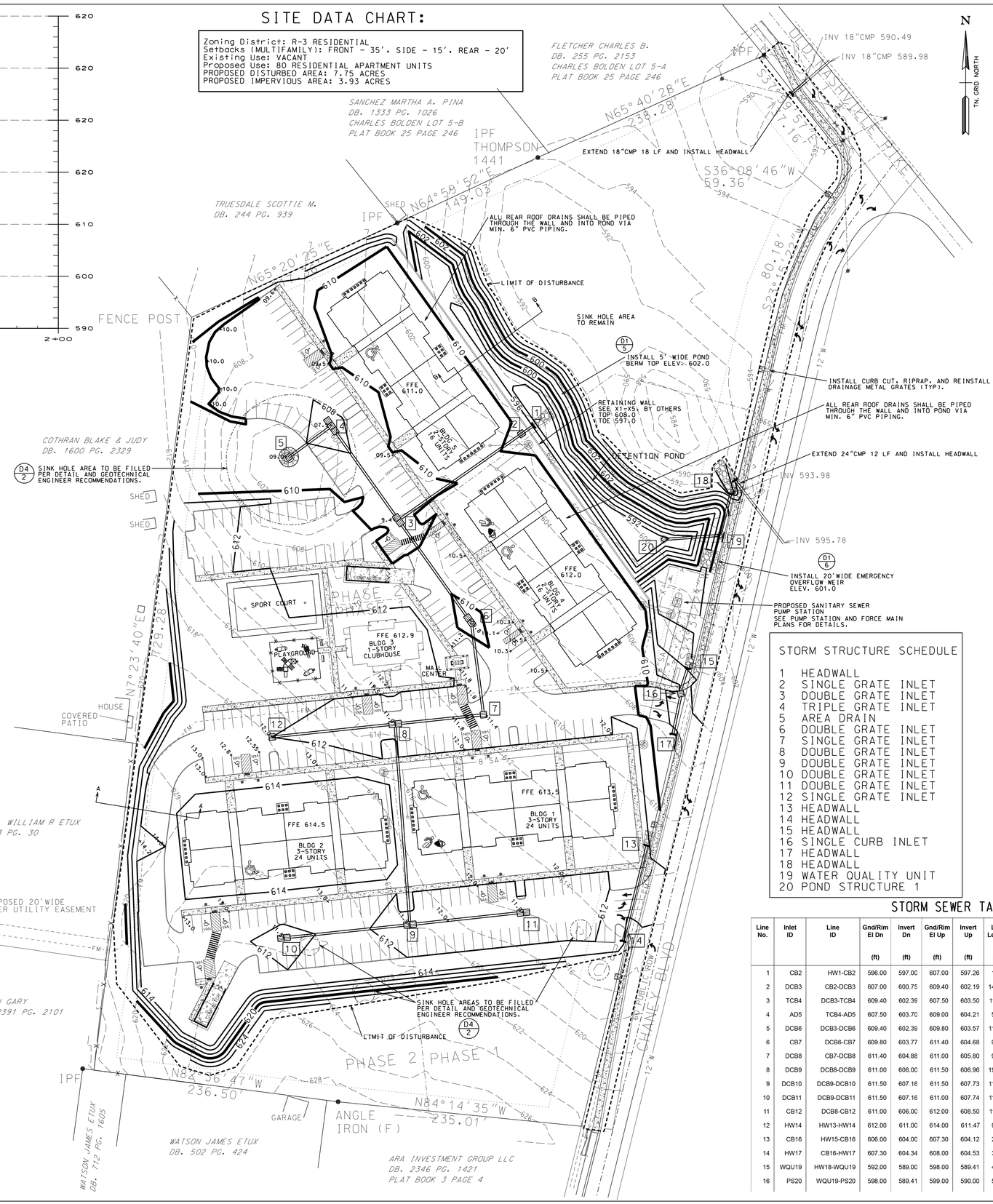
D4/1	CONCRETE HEADWALL
D4/2	SINKHOLE REPAIR
D2/1	GRATE AND CASTING FOR CURB AND GRATE INLETS
D2/3	TYPICAL ENVIRONMENTAL STATEMENT TO BE PLACED ON ALL STORM SEWER INLETS / MANHOLES.
D2/5	STORM MANHOLE (POND STRUCTURE)
D2/2	SINGLE INLET CATCH BASIN
D2/6	DOUBLE INLET CATCH BASIN
D2/4	TYPICAL PIPE BEDDING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

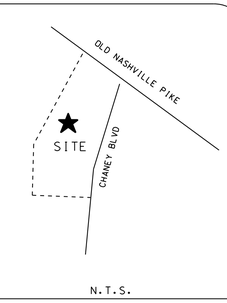


STORM STRUCTURE SCHEDULE

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



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

NOT FOR CONSTRUCTION

REVISIONS

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

GRADING AND DRAINAGE PLAN

CHRISTIANA WAY APARTMENTS

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

WILLIAM SCOTT WILLIAMS REGISTERED ENGINEER Scott Williams 10568 STATE OF TENNESSEE 10/21/24

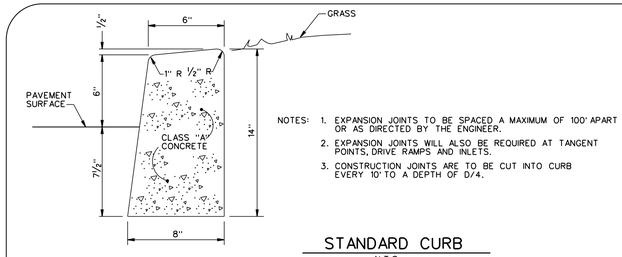
W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4530 Annalee Way
Knoxville, TENNESSEE 37921
p. 865-584-0999 f. 865-584-0510
E-Mail: wscottwill@comcast.net

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

ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
C3

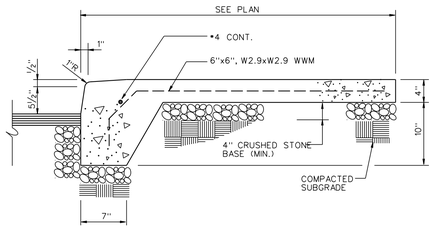
JOB NO. 1616



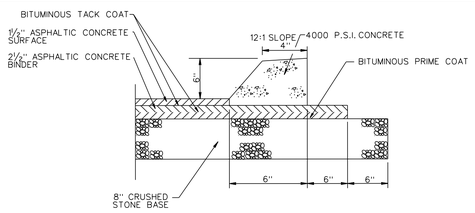
NOTES:
1. EXPANSION JOINTS TO BE SPACED A MAXIMUM OF 100' APART OR AS DIRECTED BY THE ENGINEER.
2. EXPANSION JOINTS WILL ALSO BE REQUIRED AT TANGENT POINTS, DRIVE RAMPS AND INLETS.
3. CONSTRUCTION JOINTS ARE TO BE CUT INTO CURB EVERY 10' TO A DEPTH OF D/4.

TYPICAL CROSS-SECTION

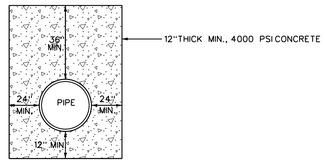
STANDARD CURB
N.T.S.



D1/1 INTEGRAL CONCRETE CURB & WALK



D1/8 EXTRUDED CURB
N.T.S.



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

NOTES FOR CONCRETE SIDEWALKS

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

NOTES FOR CURB CUT RAMPS:

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

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

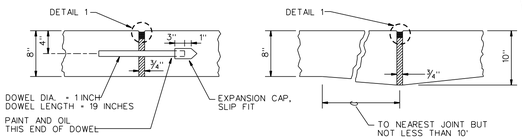
3. DROP INLETS ARE NOT TO BE LOCATED DIRECTLY IN FRONT OF RAMPS. CATCH BASINS SHOULD BE LOCATED AT LEAST 10 FT. FROM RAMPS WHEN FEASIBLE.

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

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

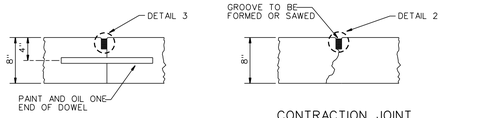
6. LIN. FT. OF CURB AND GUTTER WILL INCLUDE THE TRANSITIONED CURB IN FRONT OF RAMPS. SQ. YDS. OF CONCRETE SIDEWALK AND CONCRETE MEDIAN PAVING WILL INCLUDE RAMPS. NO ADDITIONAL PAYMENT WILL BE MADE FOR CURB RAMPS. NO ADDITIONAL PAYMENT WILL BE MADE FOR SAWING AND REMOVING EXISTING SIDEWALK OR CURB WHERE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

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



EXPANSION JOINT TYPE A-DOWELED

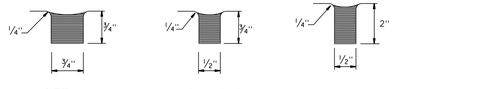
EXPANSION JOINT TYPE B-THICKENED EDGE



CONSTRUCTION JOINT TYPE D-DOWELED

CONTRACTION JOINT TYPE H-DUMMY

NOTE: BLACK SHADED AREA IS JOINT SEALER.

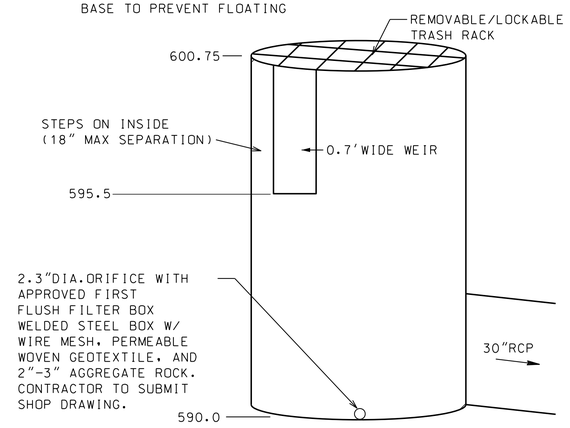


DETAIL 1 DETAIL 2 DETAIL 3

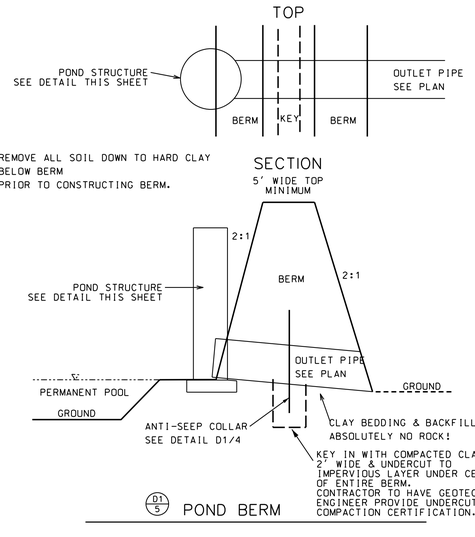
× PER FAA STANDARD SPECIFICATIONS

D1/1 STANDARD JOINTS

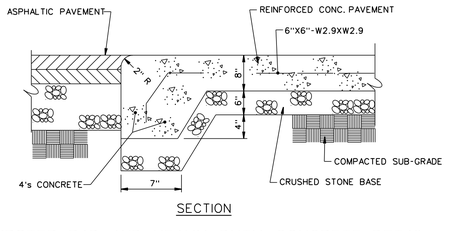
MUST BE 60" DIA. CONCRETE STRUCTURE WITH BASE TO PREVENT FLOATING



D1/2 DETENTION POND STRUCTURE 20

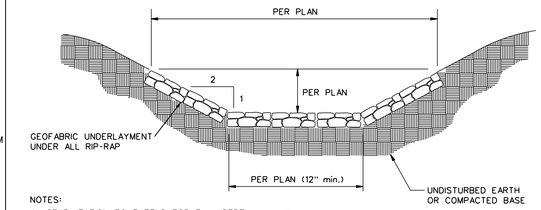


D1/5 POND BERM



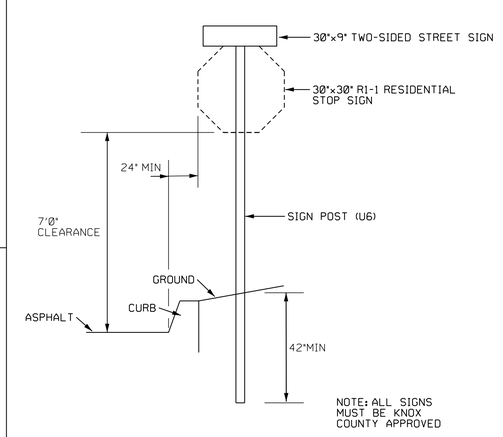
SECTION

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



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

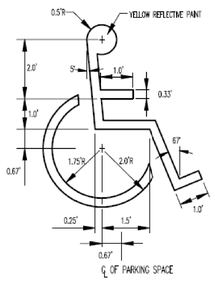
D1/6 RIP-RAP DITCH & OVERFLOW WEIR DETAIL
N.T.S.

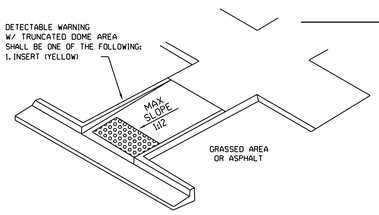


NOTE: ALL SIGNS MUST BE KNOX COUNTY APPROVED

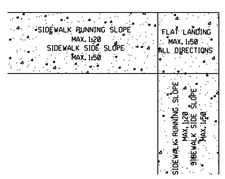
D1/3 SIGN DETAIL N.T.S.

ADA DETAILS
D1/9

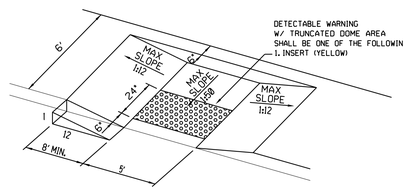




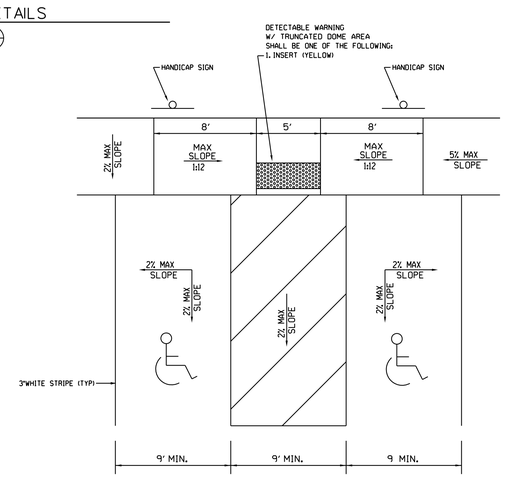
SLOPEDOWN SIDEWALK DETAIL
NO SCALE



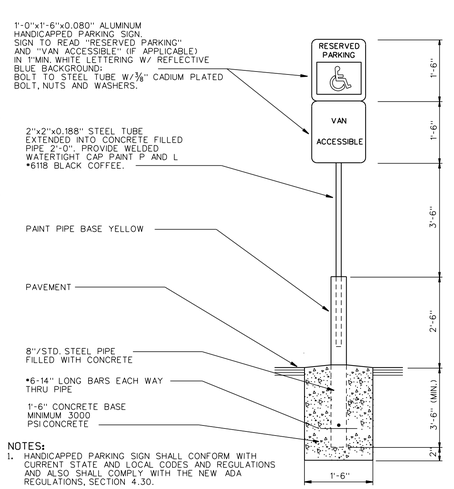
SIDEWALK INTERSECTION DETAIL
NO SCALE



HANDICAP RAMP DETAIL
NO SCALE

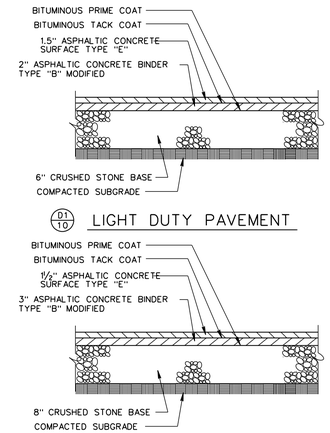


HANDICAP PARKING SPACE DETAIL
NO SCALE



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

HANDICAP PARKING SIGN
N.T.S.



D1/10 LIGHT DUTY PAVEMENT

D1/11 HEAVY DUTY PAVEMENT

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

REVISIONS

NO.	DATE	DESCRIPTION

SITE DETAILS

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

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

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

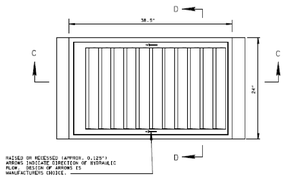
CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, AL 36803-2767
Phone: 334-749-0627
Fax. 334-749-0627

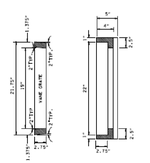
ORIGINAL ISSUE:
SEP. 26, 2024

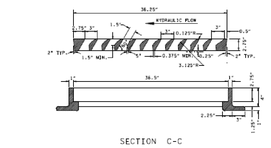
SHEET NO.
D1

JOB NO. 1616

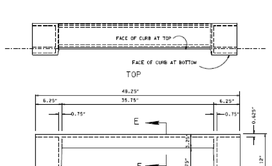
GRATE AND FRAME DETAILS

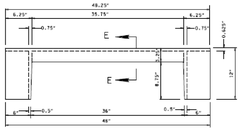


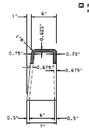


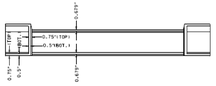


CURB INLET CASTING









- REV. 10-25-93: REVISED SHEET, REORGANIZED SHEET AND UPDATED TO 1993 FOLDT.
- REV. 3-25-96: MODIFIED CURB INLET CASTING DETAIL.
- REV. 1-15-99: CHANGED WEIGHT OF CURB INLET CASING FROM 150 TO 155 POUNDS.
- REV. 9-27-95: CHANGED GENERAL NOTE (C).
- REV. 9-27-99: CHANGED GENERAL NOTE (A). DELETED OLD GENERAL NOTE (C). CHANGED DESCRIPTION IN RIGHT LOWER CORNER BLOCK.
- REV. 11-15-98: CHANGED GENERAL NOTE (C).
- REV. 12-18-99: CHANGED LOWER RIGHT HAND CORNER BLOCK DESCRIPTION.
- REV. 5-27-01: CHANGED GENERAL NOTE (C).

GENERAL NOTES

(A) WHEN A SIX 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.

WEIGHTS

(SINGLE GRATE CATCH BASIN)

FRAME --------- 265 LBS.
GRATE --------- 250 LBS.
CURB INLET ---- 155 LBS.
* TOTAL ------- 670 LBS.

* NOTE: WEIGHT OF TWO GRATES = 1,340 LBS.
* NOTE: FOR NO. 10 CATCH BASIN, DEDUCT 155 LBS. PER " GRATE ", SINCE NO CURB INLET IS REQUIRED.

FRACTION TABLE

1/16"	-	0.125"
1/4"	-	0.250"
3/8"	-	0.375"
1/2"	-	0.500"
5/8"	-	0.625"
11/16"	-	0.688"
3/4"	-	0.750"

MINOR REVISION -- FIRM APPROVAL NOT REQUIRED.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

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

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

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

DUMP NO WASTE
DRAINS TO STREAM

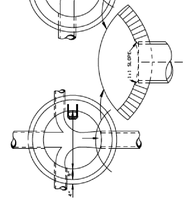
TOP MANHOLE

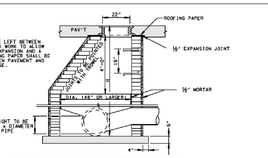
DUMP NO WASTE DRAINS TO STREAM

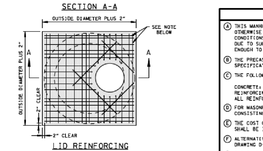
TOP INLET CASTING

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

D2/3 STORM SEWER INLET ENVIRONMENTAL STATEMENT



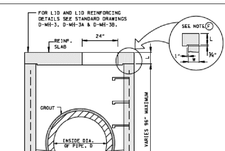


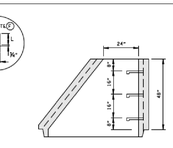


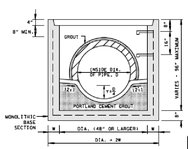
COST OF REINFORCED CONCRETE SLAB TO BE INCLUDED IN PRICE BID FOR MANHOLE OF REQUIRED DEPTH.

SHALLOW BRICK MANHOLE TOP SLAB DETAIL

WHEN MANHOLES OF BRICK ARE TOO SHALLOW TO SECURE PROPER BATTER, THE WALLS SHALL BE BUILT VERTICALLY AND THE STRUCTURE CAPPED WITH A CONCRETE SLAB WITH HOLE FOR MANHOLE FRAME LOCATED EXCENTRICALLY IN THE SLAB. SEE TABLE FOR LID THICKNESS, (L). REINFORCEMENT IN THE TOP SLAB SHALL BE PROVIDED AS DETAILED ON STANDARD DRAWINGS D-MH-3, D-MH-3A & D-MH-3B FOR THE APPROPRIATE DIAMETER OF MANHOLE, WITH THE FOLLOWING EXCEPTIONS. T-BARS SPECIFIED AT OUTER EDGE OF SLAB SHALL BE REPLACED BY 4-BARS OF THE SAME SIZE AND ALL REINFORCING SHALL EXTEND TO THE EDGE OF THE SLAB WITH 2 INCHES CLEAR AT ENDS.







REV. 11-29-72: WALL THICKNESS DELETED ON PRECAST SECTIONS.

REV. 1-15-73: ENTRANCE TO OUTLET PIPE REVISED.

REV. 2-1-73: SKETCH ADDED SHOWING BEVELED ENTRY.

REV. 1-11-76: CHANGED DWG. NO. FROM S-M-3 TO S-MH-3 MANSONRY DETAILS ADAPTED FROM OLD DWG. NO. S-M-3A1.

REV. 7-2-84: ADDED NOTE TO FOUNDATION DETAIL.

- REV. 1-29-96: REVISED SHEET ON CAST AND MADE MINOR CHANGES.
- REV. 1-15-97: ADDED GENERAL NOTE (B) ADDED CUT-OUTS TO TABLE. ADDED MANHOLE DIMENSION TABLE.
- REV. 4-15-97: CHANGED MANHOLE DIMENSION TABLE.
- REV. 5-1-97: CHANGED DRAWING NO. FROM S-MH-3 TO S-MH-2. CHANGED BASE SECTION TO MONOLITHIC BASE SECTION.
- REV. 5-27-97: ADDED 120 AND 132 INCH DIAMETER MANHOLES.
- REV. 5-27-01: CHANGED GENERAL NOTE (B) AND ADDED GENERAL NOTE (E) ADDED MANHOLE MAXIMUM DEPTH NOTES.

REV. 8-01-12: REVISED CUT-OUT HOLES FOR PRECAST STRUCTURES TO MANHOLE TOP SLAB DETAIL AND ADDITIONAL MISC. DRAFTING EDITS. ADDED 48" MANHOLE.

GENERAL NOTES

(A) THIS MANHOLE WILL CONFORM TO THE STANDARD DRAWING UNLESS OTHERWISE SHOWN OR DIRECTED BY THE ENGINEER TO MEET SPECIAL CONDITIONS. THERE WILL BE NO VARIATION FROM THE CONTRACT PRICE DUE TO SUCH CHANGES. IN ALL CASES IT MUST BE BUILT LARGE ENOUGH TO ACCOMMODATE INLET AND OUTLET PIPES.

(B) THE PRECAST CONCRETE MANHOLE SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS SET OUT IN ASTM-C478 LATEST REVISION.

(C) THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR MANHOLES:

CONCRETE: f'c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, fy = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(D) MASONRY MANHOLES, ALL WALLS WILL BE LAID IN COURSES CONSISTING OF HEADERS ONLY.

(E) THE COST OF CASTINGS FOR COVERS AND RIMS AND OF MANHOLE STEPS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR MANHOLES.

(F) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99R FOR ADDITIONAL DETAILS.

(G) THE PLACING OF BRICKS AND CONCRETE IN MANHOLE INVERTS AS INDICATED FOR SMOOTH FLOW OF CONCRETE, AND IN SHAPING THE INVERTS FOR PRECAST MANHOLES, COST OF FURNISHING AND PLACING THE CONCRETE TO BE INCLUDED IN UNIT PRICE BID PER MANHOLE.

(H) PAYMENT FOR BRICK MANHOLES WILL BE MADE UNDER ITEM NUMBERS 611-01.01 THROUGH 611-01.07, DEPTH AND 611-01.83, MANHOLES, 3'-8'-12" DEPTH PER EACH.

(I) PAYMENT FOR PRECAST CONCRETE CIRCULAR MANHOLES WILL BE MADE UNDER ITEM NUMBERS 611-01.20 MANHOLES,) 7'-24" DEPTH THROUGH 611-01.107, 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.

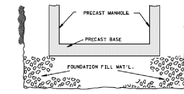
MANHOLE MAXIMUM DEPTH NOTES

(1) MAXIMUM DEPTH FOR BRICK MANHOLES IS 12.00'.

(2) MAXIMUM DEPTH FOR PRECAST CONCRETE CIRCULAR MANHOLES IS 40.00'.

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



NOTE:
COST OF FURNISHING AND PLACING FOUNDATION FILL MATERIAL TO BE INCLUDED IN UNIT PRICE BID FOR 611-01.XX, MANHOLES. FOUNDATION FILL MATERIAL SHALL BE IN CONFORMANCE WITH SECTION 209 OF THE T.D.O.T. STANDARD SPECIFICATIONS.

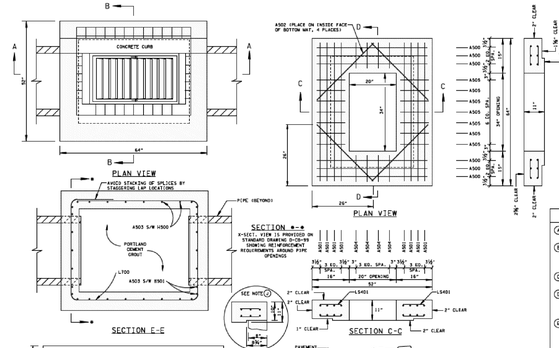
MINOR REVISION -- FIRM APPROVAL NOT REQUIRED.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD MASONRY & PRECAST NO. 3 MANHOLE

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

D2/5 STORM MANHOLE
N.T.S.



CATCH BASIN MAXIMUM DEPTH NOTE

MAXIMUM DEPTH FOR THIS STRUCTURE IS 20.00'.

CATCH BASIN DIMENSIONS

INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	FOR DESIGN USE ONLY CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
18	2½	25	51	3.88
24	3	32	58	4.42
(A) 30	3½	39	65	4.96
(A) 36	4	46	72	5.50

(1) CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE 'B'.

(2) ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PIP-2.

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

(4) TO BE USED IN 96 INCH INTERIOR WALLS ONLY.

- REV. 10-25-93: MODIFIED DRAWING NO. D-CB-12S BY REMOVING CURB OPENING AND CONVERTING IT TO NO. 10 CATCH BASIN.
- REV. 1-15-99: MODIFIED CATCH BASIN MINIMUM DEPTH TABLE.
- REV. 9-27-01: CHANGED PAY ITEMS IN GENERAL NOTE (I) ADDED CATCH BASIN MAXIMUM DEPTH NOTE.
- REV. 7-29-02: CHANGED ASTM SPECIFICATION IN GENERAL NOTE (E)
- REV. 8-01-12: REVISED CATCH BASINS FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REFERENCE, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.
- REV. 9-24-12: MODIFIED TOP SLAB AND MINIMUM DEPTH.
- REV. 3-11-14: ELIMINATED STIRRUPS.

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 10S CONCRETE CATCH BASINS AND ALL PRECAST NO. 10S CONCRETE CATCH BASINS. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES & DETAILS.

(B) THIS DIMENSION MAY VARY FROM A MINIMUM OF D INCHES TO A MAXIMUM OF 24 INCHES AS LONG AS 23 INCHES IS SATISFIED. THE CONTRACTOR HAS THE OPTION OF USING BRICK OR STANDARD PRECAST CONCRETE RISER FRAMES. THE USE OF BRICK SHALL BE LIMITED TO 6 INCHES. IF THIS DIMENSION EXCEEDS 6 INCHES, PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-MH-1.

(C) THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF CATCH BASIN WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.

(D) CAST-IN-PLACE CONCRETE CATCH BASING SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS UNLESS SUPERSEDED BY THIS DRAWING. THE CONTRACTOR MAY WITH PERMISSION FROM THE ENGINEER SUBSTITUTE PRECAST CATCH BASINS FOR CAST-IN-PLACE CATCH BASINS PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

(E) THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR BOTH CAST-IN-PLACE AND PRECAST STRUCTURES:

CONCRETE: f'c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, fy = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(F) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT HIS OWN EXPENSE.

(G) THE CONTRACTOR MAY ELIMINATE THE A503 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500/H501 BARS SO THAT 1½ INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

(H) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

(I) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

(J) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.

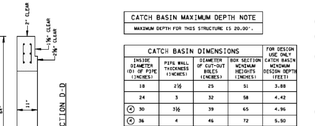
(K) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

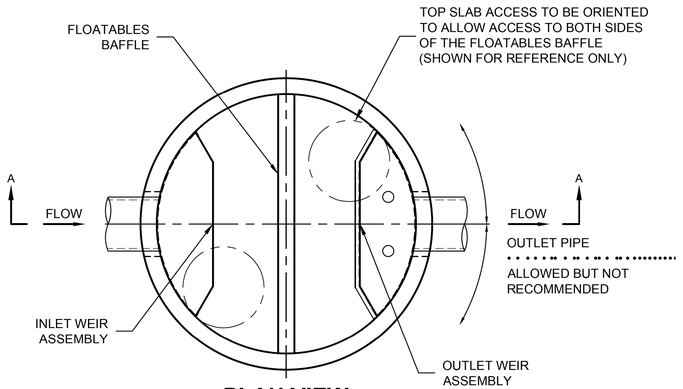
(L) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 23 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

(M) SEE STANDARD DRAWING D-CBB-12A FOR DETAILS REGARDING CAST IRON GRATES AND FRAMES.

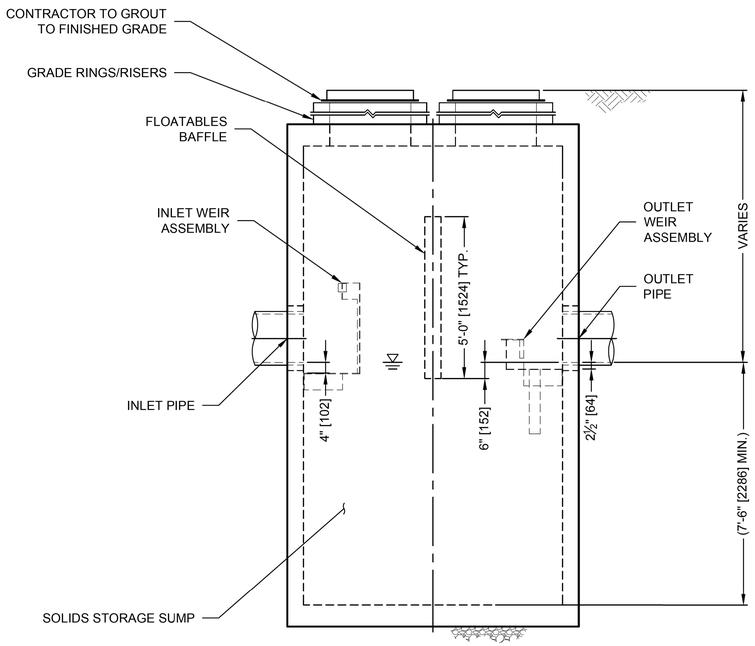
(N) PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS 611-14.01 CATCH BASINS, TYPE 10, 0'-4" DEPTH THROUGH 611-10.05 CATCH BASINS, TYPE 10,) 16'-20' DEPTH PER EACH. PAYMENT INCLUDES RISER SECTION AND GRATE.

REINFORCING STEEL LEGEND


A500
A501
A502
A503
A504
A505
A506
48"
50"
34"
VARIABLE
11"
10"
12"
4'-9"
4'-5"
4'-1"
3'-9"
3'-5"
L700
L700
L700
L700
L700
4'-9"
4'-5"
5'-5"
5'-1"
A501
A501
A501



PLAN VIEW
TOP SLAB NOT SHOWN

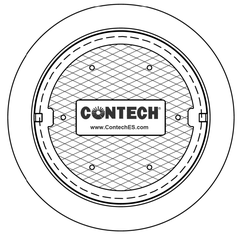


SECTION A-A

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

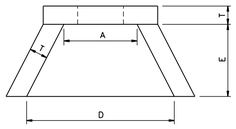
W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4538 Annalee Way
Knoxville, TENNESSEE 37921
Ph. & Fax (865) 584-0008
E-Mail: wscottwil@comcast.net

CLIENT:
NHC, LLC
PO DRAWER 2767
OPELIKA, AL 36803-2767
OFFICE: 334-745-0092
Fax. 334-749-0627

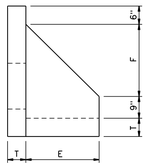
ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
D3

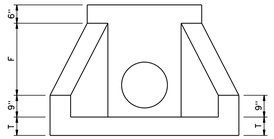
JOB NO. 1616



TOP VIEW



SIDE VIEW



FRONT VIEW

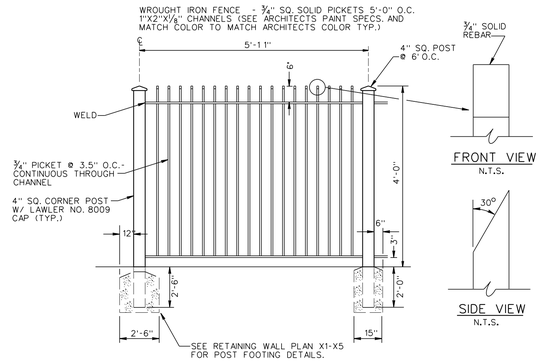
CONCRETE: 4000 PSI AT 28 DAYS REINFORCED WITH NO. 4 BARS 10" C/C EACH WAY WITH WINGS AND TOE SLAB DOWELLED TO HEADWALL WITH NO. 5 BARS.

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.



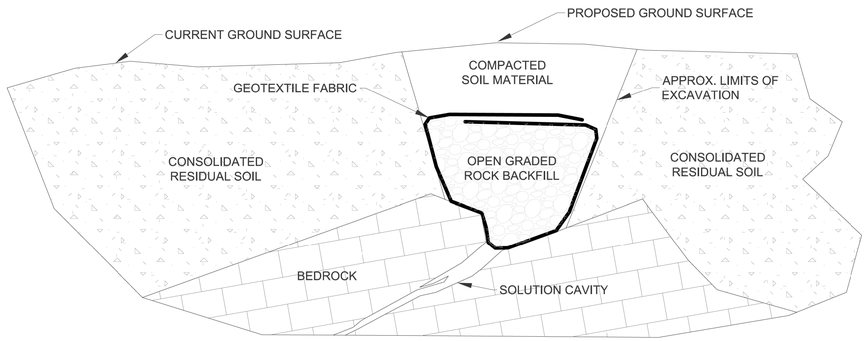
SUBMIT SHOP DRAWINGS OF FENCE FABRICATION.

STEEL TO BE A36, CHANNELS A36, TUBING A500 GRADE B ALUMINUM OF SAME STRENGTH MAY BE USED WITH OWNER APPROVAL.

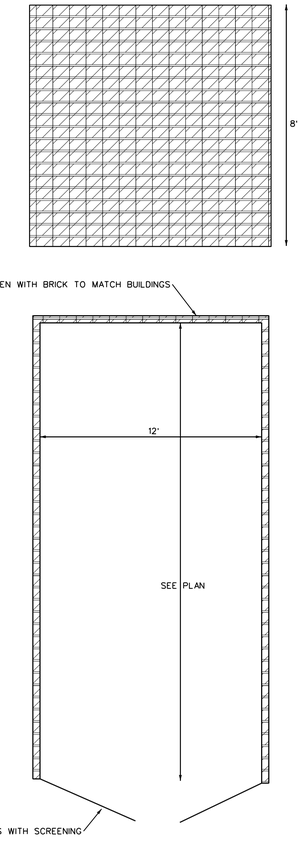
D4/3 WROUGHT IRON/ ALUMINUM FENCE DETAIL
N.T.S.

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 078 PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

WILLIAM SCOTT WILLIAMS REGISTERED ENGINEER 10/21/24 No. 105687 STATE OF TENNESSEE

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

CLIENT:
NHC, LLC
PO DRAWER 2767
ORELIKA, 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.

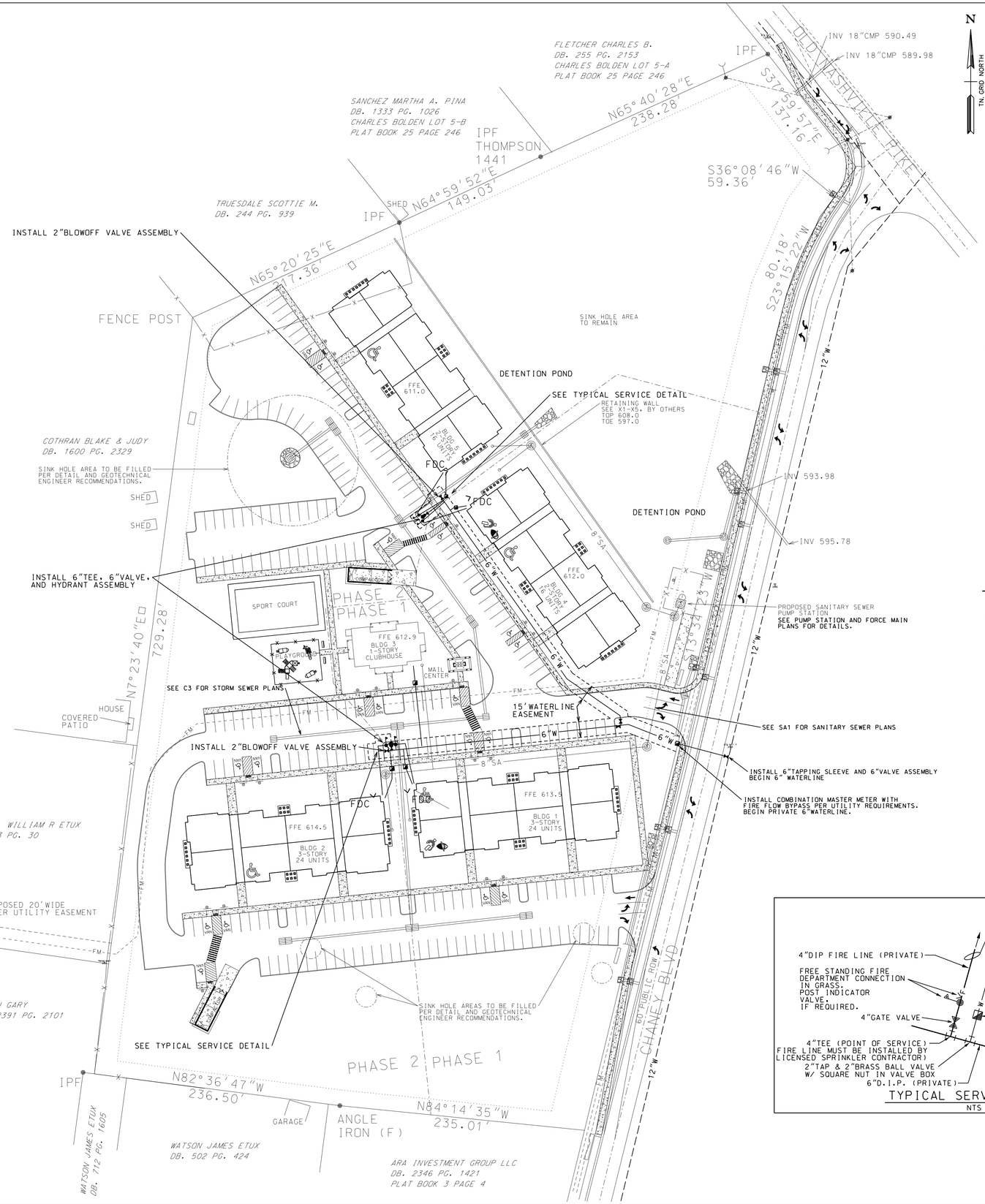
CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION BY CALLING 1-800-351-1111.

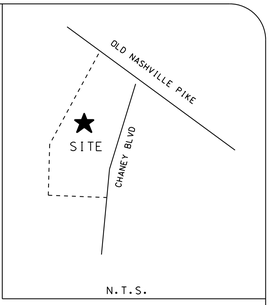
ALL WATER AND SEWER CROSSINGS TO HAVE MINIMUM 18"VERTICAL SEPARATION (WATER IS ON TOP). IF PIPES RUN PARALLEL, A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED.

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.



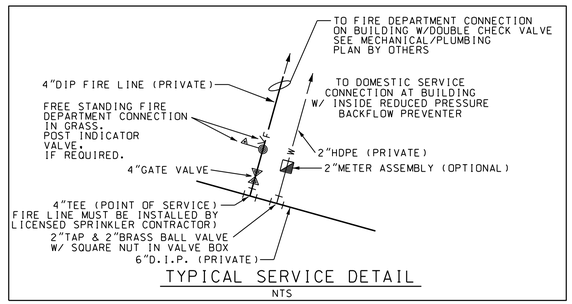


VICINITY MAP

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

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IRON PIN SET (NEW)
- EASEMENT
- FENCE
- CENTERLINE PAVEMENT
- PP UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- WATER METER PIT
- FIRE HYDRANT AND VALVE ASSEMBLY
- WATER VALVE
- FDC FIRE DEPARTMENT CONNECTION POINT
- W EXISTING WATERLINE
- W PROPOSED WATERLINE
- POST INDICATOR VALVE



TYPICAL SERVICE DETAIL
NTS

NOT FOR CONSTRUCTION

REVISIONS

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

WATERLINE PLAN

CHRISTIANA WAY APARTMENTS

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

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

W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING CIVIL ENGINEERING LAND SURVEYING
4530 Annalee Way
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CLIENT:
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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.

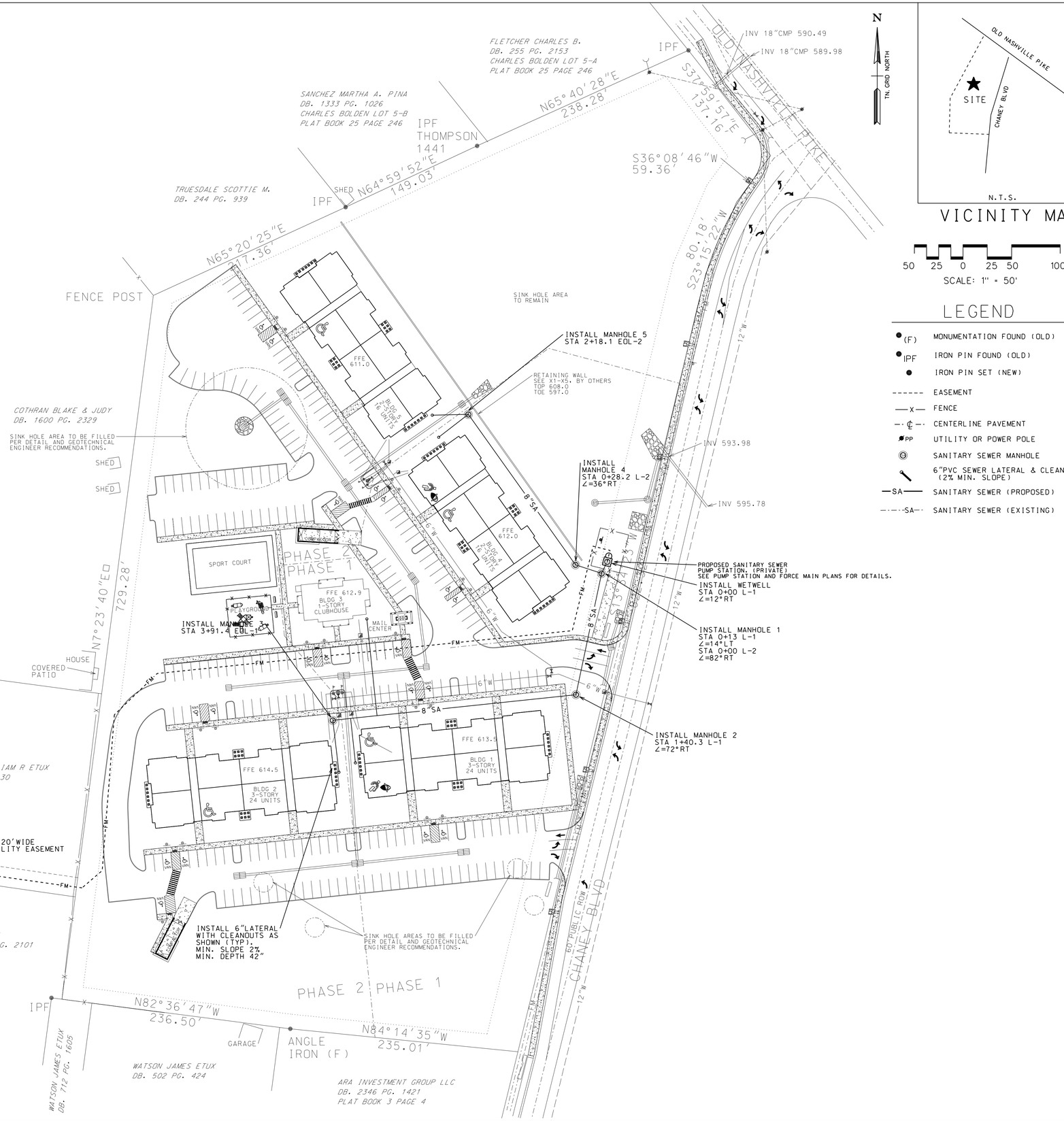
TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO ABIDE BY ALL OSHA. FEDERAL, STATE, AND LOCAL SAFETY RULES. REQUIREMENTS FOR TRENCH AND BACKFILL OPERATIONS MUST MEET OR EXCEED OSHA STANDARDS.

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.



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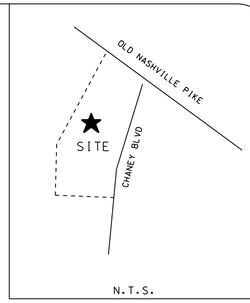
TN. GRID NORTH



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

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

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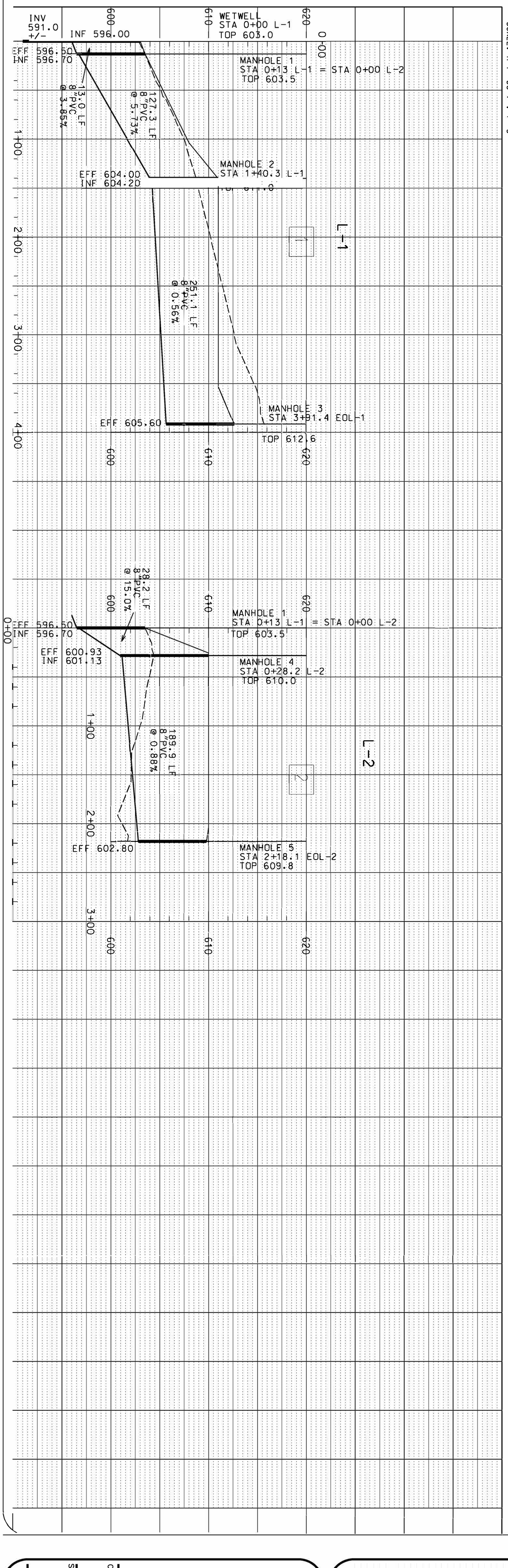
ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
SA1

JOB NO. 1616



NOT FOR CONSTRUCTION

JOB NO. 1616

SHEET NO. SA1

ORIGINAL ISSUE: SEP. 26, 2024

CLIENT:

NHC, LLC

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CONSULTING
CIVIL ENGINEERING
LAND SURVEYING

WILLIAM SCOTT WILLIAMS
REGISTERED
No. 105687
STATE OF TENNESSEE

SANITARY SEWER PLAN AND PROFILE

CHRISTIANA WAY APARTMENTS

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

REVISIONS		
NO.	DATE	DESCRIPTION

SEE SHEET SWP4 FOR DETAILS
AND SHEET SWP5 FOR NOTES.

SITE DATA CHART:

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

Sequencing of construction:

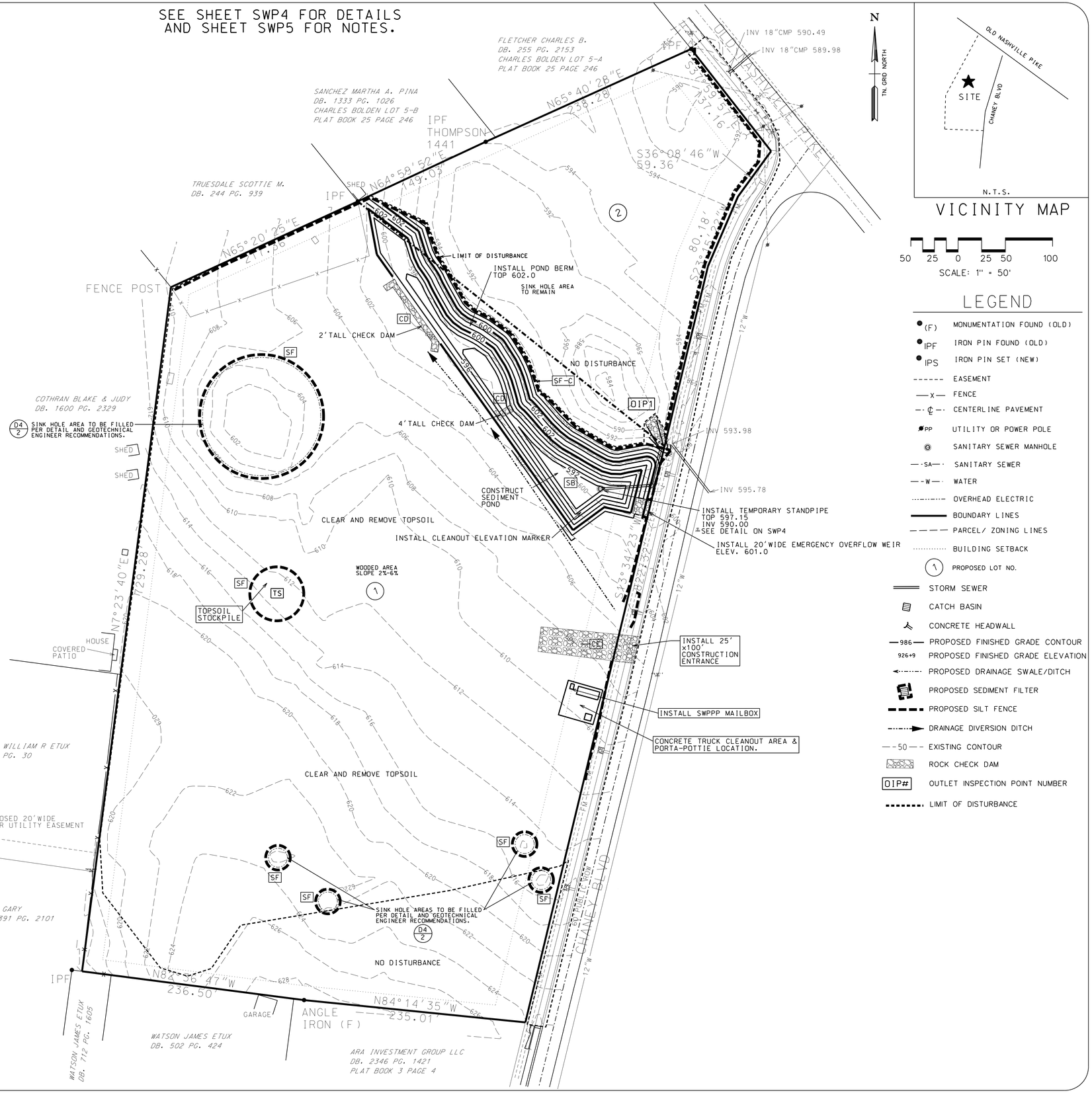
1. Unless otherwise indicated in the construction documents, the Contractor will be responsible for all jobsite survey control and layout and will survey the limits of clearing and mark this boundary with flagging tape.
2. All erosion prevention and sediment control best management practices identified in this SWPPP will be installed as recommended in the Tennessee Erosion and Sediment Control Handbook.
3. Land-disturbing activity at the project site will begin with the installation of the construction entrance/exit and the staging/equipment storage area. The Contractor shall locate the staging/equipment storage area as necessary to provide the largest feasible buffer between this area and the existing storm drainage system. If it becomes evident that mud is being carried into off site roads by jobsite traffic, a truck wash will be installed for the use of any vehicles leaving the site. The truck wash will recycle the wash water and will be self-contained so that no water can escape to the street drainage system. In any event, the Contractor shall install adequate measures to ensure that mud is not carried into the street by jobsite traffic.
4. Install all silt fence and sediment basin, diversion ditches, and check dams. Only clear enough to install these devices.
5. Call Engineer for Quality assurance inspection. No further clearing shall take place until owner receives inspection approval letter.
6. Clear and grub site and stockpile topsoil away from drainage areas.

DEWATERING DEVICE NOTE:

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

SEDIMENT BASIN CONSTRUCTION ELEVATIONS

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



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 P. B PARCEL 008.00
3RD CIVIL DISTRICT RUTHERFORD COUNTY

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

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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:

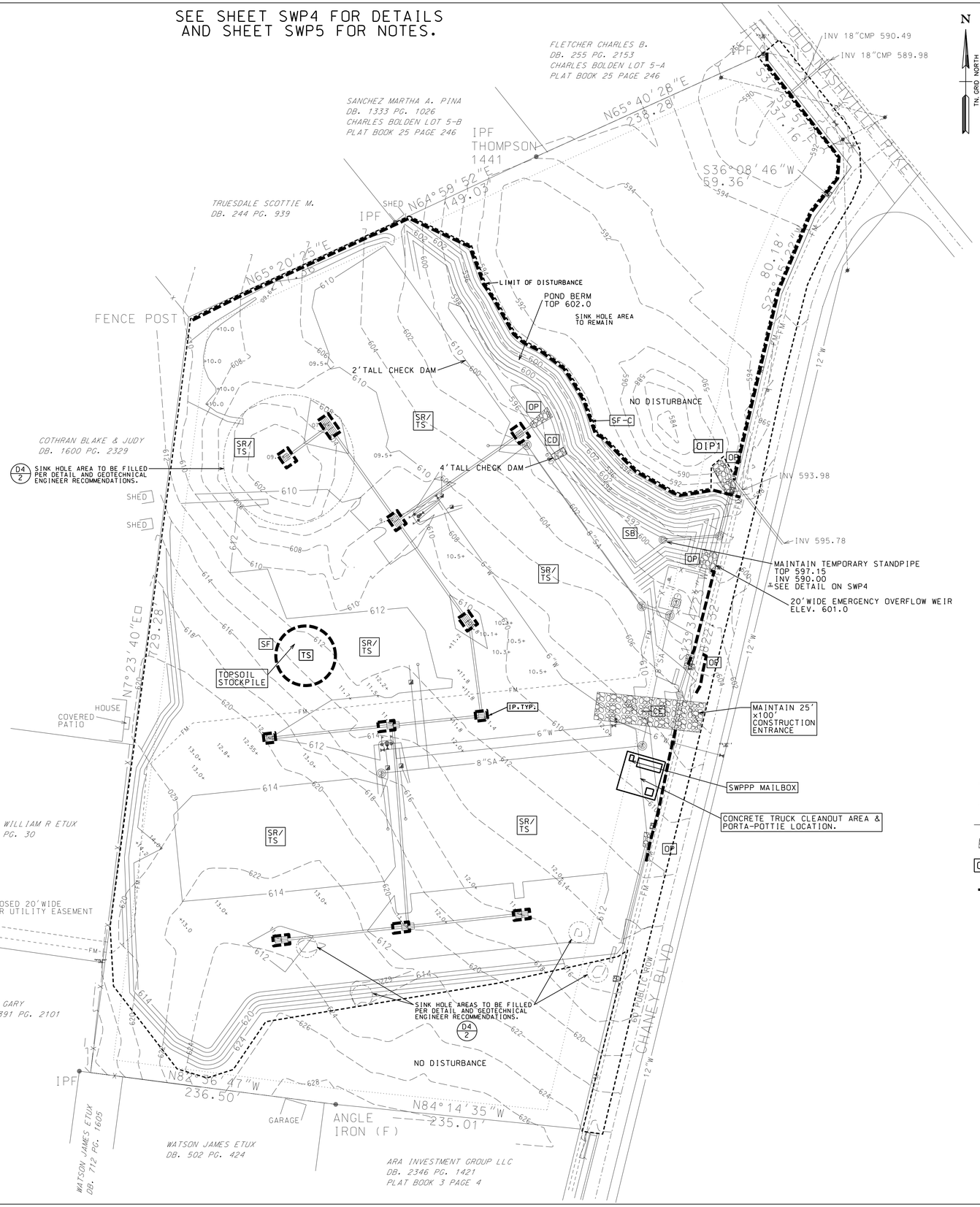
7. Begin mass grading. Installation of temporary measures not shown in the plans may be required depending on the timing and method of construction.
8. Seeding and mulching or other stabilization measure as identified on the erosion control plan will occur after final grade is achieved at the ditches 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.

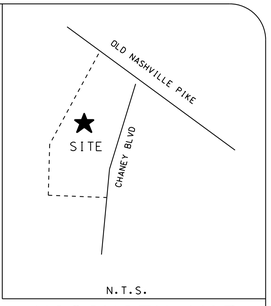
DEWATERING DEVICE NOTE:

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
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- PARCEL/ ZONING LINES
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- 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
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Scott Williams
9/26/24
No. 105687
STATE OF TENNESSEE

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ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
SWP2

JOB NO. 1616

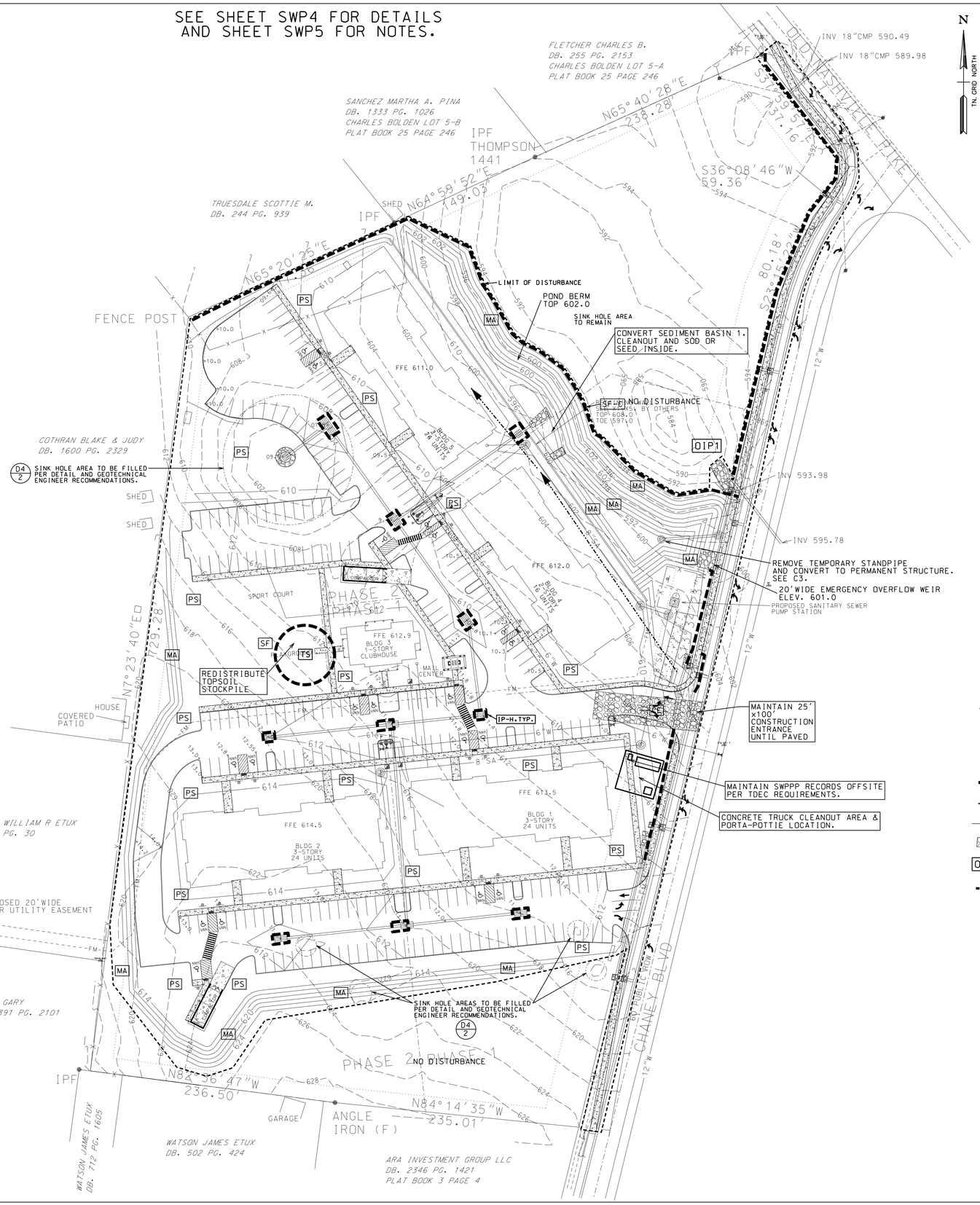
SEE SHEET SWP4 FOR DETAILS
AND SHEET SWP5 FOR NOTES.

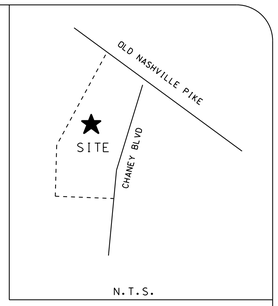
SITE DATA CHART:

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

Sequencing of construction:

10. Builders shall adhere to the typical lot erosion control details shown on the plans.
11. It is anticipated that all required fill materials would be available on site within the indicated disturbed area.
12. Sediment shall be removed from silt fences and other sediment controls before the design capacity of the structure has been reduced by 50%. Litter, construction debris, and construction chemicals exposed to storm water will be picked up prior to anticipated storm events (e.g. forecast by local weather reports), or otherwise prevented from becoming a pollutant source for storm water discharges (e.g., screening outfalls, daily pick-up, etc.). After use, silt fences will be removed or otherwise prevented from becoming a pollutant source for storm water discharges. Temporary measures may be removed at the beginning of the workday, but will be replaced at the end of the workday.
13. Stabilization will be accomplished as soon as practical after attainment of final grade and no later than seven days after attaining final grade. Seed and install erosion-control matting on all slopes immediately after final grade is established. Install silt fence at the toe of slopes as indicated on the erosion control plan as soon as final grade is established.
14. Where earth-disturbing activity has temporarily ceased, temporary stabilization will be applied within seven days if the activity will not resume within 15 days. The dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated will be recorded and maintained on the site. Stabilization methods are outlined on the erosion-control plan and may include seed and mulch, or seed and erosion-control blankets.
15. Remove silt from sediment basin and convert to final detention pond after site is fully stabilized.
16. Remove all silt fence, check dams, and other temporary erosion controls after site is fully stabilized.





VICINITY MAP

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

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IPS IRON PIN SET (NEW)
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- SANITARY SEWER
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- PROPOSED SEDIMENT FILTER
- PROPOSED SILT FENCE
- DRAINAGE DIVERSION DITCH
- 50 EXISTING CONTOUR
- ROCK CHECK DAM
- OIP# OUTLET INSPECTION POINT NUMBER
- LIMIT OF DISTURBANCE

FINAL PHASE

REVISIONS

NO.	DATE	DESCRIPTION

SEDIMENT CONTROL AND EROSION PREVENTION PLAN

CHRISTIANA WAY APARTMENTS

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

WILLIAM SCOTT WILLIAMS
REGISTERED ENGINEER
No. 105687
STATE OF TENNESSEE
12/6/24

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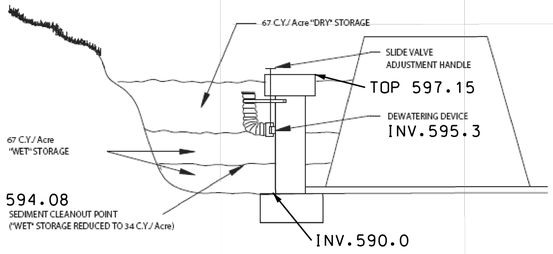
ORIGINAL ISSUE:
SEP. 26, 2024

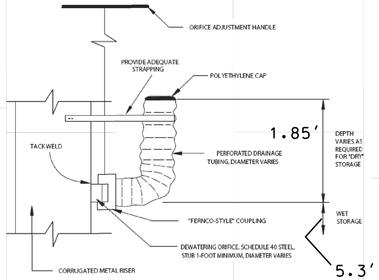
SHEET NO.
SWP3

JOB NO. 1616

Minimum Storage Volume and Sediment Cleanout Point



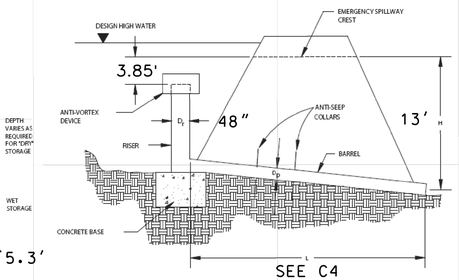
Recommended Dewatering System for Sediment Basins



NOTE: WITH CONCRETE RISER, USE PVC SCHEDULE 40 STUB FOR DEWATERING ORIFICE

CONTRACTOR SHALL PROVIDE SHOP DRAWING FROM REPUTABLE VENDOR FOR DEWATERING DEVICE CAPABLE OF PASSING 12.7 gallons/minute (POND 1) AND 83.7 gallons/minute (POND 2) WITHOUT CLOGGING PRIOR TO ANY CONSTRUCTION.

Principal Spillway Design

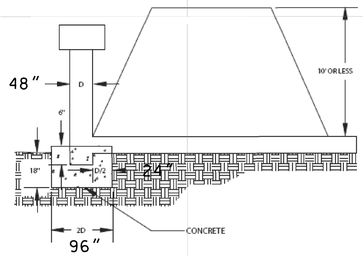


H = HEAD ON PIPE THROUGH EMBANKMENT
h = HEAD OVER RISER CREST
L = LENGTH OF PIPE THROUGH EMBANKMENT
D_p = DIAMETER OF PIPE THROUGH EMBANKMENT
D_R = DIAMETER OF RISER

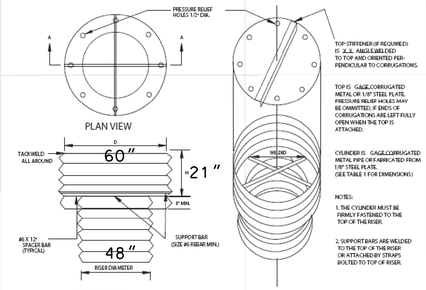
SB

Riser Pipe Base Conditions For Embankments Less Than 10' High

CONCRETE BASE FOR EMBANKMENT 10' OR LESS IN HEIGHT



Anti - Vortex Device Design



TOP STIFFENER (IF REQUIRED) IS A.S.A. ANGLE WELDED TO TOP AND ORIENTED PERPENDICULAR TO CORRUGATIONS.

TOP IS GAGE CORRUGATED METAL OR 1/8" STEEL PLATE. PRESSURE RELIEF HOLES MAY BE OMMITTED IF ENDS OF CORRUGATIONS ARE LEFT FULLY OPEN WHEN THE TOP IS ATTACHED.

CYLINDER IS GAGE CORRUGATED METAL PIPE OR FABRICATED FROM 1/8" STEEL PLATE. (SEE TABLE 1 FOR DIMENSIONS)

NOTES:
1. THE CYLINDER MUST BE FIRMLY FASTENED TO THE TOP OF THE RISER.
2. SUPPORT BARS ARE WELDED TO THE TOP OF THE RISER OR ATTACHED BY STRAPS BOLTED TO TOP OF RISER.

Silt Fence – Type C

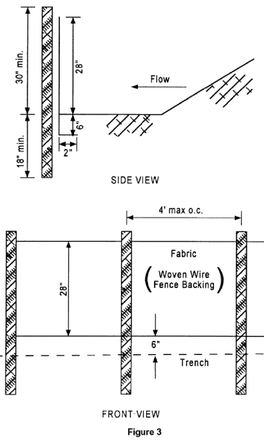
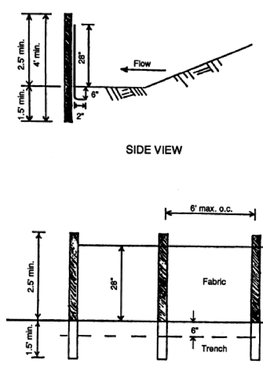


Figure 3

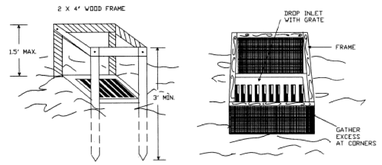
SF-C

Silt Fence – Type A

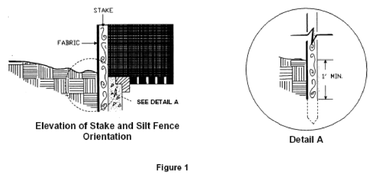


SF

Silt Fence Inlet Protection – IP-SF



Perspective Views



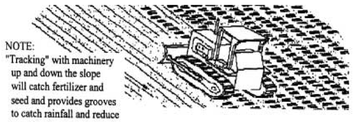
Elevation of Stake and Silt Fence Orientation

Detail A

Figure 1

Source: NC SCC

IP

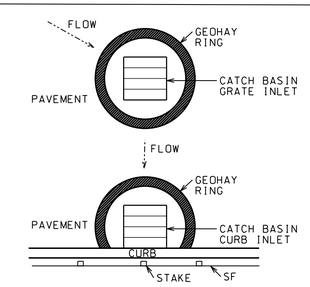


NOTE: "Tracking" with machinery up and down the slope will catch fertilizer and seed and provides grooves to catch rainfall and reduce runoff.

SR

SEE SWPPP BOOK APPENDIX D FOR ALL SEEDING RECOMMENDATIONS

PS/TS



FOR USE WITH CATCH BASIN INLETS AFTER PAVEMENT IS INSTALLED

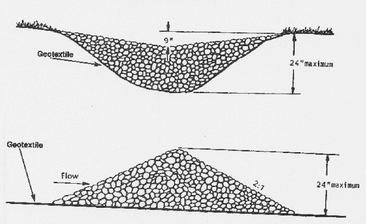
IP - H

Spacing Between Check Dams

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

Figure 1

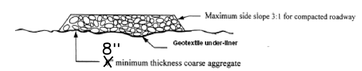
Height Of Check Dams



Source: GA SWCCC

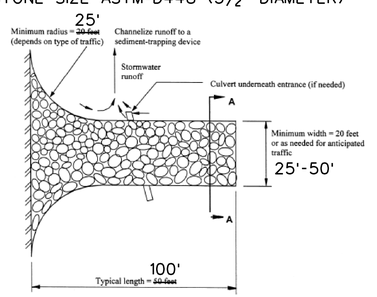
CD

Construction Exit



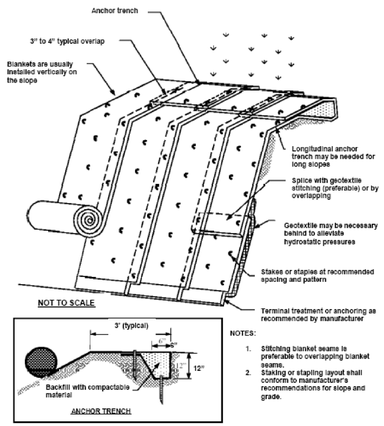
SECTION A-A

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



CE

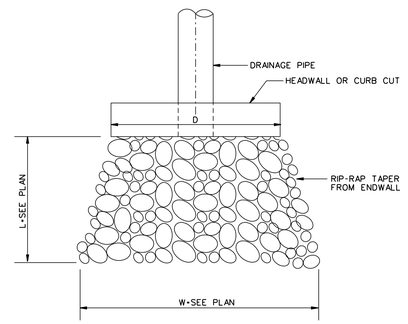
Erosion Control Blanket - Slope Installation



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

Use Enviroscape S2000 Double Net Straw Blanket or Equivalent

MA



D50 = 0.5' MIN. UNLESS OTHERWISE NOTED
MIN. DEPTH. = 18"
SEE HEADWALL DETAIL FOR "D"

OP RIP-RAP APRON DETAIL
N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

SWPPP DETAILS

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

WILLIAM SCOTT WILLIAMS — REGISTERED ENGINEER — No. 105681 — STATE OF TENNESSEE

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ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
SWP4

JOB NO. 1616

CLEARING PHASE NOTES:

PRIOR TO THE LAND DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR.

CLEARING AND GRUBBING SHALL NOT BE INITIATED MORE THAN 10 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING ACTIVITIES UNLESS THE AREA IS TEMPORARILY SEEDED AND MULCHED.

NO CONSTRUCTION IS TO BEGIN IN A PHASE UNTIL ALL EROSION CONTROL MEASURES SHOWN ARE PROPERLY INSTALLED FOR THAT PHASE.

THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO INSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.

THE OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

A COPY OF THE APPROVED SWPPP PLAN AND TDEC PERMIT SHALL BE PRESENT ONSITE AT ALL TIMES.

CONSTRUCTION ROAD STABILIZATION SHALL BE UTILIZED WHERE APPLICABLE.

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

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE AND ALL STREAM BUFFERS SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.

THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE DISTURBANCE LIMITS INDICATED ON THE APPROVED PLANS.

PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC ROADWAY.

THE FOLLOWING INITIAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY.
a.
THE CONSTRUCTION EXIT, CONSISTING OF A MINIMUM PAD SIZE OF 20 FEET BY 100 FEET WITH A MINIMUM OF 8" THICK STONE, SHALL BE PLACED AS SHOWN ON THE PLAN. THE STONE SIZE SHOULD CONSIST OF COURSE AGGREGATE BETWEEN 2.5" & 3.5" IN DIAMETER AND OVERLAID ON A GEOTEXTILE UNDERLINER. THE GEOTEXTILE UNDERLINER SHALL MEET THE REQUIREMENTS OF AASHTO M288-96, SECTION 7.3.
b.
IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCE/EXITS, ALL PERIMETER EROSION CONTROL AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE CLEARING PHASE EROSION CONTROL PLAN.
c.
TYPE "C" SILT FENCE SHOULD BE INSTALLED AT THE PERIMETER OF THE DISTURBED AREA AS SHOWN ON THE PLAN. THE SILT FENCE SHOULD BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN TENNESSEE. THE SILT FENCE SHOULD BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE SITE INSPECTOR OR THE PROJECT DESIGN PROFESSIONAL OF RECORD. SILT SHOULD BE REMOVED WHEN ACCUMULATION 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

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ORIGINAL ISSUE:
SEP. 26, 2024

SHEET NO.
SWP5

JOB NO. 1616

1. GENERAL

A. THE PLANS ARE SPECIFIC TO THE PROJECT AND SHALL NOT BE DUPLICATED OR PROVIDED TO OTHER PROJECT TEAMS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER (BLUEROCK ENGINEERING AND TESTING, LLC). ANY AND ALL PARTIES ACCEPTING THESE DOCUMENTS ARE UNDERSTOOD TO AGREE WITH THESE CONDITIONS. IF THE ENGINEER DETERMINES THESE CONDITIONS HAVE BEEN VIOLATED, THE PLANS SHALL BE COME VOID.
B. THE USE OF MATERIALS OTHER THAN THOSE LISTED BELOW SHALL NOT BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER (BLUEROCK ENGINEERING AND TESTING, LLC)
C. ALL LOADING CONDITIONS (SLOPES ABOVE AND/OR BELOW THE WALL, STRUCTURES, PARKING AREAS, SIDEWALKS, ETC), DESIGN ELEVATIONS, PROPOSED GRADES, AND OTHER DIMENSIONS SHOWN IN THESE PLANS SHALL BE VERIFIED BY THE WALL CONTRACTOR, GENERAL CONTRACTOR, AND CONSTRUCTION INSPECTOR PRIOR TO BEGINNING CONSTRUCTION. THE ENGINEER SHALL BE CONTACTED TO DETERMINE IF DESIGN MODIFICATIONS ARE REQUIRED.
D. THE PROJECT TEAM SHALL BE LIABLE FOR ALL SITE SAFETY REQUIREMENTS INCLUDING TEMPORARY SHORING, VEHICULAR AND PEDESTRIAN GUARDRAILS, FENCING, CONSTRUCTION EXCAVATIONS, AND BUILDING CODES. UNDER NO CIRCUMSTANCES SHALL THE ENGINEER BE LIABLE FOR CONSTRUCTION SITE SAFETY.
E. ANY REQUIRED EXCAVATIONS WITHIN THE VICINITY OF THE WALL AND/OR REINFORCEMENT ZONE (IF APPLICABLE) SHALL BE PERFORMED WITH CARE SUCH TO NOT DAMAGE THE WALL SYSTEM AT ANY TIME DURING OR AFTER CONSTRUCTION.
F. THE INSTALLATION OF UTILITIES WITHIN THE REINFORCEMENT ZONE SHALL BE PERFORMED CONCURRENTLY WITH WALL CONSTRUCTION. THE INSTALLATION OF UTILITIES WITHIN THE REINFORCEMENT ZONE AFTER THE COMPLETION OF THE WALL SHALL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL AND INSTRUCTIONS FROM THE ENGINEER.
G. TOTAL AND DIFFERENTIAL SETTLEMENT OF ALL STRUCTURES ABOVE THE WALL SHALL BE EVALUATED AND ADDRESSED BY THE PROJECT GEOTECHNICAL ENGINEER OF RECORD.
H. CONSTRUCTION OF THE RETAINING WALL SHALL BE PERFORMED PER THE BLOCK MANUFACTURER REQUIREMENTS AND THESE PLANS.

2. PROVIDED INFORMATION, LOADING CONDITIONS, STANDARDS, GEOTECHNICAL PARAMETERS

A. PROVIDED DRAWINGS: AUTOCAD FILE TITLED "christiana grading 10102024.dwg" BY W. SCOTT WILLIAMS & ASSOCIATES.
*NOTE: THE ENGINEER IS NOT LIABLE FOR INACCURACIES ASSOCIATED WITH THE BASE FILE OR REVISIONS WHICH WERE NOT PROVIDED.
B. GEOTECHNICAL INFORMATION: NOT PROVIDED (DESIGN PARAMETERS SELECTED BASED ON ENGINEER EXPERIENCE IN THE GEOLOGIC AREA)
C. DESIGN STANDARDS: NCMA
IBC 2018
D. SLOPES AND LOADING: THE WALL WAS DESIGNED WITH A FLAT BACKSLOPE, 2H:1V OR FLATTER TOE SLOPE, A 2500 PSF DEAD LOAD SURCHARGE AND A 50 PSF LIVE LOAD SURCHARGE.
ANY DISCREPANCIES BETWEEN THESE CONDITIONS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER WHO WILL DETERMINE IF DESIGN MODIFICATIONS ARE REQUIRED.
E. SOIL PROPERTIES:

MATERIAL	EFFECTIVE FRICTION ANGLE	UNIT WEIGHT	COHESION	LOCATION
REINFORCED (NO. 57 STONE)	40 DEGREES	105 PCF	0 PSF	EACH WALL
RETAINED (ONSITE SOILS)	27 DEGREES	120 PCF	0 PSF	EACH WALL
FOUNDATION (ONSITE SOILS)	27 DEGREES	120 PCF	100 PSF	EACH WALL

F. BEARING PRESSURE: SEE PROFILES (ALLOWABLE BEARING CAPACITY OF FOUNDATIONS SHALL BE CONFIRMED BY THE THIRD-PARTY TESTING FIRM PRIOR TO LEVELING PAD INSTALLATION)
G. GEOGRID COVERAGE PERCENTAGE: 100
H. FACTORS OF SAFETY: EXTERNAL STABILITY - SLIDING = 1.50, OVERTURNING = 2.00, BEARING = 3.00
INTERNAL STABILITY - SLIDING = 1.50, GEOGRID STRENGTH = 1.50, GEOGRID PULLOUT = 1.50, CREST TOPPLING = 1.50
GLOBAL STABILITY - 1.30
I. MATERIALS: BLOCK - ANCHOR DIAMOND PRO OR APPROVED EQUAL
GEOGRID - GEOSTAR HP200 OR APPROVED EQUAL (SEE PROFILES FOR LOCATIONS)
NON-WOVEN GEOTEXTILE - 8 OZ MIN.

3. CONSTRUCTION

A. LEVELING PAD CONSTRUCTION

1. THE LEVELING PAD SHALL BE CONSTRUCTED OF DENSE-GRADED AGGREGATE OR UNREINFORCED CONCRETE PER THE DETAILS AND ELEVATIONS WITHIN THESE PLANS. THE LEVELING PAD SHALL EXTEND 6 INCHES MIN. IN FRONT OF AND BEHIND THE WALL UNITS AND SHALL HAVE A THICKNESS OF 6 INCHES MIN. DENSE-GRADED LEVELING PAD MATERIALS SHALL BE COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698. THE LEVELING PAD MATERIAL SHALL BE PLACED IN A MANNER WHICH PROVIDES A HARD, LEVEL SURFACE FOR THE INITIAL COURSE OF WALL UNITS.

B. DRAINAGE PROVISIONS

1. DRAINAGE PROVISIONS SHALL INCLUDE A 4-INCH DIAMETER PERFORATED ADS OR PVC PIPE, OPEN-GRADED DRAINAGE STONE, AND NON-WOVEN GEOTEXTILE FABRIC.
2. THE DRAIN PIPE SHALL BE INSTALLED IMMEDIATELY BEHIND THE FACING UNITS JUST ABOVE THE PROPOSED GRADE ALONG THE FACE OF THE WALL WITH OUTLETS THROUGH THE WALL FACE AT 20 FEET ON-CENTER OR AS SHOWN IN THESE PLANS. THE ENDS OF THE DRAIN PIPE SHALL DAYLIGHT AT EACH OF THE WALL. THE DRAIN OUTLETS SHALL SLOPE 1 PERCENT MINIMUM TOWARD THE FACE OF THE WALL.
3. DENSE-GRADED AGGREGATE SHALL BE PLACED IMMEDIATELY BEHIND ALL UNITS WHICH ARE BENEATH THE DRAIN PIPE. THE DENSE-GRADED AGGREGATE SHALL BE COMPACTED TO 95 PERCENT OF THE STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698.
4. OPEN-GRADED DRAINAGE STONE SHALL BE PLACED IMMEDIATELY BEHIND ALL UNITS WHICH ARE ABOVE THE PROPOSED GRADE AT THE FACE OF THE WALL. THE DRAINAGE STONE MATERIALS SHALL BE WRAPPED IN NON-WOVEN GEOTEXTILE FABRIC AS SHOWN IN THESE PLANS.
5. WHERE VERTICAL SEAMS ARE REQUIRED IN THE GEOTEXTILE FABRIC, A MINIMUM OVERLAP OF 24 INCHES SHALL BE PROVIDED. WHERE HORIZONTAL SEAMS ARE REQUIRED IN THE GEOTEXTILE FABRIC, THE LAYERS SHALL BE SHINGLE-LAPPED A MINIMUM OF 24 INCHES.
6. THE WALL CONTRACTOR SHALL BE LIABLE FOR INSURING POSITIVE DRAINAGE AWAY FROM THE WALL FACE AT THE END OF EACH WORK DAY.

C. MODULAR UNIT INSTALLATION

1. THE FIRST COURSE OF FACING UNITS SHALL BE INSTALLED ON THE LEVELING PAD AND MEASURES SHALL BE TAKEN TO INSURE PROPER CONTACT WITH THE LEVELING PAD. THE UNITS SHALL BE PLACED SIDE BY SIDE WITHOUT GAPS BETWEEN THE UNITS AND THE FINISHED FACE OUTWARD.
2. ALL ROWS OF FACING UNITS SHALL BE INSTALLED TO THE PROPER ALIGNMENT, LEVEL, AND PLUMB IN ACCORDANCE WITH THESE PLANS AND THE MANUFACTURER RECOMMENDATIONS.
3. THE CAP UNITS SHALL BE SECURED TO THE TOP ROW OF FACING UNITS WITH CONSTRUCTION ADHESIVE CONFORMING TO ASTM 2339 AND THE MANUFACTURER RECOMMENDATIONS.

D. BACKFILL PLACEMENT

1. THE REINFORCED BACKFILL MATERIAL SHALL BE OF THE TYPE AND MATERIAL PARAMETERS SHOWN IN THESE PLANS. ALTERNATE BACKFILL MATERIALS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO PLACEMENT.
2. BACKFILL PLACEMENT SHALL BE PERFORMED WITH CARE SUCH THAT WALL UNIT DISPLACEMENT DOES NOT OCCUR AND THE GEOGRID REINFORCEMENT REMAINS TAUT AND UNDAMAGED.
3. THE MAXIMUM LIFT THICKNESS FOR BACKFILL MATERIALS SHALL BE AS NOTED BELOW. MODIFICATION OF THE LIFT THICKNESS MAY BE REQUIRED TO ACHIEVE ADEQUATE COMPACTION.
   - 6 INCHES WHERE LIGHTWEIGHT COMPACTION EQUIPMENT IS USED.
   - 8 INCHES WHERE HEAVY COMPACTION EQUIPMENT IS USED.
4. ALL DENSE-GRADED BACKFILL SHALL BE COMPACTED TO 95 PERCENT OF THE STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698.
5. ALL OPEN-GRADED BACKFILL MATERIALS SHALL BE COMPACTED UNTIL NO VERTICAL DISPLACEMENT OF THE MATERIAL IS OBSERVED. THIS MAY BE PERFORMED BY MAKING A MINIMUM OF 4 PASSES OVER THE AREA USING A VIBRATORY PLATE COMPACTOR OR BY DROPPING THE MATERIAL FROM A HEIGHT OF NO LESS THAN 6 FEET.
6. LIGHTWEIGHT COMPACTION EQUIPMENT MUST BE USED WITHIN 3 FEET OF THE BACK FACE OF THE WALL UNITS. HEAVY COMPACTION EQUIPMENT MAY BE UTILIZED IN THE REMAINDER OF THE REINFORCED ZONE PROVIDED THE EQUIPMENT HAS A MAXIMUM WEIGHT OF 16,000 LBS.
7. THE OPERATION OF EQUIPMENT DIRECTLY ON THE GEOGRID SHALL NOT BE PERMITTED. 6 INCHES (MINIMUM) OF REINFORCED FILL SHALL BE PLACED ON THE GEOGRID BEFORE OPERATION OF EQUIPMENT SHALL BE PERMITTED. OPERATION OF TRACKED EQUIPMENT SHALL NOT CAUSE DAMAGE TO THE GEOGRID REINFORCEMENT.
8. BACKFILL MATERIAL SHALL BE PLACED AS SOON AS PRACTICAL; HOWEVER, NO MORE THAN 5 COURSES OF WALL UNITS SHALL BE PLACED ABOVE FINISHED GRADE AT THE FACE OF THE WALL PRIOR TO THE PLACEMENT OF BACKFILL IN FRONT OF (IF APPLICABLE) AND/OR BEHIND THE WALL. THE BACKFILL HEIGHT SHALL BE THE FINISHED GRADE ELEVATION MINUS THE ESTIMATED TOPSOIL DEPTH.

E. GEOGRID REINFORCEMENT PLACEMENT (IF APPLICABLE)

1. ALL GEOGRID REINFORCEMENT SHALL BE PLACED WITH THE STRENGTH DIRECTION PERPENDICULAR TO THE WALL AND PER THE MANUFACTURER RECOMMENDATIONS. EACH SECTION OF GEOGRID SHALL CONSIST OF A CONTINUOUS PIECE OF GEOGRID AND SHALL PROVIDE THE COVERAGE PERCENTAGE SPECIFIED IN THESE PLANS. SPLICING OF GEOGRID SHALL NOT BE PERMITTED.
2. GEOGRID REINFORCEMENT FOR CORNERS AND CURVES SHALL BE PLACED IN ACCORDANCE WITH THE CONSTRUCTION DETAILS IN THESE PLANS AND THE MANUFACTURER RECOMMENDATIONS.
3. WHERE OVERLAP OF GEOGRID OCCURS (CORNERS AND CURVES), A MINIMUM OF 3 INCHES OF REINFORCED FILL SHALL BE PLACED BETWEEN THE GEOGRID LAYERS.
4. GEOGRID SHALL BE ANCHORED TO THE WALL FACE IN ACCORDANCE WITH THE BLOCK AND GEOGRID MANUFACTURER RECOMMENDATIONS SHALL BE PULLED TAUT AND WITHOUT WRINKLES FOR THE ENTIRE LENGTH OF THE GEOGRID. PINNING OR STAKING OF THE GEOGRID TAIL MAY BE REQUIRED.

F. AS-BUILT TOLERANCES

1. THE VERTICAL ALIGNMENT OF THE WALL SHALL NOT EXCEED 1.25 INCHES OVER ANY 10-FOOT DISTANCE.
2. THE HORIZONTAL HORIZONTAL ALIGNMENT OF THE WALL SHALL NOT EXCEED 1.50 INCHES OVER ANY 10-FOOT DISTANCE. CORNERS, BENDS, CURVES SHALL BE WITHIN 1 FOOT OF THE PLAN ALIGNMENT.
3. THERE SHALL NOT BE ANY GAPS BETWEEN ADJACENT UNITS GREATER THAN 1/8 INCH.
4. THE CONSTRUCTED WALL BATTER SHALL BE WITHIN 2 DEGREES OF THE DESIGN BATTER.

G. REQUIRED INSPECTIONS

1. SPECIAL INSPECTIONS ARE REQUIRED BASED ON IBC SECTION 1704.5.
2. THE SPECIAL INSPECTOR SHALL VERIFY THE FOLLOWING AT A MINIMUM; HOWEVER, THE TESTING FIRM MAY REQUIRE ADDITIONAL TESTING FOR CERTIFICATION:

- UNIT TYPE AND STRENGTH:	1X PER WALL
- FOUNDATION SUBGRADE:	1X PER WALL SECTION (PRIOR TO LEVELING PAD INSTALLATION)
- LEVELING PAD:	1X PER WALL SECTION (PRIOR TO UNIT PLACEMENT)
- UNIT PLACEMENT (ALIGNMENT, SIZE, BATTER):	DAILY
- GEOSYNTHETIC REINFORCEMENT (TYPE AND ORIENTATION):	DAILY (PRIOR TO REINFORCED FILL PLACEMENT)
- INITIAL REINFORCED FILL GRADATION:	1X PER REINFORCED FILL TYPE
- BACKFILL PLACEMENT AND COMPACTION:	1X PER EVERY 50 CY OF MATERIAL PLACED
- DRAINAGE PROVISIONS:	DAILY UNTIL ALL DRAINAGE PROVISIONS ARE INSTALLED
- SUBSEQUENT REINFORCED FILL GRADATION:	1X PER WALL WITH A MINIMUM OF 1X PER WEEK OR AT EVERY APPARENT MATERIAL CHANGE, WHICHEVER IS MORE STRINGENT

3. THE ABOVE MINIMUM REQUIREMENTS SHALL BE HOLD POINTS FOR CONSTRUCTION. IF DISCREPANCIES ARE OBSERVED, WALL CONSTRUCTION SHALL CEASE UNTIL THE DISCREPANCY HAS BEEN ADDRESSED AND APPROVED BY THE TESTING FIRM.

BLUEROCK ENGINEERING & TESTING

JACOB E. ERVIN
REGISTERED ENGINEER
No. 124332
STATE OF TENNESSEE
10-14-24

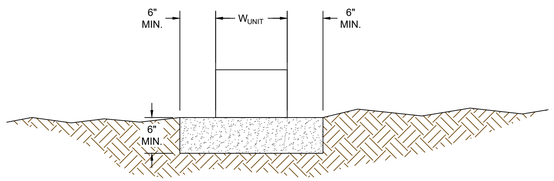
DRAWN: JEE
APPROVED: JEE
DRAWING SCALE: AS SHOWN
ISSUE DATE: October 14, 2024

REVISIONS

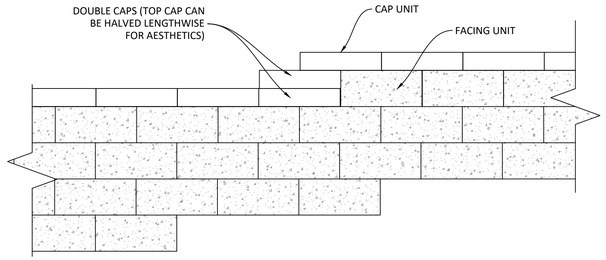
NO.	DESCRIPTION

CHRISTIANA WAY APARTMENTS
LAVERGNE, TENNESSEE

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

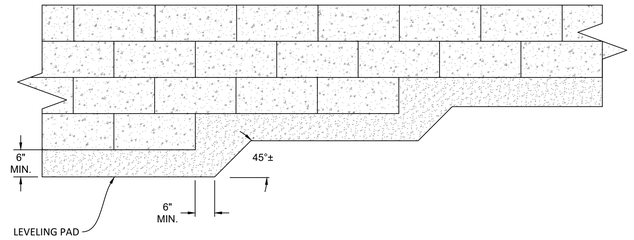


1 TYPICAL LEVELING PAD DIMENSIONS
SCALE: NTS

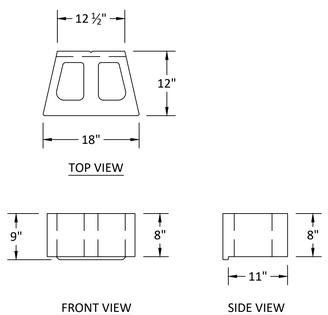


*NOTE: ALL CAPS SHALL BE SECURED WITH CONSTRUCTION ADHESIVE PER THE NOTES ON SHEET X-1

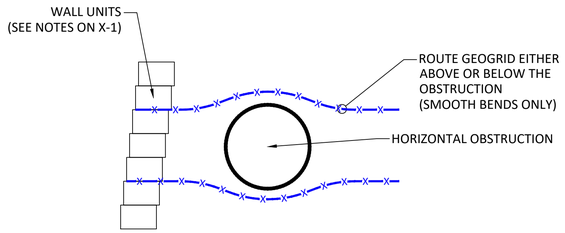
2 TYPICAL TOP OF WALL STEP DETAIL
SCALE: NTS



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
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AGRICULTURE
COMMERCE
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STATE OF TENNESSEE
10-14-24

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

REVISIONS

NO.	DESCRIPTION

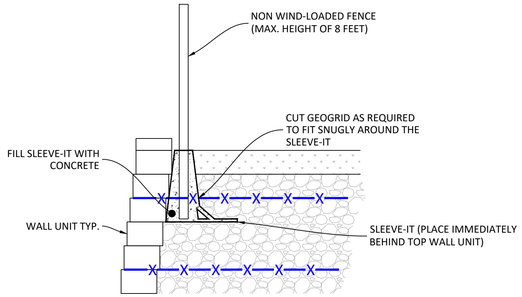
CHRISTIANA WAY APARTMENTS
LAVERGNE, TENNESSEE

PROJECT NUMBER: D24079

SHEET NUMBER: X-2

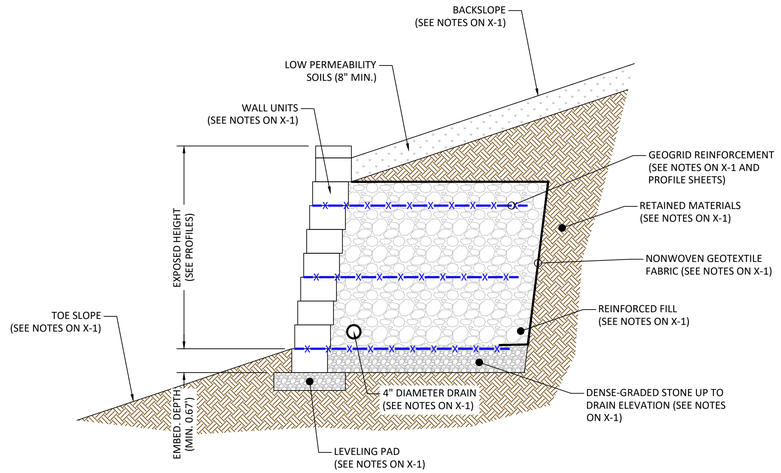
SHEET TITLE: RETAINING WALL CONSTRUCTION DETAILS

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

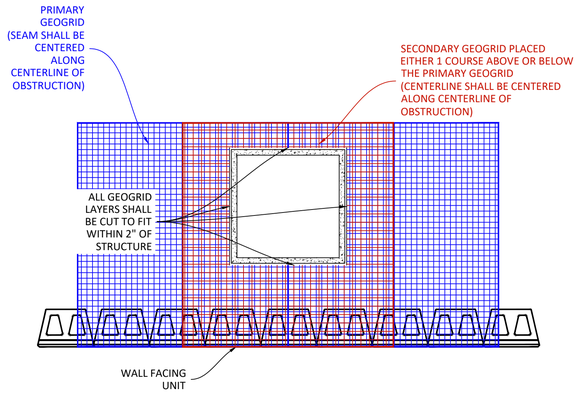


NOTE: POST MUST BE SETBACK FROM WALL A MINIMUM OF 3 FEET IF SLEEVE-IT IS NOT UTILIZED.

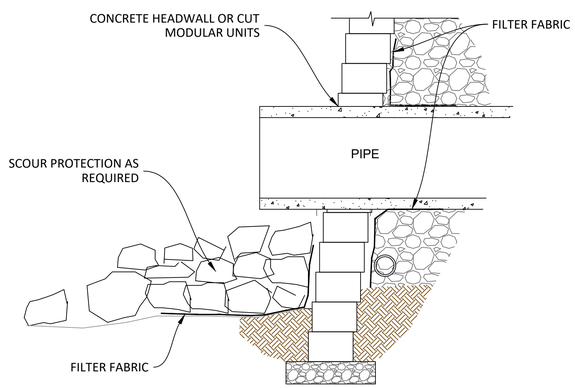
1 FENCE POST INSTALLATION WITHIN 3 FEET OF WALL
SCALE: NTS



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

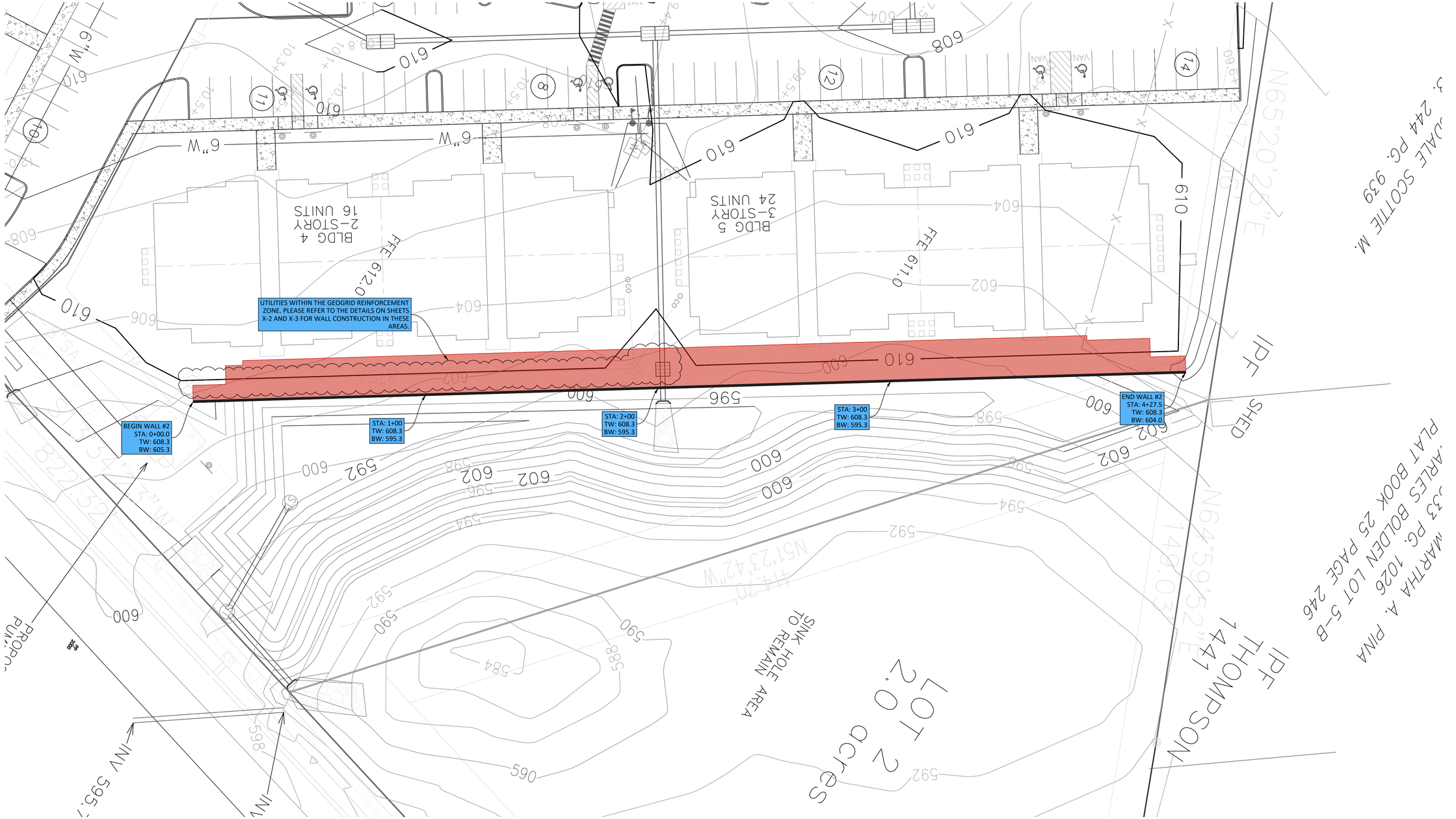
SHEET TITLE: RETAINING WALL CONSTRUCTION DETAILS

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

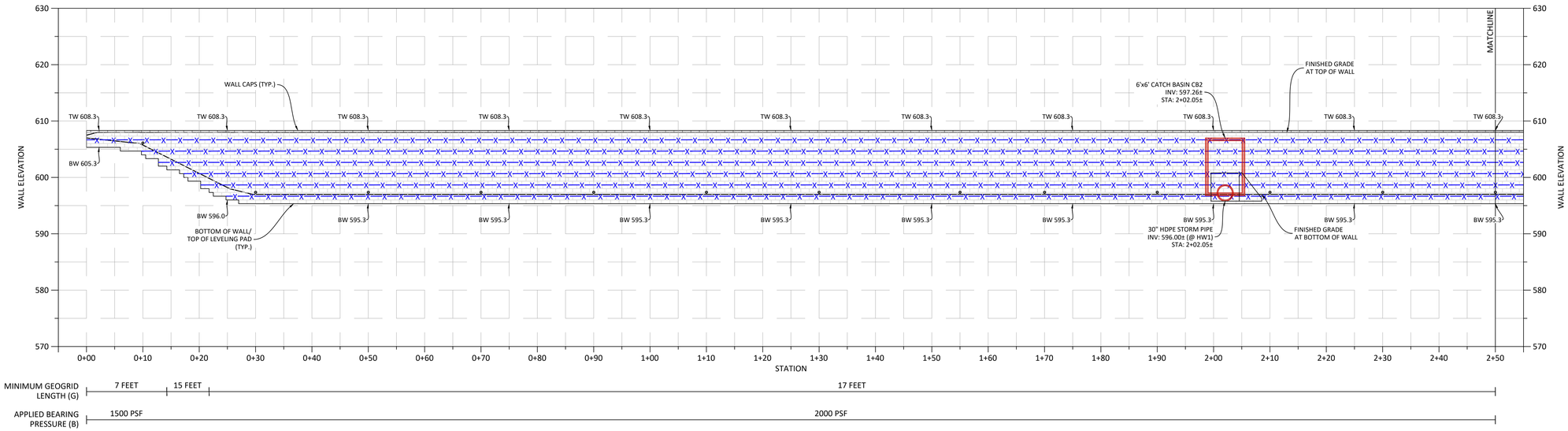
DRAWN: JEE
APPROVED: JEE
DRAWING SCALE: AS SHOWN
ISSUE DATE: October 14, 2024

REVISIONS

NO.	DESCRIPTION

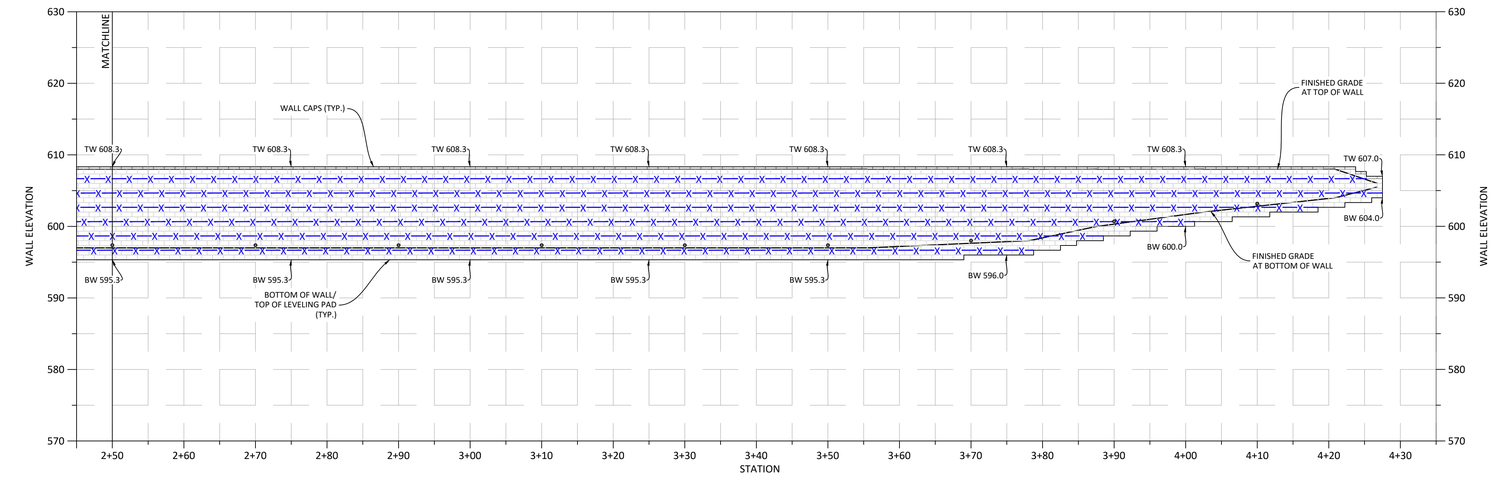
CHRISTIANA WAY APARTMENTS
LAVERGNE, TENNESSEE

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

THESE DRAWINGS ARE THE PROPERTY OF DYKE NELSON ARCHITECTURE, LLC AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART. THEY ARE ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWINGS ONLY. CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED.THESE PLANS WERE PREPARED IN THIS OFFICE UNDER OUR PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH STATE AND LOCAL CODES.

ARCHITECTURAL LANDSCAPING PLAN

A002

PHASE: Add Project Status Here

9/30/2024 12:21:59 PM ©COPYRIGHT 2022 DYKE NELSON ARCHITECTURE, LLC.

EXTERIOR INSPIRATION
TENNESSEE - CHRISTIANA WAY & EAST FORK WAY
HUFF & ASSOCIATES

MATERIALS

FIBER CEMENT SIDING

BRICK

ASPHALT SHINGLES

MOCK ELEVATIONS

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION

DNAworkshop
ARCHITECTURE | INTERIORS | PLANNING

Planning Commission Report
Meeting: November 26, 2024

City of La Vergne

Item #: 6. **Item Title: Site Plan – Take 5 Oil Change – New Building Consisting of 1,750 Square Feet on 1.28 Acres. Requested by Sambatek. Property located at 5265 Murfreesboro Road and Rebecca Way (Tax Map 15M, Group F, Parcel 1.01). C-2 (Highway Service) Zoning District. Property owned by Jarman Development, LLC.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

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

The facility will be built primarily of brick and masonry material. In addition, the developer is proposing ample landscaping along with sod to be installed in areas with highest visibility.

The applicant is showing a 6-ft. wide sidewalk along their entire frontage.

The property is currently vacant.

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

Staff Comments / Technical Items:

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

1. Signs are not automatically approved with this site plan.

Engineering (**Gary Lide** - glide@lavergnetn.gov)
No comments.

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

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

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

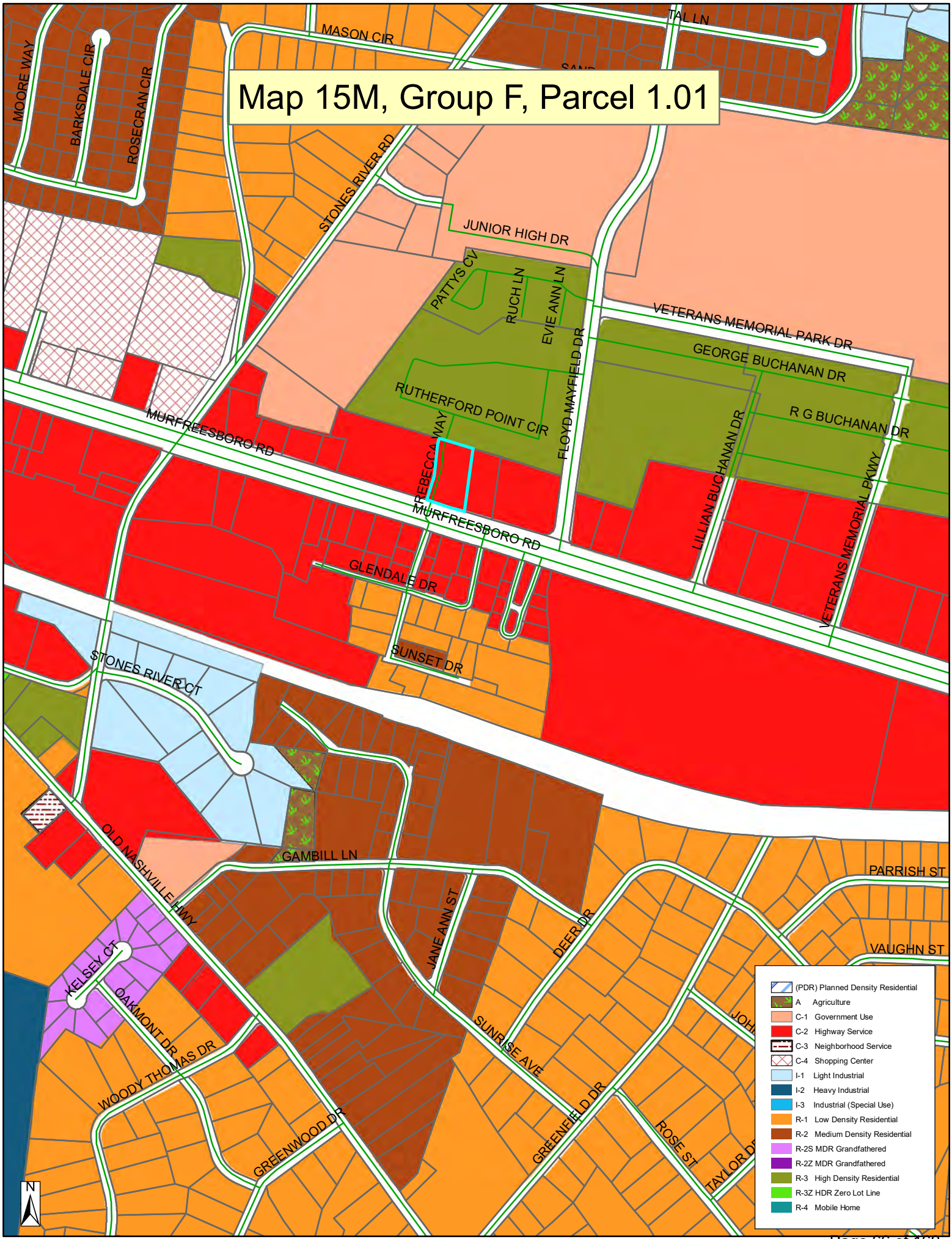
Police (**John Eubank** - jeubank@lavergnetn.gov)

No comments.

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

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

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


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

CONSULTANT CONTACT LIST:

DEVELOPER/OWNER
JARMAN DEVELOPMENT
2404 CRESTMOOR RD
NASHVILLE, TN 37215
TEL 615-574-3524
EMAIL: LUKE@JARMAN.BUILD
CONTACT: LUKE BRODEUR

CIVIL ENGINEER
SAMBATEK NC PC
8312 CREEDMOOR ROAD
RALEIGH, NC 27613
TEL 919-848-6121
EMAIL:
CONTACT:

ARCHITECT
HELT DESIGN
6405 W. WILKINSON BLVD, SUITE 100
BELMONT, NC 28012
TEL 704-684-4363
EMAIL DIANAM@HELTDESIGN.COM
CONTACT: DIANA MYERS

SURVEYOR
PINNACLE LAND SURVEYING, INC.
212 BATTLE FRONT TRAIL
KNOXVILLE, TN 37934
TEL 865-548-2385
CONTACT: DEAN GERCHAR

GEOTECHNICAL
GEOTECHNICAL AND
ENVIRONMENTAL CONSULTANTS
230 GREAT CIRCLE RD, SUITE 211
NASHVILLE, TN 37228
TEL 615-432-2822
WWW.GTAENG.COM

LANDSCAPE ARCHITECT
SAMBATEK
12800 WHITEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TEL 763-476-6010
EMAIL: JWORKMAN@SAMBATEK.COM
CONTACT: JONNIE WORKMAN

Site Development Plans

for

TAKE 5 OIL CHANGE

5265 MURFREESBORO ROAD
(USRoute 70S/41)
La Vergne, Tennessee

DEVELOPMENT SUMMARY

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

PARKING SUMMARY	
STANDARD REQUIRED	12 STALLS
ADA REQUIRED	1 STALLS
STANDARD PROVIDED	13 STALLS
ADA PROVIDED	1 STALLS

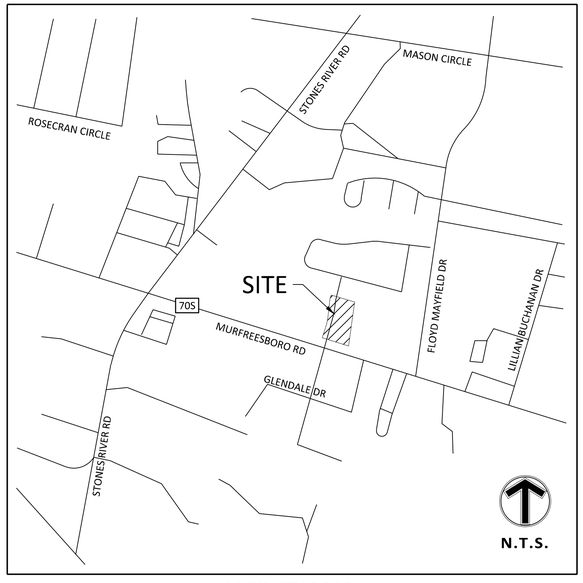
SETBACKS	
FRONT YARD BUILDING	35 FT
REAR YARD BUILDING	20 FT
SIDE YARD BUILDING	10 FT
FRONT LANDSCAPE BUFFER	20 FT
REAR LANDSCAPE BUFFER	50 FT

ZONING	
EXISTING ZONING	C-2 HIGHWAY SERVICE
PROPOSED ZONING	C-2 HIGHWAY SERVICE

GREEN SPACE	
PROPOSED PERVIOUS	29,638 SF

"THE APPLICANT ACKNOWLEDGES THAT A NEW PUBLIC SEWER LINE IS BEING CONSTRUCTED THROUGH THIS PROPERTY, RUNNING PARALLEL TO THE NORTH PROPERTY BOUNDARY. THE PROPOSED LINE IS TO EXTEND ACROSS THE FULL WIDTH OF THE PROPERTY, POSITIONED APPROXIMATELY TEN FEET SOUTH OF THE NORTH PROPERTY LINE. A TWENTY-FOOT-WIDE PERMANENT UTILITY EASEMENT WILL BE ESTABLISHED, CENTERED OVER THIS PROPOSED SEWER LINE. IN ADDITION, A FIFTEEN-FOOT-WIDE TEMPORARY CONSTRUCTION EASEMENT WILL BE REQUIRED TO THE SOUTH OF THE PERMANENT EASEMENT. THE APPLICANT UNDERSTANDS THE NEED FOR THESE EASEMENTS, AND THE APPLICANT, IN COOPERATION WITH THE FUTURE PROPERTY OWNER, WILL ENSURE THESE EASEMENTS ARE GRANTED AND MAINTAINED AS NECESSARY."

4



VICINITY MAP
NO SCALE

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

SHEET INDEX

SHEET	DESCRIPTION
C-1.01	TITLE PAGE
C-2.01	EXISTING CONDITIONS/DEMOLITION PLAN
C-3.01	SITE PLAN
C-4.01	EROSION CONTROL PLAN - PHASE I
C-4.02	GRADING & EROSION CONTROL PLAN - PHASE II
C-5.01	NPDES STABILIZATION PLAN
C-5.02	NPDES DETAILS
C-6.01	UTILITY PLAN
C-7.01	LANDSCAPE PLAN
C-8.01	LIGHTING PLAN
C-9.01	DETAILS
C-9.02	DETAILS
C-9.03	DETAILS
C-9.04	DETAILS
A-102	DUMPSTER SCREEN
A-200	COLORED ELEVATIONS 3
	GROUND SIGN

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments
3	10/31/2024	JMW	ELA	ELA	Revised per City Comments
4	11/21/2024	STH	ELA	ELA	Revised per City Comments

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BRIAN E. MERCER — REGISTERED ENGINEER — STATE OF TENNESSEE

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

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

Sambatek
www.sambatek.com
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TITLE PAGE

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

SHEET
C-1.01
REV.

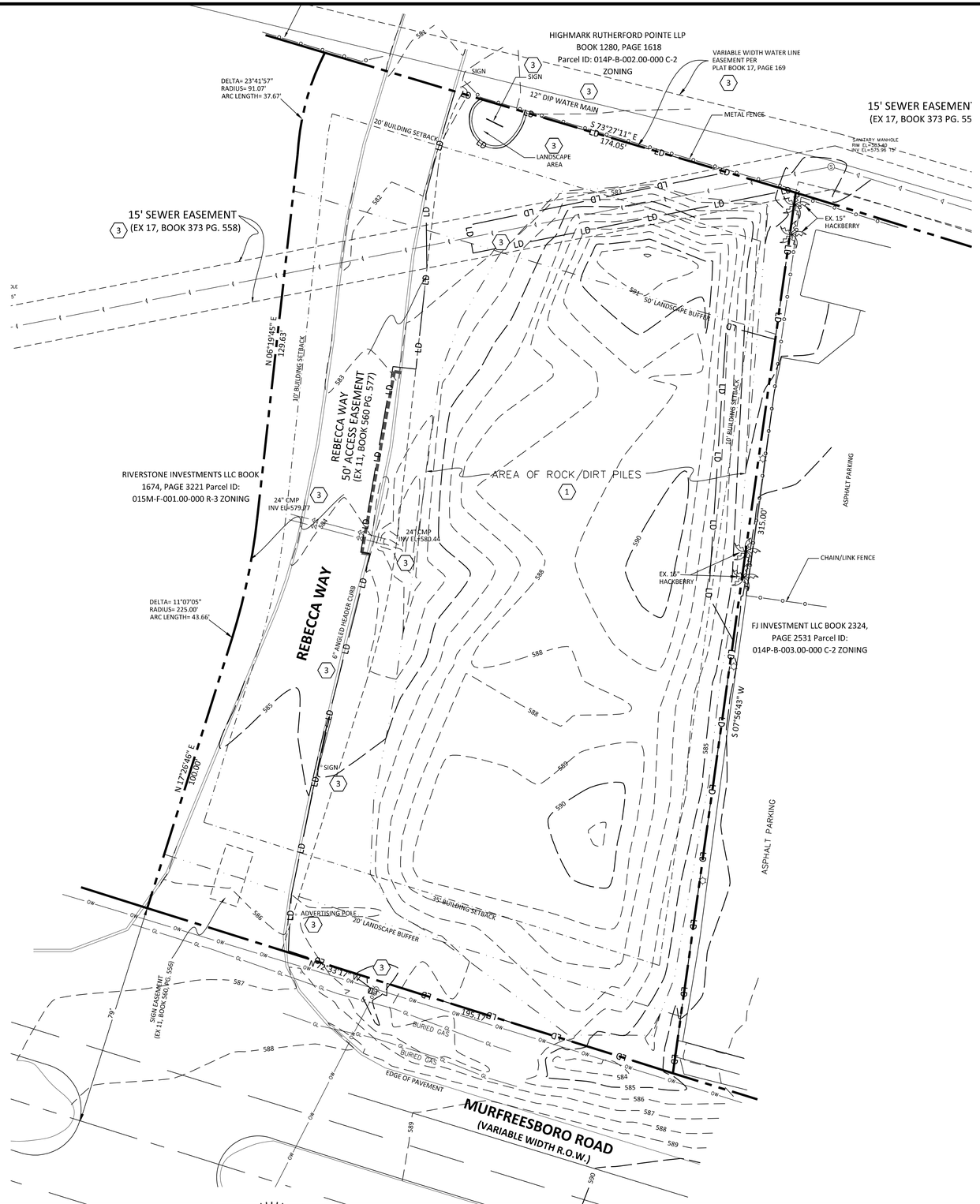
24.1S [LWS TECH] | TRAVIS HILL | 11/21/2024 5:12:20 PM
X:\JAD- Jarman Development\2402 - La Vergne, TN\CAD\SHEETS\JAD2402-C1.01-TITLE-NC.dwg, 11/21/2024 5:14:18 PM, THILL
X:\JAD- Jarman Development\2402 - La Vergne, TN\CAD\SHEETS\JAD2402-C1.01-TITLE-NC.DWG\C1.01 TITLE PAGE

DEMOLITION NOTES

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

EXISTING CONDITIONS NOTES

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



LEGEND

- GAS METER
- HYDRANT
- LIGHT
- STORM SEWER
- DRAINTILE
- WATERMAIN
- FORCEMAIN (SAN.)
- SANITARY SEWER
- OVERHEAD WIRE
- TELEPHONE PEDESTAL
- UNDERGROUND CABLE TV
- ELECTRIC TRANSFORMER
- GAS METER
- WIRE FENCE
- IRON FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- BLOCK RETAINING WALL
- SPRINKLER HEAD
- SPRINKLER VALVE
- GUIDE RAIL
- HANDRAIL
- TREE LINE
- TREES / SHRUBS
- CONCRETE
- BOLLARD
- SIGN
- CONCRETE CURB
- BUILDING LINE
- SAW CUT LINE

LEGEND

- FOUND MONUMENT
- SET MONUMENT MARKED
- ELECTRIC METER
- LIGHT
- AIR CONDITIONER
- GUY ANCHOR
- HANDICAP STALL
- UTILITY POLE
- POST
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATERMAIN
- SANITARY SEWER
- FORCEMAIN (SAN.)
- STORM SEWER
- FLARED END SECTION
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- GAS METER
- OVERHEAD WIRE
- CHAIN LINK FENCE
- IRON FENCE
- WIRE FENCE
- WOOD FENCE
- EASEMENT LINE
- SETBACK LINE
- RESTRICTED ACCESS
- CONCRETE CURB
- BUILDING LINE
- BUILDING CANOPY
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- LANDSCAPE SURFACE

NORTH

0 20 40
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments
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W. BRIAN BURCHETT — REGISTERED ENGINEER — AGRICULTURE — ENVIRONMENT — STATE OF TENNESSEE
10/31/2024

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

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EXISTING CONDITIONS / DEMOLITION PLAN

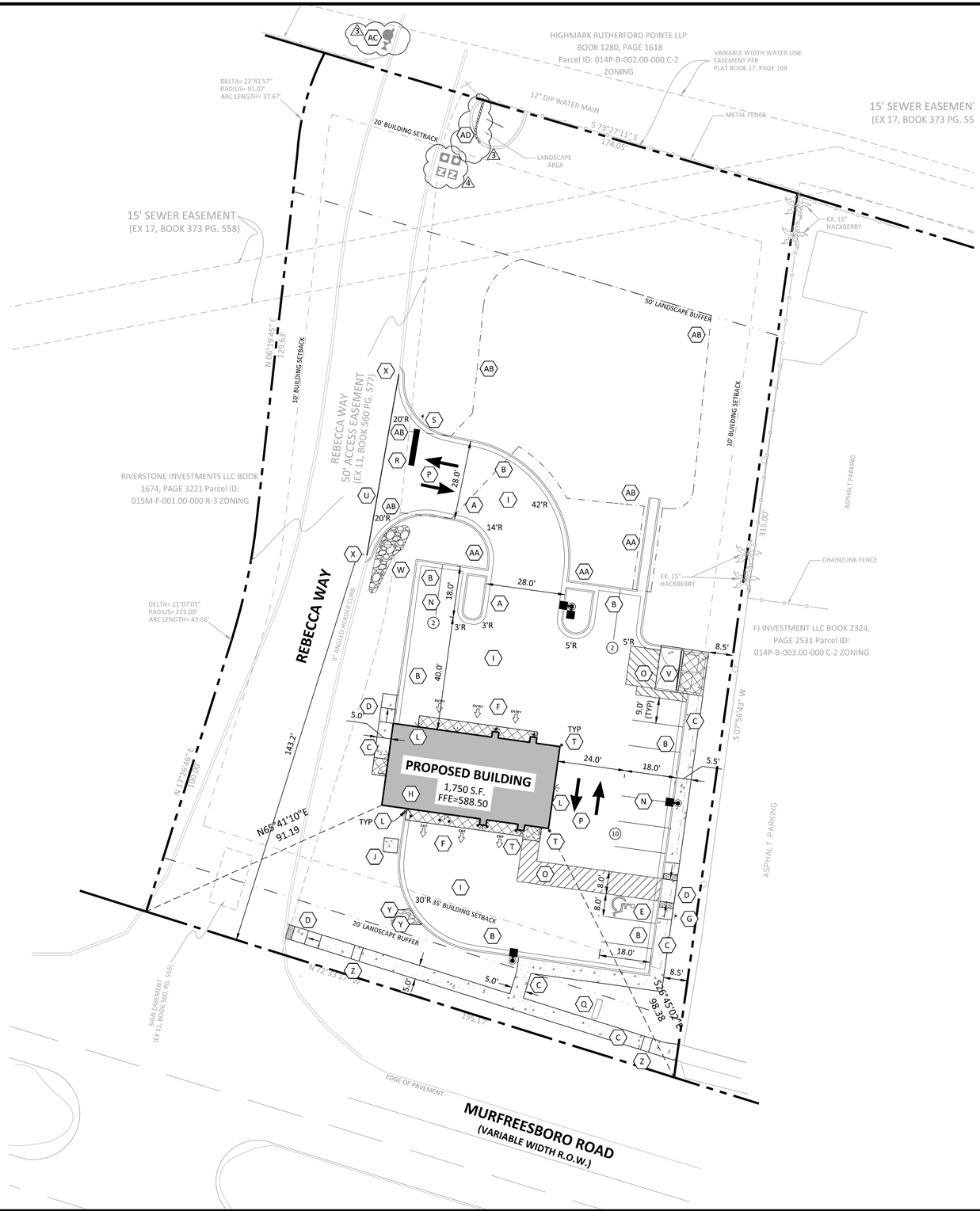
JARMAN DEVELOPMENT
TAKE 5 OIL CHANGE
5265 MURFREESBORO ROAD
La VERGNE, TENNESSEE

SHEET
C-2.01
REV.

24.1S (LMS TECH) | TRAVIS HILL | 10/16/2024 11:31:05 AM
X:\JAD- JARMAN DEVELOPMENT\2-402 - LA VERGNE, TN\CAD\SHEETS\JAD2402-C2.01-DEMO-NC.DWG:C2.01 DEMOLITION PLAN

DEVELOPMENT NOTES

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



LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
	WL	WETLAND
		TREE LINE
		SAW CUT LINE
		SIGN
		BOLLARD

- (##) PARKING STALL COUNT
- (1) KEY NOTE
- LIGHT POLE (BY OTHERS)

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

KEY NOTES

A. CONSTRUCT 2.0' CONCRETE SPILLING CURB AND GUTTER PER DETAIL SHEET
B. CONSTRUCT 2.0' CONCRETE CATCHING CURB AND GUTTER PER DETAIL SHEET
C. CONSTRUCT CONCRETE SIDEWALK PER DETAIL SHEET
D. CONSTRUCT CONCRETE ACCESSIBLE RAMP PER DETAIL SHEET
E. ACCESSIBLE PARKING STALL
F. PAINT TAKE 5 ENTRY AND EXIT DIRECTIONAL ARROWS AS PER ARCHITECTURAL DETAILS
G. INSTALL "VAN ACCESSIBLE" PARKING SIGN PER DETAIL SHEET
H. BUILDING, STOOP, AND ACCESS WAYS REFER TO ARCHITECTURAL PLANS
I. ASPHALT PAVEMENT PER DETAIL SHEET
J. TRANSFORMER PAD BY GENERAL CONTRACTOR, PER ELECTRIC COMPANY SPECIFICATIONS, (COORDINATE SIZE AND LOCATION WITH UTILITY COMPANY)
K. NOT USED
L. BUILDING MOUNTED LIGHTING, REFER TO ARCHITECTURAL PLANS
M. POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN
N. PAINT 4" WIDE STRIPE, WHITE
O. PAINT 4" WIDE STRIPE @ 45°, 2 FEET APART
P. PAINT TRAFFIC ARROWS PER DETAIL SHEET
Q. SITE IDENTIFICATION SIGN
R. PAINT STOP BAR AS PER TDOT SPECIFICATIONS
S. INSTALL STOP SIGN PER TDOT SPECIFICATIONS
T. INSTALL STEEL PIPE BOLLARD PER DETAIL SHEET
U. MATCH EXISTING PAVEMENT
V. TRASH ENCLOSURE AS PER ARCHITECTURAL PLANS
W. CONCRETE FLUME PER DETAIL SHEET
X. TIE 2' STANDARD CURB AND GUTTER TO EXISTING 6" ANGLED HEADER CURB TO MAINTAIN POSITIVE DRAINAGE ALONG GUTTER LINE
Y. NOSE DOWN CURB AS PER DETAIL
Z. SLAB TOP SIDEWALK AS PER DETAIL
AA. CONCRETE FLUME AS PER DETAIL
AB. VARIABLE WIDTH SCM ACCESS AND MAINTENANCE EASEMENT
AC. PROPOSED FIRE HYDRANT
AD. RESHAPE EXISTING BLOCK LANDSCAPING WALL AS NEEDED TO INSTALL WATER METERS

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

NORTH
0 20 40
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments
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4	11/21/2024	STH	ELA	ELA	Revised per City Comments

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

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

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SITE PLAN

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

SHEET C-3.01 REV.

24.15 (LMS TECH) | TRAVIS HILL | 11/1/2024 10:38:23 AM
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X:\JAD- Jarman Development\2402 - La Vergne, TN\CAD\SHEETS\JAD2402-C3.01-SITE-NC.DWG|C3.01 SITE PLAN

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6. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
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8. PURSUANT TO G.S. 113A-57(2), THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PURSUANT TO G.S. 113A-57(3), PROVISIONS FOR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE ACCOMPLISHED FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
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   - A. 100 LBS PER 1,000 SQUARE FOOT GROUND LIMESTONE OR EQUIVALENT. NO SOIL TEST REQUIRED FOR INITIAL ESTABLISHMENT.
   - B. 20 LBS OF 10-10-10 FERTILIZER OR EQUIVALENT PER 1,000 SQUARE FOOT.
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10. SEE LANDSCAPING PLAN FOR PERMANENT SEEDING.
11. ALL FINISHED SURFACES SHOULD SLOPE AWAY FROM THE BUILDING, TOWARDS DRAINAGE OUTLETS FOR POSITIVE DRAINAGE AND TO AVOID STANDING WATER.

CONSTRUCTION SEQUENCE

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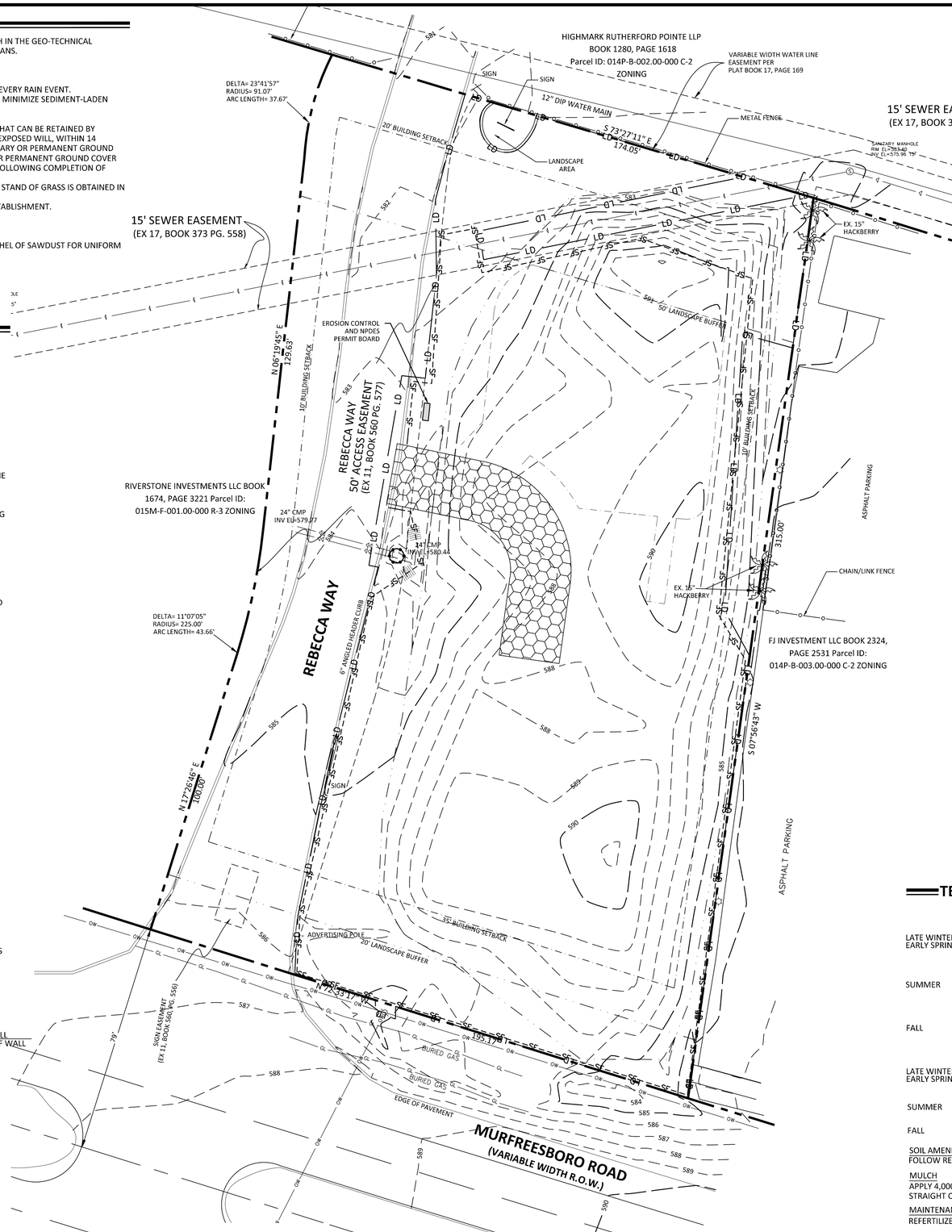
1. OBTAIN A LAND DISTURBING PERMIT. SCHEDULE A PRE-CONSTRUCTION MEETING.
2. INSTALL GRAVEL CONSTRUCTION PAD, TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT TRAPS OR OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. SEED TEMPORARY DIVERSIONS, BERMS AND BASINS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



MAINTENANCE NOTES

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

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

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

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

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

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

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

LEGEND

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

TEMPORARY SEEDING

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

SEEDING DATES:

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

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

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

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

Tennessee 811
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NORTH
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SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
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W. BRIAN BRIGHT, REGISTERED ENGINEER, STATE OF TENNESSEE, 10/31/2024

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

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EROSION CONTROL PLAN - PHASE I

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

SHEET C-4.01 REV.

24.1S (LMS TECH) | TRAVIS HILL | 10/16/2024 11:30:41 AM
X:\JAD- JARMAN DEVELOPMENT\2-402 - LA VERGNE, TN\CAD\SHEETS\JAD2402-C4.01-EROS-NC.DWG C4.02 EROS-NC

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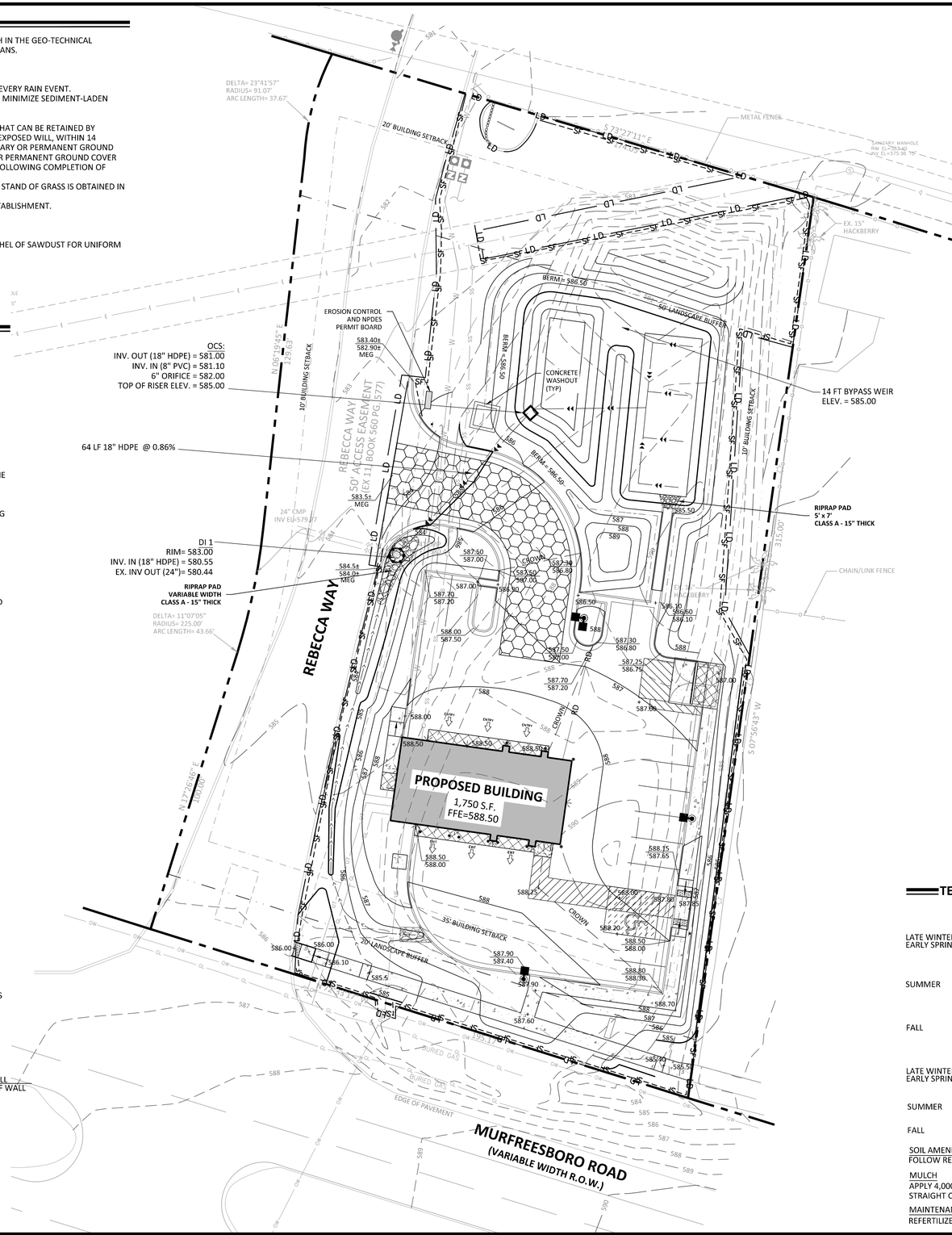

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INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT IMMEDIATELY. REMOVE SEDIMENT DEPOSITS AS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

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

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

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

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

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

LEGEND

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

	CONCRETE PAVING
	CONCRETE SIDEWALK
	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
	ADA PARKING MAX 2% SLOPE IN ALL DIRECTIONS
	CONCRETE WASHOUT
RD	PROPOSED ROOF DRAIN 8" CORRUGATED PLASTIC 3' MIN COVER 1% MIN.SLOPE PVC IN TRAFFIC AREAS CLEANOUTS LOCATED @ ALL BENDS
LD	LIMITS OF DISTURBANCE
SF	SILT FENCE
TP	TREE PROTECTION FENCE
XXXX.XX / XXXX.XX	TOP OF CURB / BOTTOM OF CURB
TW=XXX.XX / BW=XXX.XX	TW IS GROUND AT TOP OF WALL / BW IS GROUND AT BOTTOM OF WALL
	SILT FENCE OUTLET
	INLET PROTECTION

TEMPORARY SEEDING IN NORTH CAROLINA

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

SEEDING DATES:

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

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

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

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

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

NORTH
0 20 40
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments
3	10/31/2024	JMW	ELA	ELA	Revised per City Comments
4	11/21/2024	STH	ELA	ELA	Revised per City Comments

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BRIAN BERGHEIS REGISTERED ENGINEER 301 STATE OF TENNESSEE
11/21/2024

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

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

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GRADING & EROSION CONTROL PLAN - PHASE II

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

SHEET C-4.02 REV.

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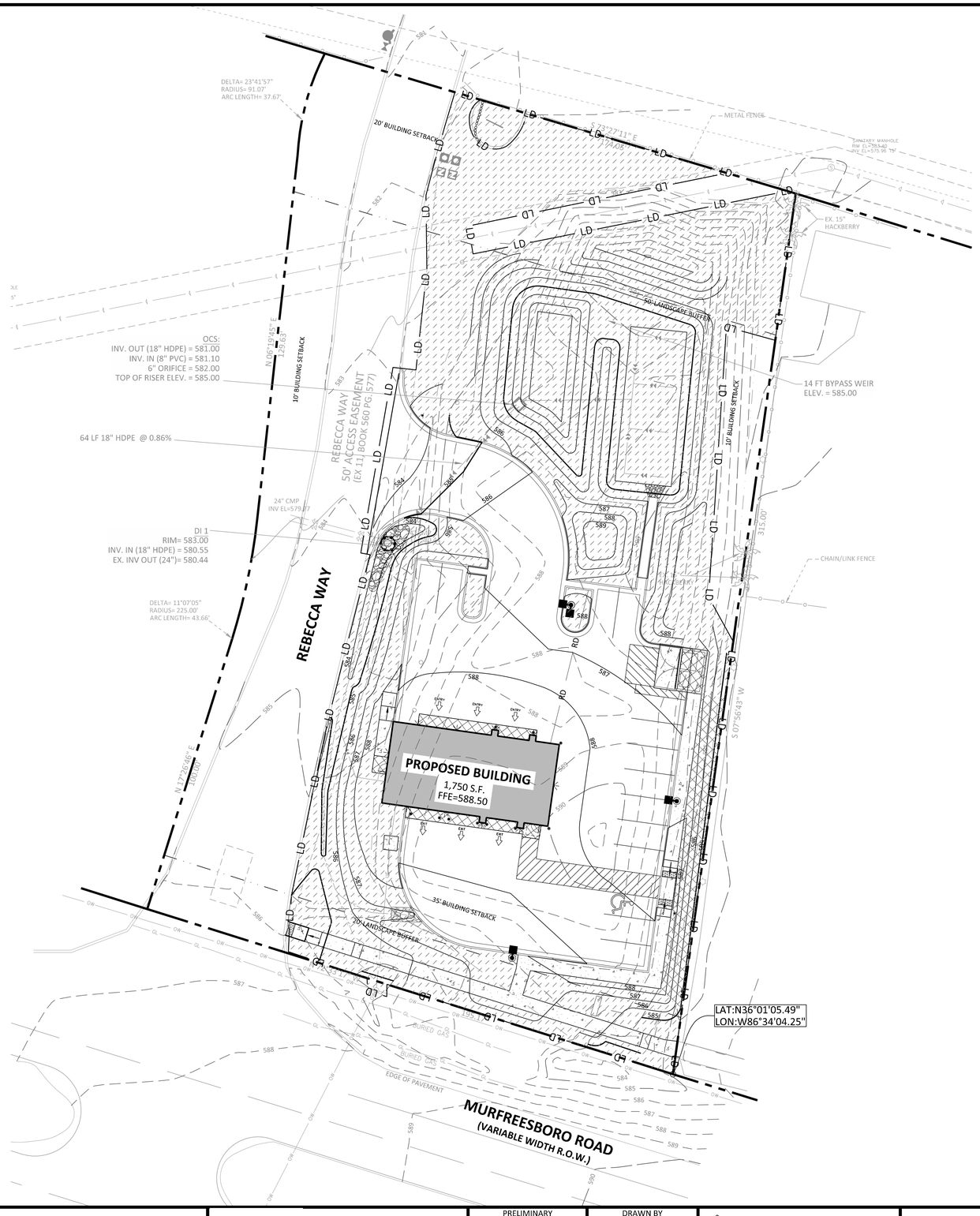

LABEL	1) GROUND STABILIZATION		
	SITE AREA DESCRIPTION	STABILIZE WITHIN THIS MANY CALENDAR DAYS AFTER CEASING LAND DISTURBANCE	TIME FRAME VARIATIONS
	• PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
	• HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
	• SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE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

EROSON CONTROL NOTES

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

SEE SHEET C-5.02 FOR STANDARD NPDES STABILIZATION DETAILS SHEET

TOTAL DISTURBED AREA = 0.90 ACRES

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

SOIL TYPE:
BrB - BRADYVILLE SILT LOAM
TrC - TALBOTT-BARFIELD-ROCK OUTCROP COMPLEX

WATERSHED: CUMBERLAND

MAINTENANCE CONTACT INFORMATION: TBD

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

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

NORTH
SCALE 0 20 40 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments
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4	11/21/2024	STH	ELA	ELA	Revised per City Comments

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BRIAN BERGHEIS REGISTERED ENGINEER 120111 STATE OF TENNESSEE 11/21/2024

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

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NPDES STABILIZATION PLAN

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

SHEET C-5.01 REV.

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X:\JAD- Jarman Development\2402 - La Vergne, TN\CAD\SHEETS\JAD2402-C5.01-NPDES-NC.DWG;C5.01 NPDES STABILIZATION PLAN

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

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

SECTION E: GROUND STABILIZATION

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

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

GROUND STABILIZATION SPECIFICATION

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

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

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

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

EQUIPMENT AND VEHICLE MAINTENANCE

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

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

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

PAINT AND OTHER LIQUID WASTE

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

PORTABLE TOILETS

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

EARTHEN STOCKPILE MANAGEMENT

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

CONCRETE WASHOUTS

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

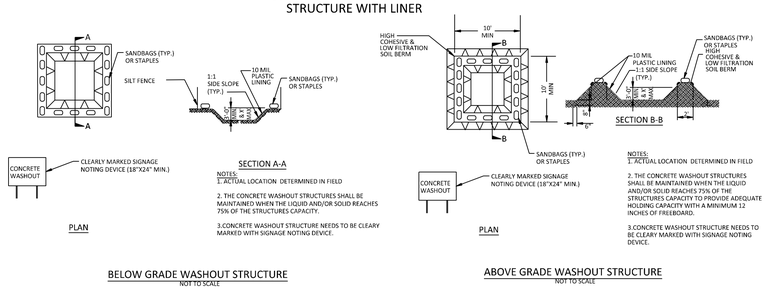
HERBICIDES, PESTICIDES AND RODENTICIDES

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

HAZARDOUS AND TOXIC WASTE

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

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER



NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

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

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

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

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

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

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

2. Additional Documentation to be Kept on Site

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

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

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

3. Documentation to be Retained for Three Years

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

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

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

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

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

(d) Anticipated bypasses and unanticipated bypasses.

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

2. Reporting Timeframes and Other Requirements

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

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

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments
3	10/31/2024	JMW	ELA	ELA	Revised per City Comments

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24.1S (LMS TECH) | TRAVIS HILL | 7/30/2024 11:20:57 AM
X:\JAD- JARMAN DEVELOPMENT\2402 - LA VERGNE, TN\CAD\SHEETS\JAD2402-C5.02-NPDES-DTL-NC.DWG-C5.02 NPDES DETAILS

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

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NPDES DETAILS

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

SHEET
C-5.02
REV.

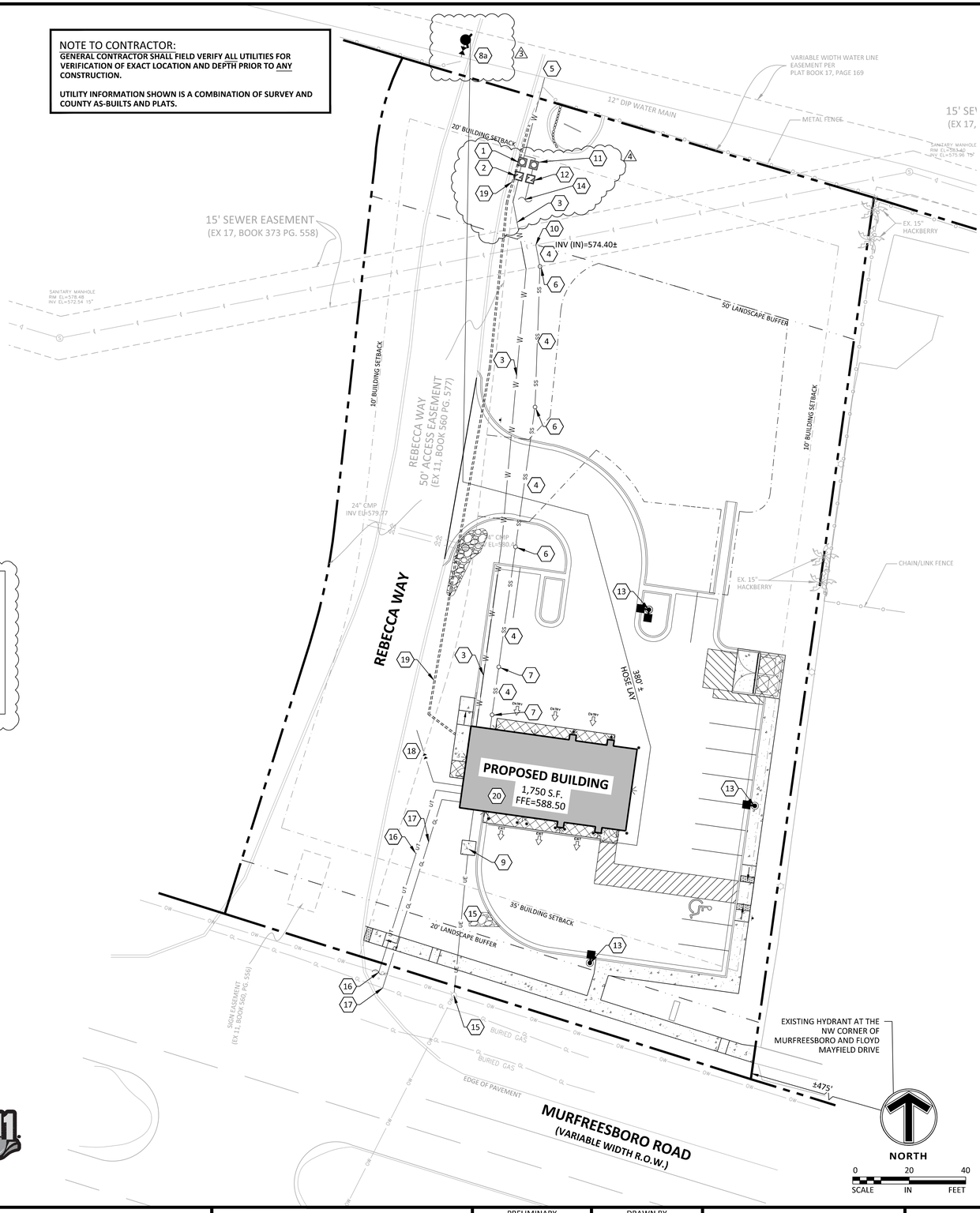
UTILITY KEY NOTES

1. 1.5" DOMESTIC WATER METER, CONTRACTOR SHALL COORDINATE WITH CITY.
2. 1.5" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER IN ABOVE GROUND HEATED, INSULATED ENCLOSURE.
3. 1.5" DOMESTIC WATER PEXa SERVICE, CONTRACTOR SHALL COORDINATE WITH CITY.
4. 4" PVC SANITARY SEWER LINE @ 1/8" PER LINEAR FOOT SLOPE (MINIMUM), CONTRACTOR SHALL COORDINATE WITH CITY.
5. 12" SADDLE WITH 1.5" CORPORATION STOP, CONTRACTOR SHALL COORDINATE WITH CITY.
6. PUBLIC SANITARY SEWER CLEANOUT, PER CITY STANDARD DETAILS 1.0 AND 2.0
7. PRIVATE SANITARY SEWER CLEANOUT, SEE DETAIL SHEET. TRAFFIC RATED CLEANOUT COVERS AND BOXES SHALL BE USED IN TRAFFIC AREAS.
8. EXISTING FIRE HYDRANT.
8a. PROPOSED FIRE HYDRANT.
9. TRANSFORMER PAD, CONTRACTOR SHALL COORDINATE LOCATION AND SIZE WITH UTILITY COMPANY.
10. CONNECT TO EXISTING SANITARY SEWER SERVICE PER CITY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL FIELD VERIFY SIZE, LOCATION AND ELEVATION OF EXISTING SEWER SERVICE PRIOR TO ANY CONSTRUCTION TO ENSURE REQUIRED PIPE SLOPE, COVER AND CLEARANCES CAN BE ACHIEVED AND COORDINATE WITH CITY.
11. 1" IRRIGATION WATER METER, CONTRACTOR SHALL COORDINATE WITH IRRIGATION CONTRACTOR.
12. 1" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER IN ABOVE GRADE HEATED, INSULATED ENCLOSURE, CONTRACTOR SHALL COORDINATE WITH CITY.
13. POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN.
14. COORDINATE IRRIGATION CONNECTION WITH IRRIGATION CONTRACTOR.
15. UNDERGROUND ELECTRIC SERVICE, CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY.
16. UNDERGROUND TELEPHONE SERVICE, CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY.
17. GAS SERVICE, CONTRACTOR SHALL COORDINATE WITH GAS COMPANY.
18. ROOF DRAIN TO BE INSTALLED AROUND BUILDING AND EXTENDED TO OUTLET AT 2% MIN. COORDINATE DOWNSPOUT LOCATIONS WITH ARCHITECT.
19. ELECTRICAL CONDUIT TO BACKFLOW PREVENTERS, COORDINATE WITH UTILITY CONTRACTOR.
20. REFER TO ARCHITECTURAL PLANS FOR BUILDING UTILITY CONNECTIONS

"THE APPLICANT ACKNOWLEDGES THAT A NEW PUBLIC SEWER LINE IS BEING CONSTRUCTED THROUGH THIS PROPERTY, RUNNING PARALLEL TO THE NORTH PROPERTY BOUNDARY. THE PROPOSED LINE IS TO EXTEND ACROSS THE FULL WIDTH OF THE PROPERTY, POSITIONED APPROXIMATELY TEN FEET SOUTH OF THE NORTH PROPERTY LINE. A TWENTY–FOOT–WIDE PERMANENT UTILITY EASEMENT WILL BE ESTABLISHED, CENTERED OVER THIS PROPOSED SEWER LINE. IN ADDITION, A FIFTEEN–FOOT–WIDE TEMPORARY CONSTRUCTION EASEMENT WILL BE REQUIRED TO THE SOUTH OF THE PERMANENT EASEMENT. THE APPLICANT UNDERSTANDS THE NEED FOR THESE EASEMENTS, AND THE APPLICANT, IN COOPERATION WITH THE FUTURE PROPERTY OWNER, WILL ENSURE THESE EASEMENTS ARE GRANTED AND MAINTAINED AS NECESSARY."

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

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



LEGEND

PROPOSED	EXISTING	
SS	SS	SANITARY SEWER
FM	FM	FORCEMAIN (SAN.)
ST	ST	STORM SEWER
		DRAINTILE
W	W	WATERMAIN
GL	GL	UNDERGROUND GAS LINE
UT	UT	UNDERGROUND TELEPHONE
UE	UE	UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE

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UTILITY CONSTRUCTION NOTES

1. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES, EITHER PUBLIC OR PRIVATE, SHOWN HEREON OR NOT SHOWN HEREON. ANY REPAIRS SHALL BE DONE TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY.
2. THE GENERAL CONTRACTOR SHALL CONFIRM ALL NEW UTILITY TAP LOCATIONS WITH THE UTILITY OWNERS. ALL FEES SHALL BE THE RESPONSIBILITY OF DEVELOPER.
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
4. NEW LIGHT FOUNDATION BASES, CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR. POLES, FIXTURES, ANCHOR BOLTS & HARDWARE SHALL BE COORDINATED WITH THE OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
5. ALL NEW LOT LIGHTS AND THE MAIN IDENTIFICATION SIGN SHALL HAVE A MINIMUM 10 FEET CLEARANCE FROM ALL OVERHEAD UTILITIES.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR PERMITS AND/OR APPROVALS NECESSARY FOR ANY WORK IN ROADWAY OR RIGHT-OF-WAY.
7. ALL TRENCH EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH TRENCH BACKFILL DETAIL SHOWN ON THESE PLANS, UNLESS DEFINED OTHERWISE BY LOCAL GOVERNING UTILITY STANDARD SPECIFICATIONS AND DETAILS.
8. MINIMUM COVER FOR CONDUITS SHALL BE 18" UNLESS OTHERWISE SHOWN OR NOTED ON THESE PLANS.
9. ALL MANHOLES, VALVES, AND MONUMENT FRAMES SHALL BE SET TO FINISH GRADE AFTER PAVING.
10. THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS. TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA.
11. THE MINIMUM SLOPE FOR SANITARY SEWER LINES SHALL BE AS FOLLOWS: 1) 1/4"/FT FOR 4" LINES AND 2) 1/8"/FT FOR 6" LINES. CLEANOUTS SHALL BE PLACED AT 50' INTERVALS.
12. ALL PUBLIC WATER LINES SHALL HAVE A FINAL COVER DEPTH OF 3'-0" IN NON-TRAFFIC AREAS AND 4'-0" MINIMUM IN TRAFFIC AREAS UNLESS SPECIFICALLY NOTED OTHERWISE.
13. ALL PUBLIC SEWER LINES SHALL HAVE A FINAL COVER DEPTH 4'-0" IN NON-TRAFFIC AREAS AND 5'-0" MINIMUM IN TRAFFIC AREAS UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, UNLESS DEFINED OTHERWISE BY LOCAL GOVERNING UTILITY STANDARD SPECIFICATIONS AND DETAILS.
14. PUBLIC SANITARY SEWER SERVICES SHALL BE SDR 26 PVC TO THE PUBLIC CLEANOUT. BUILDING SANITARY SEWER SERVICES SHALL BE A MINIMUM OF SCHEDULE 40 PVC PER CITY STANDARD DETAIL 1.0.
15. CABLE TV SERVICE ROUTING IS NOT PART OF THIS PLAN, CONTRACTOR TO COORDINATE WITH CABLE COMPANY .
16. EXISTING MANHOLES SHOULD BE FIELD VERIFIED FOR RIMS AND INVERTS.
17. ALL WORK SHALL BE GOVERNED BY THE LATEST EDITIONS OF THE STATE MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, BUILDING CODE, ENERGY CONSERVATION, HANDICAP ACCESSIBILITY, NATIONAL ELECTRICAL CODES AND NATIONAL FIRE PROTECTION ASSOCIATION CODES AND AS ADOPTED BY THE AUTHORITIES HAVING JURISDICTION.
18. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
19. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS/METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
20. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING 5 FEET IN DEPTH.
21. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
22. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
23. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
24. ONLY SEWAGE NOT CONTAINING GREASE IS ALLOWED TO BYPASS THE GREASE TRAP.
25. ALL SANITARY SEWER SERVICES AND STORM DRAIN PIPING 8" IN DIAMETER OR SMALLER SHALL BE SCH. 40 PVC WITH ADHESIVE "WELDED JOINTS, UNLESS SPECIFIED OTHERWISE OR REQUIRED BY LOCAL GOVERNING MUNICIPALITY. MINIMUM SLOPES ON SANITARY SEWER SERVICES: 4" - 1/4"/FT, 6" - 1/8"/FT.
26. DELETED.
27. WATER PIPING SHALL BE CONNECTED TO BUILDING STUBS, VERIFY LOCATIONS PRIOR TO BEGINNING WATER PIPE INSTALLATION.
28. WASTE PIPING SHALL BE CONNECTED TO BUILDING STUBS, VERIFY LOCATIONS AND INVERTS PRIOR TO BEGINNING ANY WASTE PIPE INSTALLATION.
29. CONTRACTOR SHALL NOTIFY THE LOCAL LOCATE SERVICE BY CALLING 811 AT LEAST 12 FULL WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENTLY.
30. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF La VERGNE PUBLIC UTILITIES AND CROSS CONNECTION CONTROL REGULATIONS AND STANDARDS.
31. SITE UTILITY CONTRACTOR TO PROVIDE WATER, SANITARY SEWER, AND ROOF DRAIN LEADERS TO WITHIN 5 FEET OF THE BUILDING. CONTRACTOR SHALL COORDINATE SITE PLAN CONNECTIONS WITH THE ARCHITECTURAL BUILDING PLANS.
32. SITE UTILITY CONTRACTOR TO PROVIDE WATER, SANITARY SEWER, AND ROOF DRAIN LEADERS TO WITHIN 5 FEET OF THE BUILDING. CONTRACTOR SHALL COORDINATE SITE PLAN CONNECTIONS WITH THE ARCHITECTURAL BUILDING PLANS.
33. SANITARY CLEANOUTS SHALL BE PLACED NO MORE THAN 50 FEET APART. CLEAN OUTS LOCATED IN PAVEMENT AREAS SHALL HAVE HEAVY DUTY TRAFFIC RATED CONSTRUCTION.
34. CONNECTION OF SANITARY SEWER SERVICE TO AN EXISTING MANHOLE SHALL COMPLY WITH THE CITY OF La VERGNE STANDARDS, INCLUDING: CORE DRILL FOR OPENING INTO MANHOLE AND INSTALL WITH FLEXIBLE BOOT. IF PAVEMENT CUT IS REQUIRED, CONTRACTOR SHALL PATCH PAVEMENT WITH A SECTION TO MATCH EXISTING PAVEMENT:
35. RELATION OF WATER MAINS TO SEWERS:
    - A. LATERAL SEPARATION OF SEWER AND WATER MAINS: WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT LATERAL SEPARATION, IN WHICH CASE:
    - B. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR
    - C. THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER LINE WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND ABOVE THE TOP OF THE SEWER.
    - D. CROSSING A WATER MAIN OVER A SEWER MAIN: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER MAIN, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION, IN WHICH CASE BOTH THE WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
    - E. CROSSING A WATER MAIN UNDER A SEWER MAIN: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER MAIN BOTH THE WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
    - F. CROSSING A SEWER LINE OVER OR UNDER A STORM DRAIN: WHENEVER IT IS NECESSARY FOR A SEWER LINE TO CROSS A STORM DRAIN PIPE, THE SEWER LINES SHALL BE LAID AT SUCH AN ELEVATION THAT THE OUTSIDE OF THE SEWER LINE NEAREST TO THE OUTSIDE OF THE STORM DRAIN PIPE SHALL MAINTAIN A 12 INCH CLEAR SEPARATION DISTANCES, OR ENCASED IN EITHER CONCRETE OR DUCTILE IRON PIPE FOR AT LEAST 5 FEET ON EITHER SIDE OF THE CROSSING.
1. UNDERGROUND CONDUITS TO SIGNS, LOT LIGHTS, ETC., SHALL BE PLACED IN GRASS OR LANDSCAPE AREAS WHENEVER POSSIBLE. THE LOCATION OF THE CONDUIT AS SHOWN ON THESE PLANS SHALL BE CONSIDERED TO BE SCHEMATIC WITH ACTUAL LOCATION TO BE VERIFIED BY THE GENERAL CONTRACTOR, PVC SCH. 40 SLEEVES SHALL BE INSTALLED FOR ALL CONDUIT CROSSING UNDER PAVED AREAS.
2. SEE ELECTRICAL SHEETS FOR SIZE OF CONDUIT AND WIRE ON ALL ELECTRICAL SERVICES. TRANSFORMER BY ELECTRIC COMPANY, GENERAL CONTRACTOR TO PROVIDE PAD. REFER TO ELECTRIC COMPANY SPECIFICATIONS FOR PAD CONSTRUCTION.

NO	DATE	BY	CKD	APPR	COMMENT
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4	11/21/2024	STH	ELA	ELA	Revised per City Comments

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STEVEN H. BRADLEY — REGISTERED ENGINEER — 120,161 — STATE OF TENNESSEE — 11/21/2024

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DESIGN REVIEW	DESIGNED BY MW
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UTILITY PLAN
JARMAN DEVELOPMENT
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La VERGNE, TENNESSEE

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24.15 (LMS TECH) | TRAVIS HILL | 11/21/2024 5:11:41 PM
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X:\JAD - Jarman Development\2402 - La Vergne, TN\CAD\SHEETS\JAD2402-C6.01-UTIL-NC.DWG\C6.01 UTILITY PLAN

TURF NOTES

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RIP ENTIRE AREA TO 6 INCHES IN DEPTH.
3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW*).
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, RE-ESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

   *APPLY: AGRICULTURAL LIMESTONE - 2 TONS/ACRE (3 TONS/ACRE IN CLAY SOILS)
   FERTILIZER - 1,000 LBS/ACRE - 10-10-10
   SUPERPHOSPHATE - 500 LBS/ACRE 20% ANALYSIS
   MULCH - 2 TONS/ACRE - SMALL GRAIN STRAW
   ANCHOR - ASPHALT EMULSION @ 300 GALS/ACRE

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

10. CONTRACTOR SHALL WATER AND MAINTAIN ALL LAWN AREAS UNTIL AN ACCEPTABLE STAND OF GRASS HAS BEEN ESTABLISHED.
11. ONCE AN ACCEPTABLE STAND OF GRASS HAS BEEN ESTABLISHED, THE CONTRACTOR SHALL REPAIR ALL DAMAGED AREAS AND MONITOR THE LAWN AREAS UNTIL THE GRASS REACHES A HEIGHT OF 4 INCHES TALL.
12. AT THE TIME THE GRASS REACHES A HEIGHT OF 4 INCHES TALL, THE CONTRACTOR SHALL MOW THE GRASS TO THE HEIGHT OF 3 INCHES AND TURN OVER THE LAWN MAINTENANCE TO THE OWNER.
13. AN ACCEPTABLE STAND OF GRASS SHALL BE 92% COVERAGE OR BETTER.

LANDSCAPE NOTES

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

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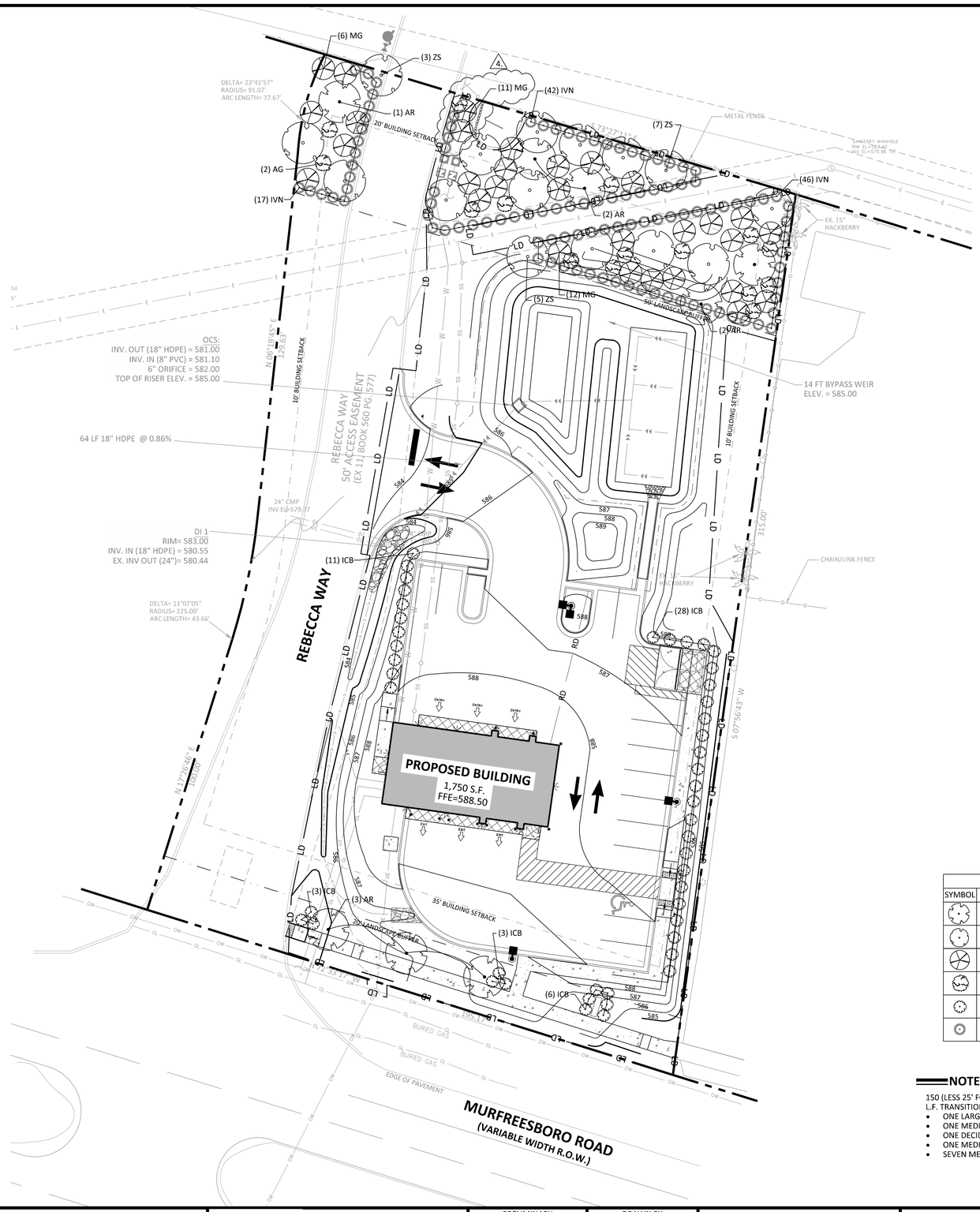
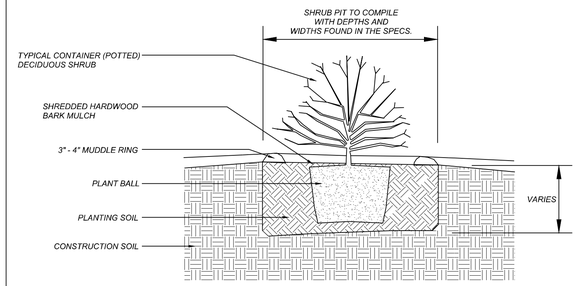
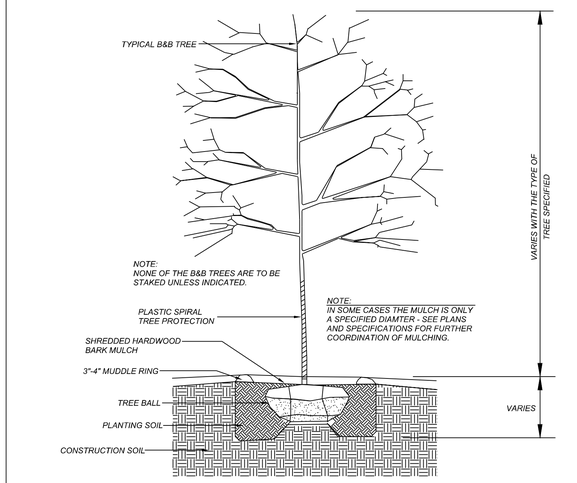


NOTE:
IN SOME CASES THE MULCH IS ONLY A SPECIFIED DIAMETER SEE PLANS AND SPECIFICATIONS FOR FURTHER COORDINATION OF MULCHING.

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



SHRUB PLANTING DETAIL



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

TREE PLANTING DETAIL

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

NOTES

150 (LESS 25' FOR REBECCA WAY
L.F. TRANSITIONAL SCREENING 3

- ONE LARGE EVERGREEN TREE FOR EVERY 10 L.F. = 15 LARGE EVERGREEN TREES
- ONE MEDIUM EVERGREEN TREE FOR EVERY 5 L.F. = 30 MEDIUM EVERGREEN TREES
- ONE DECIDUOUS TREE FOR EVERY 30 L.F. = 5 DECIDUOUS TREES
- ONE MEDIUM EVERGREEN SHRUB FOR EVERY 15 L.F. = 10 MEDIUM EVERGREEN SHRUBS
- SEVEN MEDIUM EVERGREEN SHRUBS FOR EVERY 10 L.F. = 105 MEDIUM EVERGREEN SHRUBS

NORTH

SCALE 0 20 40 IN FEET

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W. BRIAN ALDRIDGE, REGISTERED PROFESSIONAL ENGINEER, STATE OF TENNESSEE, 10/21/2024

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

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

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LANDSCAPE PLAN

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

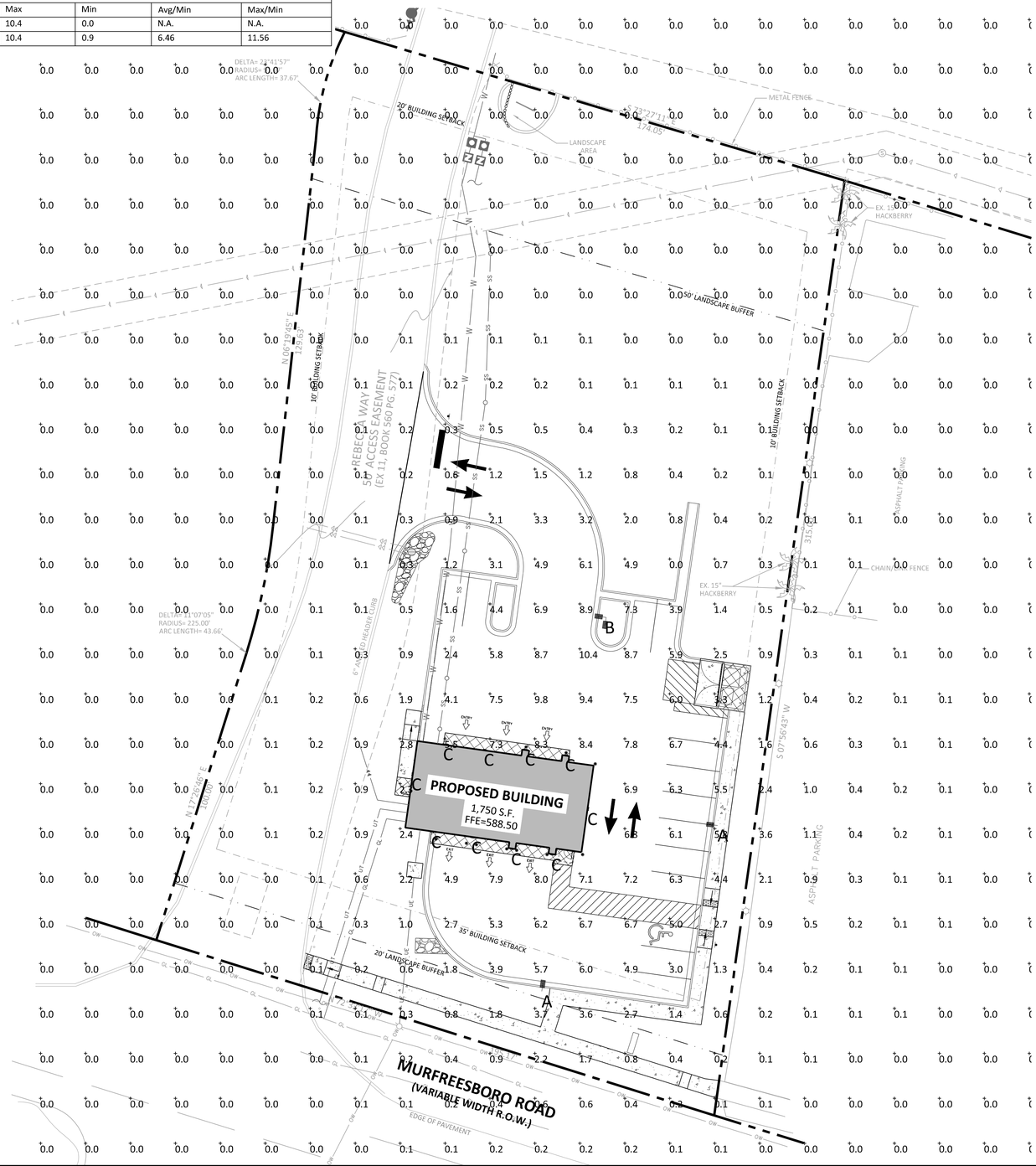
SHEET C-7.01 REV.

24.15 (LMS TECH) | TRAVIS HILL | 11/21/2024 5:12:07 PM
X:\JAD- JARMAN DEVELOPMENT\2402 - LA VERGNE, TN\CAD\SHEETS\JAD2402-C7.01-LSCP-NC.dwg, 11/21/2024 5:21:38 PM, THILL
X:\JAD- Jarman Development\2402 - La Vergne, TN\CAD\SHEETS\JAD2402-C7.01-LSCP-NC.DWG,C7.01 LANDSCAPE PLAN

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

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

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



Total Project Watts
Total Watts = 914

NORTH

SCALE 0 20 40 IN FEET

SCALE: 1"=20'

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

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

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

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

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments
3	10/31/2024	JMW	ELA	ELA	Revised per City Comments
4	11/21/2024	STH	ELA	ELA	Revised per City Comments

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BRIAN BIRCHETT REGISTERED ENGINEER 120744 STATE OF TENNESSEE
11/21/2024

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

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

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LIGHTING PLAN

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

SHEET C-8.01 REV.

LIGHTING PROPOSAL LO-160641-1

TAKE 5
5265 MURFREESBORO ROAD
LAVERGNE, TN

BY:MK | DATE:7/24/24 | REV:8/14/24 | SHEET 1 OF 1

10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 * FAX (513) 793-6023

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24.15 (LMS TECH) | TRAVIS HILL | 10/31/2024 3:47:08 PM
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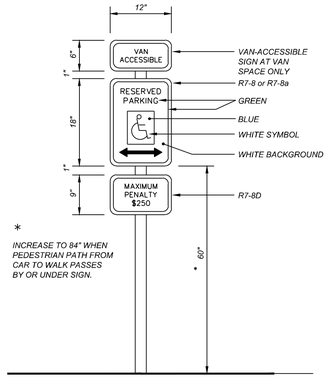
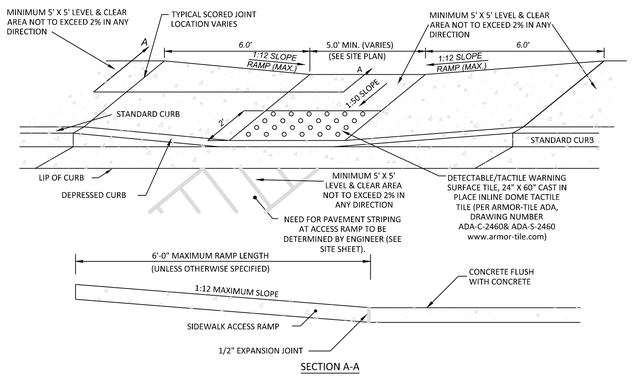


ADA SIGN
N.T.S.



FLUSH HANDICAP RAMP DETAIL
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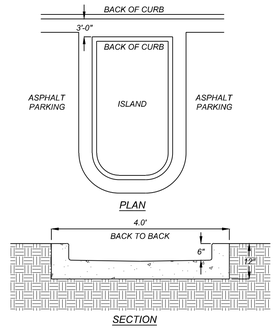
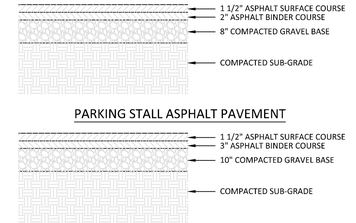
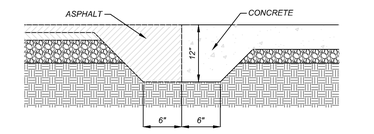


CONCRETE FLUME



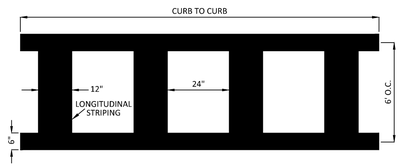
NOTES:
1. CONTRACTOR SHALL OBTAIN SOILS REPORT, IF AVAILABLE, AND ADJUST PAVEMENT SECTIONS ACCORDINGLY.
2. CONTRACTOR SHALL PLACE BINDER COURSE DURING CONSTRUCTION, THEN PLACE SURFACE COURSE AFTER BUILDING AND SITE CONSTRUCTION.
3. SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY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

ASPHALT PAVEMENT DETAIL
N.T.S.

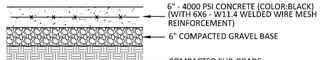


ASPHALT / CONCRETE TRANSITION
N.T.S.

5.00% MAXIMUM LONGITUDAL SLOPE



CROSSWALK
N.T.S.

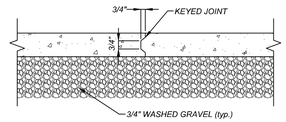


SUBGRADE AND GRAVEL BASE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

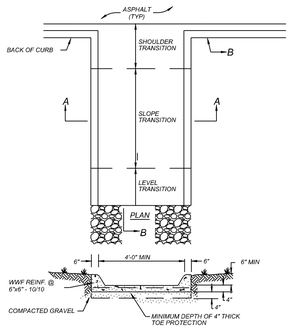
NOTES:
1. CONTRACTOR SHALL OBTAIN SOILS REPORT IF AVAILABLE, AND ADJUST PAVEMENT SECTIONS ACCORDINGLY.

CONCRETE PAVEMENT DETAIL
N.T.S.

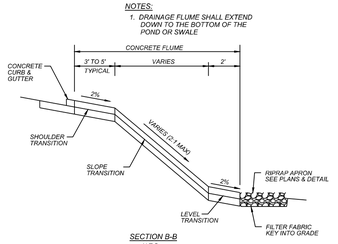
NOTE:
2.00% MAXIMUM CROSS SLOPE



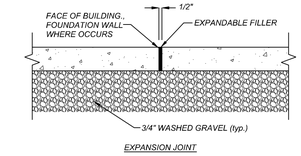
CONSTRUCTION JOINT



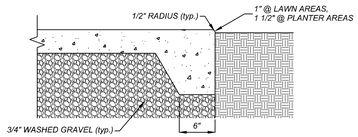
NOTES:
1. DRAINAGE FLUME SHALL EXTEND DOWN TO THE BOTTOM OF THE POND OR SWALE



TYPICAL CONCRETE FLUME
N.T.S.

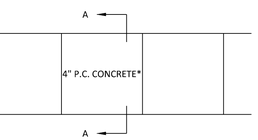


EXPANSION JOINT



SLAB EDGE

CONCRETE SLAB DETAIL
N.T.S.

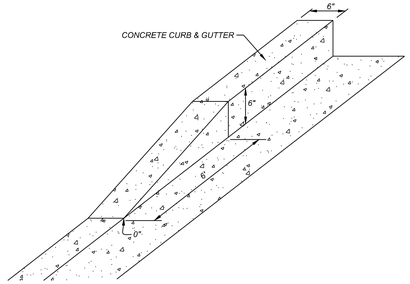


GENERAL NOTES FOR CONCRETE CONSTRUCTION:

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

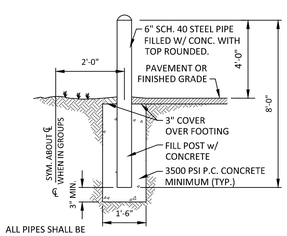
*THE THICKNESS SHALL BE INCREASED TO A MINIMUM DEPTH OF ___ INCHES AT DRIVEWAY CROSSINGS.

CONCRETE SIDEWALK
N.T.S.



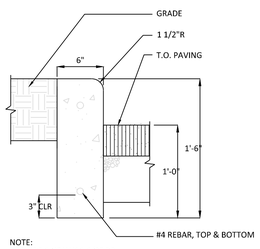
NOSE DOWN CURB DETAIL

NOSE DOWN CURB DETAIL
N.T.S.



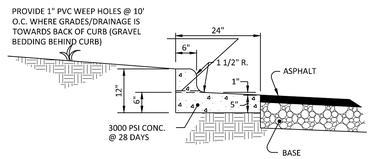
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

CONCRETE PIPE BOLLARD
N.T.S.



NOTE:
PROVIDE 1/4" W X 1-1/2" DP CONSTRUCTION JOINT 10'-0" O.C. MAX OR 5'-0" O.C. MIN.

HEADER CURB
N.T.S.



NOTES:
1. SCORE CURB / VALLEY GUTTER AT 15' O.C.
2. PROVIDE 1/2" EXPANSION JOINTS AT 90' O.C.
3. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (A 15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED.)
4. FINISH ALL CONCRETE WITH CURING COMPOUND.

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

Tennessee 811
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NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments
3	10/31/2024	JMW	ELA	ELA	Revised per City Comments

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W. BRIAN BERGHEIT — REGISTERED ENGINEER — AGRICULTURE — STATE OF TENNESSEE
10/31/2024

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

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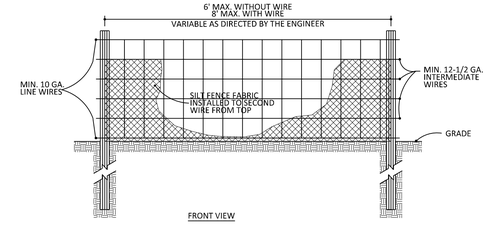
DETAILS

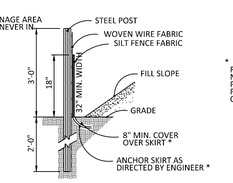
JARMAN DEVELOPMENT
TAKE 5 OIL CHANGE
5265 MURFREESBORO ROAD
La VERGNE, TENNESSEE

SHEET
C-9.01

24:15 (LMS TECH) | TRAVIS HILL | 10/11/2024 5:03:54 PM
X:\JAD- JARMAN DEVELOPMENT\2402- LA VERGNE, TN\CAD\SHEETS\JAD2402-C9.01 DTLS.DWG:C9.01 DTLS



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



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

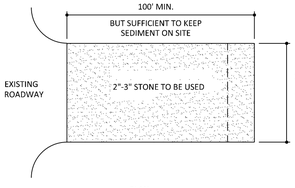
MAINTENANCE:

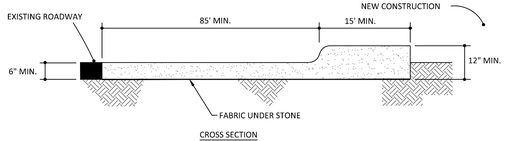
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT IMMEDIATELY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. REMOVE SEDIMENT WHEN IT REACHES 1/2 HEIGHT OF THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

STANDARD TEMPORARY SILT FENCE

NOTES:
1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.

2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVEL- ING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.

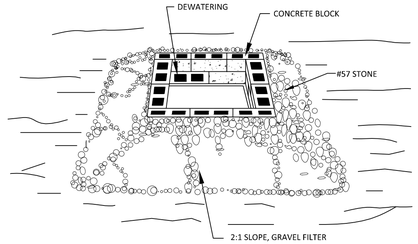


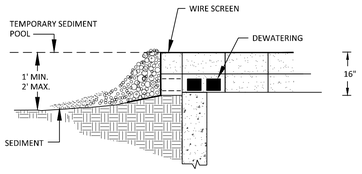


MAINTENANCE

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

CONSTRUCTION ENTRANCE





CONSTRUCTION SPECIFICATIONS

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE IN THE BOTTOM ROW TO ALLOW POOL DRAINAGE. THE FOUNDATION SHOULD BE EXCAVATED AT LEAST 2 INCHES BELOW THE CREST OF THE STORM DRAIN. PLACE THE BOTTOM ROW OF BLOCKS AGAINST THE EDGE OF THE STORM DRAIN FOR LATERAL SUPPORT AND TO AVOID WASHOUTS WHEN OVERFLOW OCCURS. IF NEEDED, GIVE LATERAL SUPPORT TO SUBSEQUENT ROWS BY PLACING 2 X 4 WOOD STUDS THROUGH BLOCK OPENINGS.

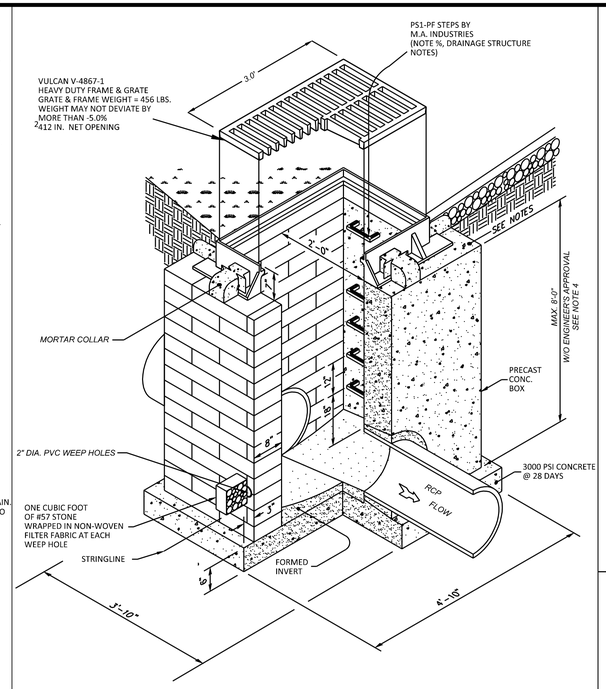
2. CAREFULLY FIT HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS OVER ALL BLOCK OPENINGS TO HOLD GRAVEL IN PLACE.

3. USE CLEAN GRAVEL, 3/4- TO 1/2-INCH IN DIAMETER, PLACED 2 INCHES BELOW THE TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER AND SMOOTH IT TO AN EVEN GRADE. DOT #57 WASHED STONE IS RECOMMENDED.

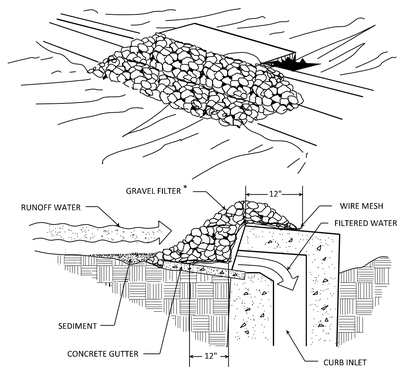
MAINTENANCE:

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

BLOCK AND GRAVEL DROP INLET PROTECTION



DROP INLET



SPECIFIC APPLICATION

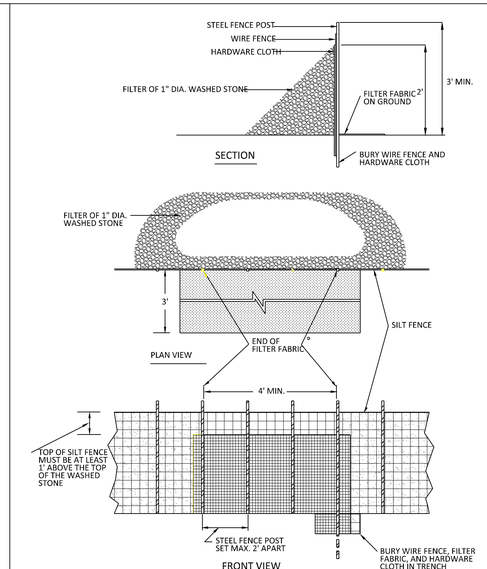
THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

* GRAVEL SHALL BE #57 WASHED STONE

MAINTENANCE:

1. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRS MADE AS NEEDED.
2. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

INTERMEDIATE BLOCK & GRAVEL DROP INLET PROTECTION



MAINTENANCE:

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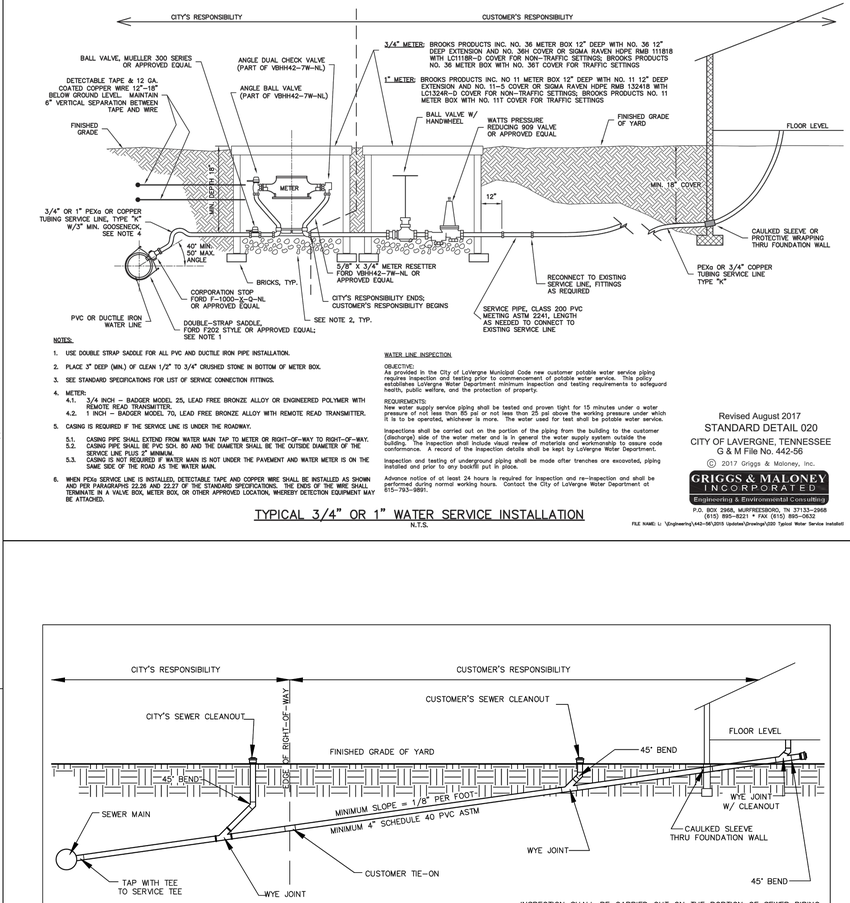
2. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
4. INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT IMMEDIATELY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. REMOVE SEDIMENT WHEN IT REACHES 1/2 HEIGHT OF THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

SILT FENCE GRAVEL OUTLET



NOTES:

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

WATER LINE INSPECTION

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

REQUIREMENTS:
New water supply service piping shall be tested and proven tight for 15 minutes under a water pressure of not less than 80 psi or not less than 25 psi above the working pressure under which it is to be operated, whichever is more. The water used for test shall be potable water service.

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

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

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

TYPICAL 3/4" OR 1" WATER SERVICE INSTALLATION

N.T.S.

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

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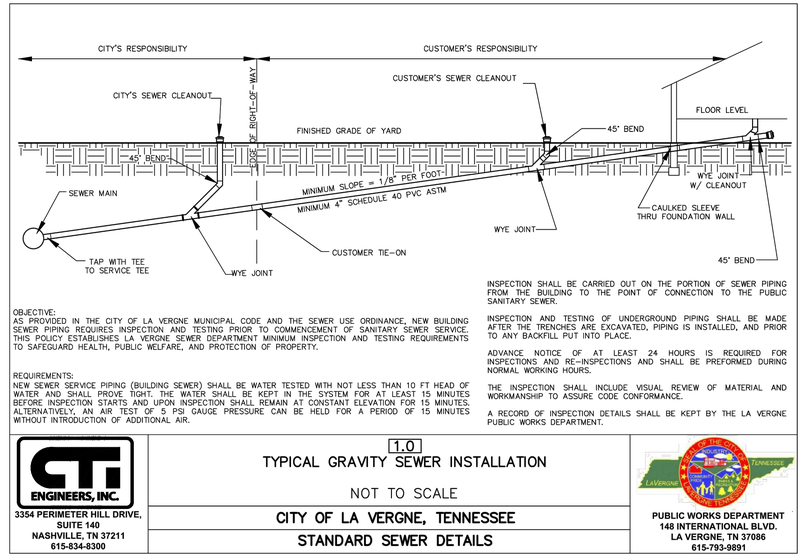
(615) 895-8221 * FAX (615) 895-0632

FILE NAME: L: \Engineering\Std-Det\2015 Updates\Drawings\020 Typical Water Service Installati



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

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

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

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

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

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

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

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

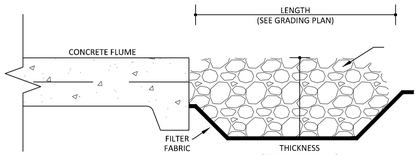
1.0
TYPICAL GRAVITY SEWER INSTALLATION

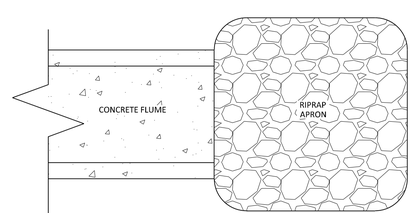
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE

STANDARD SEWER DETAILS

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





MAINTENANCE:

1. INSPECT RIPRAP APRON AT END OF PROJECT.
2. REPLACE ANY MISSING STONE.
3. VERIFY FILTER FABRIC IS UNDER RIP RAP.

RIPRAP APRON OF FLUME OUTLET

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

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments
3	10/31/2024	JMW	ELA	ELA	Revised per City Comments

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LICENSED PROFESSIONAL ENGINEER — J. BRIAN BERRIHILL — REGISTERED ENGINEER — AGRICULTURE — 10/31/2024 — STATE OF TENNESSEE

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

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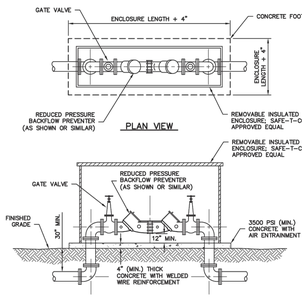
DETAILS

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

SHEET
C-9.02

24.1S (LMS TECH) | TRAVIS HILL | 10/31/2024 3:34:51 PM
S:\DATA\SHARED DOCUMENTS\DETAILS\CSD\GRADING AND EROSION CONTROL\DWG\C9.02 DTLS



ELEVATION

REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.

Revised August 2017

STANDARD DETAIL 070

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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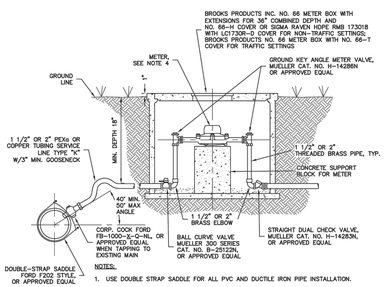
FILE NAME: L: \Engineering\442-56\2015 Update\Drawings\070 Reduced Pressure Backflow Preventer.dwg



NOTES:

1. USE DOUBLE STRAP SADDLE FOR ALL PVC AND DUCTILE IRON PIPE INSTALLATION.
2. PLACE 3" DEEP OF CLEAN 1/2" TO 3/4" CRUSHED STONE IN BOTTOM OF METER BOX.
3. FITTINGS: TUBING–PEXa OR TYPE "K" COPPER SERVICE LINE.
4. METER:
   - 4.1. 1 1/2 INCH – BADGER MODEL RCDL-120, LEAD FREE BRONZE ALLOY WITH REMOTE READ TRANSMITTER, OR APPROVED EQUAL
   - 4.2. 2 INCH – BADGER MODEL RCDL-170, LEAD FREE BRONZE ALLOY WITH REMOTE READ TRANSMITTER, OR APPROVED EQUAL

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

N.T.S.

Revised August 2017

STANDARD DETAIL 021

CITY OF LAVERGNE, TENNESSEE

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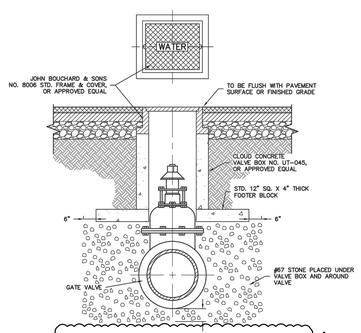
FILE NAME: L: \Engineering\442-56\2015 Update\Drawings\021 Disc Water Meter Service Assembly.dwg



TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT

3

N.T.S.

Revised September, 2015

STANDARD DETAIL 030

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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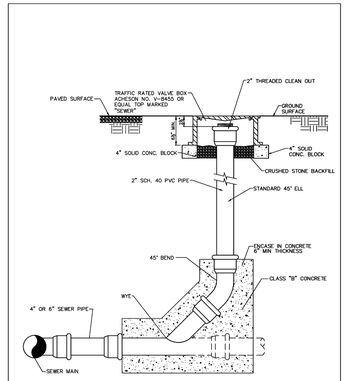
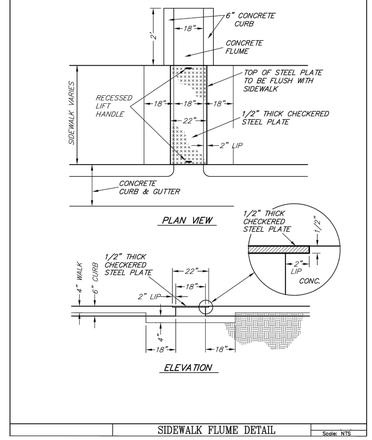
FILE NAME: L: \Engineering\442-56\2015 Update\Drawings\030 Typical Valve Box Setting.dwg



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

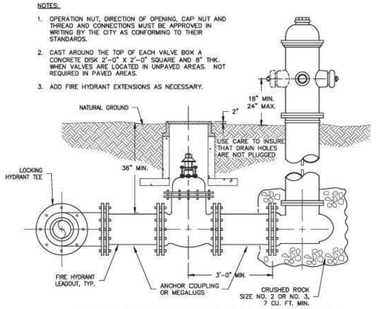


SIDEWALK FLUME DETAIL

Scale: NTS

NOTES:

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



TYPICAL FIRE HYDRANT SETTING

3

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STANDARD DETAIL 040

CITY OF LAVERGNE, TENNESSEE

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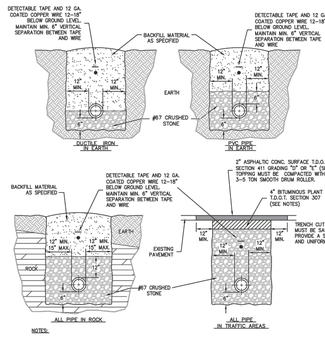
FILE NAME: L: \Engineering\442-56\2015 Update\Drawings\040 Fire Hydrant Setting.dwg



NOTES:

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

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

STANDARD WATERLINE BEDDING & BACKFILLING

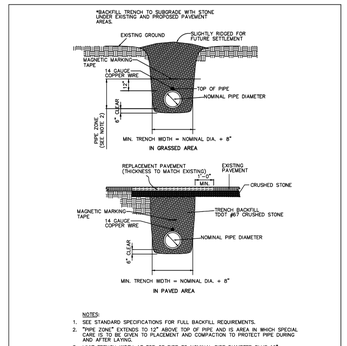
N.T.S.

Revised September, 2015

STANDARD DETAIL 010

CITY OF LAVERGNE, TENNESSEE

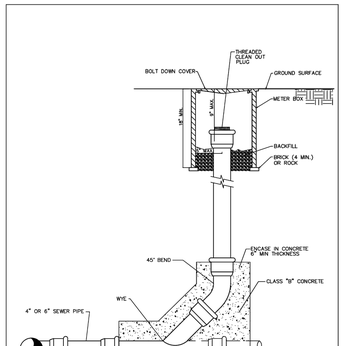
G & M File No. 442-56



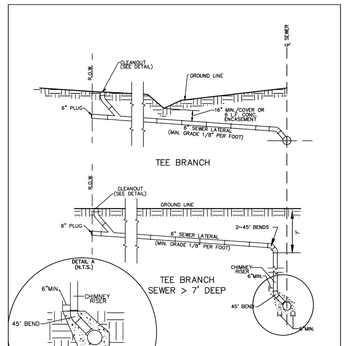
NOTES:

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

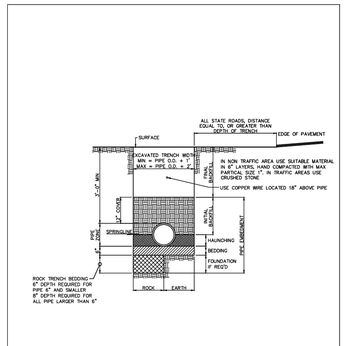
CTI ENGINEERS, INC 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	15.0 TYPICAL TRENCH BACKFILL NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 140 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891



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



CTI ENGINEERS, INC 3354 PERIMETER HILL DRIVE, SUITE 140 NASHVILLE, TN 37211 615-834-8300	2.0 SANITARY SEWER LATERALS NOT TO SCALE CITY OF LA VERGNE, TENNESSEE STANDARD SEWER DETAILS	PUBLIC WORKS DEPARTMENT 140 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9891



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

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

NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments
3	10/31/2024	JMW	ELA	ELA	Revised per City Comments

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

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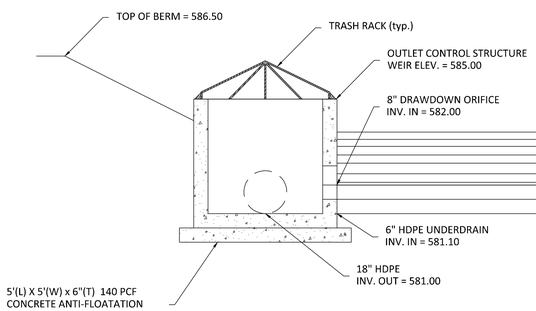

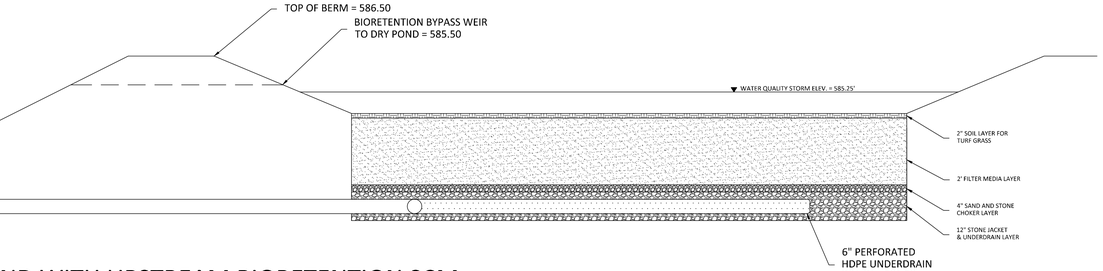

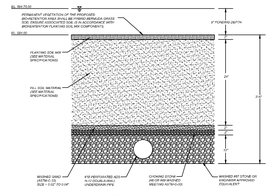

BIORETENTION AREA CROSS SECTION
N.T.S.

DRY POND WITH UPSTREAM BIORETENTION SCM SECTION VIEW (N.T.S.)

BIORETENTION AREA CONSTRUCTION SPECIFICATIONS

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, THE ONSITE GEOTECHNICAL ENGINEER SHALL VERIFY THE SUITABILITY OF THE PROPOSED BORROW AREA/FILL FOR USE IN THE BERM EMBANKMENT/KEY TRENCH.
2. THE ONSITE GEOTECHNICAL ENGINEER SHALL INSPECT THE KEY TRENCH EXCAVATION PRIOR TO PLACEMENT OF ANY BACKFILL WITHIN THE KEY TRENCH. IF THE CONTRACTOR CONSTRUCTS AND COVERS UP THE KEY TRENCH PRIOR TO INSPECTION, THEN THE KEY TRENCH SHALL BE UNCOVERED AND TESTED AT THE CONTRACTOR'S EXPENSE
3. THE CONTRACTOR SHALL REFER TO THE PERMANENT PLANTING PLAN/SCHEDULE. THE PERMANENT VEGETATION FOR THE PROPOSED BERM EMBANKMENT SHALL BE TALL FESCUE. PLEASE NOTE THAT NO TREES/SHRUBS OF ANY TYPE MAY BE PLANTED ON THE PROPOSED BERM EMBANKMENT (FILL AREAS).
4. PRIOR TO PLACING THE BIORETENTION AREA BACKFILL MATERIAL, THE CONTRACTOR SHALL REQUEST AN ONSITE MEETING WITH THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR TO ENSURE THE UPSTREAM DRAINAGE AREA IS COMPLETELY STABILIZED (I.E. GOOD VEGETATIVE COVER). IF THE CONTRACTOR DECIDES TO PLACE THE BACKFILL FOR THE BIORETENTION AREA PRIOR TO APPROVAL FROM THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR, THEN THE CONTRACTOR SHALL EXCAVATE / REPLACE, AS NECESSARY, ANY BACKFILL MATERIAL NEEDED FOR THE SYSTEM TO FUNCTION PROPERLY AT HIS / HER EXPENSE SHOULD THE BIORETENTION AREA NOT FUNCTION PROPERLY (I.E. WILL NOT DRAIN DUE TO SEDIMENT DEPOSITION) DUE TO AN UNSTABILIZED UPSTREAM DRAINAGE AREA.

CONSTRUCTION PREPARATION

1. PRIOR TO PLACEMENT OF THE NEW FILL, THE AREAS ON WHICH FILL IS TO BE PLACED SHALL BE CLEARED AND STRIPPED OF TOPSOIL, TREES, ROOTS, VEGETATION, AND OTHER OBJECTIONABLE MATERIAL. THE AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED.
2. ANY REMOVED TOPSOIL SHALL BE STOCKPILED FOR USE IN PLANTING (SEEDING) ON THE BERM ONCE FINAL GRADES (AS SHOWN ON THE GRADING PLAN) HAVE BEEN ESTABLISHED WITH COMPACTED FILL.
3. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE BIORETENTION AREA SITE. IT IS ANTICIPATED THAT PUMPING WILL BE NECESSARY IN THE EXCAVATION AREAS. DURING PLACEMENT OF FILL WITHIN THE EXCAVATION AREAS, THE CONTRACTOR SHALL KEEP THE WATER LEVEL BELOW THE BOTTOM OF THE EXCAVATION. THE MANNER IN WHICH THE WATER IS REMOVED SHALL BE SUCH THAT THE EXCAVATION BOTTOM AND SIDESLOPES ARE STABLE.

BERM AND SOIL COMPACTION SPECIFICATIONS

1. ALL FILL MATERIALS TO BE USED FOR THE BERM EMBANKMENT SHALL BE TAKEN FROM BORROW AREAS APPROVED BY THE ONSITE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, WOOD, STONES GREATER THAN 6", AND FROZEN OR OTHER OBJECTIONABLE MATERIAL. THE FOLLOWING SOIL TYPES ARE SUITABLE FOR USE AS FILL WITHIN THE BERM EMBANKMENT AND KEY TRENCH: ML AND CL. IF OTHER SOIL TYPES ARE DETERMINED TO BE SUITABLE BY THE ONSITE GEOTECHNICAL ENGINEER, DOCUMENTATION SHALL BE RETAINED FOR FUTURE AS-BUILT SUBMITTALS.
2. FILL PLACEMENT SHALL NOT EXCEED A MAXIMUM 8" LIFT (UNCOMPACTED). EACH LIFT SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF EMBANKMENT. BEFORE PLACEMENT OF FILL FOR THE BERM SECTION, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND THE SURFACE PROPERLY PREPARED FOR FILL PLACEMENT.
3. ALL FILL SOILS USED IN THE EMBANKMENT CONSTRUCTION SHALL BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM-698). THE FILL SOILS SHALL BE COMPACTED AT A MOISTURE CONTENT WITHIN -1 TO +3 PERCENT OF ITS OPTIMUM MOISTURE CONTENT. COMPACTION TESTS SHALL BE PERFORMED BY THE ONSITE GEOTECHNICAL ENGINEER DURING CONSTRUCTION TO VERIFY THAT THE PROPER COMPACTION LEVEL HAS BEEN REACHED. THE FILL SHOULD BE COMPACTED USING A SHEEPSFOOT TYPE COMPACTOR. IN ORDER TO PREVENT BERMAGE TO THE PIPE, NO COMPACTION EQUIPMENT SHALL CROSS ANY PIPE UNTIL MINIMUM COVER IS ESTABLISHED ALONG THE PIPE.
4. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH REPORTS TO VERIFY THAT THE BERM EMBANKMENT MEETS THE SPECIFIED COMPACTION REQUIREMENTS. COMPACTION REPORTS WILL BE NEEDED DURING THE AS-BUILT CERTIFICATION PROCESS FOR THIS STORMWATER FACILITY. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE COMPACTION TESTING AND TO ENSURE COMPACTION TESTS ARE PROPERLY PERFORMED DURING CONSTRUCTION.

BIORETENTION AREA BACKFILLING SEQUENCE

1. UNDERCUT BIORETENTION AREA TO NECESSARY DEPTH (SEE BIORETENTION AREA CROSS SECTION).
2. PLACE 6"Ø ADS N-12 UNDERDRAIN PIPES AND GRAVEL JACKET LAYER. UNDERDRAINS SHALL BE PLACED ON 3 FEET WIDE SECTIONS OF FILTER CLOTH. THE ENDS OF THE UNDERDRAIN PIPES NOT TERMINATING IN AN OBSERVATION WELL SHALL BE CAPPED. THE COLLECTOR PIPES SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%. OBSERVATION WELLS AND/OR CLEANOUT PIPES SHALL BE PROVIDED AS SHOWN ON THE GRADING PLAN.
3. PLACE 2" OF CHOKING STONE AND 2" OF WASHED SAND PER THE BIORETENTION AREA CROSS SECTION.
4. PLACE LAYER OF PLANTING SOIL (PER PLANTING SOIL SPECIFICATION) TO ELEVATION 584.00. PLACEMENT OF THE SOIL IN THE BIORETENTION AREA SHOULD BE IN LIFTS OF 18" OR LESS AND LIGHTLY COMPACTED.
5. BIORETENTION SURFACE AREA SHALL BE 1,100 SF (MINIMUM) AT EL. 584.00.

COMPACTION OF THE BIORETENTION AREA

1. CONTRACTOR SHALL MINIMIZE THE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, CONTRACTOR SHALL USE EXCAVATION HOES TO REMOVE THE ORIGINAL SOIL. IF THE BIORETENTION AREA IS EXCAVATED USING A LOADER, THE CONTRACTOR SHALL USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES. COMPACTION AT THE BASE OF THE BIORETENTION AREA CAN BE ALLEVIATED BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRACTURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.
2. ROTOTILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIORETENTION FACILITY BEFORE BACKFILLING THE REQUIRED GRAVEL LAYER. PUMP ANY PONDED WATER BEFORE PREPARING (ROTOTILLING) BASE.
3. WHEN BACKFILLING THE BIORETENTION AREA, PLACE SOIL IN LIFTS OF 12 INCHES TO 18 INCHES. DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION AREA. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

BIORETENTION AREA MATERIAL SPECIFICATIONS

1. THE GRAVEL LAYER SHALL MEET THE STANDARDS SET FORTH IN AASHTO-M-43. THE GRAVEL SHALL BE A POORLY GRADED MATERIAL WITH AN AVERAGE DIAMETER OF 0.25" TO 0.75".
2. THE WASHED SAND (SIZE = 0.02" TO 0.04") AND CHOKING STONE (#8 OR #89 WASHED) LAYERS BETWEEN THE PLANTING SOIL AND GRAVEL LAYER SHALL MEET REQUIREMENTS OF ASTM-C-33.
3. THE UNDERDRAIN PIPING FOR THE BIORETENTION AREA SHALL BE 6"Ø ADS N-12 PIPE. THE PIPE AND FITTINGS SHALL BE TYPE 'S' AND SHALL MEET THE REQUIREMENTS OF AASHTO M-252. THE 6"Ø PERFORATED PIPE SHALL CONTAIN CIRCULAR PERFORATIONS MEETING AASHTO CLASS II. THE PERFORATIONS SHALL BE ½" DIAMETER AT 6" ON CENTER MEETING PERFORATION PATTERN 'E' (6 AT 60°). OBSERVATION WELL / CLEANOUT SHALL EXTEND 6" ABOVE FINISHED GRADE.

BIORETENTION PLANTING SOIL MIX

1. THE PLANTING SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN ONE-HALF INCH IN DIAMETER, NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF BERMUDA GRASS, JOHNSON GRASS, QUACK GRASS, MUGWORT, NUTSEDGE, POISON IVY, CANADA THISTLE, OR OTHER NOXIOUS WEEDS.
2. THE CONTRACTOR SHALL PROVIDE A BIORETENTION SOIL MIX USING THE TWO COMPONENTS LISTED BELOW THAT WILL MEET THE ASTM STANDARDS AS FOLLOWS:
   A. SANDY LOAM TOPSOIL - 35%
   B. COARSE SAND - 65%
   C. PERMEABILITY - 2.0 INCHES PER HOUR (MINIMUM)

   NOTES:
   - CLAY PERCENTAGE SHALL NOT EXCEED - 8%
   - SILT PERCENTAGE SHALL NOT EXCEED - 12%
   - SILT AND CLAY PERCENTAGE SHALL NOT EXCEED - 12%
   - PHOSPHOROUS INDEX SHALL BE BETWEEN 10 AND 30
3. THE CONTRACTOR SHALL TEST THE PLANTING SOIL PRIOR TO PLACEMENT TO ENSURE THE FOLLOWING CRITERIA IS MET:
   A. PH RANGE - 5.5 TO 6.5
   B. ORGANIC MATTER - 1.5% TO 5%
   C. MAGNESIUM - 35 LB/AC
   D. PHOSPHORUS P205 - 100 LB/AC
   E. POTASSIUM K20 - 85 LB/AC
   F. SOLUBLE SALTS NOT TO EXCEED 500 PPM
4. THE FOLLOWING TEST FREQUENCIES SHALL APPLY TO THE ABOVE SOIL CONSTITUENTS: ALL BIORETENTION AREAS SHALL HAVE A MINIMUM OF ONE TEST PER 200 CUBIC YARDS. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR pH, PHOSPHORUS, AND POTASSIUM AND ADDITIONAL TESTS OF ORGANIC MATTER, AND SOLUBLE SALTS. A TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED BIORETENTION SOIL.

   NOTE:
   - SINCE DIFFERENT LABS CALIBRATE THEIR TESTING EQUIPMENT DIFFERENTLY, ALL TESTING RESULTS SHALL COME FROM THE SAME TESTING FACILITY. SHOULD THE PH FALL OUT OF THE ACCEPTABLE RANGE, IT MAY BE MODIFIED (HIGHER) WITH LIME OR (LOWER) WITH IRON SULFATE PLUS SULFUR.

BIORETENTION PLANTING SOIL MIX COMPONENTS

1. SANDY LOAM TOPSOIL
   TOPSOIL USED MUST MEET THE TEXTURAL CLASS OF A SANDY LOAM (ACCORDING TO THE SOIL TEXTURAL TRIANGLE) MEETING THE FOLLOWING:

   SAND - 50% TO 70%
   SILT - 0% TO 50%
   CLAY - 15% TO 20%

2. COURSE SAND
   THE GRAIN SIZE DISTRIBUTION FOR THE COARSE SAND IS AS FOLLOWS (ASTM C136-95A)

SIEVE SIZE	% PASSING
3/8	100
#4	95-100
#8	85-97
#16	60-80
#30	10-20
#50	5-15
#100	0-5

3. THE COMBINED MIXTURE OF THESE TWO COMPONENTS SHALL MEET THE FOLLOWING:

   WASHED SAND - 85% TO 88%
   SILT AND CLAY - 8% TO 12%
   ORGANIC MATTER - 3% TO 5%

4. MIXING OFFSITE
   A. MECHANICALLY MIX THE MATERIALS TO PROVIDE A UNIFORM DISTRIBUTION OF THE COMPONENTS.
   B. INADEQUATE MOISTURE CONTENT: DO NOT WORK MEDIUM WHEN MOISTURE CONTENT IS LOW SUCH THAT DUST WILL FORM IN THE AIR. APPLY WATER, IF NECESSARY, TO BRING MEDIUM TO AN OPTIMUM MOISTURE CONTENT FOR COMPACTING AND PLANTING.
   C. DO NOT WORK MEDIUM WHEN THE MOISTURE CONTENT IS HIGH ENOUGH THAT EXCESSIVE COMPACTION WILL OCCUR. AERATE MEDIUM UNTIL MOISTURE CONTENT IS UNIFORMLY REDUCED AS NECESSARY TO ACHIEVE OPTIMUM COMPACTION.

TESTING OF THE BERM EMBANKMENT

1. TESTING OF THE NEW FILL MATERIALS SHALL BE PERFORMED TO VERIFY THAT THE RECOMMENDED LEVEL OF COMPACTION IS ACHIEVED DURING CONSTRUCTION. THEREFORE, ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 2,500 SQUARE FEET OF AREA FOR EVERY LIFT OF FILL.
2. TESTING WILL BE REQUIRED ALONG THE 18"Ø OUTLET BARREL AT A FREQUENCY OF ONE TEST PER 25 LF OF PIPE PER VERTICAL FOOT OF FILL.

DRY POND CONSTRUCTION SPECIFICATIONS

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, THE ONSITE GEOTECHNICAL ENGINEER SHALL VERIFY THE SUITABILITY OF THE PROPOSED FILL FOR USE IN THE BERM EMBANKMENT.
2. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLAN FOR THE PERMANENT PLANTING PLAN/SCHEDULE. PLEASE NOTE THAT NO TREES/SHRUBS OF ANY TYPE MAY BE PLANTED ON THE PROPOSED BERM EMBANKMENT (FILL AREAS).
3. DURING THE INITIAL STAGES OF CONSTRUCTION, THE DRY DETENTION BASIN MAY BE USED AS A SEDIMENT BASIN FOR EROSION CONTROL PURPOSES. THE CONTRACTOR SHALL FOLLOW THE GENERAL CONSTRUCTION SEQUENCE BELOW:
   A. THE CONTRACTOR SHALL CONSTRUCT THE ENTIRE FACILITY (PERMANENT OUTLET STRUCTURE, BERM, ETC.) WITH THE EXCEPTION OF THE INTERIOR GRADING. THE INTERIOR GRADING WILL BE CONSTRUCTED ONCE THE EROSION CONTROL PHASE IS COMPLETE.
   B. THE TEMPORARY DRAWDOWN RISER/SKIMMER SHALL BE CONNECTED TO THE PERMANENT DRAWDOWN ORIFICE.
   C. ONCE THE UPSTREAM DRAINAGE AREA IS STABILIZED AND THE EROSION CONTROL INSPECTOR APPROVES THE REMOVAL OF THE SEDIMENT BASIN, THE CONTRACTOR SHALL REMOVE THE TEMPORARY DRAWDOWN RISER/SKIMMER AND CLEAN OUT THE BASIN. ALL SEDIMENT, TRASH, ETC. SHALL BE DISPOSED OF PROPERLY (I.E. - PLACED IN A LANDFILL) AND NOT STOCKPILED IN AN AREA WHERE WATER QUALITY COULD BE ADVERSELY AFFECTED.
   D. ONCE THE BASIN IS CLEANED OUT, AND ALL EROSION CONTROL DEVICES REMOVED, THE CONTRACTOR SHALL CONSTRUCT THE INTERIOR GRADING AS SHOWN ON THE GRADING PLAN.
   E. ONCE THE GRADING IS COMPLETE, THE CONTRACTOR SHALL REQUEST AN ONSITE INSPECTION AND AN AS-BUILT SURVEY.
4. ANY REMOVED TOPSOIL SHALL BE STOCKPILED FOR USE IN PLANTING (SEEDING) ON THE BERM EMBANKMENT ONCE FINAL GRADES (AS SHOWN ON THE GRADING PLAN) HAVE BEEN ESTABLISHED WITH COMPACTED FILL. PRIOR TO TOPSOIL INSTALLATION, THE CONTRACTOR SHALL SCARIFY THE TOP 2"-3" OF THE BERM SECTION TO PROMOTE BONDING OF THE TOPSOIL WITH THE COMPACTED FILL. THE TOPSOIL DEPTH SHALL RANGE FROM 3"-4" ON THE BERM EMBANKMENT.
5. ANY REMOVED SEDIMENT FROM THE DRY DETENTION BASIN SHALL BE REMOVED AND DISPOSED OF IN A LOCATION WHERE IT WILL NOT CAUSE IMPACTS TO DOWNSTREAM AREAS OR THE BMP.

BERM AND SOIL COMPACTION SPECIFICATIONS

1. ALL FILL MATERIALS TO BE USED FOR THE BERM EMBANKMENT SHALL BE TAKEN FROM BORROW AREAS APPROVED BY THE ONSITE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, WOOD, STONES GREATER THAN 6", AND FROZEN OR OTHER OBJECTIONABLE MATERIAL. THE FOLLOWING SOIL TYPES ARE SUITABLE FOR USE AS FILL WITHIN THE BERM EMBANKMENT: ML AND CL. IF OTHER SOIL TYPES ARE DETERMINED TO BE SUITABLE BY THE ONSITE GEOTECHNICAL ENGINEER, DOCUMENTATION SHALL BE RETAINED FOR FUTURE AS-BUILT SUBMITTALS.
2. FILL PLACEMENT SHALL NOT EXCEED A MAXIMUM 8" LIFT (UNCOMPACTED). EACH LIFT SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF EMBANKMENT. BEFORE PLACEMENT OF FILL FOR THE BERM SECTION, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND THE SURFACE PROPERLY PREPARED FOR FILL PLACEMENT.
3. ALL FILL SOILS USED IN THE EMBANKMENT CONSTRUCTION SHALL BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM-698). THE FILL SOILS SHALL BE COMPACTED AT A MOISTURE CONTENT WITHIN -1 TO +3 PERCENT OF ITS OPTIMUM MOISTURE CONTENT. COMPACTION TESTS SHALL BE PERFORMED BY THE ONSITE GEOTECHNICAL ENGINEER DURING CONSTRUCTION TO VERIFY THAT THE PROPER COMPACTION LEVEL HAS BEEN REACHED. THE FILL SHOULD BE COMPACTED USING A SHEEPSFOOT TYPE COMPACTOR. IN ORDER TO PREVENT DAMAGE TO THE PIPE, NO COMPACTION EQUIPMENT SHALL CROSS ANY PIPE UNTIL MINIMUM COVER IS ESTABLISHED ALONG THE PIPE.
4. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH REPORTS TO VERIFY THAT THE BERM EMBANKMENT MEETS THE SPECIFIED COMPACTION REQUIREMENTS. COMPACTION REPORTS MAY BE NEEDED DURING THE AS-BUILT CERTIFICATION PROCESS FOR THIS STORMWATER FACILITY. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE COMPACTION TESTING AND TO ENSURE COMPACTION TESTS ARE PROPERLY PERFORMED DURING CONSTRUCTION.
5. TESTING OF THE NEW FILL MATERIALS SHALL BE PERFORMED TO VERIFY THAT THE RECOMMENDED LEVEL OF COMPACTION IS ACHIEVED DURING CONSTRUCTION. THEREFORE, ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 2,500 SQUARE FEET OF AREA FOR EVERY LIFT OF FILL OR AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER.
6. TESTING WILL BE REQUIRED ALONG THE 15" OUTLET BARREL AT A FREQUENCY OF ONE TEST PER 25 LF OF PIPE PER VERTICAL FOOT OF FILL OR AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER.

OUTLET STRUCTURE MATERIAL SPECIFICATIONS

1. THE 18" HDPE OUTLET BARREL SHALL BE TYPE 'S', MEETING THE REQUIREMENTS OF AASHTO M 294 (LATEST). THE PIPES SHALL UTILIZE BELL AND SPIGOT JOINT SYSTEMS FOR TYPE 'S' PIPES AND SHALL BE CERTIFIED WATERTIGHT PER ASTM D-3212.
2. THE STRUCTURAL DESIGN FOR THE PERMANENT OUTLET STRUCTURE SHALL BE BY OTHERS.
3. ALL POURED CONCRETE SHALL BE MINIMUM 3000 PSI (28 DAY) UNLESS OTHERWISE NOTED.
4. GEOTEXTILE FABRIC FOR THE 18" OUTLET BARREL JOINTS SHALL BE MIRAFI 180N OR ENGINEER APPROVED EQUAL (NON-WOVEN FABRIC).

CONSTRUCTION SEQUENCE

1. PRIOR TO CONTRUCTION, THE OWNER SHALL OBTAIN A LAND DISTURBING (GRADING) PERMIT FROM THE CITY OF LA VERGNE AND AN APPROVAL TO CONSTRUCT FROM THE CITY OF LA VERGNE AND ALL OTHER APPLICABLE AGENCIES.
2. INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES PER THE APPROVED SEDIMENT & EROSION CONTROL PLAN. THE CONTRACTOR SHALL MAINTAIN ALL APPROVED SEDIMENT AND EROSION CONTROL MEASURES THROUGHOUT THE ENTIRE PROJECT, AS REQUIRED. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE EROSION CONTROL INSPECTOR, AS REQUIRED BY GOVERNING AGENCIES, PRIOR TO ANY CLEARING.
3. CLEAR AND GRUB AREA WITHIN THE LIMITS OF THE PROPOSED BERM CONSTRUCTION. ALL TREES AND THEIR ENTIRE ROOT SYSTEMS MUST BE REMOVED FROM THE BERM FOOTPRINT AREA AND BACKFILLED WITH SUITABLE SOIL MATERIAL. THE BACKFILLED AREAS SHALL BE COMPACTED TO THE SAME STANDARDS AS THE BERM EMBANKMENT. THE REMAINING AREA OF THE EMBANKMENT SHALL BE STRIPPED TO A SUITABLE DEPTH AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER. ANY RESIDUAL SOILS TO BE LEFT IN PLACE MUST BE WELL SCARIFIED TO PROMOTE BONDING OF THE NEW EMBANKMENT FILL. NO EMBANKMENT MATERIAL SHALL BE PLACED FOR THE BERM UNTIL APPROVAL OF THE BERM SUBGRADE / TRENCH IS OBTAINED FROM THE ONSITE GEOTECHNICAL ENGINEER.
4. BEGIN PLACEMENT OF BACKFILL OF THE PROPOSED BERM. THE BERM EMBANKMENTS SHALL BE COMPACTED TO THE SPECIFICATIONS LISTED IN ITEM 3 OF THE SECTION TITLED "BERM AND SOIL COMPACTION SPECIFICATIONS."
5. PRIOR TO INSTALLATION, SUBGRADE CONDITIONS ALONG THE SPILLWAY PIPE SHOULD BE EVALUATED BY THE ONSITE GEOTECHNICAL ENGINEER TO ASSESS WHETHER SUITABLE BEARING CONDITIONS EXIST AT THE SUBGRADE LEVEL. SHOULD SOFT OR OTHERWISE UNSUITABLE CONDITIONS BE ENCOUNTERED ALONG THE PIPE ALIGNMENTS, THESE MATERIALS SHOULD BE UNDERCUT AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE UNDERCUT MATERIALS SHALL BE REPLACED WITH ADEQUATELY COMPACTED STRUCTURAL FILL, LEAN CONCRETE OR FLOWABLE FILL AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER.
6. IF SEEPAGE OR FLOW OCCURS IN OR ALONG THE PIPE ALIGNMENT GROUNDWATER CONTROL WILL BE NECESSARY. THIS COULD INVOLVE PUMPING (OR STREAM DIVERSION, ETC.) DEPENDING ON THE TOPOGRAPHY. SINCE IT IS NECESSARY TO WORK IN A "DRY" CONDITION, THIS SITUATION MAY REQUIRE USE OF LEAN CONCRETE BACKFILL, FLOWABLE FILL, ETC. TO ESTABLISH SUBGRADE CONDITIONS SUITABLE FOR SOIL TYPE BACKFILL PLACEMENT.
7. BEGIN CONSTRUCTION OF THE NEW EMBANKMENT. FILL MATERIALS SHALL BE PLACED IN MAXIMUM 8" THICK LIFTS PRIOR TO COMPACTION, UNLESS DIRECTED OTHERWISE BY THE ONSITE GEOTECHNICAL ENGINEER. FILL LIFTS SHALL BE CONTINUOUS OVER THE ENTIRE LENGTH OF FILL. IF IT IS NECESSARY, THE EMBANKMENT FILL MATERIAL WILL BE OVERBUILT IN HORIZONTAL LIFTS AND CUT BACK TO FINAL GRADE IN ORDER TO ACHIEVE PROPER COMPACTION.
8. INSTALL PERMANENT OUTLET STRUCTURE ASSEMBLY. FILL IN THE AREA OF THE SPILLWAY PIPE AND ADJACENT AREAS SHOULD BE BROUGHT UP TO A POINT OF 2' TO 3' OR MORE ABOVE THE TOP ELEVATION OF THE PIPE IN ADVANCE OF SPILLWAY CONSTRUCTION SO THAT THE SPILLWAY PIPE CAN BE INSTALLED IN A TRENCH CONDITION. ONCE THE FILL IS BROUGHT UP TO ABOVE THE TOP OF PIPE, THE PIPE TRENCH SHOULD THEN BE EXCAVATED FOR INSTALLATION OF THE PIPE.
9. CONSTRUCT EMBANKMENT PER SPECIFICATIONS LISTED IN THE SECTION TITLED "BERM AND SOIL COMPACTION SPECIFICATIONS" AND REQUIREMENTS OF THE ONSITE GEOTECHNICAL ENGINEER. ALL CHARACTERISTICS OF THE EMBANKMENT FILL MATERIAL SHALL MEET THE STANDARDS SET FORTH IN "BERM AND SOIL COMPACTION SPECIFICATIONS", INCLUDING COMPACTION AND MOISTURE REQUIREMENTS. IF NECESSARY TO ACHIEVE PROPER COMPACTION, THE EMBANKMENT FILL MATERIAL WILL BE OVERBUILT IN HORIZONTAL LIFTS AND CUT BACK TO PROPER FINAL GRADE. ANY HAND COMPACTION ACTIVITES AROUND SPILLWAY OR DRAIN STRUCTURES SHALL BE CONDUCTED IN 4-INCH LOOSE LIFTS AND BE TO THE SAME COMPACTION AND MOISTURE REQUIREMENTS AS THE ENTIRE EMBANKMENT. ALL COMPACTION AND MOISTURE TESTING SHALL BE CARRIED OUT AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER AND AS LISTED IN "BERM AND SOIL COMPACTION SPECIFICATIONS".
10. UPON COMPLETION OF BERM EMBANKMENT, PROMPTLY STABILIZE AND SEED BERM EMBANKMENT PER SEEDING SCHEDULE.
11. SCHEDULE A FINAL AS-BUILT INSPECTION AND AS-BUILT SURVEY WITH THE ENGINEER. AN AS-BUILT INSPECTION SHOULD BE SCHEDULED A MINIMUM OF 30 DAYS BEFORE A CERTIFICATE OF OCCUPANCY IS REQUIRED. ANY COMMENTS OR DEFICIENCIES IN THE WETLAND CONSTRUCTION MUST BE CORRECTED TO THE SATISFACTION OF THE ENGINEER BEFORE CERTIFICATION SHALL BE GRANTED.

STATEMENT OF RESPONSIBILITY

1. ALL REQUIRED MAINTENANCE AND INSPECTIONS OF THIS FACILITY SHALL BE THE RESPOSNIBILITY OF THE PROPERTY OWNER PER THE EXECUTED OPERATION AND MAINTENANCE AGREEMENT FOR THIS FACILITY.

Tennessee 811
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NO	DATE	BY	CKD	APPR	COMMENT
1	09/27/2024	JMW	EA	MW	Revised per City Comments
2	10/16/2024	JMW	ELA	ELA	Revised per City Comments
3	10/31/2024	JMW	ELA	ELA	Revised per City Comments

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

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DETAILS

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C-9.04

24,15 (LMS TECH) | TRAVIS HILL | 10/14/2024 5:05:26 PM
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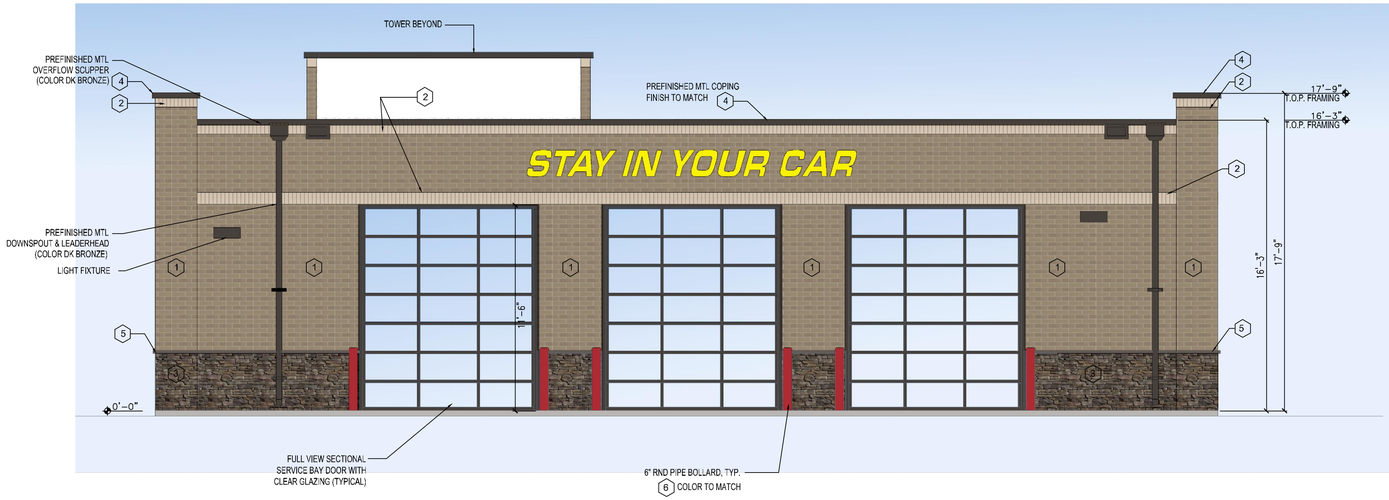
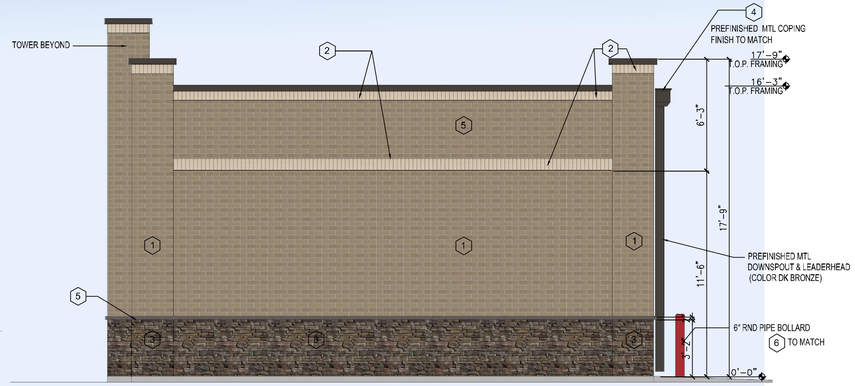


OVERALL WALL AREA = 972 SF
AREA OF STONE & BRICK = 624 SF (64%)
AREA OF GLAZING = 348 (36%)

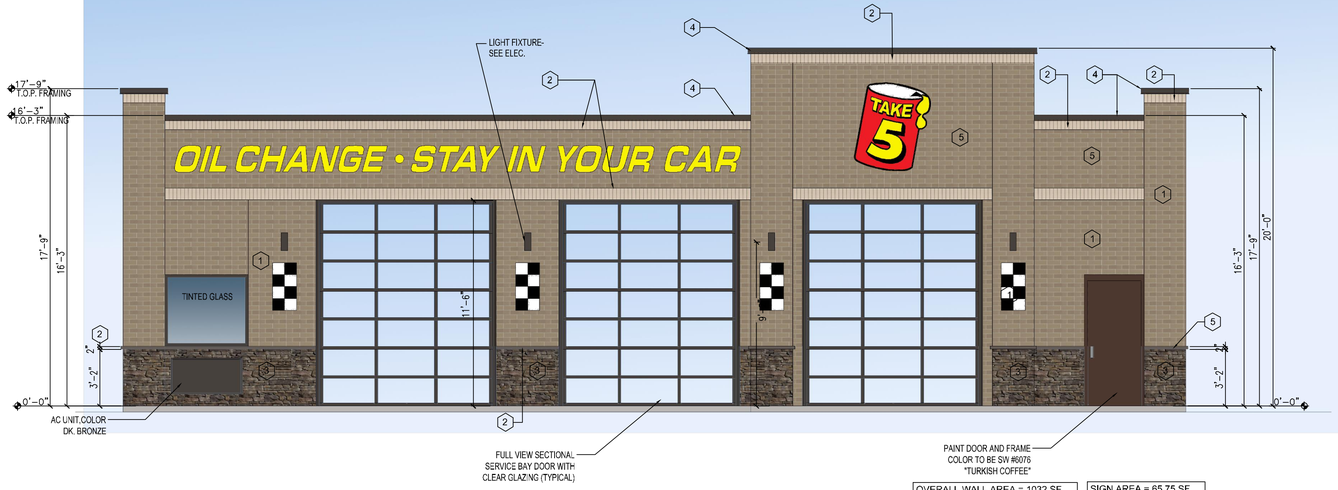
SIGN AREA = 27.89 SF

1 A-200 NORTH ELEVATION (PARKING)
1/4"=1'-0"



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

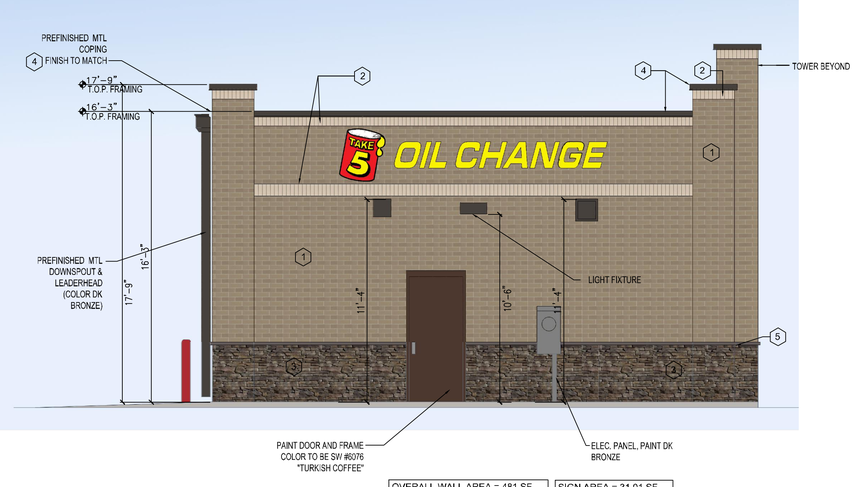
3 A-200 EAST ELEVATION (PARKING)
1/4"=1'-0"



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

SIGN AREA = 65.75 SF

2 A-200 SOUTH ELEVATION (MURFREESBORO ROAD)
1/4"=1'-0"



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

SIGN AREA = 31.01 SF

4 A-200 WEST ELEVATION (REBECCA WAY)
1/4"=1'-0"

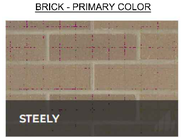
EXTERIOR FINISH SCHEDULE

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

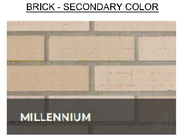
CULTURED STONE

WOLF CREEK® - SOUTHERN LEDGESTONE

BRICK - PRIMARY COLOR



BRICK - SECONDARY COLOR



PAINT

MAN DOOR & DOOR FRAME

BOLLARDS

STOREFRONT WINDOW & SERVICE BAY DOORS

DARK BRONZE

HELT DESIGN
ARCHITECTURE INTERIORS

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

HELTDESIGN.COM
INFO@HELTDESIGN.COM

PROJECT NAME:

TAKE 5 OIL CHANGE

PROJECT NO: 24060

PROJECT ADDRESS:

MEMORIAL BLVD
LA VERGNE, TN

SEAL: 07/09/24

CORPORATE ENTITY:

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

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DRAWING RELEASE:

NO.	DATE	DESCRIPTION

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

DATE:: 08/21/24

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A-200

GROUND SIGN

TAKE 5
OIL CHANGE

Underwriters Laboratories Inc. •
UL File #E225670

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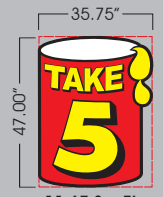
CHANGEABLE COPY CHARACTER COUNT
EXTRAS TO BE DETERMINED AND ORDERED WITH STANDARD SET (CANNOT ORDER INDIVIDUAL LETTERS LATER)

200 Piece Set of 6" ADM Letters

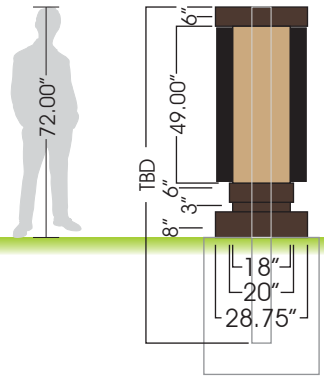
E	14	F G H M B C D	6 Each
A I	12 Each	J K V W Y Z	4 Each
O U	10 Each	Q X $ ¢ 0 1 2 3 4 5 6 7 8 9	2 Each
L N R S T P	8 Each		

OIL CAN CALCULATION

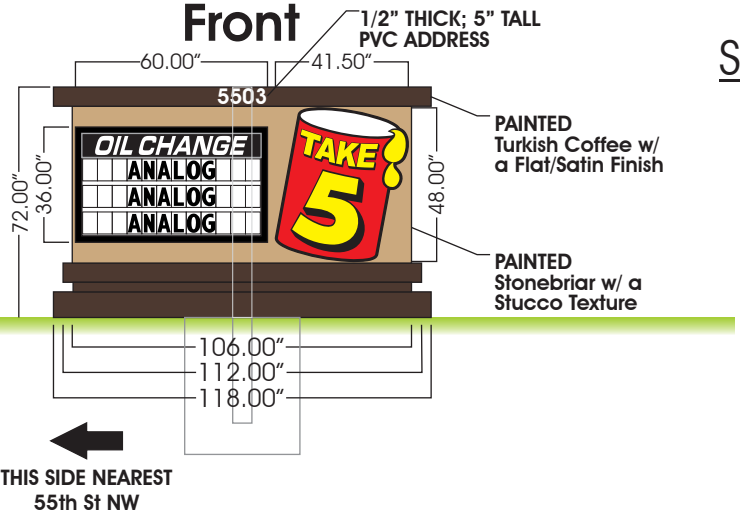


11.67 Sq. Ft.
QTY: 1

Side



Front



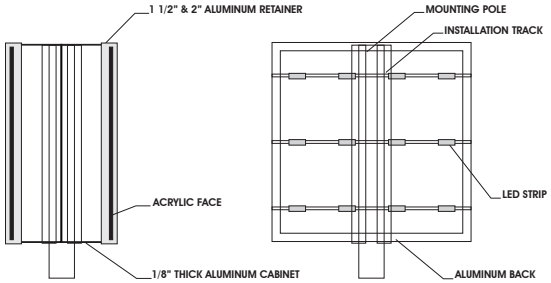
THIS SIDE NEAREST
55th St NW

SPECIFICATIONS

DOUBLE-SIDED ILLUMINATED ALUMINUM CABINET

Size:
As In Drawing
Face Color:
As In Drawing
Vinyl Colors:
As In Drawing
Face:
Flat
Cabinet Interior:
Gloss White
Cabinet Color:
Black
Retainer:
1.5"
Illumination:
LED
Mounting:
Bolted to Skirt & Into Ground W/ Concrete Footer

DETAIL



NOTE:
- HOLE AND FOOTER DIMENSIONS/SPECIFICATIONS TO BE DETERMINED BASED ON ENGINEERING.
- ENGINEERING REQUIREMENTS MAY ALTER FOOTER, POLE AND PRICE
- INSTALLER TO MAKE FINAL CONNECTION IF POWER IS RUN AT TIME OF INSTALLATION. IF THE PERMANENT POWER IS NOT RUN BEFORE THE SIGNS ARE INSTALLED, IT IS THE ELECTRICIAN'S RESPONSIBILITY TO MAKE THE FINAL CONNECTIONS WHEN THEY RUN THE LINE. INSTALLER TO DROP ELECTRICAL LINE TO THE BASE OF THE POLE, DRILL HOLE AND LEAVE ACCESS TO THE LINE(S)

Owner/Landlord Approval

SIGNS UNLIMITED
communicate your identity

Planning Commission Report
Meeting: November 26, 2024

City of La Vergne

Item #: 7. **Item Title: Site Plan Amendment – Panda Express – Request to Change Exterior Materials on New Building Consisting of 2,697 Square Feet on 1.32 Acres. Requested by CESO, Inc. Property located at Murfreesboro Road near Veterans Memorial Parkway (Tax Map 14, Parcel 72.12). C-2 (Highway Service) Zoning District. Property owned by Woodhaven La Vergne, LLC.**

Reviewed By:
Bo Logan, City Planner

Summary:
The applicant is requesting to change the exterior building materials on a previously approved site plan for a quick-serve restaurant (QSR) totaling 2,697 SF at a site located on Murfreesboro Road. The site is 1.32 acres. Approved structures consist of the restaurant, associated parking areas and driveways.

Initially, the applicant submitted a site plan for a restaurant to be built primarily of brick and masonry material. Now the applicant would like to change those materials to stucco.

Staff Comments / Technical Items:

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

1. At the very least, the applicant shall comply with all current City regulations pertaining to required percentages of brick and stone on all sides of the building.

Engineering (**Gary Lide** - glide@lavergnetn.gov)
No comments

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

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

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

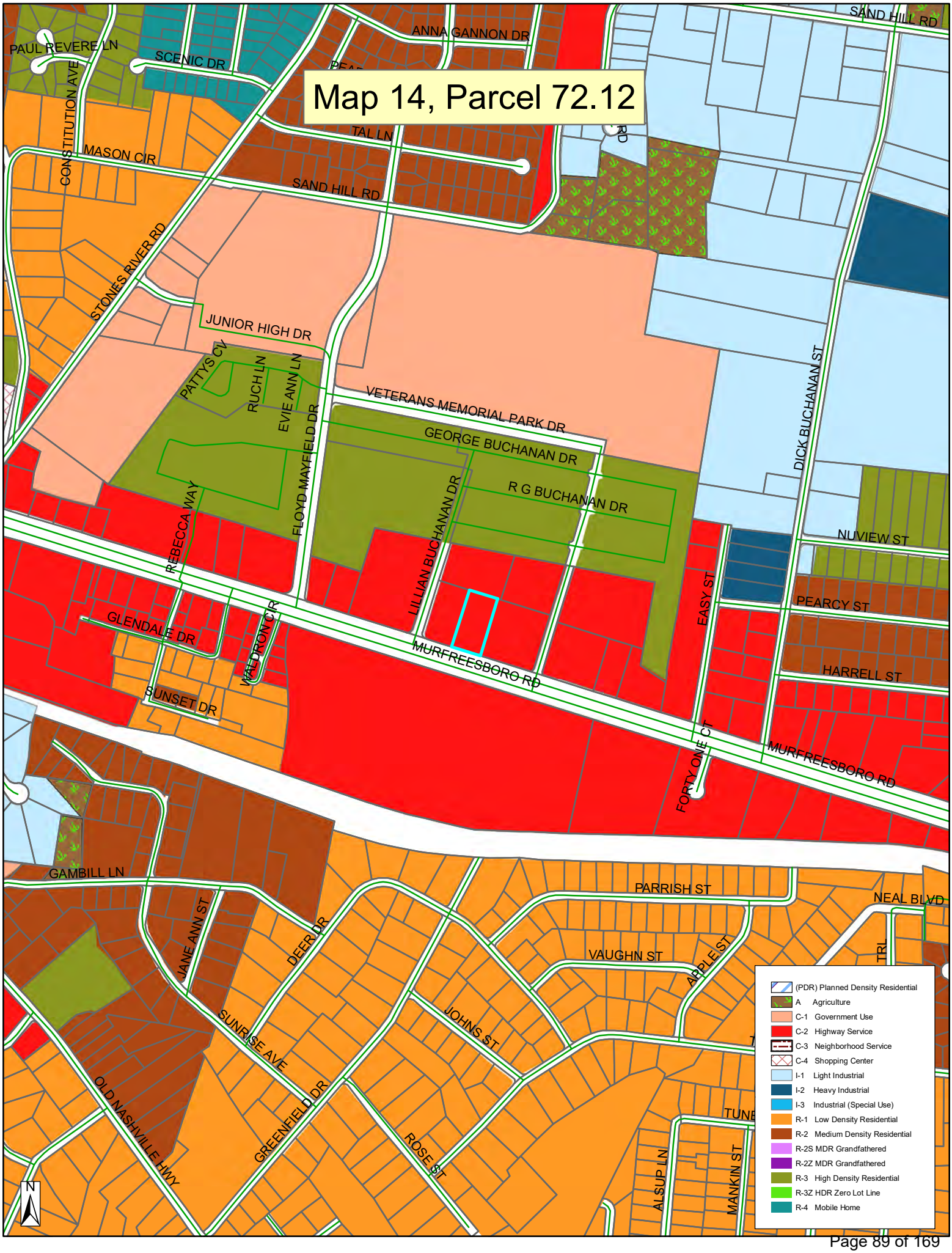
Police (**John Eubank** - jeubank@lavergnetn.gov)
No comments.

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items

at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

Map 14, Parcel 72.12
MURFREESBORO RD
N

Map 14, Parcel 72.12
JUNIOR HIGH DR
PATTYS CV
RUCHIN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
RUTHERFORD POINT CIR
FLOYD MAYFIELD DR
R G BUCHANAN DR
LILLIAN BUCHANAN DR
VETERANS MEMORIAL PKWY
WALDRON CIR
MURFREESBORO RD
MURFREESBORO RD
EASY ST
FORTY ONE CT
PARRISH ST
GREENFIELD DR
DEER DR
GAMBILL LN
N


Map 14, Parcel 72.12
PAUL REVERE LN
SCENIC DR
ANNA GANNON DR
SAND HILL RD
CONSTITUTION AVE
MASON CIR
TAL LN
SAND HILL RD
STONES RIVER RD
JUNIOR HIGH DR
PATTYS CV
RUCH LN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
R G BUCHANAN DR
FLOYD MAYFIELD DR
LILLIAN BUCHANAN DR
DICK BUCHANAN ST
NUVIEW ST
REBECCA WAY
EASY ST
PEARCY ST
GLENDALE DR
WALDRON CIR
MURFREESBORO RD
HARRELL ST
SUNSET DR
FORTY ONE CT
MURFREESBORO RD
GAMBILL LN
PARRISH ST
NEAL BLVD
JANE ANN ST
DEER DR
VAUGHN ST
APPLE ST
JOHNS ST
SUNRISE AVE
OLD NASHVILLE HWY
GREENFIELD DR
ROSE ST
ALSUP LN
MANKIN ST
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

KOMATSU

JLG

JLG

IMPROVEMENT PLANS FOR PANDA EXPRESS

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

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

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

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

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

GOVERNING AGENCIES AND UTILITY COMPANIES:

SEWER:
CITY OF LA VERGNE
MICHAEL DIETZ
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
PHONE: (615) 793-9891
EMAIL: MDIETZ@LAVERGNETN.GOV

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

WATER:
CITY OF LA VERGNE
MICHAEL DIETZ
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
PHONE: (615) 793-9891
EMAIL: MDIETZ@LAVERGNETN.GOV

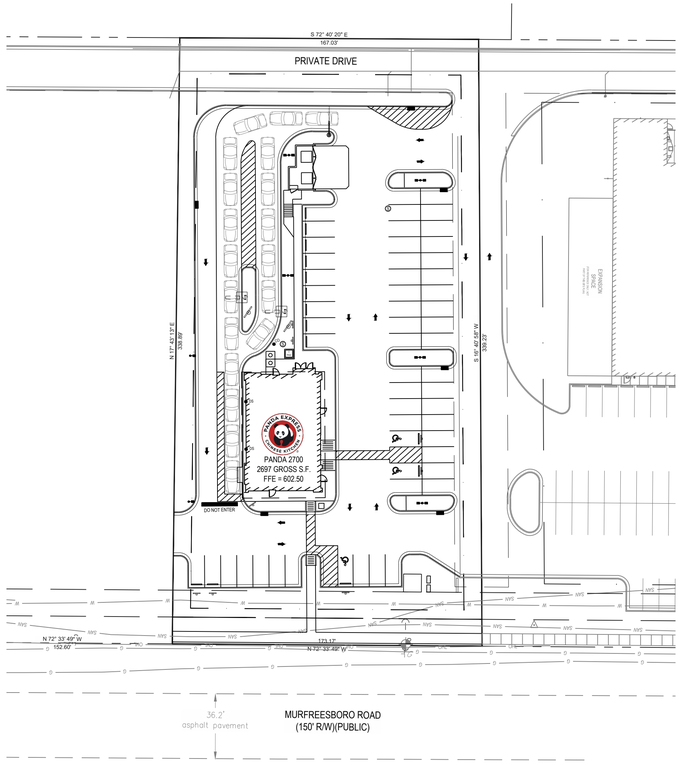
COMMUNICATIONS:
COMCAST BUSINESS
RAUL VELASQUEZ
PHONE: (754) 221-4844
EMAIL: RAUL_VELASQUEZ@COMCAST.COM

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

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

PROPERTY DATA:

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



OVERALL SITE PLAN
1" = 40'

1

24-HOUR CONTACT:
PANDA EXPRESS PM
CLAY WORTHY
(602) 931-6540

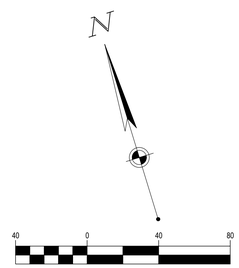
LOCATION MAP

LA VERGNE,TN
NTS

1

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C01.0	CIVIL COVER SHEET
C01.1	GENERAL NOTES
C02.0	DEMOLITION PLAN
C03.0	SITE PLAN
C03.1	STAKING PLAN
C03.2	HARDSCAPE DETAILS
C04.0	UTILITY PLAN
C04.1	UTILITY DETAILS I
C04.2	UTILITY DETAILS II
C05.0	GRADING PLAN
C05.1	SEWER PROFILES
C06.0	INITIAL EROSION CONTROL PLAN
C06.1	FINAL EROSION CONTROL PLAN
C06.2	EROSION CONTROL DETAILS
SUPPLEMENTARY SHEETS	
SHEET NUMBER	SHEET TITLE
1 OF 1	ALTA LAND TITLE SURVEY
1 OF 1	PHOTOMETRIC PLAN

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



GRAPHIC SCALE (IN FEET)
1 in. = 40 ft.

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

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

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1

REVISIONS:

1	ADDENDUM #1	10/23/24

ISSUE DATE:

	PERMIT SET	07/26/24
	BID SET	10/23/24

DRAWN BY: ATW
CHECKED BY: RAP

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

10/23/24

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

PANDA EXPRESS

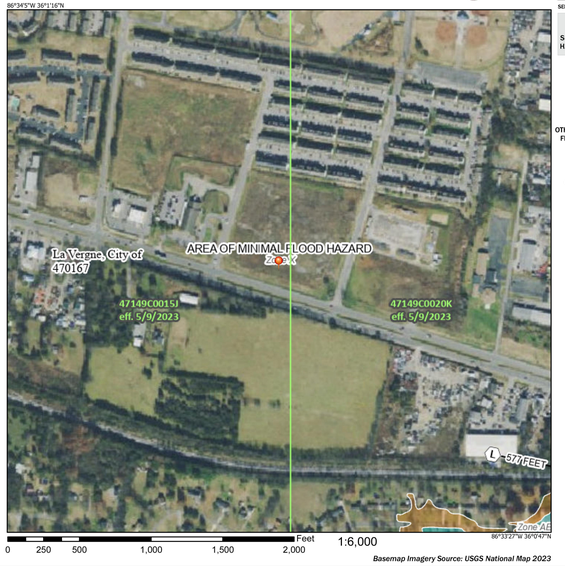
PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

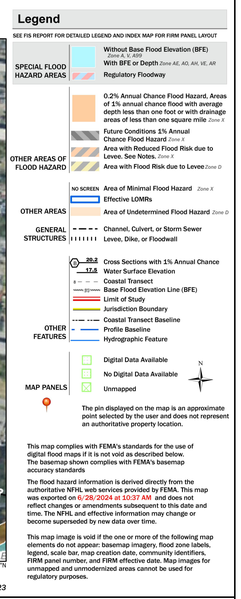
CIVIL COVER SHEET

C01.0

PANDA HOME R2

FLOOD INSURANCE RATE MAP FIRMETTE





FLOOD INSURANCE RATE MAP 47149C0015J, EFFECTIVE 05/09/2023
N.T.S.

SOILS MAP

USDA Natural Resources Conservation Service — Web Soil Survey, National Cooperative Soil Survey

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BrB	Bradyville silt loam, 2 to 5 percent slopes	C	1.1	86.1%
HcA	Harpeth silt loam, 0 to 2 percent slopes	B	0.2	13.9%
Totals for Area of Interest			**1.3**	**100.0%**

GRADING LEGEND

EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- R/W — RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK
- EASEMENT
- BUILDING
- 680 — MAJOR CONTOUR
- 682 — MINOR CONTOUR
- GRADE BREAK
- FLOW LINE
- 1 — STRUCTURE NUMBER
- CURB INLET
- CO — CLEANOUT
- DS — DOWNSPOUT
- XXX.XX — FINISHED GRADE ELEVATION
- RIM=XXX.XX — RIM ELEVATION
- TC=XXX.XX FG=XXX.XX — TOP OF CURB ELEVATION / FINISHED GRADE ELEVATION
- M.E. — MATCH EXISTING ELEVATION

SWPPP LEGEND

EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- 680 — MAJOR CONTOUR
- 682 — MINOR CONTOUR
- PAVEMENT/WALK
- STM — STORM SEWER
- SF — SILT FENCE
- COMPOST SOCK
- LOD — LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STORAGE AREA
- CURB INLET
- CE — STABILIZED CONSTRUCTION ENTRANCE
- CW — CONCRETE WASHOUT AREA
- IP — INLET PROTECTION
- TR — TRASH AREA

EXISTING FEATURES LEGEND

- Catch Basin
- Curb Inlet
- Fire Hydrant
- Gas Line Marker
- Guy Wire
- Power Pole
- Sanitary Manhole
- Water Meter
- G — Gas Line
- W — Water Line
- UGE — Underground Electric (Per Plan)
- UGT — Underground Communications
- OHL — Overhead Utility Line
- STM — Storm Sewer
- SAN — Sanitary Sewer

SITE LEGEND

EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LIGHT DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- R/W — RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT
- CONCRETE CURB
- PAVEMENT/WALK
- 7 — PARKING SPACE COUNT
- SIGN
- S — SANITARY MANHOLE
- CURB INLET
- CO — CLEANOUT
- DS — DOWN SPOUT
- LIGHT POLE
- CONCRETE BUMPER BLOCK

UTILITY LEGEND

EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- BUILDING
- CONCRETE CURB
- PAVEMENT/WALK
- STM — STORM SEWER LINE
- SANITARY SEWER LINE
- W — DOMESTIC WATER SERVICE LINE
- G — GAS SERVICE LINE
- OHE — OVERHEAD ELECTRIC LINE
- UGE — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- S — SANITARY SEWER
- CURB INLET
- CO — CLEANOUT
- DS — DOWNSPOUT
- ELECTRICAL TRANSFORMER PAD

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

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	PERMIT SET	07/26/24
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DRAWN BY: ATW
CHECKED BY: RAP

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

ZACHARY D. FRESENER — REGISTERED ENGINEER — AGRICULTURE — No. 116491 — STATE OF TENNESSEE
10/23/24

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

GENERAL NOTES

C01.1

PANDA HOME R2

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. THE DEMOLITION, REMOVAL, AND DISPOSAL IS TO BE APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL FACILITIES SUCH AS: STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, WELLS, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL AS SPECIFIED BY A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER. IF UNDOCUMENTED FACILITIES ARE FOUND ON SITE, CONTRACTOR SHALL CONTACT THE OWNER AND UTILITY COMPANY PRIOR TO REMOVAL. ALL FACILITIES SHALL BE PLUGGED, ABANDONED, OR REMOVED PER STATE AND LOCAL REQUIREMENTS.

2. FEDERAL, STATE AND LOCAL CODE REQUIREMENTS SHALL GOVERN THE DISPOSAL OF DEBRIS INCLUDING ANY POTENTIALLY HAZARDOUS AND TOXIC MATERIALS. ALL MATERIALS AND STRUCTURES DESIGNATED AS "TO BE REMOVED" SHALL BE DISPOSED OF OFF SITE AND AT THE COST OF THE CONTRACTOR.

3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS AT ALL TIMES.

4. PRIOR TO DEMOLITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL THE STATE 811 AND NOTIFY ALL UTILITY COMPANIES TO SCHEDULE UTILITY SERVICE REMOVAL AND/OR ABANDONMENT. ALL UTILITIES SHALL BE REMOVED/RELOCATED PER THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES AND CHARGES ASSOCIATED WITH THIS WORK

5. CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO INHABITED BUILDINGS ON SITE AND ADJACENT PROPERTIES AT ALL TIMES. INTERRUPTIONS SHALL BE APPROVED BY THE OWNERS OF THE BUILDINGS/PROPERTIES.

6. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. IF THE LOCATION OR ELEVATION OF THE EXISTING UTILITIES ARE FOUND TO BE DIFFERENT FROM THE PLANS, CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.

7. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES TO REMAIN INSIDE AND OUTSIDE CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGES AND NOTIFY THE CITY/COUNTY PRIOR TO CONSTRUCTION START. ANY EXISTING SITE FEATURE TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, CURB, ETC. SHALL BE REPAIRED TO A CONDITION THAT IS EQUAL TO, OR BETTER THAN, THE EXISTING CONDITIONS. PRIOR TO BEING DAMAGED, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

8. CONTINUOUS ACCESS SHALL BE MAINTAINED TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.

9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND LOCAL REGULATIONS.

10. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.

11. PRIOR TO DEMOLITION, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PER THE GOVERNING AGENCIES GUIDELINES AND STANDARDS. DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

12. SAWCUT LINE PROVIDED IS FOR REFERENCE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING THE EXTENT OF THE SAWCUT THAT WILL BE REQUIRED AS WELL AS PAVEMENT REPAIRS TO INSTALL UTILITY TRENCHING. IF ANY DAMAGE OCCURS ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THAT WHICH IS NECESSARY TO COMPLETE THE INTENT OF THE PROPOSED IMPROVEMENTS. SAWCUT EXISTING PAVEMENT TO FULL DEPTH, USING CARE TO CUT NEAT, STRAIGHT LINES. CUT AT EXISTING JOINTS WHERE POSSIBLE.

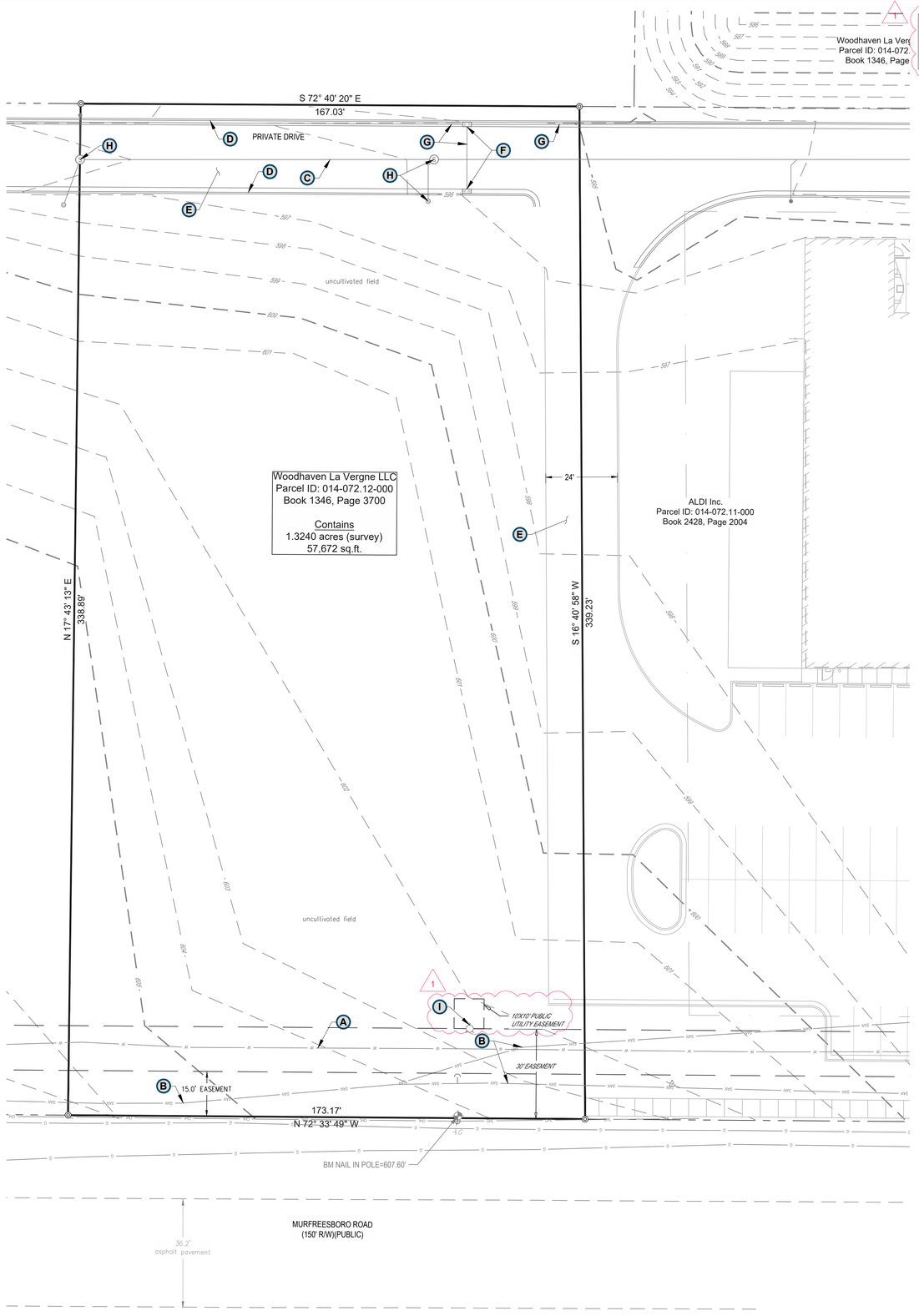
13. THE CONTRACTOR SHALL MAINTAIN A WELL-DRAINED SITE, FREE OF STANDING WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DRAINAGE MEASURES DURING CONSTRUCTION.

14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO STUDY THE PLANS AND VISIT THE SITE TO DETERMINE THE ITEMS THAT MUST BE REMOVED TO COMPLY WITH THE SITE DEVELOPMENT PLANS. NO EXTRA FEE WILL BE PAID FOR THE REMOVAL OF ANY ITEM NOT LISTED THAT IS VISIBLE UPON A SITE VISIT. THE DEMOLITION PLAN IS INTENDED TO PRESENT THE SCOPE OF THE DEMOLITION, AND DOES NOT GUARANTEE THAT ALL ITEMS ARE ADDRESSED.

15. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.

16. THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.

17. ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.



24-HOUR CONTACT:
PANDA EXPRESS PM
CLAY WORTHY
(602) 931-6540

LOCATION MAP

LA VERGNE,TN
NTS

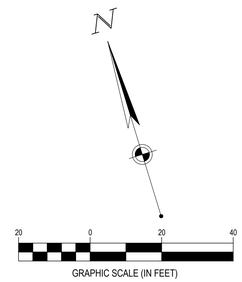
ALL PROPOSED IMPROVEMENTS FOR ALDI SHOWN PER PLANS PROVIDED.

CODED NOTES:

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

PANDA EXPRESS STANDARD NOTES

1. THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON. DATED JUNE 18, 2024 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORTS RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS AY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DEWATERING, COMPACTION ETC.
2. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.
5. PER LOI, PRIOR TO THE EXPIRATION OF THE SELLER WORK PERIOD, UTILITIES SHALL BE INSTALLED BY SELLER. SUCH UTILITIES SHALL BE INSTALLED TO WITHIN 5 FEET OF THE BUILDING SLAB ON THE PROPERTY TO THE POINT CHOSEN BY THE BUYER, AS DESIGNATED BY BUYER FOR THE BUYER IMPROVEMENTS PER THE PLANS TO BE SUBMITTED TO SELLER.
6. PER LOI, PRIOR TO THE EXPIRATION OF THE SELLER WORK PERIOD (AS DEFINED IN SECTION 10.2 OF THE AGREEMENT), SELLER SHALL HAVE REMOVED ALL IMPROVEMENTS ON OR BELOW THE SURFACE OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO EXISTING BUILDINGS, FOUNDATIONS, TRASH ENCLOSURES, PARKING LOT LIGHT POLES/BASES, UNDERGROUND STORAGE TANKS AND PARKING SURFACES WHERE INDICATED ON BUYER'S PLANS AND DELIVER THE PROPERTY TO BUYER GRADED TO WITHIN ONE TENTH (1/10) OF ONE FOOT (1') OF THE FINISHED GRADE ELEVATION AS ESTABLISHED BY BUYER, WITH THE SOIL TESTS CONDUCTED BY BUYER SHOWING THE SOIL ON THE PROPERTY TO BE NINETY-FIVE PERCENT (95%) COMPACTED WITH A TOLERANCE OF 0.3%± UP TO THE PROPOSED BUILDING ENVELOPE.



GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.

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

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

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REVISIONS:

1	ADDENDUM #1	10/23/24

ISSUE DATE:

	PERMIT SET	07/26/24
	BID SET	10/23/24

DRAWN BY: ATW
CHECKED BY: RAP

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

ZACHARY D. FRESHWATER
REGISTERED ENGINEER
AGRICULTURE
No. 116301
STATE OF TENNESSEE
10/23/24

CESO
www.ceson.com
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

DEMOLITION PLAN

C02.0

PANDA HOME R2

SITE NOTES

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

SITE LEGEND

EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

PROPOSED

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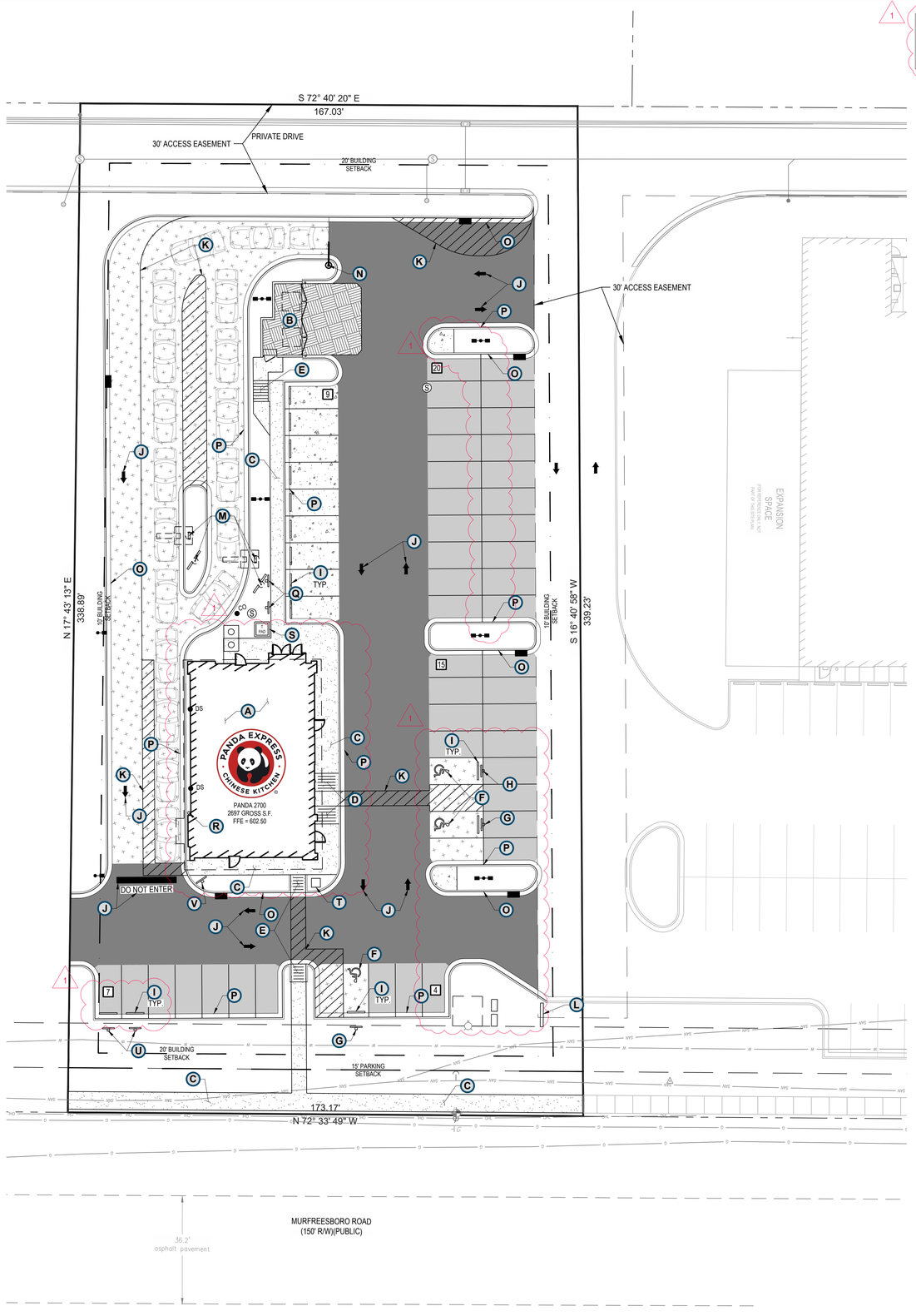
- S — SANITARY MANHOLE
- CURB INLET
- CO — CLEANOUT
- DS — DOWN SPOUT
- LIGHT POLE
- CONCRETE BUMPER BLOCK



1 — 24-HOUR CONTACT:
PANDA EXPRESS PM
CLAY WORTHY
(602) 931-6540

LOCATION MAP

LA VERGNE,TN
NTS

ALL PROPOSED IMPROVEMENTS FOR ALDI SHOWN PER PLANS PROVIDED.

CODED NOTES:

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

PARKING SUMMARY

	REQUIRED	PROPOSED
TOTAL PARKING SPACES: (2.5 PARKING SPACES FOR EACH SEAT. 52 SEATS/2.5 = 21)	21	55
ADA PARKING SPACES: (51-75 SPACES: 3 ACCESSIBLE SPACES REQUIRED)	3	3

N

20 0 20 40

GRAPHIC SCALE (IN FEET)
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Tennessee811

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

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

ZACHARY D. FRESENER — REGISTERED LANDSCAPE ARCHITECT — No. 116391 — STATE OF TENNESSEE
10/23/24

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

SITE PLAN

C03.0

PANDA HOME R2

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EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

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- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
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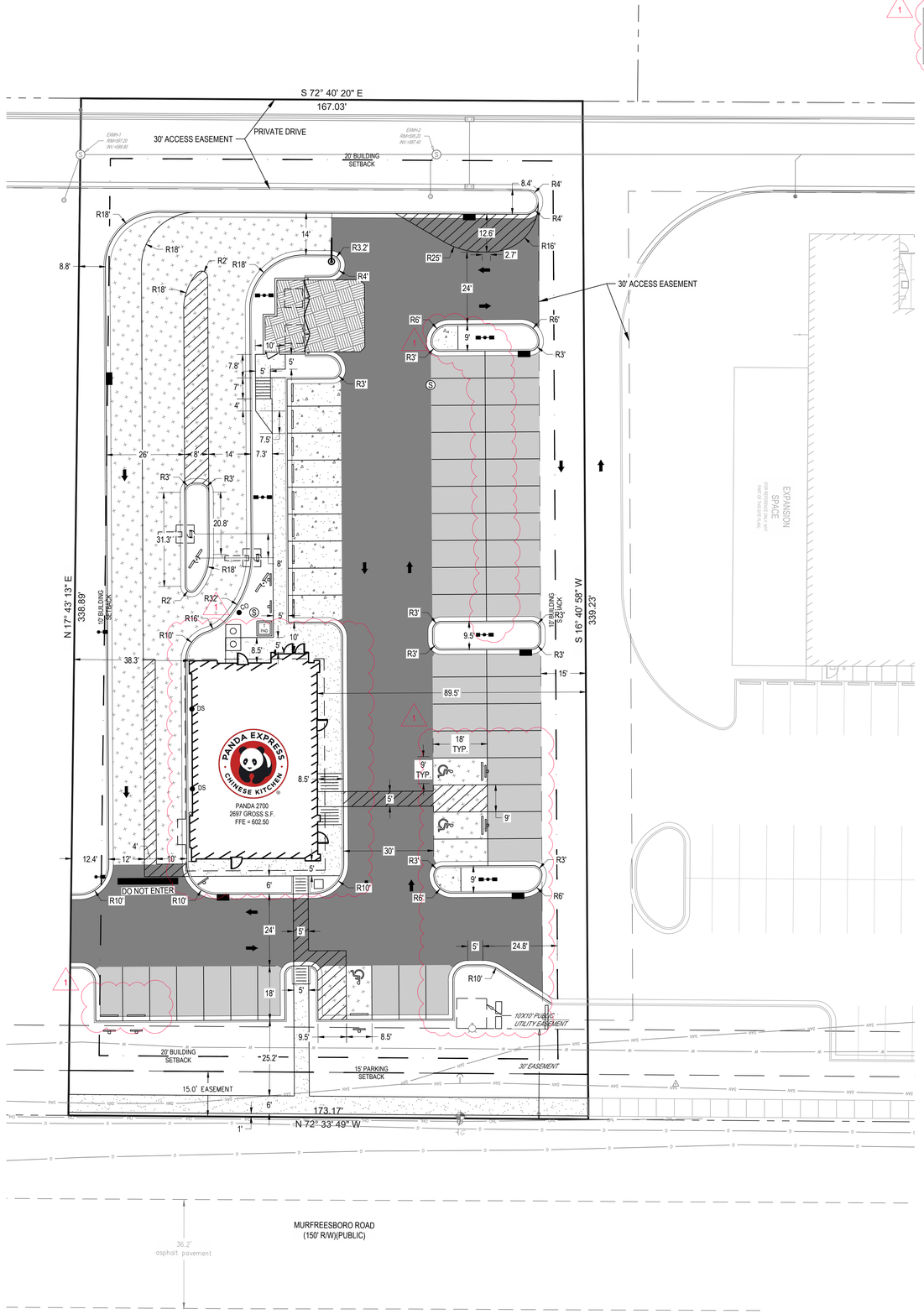

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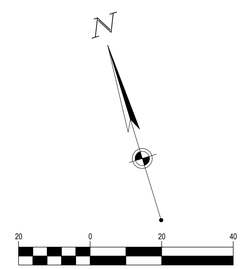

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Tennessee811

[redacted]

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

[redacted]

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[redacted]

1

REVISIONS:

1	ADDENDUM #1	10/23/24

[redacted]

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	PERMIT SET	07/26/24
	BID SET	10/23/24

[redacted]

DRAWN BY: ATW
CHECKED BY: RAP

[redacted]

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

[redacted]

GREGORY D. FRESHWATER
REGISTERED ENGINEER
AGRICULTURE
No. 116101
STATE OF TENNESSEE
10/23/24

[redacted]

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Harrisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

[redacted]

PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

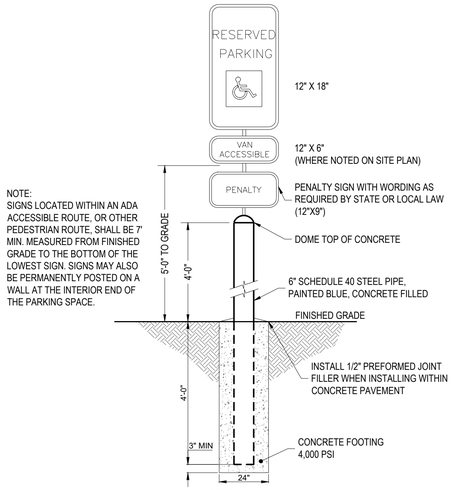
[redacted]

STAKING PLAN

C03.1

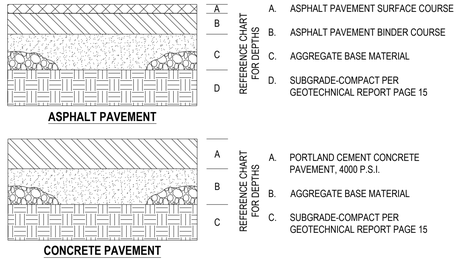
[redacted]

PANDA HOME R2



DETAIL #1:
ACCESSIBLE PARKING SIGN IN BOLLARD

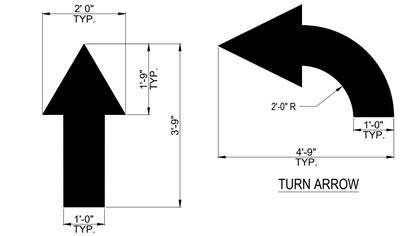
NTS



PAVEMENT LAYER DEPTHS					
	ASPHALT			CONCRETE	
	A	B	C	A	B
LIGHT DUTY	1.5"	1.5"	6"	5"	4"
HEAVY DUTY	1.5"	2.5"	8"	6"	4"
HEAVY DUTY (DUMPSTER PAD)	-	-	-	7"	4"

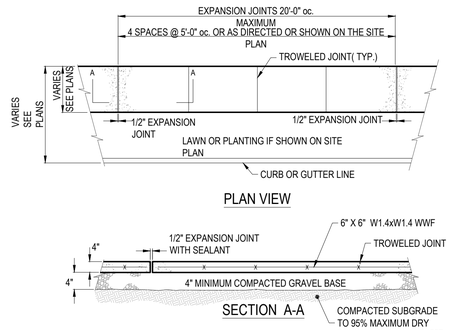
DETAIL #2:
PAVEMENT SECTIONS

NTS



DETAIL #3:
PAVEMENT MARKINGS

NTS

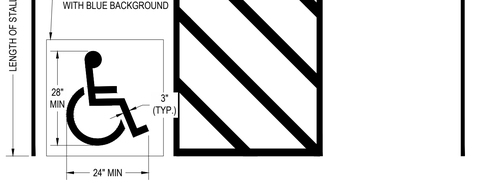


NOTES:

1. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4000 P.S.I. CONCRETE.
2. SIDEWALK TO BE SLOPED 2% MAX. AWAY FROM BUILDING.
3. ALL SIDEWALKS SHALL BE BROOM FINISHED.

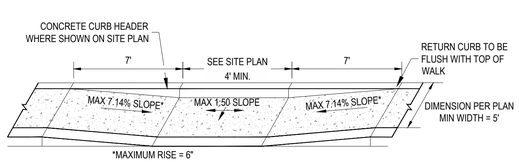
DETAIL#4:
CONCRETE SIDEWALK

NTS



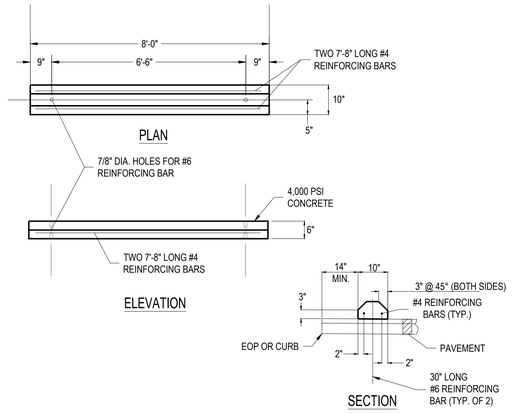
DETAIL #5:
ACCESSIBLE PARKING SPACE STRIPING

NTS



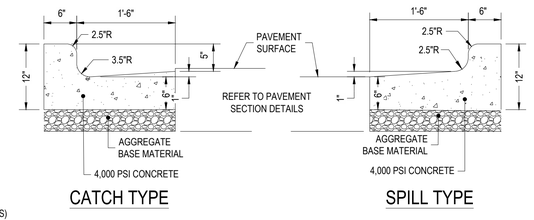
DETAIL #6:
ACCESSIBLE CURB RAMP (TYPE I)

NTS



DETAIL #7:
PARKING BLOCK

NTS

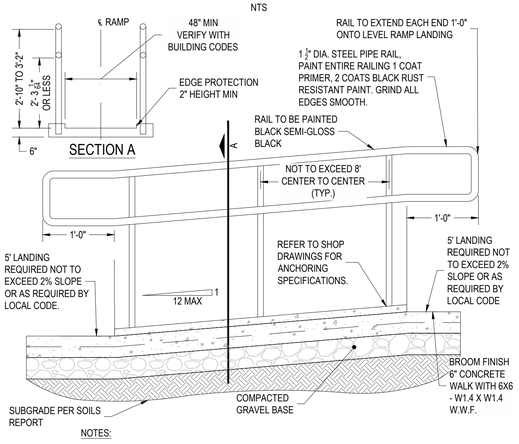


NOTES:

1. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4,000 P.S.I. CONCRETE AT 28 DAYS.
2. TRANSVERSE EXPANSION JOINTS, 1/2" WIDE, SHALL BE INSTALLED IN THE CURB 20'-0" APART MAXIMUM.
3. EXPANSION JOINTS SHALL BE FILLED WITH 1/2" PREFORMED JOINT FILLER, RECESSED 1/4" FROM TOP AND FACE OF CURB.

DETAIL #8:
CONCRETE CURB AND GUTTER

NTS

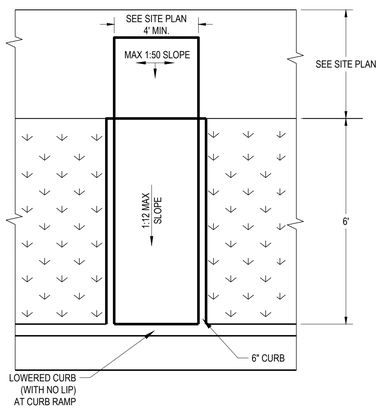


NOTES:

1. REFER TO SITE PLAN FOR LAYOUT. REFER TO GRADING PLAN FOR ELEVATIONS.

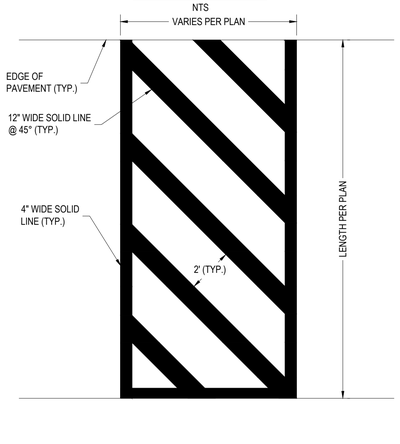
DETAIL #9:
CONCRETE RAMP AND HANDRAIL

NTS



DETAIL #10:
ACCESSIBLE CURB RAMP (TYPE III)

NTS



DETAIL #11:
PAVEMENT STRIPING

NTS

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

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Phone: 937.435.8584 Fax: 888.208.4826

PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

HARDSCAPE DETAILS

C03.2

PANDA HOME R2

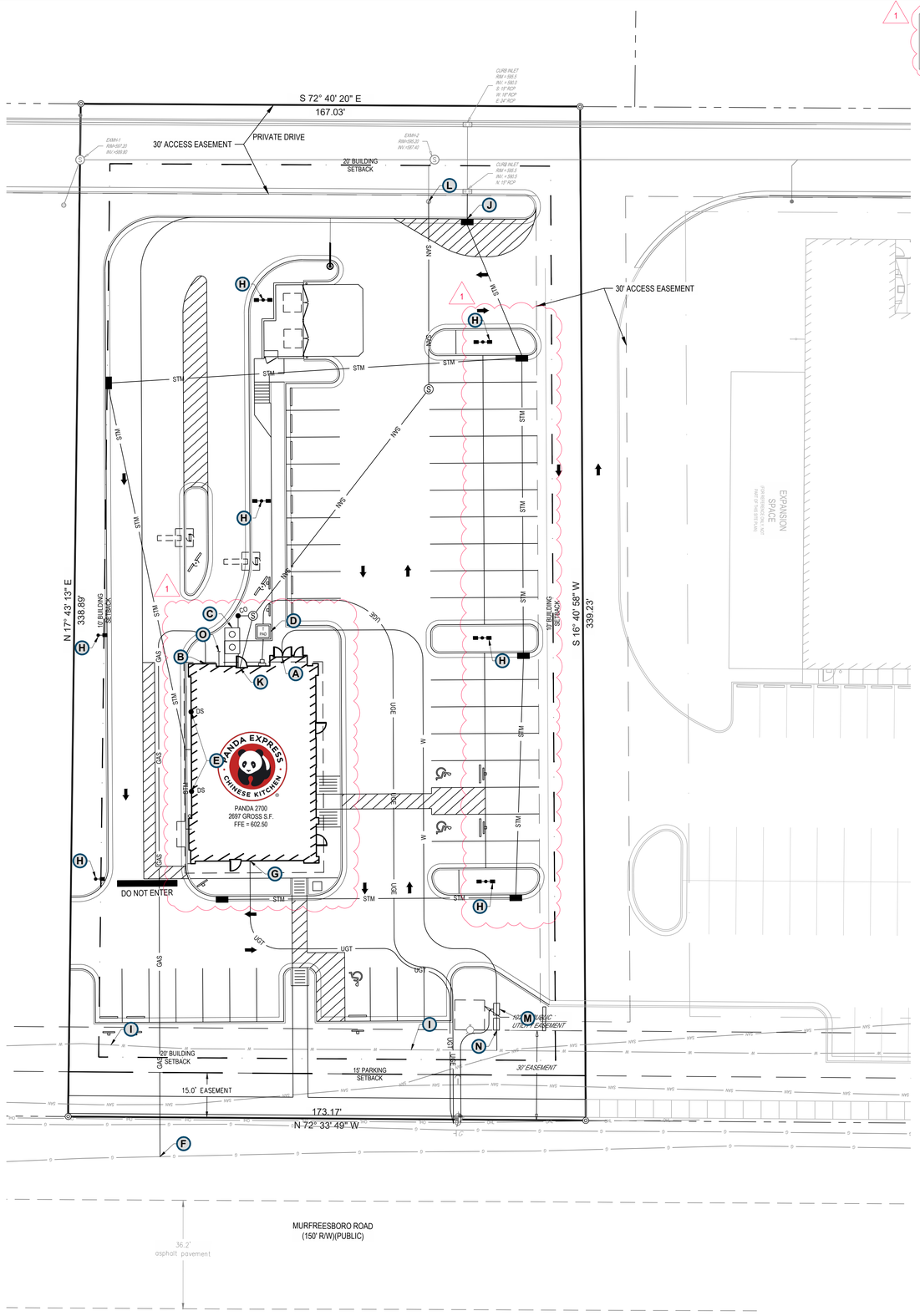
UTILITY LEGEND

EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- BUILDING
- CONCRETE CURB
- PAVEMENT/WALK
- STM — STORM SEWER LINE
- SANITARY SEWER LINE
- W — DOMESTIC WATER SERVICE LINE
- G — GAS SERVICE LINE
- OHE — OVERHEAD ELECTRIC LINE
- UGE — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- SANITARY MANHOLE
- CURB INLET
- CO — CLEANOUT
- DS — DOWNSPOUT
- ELECTRICAL TRANSFORMER PAD



1 — 24-HOUR CONTACT:
PANDA EXPRESS PM
CLAY WORTHY
(602) 931-6540

LOCATION MAP

LA VERGNE,TN
NTS

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

CODED NOTES:

A. CONTRACTOR SHALL FURNISH AND INSTALL 1-1/2" WATER SERVICE FROM BUILDING TO PROPOSED METER AND BACKFLOW VAULT.

B. 1" GAS SERVICE STUB OUT LOCATION. CONNECT TO EXISTING GAS MAIN. CONTRACTOR TO FIELD VERIFY LOCATION AND ROUTING.

C. 1000 GALLON GREASE TRAP. CONTRACTOR TO INSTALL PER LOCAL REQUIREMENTS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

D. PROPOSED PAD MOUNTED TRANSFORMER. REFER TO ELECTRICAL SITE PLAN FOR DETAILS.

E. PROPOSED 4" DOWNSPOUT TO CONNECT TO PROPOSED CURB INLET. REFER TO ARCHITECTURAL PLANS.

F. CONNECT TO EXISTING GAS MAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.

G. PROPOSED TELECOMMUNICATIONS LINE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

H. PROPOSED LIGHT POLE. REFER TO ELECTRICAL SITE PLAN FOR DETAILS.

I. CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATERMAIN. CONTACT ENGINEER AND OWNER IF MINIMUM PIPE COVER IS NOT ATTAINED AT PROPOSED GRADE ELEVATIONS.

J. CONNECT TO STORM SEWER SYSTEM INSTALLED BY DEVELOPER. CONTRACTOR TO FIELD VERIFY INVERTS AND NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.

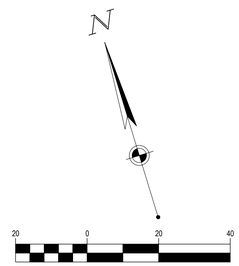
K. 6" SANITARY SEWER LATERAL PER CITY STANDARD 2.0, SHEET C04.1.

L. CONNECT TO SANITARY SEWER LATERAL AND CLEANOUT INSTALLED BY DEVELOPER. CONTRACTOR TO FIELD VERIFY INVERT AND NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.

M. REDUCED PRESSURE BACKFLOW PREVENTER (ABOVE GROUND) PER CITY STANDARD 070, SHEET C04.2.

1 — N. CONNECT TO EXISTING WATER MAIN PER CITY STANDARD 021, SHEET C04.1. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.

1 — O. IRRIGATION STUB LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS.



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PANDA EXPRESS

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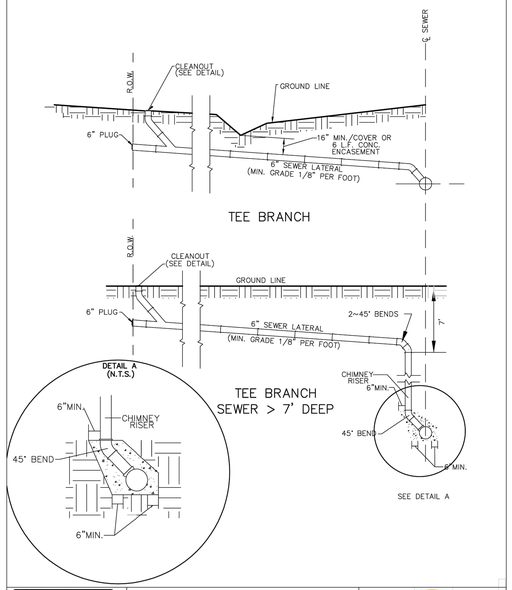
UTILITY PLAN

C04.0

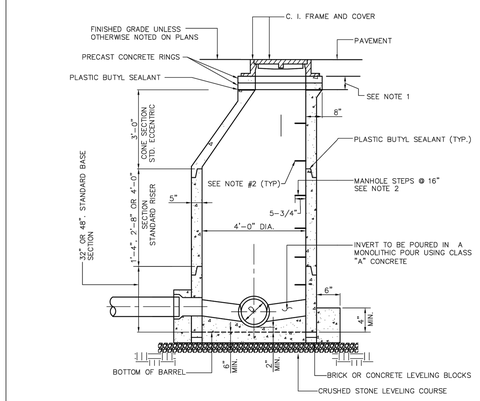
PANDA HOME R2



2.0
SANITARY SEWER LATERALS
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

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

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



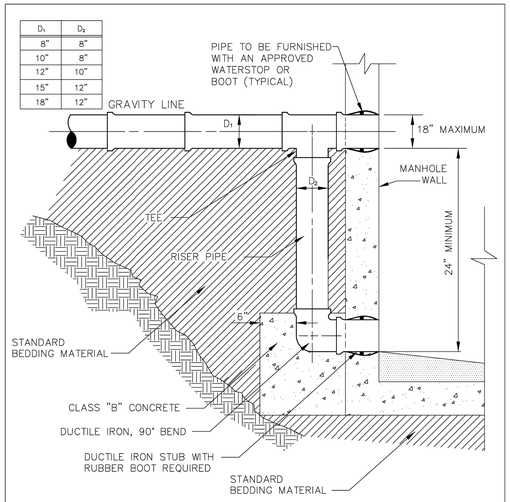
NOTE:
1. FOR BRINGING MANHOLE FRAME AND COVER TO GRADE, USE PRECAST CONCRETE OR CAST IRON RINGS.
2. 3/8 STEEL REINFORCED ROD ENCAPSULATED IN POLYPROPYLENE PLASTIC OR ALUMINUM ALLOY SEE SPECIFICATIONS.
3. RESILIENT CONNECTORS REQUIRED FOR ALL PIPES, REFER TO DETAIL AND SPECIFICATIONS.

3.0
PRECAST CONCRETE MANHOLE
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

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

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

D_1	D_2
8"	8"
10"	8"
12"	10"
15"	12"
18"	12"



NOTES
1. SET INLET FROM DROP TO MATCH CROWNS WITH OUTLET EXCEPT THAT MINIMUM FALL ACROSS MANHOLE INVERT MUST BE 3".
2. THE RISER PIPE SHALL BE CONSTRUCTED OF THE SAME MATERIAL AS THAT OF THE INCOMING LINE.

5.0
PRECAST CONCRETE DROP MANHOLE
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

ENGINEERS, INC.
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615-834-8300

PUBLIC WORKS DEPARTMENT
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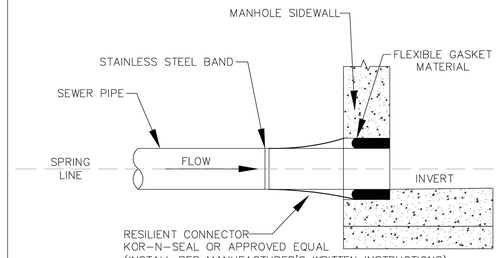

6.0
RESILIENT BOOT CONNECTION FOR SEWER PIPE TO MANHOLE DETAIL
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

ENGINEERS, INC.
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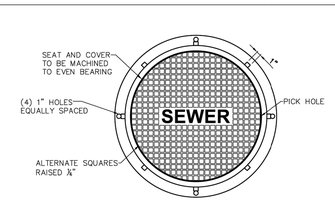

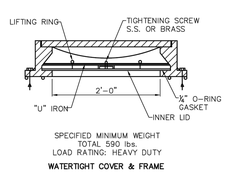

STANDARD FRAME AND COVER TO BE ACHESON FOUNDRY #A-2024-81S, OR EQUAL WATER TIGHT MANHOLE FRAME AND COVER TO BE ACHESON FOUNDRY #A-2624-71S OR EQUAL

10.0
MANHOLE FRAME AND COVER
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

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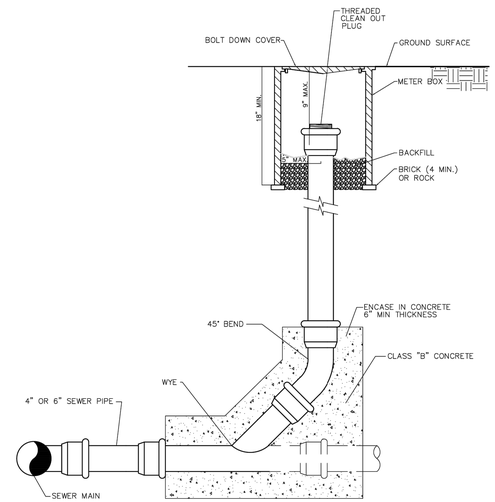

13.0
CLEAN OUT WITH NON-TRAFFIC BOX
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

ENGINEERS, INC.
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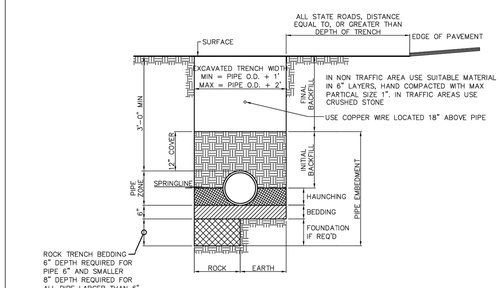

16.0
PVC PIPE INSTALLATION DETAIL
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

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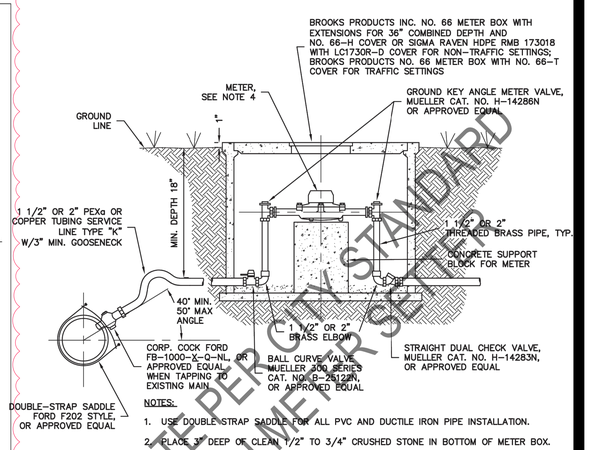

NOTES:
1. USE DOUBLE STRAP SADDLE FOR ALL PVC AND DUCTILE IRON PIPE INSTALLATION.
2. PLACE 3" DEEP OF CLEAN 1/2" TO 3/4" CRUSHED STONE IN BOTTOM OF METER BOX.
3. FITTINGS: TUBING-PEXa OR TYPE "K" COPPER SERVICE LINE.
4. METER:
   4.1. 1 1/2 INCH – BADGER MODEL RCDL-120, LEAD FREE BRONZE ALLOY WITH REMOTE-READ TRANSMITTER, OR APPROVED EQUAL.
   4.2. 2 INCH – BADGER MODEL RCDL-170, LEAD FREE BRONZE ALLOY WITH REMOTE READ TRANSMITTER, OR APPROVED EQUAL.

1 1/2" OR 2" DISC METER WATER SERVICE ASSEMBLY
N.T.S.
Revised August 2017
STANDARD DETAIL 021
CITY OF LAVERGNE, TENNESSEE

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

FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\021 Disc Meter Water Service Assembly.dwg

UPDATE PER CITY STANDARD WITH METER SETTER

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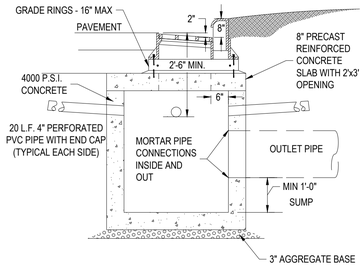
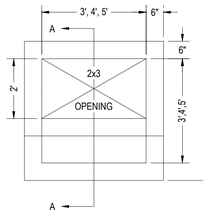
UTILITY DETAILS I

C04.1

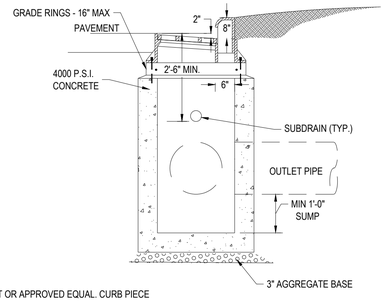
PANDA HOME R2



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



TOP VIEW
CASTING REMOVED



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

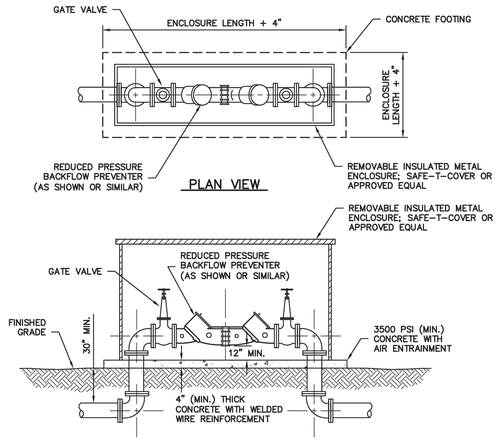
NOTES:

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

PRECAST CURB INLET

NTS

1



PLAN VIEW

ELEVATION

REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.

Revised August 2017

STANDARD DETAIL 070

CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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

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1

REVISIONS:

1	ADDENDUM #1	10/23/24

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DRAWN BY: ATW
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PANDA PROJECT #: S8-25-D31745
PANDA STORE #: D31745
ARCH PROJECT #: 763900

10/23/24

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UTILITY DETAILS II

C04.2

PANDA HOME R2

GRADING NOTES

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

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

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

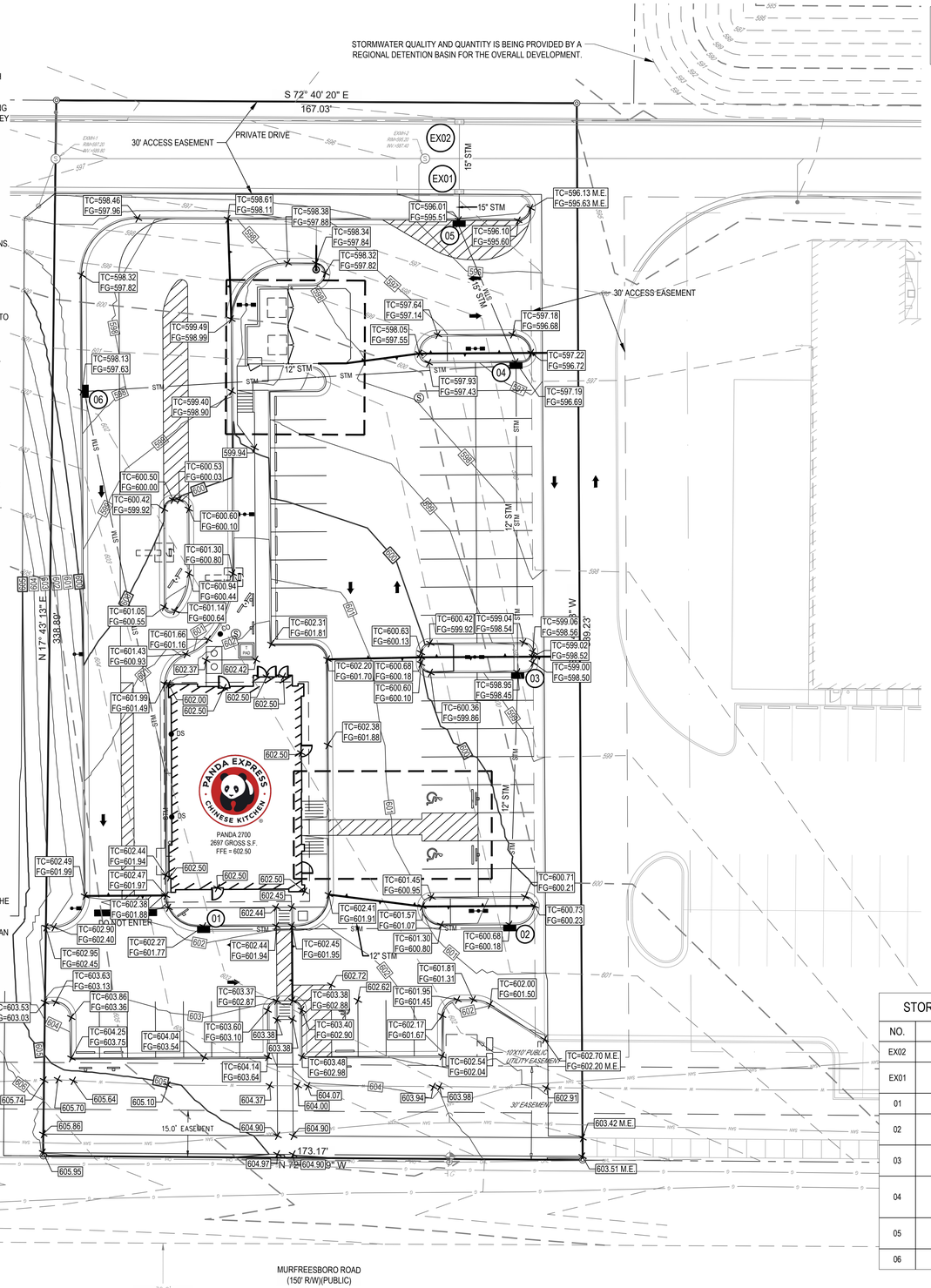
GRADING LEGEND

EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- R/W — RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK
- EASEMENT
- BUILDING
- 950 — MAJOR CONTOUR
- 952 — MINOR CONTOUR
- GRADE BREAK
- FLOW LINE
- 1 — STRUCTURE NUMBER
- CURB INLET
- CO — CLEANOUT
- DS — DOWNSPOUT
- XXX.XX — FINISHED GRADE ELEVATION
- RIM=XXX.XX — RIM ELEVATION
- TC=XXX.XX / FG=XXX.XX — TOP OF CURB ELEVATION / FINISHED GRADE ELEVATION
- M.E. — MATCH EXISTING ELEVATION

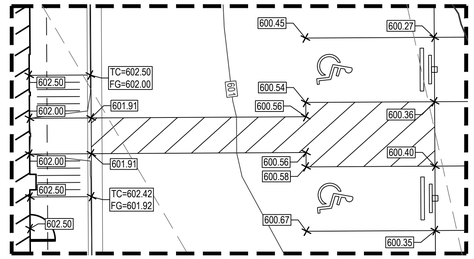


24-HOUR CONTACT:
PANDA EXPRESS PM
CLAY WORTHY
(602) 931-6540

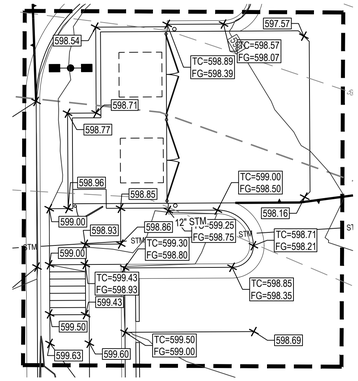
LOCATION MAP

LA VERGNE,TN
NTS

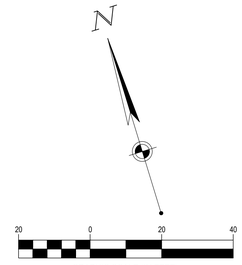
ALL PROPOSED IMPROVEMENTS FOR ALDI SHOWN PER PLANS PROVIDED. CONTRACTOR SHALL FIELD VERIFY SLOPES/ELEVATIONS, AND SHALL NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.



ADA AREA ENLARGEMENT
SCALE: 1" = 10'



DUMPSTER ENCLOSURE ENLARGEMENT
SCALE: 1" = 10'



GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.

STORM SEWER STRUCTURE SCHEDULE

NO.	STRUCTURE	GRATE	INVERT
EX02	CURB INLET	595.50	590.00 (15") S
EX01	CURB INLET	595.50	590.50 (15") S 590.50 (15") N
01	CURB INLET	601.77	595.55 (12") E
02	CURB INLET	600.18	594.08 (12") N 594.08 (12") W
03	CURB INLET	598.45	592.86 (12") S 592.86 (12") N
04	CURB INLET	596.69	591.37 (12") S 591.37 (12") W 591.37 (15") N
05	CURB INLET	595.51	590.63 (15") S 590.63 (15") N
06	CURB INLET	597.63	592.77 (12") E

SANITARY SEWER STRUCTURE SCHEDULE

NO.	STRUCTURE	RIM	INVERT
101	48" MH	601.87	597.26 (6") NE 597.36 (6") SW
102	48" DROP MH	597.93	589.26 (6") N 593.84 (6") SW

Tennessee811

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

PANDA EXPRESS, INC.
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CHECKED BY: RAP

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PANDA STORE #: D31745
ARCH PROJECT #: 763900

ZACHERY D. FRESHLEY
REGISTERED ENGINEER
AGRICULTURE
No. 116901
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LA VERGNE, TN 37086

GRADING PLAN

C05.0

PANDA HOME R2

UTILITY NOTES

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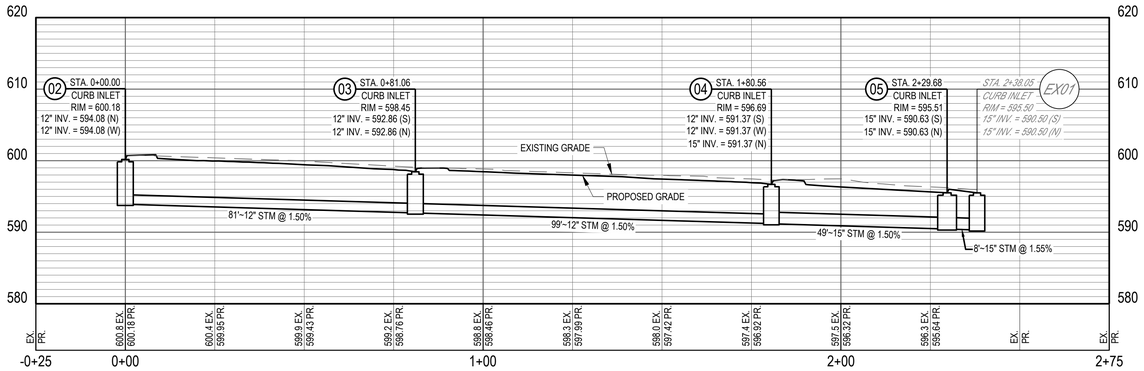
3. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF O.S.H.A. DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED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

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

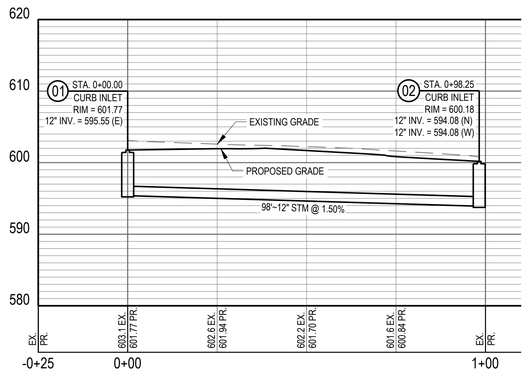
16. ON-SITE SANITARY SEWER LINE MATERIAL SHALL BE AS FOLLOWS:

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

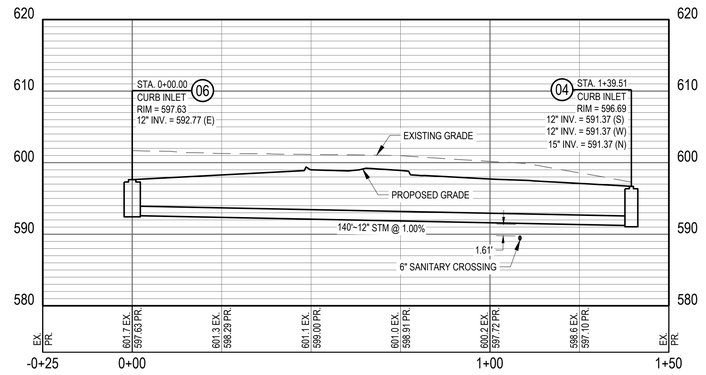
17. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
18. CLEAN OUTS AND CURB BOXES WITHIN THE PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS.



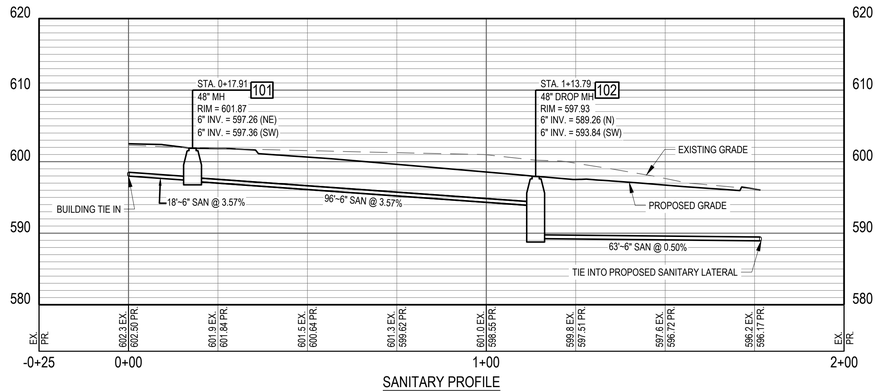
STORM PROFILE 02 - EX01
SCALE: 1" = 20' HORIZ.; 1" = 10' VERT.



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



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



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

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SEWER PROFILES

C05.1

PANDA HOME R2

SWPPP GENERAL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO: SWPPP AND DETAIL PLANS; ACCORDING TO THE LATEST TDEC AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES); ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.

2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

3. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT.

4. SEDIMENT STRUCTURES AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE DEVELOPMENT AREA IS STABILIZED.

5. PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATTING, SOD, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:
   - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.
   - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.
   - WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.

6. TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:
   - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE.
   - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN TWENTY ONE (21) DAYS, BUT LESS THAN ONE (1) YEAR.
   - PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER.

7. TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:

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

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

   FERTILIZER: APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.

8. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDED, AND CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.

9. NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. ALL NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF-SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE.

10. IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

12. DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.

13. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN IN THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. AT A MINIMUM SILT FENCE TO BE PLACED AT PERIMETER OF STOCKPILE AREA TO PREVENT SOIL FROM LEAVING THE STOCKPILE AREA.

14. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.

15. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY; THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.

16. THE LAST LAYER OF SOIL, INCLUDING TOP SOIL SHOULD BE COMPACTED TO 80% - 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY, IN AREAS OUTSIDE THE PARKING LOT THAT WILL RECEIVE VEGETATION. THIS IS PARTICULARLY IMPORTANT IN CUT SLOPE AND EMBANKMENT AREAS. IN PAVEMENT AND ISLAND AREAS, IT IS RECOMMENDED THAT THE SOIL BE COMPACTED TO 98% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY; THE LAST COMPACTED LAYER MAY BE SCARIFIED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.

17. ALL DEWATERING ACTIVITIES SUCH AS PUMPING DOWN OF FLOODED FOUNDATION AND UTILITY TRENCHES MUST PASS THROUGH THE RETROFITTED DETENTION BASIN OR A SEDIMENT CONTROL PRACTICE PRIOR TO WATER LEAVING THE SITE.

18. SILT FENCE AND OTHER PERIMETER EROSION CONTROL MEASURES SHOWN OFF LIMITS OF DISTURBANCE FOR CLARITY PURPOSES ONLY. CONTRACTOR TO ENSURE PERIMETER EROSION CONTROL MEASURES ARE PLACED AT THE LIMITS OF DISTURBANCE. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEER PRIOR TO PLACEMENT OF ANY EROSION CONTROL MEASURES.

SWPPP MAINTENANCE NOTES

1. ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:

2. INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETERIORATION. INLET PROTECTION DEVICES SHOULD BE ROUTINELY CLEANED AND MAINTAINED.

3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

4. MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED BY GENERAL CONTRACTOR AND IN GOOD WORKING ORDER AT ALL TIMES; THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.

5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE) BY GENERAL CONTRACTOR. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

6. CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.

7. STONE CONSTRUCTION EXIT TO BE MAINTAINED BY GENERAL CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.

8. ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.

9. CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL

10. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.

11. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.

12. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN A STATE APPROVED C&DD LANDFILL. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN A STATE APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH ALL LOCAL AND STATE REGULATIONS.

13. AREA SHALL BE DESIGNATED BY CONTRACTOR AND SHOWN ON SWPPP MAP FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE. THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.

14. EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.

15. A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.

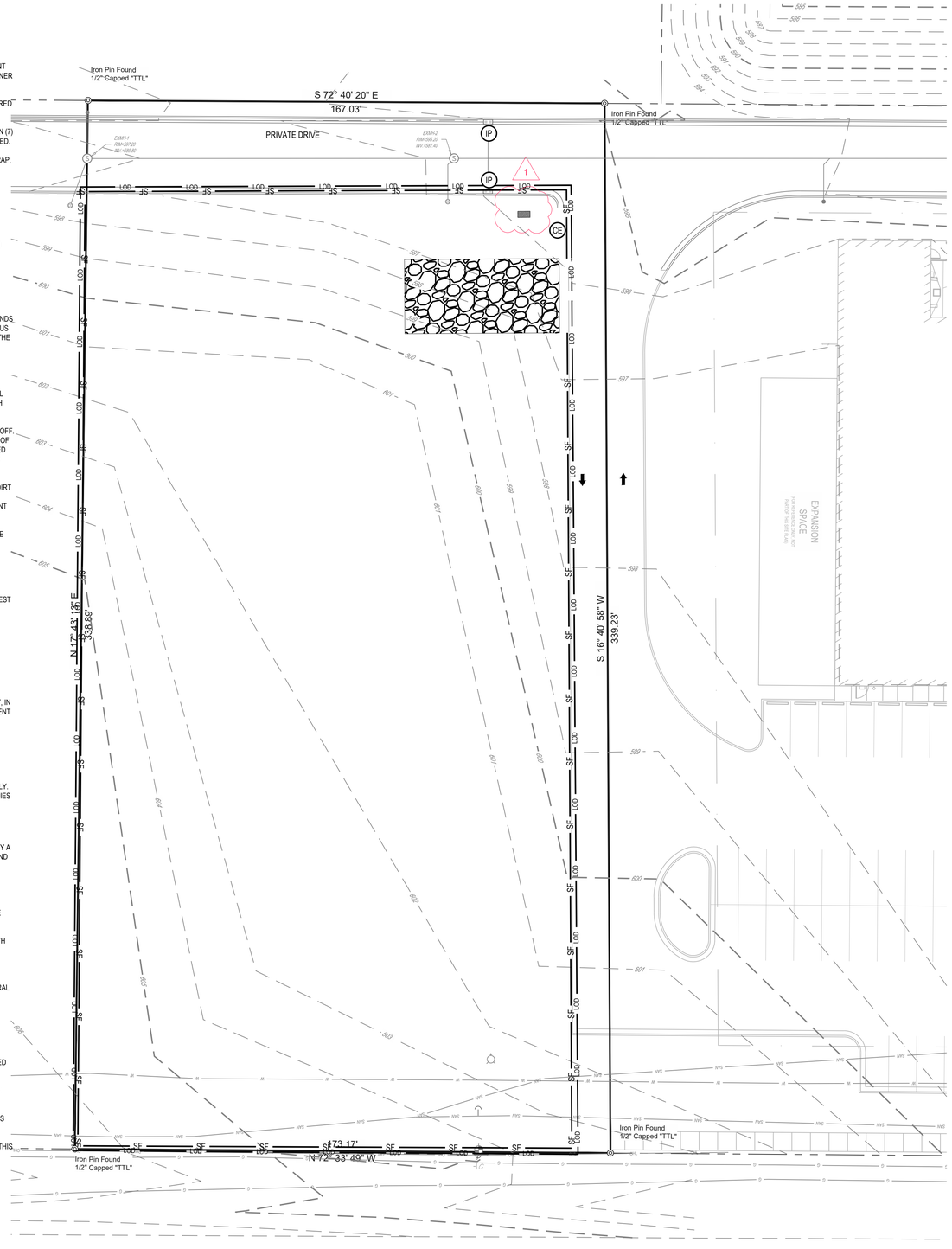
16. ALL DESIGNATED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.

17. ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES.

18. THE CONTRACTOR SHALL CONTACT TDEC, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.

19. OPEN BURNING IS NOT PERMITTED ON THE SITE.

20. CONTRACTOR TO ENSURE STREETS SHALL BE CLEARED OF DEBRIS FROM SITE AND SWEPT CLEAN ON AN AS NEEDED BASIS.



24-HOUR CONTACT:
PANDA EXPRESS PM
CLAY WORTHY
(602) 931-6540

LOCATION MAP

LA VERGNE,TN
NTS

ALL PROPOSED IMPROVEMENTS FOR ALDI SHOWN PER PLANS PROVIDED.

SWPPP LEGEND

EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- 980 — MAJOR CONTOUR
- 982 — MINOR CONTOUR
- PAVEMENT/WALK
- STM — STORM SEWER
- SF — SILT FENCE
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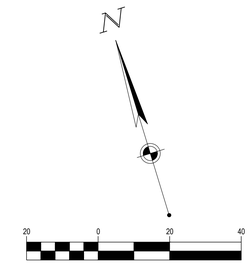
- LOD — LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STORAGE AREA
- CURB INLET
- CE — STABILIZED CONSTRUCTION ENTRANCE
- CW — CONCRETE WASHOUT AREA
- IP — INLET PROTECTION
- TR — TRASH AREA
- PERMIT/SWPPP BOX



GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.

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

Tennessee811

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

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

REVISIONS:

1	ADDENDUM #1	10/23/24

ISSUE DATE:

	PERMIT SET	07/26/24
	BID SET	10/23/24

DRAWN BY: ATW
CHECKED BY: RAP

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

ZACHARY D. FRESHWATER
REGISTERED ENGINEER
No. 116491
STATE OF TENNESSEE
10/23/24

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

INITIAL EROSION CONTROL PLAN

C06.0

PANDA HOME R2

SWPPP GENERAL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO: SWPPP AND DETAIL PLANS; ACCORDING TO THE LATEST TDEC AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES); ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.

2. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

3. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT.

4. SEDIMENT STRUCTURES AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE DEVELOPMENT AREA IS STABILIZED.

5. PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATTING, SOD, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:
   - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.
   - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.
   - WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.

6. TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:
   - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE.
   - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN TWENTY ONE (21) DAYS, BUT LESS THAN ONE (1) YEAR.
   - PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER.

7. TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:

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

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

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8. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDED, AND CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.

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10. IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

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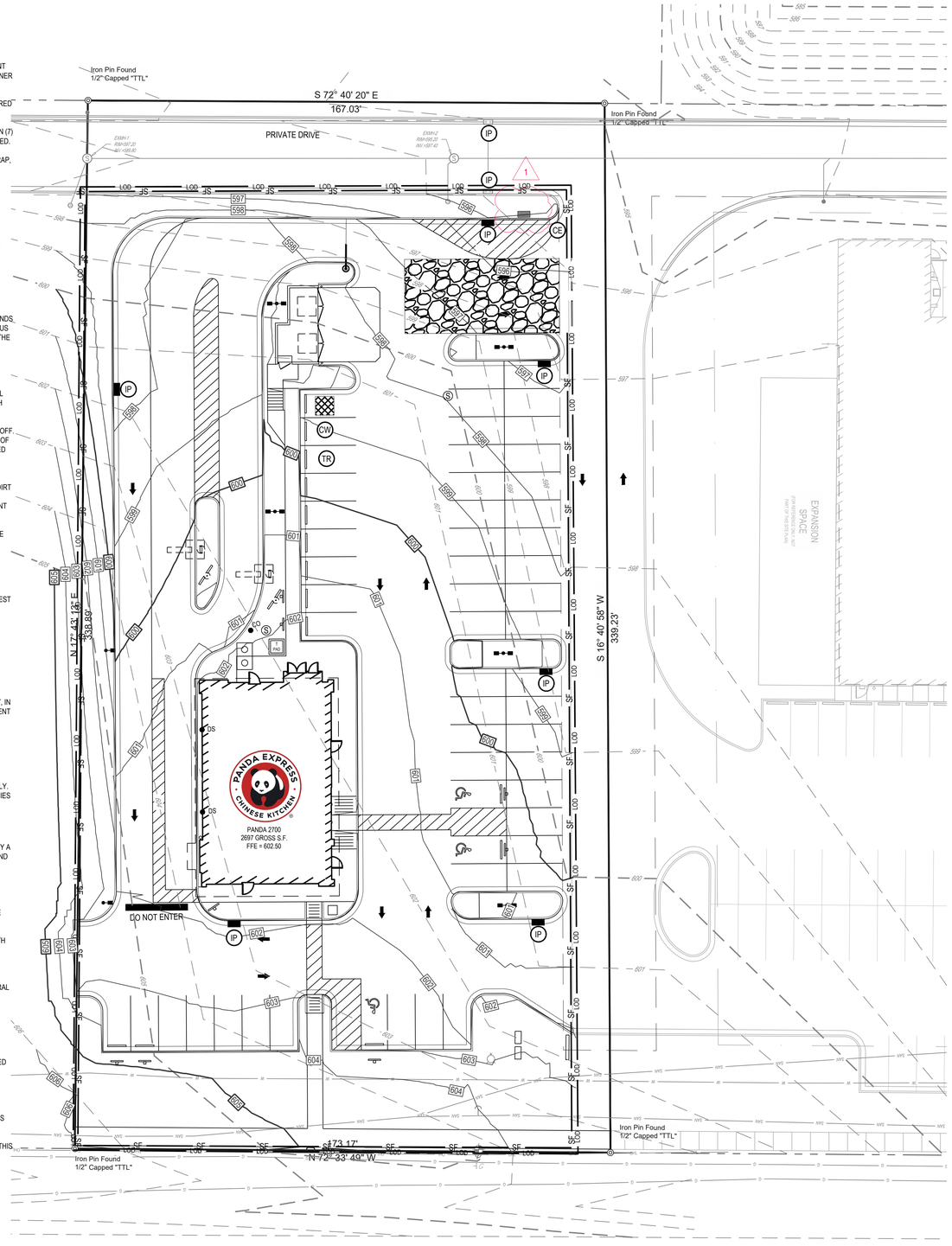

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LOCATION MAP

LA VERGNE,TN
NTS

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EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

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- (TR) TRASH AREA
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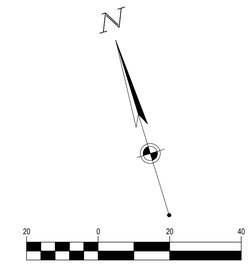

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PANDA STORE #: D31745
ARCH PROJECT #: 763900

ZACHARY D. FRUSHAW
REGISTERED ENGINEER
AGRICULTURE
No. 116191
STATE OF TENNESSEE
10/23/24

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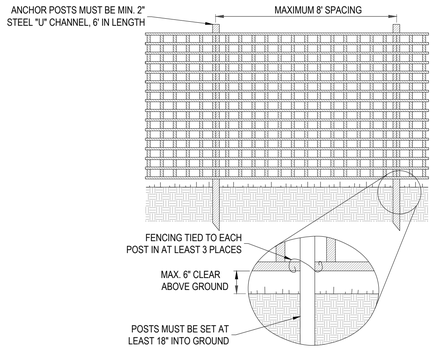
PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

FINAL EROSION CONTROL PLAN

C06.1

PANDA HOME R2

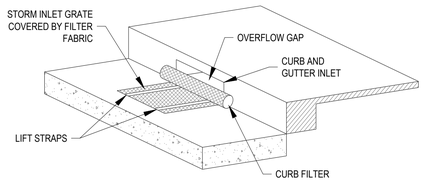


NOTES:

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

CONSTRUCTION FENCE DETAIL

NTS

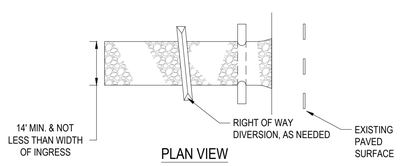


NOTE:

INLET PROTECTION SHALL BE DANDY CURB BAG OR APPROVED OTHER.

CURB INLET PROTECTION

NTS



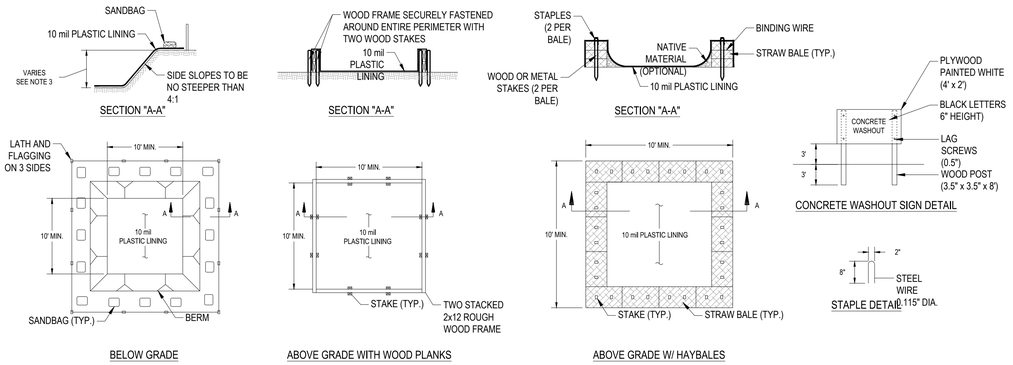
NOTES:

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

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

STABILIZED CONSTRUCTION ENTRANCE

NTS

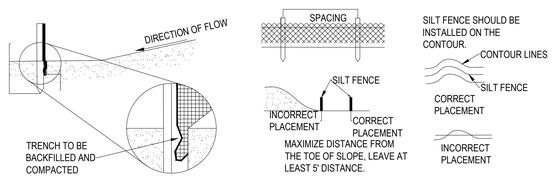


NOTES:

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

CONCRETE WASHOUT

NTS



SPECIFICATIONS FOR SILT FENCE

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

NOTES:

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

CRITERIA FOR SILT FENCE MATERIALS

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

SILT FENCE

NTS

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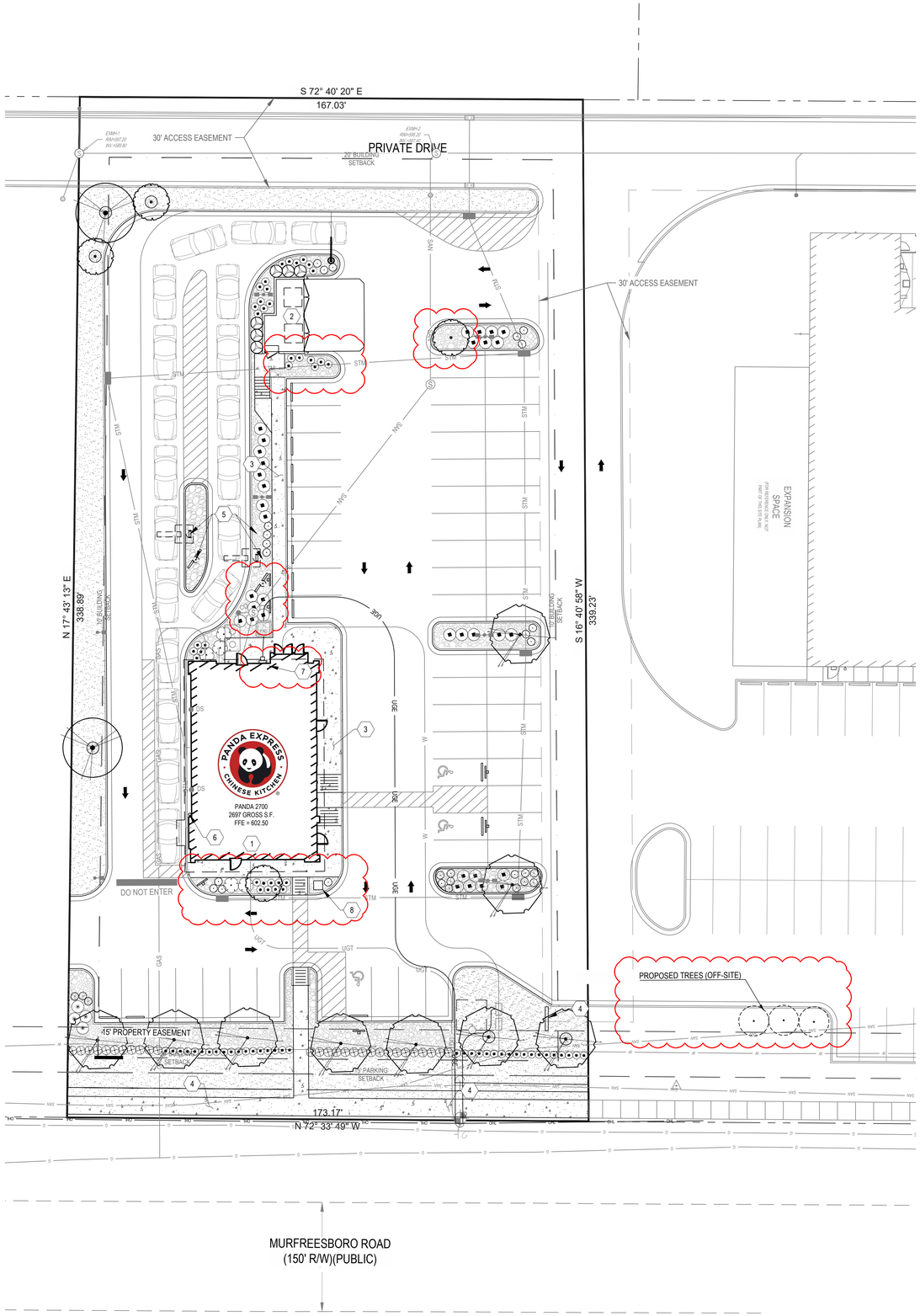
EROSION CONTROL DETAILS

C06.2

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPERTY LINE
- EASEMENT
- STM — STORM LINE
- SAN — SANITARY LINE
- W — WATER LINE
- G — GAS LINE
- UGT — UNDERGROUND TELEPHONE LINE
- UGE — UNDERGROUND ELECTRIC LINE
- OHL — OVERHEAD POWER LINE
- 600 — MAJOR ENGINEERED CONTOUR
- 602 — MINOR ENGINEERED CONTOUR
- 600 — MAJOR EXISTING CONTOUR
- 602 — MINOR EXISTING CONTOUR
- SIGN
- SANITARY MANHOLE
- CURB INLET
- CO — CLEANOUT
- DS — DOWN SPOUT
- LIGHT POLE



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

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
TREES					
	9	CARPINUS BETULUS EUROPEAN HORNBEAM	2.5" CAL	8` HT	AS SHOWN
	2	MAGNOLIA GRANDIFLORA 'SOUTHERN CHARM' TEDDY BEAR SOUTHERN MAGNOLIA	---	6'-10' HT	AS SHOWN
	4	PRUNUS X `JFS-KW14` FIRST BLUSH® CHERRY	2" CAL	8` HT	AS SHOWN
	6	THUJA OCCIDENTALIS 'YELLOW RIBBON' YELLOW RIBBON ARBORVITAE	---	3` HT	5`-0" OC
SHRUBS					
	5	BUDDLEJA DAVIDII 'BLACK KNIGHT' BLACK KNIGHT BUTTERFLY BUSH	---	12" HT	6`-0" OC
	33	LOROPETALUM CHINENSE RUBRUM 'SHANG-HI' PURPLE DIAMOND® FRINGE FLOWER	---	16" HT	4`-0" OC
	31	THUJA OCCIDENTALIS `SMNTOBAB` TATER TOT ARBORVITAE	---	10" HT	3`-0" OC
	34	VIBURNUM DAVIDII DAVID VIBURNUM	---	10" HT	2`-6" OC
GROUND COVERS					
	6,676 SF	POA PRATENSIS KENTUCKY BLUEGRASS	SOD		
	2,718 SF	RIVER ROCK MULCH 3/4"-1" DIAMETER, 3" DEPTH	---		

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

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

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

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

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

KEY NOTES
1. PROPOSED 2,697 SF BUILDING
2. PROPOSED TRASH ENCLOSURE
3. PROPOSED CONCRETE SIDEWALK
4. PROPOSED MONUMENT SIGN TO BE LOCATED/PERMITTED AT A LATER DATE
5. PROPOSED DRIVE-THRU ELEMENTS
6. PROPOSED BOLLARD
7. PROPOSED TRANSFORMER PAD
8. PROPOSED CONCRETE PAD FOR PANDA STATUE

N

20 0 20 40
GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.

Tennessee811
SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: TENNESSEE UTILITIES PROTECTION SERVICE AT 811 OR 800-351-1111 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

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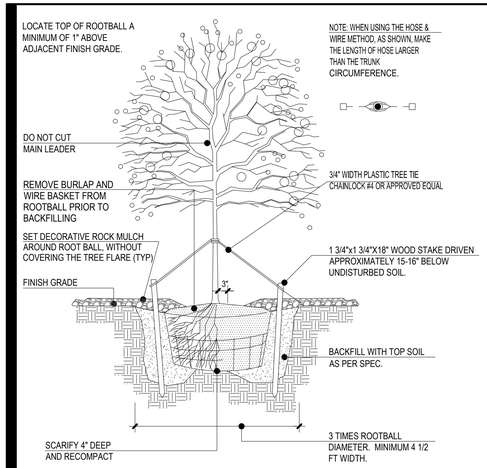
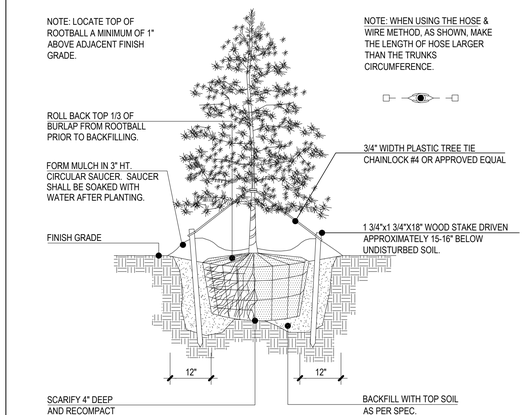
PLANTING PLAN

L1.0

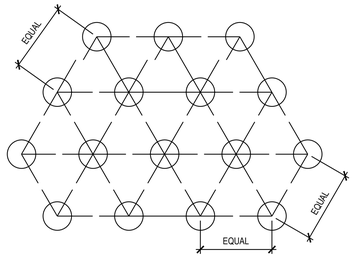
PANDA HOME R2



1 DECIDUOUS TREE STAKING N.T.S.



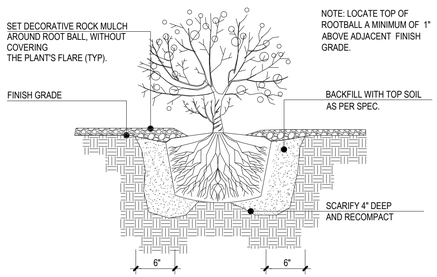
2 EVERGREEN TREE STAKING N.T.S.



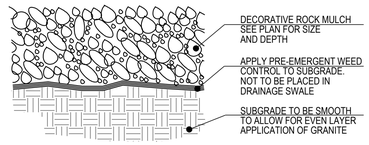
ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING PER ON CENTER SPACING AS SPECIFIED ON PLANTING PLAN.

LOCATE GROUND COVER ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY CURB, SIDEWALK, OR OTHER HARD SURFACE, UNLESS OTHERWISE NOTED.

3 GROUND COVER SPACING N.T.S.



4 EVERGREEN / DECIDUOUS SHRUB N.T.S.



NOTE: VERIFY GRANITE/ ROCK COLOR & SIZE W/ OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. CONTRACTOR BEARS ALL RESPONSIBILITY FOR ANY VARIATION FROM APPROVED GRANITE/ ROCK.

5 DECORATIVE ROCK MULCH N.T.S.

GENERAL NOTES: LANDSCAPE PLAN

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

SOIL PLANTING MIXTURE (MIX ONSITE)

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

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

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REVISIONS:

1	ADDENDUM #1	10/23/24

ISSUE DATE:

	PERMIT SET	07/26/24
	BID SET	10/23/24

DRAWN BY: ATW
CHECKED BY: RAP

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

CHARLEY D. FRESENIUS
REGISTERED LANDSCAPE ARCHITECT
No. 116091
STATE OF TENNESSEE
10/23/24

CESO
www.ceshome.com
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

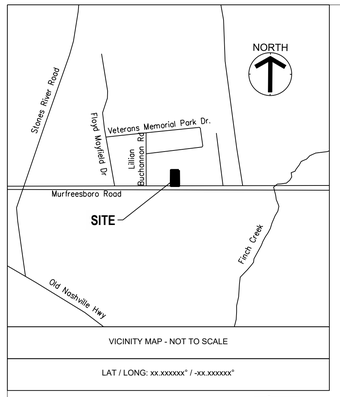
PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

DETAILS AND NOTES

L2.0

PANDA HOME R2



VICINITY MAP - NOT TO SCALE

LAT / LONG: xx.xxxxxx° / -xx.xxxxxx°

SURVEYOR NOTES

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

SCHEDULE B - SECTION II

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

EXHIBIT "A" LEGAL DESCRIPTION

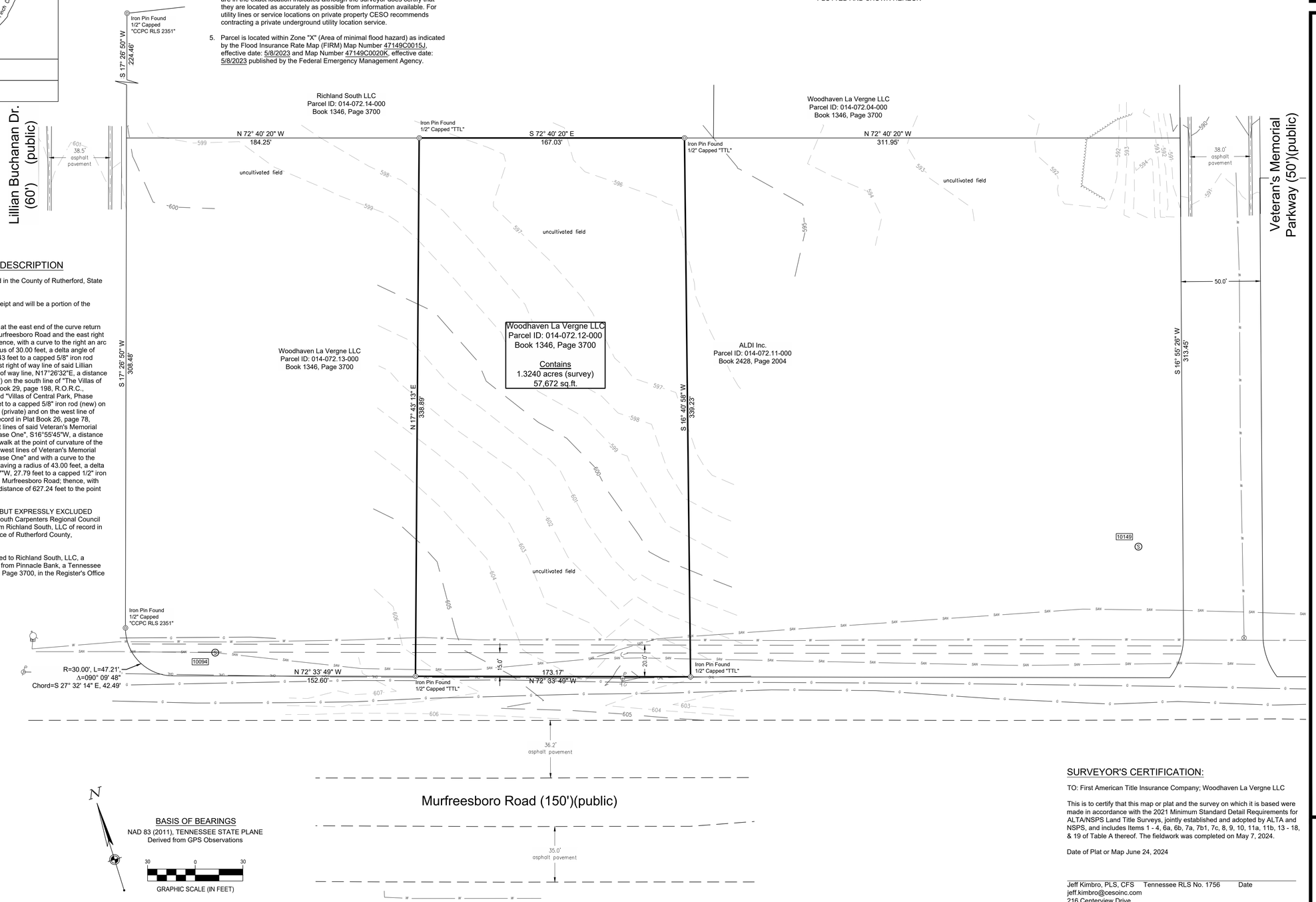
The Land referred to herein below in situated in the County of Rutherford, State of Tennessee, and described as follows:

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

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

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

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



SURVEYOR'S CERTIFICATION:

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

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

Date of Plat or Map June 24, 2024

Jeff Kimbro, PLS, CFS Tennessee RLS No. 1756 Date
jeff.kimbro@cesoinc.com
216 Centerview Drive
Suite 150
Brentwood, TN 37207
(615) 993-4232

CESO
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216 Centerview Dr., Suite 150
Brentwood, TN 37027
Phone: 615.928.5120 Fax: 888.208.4826

THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

PANDA EXPRESS

ALTA / NSPS LAND TITLE SURVEY

Murfreesboro Road, La Vergne, Tennessee 37086
County of Rutherford

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

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

Drawing Title:
ALTA/NSPS LAND TITLE SURVEY

1 of 1

W:\PROJECTS\PANDA EXPRESS\763900-01 La Vergne, TN\04-SURVEY\Dwg\763900-01_Panda Express_La Vergne, TN_ALTA.dwg - 10/24/2024 - Tyler Whittington

Schedule

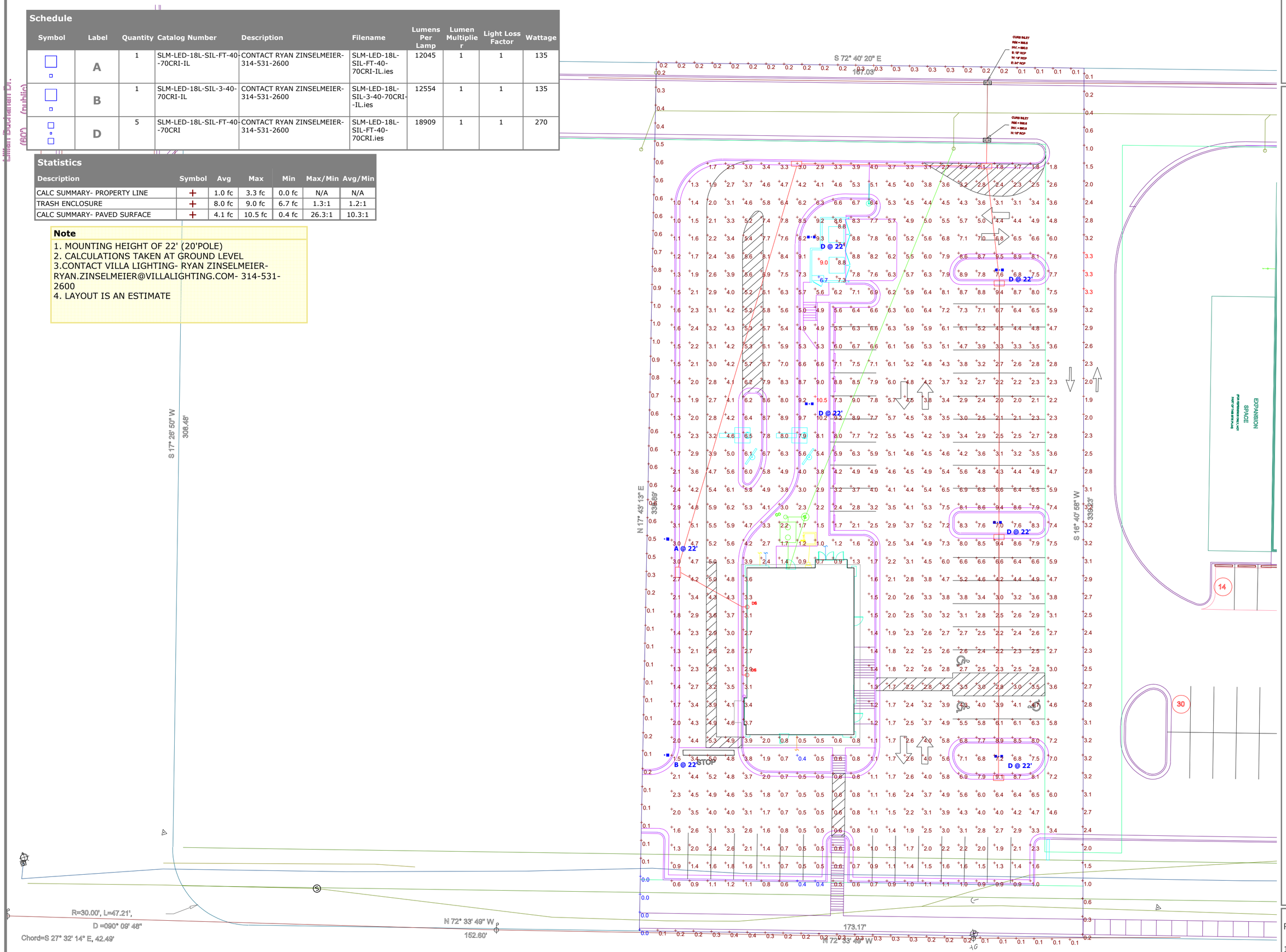
Symbol	Label	Quantity	Catalog Number	Description	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage
	A	1	SLM-LED-18L-SIL-FT-40--70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12045	1	1	135
	B	1	SLM-LED-18L-SIL-3-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600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

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALC SUMMARY- PROPERTY LINE	+	1.0 fc	3.3 fc	0.0 fc	N/A	N/A
TRASH ENCLOSURE	+	8.0 fc	9.0 fc	6.7 fc	1.3:1	1.2:1
CALC SUMMARY- PAVED SURFACE	+	4.1 fc	10.5 fc	0.4 fc	26.3:1	10.3:1

Note

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



Plan View
Scale - 1" = 25ft

PANDA EXPRESS
LA VERGNE, TN

Designer
R. ZINSELMEIER
Date
10/17/2024
Scale
NOTED
Drawing No.

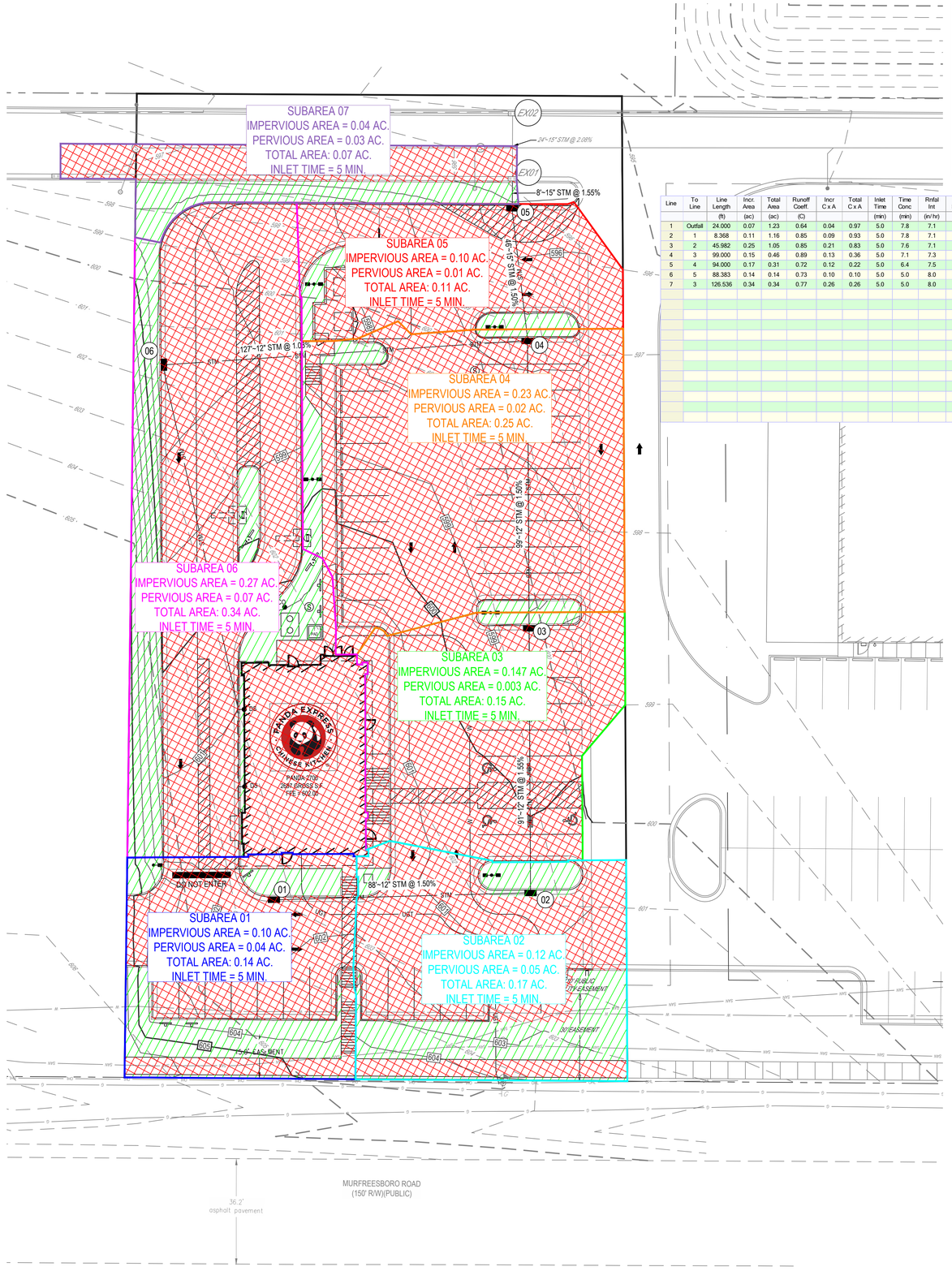
Summary

1 of 1

DRAINAGE MAP LEGEND

IMPERVIOUS AREA

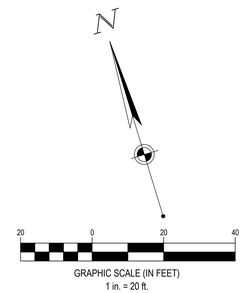
PERVIOUS AREA



COMPOSITE C

SUBAREA	IMPERVIOUS AREA (AC.) (C = 0.9)	PERVIOUS AREA (AC.) (C = 0.3)	TOTAL AREA (AC.)	COMPOSITE C
1	0.10	0.04	0.14	[(0.9*0.10)+(0.3*0.04)]/0.14 = 0.73
2	0.12	0.05	0.17	[(0.9*0.12)+(0.3*0.05)]/0.17 = 0.72
3	0.147	0.003	0.15	[(0.9*0.147)+(0.3*0.003)]/0.15 = 0.89
4	0.23	0.02	0.25	[(0.9*0.23)+(0.3*0.20)]/0.25 = 0.85
5	0.10	0.01	0.11	[(0.9*0.10)+(0.3*0.01)]/0.11 = 0.85
6	0.27	0.07	0.34	[(0.9*0.27)+(0.3*0.07)]/0.28 = 0.77
7	0.04	0.03	0.07	[(0.9*0.04)+(0.3*0.03)]/0.07 = 0.64

Line	To Line	Line Length	Incr. Area	Total Area	Runoff Coeff.	Incr C x A	Total C x A	Inlet Time	Time Conc	Rnfal Int	Total Runoff	Adnl Flow	Total Flow	Capac Full	Veloc	Pipe Size	Pipe Slope	Inv Elev Dn	Inv Elev Up	HGL Dn	HGL Up	Grnd/ Rim Dn	Grnd/ Rim Up	Line ID
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/ hr)	(cfs)	(cfs)	(cfs)	(cfs)	(ft/ s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	Outfall	24.000	0.07	1.23	0.64	0.04	0.97	5.0	7.8	7.1	6.86	0.00	6.86	9.32	5.65	15	2.08	590.00	590.50	591.45	591.68	595.50	595.50	EX01
2	1	8.368	0.11	1.16	0.85	0.09	0.93	5.0	7.8	7.1	6.55	0.00	6.55	8.05	5.38	15	1.55	590.50	590.63	591.76	591.82	595.50	595.54	05
3	2	45.982	0.25	1.05	0.85	0.21	0.83	5.0	7.6	7.1	5.93	0.00	5.93	7.91	5.27	15	1.50	590.63	591.32	591.89	592.30	595.54	596.50	04
4	3	99.000	0.15	0.46	0.89	0.13	0.36	5.0	7.1	7.3	2.60	0.00	2.60	4.37	3.91	12	1.51	591.32	592.81	592.30	593.50	596.50	598.38	03
5	4	94.000	0.17	0.31	0.72	0.12	0.22	5.0	6.4	7.5	1.68	0.00	1.68	4.36	3.32	12	1.50	592.80	594.21	593.50	594.76	598.38	600.13	02
6	5	88.383	0.14	0.14	0.73	0.10	0.10	5.0	5.0	8.0	0.81	0.00	0.81	4.37	2.42	12	1.50	594.21	595.54	594.76	595.92	600.13	601.29	01
7	3	126.536	0.34	0.34	0.77	0.26	0.26	5.0	5.0	8.0	2.08	0.00	2.08	3.61	3.38	12	1.03	591.32	592.62	592.30	593.24	596.50	597.09	06



GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.

PANDA EXPRESS, INC.
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91770
Telephone: 626.799.9898
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REVISIONS:

1	REVISION #1	09-16-24

ISSUE DATE:

	PERMIT SET	07-26-24

DRAWN BY: ATW
CHECKED BY: RAP

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

ZACHARY D. FRESHWATER
REGISTERED ENGINEER
AGRICULTURE
No. 116491
STATE OF TENNESSEE
09/13/24

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www.ceseinc.com
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Miamisburg, OH 45342
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PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

DRAINAGE MAP

EX-2

PANDA HOME R2

FINISH SCHEDULE

ROOM	NAME	FLOOR	BASE	WALL	CEILING
100	DINING ROOM	T200 24" X 24" TILE T402 INLAY	T111 TILE SIZE: REF. SCHEDULE T200 TILE SIZE: REF. SCHEDULE T125 FULL TILE	6252S, 2850S PAINT T111, T125 TILE G-1 WALL COVERING	C4 2'X 2' ARMSTRONG, ULTIMA C3 GYP BOARD W/ PAINT 6252S
101	SERVING AREA	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T111 HAND SINK WALL TILE WP1 FRP PANEL	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT
102	DRIVE-THRU STATION	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
103	KITCHEN	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
104	KITCHEN PREP.	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
105	WALK-IN COOLER	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
105A	WALK-IN FREEZER	GALVANIZED STAINLESS STEEL S1 SILIKAL UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
106	MEN'S ROOM	T200 24" X 24" TILE	T108 FULL TILE SCHLUTER	T108 TILE	C3 GYB BOARD W/ 6252S SMOOTH WASHABLE PAINT
107	WOMEN'S ROOM	T200 24" X 24" TILE	T108 FULL TILE SCHLUTER	T108 TILE	C3 GYB BOARD W/ 6252S SMOOTH WASHABLE PAINT
108	VESTIBULE	T200 24" X 24" TILE	T125 FULL TILE	2850S PAINT T125 TILE	C3 GYB BOARD W/ 6252S SMOOTH WASHABLE PAINT
109	NOT USED	-	-	-	-
110	EXTERIOR STORAGE	SEALED CONCRETE, SMOOTH FINISH	-	WP1 FRP PANEL	C3 GYB BOARD W/ 6252S SMOOTH WASHABLE PAINT
111	ENTRY VESTIBULE	T200 24" X 24" TILE M100 4" X 6" MAT	T125 FULL TILE	P104 PAINT T124 TILE	C3 GYB BOARD W/ 6252S SMOOTH WASHABLE PAINT

DOOR & HARDWARE SCHEDULE

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

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

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

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

NO.	DR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RTG	HARDWARE: PASSAGE	LOCKSET	ELECT. STRIKE W/ ENTRY KEYPAD	PRIVACY	S.F. PULL	S.F. PUSH	PANIC	HINGE: BUTT	CONT./PIANO	STOP: FLOOR	WALL	ACCESORIES: REMOVABLE CENTER POST	THRESHOLD	LATCH GUARD	DETEX ALARM	SILENCERS	KICKPLATE	CLOSER	CHAIN RESTRAINT W/SPRINGS (EA. DOOR)	REMARKS
D1	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-		●			●		●		●	●			●					●		KAWNEER CURTAIN 1620 SYSTEM. PULL ON EXTERIOR SIDE BY LOCKNET
D2	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-		●			●		●		●	●			●					●		KAWNEER CURTAIN 1620 SYSTEM. PULL ON EXTERIOR SIDE BY LOCKNET
D3	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAM. PRE-FINISHED	1 3/4"	SOLID	-	-				●				●			●					●	●	●		KICKPLATE ON EA. SIDE OF DOOR
D4	NOT USED	-	-	-	-	-	-	-																				
D5	HOLLOW METAL	3'-6" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-							●		●				●	●	●		●	●		KICKPLATE ON INT. SIDE OF DOOR
D6	HOLLOW METAL	(2) 3'-0" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-		●							●				●	●					●	
D7	HOLLOW METAL	3'-0" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-		●							●				●	●					●	W/ LOUVERED VENT & BUG SCREEN
D8	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-		●	●		●	●	●		●	●			●					●		100% BLACK-OUT SPANDREL FILM WITHIN LAMINATED GLASS. DO NOT APPLY FILM TO OUTER SURFACES OF GLASS
D1B	ALUM. STORE. VESTIBULE	3'-0" X 7'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-						●	●		●	●			●					●		

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

WALL SCHEDULE

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

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

WALL PANEL SCHEDULE

NO.	MANUFACTURER	DESCRIPTION	MFG #	FINISH	REMARK
C7G	FAMILY BOOTH CANOPY	RICHFIELD: 209 W X 66D X 48.75H	-	-	SUPPLIED BY RICHFIELD/PANDA, INSTALLED BY GC
WP1	CRANE COMPOSITES INC.	F.R.P. THICKNESS: .075	LBCS.14	#636 (GRAY), SM/SM	CONTACT: SALES@CRANECOMPOSITES.COM; 800-435-0080
WP2	KEC	S.S. PANEL (22 GA)	WP2	BRUSHED FINISH	FURNISHED BY PX, INSTALLED BY G.C.
WP3	KEC	S.S. PANEL (22 GA)	WP3	4" DIAMOND PATTERN FINISH	FURNISHED BY PX, INSTALLED BY G.C.

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

SPECIAL SURFACE SCHEDULE

NO.	MANUFACTURER	DESCRIPTION	MFG #	STAIN/COLOR	FINISH	REMARK
QZ-8	DALTILE	ARTIFICIAL QUARTZ	QQ03	BROADWAY BLACK	POLISHED	SERVICE COUNTER & DRINK STATION PROVIDED BY PX, INSTALLED BY G.C.

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

PAINT SCHEDULE

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

SUPPLIED BY GC USE SHERWIN WILLIAMS NATIONAL ACCOUNT, WARENCHOK, CONTACT DENISE MATHENY 937.236.8418. denise.k.matheny@sherwin.com

TILE SCHEDULE (SEE SHEET A-104)

WALL LEGEND

- NEW EXTERIOR WALL
- NEW EXTERIOR WALL FRAMED WITH STRUCTURAL STEEL STUDS
- NEW INTERIOR WALL (FULL HT.)
- NEW INTERIOR WALL (LOW WALL - REF. ELEV. & DETAILS)
- WALK-IN BOX PANEL

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

NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY G.C.-INSTALLED BY G.C.:

5. INSTALL 18 GA STAINLESS STEEL CORNER GUARD & WALL CAP INSIDE KITCHEN

CG-1 — 18 GA. STAINLESS STEEL CORNER GUARD - FULL HT.

CG-1A — 18 GA. STAINLESS STEEL CORNER GUARD - 4'-0" HIGH

CG-2, CG-3 — 18 GA. STAINLESS STEEL CORNER GUARD/FRAME - ALL AROUND PERIMETER OF OPENING - FRAME TO BE WELDED WITH MITERED CORNERS TO FORM SINGLE UNIT.

WC-1 — 18 GA. STAINLESS STEEL WALL CAP

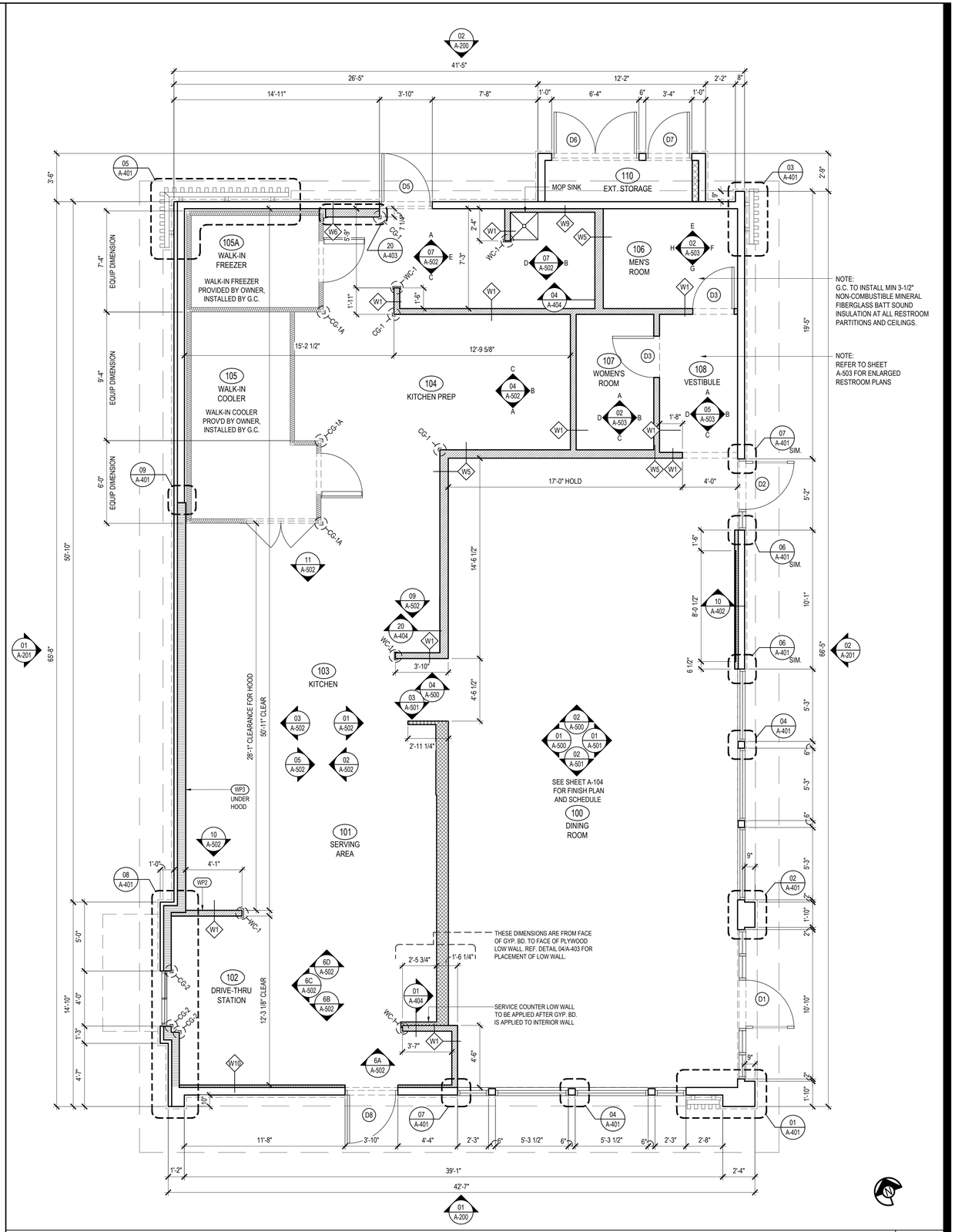
ALL OTHER STAINLESS STEEL BY G.C.

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

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

NOTE:

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



FLOOR PLAN 01
Scale= 1/4" = 1'-0" A-103

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

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REVISIONS:

1	ADDENDUM 1	10-23-24

ISSUE DATE:

	PERMIT SET	07-26-24
	BID SET	10-23-24

DRAWN BY: DMB
CHECKED BY: AJF, MA

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

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Phone: 937.435.8584 Fax: 888.208.4826

PANDA EXPRESS
PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

A-103
FLOOR PLAN

PANDA HOME R2

EXTERIOR FINISH SCHEDULE

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

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

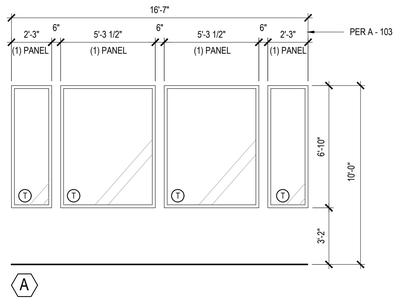
WINDOW SCHEDULE

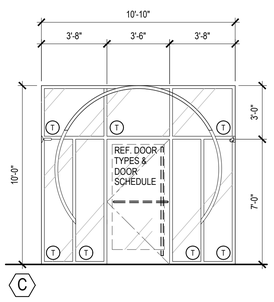
SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
A	12'-7" LIN. FEET	6'-10"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
B	16'-9" LIN. FEET	6'-10"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES
C	10'-10"	10'-0"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 6" X 2" IN ANODIZED ALUMINUM FRAME MOON GATE TO CONNECT WITH KAWNEER ATTACHMENT BRACKET 834-745.
D	5'-2"	10'-0"	1" INSULATED GLASS	BLACK ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 6" X 2" IN ANODIZED ALUMINUM FRAME MOON GATE TO CONNECT WITH KAWNEER ATTACHMENT BRACKET 834-745.
E	4'-0"	59 1/2	1" INSULATED GLASS	DARK BRONZE ANODIZED ALUMINUM	QUIK-SERV (NON-HEATED AIR CURTAIN OR HEATED AIR CURTAIN), ROUGH OPENING 48" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307
F	7'-3"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING
G	7'-10"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING

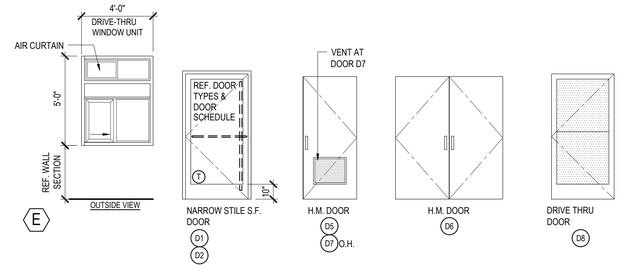
INSTALLED AND FURNISHED BY. G.C. UNLESS NOTED OTHERWISE

NOTES
1. INSULATING GLASS SOLARBAN 60 LOW E: WINTER U=0.29 SHGC: 0.25 VIS TRANS: 35%
2. DOORS: FULL GLAZED DOORS W/10" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE
3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
5. MANUFACTURER: QUIK-SERV, MODEL IFT-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH QSK1025AA-BK NON HEATED AIR CURTAIN OR QSV1025EJ-040-BK HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.
6. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.

(T) TEMPERED GLASS

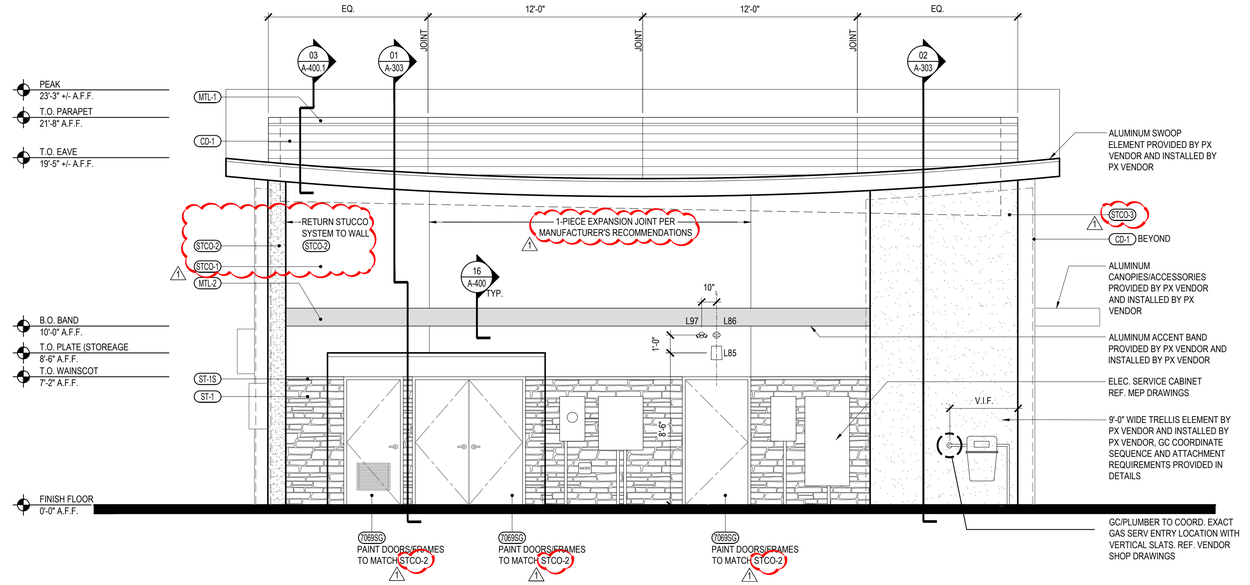






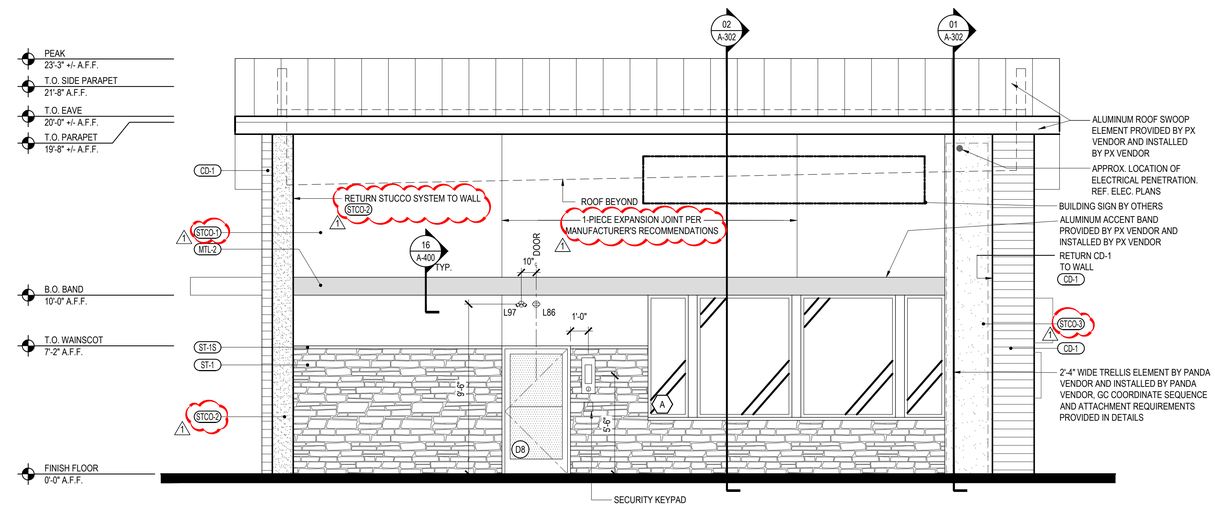
WINDOW AND DOOR ELEVATIONS | 03

Scale= NTS | A-200



REAR ELEVATION | 02

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



FRONT ELEVATION | 01

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

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DRAWN BY: DMB
CHECKED BY: AJF, MA

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PANDA STORE #: D31745
ARCH PROJECT #: 763900

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Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

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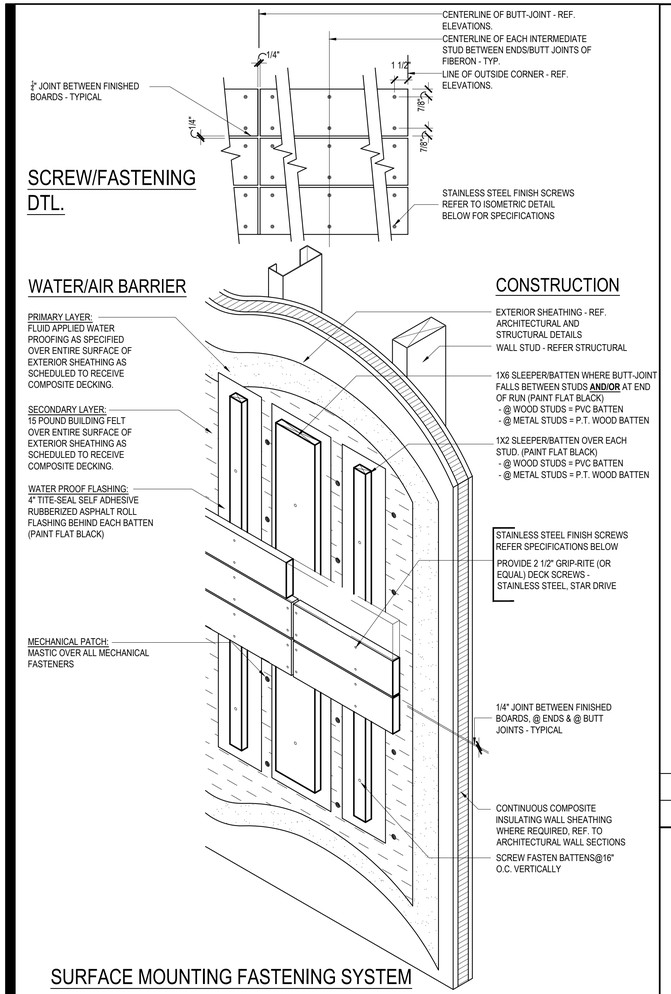
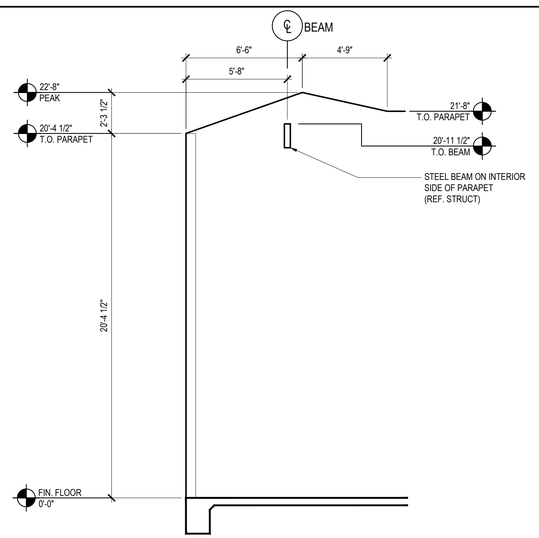
A-200

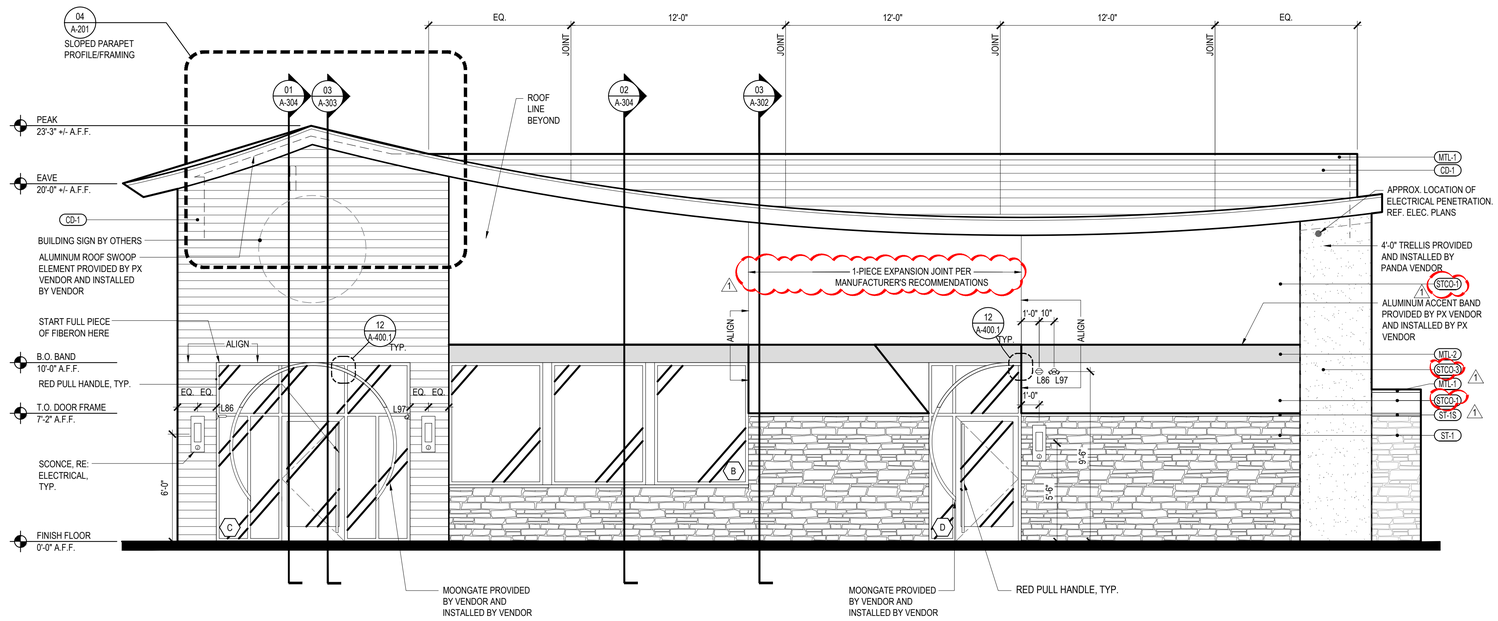
EXTERIOR ELEVATIONS



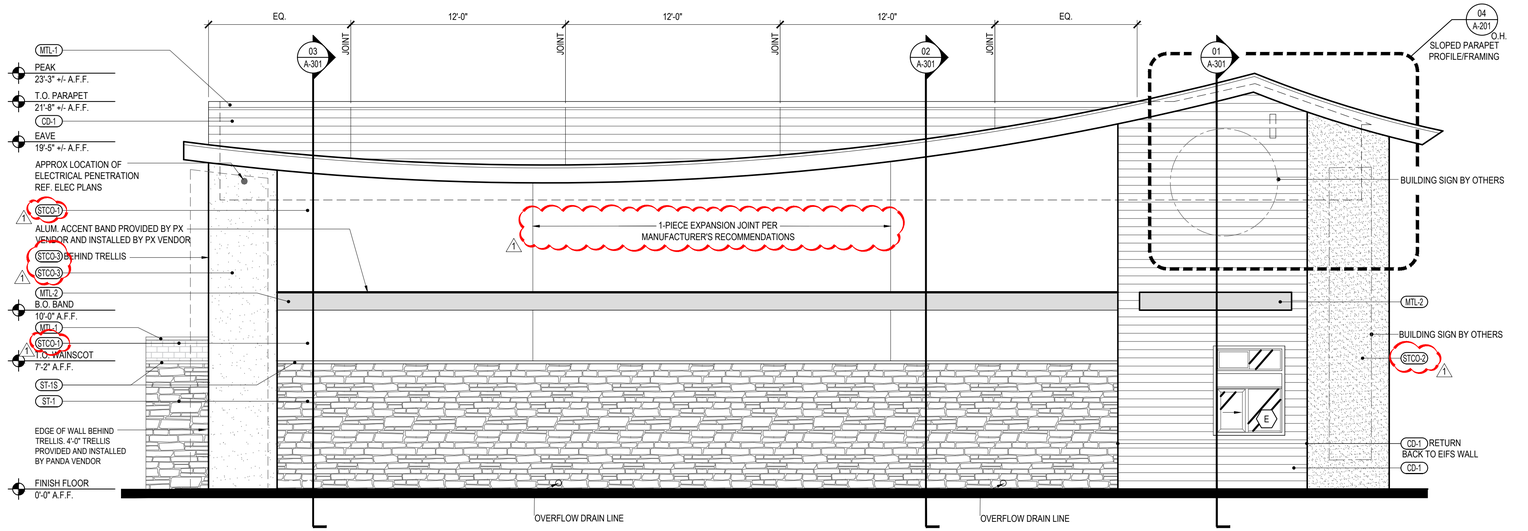
COMPOSITE DECK FASTENING & WATER PROOFING | 03
Scale= 1 1/2" = 1'-0" | A-201



SLOPED PARAPET FRAMING PROFILE | 04
Scale= 1/4" = 1'-0" | A-201



ENTRY ELEVATION | 02
Scale= 1/4" = 1'-0" | A-201



*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

DRIVE-THRU ELEVATION | 01
Scale= 1/4" = 1'-0" | A-201

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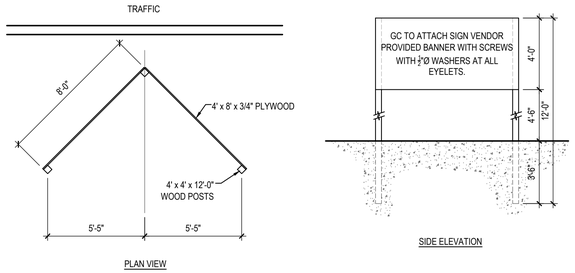
LA VERGNE, TN 37086

A-201
EXTERIOR ELEVATIONS

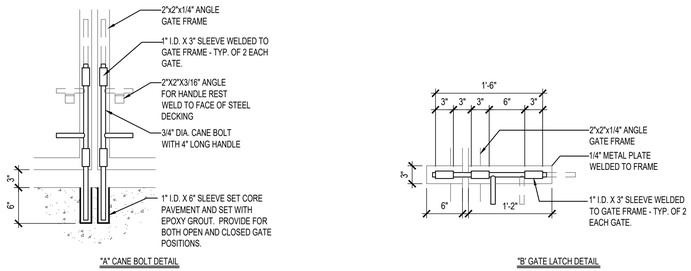
PANDA HOME R2

NOTE: GC TO COORDINATE PLACEMENT ONSITE WITH PANDA PROJECT MANAGER.



"COMING SOON" SIGN DETAIL 16

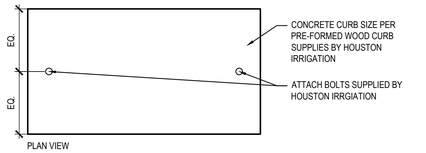
Scale= 1/4" = 1'-0" A-407

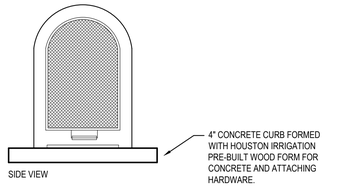


DUMPSTER GATE LATCH DETAILS 15

Scale= NTS A-407

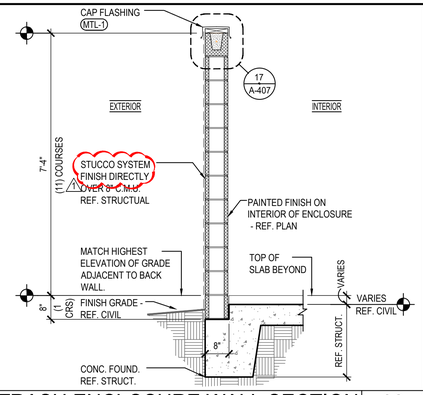
PROVIDE & INSTALL CAGE AND COVER FOR THE BACK-FLOW PREVENTER AT 4" CONCRETE CURB IN LANDSCAPE AREA; GORILLA CAGE, MANUFACTURED BY HOUSTON IRRIGATION SERVICES SPRING, TEXAS (281-705-9701). PROVIDE INSULATED COVER, 'AQUA SHIELD' MODEL # BFP1-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM.





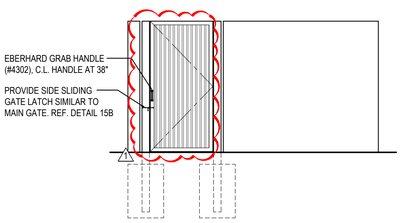
BACKFLOW PROTECTION CAGE 11

Scale= NTS A-407



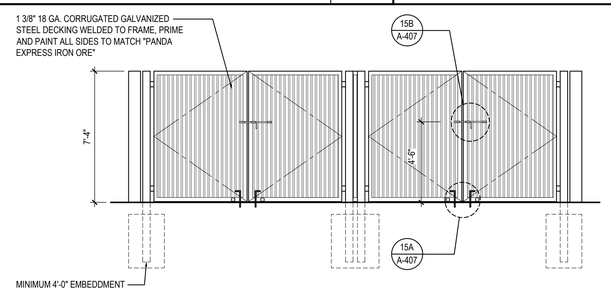
TRASH ENCLOSURE WALL SECTION 08

Scale= 1/2" = 1'-0" A-407



SIDE ELEVATION 04

Scale= 1/4" = 1'-0" A-407



NOTE:
THE TRASH ENCLOSURE EXTERIOR CMU WALLS TO HAVE STUCCO SYSTEM (COATING) FINISH TO MATCH BUILDING TEXTURE - SEE: A-200

TRASH ENCLOSURE WALL COLOR SHALL MATCH: STCO-1

TRASH ENCLOSURE GATE COLOR SHALL MATCH "PANDA EXPRESS IRON ORE"

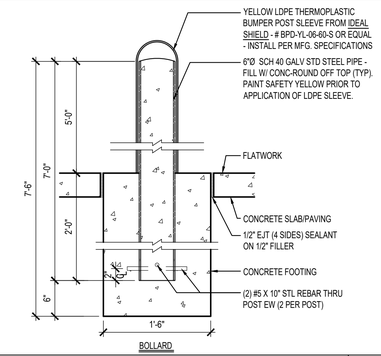
INTERIOR WALLS SHALL BE SMOOTH, CLEANABLE AND SEALED WITH AN APPROVED EPOXY CEMENT SEALER. COLOR TO MATCH EXTERIOR.

NOTE: CONTRACTOR TO SUPPLY & INSTALL ALL HINGES, GATE LATCHES, CANE BOLTS, ETC. AS INDICATED.

NOTE: ANY DIAGONAL SUPPORT FOR GATES SHALL BE INSTALLED ON THE INSIDE OF ENCLOSURE. THIS SHALL NOT BE VISIBLE ON THE OUTSIDE OF THE GATE.

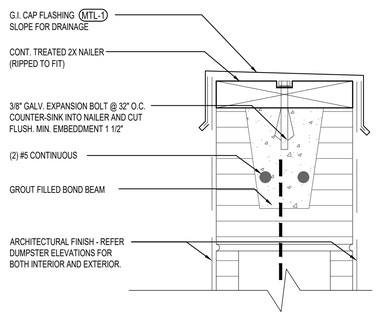
FRONT ELEVATION 02

Scale= 1/4" = 1'-0" A-407



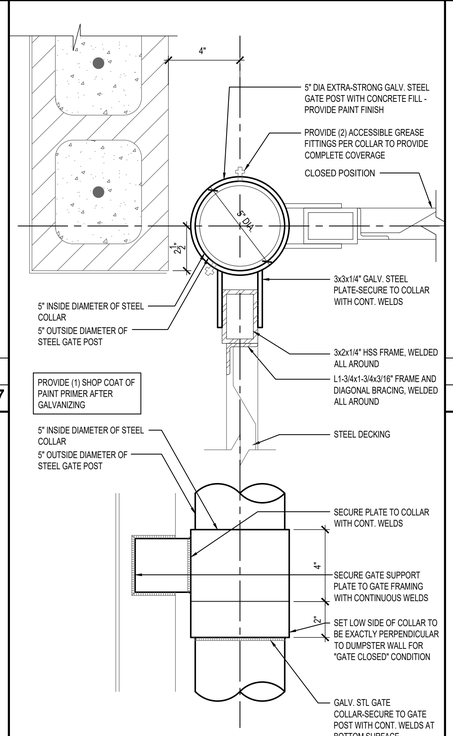
BOLLARD / POST BASE 18

Scale= 1" = 1'-0" A-407



DUMPSTER CAP DETAIL 17

Scale= 3" = 1'-0" A-407



HINGE DETAIL 13

Scale= 3" = 1'-0" A-407

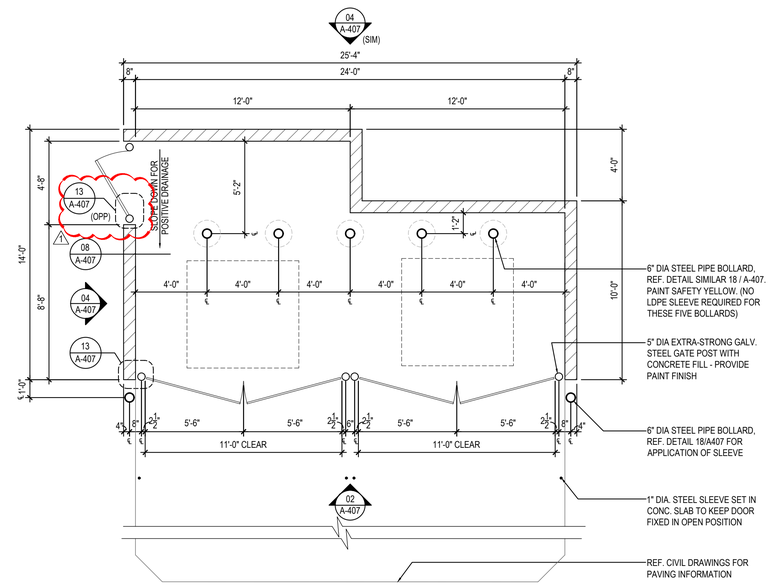
NOT USED 10

Scale: A-407

NOT USED 09

Scale: A-407

NOTE:
FLOOR OF DUMPSTER AREA MUST BE BROOM FINISH AND SEALED WITH (AQUA MIX SEALER'S CHOICE GOLD) CEMENT SEALER.



TRASH ENCLOSURE 01

Scale= 1/4" = 1'-0" A-407

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

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REVISIONS:

1	ADDENDUM 1	10-23-24

ISSUE DATE:

	PERMIT SET	07-26-24
	BID SET	10-23-24

DRAWN BY: DMB
CHECKED BY: AJF, MA

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

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

PANDA EXPRESS
PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

A-407

TRASH ENCLOSURE DETAILS

PANDA HOME R2

PANDA EXPRESS
CHINESE KITCHEN

PANDA
EXPRESS

PANDA EXPRESS
CHINESE KITCHEN
PANDA
謝謝

PANDA EXPRESS
CHINESE KITCHEN

Planning Commission Report
Meeting: November 26, 2024

City of La Vergne

Item #: 8. **Item Title: Recommendation to the Board of Mayor and Aldermen: Rezoning of Property, Requested by the City of La Vergne. 48.2 acres. Properties are located at the Northeast Portion of the Roundabout on Stones River Road, 1500 East Nir Shreibman Blvd. and 480 Stones River Road (Tax Map 14, Parcels 2.00, 5.02 and 14.04). Current Zoning District: R-1 (Low Density Residential) and R-2 (Medium Density Residential) Zoning Districts; Proposed Zoning District: C-1 (Government Use) Zoning District. Property owned by the City of La Vergne.**

Reviewed By:
Bo Logan, City Planner

Summary:

The applicant is requesting to rezone approximately 48.2 acres from R-1 (Low Density) and R-2 (Medium Density) to C-1 (Government Use District).

The properties are located at the Northeast side of the Roundabout on Stones River Road, 1500 East Nir Shreibman Blvd., and 480 Stones River Road.

Per the applicant, the purpose of the rezoning is to be able to pursue the development of a civic building. There is a formal plan offered at this time.

The main zoning in the area is R-1 and R-2. There is residential development along this entire corridor extending from Murfreesboro Road north to Percy Priest Reservoir. Also, Rutherford County Schools' property is located to the south.

The property that borders this site on the east is R-2. Everything else is zoned R-1 (Low Density Residential).

Staff Comments / Technical Items:

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

Engineering (**Gary Lide** - glide@lavergnetn.gov)
No comments

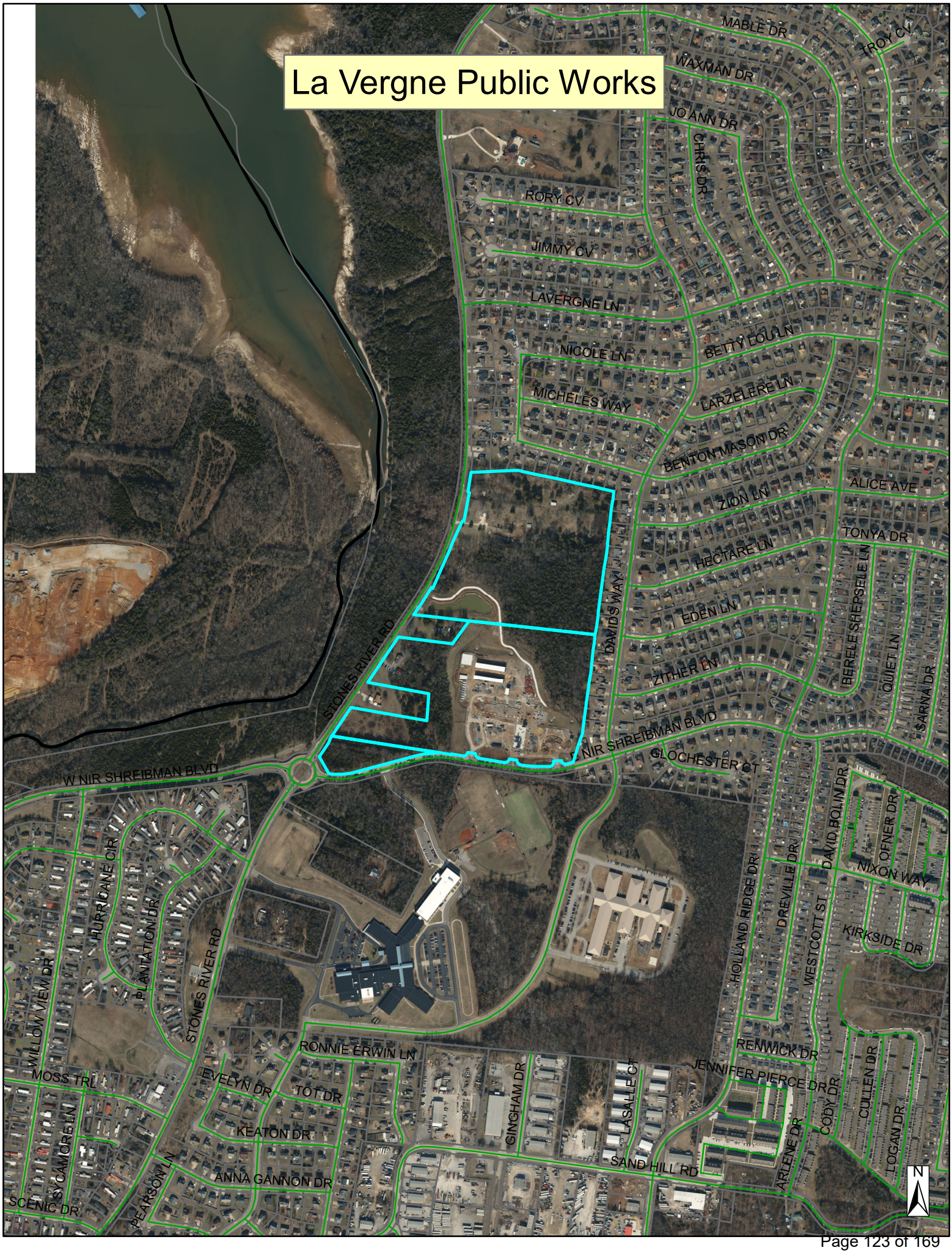
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No comments

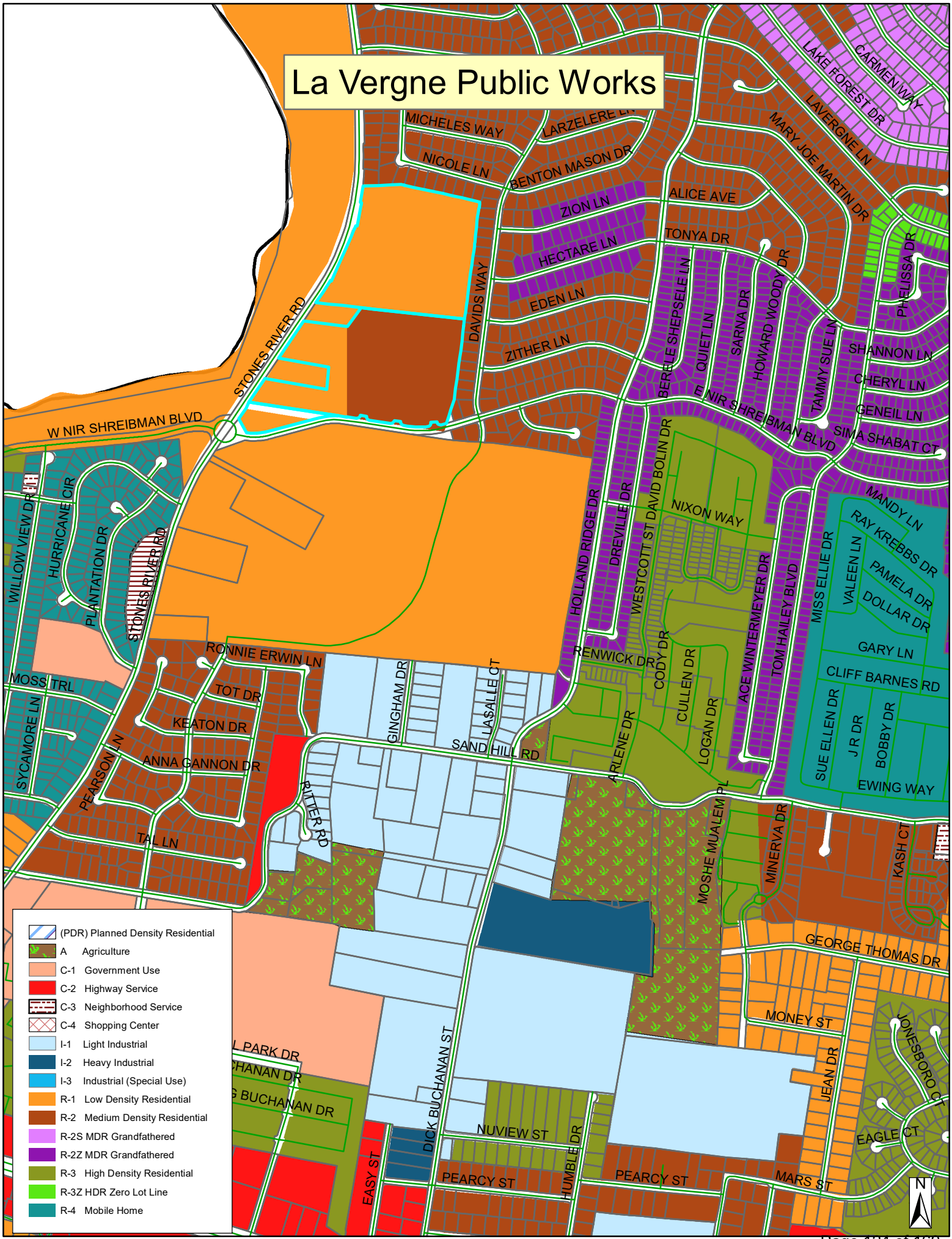
Fire
No comments

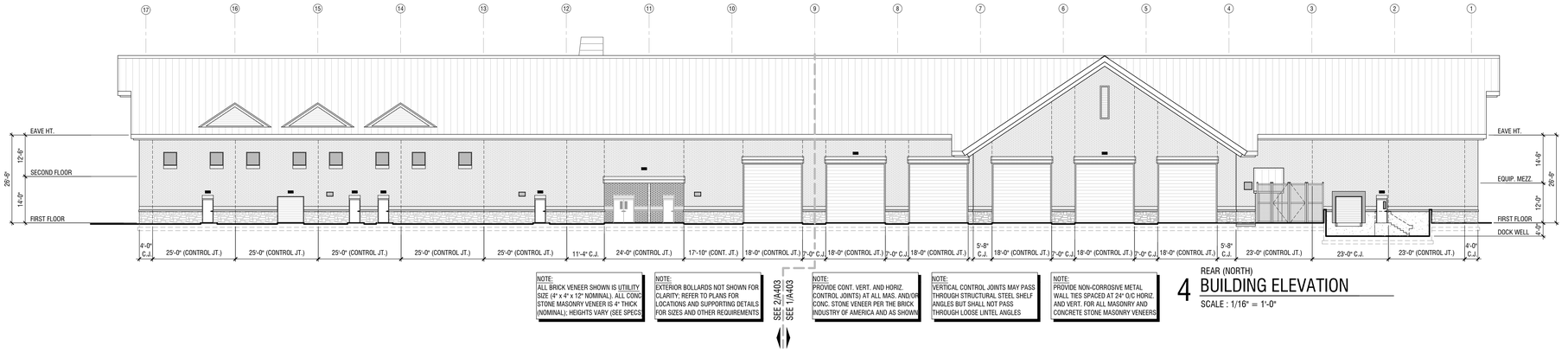
Police (**John Eubank** - jeubank@lavergnetn.gov)
No comments

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

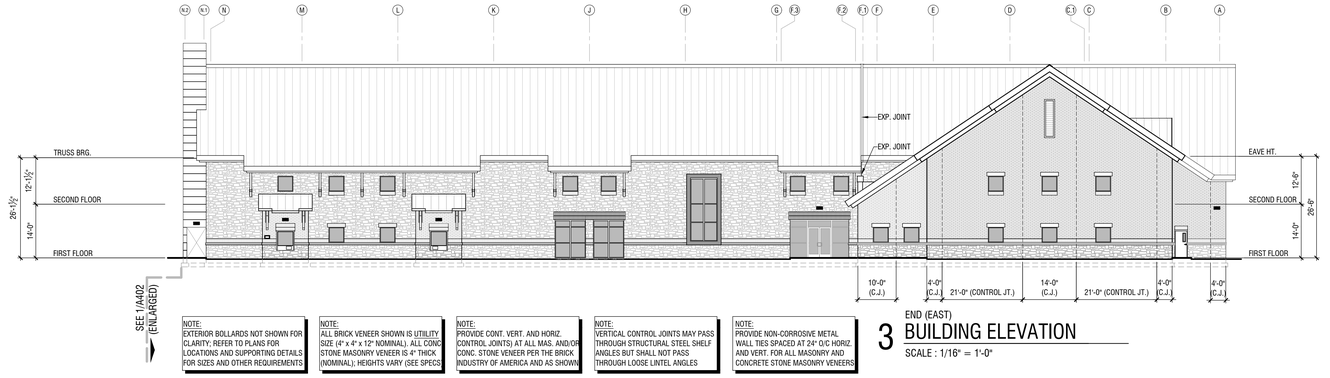
La Vergne Public Works
MICHELES WAY
NICOLE LN
ZION LN
DAVIDS WAY
HECTARE LN
EDEN LN
ZITHER LN
STONES RIVER RD
E NIR SHREIBMAN BLVD
E NIR SHREIBMAN BLVD
N


La Vergne Public Works
MABLE DR
TROY CV
WAXMAN DR
JO ANN DR
CHRIS DR
RORY CV
JIMMY CV
LAVERGNE LN
NICOLE LN
BETTY LOU LN
MICHELES WAY
LARZELERE LN
BENTON MASON DR
ALICE AVE
ZION LN
TONYA DR
HECTARE LN
EDEN LN
ZITHER LN
DAVIDS WAY
STONES RIVER RD
BERELE SHERSELE LN
QUIET LN
SARNA DR
E NIR SHREIBMAN BLVD
GLOCHESTER CT
W NIR SHREIBMAN BLVD
DAVID BOLIN DR
OFNER DR
NIXON WAY
KIRKSIDE DR
HOLLAND RIDGE DR
DREVILLE DR
WESTCOTT ST
HURRICANE CIR
PLANTATION DR
WILLOW VIEW DR
STONES RIVER RD
RONNIE ERWIN LN
RENWICK DR
JENNIFER PIERCE DR
MOSS TRL
EVELYN DR
TOT DR
GINGHAM DR
LASALLE CT
CODY DR
CULLEN DR
LOGAN DR
KEATON DR
SAND HILL RD
ARLENE DR
SYCAMORE LN
ANNA GANNON DR
PEARSON LN
SCENIC DR
N

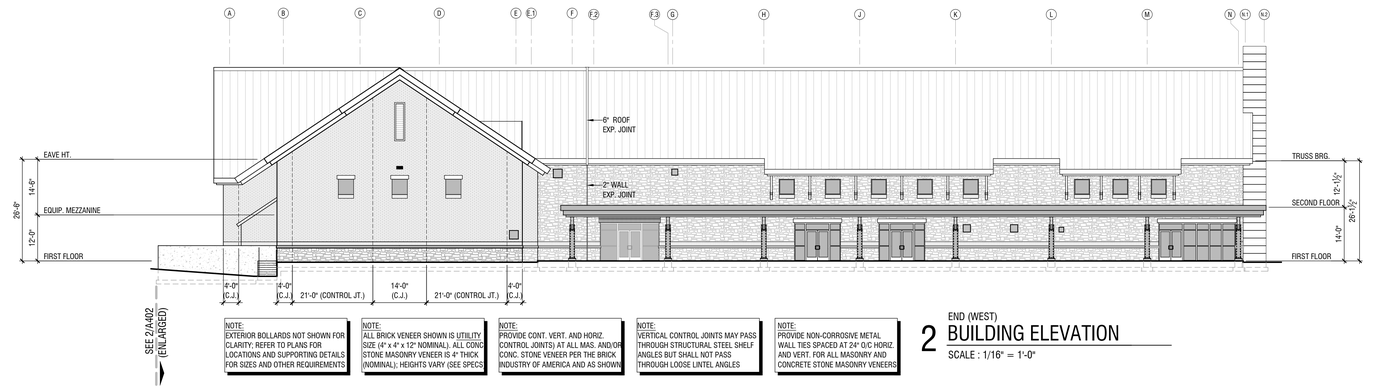

La Vergne Public Works
MICHELES WAY
LARZELERE LN
NICOLE LN
BENTON MASON DR
ZION LN
ALICE AVE
HECTARE LN
TONYA DR
EDEN LN
ZITHER LN
DAVIDS WAY
STONES RIVER RD
W NIR SHREIBMAN BLVD
E NIR SHREIBMAN BLVD
LAKE FOREST DR
CARMEN WAY
LAVERGNE LN
MARY JOE MARTIN DR
PHELISSA DR
SHANNON LN
CHERYL LN
GENEIL LN
SIMA SHABAT CT
TAMMY SUE LN
HOWARD WOODY DR
SARNA DR
QUIET LN
BERELE SHEPSELF LN
HOLLAND RIDGE DR
DREVILLE DR
WESTCOTT ST
DAVID BOLIN DR
NIXON WAY
RENWICK DR
CODY DR
CULLEN DR
LOGAN DR
ACE WINTERMEYER DR
TOM HAILEY BLVD
MISS ELLIE DR
VALEEN LN
MANDY LN
RAY KREBBS DR
PAMELA DR
DOLLAR DR
GARY LN
CLIFF BARNES RD
SUE ELLEN DR
J R DR
BOBBY DR
EWING WAY
ARLENE DR
SAND HILL RD
GINGHAM DR
LA$ALLE CT
RONNIE ERWIN LN
TOT DR
KEATON DR
ANNA GANNON DR
RITTER RD
TAL LN
PEARSON LN
SYCAMORE LN
MOSS TRL
WILLOW VIEW DR
HURRICANE CIR
PLANTATION DR
STONES RIVER RD
MOSHE MUALEM PL
MINERVA DR
KASH CT
GEORGE THOMAS DR
MONEY ST
JEAN DR
JONESBORO CT
EAGLE CT
MARS ST
PEARCY ST
HUMBLE DR
NUVIEW ST
DICK BUCHANAN ST
EASY ST
BUCHANAN DR
PARK DR
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home
N



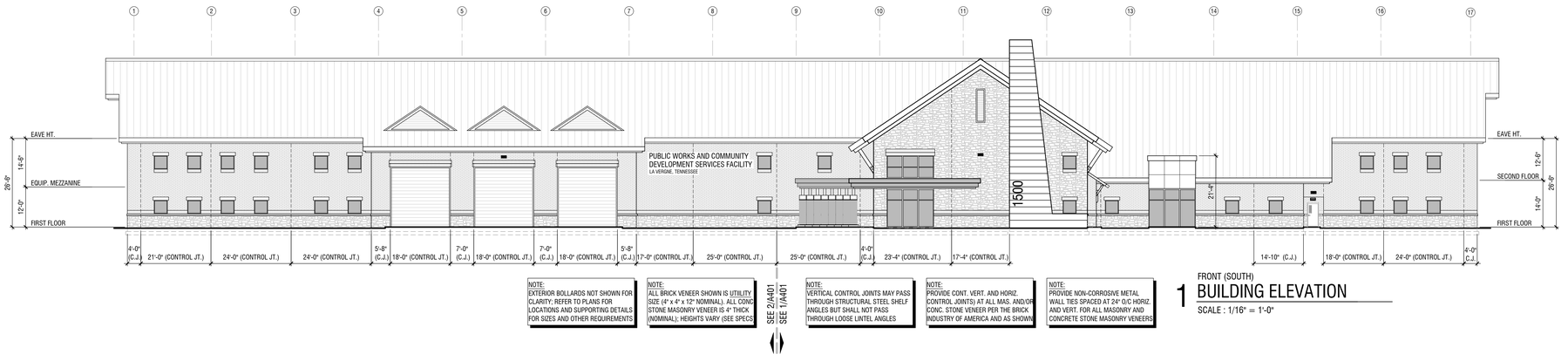
REAR (NORTH)
4 BUILDING ELEVATION
SCALE : 1/16" = 1'-0"



END (EAST)
3 BUILDING ELEVATION
SCALE : 1/16" = 1'-0"



END (WEST)
2 BUILDING ELEVATION
SCALE : 1/16" = 1'-0"



FRONT (SOUTH)
1 BUILDING ELEVATION
SCALE : 1/16" = 1'-0"

Lambe+Associates, LLC
architecture • planning • design/build
creative solutions to build on

Lambe + Associates, LLC
106 Mission Court, Suite 303
Franklin, TN 37067
phone: 615.771.9401
llambe@comcast.net

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Consultants

CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.

STRUCTURAL ENGINEER:
Wallace Design Collective

MECHANICAL ENGINEER:
Harpeth Park Engineering, LLC

ELECTRICAL ENGINEER:
Harpeth Park Engineering, LLC

Project

CITY OF LA VERGNE, TENNESSEE
PUBLIC WORKS AND COMMUNITY DEVELOPMENT SERVICES FACILITY
1500 E NIR SHREIBMAN BOULEVARD
LA VERGNE, TENNESSEE

rev.	date
1	
2	
3	
4	
5	
6	

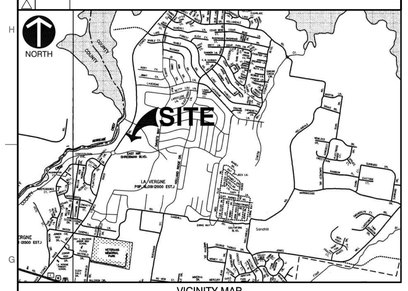
L+A Job No. 2110
01.22.23

Building Elevations

A400

sheet

REVISION RECORD		
NO	DATE	DESCRIPTION
1		
2		
3		



VICINITY MAP
N.T.S.

NORTH

MATCH LINE SEE SHEET 2

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	25.00'	99°36'03"	43.46'	38.19'	N 52°49'26" W
C2	569.90'	0°53'59"	8.95'	8.95'	S 03°28'15" E
C3	25.00'	89°49'15"	39.19'	35.30'	S 40°59'23" W
C4	25.00'	90°00'54"	39.28'	35.36'	N 36°11'55" W
C5	25.00'	90°00'54"	39.28'	35.36'	S 53°48'05" W
C6	25.00'	90°00'54"	39.28'	35.36'	N 36°11'55" W
C7	25.00'	90°00'54"	39.28'	35.36'	S 53°48'05" W
C8	530.00'	17°03'49"	157.84'	157.26'	S 83°19'09" W
C9	420.00'	23°44'54"	174.08'	172.84'	S 86°39'44" W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 04°01'58" E	13.22'
L2	S 07°12'05" W	38.73'
L3	S 10°25'12" W	13.57'
L4	S 73°31'24" W	11.83'
L5	S 75°26'54" W	47.03'
L6	S 86°58'45" W	50.00'
L7	N 81°11'55" W	50.00'
L8	N 81°11'55" W	50.00'
L9	S 01°54'46" W	3.62'
L10	N 34°04'15" E	50.36'

EXISTING LEGEND:

	EXISTING PROPERTY LINE	(S)	SANITARY MANHOLE
	EXISTING ADJACENT PROPERTY LINE	WV	WATER BOX (WATER VALVE)
520	EXISTING INDEX CONTOUR	(W)	MANHOLE (UTILITY UNKNOWN)
	EXISTING INTERMEDIATE CONTOUR	WV	WATER BOX (WATER VALVE)
OH-W	EXISTING OVERHEAD WIRE		WATER METER
SAN	EXISTING SANITARY SEWER LINE		FIRE HYDRANT
ST	EXISTING STORM SEWER LINE	W	WATER MANHOLE
W	EXISTING WATER LINE	SPG	WATER SPIGOT
	EXISTING CENTERLINE OF STREAM		IRRIGATION CONTROL BOX
	EXISTING FARM FENCE		ELECTRIC METER
	EXISTING CHAIN-LINK FENCE	MK	FIBER OPTIC MARKER
	EXISTING GUARD RAIL		FIBER OPTIC BOX/CABINET
	EXISTING TREELINE		INLET SQUARE
	IRON REBAR FOUND (IRF)		CURB INLET
	CONCRETE MONUMENT FOUND (CMF)		POWER POLE
	IRON REBAR SET W/CAP		GUY POLE
	BENCHMARK		GUY WIRE
	MAILBOX		SIGN
			TELEPHONE PEDESTAL

GENERAL NOTES:

1. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
3. CONTOURS SHOWN WERE PRODUCED FORM AN AERIAL LIDAR/IMAGERY SURVEY COMPLETED BY THE ATLANTIC GROUP, LLC. PLANIMETRIC MAPPING WAS COMPLETED FROM THE AERIAL IMAGERY FOR EXISTING SITE FEATURES AND COMBINED WITH FIELD RUN SURVEY COMPLETED BY CEC. GROUND CONTROL AND CHECK POINTS FOR THE AERIAL SURVEY WERE COLLECTED BY CEC AND PROVIDED TO ATLANTIC FOR ACCURACY ASSESSMENT OF AERIAL SURVEY.
4. GPS SURVEY DATA
   (A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE
   (B) POSITIONAL ACCURACY: 0.05 FEET
   (C) DATES OF SURVEY: JUNE-AUGUST 2020
   (D) DATUM/EPOCH: NAD83(2011) EPOCH: 2010.00
   (E) PUBLISHED/FIXED CONTROL USED: NGS PID'S DJ9552, DK7594, & GC0423
   (F) GEOID MODEL: GEOID 18
   (G) COMBINED GRID FACTOR: 0.99993457
5. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.
6. NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTIES, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
7. EASEMENTS MAY EXIST FOR UTILITIES SHOWN HEREON WHICH WERE NOT REFERENCED BY THE SUBJECT PROPERTY DEED OF RECORD.
8. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
9. DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
10. SET PROPERTY CORNERS ARE MARKED WITH ½" DIAMETER REBAR WITH A "CEC" CAP OR MAG NAIL WITH "CEC" WASHER.
11. PROPERTY CORNERS SHOWN AS FOUND ALONG THE NORTHERLY RIGHT-OF-WAY OF EAST NIR SHREIBMAN BLVD WERE ½" DIAMETER REBAR WITH A "WAMBLE" CAP.
12. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND UTILITY MARKINGS PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE RELIANCE UPON SIZE, TYPE, AND LOCATION SHALL BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. IT IS RECOMMENDED THAT TENNESSEE ONE-CALL SYSTEM, INC. BE NOTIFIED BEFORE ANY EXCAVATION IS CONDUCTED. DIAL 811
13. A PORTION OF PARCEL 2.00 SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) ZONE "AE", ACCORDING TO F.I.R.M. MAP "RUTHERFORD COUNTY, TENNESSEE AND INCORPORATED AREAS" PANEL 20 OF 457, MAP NUMBER 47149C0020J HAVING AN EFFECTIVE DATE OCTOBER 16, 2008. THE LIMITS OF THE SFHA SHOWN HEREON HAVE BEEN TAKEN FROM THE NATIONAL FLOOD HAZARD GIS DATABASE AVAILABLE THROUGH THE FEMA MAPPING SERVICE CENTER.
14. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
15. THE FIELD SURVEY SHOWN HEREON WAS COMPLETED ON 8-11-2020.

*HAND SIGNATURE ON FILE

JAMES R. COOLEY — 9/11/2020 — TENNESSEE NO. 2612

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON REPRESENTS A CATEGORY IV SURVEY AND WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

SCALE IN FEET
0 50 100

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
Ph: 615.333.7797 · 800.763.2326 · Fax: 615.333.7751
www.cecinc.com

BOUNDARY AND TOPOGRAPHIC SURVEY
TAX MAP 014
PARCELS 2.00, 5.00, 5.02, 14.03, 14.04, AND A PORTION OF 53.02
LA VERGNE, RUTHERFORD COUNTY, TN

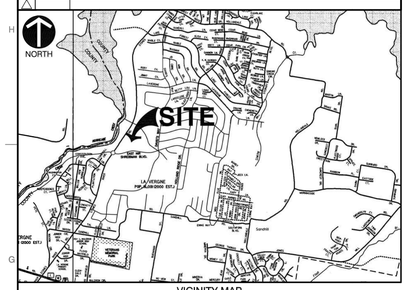
DRAWN BY:	JRC	CHECKED BY:	RAM	APPROVED BY:	JRC
DATE:	SEPTEMBER 2020	DWG SCALE:	1"=50'	PROJECT NO:	302-397

PREPARED FOR:
CITY OF LA VERGNE, TN
5175 MURFREESBORO ROAD
LA VERGNE, TENNESSEE 37086

DRAWING NO.: SV01
SHEET 1 OF 2

REVISION RECORD

NO	DATE	DESCRIPTION



VICINITY MAP
N.T.S.

NORTH

MATCH LINE SEE SHEET 1

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	S 57°02'51" E	10.23'
L12	S 83°36'25" E	10.16'
L13	N 66°28'34" W	10.59'

EXISTING LEGEND:

EXISTING PROPERTY LINE	SANITARY MANHOLE
EXISTING ADJACENT PROPERTY LINE	WATER BOX (WATER VALVE)
520 EXISTING INDEX CONTOUR	MANHOLE (UTILITY UNKNOWN)
EXISTING INTERMEDIATE CONTOUR	WATER BOX (WATER VALVE)
OH-W EXISTING OVERHEAD WIRE	WATER METER
SAN EXISTING SANITARY SEWER LINE	FIRE HYDRANT
ST EXISTING STORM SEWER LINE	WATER MANHOLE
W EXISTING WATER LINE	WATER SPIGOT
EXISTING CENTERLINE OF STREAM	IRRIGATION CONTROL BOX
EXISTING FARM FENCE	ELECTRIC METER
EXISTING CHAIN-LINK FENCE	FIBER OPTIC MARKER
EXISTING GUARD RAIL	FIBER OPTIC BOX/CABINET
EXISTING TREELINE	INLET SQUARE
IRON REBAR FOUND (IRF)	CURB INLET
CONCRETE MONUMENT FOUND (CMF)	POWER POLE
IRON REBAR SET W/CAP	GUY POLE
BENCHMARK	GUY WIRE
MAILBOX	SIGN
	TELEPHONE PEDESTAL

*HAND SIGNATURE ON FILE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON REPRESENTS A CATEGORY IV SURVEY AND WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

SCALE IN FEET
0 50 100

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
Ph: 615.333.7797 · 800.763.2326 · Fax: 615.333.7751
www.cecinc.com

BOUNDARY AND TOPOGRAPHIC SURVEY
TAX MAP 014
PARCELS 2.00, 5.00, 5.02, 14.03, 14.04, AND A PORTION OF 53.02
LA VERGNE, RUTHERFORD COUNTY, TN

DRAWN BY:	JRC	CHECKED BY:	RAM	APPROVED BY:	JRC
DATE:	SEPTEMBER 2020	DWG SCALE:	1"=50'	PROJECT NO:	302-397

PREPARED FOR:
CITY OF LA VERGNE, TN
5175 MURFREESBORO ROAD
LA VERGNE, TENNESSEE 37086

DRAWING NO.: **SV02**
SHEET 2 OF 2

Planning Commission Report
Meeting: November 26, 2024

City of La Vergne

Item #: 9. **Item Title: Site Plan – La Vergne High School – New Building Additions Consisting of 80,788 Square Feet on 49.17 Acres. Requested by Barge Civil. Property located at 250 Wolverine Trail (Tax Map 28, Parcel 57.02). C-1 (Government Use) Zoning District. Property owned by Rutherford County Schools.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, Barge Design is requesting approval of the site plan for LHS. This site is located on Chaney Blvd. and Wolverine Trail. The property consists of approx. 50 acres. The purpose of the plan is to show the layout for the new development.

The proposed layout on the site plan shows 2 new structures. A new school building will contain about 78,000 sq. ft. when built. The second structure proposed is a barn of about 2,200 square feet.

The project requires 630 parking spaces where 642 are being provided.

Staff Comments / Technical Items:

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

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

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No comments - water and sewer is served by Town of Smyrna.

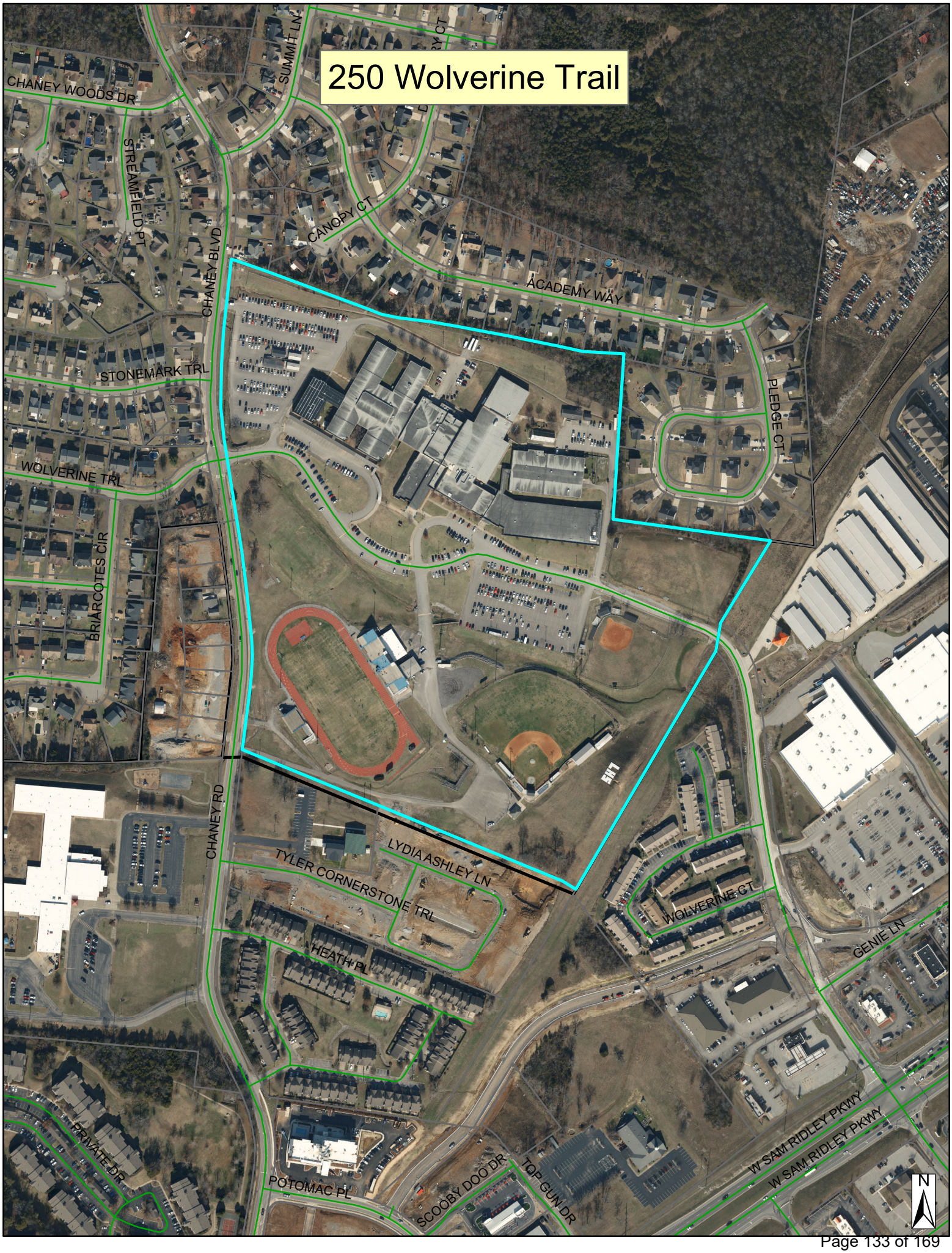
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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

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

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

items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.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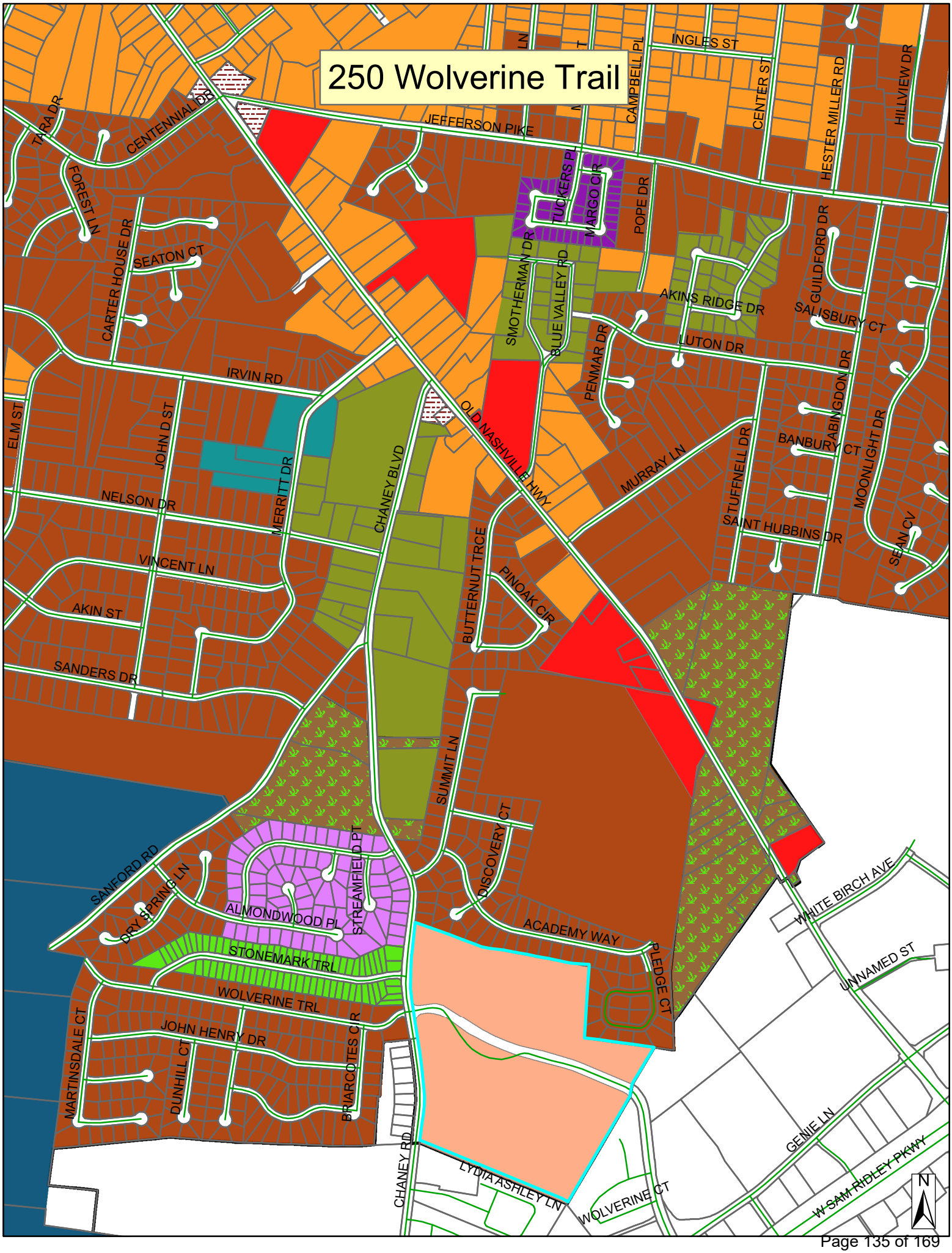
CHANEY WOODS DR
SUMMIT LN
STREAMFIELD PT
CHANEY BLVD
CANOPY CT
ACADEMY WAY
PLEDGE CT
STONEMARK TRL
WOLVERINE TRL
BRIARCOTES CIR
CHANEY RD
LYDIA ASHLEY LN
TYLER CORNERSTONE TRL
HEATH PL
WOLVERINE CT
GENIE LN
PRIVATE DR
POTOMAC PL
SCOOBY DOO DR
TOP GUN DR
W SAM RIDLEY PKWY
W SAM RIDLEY PKWY
N

250 Wolverine Trail
NELSON DR
MERRITT DR
VINCENT LN
JOHN D ST
AKIN ST
SANDERS DR
CHANEY BLVD
BUTTERNUT
PINOAK CIR
SUMMIT LN
DISCOVERY CT
STREAMFIELD PT
SANFORD RD
DRY SPRING LN
ALMONDWOOD PL
STONEMARK TRL
WOLVERINE TRL
JOHN HENRY DR
MARTINSDALE CT
DUNHILL CT
BRIARCOTES CIR
ACADEMY WAY
PLEDGE CT
OLD NASHVILLE HWY
WHITE BIRCH AVE
NEEDHAM DR
UNNAMED ST
GENIE LN
W SAM RIDLEY PKWY
WOLVERINE CT
LYDIA ASHLEY LN
CHANEY RD
HEATH PL
PRIVATE DR
ALDER AVE
TOWNPARK DR
GRAMMER LN
MOVIE ROW
INDUSTRIAL BLVD
TEAM BLVD
PRIVATE RD
POTOMAC PL
TOP GUN DR
JIM PARKER DR
PRESIDENT PL
SABELLA LN
AUSTIN LEE DR
CEDAR GROVE RD
ROCK SPRINGS RD
SPRING HILL DR
MCGIVNEY CT
SAINT FRANCIS AVE
MEGAN DR
I-24 060D WB OFF RAMP
STONECREST BLVD
STONECREST PKWY
TUFFNELL DR
SMALLS CT
ABINGDON DR
ERIN TRCE
SEAN CV
RIDGEMONT DR
N


250 Wolverine Trail
INGLES ST
CAMPBELL PL
CENTER ST
HESTER MILLER RD
HILLVIEW DR
JEFFERSON PIKE
TARA DR
CENTENNIAL DR
FOREST LN
CARTER HOUSE DR
SEATON CT
TUCKERS PL
MARGO CIR
POPE DR
SMOTHERMAN DR
BLUE VALLEY RD
AKINS RIDGE DR
GUILDFORD DR
SALISBURY CT
PENMAR DR
LUTON DR
IRVIN RD
ELM ST
JOHN D ST
OLD NASHVILLE HWY
MERRITT DR
CHANEY BLVD
NELSON DR
MURRAY LN
BANBURY CT
ABINGDON DR
MOONLIGHT DR
STUFFNELL DR
SAINT HUBBINS DR
SEAN CV
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CHANEY RD
LYDIA ASHLEY LN
WOLVERINE CT
GENIE LN
W SAM RIDLEY PKWY
N

LAVERGNE HIGH SCHOOL

250 WOLVERINE TRAIL

LA VERGNE, TENNESSEE 37086

SITE DATA CHART:

PROPERTY DATA

ACREAGE/AREA OF LOT: 49.17 ACRES

ZONING DISTRICT: CIVIC

BUILDING SETBACKS:
FRONT: 25 FT
SIDE: 20 FT
REAR: 25 FT

EXISTING USE: HIGH SCHOOL
PROPOSED USE: HIGH SCHOOL

DENSITY: NOT APPLICABLE

SQUARE FOOTAGE OF BUILDINGS

EXISTING BUILDING: 241,168 SF (TOTAL)
PROPOSED BUILDINGS: 80,788 SF (TOTAL)
ADDITION: 78,529 SF
BARN: 2,262 SF
TOTAL PROPOSED BUILDING: 319,697 SF (TOTAL)

FLOOR AREA RATIO (FAR): 0.15

HEIGHT: 3 STORIES; HEIGHT VARIES FROM 35'-4" TO 50' TALL

PARKING

PARKING REQUIREMENT (MINIMUM): 630 SPACES

TOTAL PARKING PROVIDED: 642 SPACES

LANDSCAPING & BUFFERING

EXISTING IMPERVIOUS SURFACE AREA: 876,276 SF
PROPOSED IMPERVIOUS SURFACE AREA: 117,176 SF
TOTAL IMPERVIOUS SURFACE AREA: 861,318 SF

OPEN SPACE PROVIDED: 1,280,527 SF
SIGN HEIGHT AND AREA: N/A

PARKING TABLE

EXISTING PARKING TO REMAIN	500 SPACES
PROPOSED PARKING	142 SPACES
ADA PARKING REQUIRED	5 SPACES
ADA PARKING PROVIDED	5 SPACES (INCLUDING 1 VAN AT ADDITION AND 1 VAN AT IT STORE)
TOTAL PARKING PROPOSED	642 SPACES
(#) INDICATES NUMBER OF PARKING SPACES PER BAY	

SHEET INDEX

SHEET NUMBER	SHEET TITLE
CS	COVER SHEET
C0.00	CIVIL NOTES
C0.01	EXISTING CONDITIONS
C0.02	DEMOLITION PLAN
C0.03	DEMOLITION PLAN
C1.00	OVERALL SITE PLAN
C1.01	SITE PLAN
C1.02	SITE PLAN
C2.00	OVERALL GRADING & DRAINAGE PLAN
C2.01	GRADING & DRAINAGE PLAN
C2.02	GRADING & DRAINAGE PLAN
C2.03	STORM STRUCTURE & PIPE TABLES
C3.01	INITIAL EPSC PLAN
C3.02	INTERMEDIATE EPSC PLAN
C3.03	FINAL EPSC PLAN
C3.04	SWPPP
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN
C4.02	UTILITY PLAN
C4.03	SANITARY SEWER PLAN & PROFILE
C5.00	CIVIL DETAILS
C5.01	CIVIL DETAILS
L1.0	LANDSCAPE PLAN

PLANNING DOCUMENTS
OCTOBER 4, 2024

BINKLEY | GARCIA
Architecture & Interior Design
3310 West End Avenue, Suite 420
Nashville, Tennessee 37203
T (615) 333-7200
GMCNETWORK.COM
GMC

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, STE 210,
NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com
BCA FILE NO. 2971-11

ISSUE DATE
BID DOCUMENTS 09/03/2024
PLANNING SUBMITTAL 10/04/2024

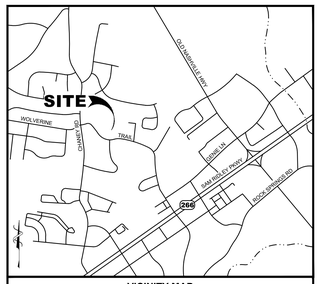
P. SUZANNE JACKSON
REGISTERED ENGINEER
AGRICULTURAL & BIOLOGICAL
STATE OF TENNESSEE
10/04/24

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086
GMC # ANAS240004

COVER SHEET

CS

5/28/2024 6:42:32 PM



VICINITY MAP
NOT TO SCALE

GENERAL NOTES & ALLOWANCES:

- ALL EXCAVATION REQUIRED TO COMPLETE PROPOSED IMPROVEMENTS SHALL BE UNCLASSIFIED AND INCLUDED IN CONTRACTOR'S BID.
- NEITHER OWNER, ARCHITECT OR ENGINEER GUARANTEE THE SITE GRADING QUANTITIES TO BALANCE. CONTRACTOR SHALL DETERMINE IF MATERIALS NEED TO BE IMPORTED OR EXPORTED TO BALANCE SITE. ALL WASTE MATERIAL MUST BE HAULED OFF SITE TO A LOCATION APPROVED BY THE OWNER/ ENGINEER. NO WASTING OF MATERIAL SHALL BE ALLOWED ON SITE UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM OWNER.
- NEITHER OWNER, ARCHITECT, OR ENGINEER GUARANTEE QUALITY OR QUANTITY OF TOPSOIL ON SITE. CONTRACTOR TO PROVIDE TOPSOIL IN ACCORDANCE WITH SPECIFICATIONS AND SHALL HAUL IN SAID TOPSOIL IF QUALITY OF TOPSOIL ON SITE IS INSUFFICIENT.
- CONTRACTOR TO HYDROSEED DISTURBED AREAS FOR FINAL SOIL STABILIZATION CONDITIONS.
- THE CONTRACTOR SHALL INCLUDE IN HIS BID AN ALLOWANCE OF $600,000 FOR UNSUITABLE SOILS. REFER TO SPECIFICATION SECTION 01 21 00 FOR ALL ALLOWANCES.
- THE CONTRACTOR SHALL INCLUDE IN HIS BID AN ALLOWANCE OF $750,000 FOR SCOPE OF WORK ASSOCIATED WITH UNFORESEEN CONDITIONS AT THE CTE BARN NOT SHOWN ON THE CONSTRUCTION DRAWINGS. ALL WORK SHOWN ON CONSTRUCTION DRAWINGS SHALL BE IN THE CONTRACTOR'S BASE BID. REFER TO SPECIFICATION SECTION 01 21 00 FOR ALL ALLOWANCES.
- PAD LIMITS FOR THE BUILDING ADDITIONS EXTEND 10 FT. OUTSIDE BUILDING FOOTPRINT AND SHALL BE CONSTRUCTED OF SHOT ROCK TO A MINIMUM DEPTH OF 5' BELOW THE FFE. IF ROCK IS ENCOUNTERED PRIOR TO THE -5' ELEVATION, OVERBLAST, REMOVE MATERIAL AND REPLACE WITH SHOT ROCK (OR BLASTED MATERIAL IF ACCEPTABLE TO THE GEOTECHNICAL ENGINEER).

FOUNDATION DRAIN NOTE:

CONTRACTOR TO PROVIDE 6" PERFORATED HDPE FOUNDATION DRAIN AROUND PERIMETER OF BUILDING ADDITIONS. ALL FOUNDATION DRAINS SHALL BE TIED TO UNDERGROUND DRAINAGE SYSTEM AT MOST CONVENIENT POINT OF CONNECTION PROVIDING POSITIVE DRAINAGE. CONTRACTOR TO KEEP A RED-LINED RECORD DRAWING OF WHERE CONNECTIONS OCCURRED AND SUBMIT TO THE ENGINEER. SEE ARCHITECTURAL PLANS FOR ADDITIONAL FOUNDATION DRAIN INFORMATION.

CANOPY ROOF DRAIN NOTE:

CONTRACTOR SHALL ENSURE THAT THE ADS DRAIN BASINS ARE LOCATED ADJACENT TO THE PREFABRICATED CANOPY COLUMN DOWNSPOUT DISCHARGE LOCATIONS AND THAT THE INTERNAL DOWNSPOUTS ARE CONNECTED TO THE ADS DRAIN BASINS WITH WATER TIGHT CONNECTIONS. REFER TO ARCHITECTURAL PLANS FOR CANOPY COLUMN AND INTERNAL DOWNSPOUT LOCATIONS.

GEOTECHNICAL & SINKHOLE NOTE:

REFER TO THE GEOTECHNICAL REPORT FOR SITEWORK INFORMATION SUCH AS EXCAVATION, FILL, FOUNDATION, BUILDING PAD, AND PAVEMENT RECOMMENDATIONS. THE GEOTECHNICAL REPORT NOTED THAT THIS AREA IS PRONE TO SINKHOLES. IF SINKHOLES ARE ENCOUNTED, CONTRACTOR TO REPAIR SINKHOLE ACCORDING TO GEOTECHNICAL ENGINEER'S RECOMMENDATION AND OBTAIN NECESSARY PERMITS.

ADA NOTES:

ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191. ACCESSIBILITY GUIDELINES: PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004.

ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH LOCAL CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

CONSTRUCTION SCHEDULE:

1.PRE-CONSTRUCTION MEETING
2.INSTALLATION OF EROSION CONTROL
3.EROSION INSPECTION BY EPSC AND LA VERGNE
4.ISSUANCE OF GRADING PERMIT
5.CONSTRUCTION - ONE PHASE: THIS CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT AMOUNT OF TIME IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR AN EXTENSION ON THE GRADING PERMIT.
6.SUBMITTAL OF AS-BUILT DRAWINGS TO THE TOWN OF LA VERGNE

FEDERAL COMPLIANCE NOTE:

ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: http://www.ada.gov/ U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

FEMA NOTE:

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 47149C0105J EFFECTIVE 5/9/2023.

EPSC NOTE:

I HEREBY CERTIFY THAT I AM THE EROSION PREVENTION AND SEDIMENT CONTROL SPECIALIST FOR THIS PROJECT, UNTIL AN ALTERNATE IS DESIGNATED BY THE CONTRACTOR.

P Suzanne Jackson 09.03.24
DATE

AS-BUILT NOTE:

CONTRACTOR TO PROVIDE ENGINEER WITH A COMPLETE AS-BUILT SURVEY OF THE SITE, SEALED BY A LICENSED LAND SURVEYOR. THE AS-BUILT SURVEY SHOULD INCLUDE (AT A MINIMUM) THE FOLLOWING:

1. CONTOURS ON 1' INTERVALS
2. SPOT ELEVATIONS AT TOPS AND TOES OF SLOPES IN DETENTION AREAS & FOREBAYS (INCLUDING BERMS)
3. SPILLWAY LENGTH, WIDTH, AND ELEVATION
4. PIPE SIZE, MATERIAL, CASTING AND INVERT ELEVATIONS OF STORM AND SANITARY SEWER
5. LOCATIONS OF WATER AND GAS LINES, ELECTRICAL, COMMUNICATIONS, AND APPURTENANCES
6. PROVIDE ELEVATION CERTIFICATE
7. ALL HARDSCAPES

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE CERTIFICATION:

THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT: TBD
THE TOTAL DISTURBED AREA: 4.88 ACRES.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO ROCK SPRING BRANCH IDENTIFIED BY TDEC AS:

[X] IMPAIRED FOR SILTATION [X] IMPAIRED FOR HABITAT ALTERATION
[ ] EXCEPTIONAL

P Suzanne Jackson 09.03.24
SIGNATURE DATE

EXISTING CONDITIONS NOTE:

THE EXISTING CONDITIONS SHOWN HEREON ARE BASED ON TOPOGRAPHIC SURVEYS PREPARED BY CHERRY LAND SURVEYING, INC. DATED JUNE 24, 2024 AND JULY 25, 2024. SEE SAID DOCUMENTS FOR SURVEYOR NOTES AND ADDITIONAL INFORMATION.

NO BOUNDARY SURVEY WAS PERFORMED AS OF THE DATE OF THIS PLAN. ALL SETBACKS AND PROPERTY LINES ARE SHOWN AS APPROXOMATE. SEE SAID DOCUMENTS FOR SURVEYOR NOTES AND ADDITIONAL INFORMATION.

SUPPLEMENTAL DATA WAS TAKEN FROM DESIGN PLANS FOR THE LA VERGNE HIGH SCHOOL ADDITION IN 2004, FROM GIS, INFRAWORKS AND AERIAL PHOTOGRAPHY.

CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

NOTIFY THE CIVIL ENGINEER IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS.

GENERAL DEMOLITION NOTES:

1. DEGRADABLE DEMOLITION DEBRIS INCLUDING, BUT NOT LIMITED TO, WOOD, METAL, PLASTER, TILE, ETC., SHALL NOT BE USED AS FILL ON SITE. THESE MATERIALS MUST BE WASTED OFF-SITE. CONTRACTOR TO VERIFY WITH GEOTECHNICAL ENGINEER ALL UNACCEPTABLE DEMOLITION FILL MATERIALS.
2. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS OR ANY SUBCONTRACTOR'S WORK.
3. THE CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO SCHEDULE, SEQUENCE, AND COORDINATE ALL WORK.
4. IN THE EVENT THE CONTRACTOR ENCOUNTERS MATERIAL ON THE SITE REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL OR OTHER TOXIC MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION IN WRITING TO THE OWNER.
5. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.
6. THE CONTRACTOR SHALL REMOVE ALL ABANDONED SYSTEMS AND CAP OR REMOVE EXISTING BRANCH LINES AS INDICATED IN THE DRAWINGS. IF AN EXISTING SYSTEM IS TO REMAIN, RELOCATE AND/OR REROUTE AS REQUIRED. NEW LOCATION TO BE APPROVED BY ENGINEER/ARCHITECT PRIOR TO WORK BEING PERFORMED.
7. THE CONTRACTOR SHALL SURVEY AND DETERMINE THE REMOVAL OF EXISTING CONSTRUCTION, EITHER WHOLE OR IN PART, AS REQUIRED FOR THE PROPOSED CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN DEMOLITION WORK OF EXISTING BUILDINGS, UTILITIES, ETC.
9. ALL BUILDINGS OUTSIDE OF THE DEMOLITION AREA SHALL BE PROTECTED.

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY(S).
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. OBTAIN APPROVAL FROM ENGINEER PRIOR TO ANY DEVIATIONS FROM INTENDED GRADES ON PLANS. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH, UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT, CURB AND GUTTER, AND CONCRETE SIDEWALKS TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
9. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
10. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. CONTRACTOR SHALL SAW CUT ANY SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, OR PAVED STREETS FOR UTILITY CROSSINGS, AND REPLACE WITH SAME SECTION AND MATERIALS AS EXISTING.
13. NO TREES OR VEGETATION SHALL BE DISTURBED WITHOUT OWNER'S APPROVAL.
14. CONTRACTOR SHALL HIGH-PRESSURE WASH PARKING LOT, CONCRETE PAVEMENT, AND SIDEWALKS UPON COMPLETION OF CONSTRUCTION AS NEEDED.
15. CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALKS, ETC. AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT / ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.
16. NO CONSTRUCTION OR STORAGE OF SUPPLIES AND EQUIPMENT SHALL BE PERMITTED OUTSIDE SILT FENCE.
17. ALL CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME IN WHICH THE CONSTRUCTION ACTIVITIES ARE PERFORMED.
18. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

GRADING AND DRAINAGE NOTES:

1. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
2. REGARDLESS OF DEPTH, TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED ONSITE, AND PROPERLY STABILIZED AND PROTECTED. TOPSOIL SHALL BE STABILIZED WITH SEEDING AND MULCH.
3. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS COMPLETED.
4. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
5. ALL NEW AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS, FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO REMAIN.
7. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
8. IN THE EVENT OF DISCREPANCIES THE RECOMMENDATIONS OF THE ENGINEER SHALL GOVERN.
9. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED TESTING AGENCY.
10. NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE TESTING AGENCY.
11. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF A TESTING AGENCY.
12. COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A TESTING AGENCY. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE TESTING AGENCY.
14. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
15. UPON COMPLETION OF GRADING, THE TESTING AGENCY SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATIONS.
16. ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL BLANKET OR APPROVED EQUAL WITHIN SEVEN (7) DAY AFTER GRADING IS COMPLETE.
17. CONTRACTOR TO PROVIDE ENGINEER WITH A COMPLETE AS-BUILT SURVEY OF THE SITE BY A LICENSED LAND SURVEYOR. THE AS-BUILT SURVEY SHOULD INCLUDE (AT A MINIMUM) THE FOLLOWING:
    - 17.1. CONTOURS ON 1' INTERVALS
    - 17.2. SPOT ELEVATIONS AT TOPS AND TOES OF SLOPES IN BIORETENTION AREAS
    - 17.3. SPOT ELEVATIONS AT EDGES OF PERVIOUS PAVEMENT
    - 17.4. DELINEATION OF PERVIOUS PAVEMENT AREAS
    - 17.5. PIPE SIZE, MATERIAL, CASTING AND INVERT ELEVATIONS OF STORM AND SANITARY SEWER
    - 17.6. LOCATIONS OF WATER AND GAS LINES AND APPURTENANCES
    - 17.7. TOP OF BERM AND FOREBAY AREAS
    - 17.8. DETENTION POND
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL LAWS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL LOCAL GRADING AND INSPECTION CODES.

EROSION CONTROL (EPSC) NOTES:

1. ALL EROSION CONTROL PLANS SHALL BE KEPT CURRENT, AND WILL BE AVAILABLE TO ALL OPERATORS AND SITE PERSONNEL INVOLVED WITH EROSION PREVENTION AND SEDIMENT CONTROL. FOR PROJECTS REQUIRING COVERAGE UNDER THE TENNESSEE CONSTRUCTION GENERAL PERMIT, A COPY OF THE SWPPP, AND NOI WILL ALSO BE AVAILABLE TO THE SAME PERSONNEL, AND A COPY OF THE NOC WITH THE NPDES TRACKING NUMBER WILL BE POSTED AT THE SITE ENTRANCE.
2. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH EROSION CONTROL BLANKET, OR APPROVED EQUAL.
3. ALL EPSC MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH EARTH DISTURBING ACTIVITIES. THESE MEASURES SHALL BE SUBJECT TO A SITE ASSESSMENT WITHIN IN ONE MONTH OF COMMENCEMENT. THIS ASSESSMENT WILL BE COMPLETED PER THE CRITERIA SET FORTH IN SECTION 3.1.2 OF THE TENNESSEE CONSTRUCTION GENERAL PERMIT.
4. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCH EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO WERR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER APPROVED CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY.
5. ALL NEW AND EXISTING DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
7. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
8. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
9. REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL.
10. PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FOR CONTAMINATING ANY SITE DISCHARGE WATER. THE LOCATIONS OF THESE BMPs SHALL BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING IN ACCORDANCE LOCAL STANDARDS AND SPECIFICATIONS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH PROPER DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
12. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
13. CONTRACTOR SHALL PROVIDE ALL INSPECTIONS AND REPORTING REQUIRED FOR THE STATE ISSUED NOC.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL DURING CONSTRUCTION. COST TO PROVIDE DUST CONTROL TO BE INCLUDED IN BID.
15. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT/ MUD/ DEBRIS FROM PUBLIC AND PRIVATE DRIVES. THIS MAY INCLUDE A STREET SWEEPER/ WASHER. COST OF REMOVAL TO BE INCLUDED IN BID.
16. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION (NOT) WITH T.D.E.C. UPON FINAL STABILIZATION OF SITE.

UTILITY NOTES:

1. WHERE UTILITY LINES PASS OVER OR WITHIN 2.5 FEET OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
2. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWER.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS AND FITTINGS TO CONSTRUCT UTILITIES.
4. CONTRACTOR IS RESPONSIBLE FOR ANY FEES ASSOCIATED WITH CONSTRUCTION SHOWN ON DRAWINGS.
5. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES, INCLUDING SEWERS, PRIOR TO CONSTRUCTION.
6. ALL CONNECTIONS TO EXISTING MANHOLE(S) SHALL BE CORING AND RESILIENT CONNECTOR METHOD.
7. A MINIMUM OF 4' GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER LINES AND WATER LINES.
8. SEE MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS AND GAS CONNECTIONS. UTILITY CONTRACTOR TO INSTALL PROPOSED UTILITIES TO WITHIN 5 FT. OF BUILDING LINE.
9. ALL SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE LOCAL UTILITIES DEPARTMENT.
10. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE LOCAL UTILITY COMPANY THE COST OF INSPECTION.
11. AFTER COMPLETION OF THE SANITARY SEWER(S), THE DEPARTMENT OF WATER AND SEWERAGE SERVICES WILL DIRECT THE TELEVISING OF THE LINES PRIOR TO FINAL ACCEPTANCE.
12. THE CONTRACTOR SHALL MAINTAIN UNINTERRUPTED DOMESTIC AND FIRE WATER SERVICE UNTIL THE NEW SYSTEM HAS BEEN COMPLETED, TESTED AND APPROVED.
13. INSPECTION CLEANOUTS TO BE INSTALLED ACCORDING TO COUNTY AND LOCAL UTILITY STANDARDS AND SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SEWER CUT SHEETS AS REQUIRED BY THE LOCAL UTILITY COMPANY.
15. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
16. MAIN LINE SEWER TAPS WILL BE MADE BY THE LOCAL UTILITY COMPANY.
17. COORDINATE MAINLINE WATER TAPS WITH WITH LOCAL UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
18. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL UTILITY COMPANIES' DESIGN SPECIFICATIONS, LOCAL UTILITY COMPANIES' REQUIREMENTS TO SUPERSEDE ANY SPECIFICATIONS PROVIDED. CONTRACTOR SHALL BE KNOWLEDGEABLE OF LOCAL UTILITY REQUIREMENTS PRIOR TO BIDDING.
19. CONTRACTOR TO PROVIDE CONCRETE ANCHORS ON WATER AND SEWER MAINS IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY STANDARDS AND SPECIFICATIONS.

PAVEMENT MARKING & SIGNING NOTES:

1. THE TOP OF THE SIGN FOOTINGS SHALL BE PLACED 6" BELOW GROUND LINE.
2. AFTER THE SIGN LOCATIONS HAVE BEEN STAKED, BUT PRIOR TO ORDERING ANY MATERIAL FOR THE SUPPORTS, THERE SHALL BE A FIELD INSPECTION AND APPROVAL BY THE ENGINEER.
3. THE LETTERS, DIGITS, ARROWS, BORDERS AND ALPHABET ACCESSORIES ON ALL FLAT SHEET SIGNS SHALL BE APPLIED BY SILK SCREENING PROCESS, EXCEPT THAT CUT-OUT DIRECT APPLIED COPY SHALL BE USED ON ALL FLAT SHEET SIGNS WITH A GREEN BACKGROUND, OR BROWN BACKGROUND.
4. ALL SIGNAGE TO BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION).
5. SIGNS SHALL BE PLACED 2' FROM THE FACE OF CURB TO EDGE OF SIGN. SIGN HEIGHT SHALL BE 7' MEASURED FROM THE STREET SURFACE TO THE BOTTOM OF THE SIGN.
6. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION). COORDINATION WITH RUTHERFORD COUNTY HIGHWAY DEPARTMENT AND THE T.D.O.T. STANDARDS AND SPECIFICATIONS WILL ALSO BE IN AGREEMENT WITH ROADWAY DESIGNATIONS.
7. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.

SITE DATA CHART:

PROPERTY DATA

ACREAGE/AREA OF LOT: 49.17 ACRES

ZONING DISTRICT: CIVIC

EXISTING USE: HIGH SCHOOL
PROPOSED USE: HIGH SCHOOL

DENSITY: N/A

SQUARE FOOTAGE OF BUILDING

EXISTING BUILDING: 241,168 SF (TOTAL)
PROPOSED BUILDING: 78,529 SF (TOTAL)
TOTAL PROPOSED BUILDING: 319,697 SF (TOTAL)

FLOOR AREA RATIO (FAR): 0.15

HEIGHT: 3 STORIES; HEIGHT VARIES FROM 35'-4" TO 50' TALL

PARKING

PARKING REQUIREMENT (MINIMUM): 630 SPACES

TOTAL PARKING PROVIDED: 642 SPACES

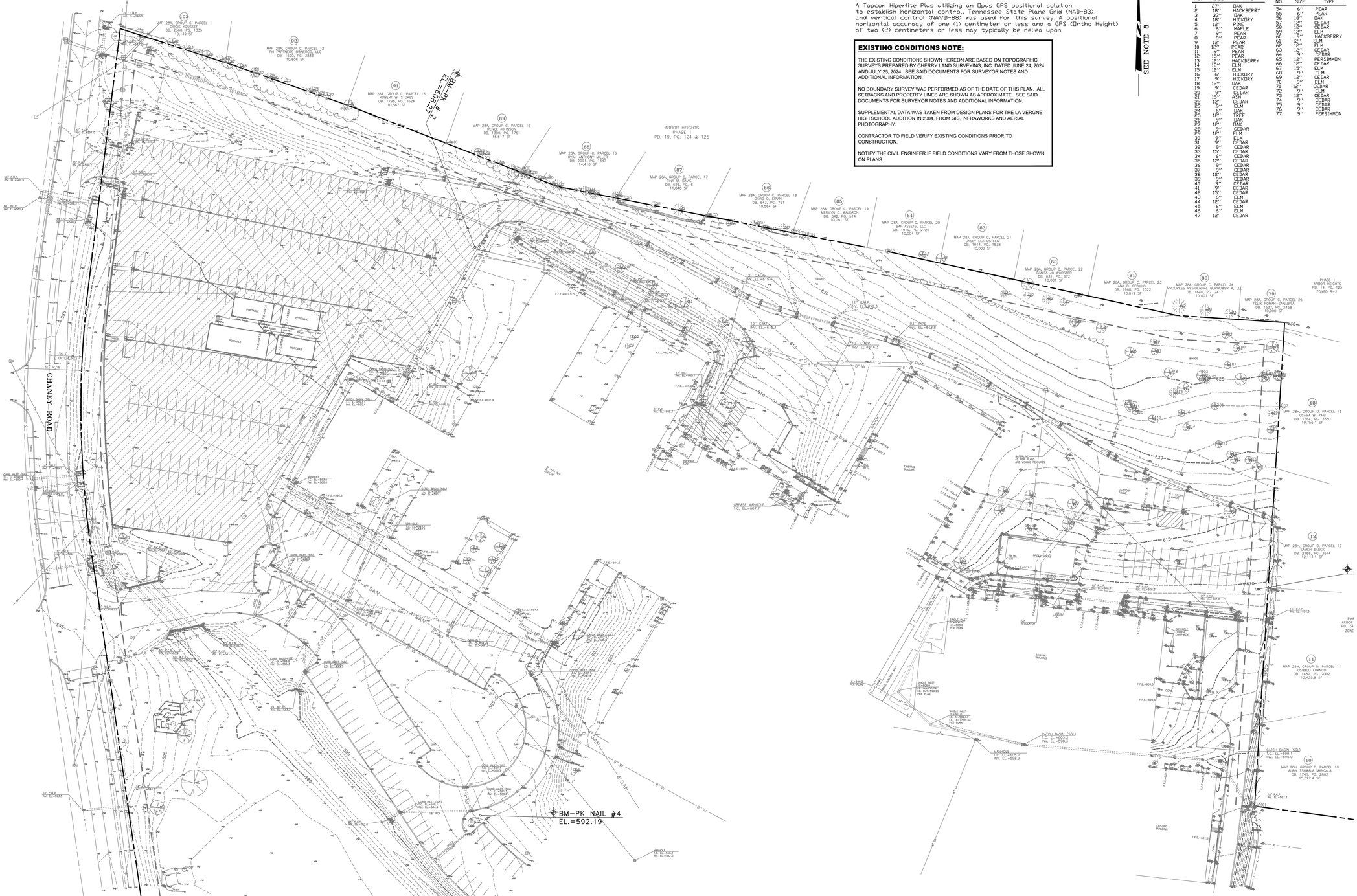
LANDSCAPING & BUFFERING

EXISTING IMPERVIOUS SURFACE AREA: 876,276 SF
PROPOSED IMPERVIOUS SURFACE AREA: 117,176 SF
TOTAL IMPERVIOUS SURFACE AREA: 861,318 SF

OPEN SPACE PROVIDED: 1,280,527 SF
SIGN HEIGHT AND AREA: N/A

TREE PROTECTION NOTES

1. PRIOR TO CONSTRUCTION ACTIVITY, THE GENERAL CONTRACTOR SHALL STAKE THE LIMITS OF CLEARING, GRADING AND BUILDING FOOTPRINTS THAT AFFECT THE TREE PRESERVATION AREAS.
2. THE LOCATION OF TREE PROTECTION MEASURES SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION COMMENCING. TREE PROTECTION BARRICADES SHALL CONSIST OF ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, AND SHALL BE INSTALLED IN LOCATIONS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL INSTALL ADEQUATE TREE PROTECTION MEASURES PRIOR TO ANY GRADING ACTIVITIES TO PREVENT CONSTRUCTION ACTIVITIES WITHIN PROXIMITY OF SPECIMEN TREES.
4. ALL GRADING WITHIN PROTECTED-ROOT-ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE GROUND AND COVERED WITH BACKFILL AS SOON AS POSSIBLE. IF EXPOSED ROOTS ARE NOT COVERED WITHIN 24 HOURS, COVER THEM WITH MULCH AND THOROUGHLY WATER UNTIL CO



GPS NOTE

A Topcon Hiperlite Plus utilizing an Opus GPS positional solution to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

EXISTING CONDITIONS NOTE:

THE EXISTING CONDITIONS SHOWN HEREON ARE BASED ON TOPOGRAPHIC SURVEYS PREPARED BY CHERRY LAND SURVEYING, INC. DATED JUNE 24, 2024 AND JULY 25, 2024. SEE SAID DOCUMENTS FOR SURVEYOR NOTES AND ADDITIONAL INFORMATION.

NO BOUNDARY SURVEY WAS PERFORMED AS OF THE DATE OF THIS PLAN. ALL SETBACKS AND PROPERTY LINES ARE SHOWN AS APPROXIMATE. SEE SAID DOCUMENTS FOR SURVEYOR NOTES AND ADDITIONAL INFORMATION.

SUPPLEMENTAL DATA WAS TAKEN FROM DESIGN PLANS FOR THE LA VERGNE HIGH SCHOOL ADDITION IN 2004, FROM GIS, INFRAWORKS AND AERIAL PHOTOGRAPHY.

CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

NOTIFY THE CIVIL ENGINEER IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS.

TREE TABLE

NO.	SIZE	TYPE
1	27"	OAK
2	18"	HACKBERRY
3	33"	OAK
4	18"	HICKORY
5	12"	PINE
6	6"	MAPLE
7	9"	PEAR
8	9"	PEAR
9	12"	PEAR
10	12"	PEAR
11	9"	PEAR
12	15"	PEAR
13	12"	HACKBERRY
14	12"	ELM
15	12"	ELM
16	6"	HICKORY
17	9"	HICKORY
18	12"	OAK
19	9"	CEDAR
20	9"	CEDAR
21	15"	ASH
22	12"	PEAR
23	9"	ELM
24	6"	OAK
25	12"	TREE
26	9"	OAK
27	12"	OAK
28	9"	CEDAR
29	12"	ELM
30	9"	ELM
31	9"	CEDAR
32	9"	CEDAR
33	15"	CEDAR
34	6"	CEDAR
35	12"	CEDAR
36	9"	CEDAR
37	9"	CEDAR
38	12"	CEDAR
39	9"	CEDAR
40	9"	CEDAR
41	9"	CEDAR
42	15"	CEDAR
43	6"	ELM
44	12"	CEDAR
45	6"	ELM
46	8"	ELM
47	12"	CEDAR

TREE TABLE

NO.	SIZE	TYPE
54	6"	PEAR
55	6"	PEAR
56	18"	OAK
57	12"	CEDAR
58	12"	CEDAR
59	12"	ELM
60	9"	HACKBERRY
61	12"	ELM
62	12"	ELM
63	12"	CEDAR
64	9"	CEDAR
65	12"	PERSIMMON
66	12"	CEDAR
67	15"	ELM
68	9"	ELM
69	12"	CEDAR
70	9"	ELM
71	12"	CEDAR
72	9"	ELM
73	12"	CEDAR
74	9"	CEDAR
75	9"	CEDAR
76	9"	CEDAR
77	9"	PERSIMMON

LEGEND

- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- IRON ROD OLD (IROD)
- CLEAN-OUT (CO)
- GUARD POST (GP)
- SIGN POST
- CATCH BASIN
- BENCHMARK
- MANHOLE
- UTILITY POLE
- LIGHT POLE (DH)
- TREE
- PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF CONC.
- WALL
- CURB
- OVERHEAD UTILITY (OH)
- UNDERGROUND TELEPHONE (UG-T)
- UNDERGROUND ELECTRIC (UG-E)
- WATER LINE (W) 6"
- SEWER LINE (SA) 8"
- GAS LINE (G) 4"
- STORM SEWER/CULVERT (ST) 12"
- CONTOUR LINE 650
- FENCE LINE (X)

NOTES

1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER 'THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT', THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE 811 1-800-351-1111.

2) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.

3) THIS PROPERTY IS CURRENTLY ZONED: C-1

4) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

PARTIAL TOPOGRAPHIC SURVEY OF LAVERGNE HIGH SCHOOL 250 WOLVERINE TRAIL MAP 28, PARCEL 57.02

LAVERGNE, RUTHERFORD COUNTY, TENNESSEE

SCALE: 1" = 40' - DATE: June 24, 2024

GRAPHIC SCALE - 1" = 40'

JOB# 24019 MHC

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
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(615)269-3572 FAX:(615)269-9345
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BCA FILE NO. 2971-11

ISSUE	DATE
BID DOCUMENTS	09/03/2024
PLANNING SUBMITTAL	10/04/2024

PAUZANNE JACKSON — REGISTERED — AGRICULTURAL — ENGINEER — STATE OF TENNESSEE — 100424

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086
GMC # ANAS240004

EXISTING CONDITIONS

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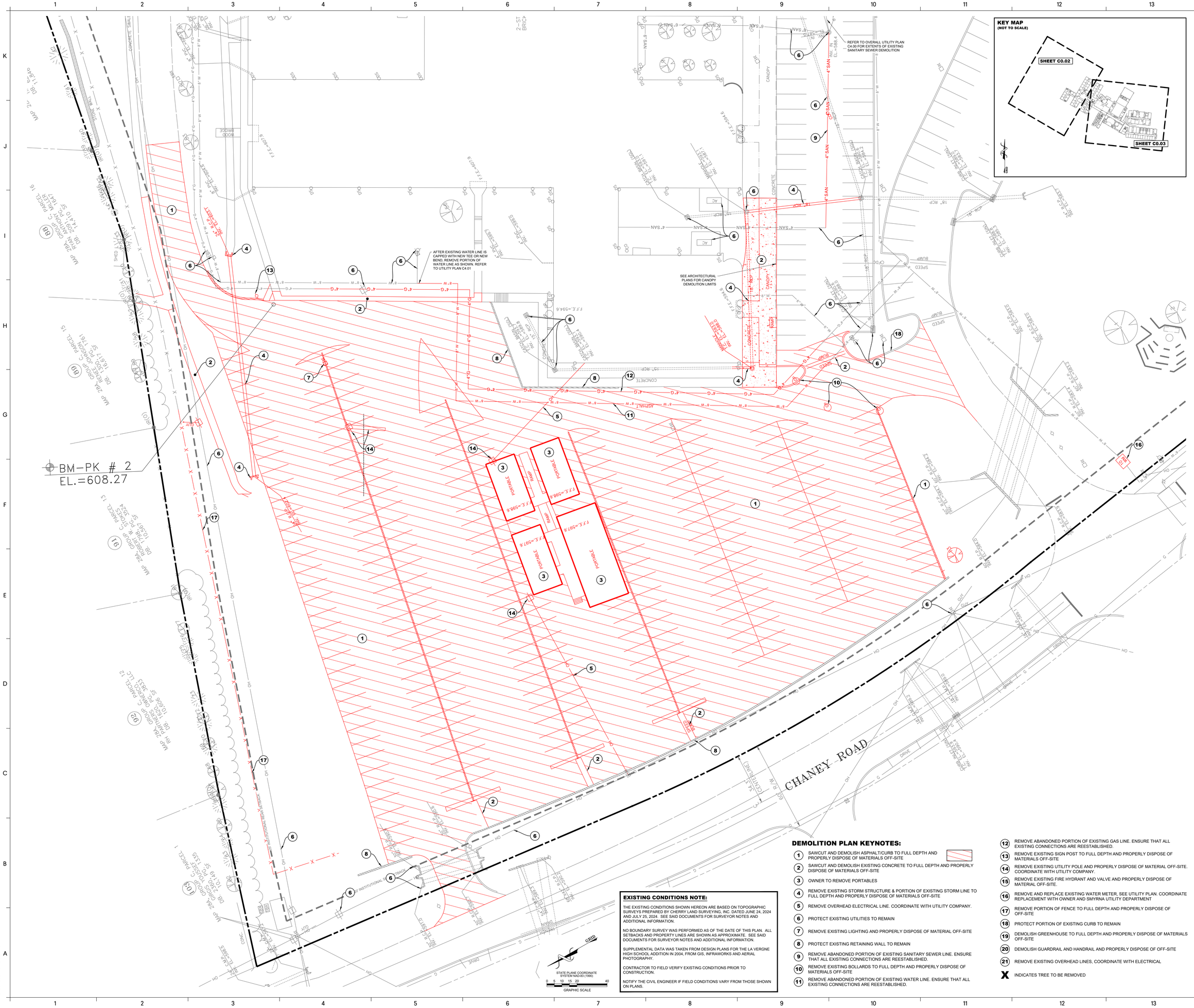

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NOTIFY THE CIVIL ENGINEER IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS.

DEMOLITION PLAN KEYNOTES:

1. SAWCUT AND DEMOLISH ASPHALT/CURB TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
2. SAWCUT AND DEMOLISH EXISTING CONCRETE TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
3. OWNER TO REMOVE PORTABLES
4. REMOVE EXISTING STORM STRUCTURE & PORTION OF EXISTING STORM LINE TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
5. REMOVE OVERHEAD ELECTRICAL LINE. COORDINATE WITH UTILITY COMPANY.
6. PROTECT EXISTING UTILITIES TO REMAIN
7. REMOVE EXISTING LIGHTING AND PROPERLY DISPOSE OF MATERIAL OFF-SITE
8. PROTECT EXISTING RETAINING WALL TO REMAIN
9. REMOVE ABANDONED PORTION OF EXISTING SANITARY SEWER LINE. ENSURE THAT ALL EXISTING CONNECTIONS ARE REESTABLISHED.
10. REMOVE EXISTING BOLLARDS TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
11. REMOVE ABANDONED PORTION OF EXISTING WATER LINE. ENSURE THAT ALL EXISTING CONNECTIONS ARE REESTABLISHED.
12. REMOVE ABANDONED PORTION OF EXISTING GAS LINE. ENSURE THAT ALL EXISTING CONNECTIONS ARE REESTABLISHED.
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15. REMOVE EXISTING FIRE HYDRANT AND VALVE AND PROPERLY DISPOSE OF MATERIAL OFF-SITE.
16. REMOVE AND REPLACE EXISTING WATER METER, SEE UTILITY PLAN. COORDINATE REPLACEMENT WITH OWNER AND SMYRNA UTILITY DEPARTMENT
17. REMOVE PORTION OF FENCE TO FULL DEPTH AND PROPERLY DISPOSE OF OFF-SITE
18. PROTECT PORTION OF EXISTING CURB TO REMAIN
19. DEMOLISH GREENHOUSE TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
20. DEMOLISH GUARDRAIL AND HANDRAIL AND PROPERLY DISPOSE OF OFF-SITE
21. REMOVE EXISTING OVERHEAD LINES, COORDINATE WITH ELECTRICAL

X INDICATES TREE TO BE REMOVED

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BCA FILE NO. 2971-11

P. SUZANNE JACKSON
REGISTERED ENGINEER
AGENT
STATE OF TENNESSEE
P. Suzanne Jackson
10/04/24

ISSUE	DATE
BID DOCUMENTS	09/03/2024
PLANNING SUBMITTAL	10/04/2024

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086
GMC # ANAS240004

DEMOLITION PLAN

C0.02

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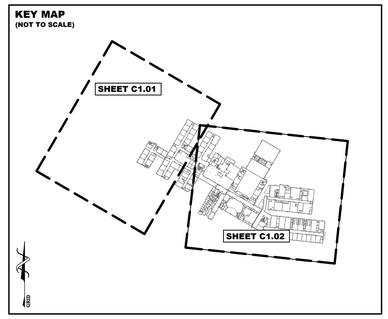
SPECIAL NOTE:
SOME INFORMATION SHOWN IS TAKEN FROM HISTORICAL DESIGN PLANS. CONSTRUCTED CONDITIONS ARE UNKNOWN. CONTRACTOR TO FIELD LOCATE EXISTING UTILITIES VIA HYDROEXCAVATION AND REPORT RESULTS OF LOCATIONS AND DEPTHS TO DESIGN TEAM. CONTRACTOR TO EXCAVATE AND DEMOLISH WITH CAUTION.

ADDITIONAL DEMOLITION PLAN SCOPE TO BE DETERMINED FOR BARN AREA, SEE ALLOWANCES.

NOTE:
SELECT DEMOLITION NOT SHOWN HEREIN WILL BE REQUIRED FOR UTILITY ROUTINGS. CONTRACTOR TO RESTORE TO EXISTING CONDITIONS. CONTRACTOR TO COORDINATE FINAL UTILITY ROUTINGS WITH DESIGN TEAM.

KEY MAP
(NOT TO SCALE)



BM-PK NAIL #4
EL.=592.19

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STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
0 5 10 15 20 40
GRAPHIC SCALE

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17. REMOVE PORTION OF FENCE TO FULL DEPTH AND PROPERLY DISPOSE OF OFF-SITE
18. PROTECT PORTION OF EXISTING CURB TO REMAIN
19. DEMOLISH GREENHOUSE TO FULL DEPTH AND PROPERLY DISPOSE OF MATERIALS OFF-SITE
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21. REMOVE EXISTING OVERHEAD LINES, COORDINATE WITH ELECTRICAL

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BCA FILE NO. 2971-11

ISSUE	DATE
BID DOCUMENTS	09/03/2024
PLANNING SUBMITTAL	10/04/2024

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086
GMC # ANAS240004

DEMOLITION PLAN

C0.03

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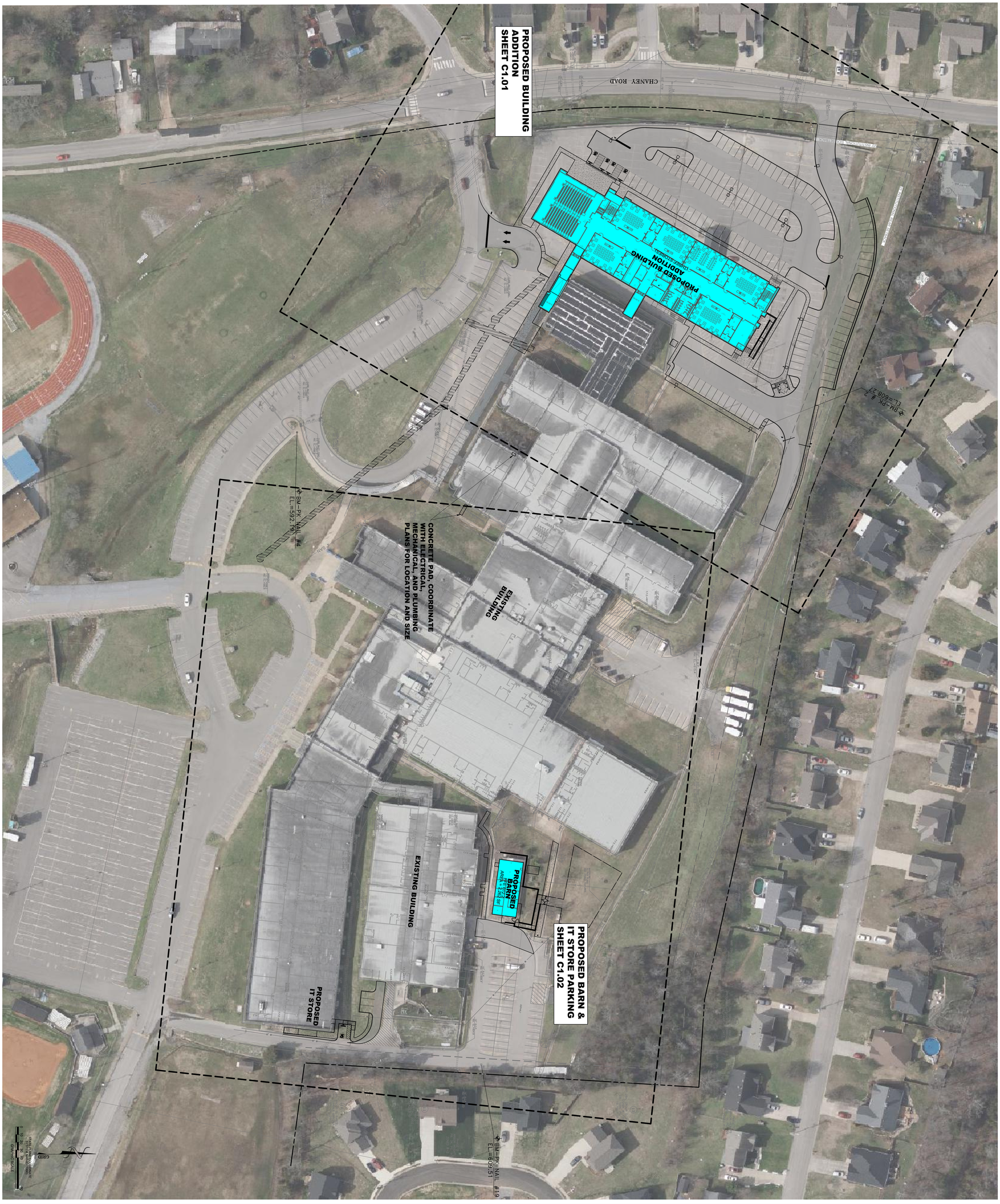

OVERALL SITE PLAN

C1.00

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086

GMC # ANAS240004

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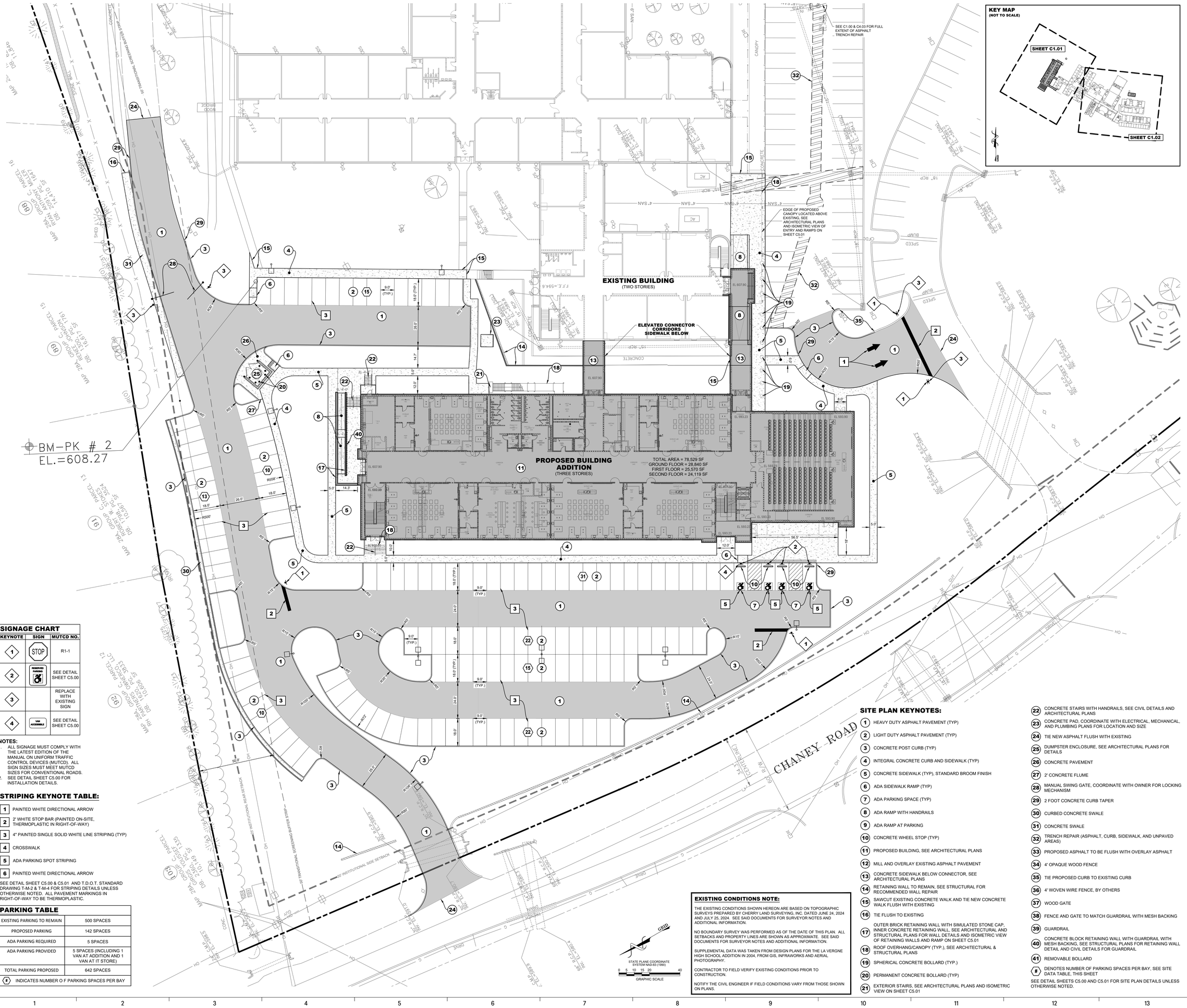

SIGNAGE CHART

KEYNOTE	SIGN	MUTCD NO.
1	STOP	R1-1
2	RESERVED PARKING	SEE DETAIL SHEET C5.00
3		REPLACE WITH EXISTING SIGN
4	VAN ACCESSIBLE	SEE DETAIL SHEET C5.00

NOTES:

1. ALL SIGNAGE MUST COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL SIGN SIZES MUST MEET MUTCD SIZES FOR CONVENTIONAL ROADS.
2. SEE DETAIL SHEET C5.00 FOR INSTALLATION DETAILS.

STRIPING KEYNOTE TABLE:

1. PAINTED WHITE DIRECTIONAL ARROW
2. 2' WHITE STOP BAR (PAINTED ON-SITE, THERMOPLASTIC IN RIGHT-OF-WAY)
3. 4" PAINTED SINGLE SOLID WHITE LINE STRIPING (TYP)
4. CROSSWALK
5. ADA PARKING SPOT STRIPING
6. PAINTED WHITE DIRECTIONAL ARROW

SEE DETAIL SHEET C5.00 & C5.01 AND T.D.O.T. STANDARD DRAWING T-M-2 & T-M-4 FOR STRIPING DETAILS UNLESS OTHERWISE NOTED. ALL PAVEMENT MARKINGS IN RIGHT-OF-WAY TO BE THERMOPLASTIC.

PARKING TABLE

EXISTING PARKING TO REMAIN	500 SPACES
PROPOSED PARKING	142 SPACES
ADA PARKING REQUIRED	5 SPACES
ADA PARKING PROVIDED	5 SPACES (INCLUDING 1 VAN AT ADDITION AND 1 VAN AT IT STORE)
TOTAL PARKING PROPOSED	642 SPACES

(#) INDICATES NUMBER O F PARKING SPACES PER BAY

EXISTING CONDITIONS NOTE:

THE EXISTING CONDITIONS SHOWN HEREON ARE BASED ON TOPOGRAPHIC SURVEYS PREPARED BY CHERRY LAND SURVEYING, INC. DATED JUNE 24, 2024 AND JULY 25, 2024. SEE SAID DOCUMENTS FOR SURVEYOR NOTES AND ADDITIONAL INFORMATION.

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CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

NOTIFY THE CIVIL ENGINEER IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS.

SITE PLAN KEYNOTES:

1. HEAVY DUTY ASPHALT PAVEMENT (TYP)
2. LIGHT DUTY ASPHALT PAVEMENT (TYP)
3. CONCRETE POST CURB (TYP)
4. INTEGRAL CONCRETE CURB AND SIDEWALK (TYP)
5. CONCRETE SIDEWALK (TYP), STANDARD BROOM FINISH
6. ADA SIDEWALK RAMP (TYP)
7. ADA PARKING SPACE (TYP)
8. ADA RAMP WITH HANDRAILS
9. ADA RAMP AT PARKING
10. CONCRETE WHEEL STOP (TYP)
11. PROPOSED BUILDING, SEE ARCHITECTURAL PLANS
12. MILL AND OVERLAY EXISTING ASPHALT PAVEMENT
13. CONCRETE SIDEWALK BELOW CONNECTOR, SEE ARCHITECTURAL PLANS
14. RETAINING WALL TO REMAIN, SEE STRUCTURAL FOR RECOMMENDED WALL REPAIR
15. SAWCUT EXISTING CONCRETE WALK AND TIE NEW CONCRETE WALK FLUSH WITH EXISTING
16. TIE FLUSH TO EXISTING
17. OUTER BRICK RETAINING WALL WITH SIMULATED STONE CAP, INNER CONCRETE RETAINING WALL, SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR WALL DETAILS AND ISOMETRIC VIEW OF RETAINING WALLS AND RAMP ON SHEET C5.01
18. ROOF OVERHANG/CANOPY (TYP.), SEE ARCHITECTURAL & STRUCTURAL PLANS
19. SPHERICAL CONCRETE BOLLARD (TYP.)
20. PERMANENT CONCRETE BOLLARD (TYP)
21. EXTERIOR STAIRS, SEE ARCHITECTURAL PLANS AND ISOMETRIC VIEW ON SHEET C5.01
22. CONCRETE STAIRS WITH HANDRAILS, SEE CIVIL DETAILS AND ARCHITECTURAL PLANS
23. CONCRETE PAD, COORDINATE WITH ELECTRICAL, MECHANICAL, AND PLUMBING PLANS FOR LOCATION AND SIZE
24. TIE NEW ASPHALT FLUSH WITH EXISTING
25. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS
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38. FENCE AND GATE TO MATCH GUARDRAIL WITH MESH BACKING
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41. REMOVABLE BOLLARD
(#) DENOTES NUMBER OF PARKING SPACES PER BAY, SEE SITE DATA TABLE, THIS SHEET

SEE DETAIL SHEETS C5.00 AND C5.01 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

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BCA FILE NO. 2971-11

P. SUZANNE JACKSON
REGISTERED ENGINEER
AGENCY ID 109.001
STATE OF TENNESSEE
10/04/24

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086
GMC # ANAS240004

SITE PLAN

C1.01

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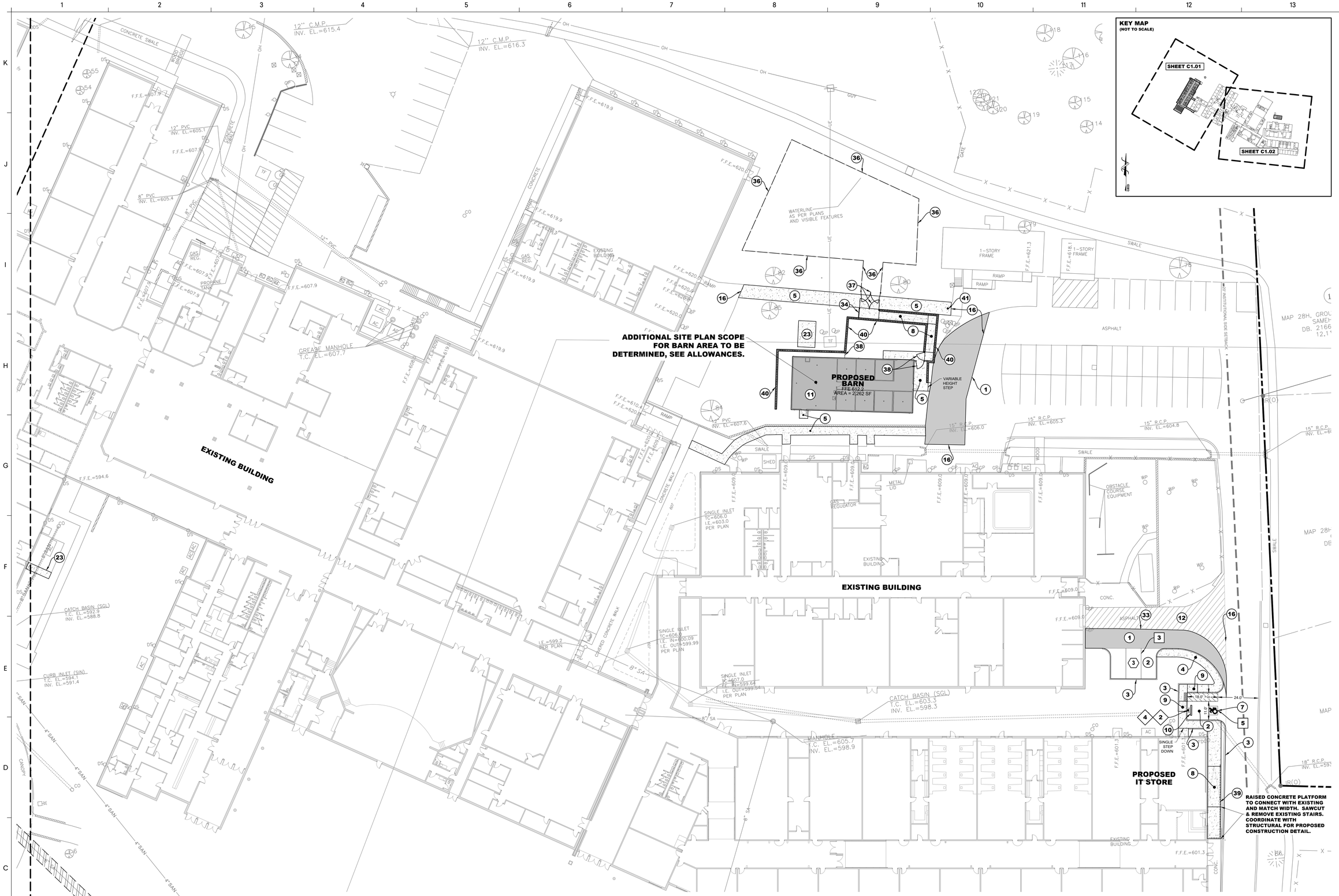

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STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
GRID
0 5 10 15 20 40
GRAPHIC SCALE

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ISSUE	DATE
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P. SUZANNE JACKSON REGISTERED ENGINEER AGENCY NO. 109323 STATE OF TENNESSEE
P. Suzanne Jackson
10/04/24

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086
GMC # ANAS240004

SITE PLAN

C1.02

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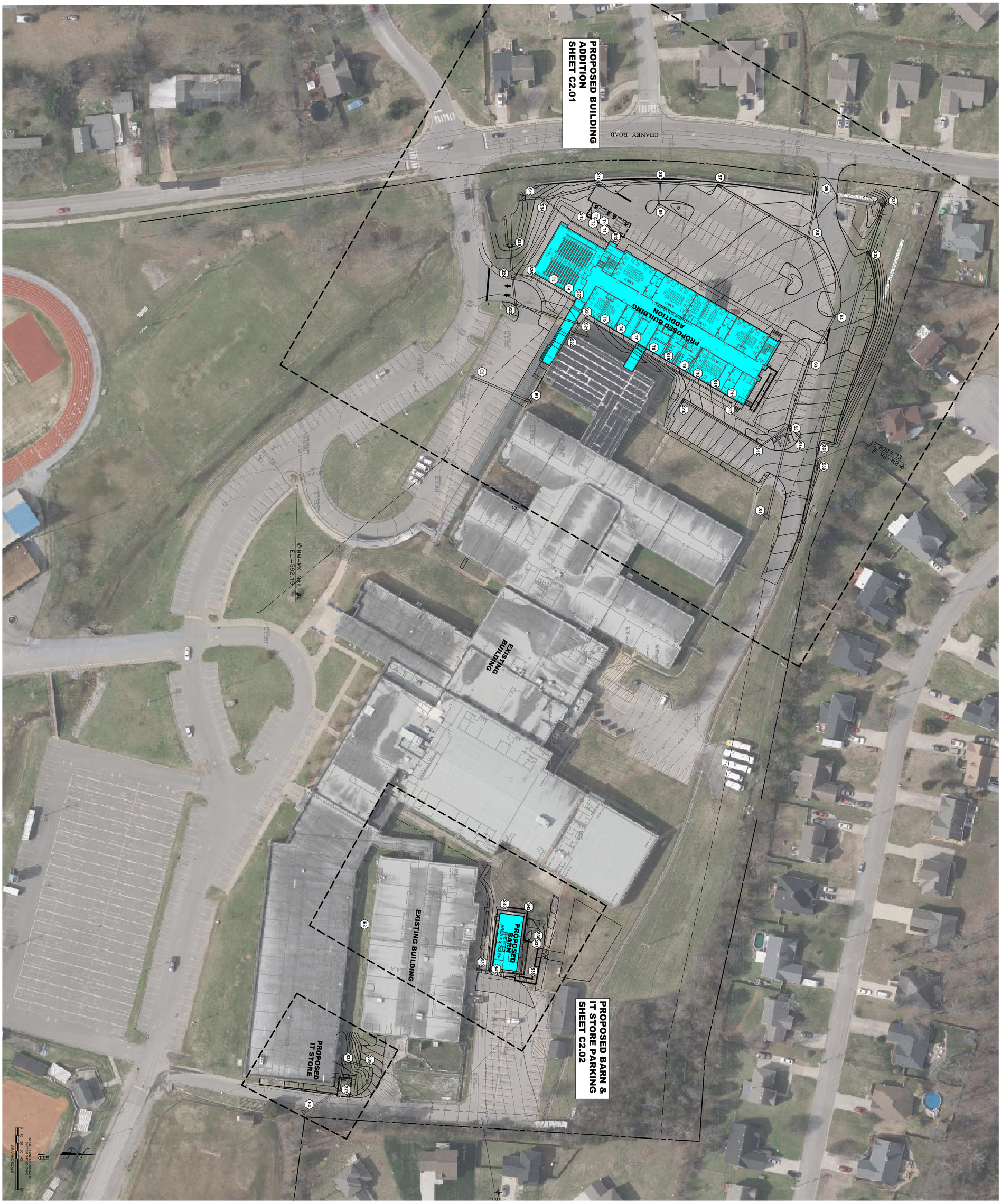

OVERALL GRADING & DRAINAGE PLAN

C2.00

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086

GMC # ANAS240004

SUZANNE JACKSON — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE
10/04/24

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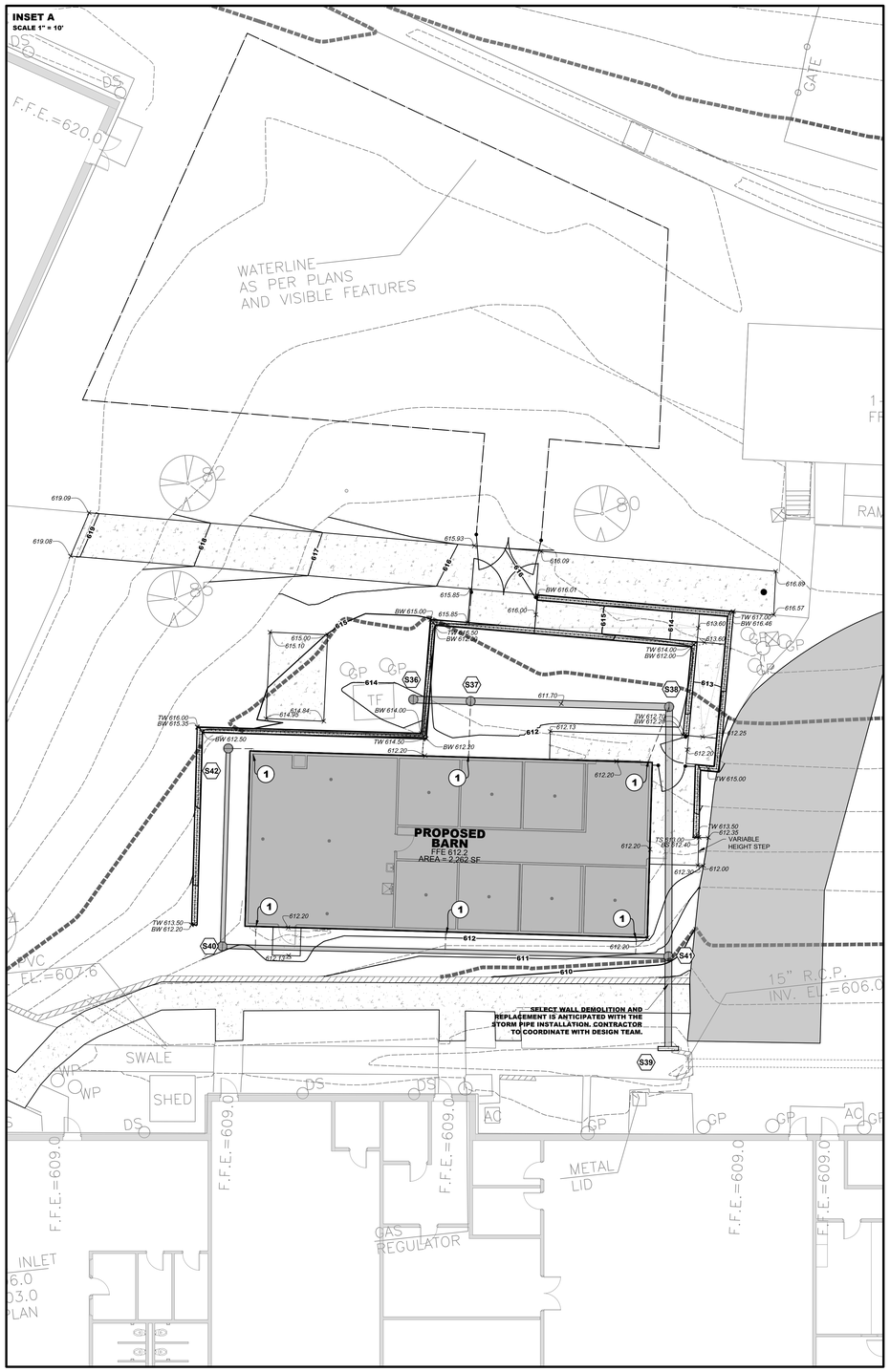

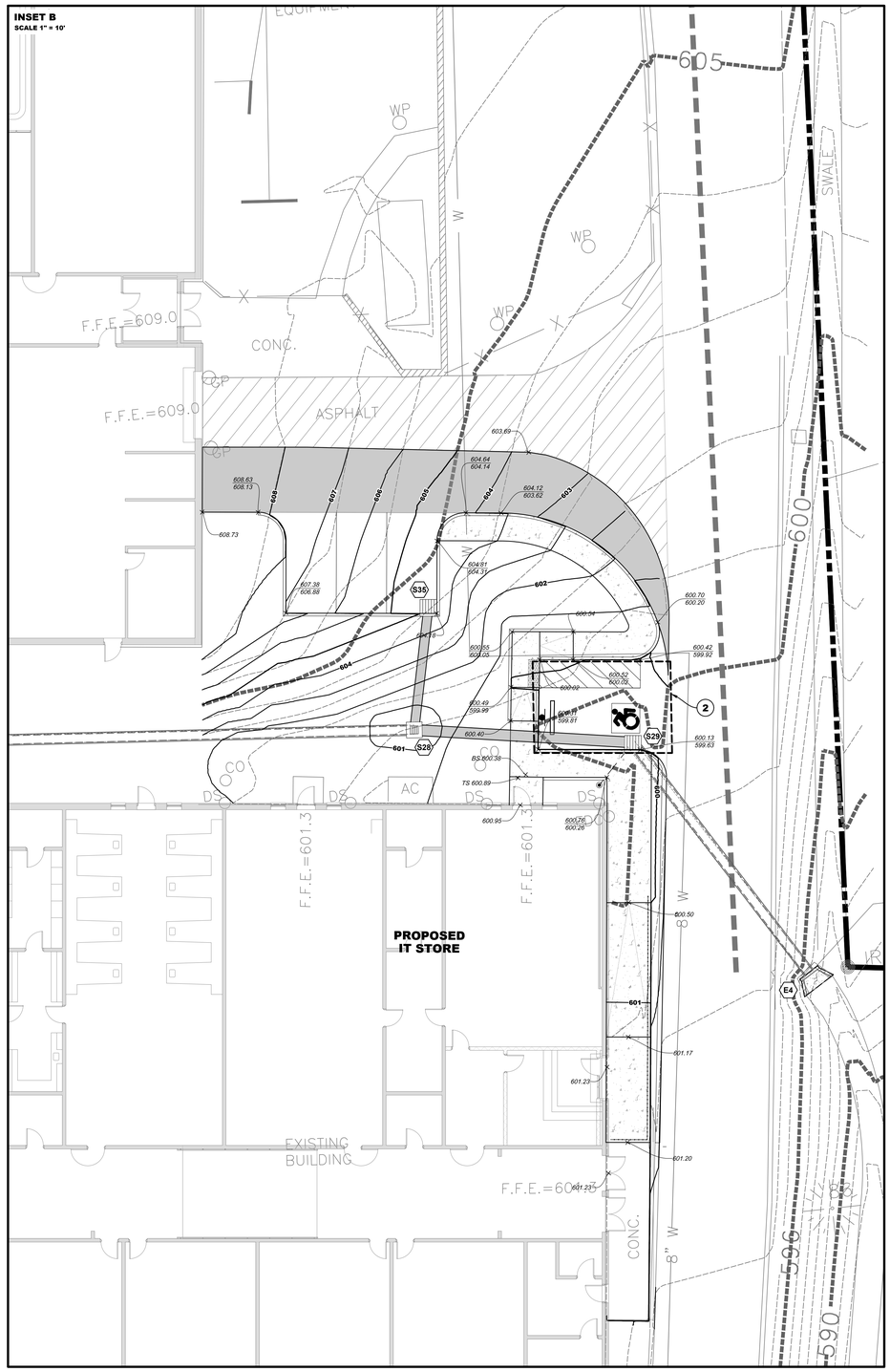

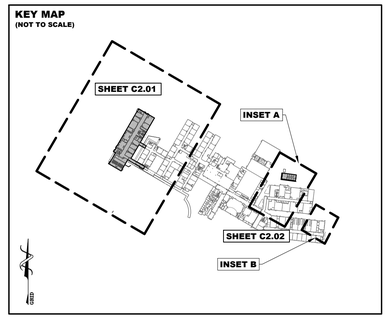

GRADING & DRAINAGE KEYNOTES:

1. DOWNSPOUT LOCATION (TYP), INSTALL DOWNSPOUT BOOT (SEE DETAIL) TO CONNECT TO ROOF DRAIN WITH 6" HDPE PIPE, SEE ARCHITECTURAL PLAN FOR EXACT LOCATIONS
2. ACCESSIBLE PARKING NOT TO EXCEED 2% IN ANY DIRECTION & ACCESSIBLE PATH NOT TO EXCEED 2% CROSS SLOPE AND 5% RUNNING SLOPE
3. PREFABRICATED CANOPY, SEE ARCHITECTURAL PLANS AND CANOPY ROOF DRAIN NOTE
4. PROVIDE OPENING IN DUMPSTER ENCLOSURE FOR STORMWATER AT CORNER CLOSEST TO STRUCTURE S2, SEE ARCHITECTURAL PLANS
5. CONCRETE FLUME
6. CONNECT CANOPY DOWNSPOUT TO UNDERGROUND STORM, SEE DETAIL
7. CANOPY DOWNSPOUT TO DISCHARGE TO GRADE TOWARD PARKING AREA
8. FOUNDATION DRAIN AROUND PERIMETER OF BUILDING
9. CONNECT FOUNDATION DRAIN TO STORMWATER SYSTEM
10. CONNECT EXTERIOR STAIR DOWNSPOUT TO ROOF DRAIN WITH 6" HDPE PIPE, SEE ARCHITECTURAL PLAN FOR EXACT LOCATIONS
- (#) DENOTES STRUCTURE NUMBER, SEE STRUCTURE AND PIPE TABLES ON SHEET C2.03

SEE DETAIL SHEETS C5.00 & C5.01 FOR GRADING & DRAINAGE DETAILS UNLESS OTHERWISE NOTED.

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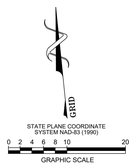

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BCA FILE NO. 2971-11

SUZANNE JACKSON
REGISTERED ENGINEER
AGRICULTURAL
No. 120424
STATE OF TENNESSEE
10/04/24

ISSUE	DATE
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LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086
GMC # ANAS240004

GRADING & DRAINAGE PLAN

C2.01

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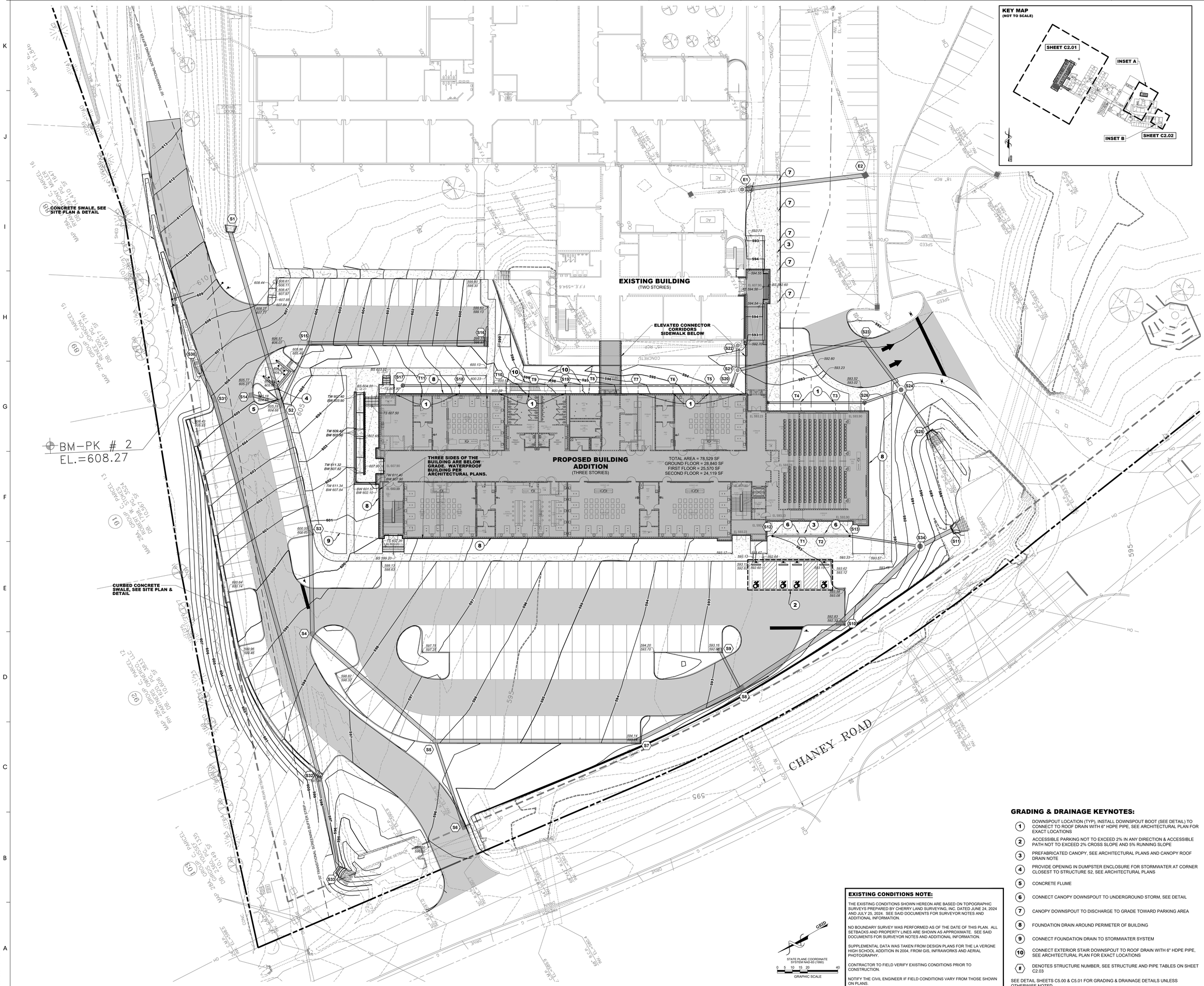

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BCA FILE NO. 2971-11

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P. SUZANNE JACKSON
REGISTERED ENGINEER
No. 120421
STATE OF TENNESSEE
10/04/24

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086
GMC # ANAS240004

GRADING & DRAINAGE PLAN

C2.01

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STORM STRUCTURE TABLE

STRUCTURE #	TYPE	CASTING FRAME	TOP OF CASTING (ELEV.)	PIPE I.E. (IN)	PIPE I.E. (OUT)
E1	REPLACE EXISTING MANHOLE REESTABLISH ANY EXISTING CONNECTIONS RAISE CASTING TO FINISHED GRADE	SOLID "STORM"	589.40		587.15 (E2)
E2	EXISTING CATCH BASIN PLUG EXISTING HOLE AND ADD NEW PIPE CONNECTION	EXISTING	590.60	586.33 (E1)	
E3	EXISTING CATCH BASIN	EXISTING	603.30		598.30 (S28)
E4	EXISTING HEADWALL	-------	595.01	593.30 (S29)	
S1	CONCRETE HEADWAL SEE HEADWALL NOTE	-------	605.35		603.10 (S2)
S2	DOUBLE CURB INLET	JBS 3300	604.53	599.01 (S14) 593.65 (S1) 594.40 (S15)	593.65 (S3)
S3	DOUBLE CURB INLET	JBS 3300	600.21	592.78 (S2)	592.78 (S4)
S4	SINGLE CURB INLET	JBS 3300	598.43	592.09 (S3)	592.09 (S5)
S5	SINGLE CURB INLET	JBS 3300	596.09	591.01 (S6) 591.01 (S4)	591.01 (S7)
S6	DOUBLE CURB INLET	JBS 3300	595.60		591.59 (S5)
S7	DOUBLE CURB INLET	JBS 3300	593.58	589.00 (S5)	589.00 (S8)
S8	DOUBLE CURB INLET	JBS 3300	592.68	588.23 (S7) 588.23 (S9)	588.23 (S10)
S9	SINGLE CURB INLET	JBS 3300	592.69		588.52 (S8)
S10	DOUBLE CURB INLET	JBS 3300	592.33	587.43 (S8)	587.43 (S34)
S11	CONCRETE HEADWALL WITH ENERGY DISSIPATORS SEE HEADWALL NOTE	-------	588.67	586.42 (S34)	
S12	15" ADS DRAIN BASIN CONNECT TO CANOPY COLUMN DOWNSPOUT SEE DETAIL	PEDESTRIAN LOCKING	593.00		590.00 (T1)
S13	15" ADS DRAIN BASIN CONNECT TO CANOPY COLUMN DOWNSPOUT SEE DETAIL	PEDESTRIAN LOCKING	593.67	589.49 (T2)	589.49 (S34)
S14	SINGLE CURB INLET	JBS 3300	605.61		600.00 (S2)
S15	SINGLE CURB INLET	JBS 3300	605.98	594.84 (S16)	594.84 (S2)
S16	DOUBLE CURB INLET	JBS 3300	598.96		596.00 (S15)
S17	15" ADS DRAIN BASIN CONNECT TO DOWNSPOUT	PEDESTRIAN LOCKING	603.62		600.54 (T11)
S18	15" ADS DRAIN BASIN CONNECT TO DOWNSPOUT	PEDESTRIAN LOCKING	601.59	599.04 (T11)	599.04 (T10)
S19	15" ADS DRAIN BASIN CONNECT TO DOWNSPOUT	PEDESTRIAN LOCKING	600.10	596.24 (T9)	595.72 (T8)
S20	15" ADS DRAIN BASIN CONNECT TO DOWNSPOUT	PEDESTRIAN LOCKING	593.36	590.00 (T5)	589.00 (S21)
S21	4' DIA. CIRCULAR STRUCTURE	JBS 2111	593.08	588.00 (S22) 588.00 (S20)	588.00 (S23)
S22	4" DIA. CIRCULAR STRUCTURE CONNECT TO EXISTING 15" RCP AND EXISTING DOWNSPOUT	JBS 2111	593.19		588.16 (S21)
S23	SINGLE CURB INLET	JBS 3300	591.83	587.36 (S21)	587.36 (S24)
S24	WATER QUALITY UNIT FOR S24 SEE DETAIL	SOLID "STORM"	592.39	587.54 (S26) 587.04 (S23)	587.04 (S25)
S25	CONCRETE HEADWALL WITH ENERGY DISSIPATORS SEE HEADWALL NOTE	-------	588.32	586.61 (S24)	
S26	18" ADS DRAIN BASIN CONNECT TO DOWNSPOUT	PEDESTRIAN LOCKING	593.76	589.36 (T3)	587.79 (S24)
S27	15" ADS DRAIN BASIN CONNECT TO DOWNSPOUT	PEDESTRIAN LOCKING	593.18		590.00 (T4)
S28	AREA DRAIN REESTABLILSH ALL EXISTING CONNECTIONS	JBS 4315 (PEDESTRIAN)	600.60	595.57 (E3) 595.50 (S35)	595.50 (S29)
S29	SINGLE CURB INLET REESTABLISH ALL EXISTING CONNECTIONS	ADA INLET	599.66	594.91 (S28)	594.87 (E4)
S30	AREA DRAIN	JBS 4315 (PEDESTRIAN)	606.60		597.35 (S31)
S31	SINGLE CURB INLET	-------	605.86	597.01 (S30)	597.01 (S32)
S32	AREA DRAIN	JBS 4315 (PEDESTRIAN)	597.32	593.81 (S31)	593.81 (S33)
S33	CONCRETE HEADWALL WITH ENERGY DISSIPATORS SEE HEADWALL NOTE	-------	595.79	593.00 (S32)	
S34	WATER QUALITY UNIT FOR S34 SEE DETAIL	SOLID "STORM"	590.99	586.64 (S10) 586.85 (S13)	586.64 (S11)
S35	SINGLE CURB INLET	JBS 3300	604.34		599.00 (S28)
S36	15" ADS DRAIN BASIN COORDINATE PIPE THROUGH WALL WITH STRUCTURAL	PEDESTRIAN LOCKING	613.74		609.57 (S37)
S37	15" ADS DRAIN BASIN WITH 10" GRATE CONNECT 6" HDPE FROM DOWNSPOUT BOOT	PEDESTRIAN LOCKING	611.53	609.47 (S36)	609.47 (S38)
S38	18" ADS DRAIN BASIN WITH 10" GRATE CONNECT 6" HDPE FROM DOWNSPOUT BOOT	PEDESTRIAN LOCKING	611.50	609.11 (S37)	609.11 (S41)
S39	STRAIGHT HEADWALL	-------	607.40	606.30 (S41)	
S40	15" ADS DRAIN BASIN	PEDESTRIAN LOCKING	612.03	609.06 (S42)	609.06 (T13)
S41	18" ADS DRAIN BASIN WITH REDUCER TO 15" GRATE	PEDESTRIAN LOCKING	610.33	607.12 (S38) 608.26 (T12)	607.12 (S39)
S42	15" ADS DRAIN BASIN CONNECT 6" HDPE FROM DOWNSPOUT BOOT	PEDESTRIAN LOCKING	612.00		609.50 (S40)
T1	CONNECT DOWNSPOUT WITH ADS INTERTA TEE	-------	593.20	589.83 (S12)	589.83 (T2)
T2	CONNECT DOWNSPOUT WITH ADS INTERTA TEE	-------	593.52	589.66 (T1)	589.66 (S13)
T3	CONNECT DOWNSPOUT WITH ADS INTERTA TEE	-------	593.66	589.56 (T4)	589.56 (S26)
T4	CONNECT DOWNSPOUT WITH ADS INTERTA TEE	-------	593.37	589.78 (S27)	589.78 (T3)
T5	CONNECT DOWNSPOUT WITH ADS INTERTA TEE	-------	594.04	590.78 (T6)	590.78 (S20)
T6	CONNECT DOWNSPOUT WITH ADS INTERTA TEE	-------	595.18	592.03 (T7)	592.03 (T5)
T7	CONNECT DOWNSPOUT WITH ADS INTERTA TEE	-------	596.27	593.22 (T8)	593.22 (T6)
T8	CONNECT DOWNSPOUT WITH ADS INTERTA TEE	-------	597.49	594.57 (S19)	594.57 (T7)
T9	CONNECT DOWNSPOUT WITH ADS INTERTA TEE	-------	599.55		597.20 (S19) 597.20 (T10)
T10	CONNECT DOWNSPOUT WITH ADS INTERTA TEE	-------	600.63	598.00 (T9) 598.00 (S18)	
T11	CONNECT DOWNSPOUT WITH ADS INTERTA TEE	-------	602.97	600.04 (S17)	600.04 (S18)
T12	CONNECT DOWNSPOUT WITH ADS INTERTA TEE	-------	611.28	608.66 (T13)	608.66 (S41)
T13	CONNECT DOWNSPOUT WITH ADS INTERTA TEE	-------	612.02	609.00 (S40)	609.00 (T12)

HEADWALL NOTE:

FOR HEADWALLS, USE INVERT ELEVATIONS FOR PLACEMENT. THE TOP OF CASTING IN THE STRUCTURE TABLE IS AN AUTOPOPULATED VALUE WITHIN CIVIL 3D AND SHOULD NOT BE USED FOR HEADWALL PLACEMENT.

STORM PIPE TABLE

PIPE PATH	PIPE SIZE (IN.)	MATERIAL	SLOPE (%)	LENGTH (L.F.)
E1 E2	24"	RCP	1.00%	82
E3 S28	18"	EXISTING RCP	1.58%	172
S1 S2	24"	RCP	8.00%	118
S2 S3	24"	RCP	1.02%	86
S3 S4	24"	RCP	1.00%	69
S4 S5	24"	RCP	1.00%	108
S5 S7	24"	RCP	1.52%	132
S6 S5	15"	RCP	1.00%	58
S7 S8	24"	RCP	1.00%	77
S8 S10	30"	RCP	1.00%	80
S9 S8	15"	RCP	1.00%	29
S10 S34	30"	RCP	1.09%	73
S12 T1	12"	HDPE	1.00%	17
S13 S34	12"	HDPE	5.61%	47
S14 S2	15"	RCP	4.86%	20
S15 S2	15"	RCP	0.99%	44
S16 S15	15"	RCP	1.00%	116
S17 T11	12"	HDPE	4.00%	12
S18 T10	12"	HDPE	4.00%	26
S19 T8	12"	HDPE	5.19%	22
S20 S21	18"	RCP	9.28%	11
S21 S23	18"	RCP	0.75%	86
S22 S21	18"	RCP	1.00%	16
S23 S24	18"	RCP	0.77%	41
S24 S25	18"	RCP	1.29%	33
S26 S24	12"	HDPE	0.97%	26
S27 T4	12"	HDPE	1.00%	22
S28 S29	18"	RCP	1.50%	39
S29 E4	18"	EXISTING RCP	3.01%	52
S30 S31	24"	RCP	1.25%	27
S31 S32	24"	RCP	1.25%	256
S32 S33	24"	RCP	1.25%	65
S34 S11	24"	RCP	0.92%	24
S35 S28	15"	RCP	15.76%	22
S36 S37	12"	HDPE	1.00%	10
S37 S38	12"	HDPE	1.00%	35
S38 S41	12"	HDPE	4.45%	45
S40 T13	8"	HDPE	1.00%	6
S41 S39	12"	HDPE	5.00%	16
S42 S40	8"	HDPE	1.24%	35
T1 T2	12"	HDPE	1.00%	17
T2 S13	12"	HDPE	1.00%	17
T3 S26	12"	HDPE	1.00%	19
T4 T3	12"	HDPE	1.00%	23
T5 S20	12"	HDPE	5.19%	15
T6 T5	12"	HDPE	5.19%	24
T7 T6	12"	HDPE	5.19%	23
T8 T7	12"	HDPE	5.19%	26
T9 S19	12"	HDPE	4.00%	24
T10 T9	12"	HDPE	-4.00%	20
T11 S18	12"	HDPE	4.00%	25
T12 S41	8"	HDPE	1.00%	40
T13 T12	8"	HDPE	1.00%	34

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BCA FILE NO. 2971-11

P. SUZANNE JACKSON
REGISTERED ENGINEER
AGENCY NO. 110355
STATE OF TENNESSEE
P. Suzanne Jackson
10/04/24

ISSUE	DATE
BID DOCUMENTS	09/03/2024
PLANNING SUBMITTAL	10/04/2024

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086
GMC # ANAS240004

STORM STRUCTURE & PIPE TABLES

C2.03

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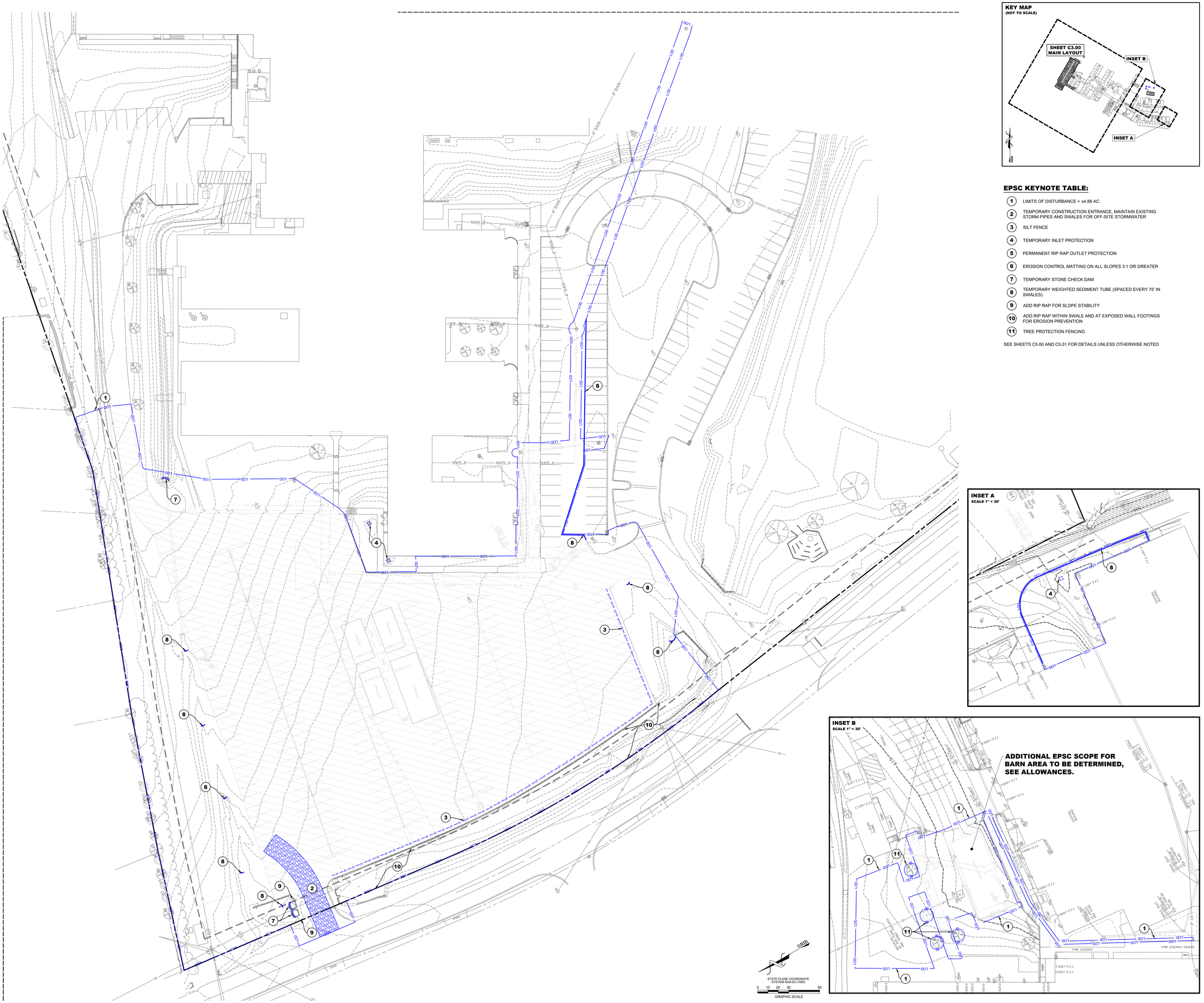

KEY MAP
(NOT TO SCALE)

EPSC KEYNOTE TABLE:

1. LIMITS OF DISTURBANCE = ±4.88 AC.
2. TEMPORARY CONSTRUCTION ENTRANCE, MAINTAIN EXISTING STORM PIPES AND SWALES FOR OFF-SITE STORMWATER
3. SILT FENCE
4. TEMPORARY INLET PROTECTION
5. PERMANENT RIP RAP OUTLET PROTECTION
6. EROSION CONTROL MATTING ON ALL SLOPES 3:1 OR GREATER
7. TEMPORARY STONE CHECK DAM
8. TEMPORARY WEIGHTED SEDIMENT TUBE (SPACED EVERY 75' IN SWALES)
9. ADD RIP RAP FOR SLOPE STABILITY
10. ADD RIP RAP WITHIN SWALE AND AT EXPOSED WALL FOOTINGS FOR EROSION PREVENTION
11. TREE PROTECTION FENCING

SEE SHEETS C5.00 AND C5.01 FOR DETAILS UNLESS OTHERWISE NOTED

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SUZANNE JACKSON — REGISTERED ENGINEER — AGRICULTURE — VIRGINIA — STATE OF TENNESSEE — 100424

ISSUE	DATE
BID DOCUMENTS	09/03/2024
PLANNING SUBMITTAL	10/04/2024

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086
GMC # ANAS240004

INITIAL EPSC PLAN

C3.01

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C3.02

INTERMEDIATE EPSC PLAN

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086

GMC # ANAS24000004

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JEANNE JACKSON ENGINEER STATE OF TENNESSEE 120.0421

ISSUE	DATE
BID DOCUMENTS	09/03/2024
PLANNING SUBMITTAL	10/04/2024

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KEY MAP
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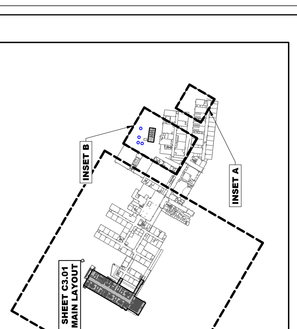

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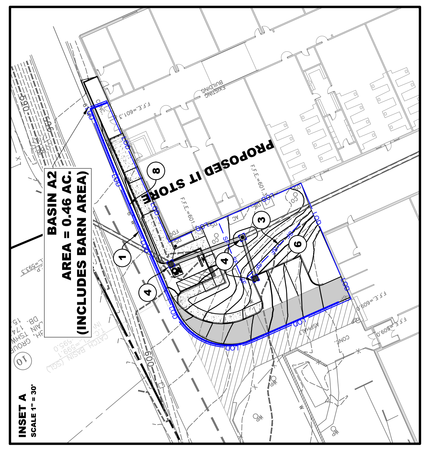

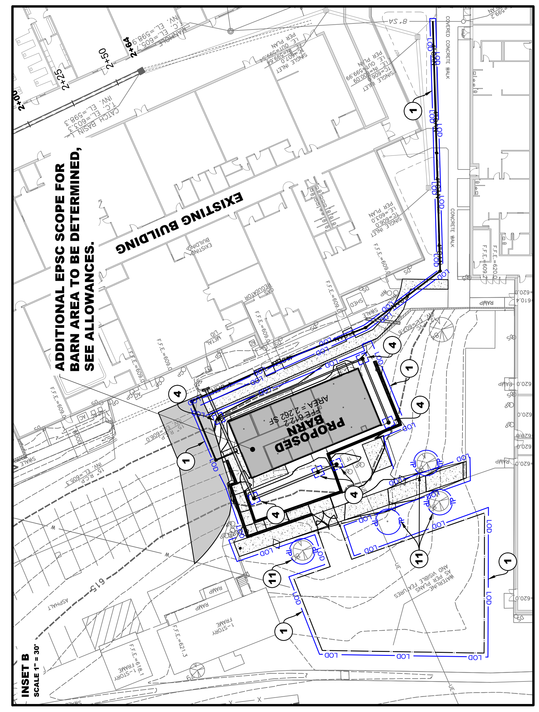

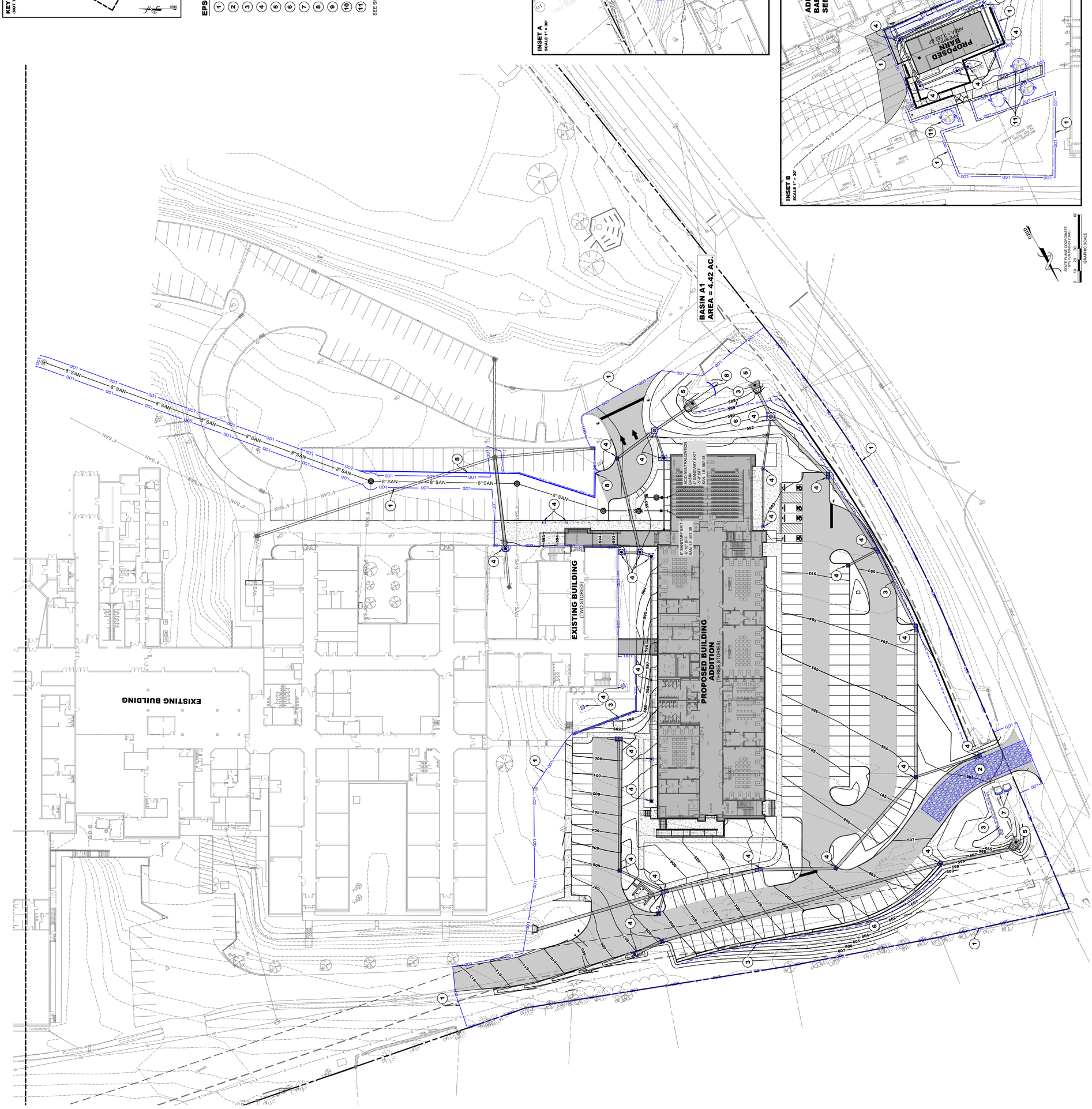

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FINAL EPSC PLAN

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086

GMC # ANAS24000004

C3.03

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JEANNE JACKSON
REGISTERED
LICENSE NO. 120421
STATE OF TENNESSEE
10/04/24

ISSUE	DATE
BID DOCUMENTS	09/03/2024
PLANNING SUBMITTAL	10/04/2024

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KEY MAP
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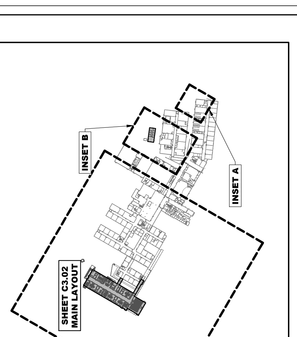

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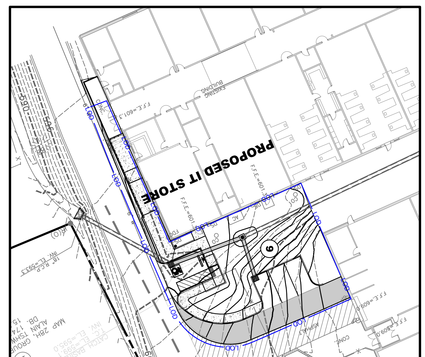

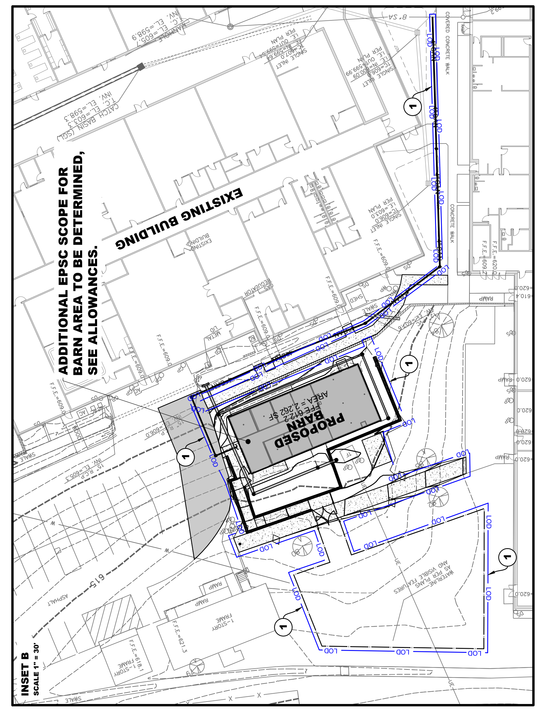

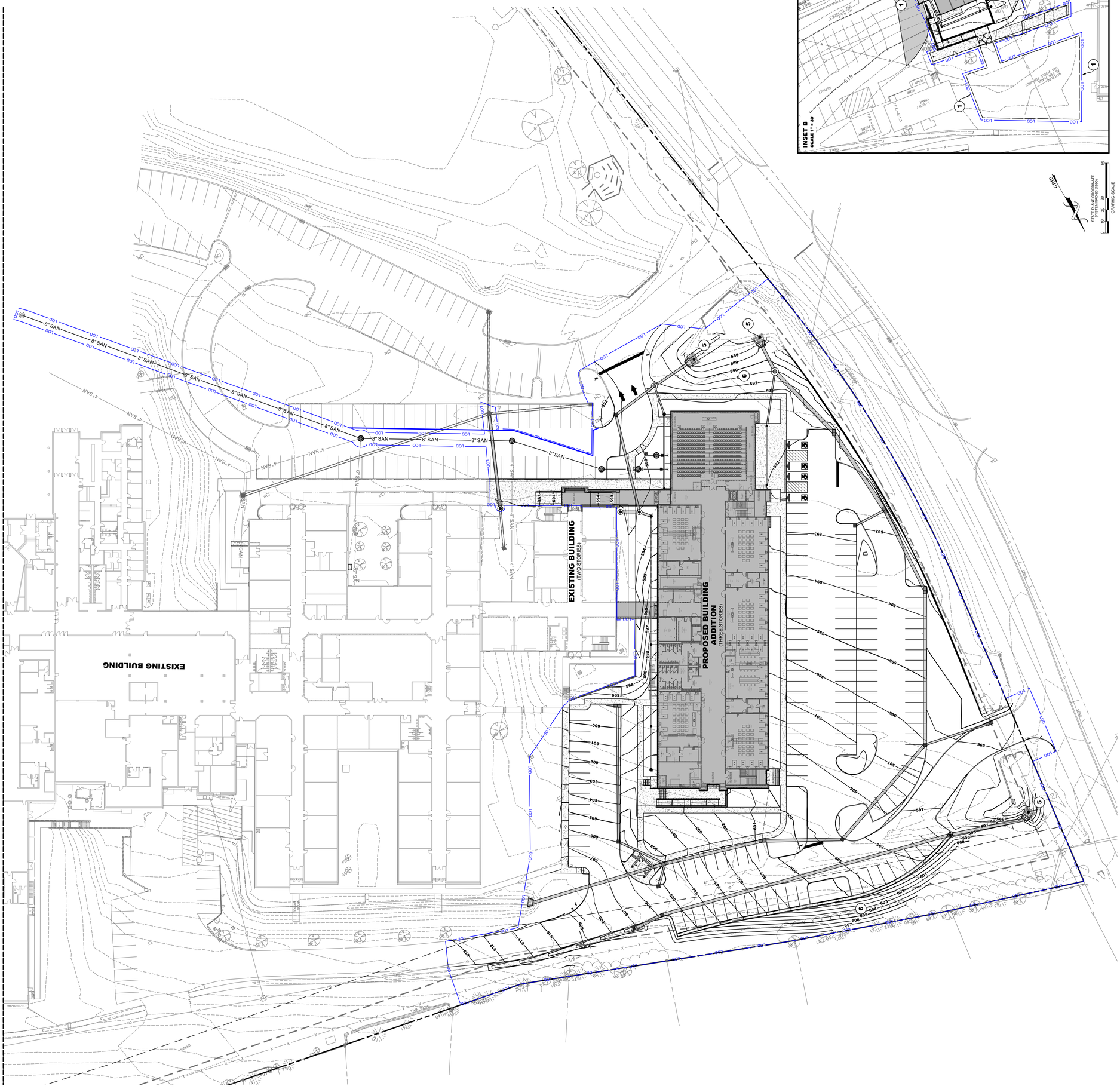

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General Information

This Storm Water Pollution Prevention Plan (SWPPP) is developed in accordance with the Tennessee General NPDES Permit for Discharges of Stormwater Associated with Construction Activity (TNCGP, General Permit No. TNR100000), effective October 1, 2021 and is prepared using sound engineering practices. Barge Civil Associates, LLC. personnel involved with the development of this plan have completed either the Fundamentals of Erosion Prevention & Sediment Control for Construction Sites and/or the Design Principles of Erosion Prevention & Sediment Controls for Construction Sites courses available from the State of Tennessee.

As instructed in Part 3 of the TNCGP, this plan and all attachments are hereby submitted to the local Environmental Field Office (EFO), along with the complete, correctly signed Notice of Intent (NOI).

Site Wide/Primary Permittee (Owner):	Secondary Permittee (Contractor):
RUTHERFORD COUNTY SCHOOLS	TBD
Company	Company
BRYAN YARBROUGH	TBD
Printed Name	Printed Name
PROJECT MANAGER	TBD
Title	Title

The above-named contractor is responsible for the installation, maintenance, and inspections of erosion prevention and sediment control (EPSC) measures and all inspection documentation required by TDEC.

Primary Permittee (Owner) Responsibilities:

- Owner will be responsible for general oversight of the project, including review of the SWPPP and any amendments, inspection reports, and corrective action for conformance with the permit requirements.
- Owner will participate during self-inspections conducted by the Primary Contractor and its Subcontractors.
- Owner will participate in bi-weekly meetings to discuss CGP compliance issues.

Secondary Permittee (Contractor) Responsibilities:

- Primary Contractor and its Subcontractors will maintain the SWPPP documentation and will conduct and document self-inspections required by the Tennessee CGP for areas of the project site covered by this SWPPP.
- Primary Contractor will provide copies of inspection reports to owner within 24 hours following each inspection. Incidents of non-compliance will be immediately brought to the attention of the owner.
- Primary Contractor and its Subcontractors will be responsible for maintaining compliance with the applicable sections of the SWPPP, including installation of erosion and sediment controls, and the requirements in the TNCGP. Any BMP changes that would trigger the need for a SWPPP modification will be promptly communicated to the owner.
- Primary Contractor and its Subcontractors will maintain erosion and sediment control BMPs in all areas of the site under its day-to-day control.
- Primary Contractor and its Subcontractors will provide adequately designated concrete washout areas and will be responsible for proper disposal of the concrete, mortar, or grout collected there.
- Primary Contractor and its Subcontractors will be responsible for inspection and replacement of any BMPs as necessary.
- Primary Contractor and its Subcontractors will not store erodible or hazardous materials on the property.

The contractor as named above is responsible for the installation, maintenance, and inspections of erosion prevention and sediment control (EPSC) measures and all inspection documentation required by TDEC.

Current versions of this SWPPP, the NOI, and the Notice of Coverage (NOC) will be kept on site for the duration of the project. These items will be available for use by all operators and site personnel involved with EPSC, and will be available to TDEC personnel visiting the site. A notice will be posted near the construction entrance during construction containing a copy of the NOC with the NPDES tracking number assigned by the EFO, the name and telephone number of a contact person for the development, and a brief description of the project.

Any new contractor on the project that is responsible for installing, inspecting, or maintaining EPSC measures will sign the contractor's certification on a copy of the NOI and will submit it to the local EFO. Any correspondence with TDEC or any EFO will reference the NPDES tracking number assigned by TDEC to the project. The contractor will submit a Notice of Termination (NOT) after construction is complete and final stabilization (Part 9, TNCGP) of all disturbed areas has been achieved.

It is the intention and goal of the TNCGP and this SWPPP that construction activity shall be carried out in such a manner that will prevent violations of water quality criteria as stated in Chapter 1200-04-03.03 of the TDEC Rules. This includes, but is not limited to, the following:

- Prevention of any discharge that causes a condition in which visible solids, bottom deposits, or turbidity impairs the usefulness of waters of the state for any of the uses designated for that water body per TDEC Rules, Chapter 1200-4-4.
- There shall be no distinctly visible floating scum, oil or other matter contained in the stormwater discharge.
- The stormwater discharge must not cause an objectionable color contrast in the receiving stream.
- The stormwater discharge must result in no materials in concentrations sufficient to be hazardous or otherwise detrimental to humans, livestock, wildlife, plant life, or fish and aquatic life in the receiving stream. These provisions include species covered under Part 1.3, Subpart h, of the TNCGP.

This plan may be amended in accordance with criteria stated in Part 5.4.1 of the TNCGP, or for other reasons. When the plans are revised, the contractor will implement the changes to EPSC measures within 48 hours after the need for modification is identified.

In accordance with Part 5.5.3.8 of the TN CGP, a site assessment is not required as part of this project since the outfall involves less than 5 acres and drains to 'Waters with Unavailable Parameters'.

SWPPP Requirements

Has the SWPPP been prepared by a qualified individual that has at least one of the following certifications (Check all that apply below) YES ☒ NO ☐

1.1 ☐ Certified Professional in Erosion and Sediment Control (CPESC); or
1.2 ☒ TDEC Level II
1.3 ☒ Professional Engineer

1. Does the EPSC plan involve structural design, hydraulic, hydrologic, or other engineering calculations for EPSC structural measures (sediment basins, etc.?) YES ☐ NO ☒
   If YES, have these plans been prepared, stamped and certified by a licensed professional engineer or landscape architect?
   YES ☐ NO ☐ N/A ☒
2. Do the project stormwater outfalls discharge into the following?
   YES ☒ NO ☐ (Check all that apply below)
   3.1 ☒ Waters with Unavailable Parameters
   3.2 ☐ Tennessee known Exceptional Waters

If YES, have these plans been prepared by a qualified individual who has completed TDEC Level II? YES ☒ NO ☐ N/A ☐
If YES, have these EPSC measures been designed for a 5-yr/24-hr event? YES ☒ NO ☐ N/A ☐
If NO, have these EPSC measures been designed for a 2-yr/24-hr event? YES ☐ NO ☐ N/A ☐

Site Description

1. PROJECT LIMITS: Refer to Erosion Control Sheets C3.01 - C3.03
   PROJECT DESCRIPTION: The project consists of a three story addition to the existing LaVergne High School building along with associated utilities, stormwater systems, sidewalks and parking areas. An existing greenhouse is also being replaced with a barn structure that is partially enclosed. There will also be interior renovations to portions of the existing school.
   TITLE: LaVergne High School Additions & Renovations
   COUNTY: Rutherford
   LOCATION: 250 Wolverine Trail, La Vergne, TN 37086
2. SITE MAPS: See USGS Topographic Map on this sheet
3. DESCRIPTION OF EXISTING SITE TOPOGRAPHY: The site as a whole slopes from the north east to the south west. Elevations range from 629 feet to 583 feet. Much of the site is impervious with buildings and parking areas. The existing school is situated so that off-site run-on is channelized to a roadside swale along Chaney Road. On site stormwater is conveyed via concrete swales, surface flow, and underground storm piping.
4. MAJOR SOIL DISTURBING ACTIVITIES:
   4.1 Clearing and grubbing
   4.2 Excavation
   4.3 Cutting and filling
   4.4 Final grading and shaping
   4.5 Utilities
5. TOTAL PROJECT AREA: 49.17 Acres
   TOTAL AREA TO BE DISTURBED: 4.88 acres
   If greater than 50 acres, has construction project phasing been specified in section 3 below and in the plans?
   YES ☐ NO ☐ N/A ☒
6. ARE THERE SEASONAL LIMITATIONS ON WORK?
   YES ☐ NO ☒
   If YES, describe and list the corresponding plan sheet:
7. SOIL PROPERTIES: This site is composed of several different soils. Bradyville silt loam (BrB) makes up 31.6% of the site, Talbott silt loam (TaC2) make up 1.4% of the site, and Talbott-Barfield-Rock outcrop complex (TrC) make up 24.2% of the site. All of these soils are hydrologic rating C. Dilton-Rock outcrop complex makes up 1.2% of the site, Eagleville silty clay loam (Ea) makes up 18.7%, and Gladeville-Rock out crop complex(GRC) make up 23% of the site. All of these soils are are hydrologic rating D.
8. PROJECT RUNOFF AREAS:
   RUNOFF COEFFICIENTS FOR CONTRIBUTING DRAINAGE BASIN TO SITE OUTFALL:

AREA TYPE	AREA (AC)
Existing Conditions	BASIN A1 (4.42)
	BASIN A2 (0.46)
Proposed Conditions	BASIN A1 (4.42)
	BASIN A2 (0.46)

9. STORMWATER MANAGEMENT:
   Stormwater runoff from the northeast corner of the site travels through a concrete swale going west towards the western edge towards Chaney Road. A roadside swale collects some site and roof runoff, but it mainly conveys off-site run-on from properties to the north. A proposed concrete swale will direct this off-site run-on into an underground storm pipe system that will daylight into the Chaney Road swale near where the original grass channel terminated.

   The Chaney Road swale will remain operational through construction. This swale, running north-south directly along Chaney Road, not only captures much of the westernmost site runoff but also handles stormwater from other properties to the north and west of Chaney Road. This roadside swale is part of a larger storm conveyance system for the City of La Vergne. Prior to construction, surface flow entered the swale via weirs along the wall that borders Chaney Road. These weir openings will remain, as will the wall. However, proposed conditions collect stormwater in a pipe system via catch basins and will discharge to a swale that combines with the Chaney Road swale and then runs underneath the Wolverine Trail driveway in four large concrete pipes.

   Two 80% TSS removal water quality units will be used for stormwater water quality treatment. One will connect to the western pipe system that captures most of the runoff from the proposed parking and sidewalks for the addition. The other water quality unit will treat the building addition.

303 (d) Special Requirements

Stormwater runoff from the site ultimately discharges to the Rock Spring Branch, which is listed on the EPA Final 2014 303(d) of Waters with Unavailable Parameters in Tennessee.

Safe Dams Act Information

The onsite stormwater storage basins do not meet the criteria to be regulated by the Safe Dams Act.

Erosion and Sediment Controls

Stabilization Practices

Temporary Stabilization-
Denuded areas, soil stockpiles, dikes, dams, channels, etc. are to be seeded and mulched. Areas and time of exposure of unprotected soils shall be kept to a maximum of 14 days, with slopes (3:1 and greater) limited to a maximum of 7 days. Such areas are to immediately receive seed and mulch stabilization following this time period. On steep slopes and channels, sod shall be fastened to the ground with wire staples or wood pegs. Where surface water cannot be diverted from flowing over the face of slopes, install a strip of heavy jute or plastic netting and fasten tight along the crown or top of the slope for extra protection against lifting and undercutting of sod. Suitable barricades and guards shall be erected to prevent equipment or material from being placed on any planted area. Plastic lining shall be used on all ditches and exposed surfaces when time does not permit the contractor to use seed and mulch for stabilization.

Permanent Stabilization-
Slopes and ditches that are constructed to final sub-grade or a portion of any slope or ditch that is constructed to sub-grade shall immediately receive topsoil and final stabilization. All slopes are to receive stabilization as indicated on the construction plans. The contractor shall be responsible for watering seeded areas to prevent the soil from drying out until approved or accepted. The contractor shall be responsible for reseeding bare spots for a period of one year after installation or acceptance of the project.

Structural Practices-
Erosion control barriers, inlet protection devices, and other BMP practices will be used as front-line erosion control devices during construction. The following provides a list of structural devices to be installed for this project:

- Silt Fence
- Rip rap pipe inlet / outlet protection
- Filter ring inlet protection
- Storm drain inlet protection
- Erosion Control Blanket
- Construction entrance / exit

Additional Items-
The need for dewatering is not anticipated with this project.

All EPSC measures and runoff controls are to be installed in accordance with manufacturer's standards and specifications.

If sediment escapes the permitted area, all sediment accumulations beyond the project boundary must be cleaned up and removed from the area as soon as possible to minimize off-site impacts. Should sediment reach a stream or some other body of water, the permittee should not initiate remediation without first notifying and consulting with TDEC. This permit does not authorize access to private property and thus the permittee must settle the remediation with the adjoining landowner(s) affected by the offsite sedimentation.

Offsite material storage is allowed solely by the permitted project

Onsite Waste Disposal

There is no on-site waste disposal as part of this development.

Off-site Stormwater

Off-site stormwater will be conveyed during construction through existing concrete and grass swales. Post construction, the off-site stormwater will travel a similar path with the addition of a curbed concrete swale.

Federally Protected Wildlife

The proposed construction activities are not anticipated to disturb nor harm any legally protected state or federal listed threatened or endangered aquatic life and/or habitat. The permittee must notify TDEC immediately if any endangered species are encountered during construction. TDEC prohibits the taking of any of these species.

Inspections

Inspection Personnel-
Inspection personnel should be employees of the permit applicant, the primary contractor, or its Subcontractors. Inspectors performing the required twice weekly inspections are to have an active certification by completing the "Fundamentals of Erosion Prevention and Sediment Control Level I" course. A copy of the certification or training record should be kept on site.

The inspector should perform and document the required inspections per the attached Inspection Report. The inspector may also have the following responsibilities:

1. Oversee the requirements of other construction-related permits, such as Aquatic Resources Alteration Permit or other such construction activity related permits.
2. Update field SWPPPs.
3. Conduct pre-construction inspection to verify that undisturbed areas have been properly marked and initial measures have been installed.
4. Inform the permit holder of activities that may be necessary to gain or remain in compliance with the CGP and other environmental permits.

Inspection Schedule and Procedures-
Inspections are to be performed at least twice every calendar week and will be performed at least 72 hours apart. A copy of the inspection form is attached in the Appendix.

Where sites or portions of the construction site have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme draught, such inspection only has to be conducted once per month until thawing or precipitation results in runoff or construction activity resumes.

Inspection requirements do not apply to definable areas that have been finally stabilized, as described in the CGP.

Based on the results of the inspection, any inadequate control measures in disrepair will be replaced or modified, or repaired as necessary, before the next rain event, but in no case more than 7 days after the need is identified.

Based on the results of the inspection, the site description and pollution prevention measures identified in the SWPPP will be revised as appropriate, but in no case later than 7 days following the inspection. Such modifications will provide for timely implementation of any changes to the SWPPP, but in no case later than 14 days following the inspection.

Inspection documentation will be maintained on site and made available to the division upon request. Inspection reports must be submitted to TDEC within 10 days of the request. If the division requests the Construction Stormwater Inspection Certification form to be submitted, the form must contain the printed name and signature of the trained certified inspector and the person who meets the signatory requirements of the TN CGP.

For discharges into Waters with Unavailable Parameters or exceptional Tennessee Waters-
The permittee will perform inspections described above at least twice every calendar week. Inspections will be performed at least 72 hours apart.

The permittee must certify on the inspection form provided whether or not all planned and designed erosion prevention and sediment controls are installed and in working order. The form must contain the printed name and signature of the inspector and the certification must be executed by a person who meets the signatory requirements of the TN CGP. The record of inspections must be kept at the construction site with a copy of the SWPPP.

Spills and Non-Storm Water Contingencies

All on-site fueling of equipment and vehicles will be conducted near the construction entrance/staging area. Any spillage will be removed immediately. Contaminated soils will be placed on heavy plastic and covered or placed into approved containers to prevent contact with storm water. All fuel tanks will be in the containment area. Oils, other vehicle fluids, paints, and solvents will be stored in the construction trailer. Any spill will be reported to a representative of the general contractor for the project.

If a release containing a hazardous substance in an amount equal to or in excess of a reporting quantity established under either 40 CFR 117 or 40 CFR 302 occurs during a 24-hour period, the contractor will immediately notify the permittee who shall then do the following: notify the National Response Center (NRC) (800-424-8802) and the Tennessee Emergency Management Agency (TEMA) (emergencies: 800-262-3300; non-emergencies: 800-262-3400); as well as the local EFO. Also, the owner will prepare a revision of this document to identify measures which will prevent the reoccurrence of such releases.

Each contractor is responsible to provide litter control for trash generated by his crew. A proper waste disposal area, such as a dumpster located near the construction trailer, shall be provided and will be limited to garbage and paper trash only. Paint cans, oil cans, used oil, and filters will be contained and disposed of by the contractor by taking them to the county's Hazardous Waste Disposal Center.

The permittee must design, install, implement, and maintain effective pollution measures to minimize the discharge of pollutants. At a minimum, such measures must be designed, installed, implemented and maintained to the criteria set forth in Part 4.1.4 of the TNCGP.

The following includes, but is not limited to, discharges that are prohibited and not covered by this SWPPP or the TNCGP:

1. Wastewater from washout of concrete, unless managed by an appropriate control.
2. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction material.
3. Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.
4. Soaps or solvents used in vehicle and equipment washing.

Discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited unless managed by appropriate controls. Appropriate controls include, but are not limited to: weir tank, dewatering tank, gravity bag filter, sand media, particulate filter, pressurized bag filter, cartridge filter, or other control units providing the level of treatment necessary to comply with permit requirements (Part 4.1.3, TNCGP)

Project Sequencing

1) EPSC measures are to be installed per the Erosion Control Plan Sheets and this SWPPP. All EPSC measures identified on the Erosion Control Plan and in this SWPPP are to be installed and maintained in accordance with the latest edition of the Tennessee Erosion and Sediment Control Handbook. After these measures have been installed, a site assessment shall be completed within a month of construction commencing. Assessment inspections shall be completed in accordance with the criteria set forth in Part 5.5.3.8 of the TNCGP.

2) Mark limits of disturbance with high visibility tape, flagging, or fence.

3) Prior to beginning any work, all applicable erosion and sediment control measures such as silt fence and construction entrance should be installed as indicated on the EPSC plans.

4) Perform clearing and grubbing not more than 14 days prior to grading or earth-moving. Refer to the stabilization practices described on this sheet. Clearing and grubbing should be kept to the minimum necessary for grading and equipment operation.

5) Excavation can commence once area has been cleared and grubbed. Excavated material shall not be placed adjacent to waterways or areas where stormwater runoff will be directed so as to prevent erosion and siltation. Excess borrow material removed from the construction site shall be stabilized and the base of any stockpile shall be protected by silt fence.

6) Excavation for utilities shall be executed in a timely manner and backfilled. Inlet and outlet protection for storm sewer shall be installed to prevent sediment from entering the system. All outlets for stormwater discharge must be stabilized before they become operational.

7) Disturbed areas on the site should be stabilized as soon as possible.

8) Inspections shall be performed at least twice per week at least 72 hours apart. Inspection reports CN-1173 found at: ***https://www.tn.gov/environment/permit-permits/water-permits1/npdes-permits1/npdes-stormwater-permitting-program/npdes-stormwater-construction-permit.html*** will be filled out and kept at the construction site with a copy of the SWPPP. These reports must be certified by the permittee that the required inspections were performed and whether or not all planned and designed devices are installed and in working order. Inspection reports should include observed conditions, rain events and any action taken as a result of inspection.

9) Sediment will be removed from sediment traps, silt fences, and other sediment control measures 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. forecasted 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.

10) Site stabilization will be accomplished as soon as practicable after attainment of final grade and no later than seven days after attaining final grade. Should earth-disturbing activity temporarily cease, temporary stabilization will be applied within seven days if the activity will not resume within 14 days. When stabilization measures include seeding and mulching, seeding mixtures will be as specified in the Stabilization Plan show below on this sheet. 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. Note that any areas disturbed by construction will be re-stabilized at this time as well.

11) After all areas have been stabilized; the contractor will remove the temporary EPSC measures and submit a Notice of Termination (NOT) to TDEC.

Stream, Outfall, Wetland Information

1. Will construction and/or erosion prevention and sediment controls impact any streams? YES ☐ NO ☒
   1.1 STREAM INFORMATION: N/A
   1.2 ARE BUFFER ZONES REQUIRED? YES ☐ NO ☒
   If YES, they have been included on plan sheet(s) _____
   If YES, check the appropriate box below for size of buffer
   ☐ 60-FT from top of bank for waters with unavailable parameters (average width per side with a minimum of 30-FT)
   ☐ 30-FT from top of bank for all other streams (average width per side with a minimum of 15-FT)
   ☐ 75-FT from the FEMA floodway line per Metro Nashville requirements
   1.3 ARE THERE BUFFER EXEMPTIONS? YES ☐ NO ☐ N/A ☒
2. OUTFALL INFORMATION:
   A sediment basin or equivalent measure(s) will be provided for any outfall in a drainage area:
   2.1 Of ten acres or more for an outfall(s) that does not discharge to waters with unavailable parameters or known exceptional quality water
   2.2 Of five acres or more for an outfall(s) that discharges to an waters with unavailable parameters or known exceptional quality water
   2.3 OUTFALL TABLE

OUTFALL	DRAINAGE AREA(AC)	SEDIMENT BASIN(Y,N,N/A)	RECEIVING RESOURCE
A1	4.42	N/A	ROCK SPRING BRANCH
A2	0.46	N/A	ROCK SPRING BRANCH

   See EPSC sheets or outfall locations.
3. WETLAND INFORMATION:
   Will construction and/or erosion and sediment controls impact any wetlands? YES ☐ NO ☒
4. TOTAL MAXIMUM DAILY LOADS (TMDL) INFORMATION
   4.1 Is this project located in a watershed that maintains an EPA approved TMDL for siltation? YES ☐ NO ☒
   4.2 If YES, is this project located within a subwatershed with a waste load allocation (WLA)? YES ☐ NO ☐ N/A ☒

Stabilization Plan

Permanent Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
February 1 to July 1	Kentucky 31 Fescue	80%
	Korean Lespedeza	15%
	English Rye	5%
June 1 to August 15	Kentucky 31 Fescue	55%
	English Rye	20%
	Korean Lespedeza	15%
	German Millet	10%
April 15 to August 15	Bermudagrass (hulled)	70%
	Annual Lespedeza	30%
August 1 to December 14	Kentucky 31 Fescue	70%
	English Rye	20%
	White Clover	10%
February 1 to December 1	Kentucky 31 Fescue	70%
	Crown Vetch	25%
	English Rye	5%

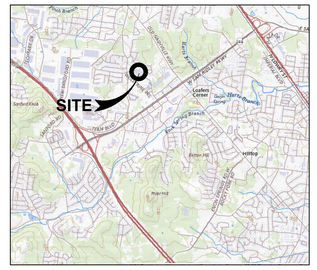
Temporary Seeding Mixtures

Seeding Dates	Grass Seed	Percentages
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan - Sorghum	100%
May 1 to July 15	Starr Millet	100%
	Balboa Rye	67%
July 15 to January 1	Italian Rye	33%

List of Attachments

- **Notice of Intent (N.O.I.)**
- **Notice of Termination (N.O.T.)**
- **Inspection Report**
- **Grading & Erosion Control Plans, Details (See sheets C2.00-C3.03)**

NRCS WEB SOIL SURVEY (Not to Scale)



USGS TOPOGRAPHICAL MAP (NOT TO SCALE)

BINKLEY | GARCIA
Architecture & Interior Design
3310 West End Avenue, Suite 420
Nashville, Tennessee 37203
T (615) 333-7200
GMCNETWORK.COM
GMC

BCA
BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, STE 210,
NASHVILLE, TN 37209
615.356.9911 ▾ BCAcivil.com
BCA FILE NO. 2971-11

ISSUE	DATE
BID DOCUMENTS	09/03/2024
PLANNING SUBMITTAL	10/04/2024

SUZANNE JACKSON — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 000424

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086
GMC # ANAS240004

SWPPP

C3.04

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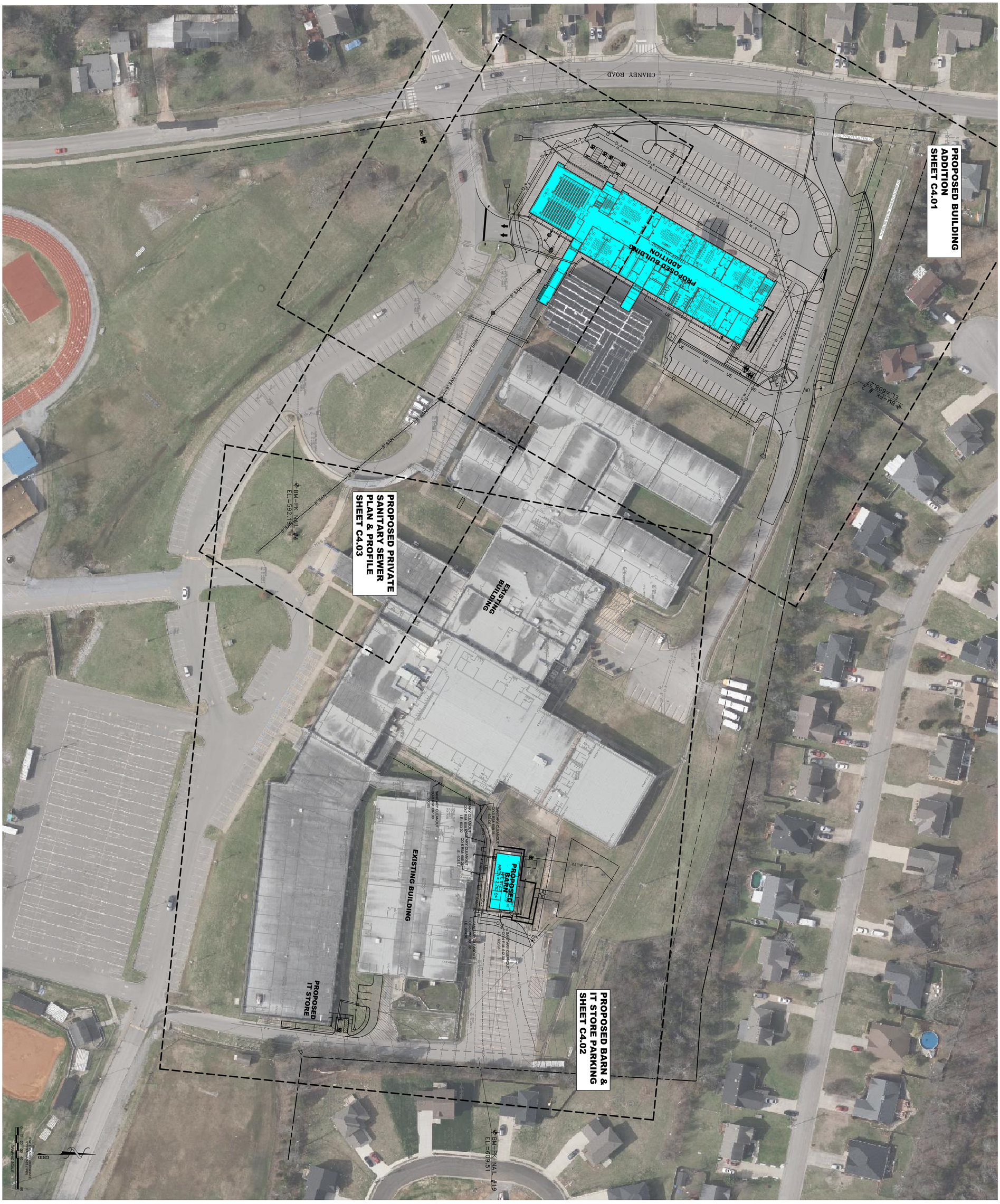

OVERALL UTILITY PLAN

C4.00

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086

GMC # ANAS240004

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TN 37209
615.356.8911 • BCAnet.com
BCA FEE NO. 2971-1

ISSUE	DATE
BID DOCUMENTS	09/03/2024
PLANNING SUBMITTAL	10/04/2024

BINKLEY | GARCIA
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UTILITY PLAN

C4.01

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086

GMC # ANAS240004

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PLANNING SUBMITTAL	10/04/2024

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GMC

HYDRANT FLOW TEST RESULTS
TESTED BY: DAVID RICHARDS
TOWN OF SMYRNA UTILITY DISTRICT
TEST DATE: JUNE 20, 2024 AT 9:00AM

WATER SYSTEM PLAN KEYNOTES:

1. EXISTING FIRE HYDRANT TO REMAIN
2. CONNECT TO EXISTING WATERLINE. REMOVE WATER LINE AS SHOWN ON DEMOLITION PLAN
3. 8" CL 52 DUCTILE IRON FIRE LINE
4. 4" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ABOVE GROUND ENCLOSURE PER TOWN OF SMYRNA STANDARDS & SPECIFICATIONS
5. POST INDICATOR VALVE
6. 4" CL 52 DUCTILE IRON DOMESTIC WATER LINE
7. BEND WITH CONCRETE THRUST BLOCKING (TYP.)
8. 6" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ABOVE GROUND ENCLOSURE PER TOWN OF SMYRNA STANDARDS & SPECIFICATIONS
9. SEE PLUMBING PLANS FOR CONTINUATION
10. 6" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ABOVE GROUND ENCLOSURE PER TOWN OF SMYRNA STANDARDS & SPECIFICATIONS
11. REPLACE EXISTING WATER METER WITH 8" NEPTUNE ULTRASONIC METER WITH ITRON CONNECTION PER TOWN OF SMYRNA STANDARDS & SPECIFICATIONS. COORDINATE REPLACEMENT WITH OWNER AND SMYRNA UTILITY DEPARTMENT.
12. REMOTE FDC LOCATED WITHIN 100' OF HYDRANT, SEE PLUMBING AND FIRE PLANS
13. RELOCATED FDC. SEE PLUMBING AND FIRE PLANS
14. 4" GATE VALVE WITH BOX
15. UTILITY CROSSING. SEE UTILITY NOTE AND DETAIL
16. 4" CL 52 DUCTILE IRON FIRE LINE
17. 6" CL 52 DUCTILE IRON FIRE LINE
18. 6" GATE VALVE
19. PROPOSED FIRE HYDRANT ASSEMBLY PER TOWN OF SMYRNA STANDARDS AND SPECIFICATIONS
20. 8" X 8" X 6" TEE
21. 8" X 8" X 4" TEE
22. 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ABOVE GROUND ENCLOSURE PER TOWN OF SMYRNA STANDARDS & SPECIFICATIONS
23. 1 ½" PVC DOMESTIC WATER LINE
24. CONNECT TO EXISTING WATER LINE

SEE SHEETS C5.00 AND C5.01 FOR DETAILS UNLESS OTHERWISE NOTED.

UTILITY KEYNOTES:

1. PRIVATE GAS LINE. SEE PLUMBING PLANS FOR CONTINUATION. COORDINATE WITH UTILITY PROVIDER FOR SERVICE CONNECTION AND ROUTING.
2. GAS METER. COORDINATE LOCATION WITH PLUMBING PLANS
3. ELECTRICAL TRANSFORMER LOCATION. COORDINATE WITH ELECTRICAL PLANS AND MTEMC
4. SEE ELECTRICAL PLANS FOR CONTINUATION
5. UNDERGROUND ELECTRIC. COORDINATE WITH ELECTRICAL PLANS AND MTEMC. PROVIDE SUFFICIENT DEPTH TO AVOID CONFLICT WITH GRADE DEPENDENT UTILITIES
6. SITE LIGHTING (TYP.). COORDINATE WITH ELECTRICAL PLANS
7. PROTECT EXISTING UTILITIES TO REMAIN
8. COORDINATE REMOVAL OF PORTABLE UTILITIES WITH PHASING PLANS, ELECTRICAL & OWNER. SEE DEMOLITION PLAN C0.02
9. ASPHALT TRENCH REPAIR
10. TWO 2" PVC CONDUITS FOR TELECOMMUNICATIONS. COORDINATE WITH SERVICE PROVIDER AND TELECOMMUNICATIONS PLANS
11. CONNECT TO EXISTING GAS LINE
12. 4" REROUTED GAS LINE

METER AND SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF SMYRNA UTILITY DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

SANITARY SEWER PLAN KEYNOTES:

1. PROPOSED SANITARY MANHOLE PER TOWN OF SMYRNA STANDARDS & SPECIFICATIONS
2. ACID WASH NEUTRALIZATION BASIN WITH TRAFFIC-RATED CASTING. SEE MECHANICAL AND PLUMBING PLANS FOR CONTINUATION
3. 6" SDR-35 PVC SANITARY SERVICE LINE @ 0.4% MIN SLOPE
4. SANITARY SEWER INSPECTION CLEANOUT (TYP.)
5. SEE PLUMBING PLANS FOR CONTINUATION
6. CONNECT EXISTING 4" SANITARY LINE TO PROPOSED MANHOLE
7. 8" DIP SANITARY SERVICE LINE @ 0.4% MIN SLOPE
8. 4" SDR-35 PVC SANITARY SERVICE LINE @ 1.0% MIN SLOPE
9. CONNECT TO EXISTING SANITARY SERVICE LINE

EXISTING CONDITIONS NOTE:

THE EXISTING CONDITIONS SHOWN HERE WITHIN ARE BASED ON TOPOGRAPHIC SURVEYS PREPARED BY CHERRY LAND SURVEYING, INC. DATED JUNE 24, 2024 AND JULY 25, 2024. SEE SAID DOCUMENTS FOR SURVEYOR NOTES AND ADDITIONAL INFORMATION.

NO BOUNDARY SURVEY WAS PERFORMED AS OF THE DATE OF THIS PLAN. ALL SETBACKS AND PROPERTY LINES ARE SHOWN AS APPROXIMATE. SEE SAID DOCUMENTS FOR SURVEYOR NOTES AND ADDITIONAL INFORMATION.

SUPPLEMENTAL DATA WAS TAKEN FROM DESIGN PLANS FOR THE LA VERGNE HIGH SCHOOL ADDITION IN 2004, FROM GIS, INFRAMARKS AND AERIAL PHOTOGRAPHY.

CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

NOTIFY THE CIVIL ENGINEER IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS.

SITE LAND COORDINATE SYSTEM: NAD83 (1990)
0 5 10 20 40
GRAPHIC SCALE

UTILITY NOTE:

CONTRACTOR TO FIELD VERIFY EXISTING UTILITY CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE CIVIL ENGINEER IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS.

CONTRACTOR TO REESTABLISH ALL EXISTING UTILITY CONNECTIONS.

ALL GRADE DEPENDENT UTILITIES SUCH AS SANITARY SEWER AND STORM DRAINAGE SHALL TAKE PRIORITY AS TO LOCATION AND DEPTH. ALL NON-GRADE DEPENDENT UTILITIES SHALL BE INSTALLED TO AVOID CONFLICTS WITH GRADE DEPENDENT UTILITIES.

REFER TO OVERALL UTILITY PLAN C4.00 FOR EXTENTS OF PROPOSED SANITARY AND TRENCH REPAIR

CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND NOTIFY ENGINEER OF ANY FIELD DIFFERENCES.

PRIVATE SANITARY SEWER SEE PLAN & PROFILE ON SHEET C4.03

EXISTING BUILDING
(TWO STORIES)

ELEVATED CONNECTOR SIDEWALK BELOW

PROPOSED BUILDING ADDITION
(THREE STORIES)
TOTAL AREA = 78,529 SF
GROUND FLOOR = 28,840 SF
FIRST FLOOR = 25,570 SF
SECOND FLOOR = 24,119 SF

CHANEY ROAD

BM-PK # 2
EL.=608.27

FLOW HYDRANT:
STATIC PRESSURE=120 PSI
RESIDUAL PRESSURE=79 PSI
FLOW RATE OF 1140 GPM

KNITTOR HYDRANT:
STATIC PRESSURE=120 PSI
RESIDUAL PRESSURE=79 PSI

50' TRANSITIONAL SCREENING BUFFER STRIP

50' TRANSITIONAL REAR SETBACK

PROFESSIONAL ENGINEER
JOANNE JACKSON
STATE OF TENNESSEE

5/28/2024 6:42:32 PM

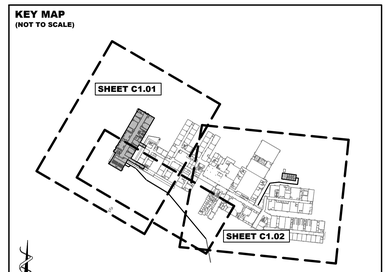
UTILITY NOTE:

CONTRACTOR TO FIELD VERIFY EXISTING UTILITY CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE CIVIL ENGINEER IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS.

CONTRACTOR TO REESTABLISH ALL EXISTING UTILITY CONNECTIONS.

ALL GRADE DEPENDENT UTILITIES SUCH AS SANITARY SEWER AND STORM DRAINAGE SHALL TAKE PRIORITY AS TO LOCATION AND DEPTH. ALL NON-GRADE DEPENDENT UTILITIES SHALL BE INSTALLED TO AVOID CONFLICTS WITH GRADE DEPENDENT UTILITIES.

KEY MAP
(NOT TO SCALE)



ADDITIONAL UTILITY SCOPE FOR BARN AREA TO BE DETERMINED, SEE ALLOWANCES.

SELECT WALL DEMOLITION AND REPLACEMENT IS ANTICIPATED WITH INSTALLATION OF UTILITIES. CONTRACTOR TO COORDINATE WITH DESIGN TEAM.

NOTE:
SELECT DEMOLITION NOT SHOWN ON DEMOLITION PLAN WILL BE REQUIRED FOR UTILITY ROUTINGS. CONTRACTOR TO RESTORE TO EXISTING CONDITIONS. CONTRACTOR TO COORDINATE FINAL UTILITY ROUTINGS WITH DESIGN TEAM.

EXISTING CONDITIONS NOTE:

THE EXISTING CONDITIONS SHOWN HERE WITHIN ARE BASED ON TOPOGRAPHIC SURVEYS PREPARED BY CHERRY LAND SURVEYING, INC. DATED JUNE 24, 2024 AND JULY 25, 2024. SEE SAID DOCUMENTS FOR SURVEYOR NOTES AND ADDITIONAL INFORMATION.

NO BOUNDARY SURVEY WAS PERFORMED AS OF THE DATE OF THIS PLAN. ALL SETBACKS AND PROPERTY LINES ARE SHOWN AS APPROXIMATE. SEE SAID DOCUMENTS FOR SURVEYOR NOTES AND ADDITIONAL INFORMATION.

SUPPLEMENTAL DATA WAS TAKEN FROM DESIGN PLANS FOR THE LA VERGNE HIGH SCHOOL ADDITION IN 2004, FROM GIS, INFRAWORKS AND AERIAL PHOTOGRAPHY.

CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

NOTIFY THE CIVIL ENGINEER IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS.

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

GRAPHIC SCALE 0 5 10 15 20 40

SANITARY SEWER PLAN KEYNOTES:

1. PROPOSED SANITARY MANHOLE PER TOWN OF SMYRNA STANDARDS & SPECIFICATIONS
2. ACID WASH NEUTRALIZATION BASIN WITH TRAFFIC-RATED CASTING, SEE MECHANICAL AND PLUMBING PLANS FOR DETAILS
3. 8" SDR-35 PVC SANITARY SERVICE LINE @ 0.4% MIN SLOPE
4. SANITARY SEWER INSPECTION CLEANOUT (TYP.)
5. SEE PLUMBING PLANS FOR CONTINUATION
6. CONNECT EXISTING 4" SANITARY LINE TO PROPOSED MANHOLE
7. 8" DIP SANITARY SERVICE LINE @ 0.4% MIN SLOPE
8. 4" SDR-35 PVC SANITARY SERVICE LINE @ 1.0% MIN SLOPE
9. CONNECT TO EXISTING SANITARY SERVICE LINE

UTILITY KEYNOTES:

1. PRIVATE GAS LINE, SEE PLUMBING PLANS FOR CONTINUATION. COORDINATE WITH UTILITY PROVIDER FOR SERVICE CONNECTION AND ROUTING.
2. GAS METER, COORDINATE LOCATION WITH PLUMBING PLANS
3. ELECTRICAL TRANSFORMER LOCATION, COORDINATE WITH ELECTRICAL PLANS AND MTEMC
4. SEE ELECTRICAL PLANS FOR CONTINUATION
5. UNDERGROUND ELECTRIC, COORDINATE WITH ELECTRICAL AND PLACE ELECTRIC LINE AT A SUFFICIENT DEPTH TO AVOID CONFLICT WITH GRADE DEPENDENT UTILITIES
6. SITE LIGHTING (TYP.), COORDINATE WITH ELECTRICAL PLANS
7. PROTECT EXISTING UTILITIES TO REMAIN
8. COORDINATE REMOVAL OF PORTABLE UTILITIES WITH PLUMBING, ELECTRICAL & OWNER, SEE DEMOLITION PLAN C0.02
9. ASPHALT TRENCH REPAIR
10. TWO 2" PVC CONDUITS FOR TELECOMMUNICATIONS, COORDINATE WITH ELECTRICAL AND TELECOMMUNICATIONS PLANS
11. CONNECT TO EXISTING GAS LINE
12. 4" REROUTED GAS LINE

ALL WATER AND SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF SMYRNA UTILITY DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

WATER SYSTEM PLAN KEYNOTES:

1. EXISTING FIRE HYDRANT TO REMAIN
2. CONNECT TO EXISTING WATERLINE, REMOVE WATER LINE AS SHOWN ON DEMOLITION PLAN
3. 8" CL 52 DUCTILE IRON FIRE LINE
4. 4" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ABOVE GROUND ENCLOSURE PER TOWN OF SMYRNA STANDARDS & SPECIFICATIONS
5. POST INDICATOR VALVE
6. 4" CL 52 DUCTILE IRON DOMESTIC WATER LINE
7. BEND WITH CONCRETE THRUST BLOCKING (TYP.)
8. 8" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ABOVE GROUND ENCLOSURE PER TOWN OF SMYRNA STANDARDS & SPECIFICATIONS
9. SEE PLUMBING PLANS FOR CONTINUATION
10. 6" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ABOVE GROUND ENCLOSURE PER TOWN OF SMYRNA STANDARDS & SPECIFICATIONS
11. REPLACE EXISTING WATER METER WITH 8" NEPTUNE ULTRASONIC METER WITH ITRON CONNECTION PER TOWN OF SMYRNA STANDARDS & SPECIFICATIONS. COORDINATE REPLACEMENT WITH OWNER AND SMYRNA UTILITY DEPARTMENT.
12. REMOTE FDC LOCATED WITHIN 100' OF HYDRANT, SEE PLUMBING AND FIRE PLANS
13. RELOCATED FDC, SEE PLUMBING AND FIRE PLANS
14. 4" GATE VALVE WITH BOX
15. UTILITY CROSSING, SEE UTILITY NOTE AND DETAIL
16. 4" CL 52 DUCTILE IRON FIRE LINE
17. 6" CL 52 DUCTILE IRON FIRE LINE
18. 6" GATE VALVE
19. PROPOSED FIRE HYDRANT ASSEMBLY PER TOWN OF SMYRNA STANDARDS AND SPECIFICATIONS
20. 8" X 8" X 6" TEE
21. 8" X 8" X 4" TEE
22. 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ABOVE GROUND ENCLOSURE PER TOWN OF SMYRNA STANDARDS & SPECIFICATIONS
23. 1 ½" PVC DOMESTIC WATER LINE
24. CONNECT TO EXISTING WATER LINE

SEE SHEETS C5.00 AND C5.01 FOR DETAILS UNLESS OTHERWISE NOTED.

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BINKLEY | GARCIA
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BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, STE 210,
NASHVILLE, TN 37209
615.356.9911 • BCAcivil.com
BCA FILE NO. 2971-11

ISSUE	DATE
BID DOCUMENTS	09/03/2024
PLANNING SUBMITTAL	10/04/2024

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086
GMC # ANAS240004

UTILITY PLAN

C4.02

SANITARY SEWER PLAN & PROFILE

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086

GMC # ANAS24000004

C4.03

BCA
BARGE CIVIL ASSOCIATES
2556 CHARLOTTE PIKE, STE 210,
NASHVILLE, TN 37235
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BCA FILE NO. 2971-11

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Page 158 of 169

KEY MAP
(NOT TO SCALE)

SHEET C4.01 | SHEET C4.03 | SHEET C4.02

UTILITY NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY CONDITIONS PRIOR TO CONSTRUCTION OF SANITARY SEWER LINE. NOTIFY THE CIVIL ENGINEER IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS.
CONTRACTOR TO REESTABLISH ALL EXISTING UTILITY CONNECTIONS.

PRIVATE SANITARY SEWER

WATER LINE CROSSING OF UNKNOWN DEPTH. CONTRACTOR TO RELOCATE IF NECESSARY.

BM-PK NAIL #4
EL.=592.19

TOTAL AREA = 78,529 SF
GROUND FLOOR = 28,840 SF
FIRST FLOOR = 25,570 SF
SECOND FLOOR = 24,119 SF

STATE PLANE COORDINATE SYSTEM NAD-83 (1996)
GRAPHIC SCALE

PROFILE VIEW OF PRIVATE SANITARY SEWER ALIGNMENT

STATION
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1"=5'

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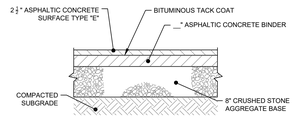
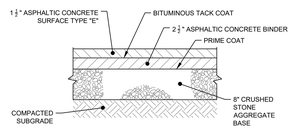


LIGHT DUTY PAVEMENT
N.T.S.



HEAVY DUTY PAVEMENT
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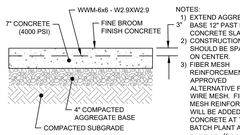
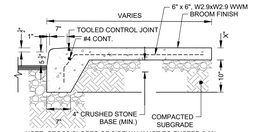
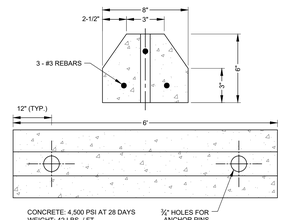


CONCRETE PAVEMENT
(N.T.S.)



INTEGRAL CONCRETE CURB & WALK
N.T.S.



CONCRETE WHEEL STOP
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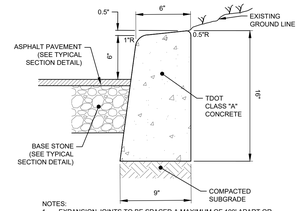
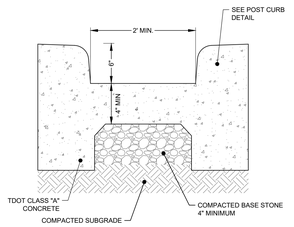
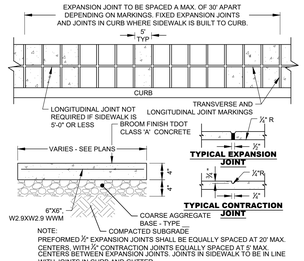


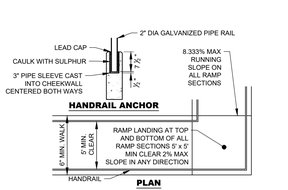
POST CURB
(N.T.S.)



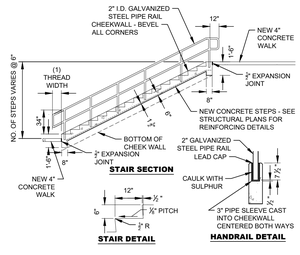
FLOW THRU CURB CUT
N.T.S.



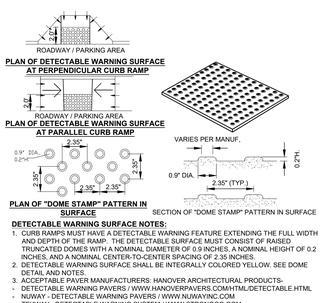
TYPICAL CONCRETE SIDEWALK
N.T.S.



ACCESSIBLE RAMP WITH HANDRAIL
N.T.S.

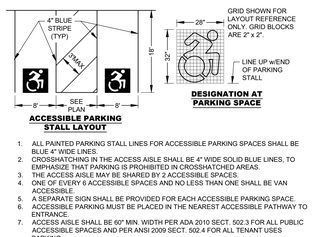


TYPICAL CONCRETE STAIRS WITH HANDRAIL
N.T.S.



DETECTABLE WARNING SURFACE NOTES:
1. CURB RAMPS MUST HAVE A DETECTABLE WARNING FEATURE EXTENDING THE FULL WIDTH AND DEPTH OF THE RAMP. THE DETECTABLE SURFACE MUST CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES, AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES.
2. DETECTABLE WARNING SURFACE SHALL BE INTEGRALLY COLORED YELLOW. SEE DOME DETAIL AND NOTES.
3. ACCEPTABLE PAVER MANUFACTURERS: HANOVER ARCHITECTURAL PRODUCTS-
- DETECTABLE WARNING PAVERS / WWW.HANOVERPAVERS.COM/HTML/DETECTABLE.HTML
- NUWAY - DETECTABLE WARNING PAVERS / WWW.NUWAYINC.COM
- TEKWAY - DETECTABLE WARNING SYSTEM / WWW.STRONGGO.COM
- OR APPROVED EQUAL

DETECTABLE WARNING
N.T.S.

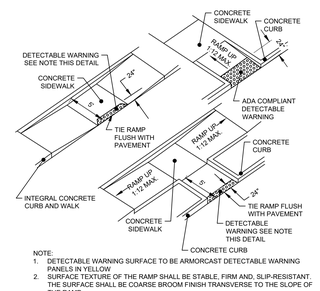


ACCESSIBLE PARKING STALL LAYOUT

DESIGNATION AT PARKING SPACE

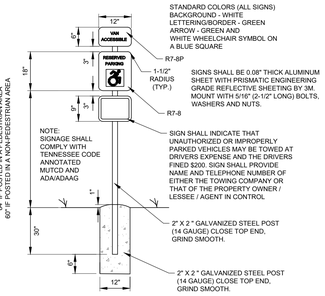
1. ALL PAINTED PARKING STALL LINES FOR ACCESSIBLE PARKING SPACES SHALL BE BLUE 4" WIDE LINES.
2. CROSSHATCHING IN THE ACCESS AISLE SHALL BE 4" WIDE SOLID BLUE LINES, TO EMPHASIZE THAT PARKING IS PROHIBITED IN CROSSHATCHED AREAS.
3. THE ACCESS AISLE MAY BE SHARED BY 2 ACCESSIBLE SPACES.
4. ONE OF EVERY 6 ACCESSIBLE SPACES AND NO LESS THAN ONE SHALL BE VAN ACCESSIBLE.
5. A SEPARATE SIGN SHALL BE PROVIDED FOR EACH ACCESSIBLE PARKING SPACE.
6. ACCESSIBLE PARKING MUST BE PLACED IN THE NEAREST ACCESSIBLE PATHWAY TO ENTRANCE.
7. ACCESS AISLE SHALL BE 60" MIN. WIDTH PER ADA 2010 SECT. 502.3 FOR ALL PUBLIC ACCESSIBLE SPACES AND PER ANSI 2009 SECT. 502.4 FOR ALL TENANT USES PARKING.

ADA PARKING SPACE
N.T.S.



NOTE:
1. DETECTABLE WARNING SURFACE TO BE ARMORCAST DETECTABLE WARNING PANELS IN YELLOW
2. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM AND, SLIP-RESISTANT. THE SURFACE SHALL BE COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

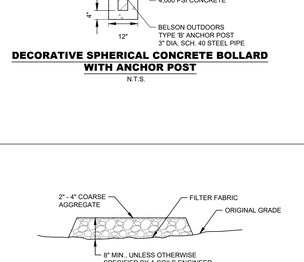
ACCESSIBLE SIDEWALK RAMP
N.T.S.



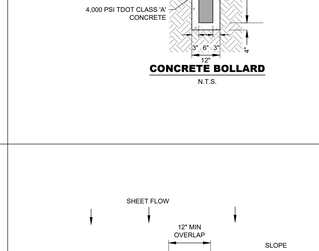
NOTE:
SIGNAGE SHALL COMPLY WITH TENNESSEE CODE ANNOTATED, MUTCD AND ADAADAAG

#4" IF POSTED IN A PEDESTRIAN AREA
60" IF POSTED IN A NON-PEDESTRIAN AREA

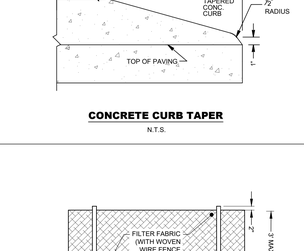
EXTERIOR ACCESSIBLE SIGN
N.T.S.



DECORATIVE SPHERICAL CONCRETE BOLLARD WITH ANCHOR POST
N.T.S.

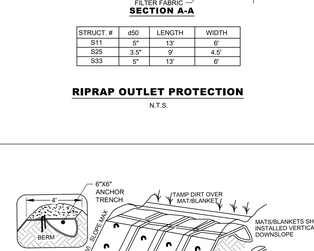


CONCRETE BOLLARD
N.T.S.



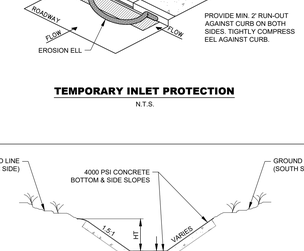
DIRECTIONAL ARROWS
N.T.S.

CONCRETE CURB TAPER
N.T.S.

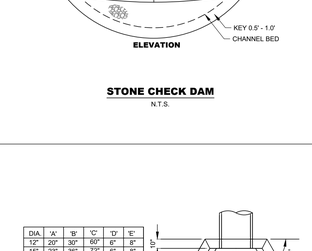


STRUCT. #	d50	LENGTH	WIDTH
S11	5"	13'	6'
S25	3.5"	9'	4.5'
S33	5"	13'	6'

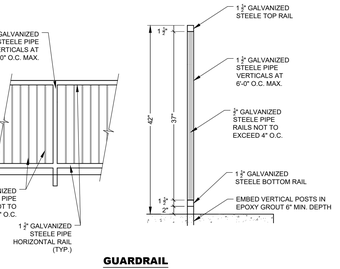
RIPRAP OUTLET PROTECTION
N.T.S.



TEMPORARY INLET PROTECTION
N.T.S.

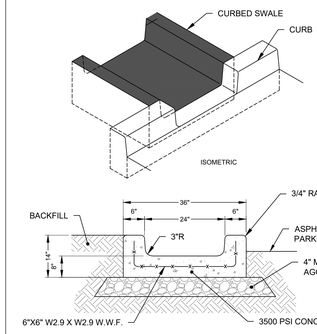


STONE CHECK DAM
N.T.S.

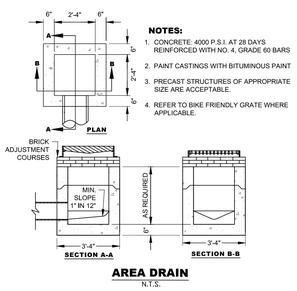


NOTE:
FOR BARN ENCLOSURE, PROVIDE MESH PANEL ALONG GUARDRAIL TO PREVENT ANIMALS FROM EXITING THROUGH THE RAILS OR BOTTOM OPENING.

GUARDRAIL
N.T.S.

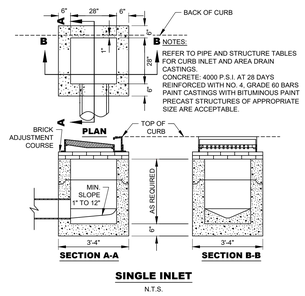


CURBED CONCRETE SWALE
N.T.S.



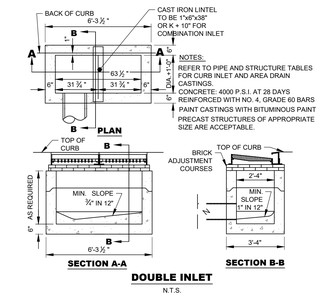
NOTES:
1. CONCRETE: 4000 P.S.I. AT 28 DAYS REINFORCED WITH NO. 4, GRADE 60 BARS
2. PAINT CASTINGS WITH BITUMINOUS PAINT
3. PRECAST STRUCTURES OF APPROPRIATE SIZE ARE ACCEPTABLE.
4. REFER TO BIKE FRIENDLY GRATE WHERE APPLICABLE.

AREA DRAIN
N.T.S.



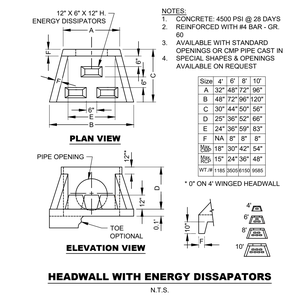
NOTES:
REFER TO PIPE AND STRUCTURE TABLES FOR CURB INLET AND AREA DRAIN CASTINGS.
CONCRETE: 4000 P.S.I. AT 28 DAYS REINFORCED WITH NO. 4, GRADE 60 BARS
PAINT CASTINGS WITH BITUMINOUS PAINT
PRECAST STRUCTURES OF APPROPRIATE SIZE ARE ACCEPTABLE.

SINGLE INLET
N.T.S.



NOTES:
REFER TO PIPE AND STRUCTURE TABLES FOR CURB INLET AND AREA DRAIN CASTINGS.
CONCRETE: 4000 P.S.I. AT 28 DAYS REINFORCED WITH NO. 4, GRADE 60 BARS
PAINT CASTINGS WITH BITUMINOUS PAINT
PRECAST STRUCTURES OF APPROPRIATE SIZE ARE ACCEPTABLE.

DOUBLE INLET
N.T.S.

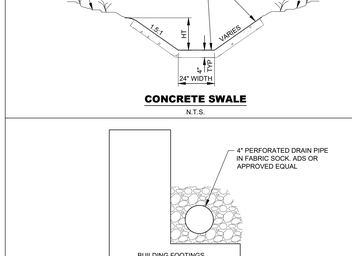


NOTES:
1. CONCRETE: 4500 PSI @ 28 DAYS
2. REINFORCED WITH #4 BAR - GR. 60
3. AVAILABLE WITH STANDARD OPENINGS OR CMP PIPE CAST IN
4. SPECIAL SHAPES & OPENINGS AVAILABLE ON REQUEST

Size	4'	6'	8'	10'
A	32"	48"	72"	96"
B	48"	72"	96"	120"
C	30"	44"	60"	66"
D	25"	36"	52"	66"
E	24"	36"	59"	83"
F	NA	8"	8"	8"
Min. H	18"	30"	42"	54"
Min. L	15"	24"	36"	48"
WT./ft	1185	3655	6150	9585

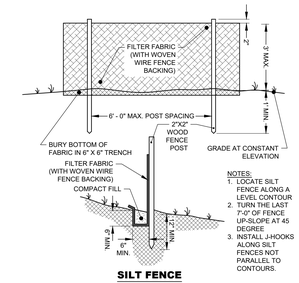
* 0" ON 4' WINGED HEADWALL

HEADWALL WITH ENERGY DISSAPATORS
N.T.S.



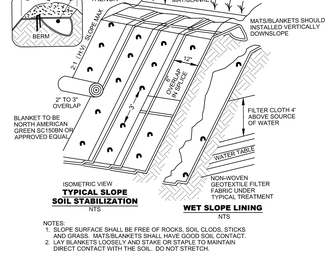
CONCRETE SWALE
N.T.S.

FOUNDATION DRAIN
N.T.S.



WEIGHTED SEDIMENT TUBE (EROSION EEL)
N.T.S.

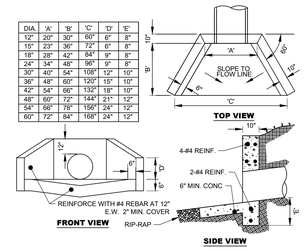
SILT FENCE
N.T.S.



NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

ANCHORING GEOTEXTILE ON EMBANKMENT
N.T.S.

DIA	'A'	'B'	'C'	'D'	'E'
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"



CONCRETE HEADWALL
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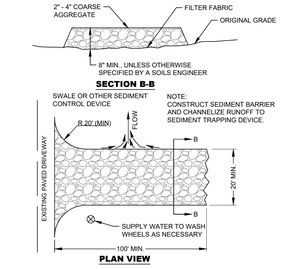


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

BINKLEY | GARCIA
Architecture & Interior Design
3310 West End Avenue, Suite 420
Nashville, Tennessee 37203
T (615) 333-7200
GMCNETWORK.COM

GMC

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, STE 210,
NASHVILLE, TN 37209
615.356.9911 ▾ BCAcivil.com
BCA FILE NO. 2971-11

ISSUE	DATE
BID DOCUMENTS	09/03/2024
PLANNING SUBMITTAL	10/04/2024

P. SUZANNE JACKSON — REGISTERED ENGINEER — AGRICULTURAL — NEW MEXICO — INDIANA — STATE OF TENNESSEE — 10-0421

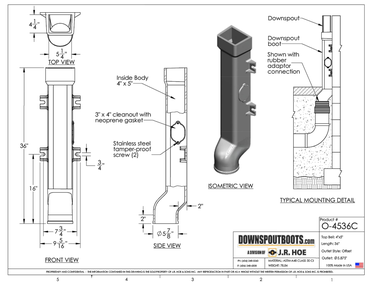
LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086

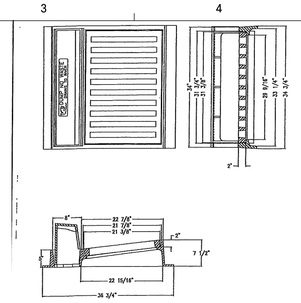
GMC # ANAS240004

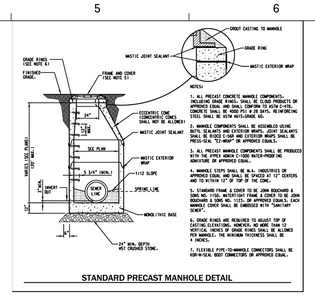
CIVIL DETAILS

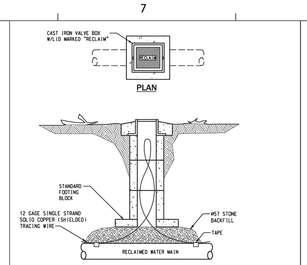
C5.00

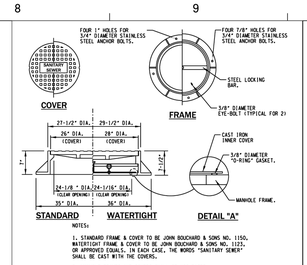
5/29/2024 6:42:32 PM

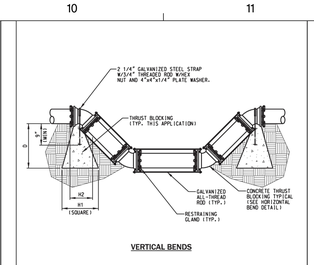


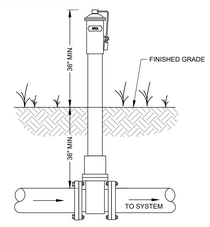






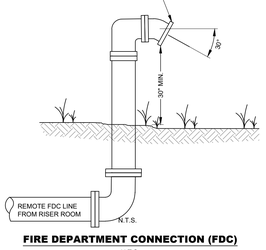




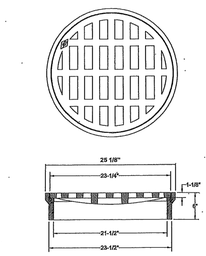


NOTE:
POST INDICATOR VALVE SHALL INCLUDE ELECTRONICALLY MONITORED ANTI-TAMPER SWITCHES.

POST INDICATOR VALVE

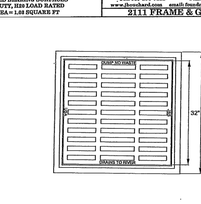


FIRE DEPARTMENT CONNECTION (FDC)
N.T.S.



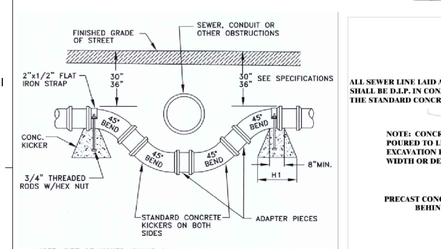
CLASS 35B GRAY IRON MACHINED BEARING SURFACES HEAVY DUTY, H20 LOAD RATED OPEN AREA = 1.88 SQUARE FT

John Bouchard & Sons Co.
1034 Harrison Street, Nashville, TN 37203
Tel: 615-256-0115 Fax: 615-327-3437
www.jbsouchard.com email: foundry@jbsouchard.com
2111 FRAME & GRATE



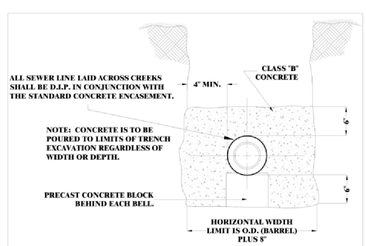
AVAILABLE W/ PEDESTRIAN GRATE
REVERSIBLE FRAME
TRAFFIC DUTY
OPEN AREA = 2.68 SQUARE FT

John Bouchard & Sons Co.
1034 Harrison Street, Nashville, TN 37203
Tel: 615-256-0115 Fax: 615-327-3437
www.jbsouchard.com email: foundry@jbsouchard.com
4315 FRAME & GRATE

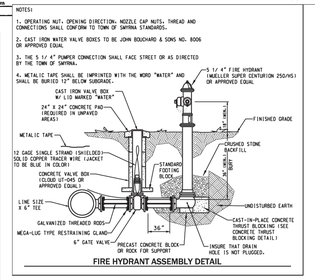


NOTE: SIZE OF KICKER, CLAMP & RODS SHALL BE INCREASED IF SPECIFIED ON LAYOUT SHEET OR BY THE ENGINEER.

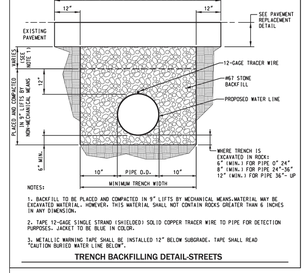
UTILITY CROSSING UNDER OBSTRUCTION
N.T.S.



STANDARD CONCRETE ENCASEMENT

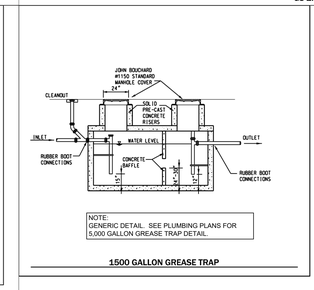


FIRE HYDRANT ASSEMBLY DETAIL



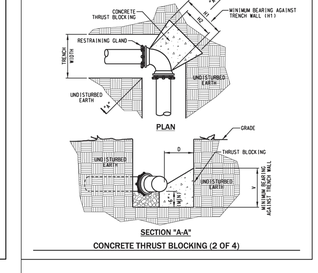
NOTES:
1. BACKFILL TO BE PLACED AND COMPACTED IN 9" LIFTS BY MECHANICAL MEANS.MATERIAL MAY BE EXCAVATED MATERIAL. HOWEVER. THIS MATERIAL SHALL NOT CONTAIN ROCKS GREATER THAN 6 INCHES IN ANY DIMENSION.
2. TAPE 12-GAGE SINGLE STRAND (SHIELDED) SOLID COPPER TRACER WIRE TO PIPE FOR DETECTION PURPOSES. JACKET TO BE BLUE IN COLOR.
3. METALLIC WARNING TAPE SHALL BE INSTALLED 12" BELOW SUBGRADE. TAPE SHALL READ "CAUTION BURIED WATER LINE BELOW".
4. TAPE 12-GAGE SINGLE STRAND (SHIELDED) SOLID COPPER TRACER WIRE TO PIPE FOR DETECTION PURPOSES. JACKET TO BE BLUE IN COLOR.

TRENCH BACKFILLING DETAIL-STREETS

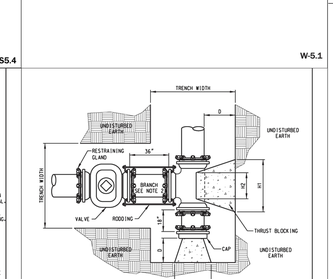


NOTE:
GENERIC DETAIL. SEE PLUMBING PLANS FOR 5,000 GALLON GREASE TRAP DETAIL.

1500 GALLON GREASE TRAP

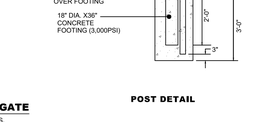


SECTION "AA"
CONCRETE THRUST BLOCKING (2 OF 4)



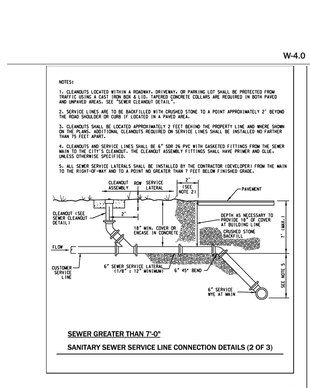
TEES AND CAPS
CONCRETE THRUST BLOCKING (3 OF 4)

FRONT ELEVATION



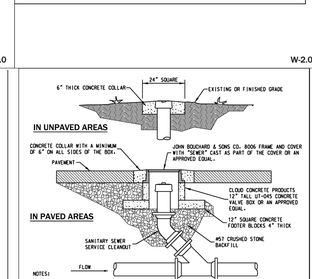
POST DETAIL

WOOD GATE
N.T.S.



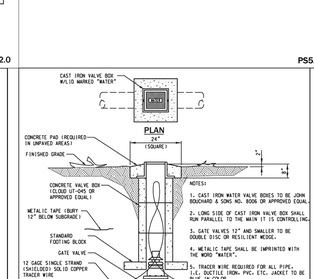
SEWER GREATER THAN 7'-0"

SANITARY SEWER SERVICE LINE CONNECTION DETAILS (2 OF 3)



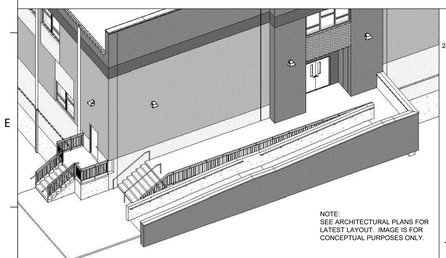
NOTES:
1. THE LONG SIDE OF THE FRAME SHALL RUN PARALLEL TO THE SERVICE LINE.
2. THE CLEANOUT CAP SHALL BE A JONES STEPANEK CO. 6" GASKETED CAST IRON PUSH-ON CLEANOUT WITH A BRONZE PLUG OR AN APPROVED EQUAL. THE PLUGS SHALL HAVE A COUNTERSUNK HEAD IN UNPAVED AREAS.
3. CLEANOUT PIPING SHALL BE SDR 26 PVC UNLESS OTHERWISE SPECIFIED.

SEWER CLEANOUT DETAIL (3 OF 3)



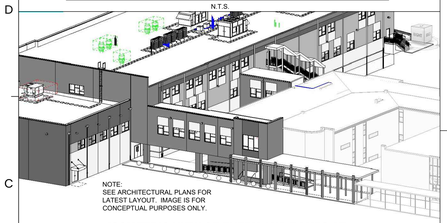
TYPICAL GATE VALVE ASSEMBLY DETAIL

TEES AND CAPS
CONCRETE THRUST BLOCKING (3 OF 4)



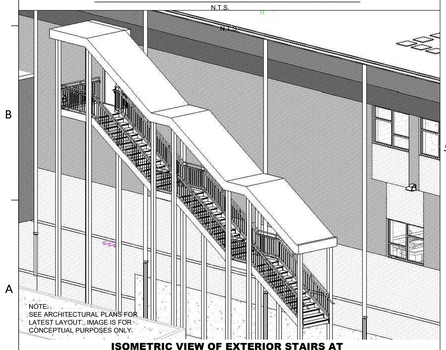
NOTE:
SEE ARCHITECTURAL PLANS FOR LATEST LAYOUT. IMAGE IS FOR CONCEPTUAL PURPOSES ONLY.

ISOMETRIC VIEW OF RETAINING WALLS AND RAMP AT BUILDING ADDITION PART A NORTH SIDE LOOKING SOUTH



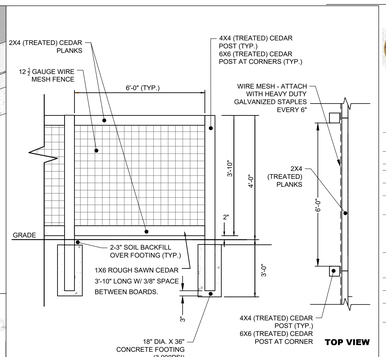
NOTE:
SEE ARCHITECTURAL PLANS FOR LATEST LAYOUT. IMAGE IS FOR CONCEPTUAL PURPOSES ONLY.

ISOMETRIC VIEW OF ENTRY AND RAMPS AT BUILDING PART C SOUTH SIDE LOOKING NORTH

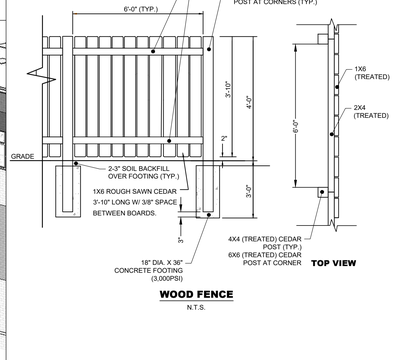


NOTE:
SEE ARCHITECTURAL PLANS FOR LATEST LAYOUT. IMAGE IS FOR CONCEPTUAL PURPOSES ONLY.

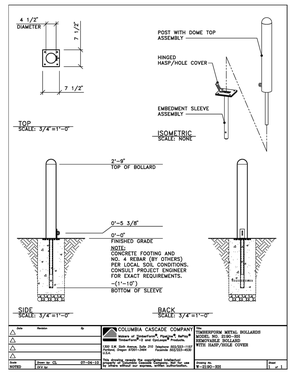
ISOMETRIC VIEW OF EXTERIOR STAIRS AT BUILDING ADDITION PART A EAST SIDE LOOKING WEST



WIRE MESH FENCE
N.T.S.

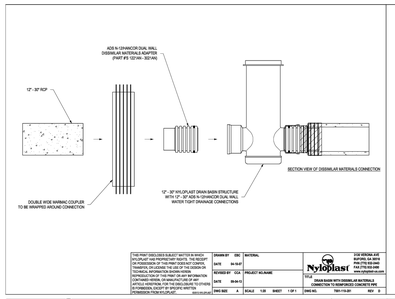


WOOD FENCE
N.T.S.



No.	Revision	By		
1			COLUMBIA CASCADE COMPANY	
2			Division of Brunswick Bowling & Billiards Corporation	
3			6240 Corporate Drive, Indianapolis, IN 46278	
4			Phone: (317) 290-1140 Fax: (317) 290-1148	
5				
NOTES:			Dwn. dr. DL	07-24-13
			Chkd. dr.	
			Appd. dr.	

THERESPOTTER METAL BOLLARD
MODEL NO. 5100-600
SLEEVE MOUNT
SLEEVE MOUNT HOLE COVER
Size: B
Dwg. no. 1 of 1



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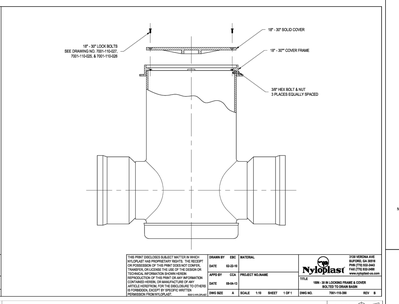

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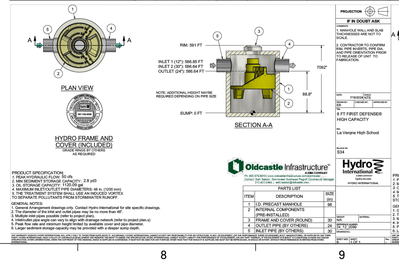


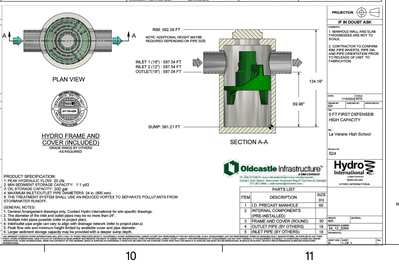
PRODUCTION
IF IN DOUBT ASK:
1. MANHOLE WALL AND SLAB THICKNESS MAY NOT TO SCALE
2. CONTRACTOR TO CONFIRM ALL PIPE SIZES AND INVERTS AND PIPE ORIENTATION FROM TECHNICIAN OF UNIT TO INSTALLATION.

ITEM	DESCRIPTION	QTY
1	1.0 PRECAST MANHOLE	001
2	INTERNAL COMPONENTS (PRE-INSTALLED)	001
3	FRAME AND COVER (ROUND)	30
4	OUTLET PIPE (BY OTHERS)	24
5	INLET PIPE (BY OTHERS)	24

8 FT FIRST DEFENDER HIGH CAPACITY
La Vergne High School
Oldcastle Infrastructure
Hydro International

PRODUCT SPECIFICATION:
1. PEAK HYDRAULIC FLOW: 20 cfs
2. MIN SEDIMENT STORAGE CAPACITY: 1.1 yd3
3. MIN. SEDIMENT STORAGE VOLUME: 1.1 yd3
4. MAXIMUM INLET/OUTLET PIPE DIAMETER: 24 in. (600 mm)
5. STORMWATER TREATMENT: BYPASS WEIR AS REQUIRED FORTECH TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.

GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site-specific drawings.
2. Flow rate and minimum height limited by available cover and pipe diameter.
3. Multiple inlet pipes possible in the footprint given.
4. Peak flow rate and minimum height limited by available cover and pipe diameter.
5. Larger sediment storage capacity may be provided with a deeper sump depth.

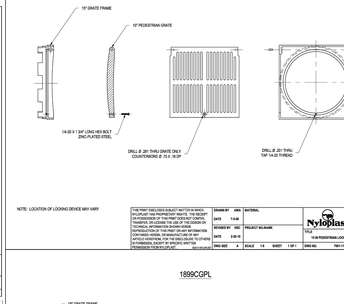


PRODUCT SPECIFICATION:
1. PEAK HYDRAULIC FLOW: 20 cfs
2. MIN SEDIMENT STORAGE CAPACITY: 1.1 yd3
3. MIN. SEDIMENT STORAGE VOLUME: 1.1 yd3
4. MAXIMUM INLET/OUTLET PIPE DIAMETER: 24 in. (600 mm)
5. STORMWATER TREATMENT: BYPASS WEIR AS REQUIRED FORTECH TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.

GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site-specific drawings.
2. Flow rate and minimum height limited by available cover and pipe diameter.
3. Multiple inlet pipes possible in the footprint given.
4. Peak flow rate and minimum height limited by available cover and pipe diameter.
5. Larger sediment storage capacity may be provided with a deeper sump depth.

ITEM	DESCRIPTION	QTY
1	1.0 PRECAST MANHOLE	001
2	INTERNAL COMPONENTS (PRE-INSTALLED)	001
3	FRAME AND COVER (ROUND)	30
4	OUTLET PIPE (BY OTHERS)	18
5	INLET PIPE (BY OTHERS)	24

8 FT FIRST DEFENDER HIGH CAPACITY
La Vergne High School
Oldcastle Infrastructure
Hydro International



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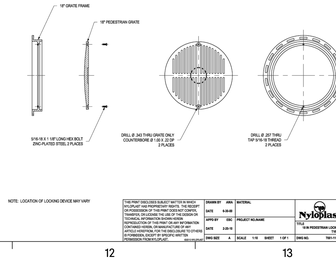
NOTE: LOCATION OF LOCKING DEVICE MAY VARY



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NOTE: LOCATION OF LOCKING DEVICE MAY VARY

PRECONSTRUCTION CHECK LIST

Development: _____

Location: _____

Contractor: _____

___ 1. Water and Sewer Specification books are available to view or download at www.lowerbellsroma.org. Under departments tab, click on Utilities. For subdivision, click on Planning & Zoning.

___ 2. Contractor must have state approved plans for water and sewer on the job site at all times.

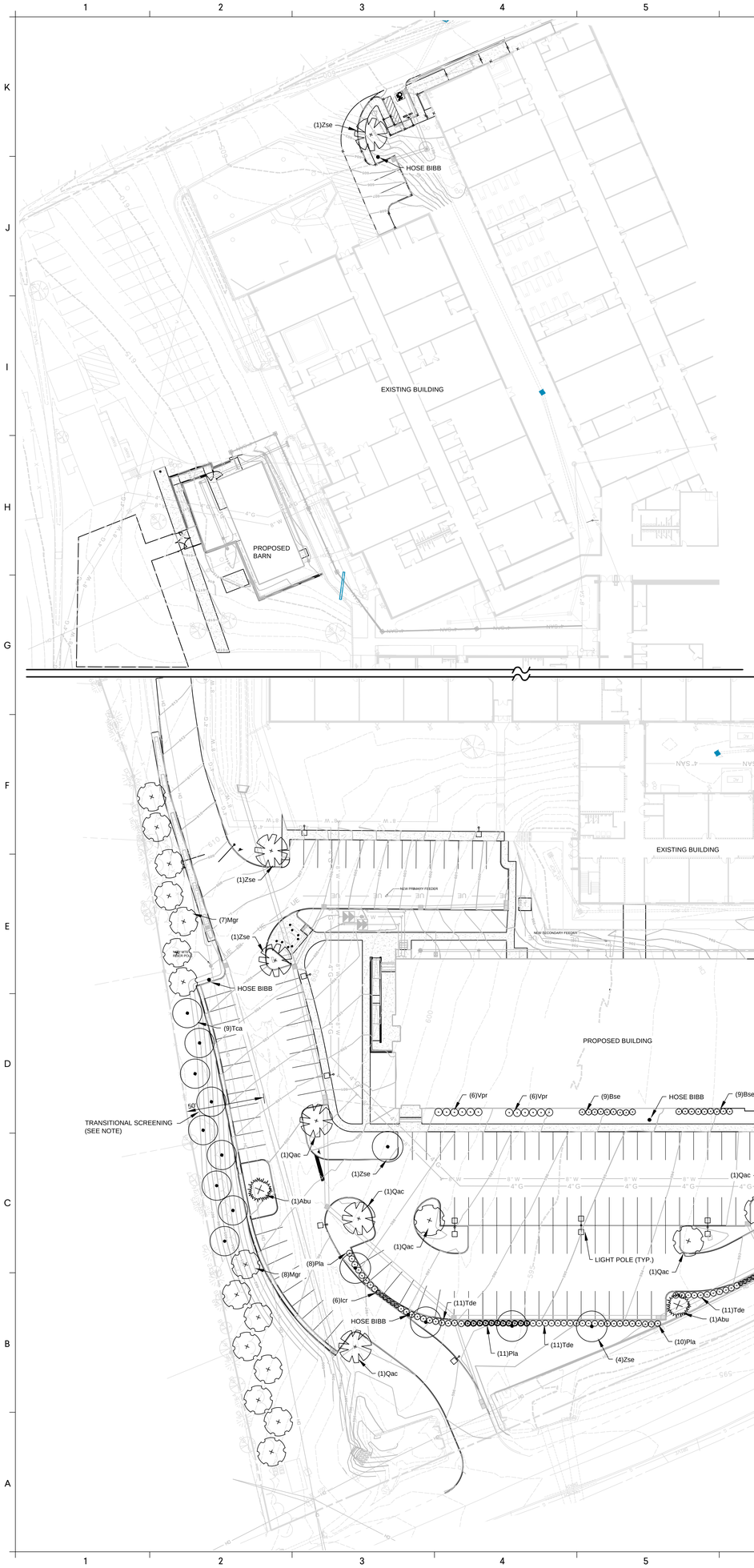
___ 3. Steam Valve boxes only are permitted, instead of round (pg. 67).

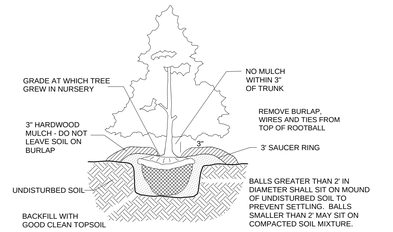
___ 4. The Town of Smyrna uses NJ tapping sleeves only (Mueller H-615 or approved Equal; pg. 66).

___ 5. Fire hydrants shall be Mueller Super Centurion 250 or M&H Valve Model 129 (pg. 48).

___ 6. The finished cap shall be a Jones Stephens Co. 6" gasketed cast with a bronze plug to be used in conjunction with a 6" SDR-26 Fernco Coupling or an approved equal (pg. 149).

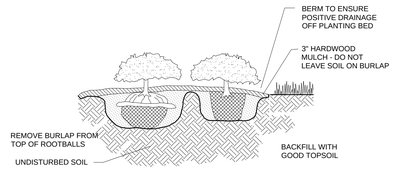
___ 7. For sewer lines, PVC pipe will be SDR 26 for gravity lines (pg. 53) and SDR-21 Class 200 for force mains (pg. 53); ductile





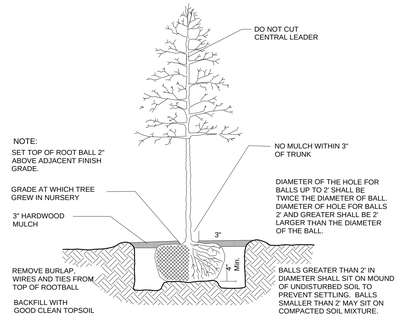
EVERGREEN PLANTING

NOT TO SCALE



SHRUB/ GROUNDCOVER PLANTING

NOT TO SCALE



DECIDUOUS TREE PLANTING

NOT TO SCALE

LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE TO UTILITIES.
3. ALL PLANTING BEDS OR MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP OR HAND WEEDED (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
4. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
6. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF AGED, SHREDDED HARDWOOD BARK MULCH.
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
8. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
9. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
10. ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE PLANT SCHEDULE.
11. ONLY GRADE "A" TYPE PLANTS WILL BE ACCEPTED. PLANTS THAT ARE INFERIOR OR DAMAGED WILL NOT BE ACCEPTED.
12. PLANT MATERIAL SHALL BE IRRIGATED BY HOSE BIBBS. NO PROPOSED PLANT GREATER THAN 150' FROM WATER SOURCE. WHERE APPLICABLE, LANDSCAPE CONTRACTOR TO FIELD-VERIFY LOCATION OF EXISTING HOSE BIBBS.

NOTE: LANDSCAPE CONTRACTOR TO FIELD-VERIFY LOCATION OF POWER/ LIGHT POLES AND WIRES PRIOR TO PLANT INSTALLATION TO AVOID CONFLICTS. PROPOSED TREES TO BE MINIMUM 15' DISTANCE FROM POLES.

NOTE: ISLANDS FOR PARKING INTERIOR LANDSCAPE SHALL BE FREE OF ASPHALTIC, CONSTRUCTION AND/OR TRASH MATERIALS AND GRAVEL BASE MATERIAL.

NOTE: CHARACTER OF TRANSITIONAL SCREENING DEPENDENT ON B.Z.A. HEARING FOR ENCROACHMENT OF PROPOSED HARDSCAPE INTO REQUIRED 50' WIDE AREA. TYPE AND QUANTITY OF PLANT MATERIAL FOR TRANSITIONAL SCREENING AS SHOWN HAS BEEN SPECIFIED TO ACCOMMODATE REDUCED AVAILABLE GREEN SPACE AND EXISTING OVERHEAD POWER LINE.

NOTE: PRIOR TO INSTALLATION, LANDSCAPE CONTRACTOR TO FIELD-VERIFY LOCATION OF OPENINGS AND WALL FEATURES ON BUILDING FACADE AND MAKE MINOR ADJUSTMENTS TO LOCATIONS OF PROPOSED PLANT MATERIAL TO ACHIEVE MAXIMUM AESTHETIC EFFECT.

LANDSCAPE CALCULATIONS:

BASED ON 3.6 ACRES OF DISTURBED AREA.

CANOPY/ LARGE EVERGREEN TREES REQUIRED = 11
CANOPY/ LARGE EVERGREEN TREES PROVIDED = 38

UNDERSTORY TREES REQUIRED = 11
UNDERSTORY TREES PROVIDED = 3 (SEE NOTE)

SHRUBS REQUIRED = 54
SHRUBS PROVIDED = 119

NOTE : QUANTITY OF UNDERSTORY TREES PROVIDED REDUCED DUE TO EXCESS NUMBER OF CANOPY/ LARGE EVERGREEN TREES PROVIDED

TREE TABLE

NO.	SIZE	TYPE
1	27"	OAK
2	18"	HACKBERRY
3	33"	OAK
4	18"	HICKORY
5	12"	PINE
6	6"	MAPLE
7	9"	PEAR
8	9"	PEAR
9	12"	PEAR
10	12"	PEAR
11	9"	PEAR
12	15"	PEAR
13	12"	HACKBERRY
14	12"	ELM
15	12"	ELM
16	6"	HICKORY
17	9"	HICKORY
18	12"	OAK
19	9"	CEDAR
20	9"	CEDAR
21	15"	ASH
22	12"	CEDAR
23	9"	ELM
24	6"	OAK
25	12"	TREE
26	9"	OAK
27	12"	OAK
28	9"	CEDAR
29	12"	ELM
30	9"	ELM
31	9"	CEDAR
32	9"	CEDAR
33	15"	CEDAR
34	6"	CEDAR
35	12"	CEDAR
36	9"	CEDAR
37	9"	CEDAR
38	12"	CEDAR
39	9"	CEDAR
40	9"	CEDAR
41	9"	CEDAR
42	15"	CEDAR
43	6"	ELM
44	12"	CEDAR
45	6"	ELM
46	6"	ELM
47	12"	CEDAR
48	9"	ELM
49	9"	CEDAR
50	12"	ELM
51	12"	ELM
52	12"	ELM
53	12"	ELM
54	6"	PEAR
55	6"	PEAR
56	18"	OAK
57	12"	CEDAR
58	12"	CEDAR
59	12"	ELM
60	9"	HACKBERRY
61	12"	ELM
62	12"	ELM
63	12"	CEDAR
64	9"	CEDAR
65	12"	PERSIMMON
66	12"	CEDAR
67	15"	ELM
68	9"	ELM
69	12"	CEDAR
70	9"	ELM
71	12"	CEDAR
72	9"	ELM
73	12"	CEDAR
74	9"	CEDAR
75	9"	CEDAR
76	9"	CEDAR
77	9"	PERSIMMON

GRAPHIC SCALE

30' 0 30' 60'

PLANT SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	CAL.	INSTALLED HEIGHT	CONT.	REMARKS
Zse	9	Japanese Zelkova	Zelkova serrata 'Green Vase'	2-1/2" Cal.	10'-12'	B&B	
Qac	5	Sawtooth Oak	Quercus acutissima	2-1/2" Cal.	10'-12'	B&B	
Tca	9	Canadian Hemlock	Tsuga canadensis	2-1/2" Cal.	7'-8'	B&B	
Mgr	15	Greenback Magnolia	Magnolia grandiflora 'Greenback'	2-1/2" Cal.	7'-8'	B&B	
Abu	3	Trident Maple	Acer buergerianum	1-1/2" Cal.	8'-10'	B&B	
Bse	18	Common Boxwood	Buxus sempervirens		18"-24"	B&B	
Tde	36	Densiformis Yew	Taxus X media 'Densiformis'		18"-24"	B&B	
Pla	37	Otto Luyken Laurel	Prunus laurocerasus 'Otto Luyken'		18"-24"	3 Gal.	
Vpr	12	Prague Viburnum	Viburnum X 'Pragense'		30"-36"	5 Gal.	
Icr	16	Japanese Holly	Ilex crenata 'Soft Touch'		15"-18"	3 Gal.	

TURF: Fescue blend 'Titan, Einstein, Rendition'

BINKLEY | GARCIA
Architecture & Interior Design
3310 West End Avenue, Suite 420
Nashville, Tennessee 37203
T (615) 333-7200
GMCNETWORK.COM

GMC

AL WILKINSON
LANDSCAPE ARCHITECT
445 FERN VALLEY ROAD
WHITE HOUSE, TENNESSEE 37188
615-574-0252
awilkinson@alwilkinsonla.com
AWLA PROJECT #2410-11

ISSUE DATE
BID DOCUMENTS 09/03/2024

LAVERGNE HIGH SCHOOL
ADDITIONS AND RENOVATIONS
250 WOLVERINE TRAIL
LA VERGNE, TN 37086
GMC # ANAS240004

LANDSCAPE PLAN

L1.00

Planning Commission Report
Meeting: November 26, 2024

City of La Vergne

Item #: 10. **Item Title: Final Plat - Sand Hill Villas - Seven (7) Residential Lots on 0.87 Acres. Requested by Brian McCain. Property located on Sand Hill Road (Tax Map 14, Parcel 48). R-3 (High Density Residential) Zoning District. Property owned by Sandhill Partners, LLC.**

Reviewed By:
Bo Logan, City Planner

Summary:

On behalf of their client, Brian McCain is requesting approval of the final plat for Sand Hill Villas. This plat is located on 0.87 acres. The purpose of the final plat is to split the existing property into 7 lots. The purpose of the plat is to make way for new residential development

The property is located at 441 Sand Hill Road.

The site is identified as parcel 48.00 as shown on Rutherford County Tax Map 014.

Staff Comments / Technical Items:

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

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

1. Add a note to the final plat which states the following: "The Long-Term Maintenance Agreement for the stormwater facilities serving Lots 1 through 7 as shown hereon have been recorded in Record Book XX, Page XX, RORCT."
2. Show widths and layout dimensions for "Public Utility and Drainage Easement" which runs along north property line.
3. Provide a performance bond estimate meeting the requirements of the Subdivision Regulations 5-101.1.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
1. Is the development title "Sand Hill Villas," or “Sand Hill Homes?” Sandhill Homes was shown on the TDEC approved Construction Plans? If Villas, then please correct the Construction Plans.
2. Many utilities are incorrect, please consult the construction drawings for correct utilities.
3. Label new 2” PVC water to be constructed.
4. Label new 8” sewer at back of lots, north side of property.
5. Show public sewer services and cleanouts to each lot.
6. Connect the currently disconnected 18” WTM line work (just south of lot 4).
7. Label and show existing 2.5” PVC low-pressure sewer line approx. 3 feet south of southern edge of pavement.
8. There is no 4”S on the north side of Sandhill Rd – delete.
9. 8”W on south side of road is at edge of pavement or maybe 1 foot inside edge of pavement.
10. Most lots are incorrectly showing multiple water and sewer service lines.
11. Show public sewer to which this development connects on the adjacent property to the north.
12. Show access easement on the east side of lot 7.

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

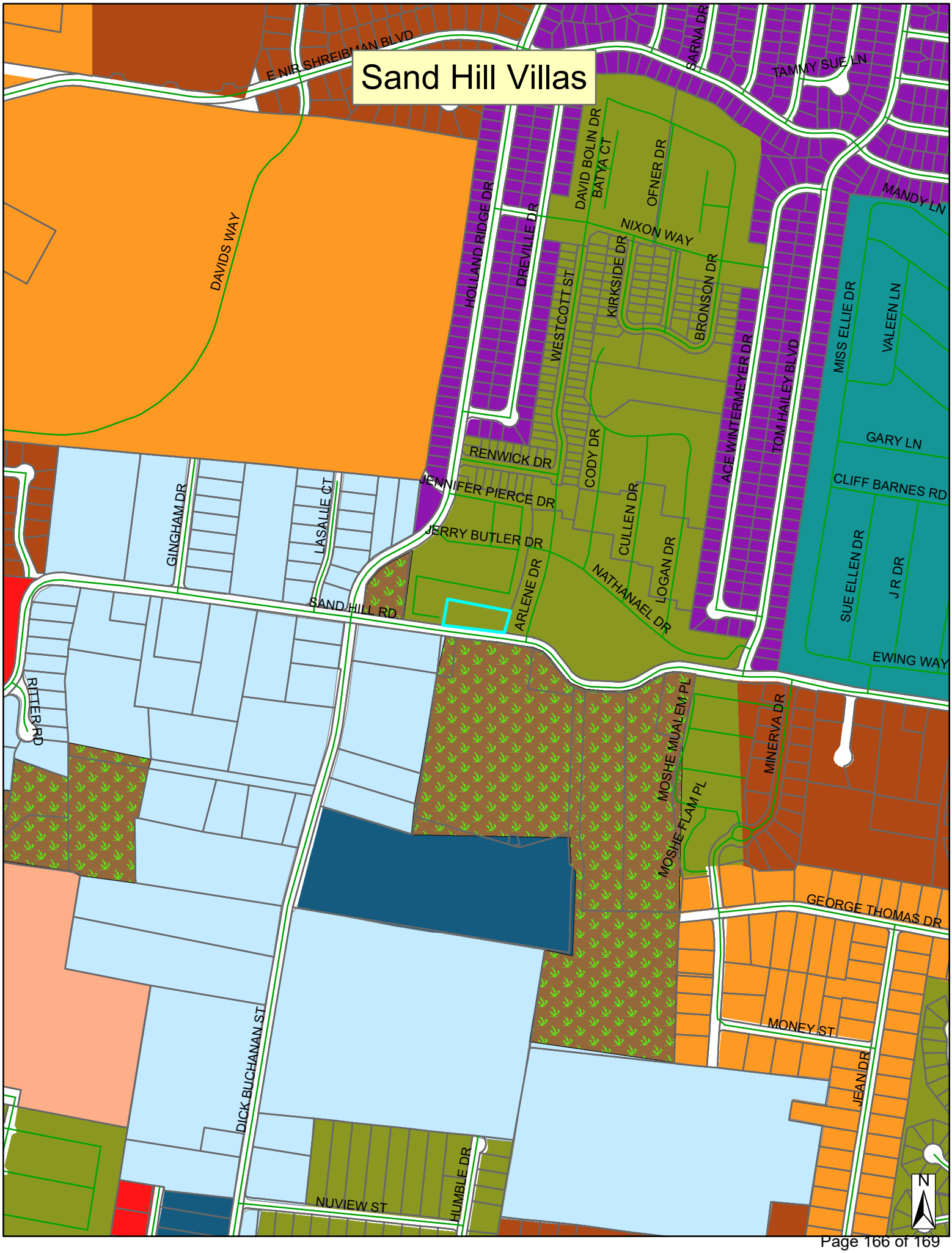
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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

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

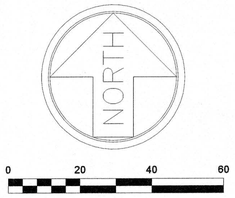
Sand Hill Villas
HOLLAND RIDGE DR
JERRY BUTLER DR
CRAIG MULLEN DR
NATHANAEL DR
RICK MCCORMICK DR
ARLENE DR
SAND HILL RD
N

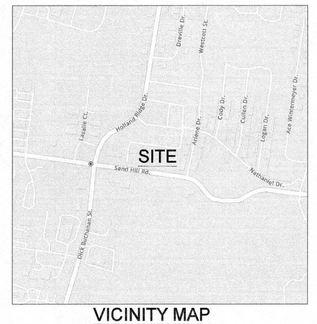
Sand Hill Villas
NIXON WAY
DAVIDS WAY
HOLLAND RIDGE DR
DREVILLE DR
WESTCOTT ST
KIRKSIDE DR
SPORTSMAN DR
BRONSON DR
DAVID BOLIN DR
OFNER DR
ACE WINTERMEYER DR
TOM HAILEY BLVD
RENWICK DR
JENNIFER PIERCE DR
CODY DR
CULLEN DR
LOGAN DR
NATHANAEL DR
GINGHAM DR
LASALLE CT
SAND HILL RD
RICK MCCORMICK DR
ARLENE DR
MOSHE MIALEM PL
MINERVA DR
MOSHE FLAM PL
GEORGE THOMAS DR
DICK BUCHANAN ST
MONEY S
N


Sand Hill Villas
E NIR SHREIBMAN BLVD
SARNA DR
TAMMY SUE LN
DAVID BOLIN DR
BATYA CT
OFNER DR
MANDY LN
DAVIDS WAY
HOLLAND RIDGE DR
DREVILLE DR
NIXON WAY
WESTCOTT ST
KIRKSIDE DR
BRONSON DR
MISS ELLIE DR
VALEEN LN
ACE WINTERMEYER DR
TOM HAILEY BLVD
GARY LN
RENWICK DR
CODY DR
CLIFF BARNES RD
JENNIFER PIERCE DR
GINGHAM DR
LASALLE CT
JERRY BUTLER DR
CULLEN DR
LOGAN DR
SUE ELLEN DR
JR DR
ARLENE DR
NATHANAEL DR
SAND HILL RD
EWING WAY
RITTER RD
MOSHE MUALEM PL
MINERVA DR
MOSHE FLAM PL
GEORGE THOMAS DR
MONEY ST
DICK BUCHANAN ST
JEAN DR
HUMBLE DR
NUVIEW ST
N

STONES

CAT
STONES





VICINITY MAP

N.T.S.

LEGEND

- PROPERTY LINE
- FENCE LINE
- GAS LINE
- SEWER LINE
- PROPOSED SEWER LINE
- STORM LINE
- WATER LINE
- PROPOSED WATER LINE
- MIN. BLDG. SETBACK LINE
- OVERHEAD POWER OR TELE.
- P.U.D.E.
- BOREHOLE
- ELECTRIC METER
- FIRE HYDRANT
- GAS METER
- IRON PIN NEW / SET
- MONUMENT
- POST
- WATER METER
- WELL
- YARD HYDRANT
- CATCH BASIN
- DECIDUOUS TREE
- EVERGREEN TREE
- GAS VALVE
- LIGHT POLE
- MAILBOX
- MANHOLE
- POWER POLE
- SIGN
- WATER VALVE

HOLLAND RIDGE VILLAS
SAND HILL ROAD
TAX MAP 14J, GROUP "C", PARCEL 3.00
RECORD BOOK 2073, PAGE 1824
(R.O.R.C., TN.)

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

20' P.U.D.E.

10' P.U.D.E.

SEWER LINE

S79°16'50"E 320.70'

PUBLIC UTILITY & DRAINAGE EASEMENT

PUBLIC UTILITY & ACCESS EASEMENT

21' PRIVATE DRIVE JOINT ACCESS EASEMENT

N82°48'53"W 301.75'

N84°53'50"W 462.3'±
TO INTERSECTION OF
DICK BUCHANAN STREET
& SAND HILLS ROADS

SAND HILL ROAD
(50' RIGHT-OF-WAY)

NEAREST HYDRANT 200'±

THE COTTAGES OF LAKE FOREST
SAND HILL ROAD
TAX MAP 14J, GROUP "C", PARCEL 1.00
PLAT BOOK 26, PAGE 115
(R.O.R.C., TN)

POLE

OHP

6" DIP

8"W

18"W

4"S

6"S

IPO

IPS

C/O

M

F

1 2 3 4 5 6 7

	BEARING	DISTANCE
1	S10°05'02"W	130.08'
	N10°05'02"E	130.08'
2	S10°05'02"W	127.61'
	N10°05'02"E	127.61'
3	S10°05'02"W	125.15'
	N10°05'02"E	125.15'
4	S10°05'02"W	122.68'
	N10°05'02"E	122.68'
5	S10°05'02"W	120.22'
	N10°05'02"E	120.22'
6	S10°05'02"W	117.75'
	N10°05'02"E	117.75'
7	S10°05'02"W	115.29'
	N10°05'02"E	115.29'

	BEARING	DISTANCE
	N10°06'35"E	131.42'
	S19°50'58"W	114.26'

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2224, PAGE 2880 COUNTY REGISTERS OFFICE AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE:_____OWNER_____

DATE:_____OWNER_____

CERTIFICATE OF SURVEY ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY "I" LAND SURVEY AS DEFINED IN CHAPTER 0820-3-.05 STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000 AS SHOWN HEREON.

DATE:_____ _____
REGISTERED LAND SURVEYOR #2256

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "SAND HILL VILLAS" HAS / HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE:_____ _____
NAME, TITLE, AND AGENCY OR AUTHORIZED AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "SAND HILL VILLAS" HAS / HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE:_____ _____
NAME, TITLE, AND AGENCY OR AUTHORIZED AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE:_____ _____
SECRETARY, PLANNING COMMISSION

OWNER / DEVELOPER

SANDHILL PARTNERS, LLC
150 UPTOWN SQUARE, SUITE A
MURFREESBORO, TN 37129

SURVEYOR

BRIAN MCCAIN, P.L.S. #2256
P.O. BOX 220
PEGRAM, TN 37143
(615) 952-3600
brian@southernprecision.net

NOTES:

1. The purpose of this plat is to create 7 residential lots.
2. This survey meets the requirements of a "General Property Survey" as per standards of practices, 0820-3-.07(1) adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practices, 0820-3-.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
3. Bearings are based on the Tennessee State Plane Coordinate System NAD83 (Horizontal) and NAVD88 (Vertical).
4. Distances were measured with E.D.M. equipment and have been corrected for temperature and barometric pressure.
5. This survey was made using the latest recorded deeds/plats of record. No title report was furnished this surveyor, therefore, this survey is subject to the findings of a complete title search. The state of facts shown hereon are based on a professional opinion in regards to information obtained during the survey and does not constitute a warranty or guarantee, expressed or implied.
6. This property is located in an area designated "Zone X" as per the the National Flood Insurance Program Map No. 47149C0020K Dated: 09 May 2023.
7. This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost. of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One-call" 1-800-351-1111.
8. Information shown hereon was derived from random shots, cross sections, and radial shots.
9. For: Nashville Civil.
10. Setbacks: Front = 15' Sides = 5' Rear = 15'
11. For location of utilities, please call the local utility provider.
12. Current Zoning: R3
13. Subdivision Boundary consists of Tax Map 14, Parcel 48.00

AREA:

LOT 1 = 5,147 sq.ft. or 0.118 Ac.
LOT 2 = 5,049 sq.ft. or 0.116 Ac.±
LOT 3 = 4,950 sq.ft. or 0.113 Ac.±
LOT 4 = 4,852 sq.ft. or 0.111 Ac.±
LOT 5 = 4,753 sq.ft. or 0.110 Ac.±
LOT 6 = 4,655 sq.ft. or 0.107 Ac.±
LOT 7 = 5,650 sq.ft. or 0.130 Ac.±
P.U.D.E. & ACCESS 2,836 sq.ft. or 0.060 Ac.±
TOTAL AREA = 37,892 sq.ft. or 0.87 Ac.±

BRIAN A. MCCAIN
REGISTERED LAND SURVEYOR
No. 2256
10/28/24
TENNESSEE

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

SOUTHERN PRECISION
LAND SURVEYING, INC.
227 MCCAIN DRIVE
KINGSTON SPRINGS, TN 37082
(615) 952-3600
"WE WILL PUT YOU ON THE MAP"

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FINAL PLAT

SAND HILL VILLAS

2ND CIVIL DISTRICT
LAVERGNE, RUTHERFORD COUNTY, TENNESSEE
SCALE: 1" = 20' DATE: 10/28/24

DRAWN BY: BAM PROJECT NO. 21-2731