

WORKSHOP AGENDA

Planning Commission

January 14, 2025 @ 5:30 PM

For the January 28, 2025 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: November 26, 2024 Regular Meeting and January 14, 2025 Workshop.
2. Public Comment Period.
3. Motion to Nominate and Elect a Chairman for a One Year Term.
4. Motion to Nominate and Elect a Vice-Chairman for a One Year Term.
5. Motion to Nominate and Elect a Secretary for a One Year Term.

OLD BUSINESS

6. 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.
7. 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.

NEW BUSINESS

8. Final Plat - Arbor Ridge, Section 5 - 35 Lots on 15.85 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor).
9. Final Plat - Arbor Ridge, Section 10 - 102 Lots on 16.32 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor).
10. Final Plat - Mission Hills, Section 1 - 15 Lots on 3.69 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by Meritage Homes of Tennessee, Inc.

11. Site Plan – 483 Dick Buchanan Street – Resurfacing an Existing Site of 4.14 Acres. Requested by Kimley-Horn. Property located at 483 Dick Buchanan Street (Tax Map 14, Parcel 67). I-1 (Light Industrial) Zoning District. Property owned by Jardian IOS.
12. Site Plan – Trinidad Benham Corp. Parking Lot Improvements – Improvements to Existing Lot Consisting of 17.63 Acres. Requested by Barge Design Solutions. Property located at 140 & 148 International Blvd. (Tax Map 17, Parcel 2). I-2 (Heavy Industrial) Zoning District. Property owned by Trinidad Benham Corp.
13. Site Plan - TN Group Properties, LLC - Change of Use on Approximately 1.34 Acres. Requested by 615 Design Group. Property located at 5136 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1.03). C-2 (Highway Service Commercial) Zoning District. Property owned by TN Group Properties, LLC.
14. Set Bond Amount for La Vergne Business Center (Tax Map 14, Parcel 46.01). Requested by Kimley-Horn. I-1 (Light Industrial) Zoning District.
15. Discussion - Parking Ratios in the Zoning Ordinance.
16. Bonds/Letters of Credit Update.

ADJOURN



Item #: 6. **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@lavergneth.gov; and Jake Blair - jblair@lavergneth.gov)

Developer is down to last few items. Status will be updated at the meeting.

Engineering (Gary Lide - glide@lavergneth.gov)

Developer is down to last few items. Status will be updated at the meeting.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

No comments.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

Police

No comments.

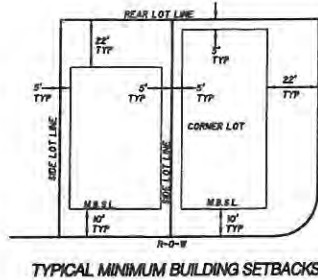
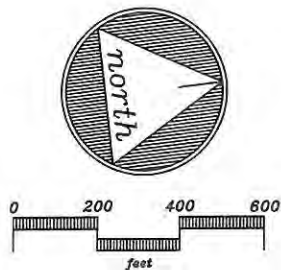
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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









CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE 4/4/22 NAME Kevin Martin Manning
 MAP 29, P/O PARCEL 23.00
 RECORD BOOK 1737, PAGE 3857
 BURKITT HILLS INVESTMENT GROUP, LLC

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 "T", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000.

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

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" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

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

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEMS 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 NAME Kevin Manning
 SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY 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
 AUTHORIZED APPROVING AGENT

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 ACC-01 (EAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C005H, EFFECTIVE DATE: JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED FOR 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 STEEP 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 500 FEET APART.



LOT AREA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
1	1,234.56	1,234.56	1,234.56
2	1,234.56	1,234.56	1,234.56
3	1,234.56	1,234.56	1,234.56
4	1,234.56	1,234.56	1,234.56
5	1,234.56	1,234.56	1,234.56
6	1,234.56	1,234.56	1,234.56
7	1,234.56	1,234.56	1,234.56
8	1,234.56	1,234.56	1,234.56
9	1,234.56	1,234.56	1,234.56
10	1,234.56	1,234.56	1,234.56
11	1,234.56	1,234.56	1,234.56
12	1,234.56	1,234.56	1,234.56
13	1,234.56	1,234.56	1,234.56
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15	1,234.56	1,234.56	1,234.56
16	1,234.56	1,234.56	1,234.56
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20	1,234.56	1,234.56	1,234.56
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122	1,234.56	1,234.56	1,234.56
123	1,234.56	1,234.56	1,234.56
124	1,234.56	1,234.56	1,234.56
125	1,234.56	1,234.56	1,234.56
126	1,234.56	1,234.56	1,234.56
127	1,234.56	1,234.56	1,234.56
128	1,234.56	1,234.56	1,234.56
129	1,234.56	1,234.56	1,234.56
130	1,234.56	1,234.56	1,234.56
131	1,234.56	1,234.56	1,234.56
132	1,234.56	1,234.56	1,234.56

OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

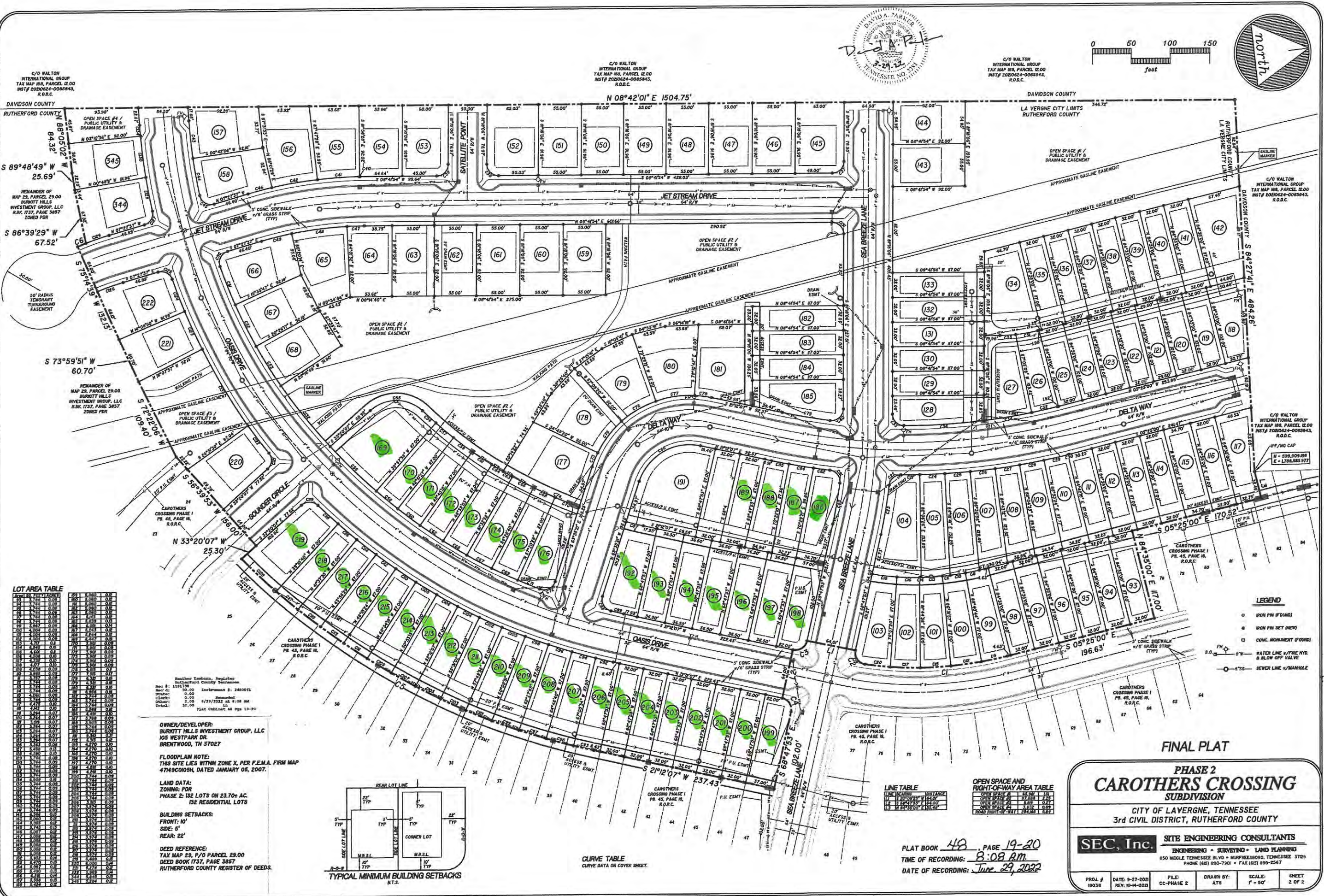
TYPE	AREA (SQ. FT.)	AREA (SQ. FT.)
OPEN SPACE	1,234.56	1,234.56
RIGHT-OF-WAY	1,234.56	1,234.56

LINE TABLE

LINE	BEARING	DISTANCE
1	N 89° 15' 00" E	123.45
2	S 89° 15' 00" W	123.45
3	N 89° 15' 00" E	123.45
4	S 89° 15' 00" W	123.45

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
C1	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C2	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C3	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C4	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C5	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C6	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C7	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C8	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C9	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C10	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C11	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C12	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C13	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C14	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C15	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C16	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C17	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C18	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C19	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C20	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C21	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C22	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C23	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C24	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C25	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C26	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C27	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C28	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C29	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C30	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C31	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C32	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C33	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C34	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C35	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C36	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C37	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C38	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C39	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C40	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C41	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C42	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C43	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C44	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C45	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C46	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C47	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C48	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C49	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C50	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C51	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C52	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C53	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C54	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C55	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C56	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C57	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C58	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C59	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C60	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C61	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C62	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C63	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C64	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C65	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C66	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C67	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C68	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C69	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C70	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C71	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C72	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C73	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C74	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C75	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C76	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C77	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C78	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C79	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C80	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C81	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C82	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C83	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C84	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C85	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C86	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C87	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C88	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C89	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C90	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C91	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C92	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C93	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C94	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C95	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C96	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C97	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C98	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45
C99	N 89° 15' 00" E	123.45	89.25°	123.45	N 89° 15' 00" E	123.45	89.25°	123.45
C100	S 89° 15' 00" W	123.45	89.25°	123.45	S 89° 15' 00" W	123.45	89.25°	123.45



LOT AREA TABLE

Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	1,234.56	1,234.56	1,234.56
2	1,234.56	1,234.56	1,234.56
3	1,234.56	1,234.56	1,234.56
4	1,234.56	1,234.56	1,234.56
5	1,234.56	1,234.56	1,234.56
6	1,234.56	1,234.56	1,234.56
7	1,234.56	1,234.56	1,234.56
8	1,234.56	1,234.56	1,234.56
9	1,234.56	1,234.56	1,234.56
10	1,234.56	1,234.56	1,234.56
11	1,234.56	1,234.56	1,234.56
12	1,234.56	1,234.56	1,234.56
13	1,234.56	1,234.56	1,234.56
14	1,234.56	1,234.56	1,234.56
15	1,234.56	1,234.56	1,234.56
16	1,234.56	1,234.56	1,234.56
17	1,234.56	1,234.56	1,234.56
18	1,234.56	1,234.56	1,234.56
19	1,234.56	1,234.56	1,234.56
20	1,234.56	1,234.56	1,234.56
21	1,234.56	1,234.56	1,234.56
22	1,234.56	1,234.56	1,234.56
23	1,234.56	1,234.56	1,234.56
24	1,234.56	1,234.56	1,234.56
25	1,234.56	1,234.56	1,234.56
26	1,234.56	1,234.56	1,234.56
27	1,234.56	1,234.56	1,234.56
28	1,234.56	1,234.56	1,234.56
29	1,234.56	1,234.56	1,234.56
30	1,234.56	1,234.56	1,234.56
31	1,234.56	1,234.56	1,234.56
32	1,234.56	1,234.56	1,234.56
33	1,234.56	1,234.56	1,234.56
34	1,234.56	1,234.56	1,234.56
35	1,234.56	1,234.56	1,234.56
36	1,234.56	1,234.56	1,234.56
37	1,234.56	1,234.56	1,234.56
38	1,234.56	1,234.56	1,234.56
39	1,234.56	1,234.56	1,234.56
40	1,234.56	1,234.56	1,234.56
41	1,234.56	1,234.56	1,234.56
42	1,234.56	1,234.56	1,234.56
43	1,234.56	1,234.56	1,234.56
44	1,234.56	1,234.56	1,234.56
45	1,234.56	1,234.56	1,234.56
46	1,234.56	1,234.56	1,234.56
47	1,234.56	1,234.56	1,234.56
48	1,234.56	1,234.56	1,234.56
49	1,234.56	1,234.56	1,234.56
50	1,234.56	1,234.56	1,234.56
51	1,234.56	1,234.56	1,234.56
52	1,234.56	1,234.56	1,234.56
53	1,234.56	1,234.56	1,234.56
54	1,234.56	1,234.56	1,234.56
55	1,234.56	1,234.56	1,234.56
56	1,234.56	1,234.56	1,234.56
57	1,234.56	1,234.56	1,234.56
58	1,234.56	1,234.56	1,234.56
59	1,234.56	1,234.56	1,234.56
60	1,234.56	1,234.56	1,234.56
61	1,234.56	1,234.56	1,234.56
62	1,234.56	1,234.56	1,234.56
63	1,234.56	1,234.56	1,234.56
64	1,234.56	1,234.56	1,234.56
65	1,234.56	1,234.56	1,234.56
66	1,234.56	1,234.56	1,234.56
67	1,234.56	1,234.56	1,234.56
68	1,234.56	1,234.56	1,234.56
69	1,234.56	1,234.56	1,234.56
70	1,234.56	1,234.56	1,234.56
71	1,234.56	1,234.56	1,234.56
72	1,234.56	1,234.56	1,234.56
73	1,234.56	1,234.56	1,234.56
74	1,234.56	1,234.56	1,234.56
75	1,234.56	1,234.56	1,234.56
76	1,234.56	1,234.56	1,234.56
77	1,234.56	1,234.56	1,234.56
78	1,234.56	1,234.56	1,234.56
79	1,234.56	1,234.56	1,234.56
80	1,234.56	1,234.56	1,234.56
81	1,234.56	1,234.56	1,234.56
82	1,234.56	1,234.56	1,234.56
83	1,234.56	1,234.56	1,234.56
84	1,234.56	1,234.56	1,234.56
85	1,234.56	1,234.56	1,234.56
86	1,234.56	1,234.56	1,234.56
87	1,234.56	1,234.56	1,234.56
88	1,234.56	1,234.56	1,234.56
89	1,234.56	1,234.56	1,234.56
90	1,234.56	1,234.56	1,234.56
91	1,234.56	1,234.56	1,234.56
92	1,234.56	1,234.56	1,234.56
93	1,234.56	1,234.56	1,234.56
94	1,234.56	1,234.56	1,234.56
95	1,234.56	1,234.56	1,234.56
96	1,234.56	1,234.56	1,234.56
97	1,234.56	1,234.56	1,234.56
98	1,234.56	1,234.56	1,234.56
99	1,234.56	1,234.56	1,234.56
100	1,234.56	1,234.56	1,234.56
101	1,234.56	1,234.56	1,234.56
102	1,234.56	1,234.56	1,234.56
103	1,234.56	1,234.56	1,234.56
104	1,234.56	1,234.56	1,234.56
105	1,234.56	1,234.56	1,234.56
106	1,234.56	1,234.56	1,234.56
107	1,234.56	1,234.56	1,234.56
108	1,234.56	1,234.56	1,234.56
109	1,234.56	1,234.56	1,234.56
110	1,234.56	1,234.56	1,234.56
111	1,234.56	1,234.56	1,234.56
112	1,234.56	1,234.56	1,234.56
113	1,234.56	1,234.56	1,234.56
114	1,234.56	1,234.56	1,234.56
115	1,234.56	1,234.56	1,234.56
116	1,234.56	1,234.56	1,234.56
117	1,234.56	1,234.56	1,234.56
118	1,234.56	1,234.56	1,234.56
119	1,234.56	1,234.56	1,234.56
120	1,234.56	1,234.56	1,234.56
121	1,234.56	1,234.56	1,234.56
122	1,234.56	1,234.56	1,234.56
123	1,234.56	1,234.56	1,234.56
124	1,234.56	1,234.56	1,234.56
125	1,234.56	1,234.56	1,234.56
126	1,234.56	1,234.56	1,234.56
127	1,234.56	1,234.56	1,234.56
128	1,234.56	1,234.56	1,234.56
129	1,234.56	1,234.56	1,234.56
130	1,234.56	1,234.56	1,234.56
131	1,234.56	1,234.56	1,234.56
132	1,234.56	1,234.56	1,234.56
133	1,234.56	1,234.56	1,234.56
134	1,234.56	1,234.56	1,234.56
135	1,234.56	1,234.56	1,234.56
136	1,234.56	1,234.56	1,234.56
137	1,234.56	1,234.56	1,234.56
138	1,234.56	1,234.56	1,234.56
139	1,234.56	1,234.56	1,234.56
140	1,234.56	1,234.56	1,234.56
141	1,234.56	1,234.56	1,234.56
142	1,234.56	1,234.56	1,234.56
143	1,234.56	1,234.56	1,234.56
144	1,234.56	1,234.56	1,234.56
145	1,234.56	1,234.56	1,234.56
146	1,234.56	1,234.56	1,234.56
147	1,234.56	1,234.56	1,234.56
148	1,234.56	1,234.56	1,234.56
149	1,234.56	1,234.56	1,234.56
150	1,234.56	1,234.56	1,234.56
151	1,234.56	1,234.56	1,234.56
152	1,234.56	1,234.56	1,234.56
153	1,234.56	1,234.56	1,234.56
154	1,234.56	1,234.56	1,234.56
155	1,234.56	1,234.56	1,234.56
156	1,234.56	1,234.56	1,234.56
157	1,234.56	1,234.56	1,234.56
158	1,234.56	1,234.56	1,234.56
159	1,234.56	1,234.56	1,234.56
160	1,234.56	1,234.56	1,234.56
161	1,234.56	1,234.56	1,234.56
162	1,234.56	1,234.56	1,234.56
163	1,234.56	1,234.56	1,234.56
164	1,234.56	1,234.56	1,234.56
165	1,234.56	1,234.56	1,234.56
166	1,234.56	1,234.56	1,234.56
167	1,234.56	1,234.56	1,234.56
168	1,234.56	1,234.56	1,234.56
169	1,234.56	1,234.56	1,234.56
170	1,234.56	1,234.56	1,234.56
171	1,234.56	1,234.56	1,234.56
172	1,234.56	1,234.56	1,234.56
173	1,234.56	1,234.56	1,234.56
174	1,234.56	1,234.56	1,234.56
175	1,234.56	1,234.56	1,234.56
176	1,234.56	1,234.56	1,234.56
177	1,234.56	1,234.56	1,234.56
178	1,234.56	1,234.56	1,234.56
179	1,234.56	1,234.56	1,234.56
180	1,234.56	1,234.56	1,234.56
181	1,234.56	1,234.56	1,234.56
182	1,234.56	1,234.56	1,234.56
183	1,234.56	1,234.56	1,234.56
184	1,234.56	1,234.56	1,234.56
185	1,234.56	1,234.56	1,234.56
186	1,234.56	1,234.56	1,234.56
187	1,234.56	1,234.56	1,234.56
188	1,234.56	1,234.56	1,234.56
189	1,234.56	1,234.56	1,234.56
190	1,234.56	1,234.56	1,234.56
191	1,234.56	1,234.56	1,234.56
192	1,234.56	1,234.56	1,234.56
193	1,234.56	1,234.56	1,234.56
194	1,234.56	1,234.56	1,234.56
195	1,234.56	1,234.56	1,234.56
196	1,234.56	1,234.56	1,234.56
197	1,234.56	1,234.56	1,234.56
198	1,234.56	1,234.56	1,234.56
199	1,234.56	1,234.56	1,234.56
200	1,234.56	1,234.56	1,234.56
201	1,234.56	1,234.56	1,234.56
202	1,234.56	1,234.56	1,234.56
203	1,234.56	1,234.56	1,234.56
204	1,234.56	1,234.56	1,234.56
205	1,234.56	1,234.56	1,234.56
206	1,234.56	1,234.56	1,234.56
207	1,234.56	1,234.56	1,234.56
208	1,234.56	1,234.56	1,234.56
209	1,234.56	1,234.56	1,234.56
210	1,234.56	1,234.56	1,234.56
211	1,234.56	1,234.56	1,234.56
212	1,234.56	1,234.56	1,234.56
213	1,234.56	1,234.56	1,234.56
214	1,234.56	1,234.56	1,234.56
215	1,234.56	1,234.56	1,234.56
216	1,234.56	1,234.56	1,234.56
217	1,234.56	1,234.56	1,234.56
218	1,234.56	1,234.56	1,234.56
219	1,234.56	1,234.56	1,234.56
220	1,234.56	1,234.56	1,234.56
221	1,234.56	1,234.56	1,234.56
222	1,234.56	1,234.56	1,234.56

Owner/Developer:
BURROTT 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
4748C0008H, DATED JANUARY 06, 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 28, P.70 PARCEL 29.00
DEED BOOK 1737, PAGE 3857
RUTHERFORD COUNTY REGISTER OF DEEDS.



CURVE TABLE
CURVE DATA ON COVER SHEET.

Stationing	Curve Data
1+00	100.00
2+00	200.00
3+00	300.00
4+00	400.00
5+00	500.00
6+00	600.00
7+00	700.00
8+00	800.00
9+00	900.00
10+00	1000.00

PLAT BOOK 48, PAGE 19-20
TIME OF RECORDING: 8:08 AM
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
650 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37225
PHONE (661) 890-7901 • FAX (661) 890-2347

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



Item #: 7. 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
Gary Lide, City Engineer

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@lavergnethn.gov; and Jake Blair - jblair@lavergnethn.gov)

No comments.

Engineering (Gary Lide - glide@lavergnethn.gov)

1. Show widths and layout dimensions for "Public Utility and Drainage Easement" which runs along north property line.
2. Provide a performance bond estimate meeting the requirements of the Subdivision Regulations 5-101.1.

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

1. Private sewer for Lot 1 cuts across property of Lot 2 without easement. Correct by relocating sewer cleanout for Lot 1 as needed.
2. Where the 15' PUDE is labeled on the 8-inch public sewer at the north side of the lot, rotate the text and provide an arrow indicating the 15' width of the PUDE from the retaining wall to clarify the linework (easement line is missing because of retaining wall).
3. There is the word PUDE on the access line around the nwc of the lot, but the text in words around the side of the lot indicates public utility & access easement. Where does the PUDE stop and the access easement begin? Need clarification of this easement linework.
4. Any easement provided to the City shall have linework delineated by bearings and distances. It may be listed on the Plat or described with line bearings and distances in words as separately filed with the county under another resources such as deedbook and page; this includes but is not limited to the 21' joint access easement at the front, the access easement on the sides, and the public utility easement for the sewer line on the north side of the building.

5. Connect the currently disconnected dashed line representing the existing 18" WTM line (shown just south of lot 4).
6. Label and show existing 3" PVC low-pressure sewer line (not 2.5" as previously indicated) at the north edge of pavement as discovered in the field on 12/31/2024. It's not on the south side of the street, as currently shown.
7. Show 18" WTM approximately 3' north of edge of pavement at FH location, as discovered in the field on 12/31/2024. Show 18" WTM alignment as approximately 3 feet north of power pole on eastern end of site as marked by utility crews in the field. Interpret alignment in between those points or expose the 18" WTM in the field and adjust as needed.
8. Redesign 2" public waterline alignment based on found location of existing 18" WTM and existing 3" low pressure sewer (LPS) in the field, and show new alignment on this plat. Note, designing the 2" public waterline without potholing the 18" WTM and 3" FM at the eastern end of the site near the access drive, could prove problematic for construction, and result in further modifications to it's alignment and to this plat.

Codes (Joe White - jwhite@lavergn.net)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergn.net)

No comments.

Police

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

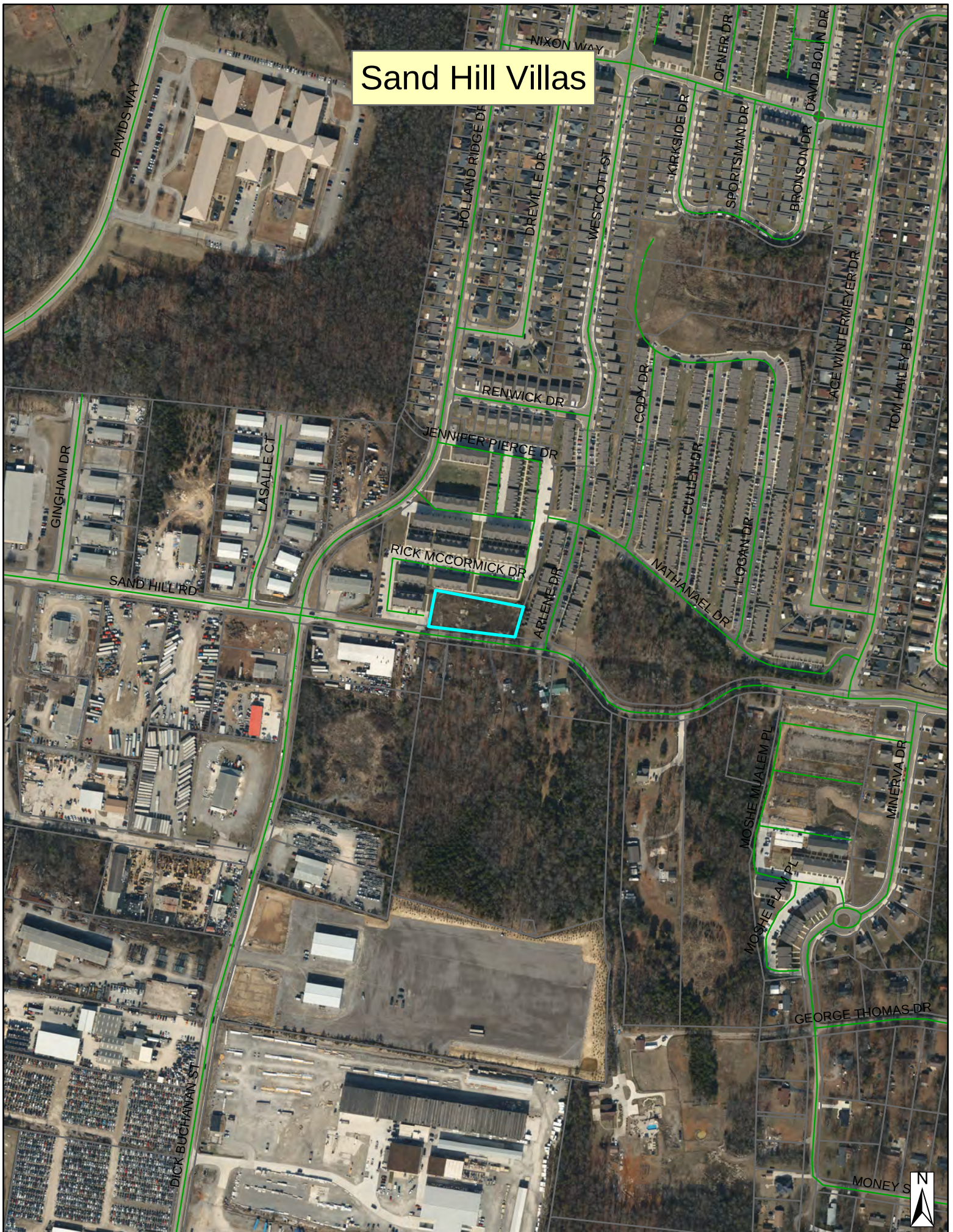
RICK MCCORMICK DR

ARLENE DR

SAND HILL RD



Sand Hill Villas



DAVIDS WAY

NIXON WAY

OFNER DR

DAVID BOLIN DR

SPORTSMAN DR

BRONSON DR

KIRKSIDE DR

WESTCOTT ST

HOLLAND RIDGE DR

DREVILLE DR

RENWICK DR

JENNIFER PIERCE DR

CODY DR

CULLEN DR

ACE WINTERMEYER DR

TOM HAILEY BLVD

GINGHAM DR

LASALLE CT

SAND HILL RD

RICK MCCORMICK DR

ARLENE DR

NATHANAEAL DR

MOSHE MIALEM PL

MINERVA DR

MOSHE FLAM PL

GEORGE THOMAS DR

DICK BUCHANAN ST

MONEY S

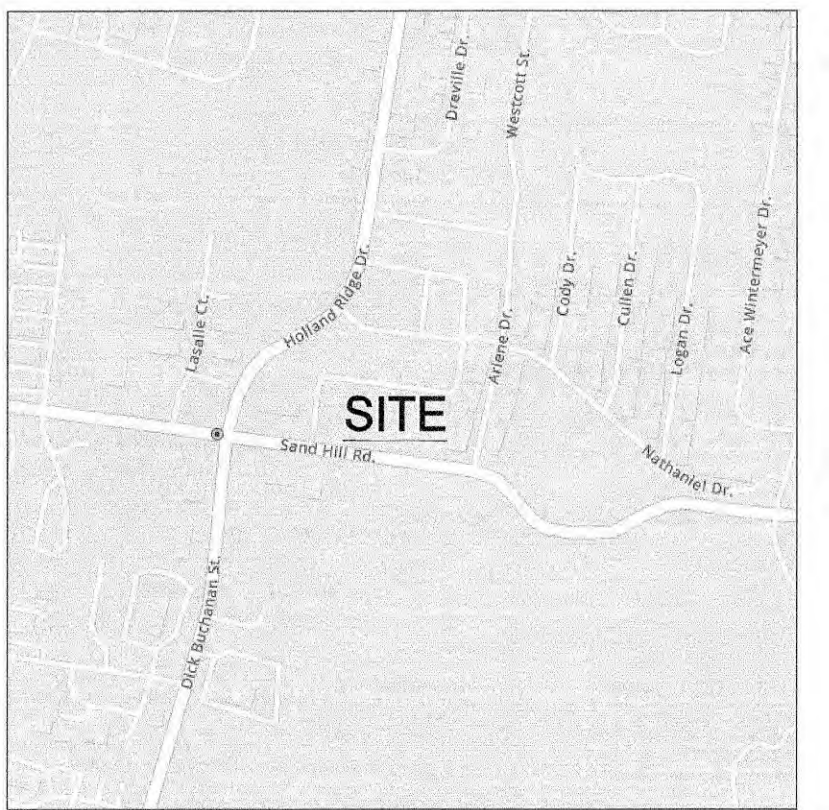


Sand Hill Villas









VICINITY MAP
N.T.S.

HOLLAND RIDGE VILLAS
SAND HILL ROAD
TAX MAP 14J, GROUP "C", PARCEL 3.00
RECORD BOOK 2073, PAGE 1824
(R.O.R.C., TN.)

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.
- BH
- EM
- FM
- GM
- IPO/IPS
- MON
- POST
- WM
- WELL
- YH
- 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.)

N84°53'50"W 462.3'±
TO INTERSECTION OF
DICK BUCHANAN STREET
& SAND HILLS ROADS

THE COTTAGES OF LAKE FOREST
SAND HILL ROAD
TAX MAP 14J, GROUP "C", PARCEL 1.00
PLAT BOOK 28, PAGE 115
(R.O.R.C., TN.)

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:

- The purpose of this plat is to create 7 residential lots.
- 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.
- Bearings are based on the Tennessee State Plane Coordinate System NAD83 (Horizontal) and NAVD88 (Vertical).
- Distances were measured with E.D.M. equipment and have been corrected for temperature and barometric pressure.
- 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.
- This property is located in an area designated "Zone X" as per the National Flood Insurance Program Map No. 47149C0020K Dated: 09 May 2023.

- 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.
- Information shown hereon was derived from random shots, cross sections, and radial shots.
- For: Nashville Civil.
- Setbacks: Front = 15' Sides = 5' Rear = 15'
- For location of utilities, please call the local utility provider.
- Current Zoning: R3
- 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.±

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 "1" 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 GOVERNMENT 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 GOVERNMENT 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 _____

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



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"



Item #: 8. **Item Title: Final Plat - Arbor Ridge, Section 5 - 35 Lots on 15.85 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor).**

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, SEC, Inc. is requesting approval of the final plat for AR-Section 5 located on 16 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned PDR which allows varying densities.

The property is located off of Waldron Road. The proposed layout shows 35 new lots with common areas. Also shown is the layout of a new street.

All streets show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

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

No comments.

Engineering (Gary Lide - glide@laveragnetn.gov)

1. Provide a performance bond amount meeting the requirements of the Subdivision Regulations Section 5-101.1.

Utilities (Scott Tatalovich - statalovich@laveragnetn.gov)

1. Rather than unlabeled 10-foot boxes around FHs, can we place another General Note on the plat indicating the following: *"A 10-foot public utility easement is granted along the property frontage of every street."* This seems a much simpler than trying to describe an easement location for each and every FH, and also fixes the City's concern for meter boxes within private property. Easements For utility assemblies such as FH and their thrust blocks were discussed during design. We concluded at the time that 10-foot easements would be needed around the FHs. The plat shows boxes around the FHs, but the line work is not labeled, nor is it located in space. Additionally, a 10-foot box is shown at the ROW between lots 146 and 147, but no FH is present at this location.
2. Correct size of City's public sewer FM shown near Waldron Rd and Dahlia Dr to 8-inch diameter (currently shown as 12 inch).
3. Correct spelling of Dahlia Dr (currently "DALHILA").

Codes (Joe White - jwhite@laveragnetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@laverghnetn.gov)

No comments.

Police

No comments.

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

Arbor Ridge - Section 5

WALDRON RD

LARGE POPPY DR

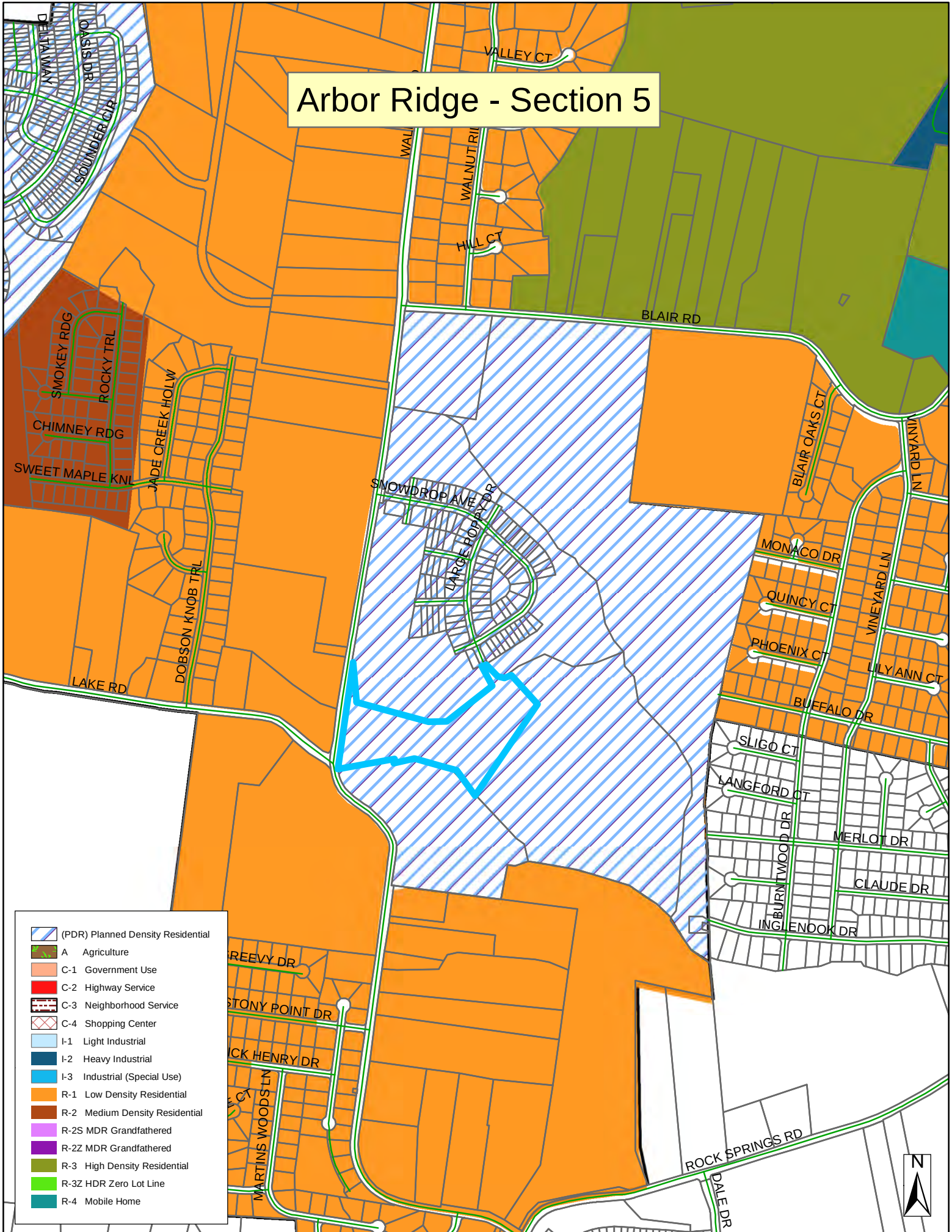
SNOWDROP AVE



Arbor Ridge - Section 5



Arbor Ridge - Section 5



- (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







GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 35 SINGLE FAMILY LOTS, COMMON AREA AND SANITARY SEWER AND WATER EASEMENT AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0105J, EFFECTIVE DATE: MAY 9, 2023.
- PARCELS MAY BE SUBJECT TO ADDITIONAL ESM'T'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE:
FRONT = 35' FT.
SIDE = 5' FT.
REAR = 20' FT.
- 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.
- ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. _____, PG. _____, R.O.R.C., TN.
- THIS IS A CATEGORY IV SURVEY DONE IN ACCORDANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE SET FORTH IN CHAPTER 0820-03-.07.

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	5°52'58"	975.00'	100.10'	N 3°36'40" W	100.05'
C2	104°01'01"	225.00'	408.48'	N 04°45'20" E	354.65'
C3	104°01'01"	275.00'	499.26'	S 04°45'20" W	433.46'

LOT AREA TABLE

AREA	ISO. FEET	ACRES
67	5,740	0.13
68	5,740	0.13
69	5,740	0.13
70	5,740	0.13
71	5,740	0.13
72	5,740	0.13
73	5,995	0.14
74	7,853	0.16
75	7,160	0.16
76	7,160	0.16
77	7,160	0.16
78	9,554	0.22
79	6,096	0.14
80	7,895	0.18
81	11,324	0.26
82	11,324	0.26
83	11,324	0.26
84	6,976	0.16
85	6,096	0.14
86	9,640	0.22
87	5,740	0.13
88	5,740	0.13
89	5,740	0.13
90	5,740	0.13
91	5,740	0.13
92	5,740	0.13
93	5,730	0.13
94	7,106	0.16
95	7,271	0.17
C.A. A	24,162	0.55
C.A. B	144,817	10.21
R.O.W.	38,079	0.87
TOTAL	710,850	16.32

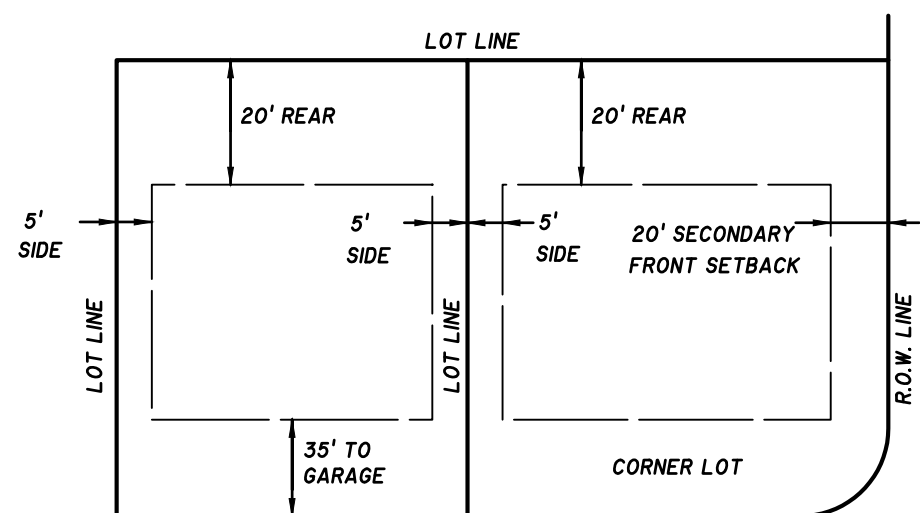
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 50°16'57" E	14.70'
L2	N 59°23'03" W	50.00'
L3	S 59°23'03" E	50.00'
L4	S 28°24'30" E	9.65'
L5	N 83°44'46" W	69.37'

PLAT BOOK _____, PAGE _____

TIME OF RECORDING: _____

DATE OF RECORDING: _____



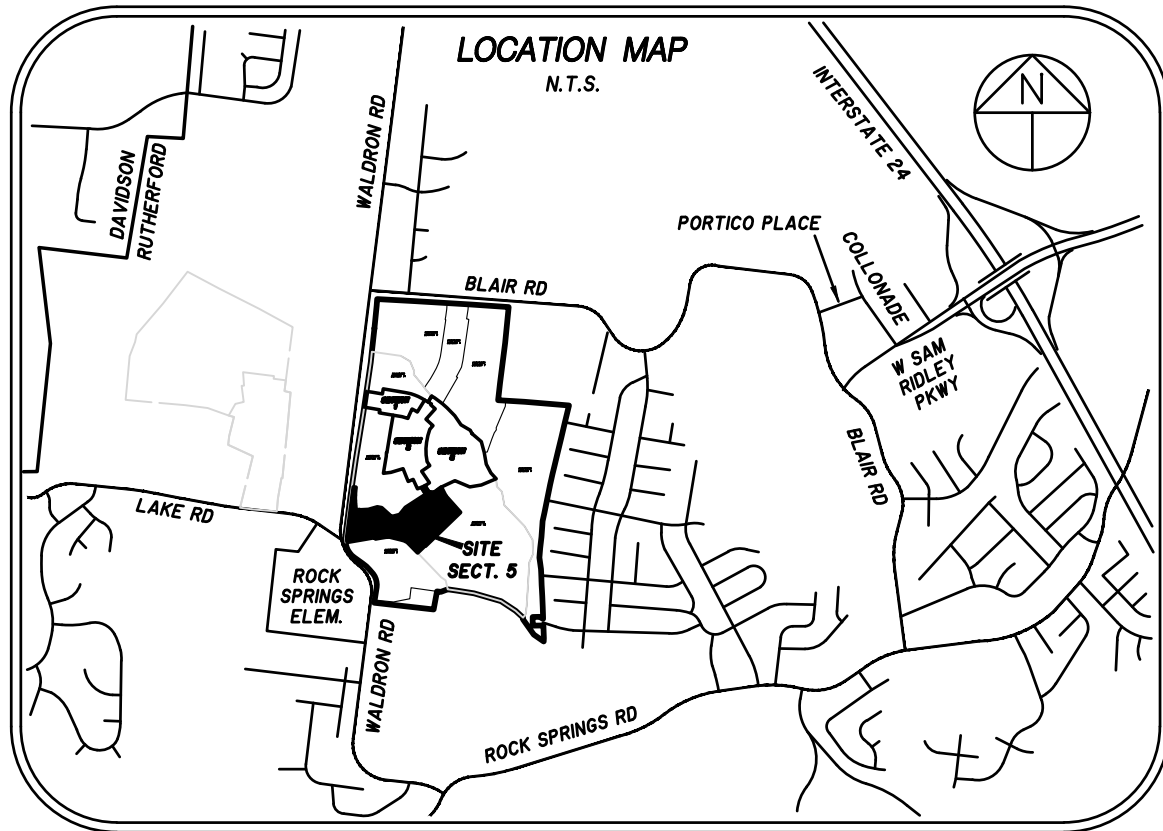
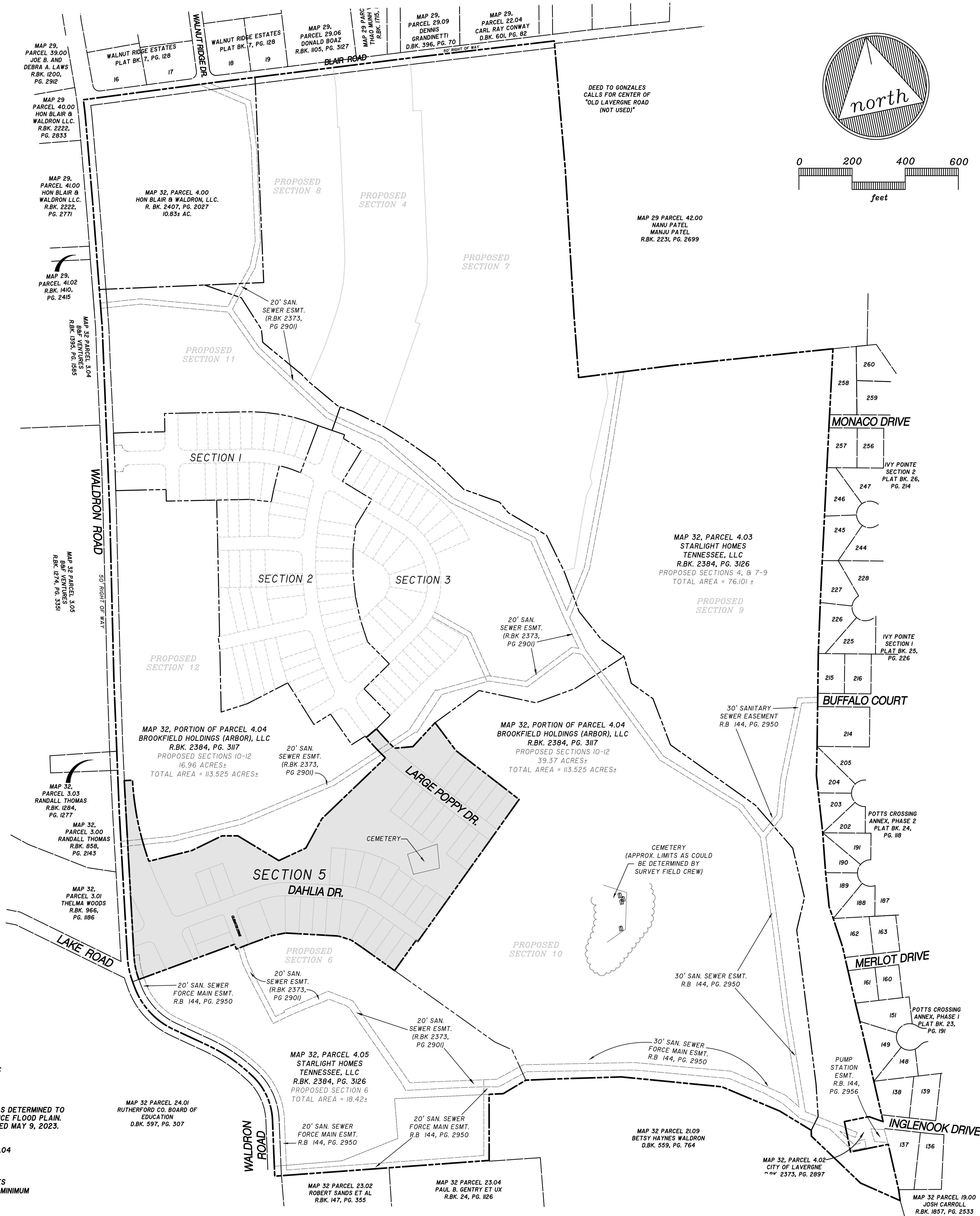
MINIMUM BUILDING SETBACK DETAIL
N.T.S.

OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
290 VESSEY ST, 15TH FLOOR
NEW YORK, NY 10281

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 32, PORTION OF PARCEL 4.04
R.B.K. 2384, PG. 3117 R.O.R.C., TN

ZONING: PDR
SECTION 5: 35 LOTS ON 15.85± ACRES
MIN. LOT SIZE = 41' WIDE; 5,740 S.F. MINIMUM



CERTIFICATE OF OWNERSHIP AND DEDICATION

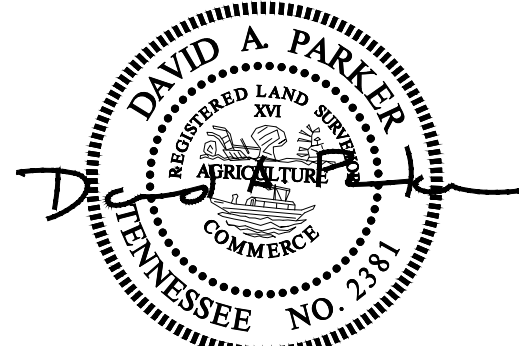
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2384, PAGE 3117, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR RECEIVABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____
DEED REFERENCE: TROY WAHLBERG, VICE PRESIDENT
TAX MAP 32, P/O PARCEL 4.04 BROOKFIELD HOLDINGS (ARBOR) LLC
RECORD BOOK 2384, PAGE 317

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 "1", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1/10,000.

DATE: 12-30-24
TENN. R.L.S. NO. 2381
REGISTERED LAND SURVEYOR



CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "ARBOR RIDGE, SECTION 3" 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 _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "ARBOR RIDGE, SECTION 3" 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 _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) STREETS, UTILITIES, POWER, AND TELEPHONE HAVE BEEN INSTALLED IN A ACCEPTABLE MANNER AND ACCORDING TO CURRENT LOCAL SPECIFICATIONS OR; (2) THAT A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME _____
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 _____ NAME _____
SECRETARY, PLANNING COMMISSION

FINAL PLAT - COVER SHEET

SECTION 5
ARBOR RIDGE SUBDIVISION

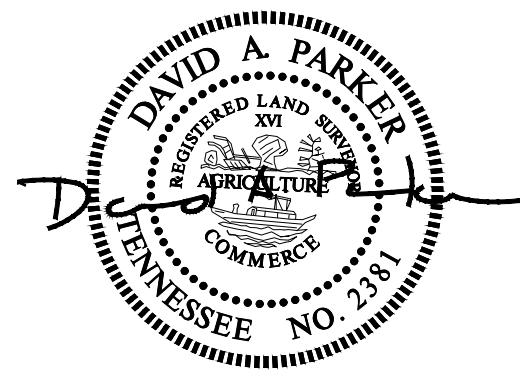
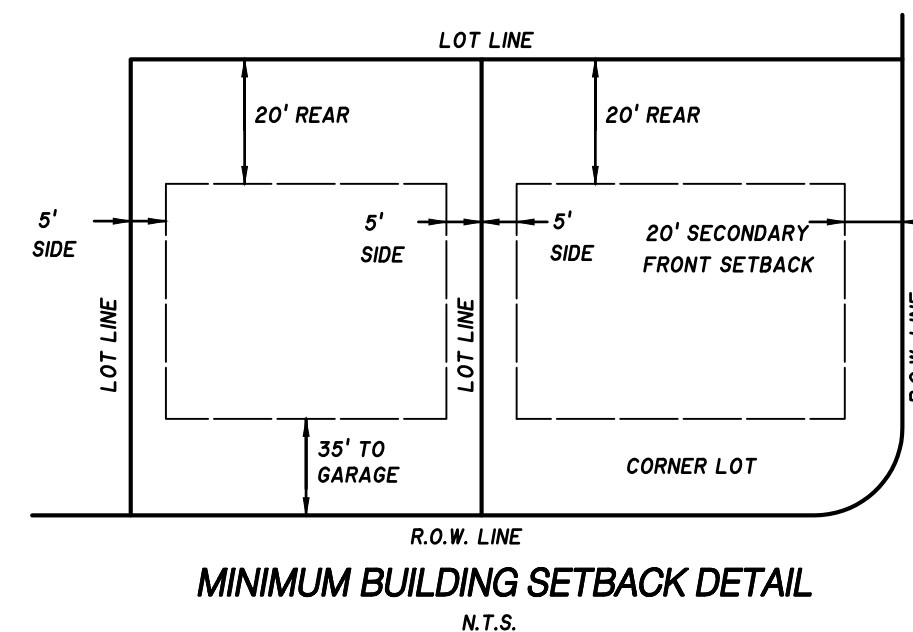
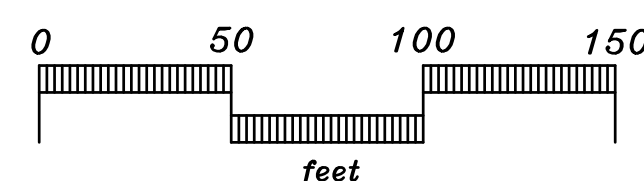
CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc.

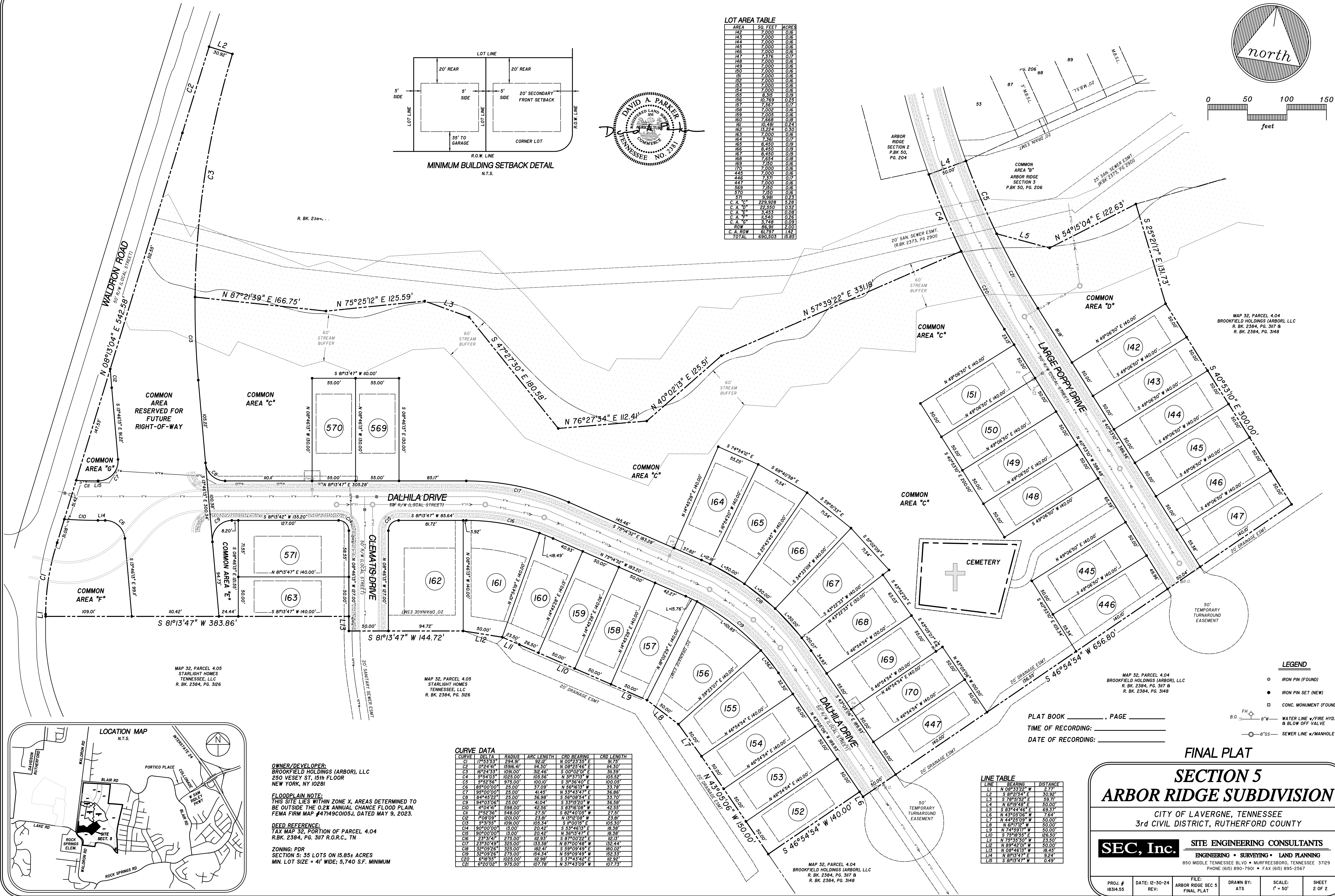
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

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

PROJ. # 18314.34
DATE: 12-30-24
REV: _____
FILE: ARBOR RIDGE SEC 3
DRAWN BY: ATG
SCALE: 1" = 200'
SHEET 1 OF 2



LOT AREA TABLE			
AREA	SO. FEET	ACRES	
142	7,000	0.16	
143	7,000	0.16	
144	7,000	0.16	
145	7,000	0.16	
146	7,000	0.16	
147	7,376	0.17	
148	7,000	0.16	
149	7,000	0.16	
150	7,000	0.16	
151	7,000	0.16	
152	7,000	0.16	
154	7,000	0.16	
155	8,351	0.19	
156	10,769	0.25	
157	7,567	0.17	
158	7,000	0.16	
159	7,000	0.16	
160	7,668	0.18	
161	10,481	0.24	
162	13,224	0.30	
163	7,000	0.16	
164	7,356	0.17	
165	8,450	0.19	
166	8,450	0.19	
167	7,450	0.17	
168	7,654	0.18	
169	7,150	0.16	
170	7,150	0.16	
171	7,150	0.17	
445	7,000	0.16	
446	7,173	0.17	
447	7,173	0.17	
569	7,150	0.16	
570	7,150	0.16	
C 1	9,981	0.23	
C 2	229,928	5.28	
C 3	22,555	0.52	
C 4	5,425	0.13	
C 5	1,540	0.04	
C 6	1,540	0.04	
C 7	1,540	0.04	
C 8	1,540	0.04	
C 9	1,540	0.04	
C 10	1,540	0.04	
C 11	1,540	0.04	
C 12	1,540	0.04	
C 13	1,540	0.04	
C 14	1,540	0.04	
C 15	1,540	0.04	
C 16	1,540	0.04	
C 17	1,540	0.04	
C 18	1,540	0.04	
C 19	1,540	0.04	
C 20	1,540	0.04	
C 21	1,540	0.04	
C 22	1,540	0.04	
C 23	1,540	0.04	
C 24	1,540	0.04	
C 25	1,540	0.04	
C 26	1,540	0.04	
C 27	1,540	0.04	
C 28	1,540	0.04	
C 29	1,540	0.04	
C 30	1,540	0.04	
C 31	1,540	0.04	
C 32	1,540	0.04	
C 33	1,540	0.04	
C 34	1,540	0.04	
C 35	1,540	0.04	
C 36	1,540	0.04	
C 37	1,540	0.04	
C 38	1,540	0.04	
C 39	1,540	0.04	
C 40	1,540	0.04	
C 41	1,540	0.04	
C 42	1,540	0.04	
C 43	1,540	0.04	
C 44	1,540	0.04	
C 45	1,540	0.04	
C 46	1,540	0.04	
C 47	1,540	0.04	
C 48	1,540	0.04	
C 49	1,540	0.04	
C 50	1,540	0.04	
C 51	1,540	0.04	
C 52	1,540	0.04	
C 53	1,540	0.04	
C 54	1,540	0.04	
C 55	1,540	0.04	
C 56	1,540	0.04	
C 57	1,540	0.04	
C 58	1,540	0.04	
C 59	1,540	0.04	
C 60	1,540	0.04	
C 61	1,540	0.04	
C 62	1,540	0.04	
C 63	1,540	0.04	
C 64	1,540	0.04	
C 65	1,540	0.04	
C 66	1,540	0.04	
C 67	1,540	0.04	
C 68	1,540	0.04	
C 69	1,540	0.04	
C 70	1,540	0.04	
C 71	1,540	0.04	
C 72	1,540	0.04	
C 73	1,540	0.04	
C 74	1,540	0.04	
C 75	1,540	0.04	
C 76	1,540	0.04	
C 77	1,540	0.04	
C 78	1,540	0.04	</



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 _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

FINAL PLAT

SECTION 5
ARBOR RIDGE 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. # 18314.55	DATE: 12-30-24 REV:	FILE: ARBOR RIDGE SEC 5 FINAL PLAT	DRAWN BY: ATS	SCALE: 1" = 50'	SHEET 2 OF 2
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Item #: 9. **Item Title: Final Plat - Arbor Ridge, Section 10 - 102 Lots on 16.32 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor).**

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, SEC, Inc. is requesting approval of the final plat for AR-Sec 5 located on 16 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned PDR which allows varying density.

The property is located on Waldron Road in southern La Vergne. The proposed layout shows 102 new lots with common areas. Also shown is the layout of a new street.

All streets show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

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

1. The note for Section 5 was erroneously copied to the plat of Section 10 - This note still says 35 lots which is incorrect.

Engineering (Gary Lide - glide@lavergnethn.gov)

1. Provide a performance bond amount meeting the requirements of the Subdivision Regulations Section 5-101.1.

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

1. See comment 1 of Final Plat, Arbor Ridge Section 5 – same request for general note supplying 10-foot easements along all street right-of-ways.
2. Stormwater pipe, headwall, and easement is missing between lots 405 and 406.
3. Stormwater catches and pipes crossing streets are missing.
4. Stormwater easement behind lots 468-480 on Jasmine Way is missing (shown on TDEC plans). May want to check to verify all your needed stormwater layers are on in CAD for this plat.

Codes (Joe White - jwhite@lavergnethn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnethn.gov)

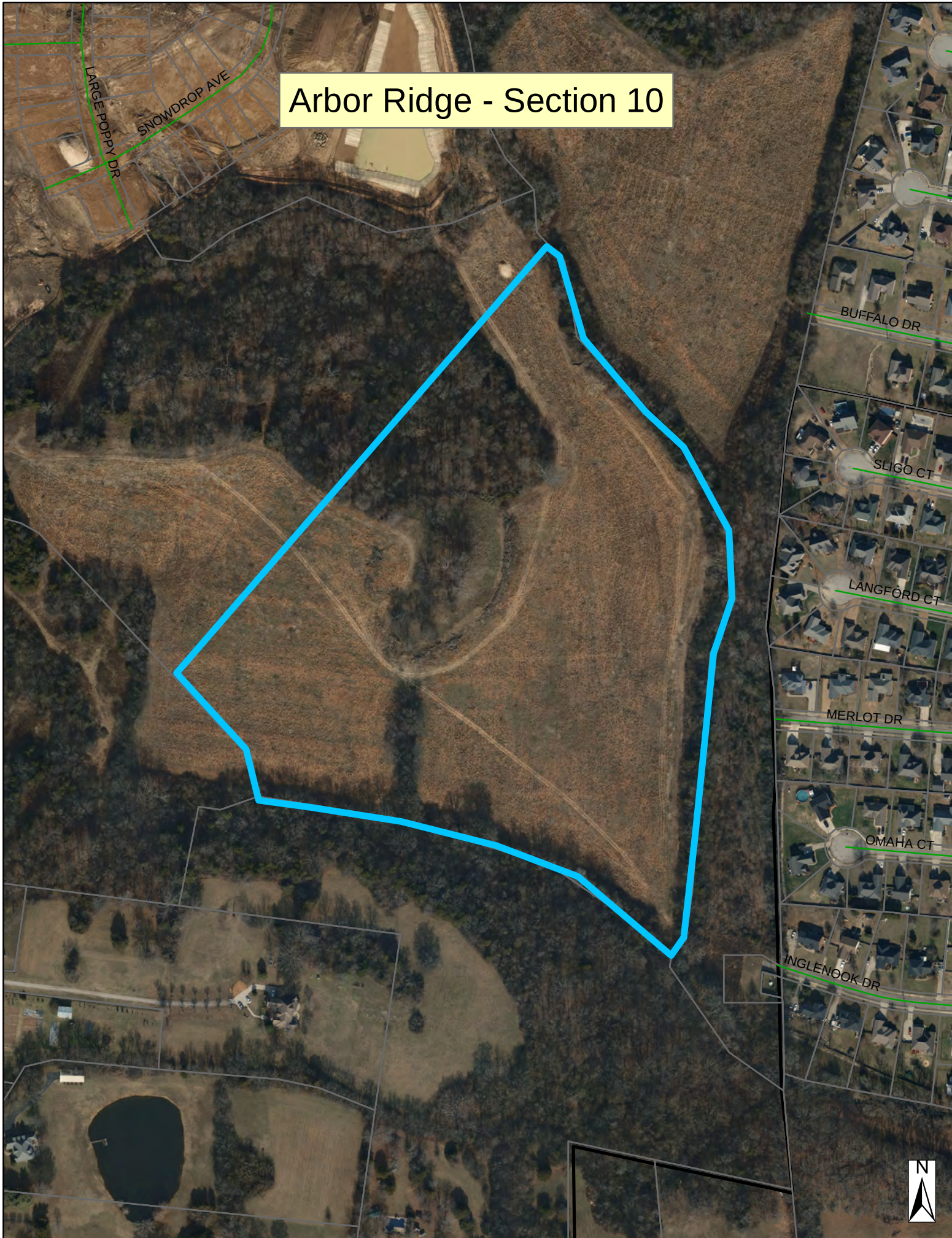
No comments.

Police

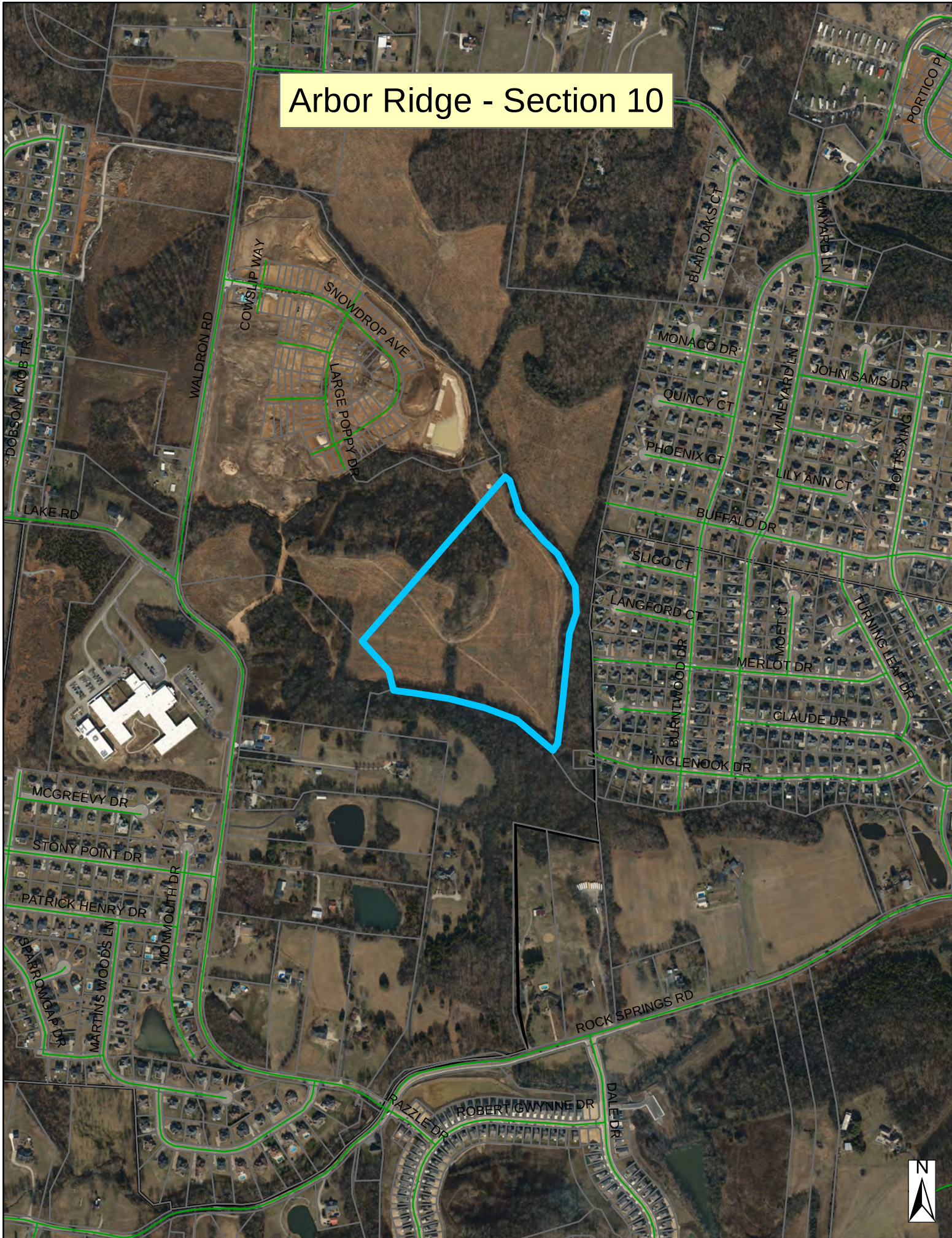
No comments.

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

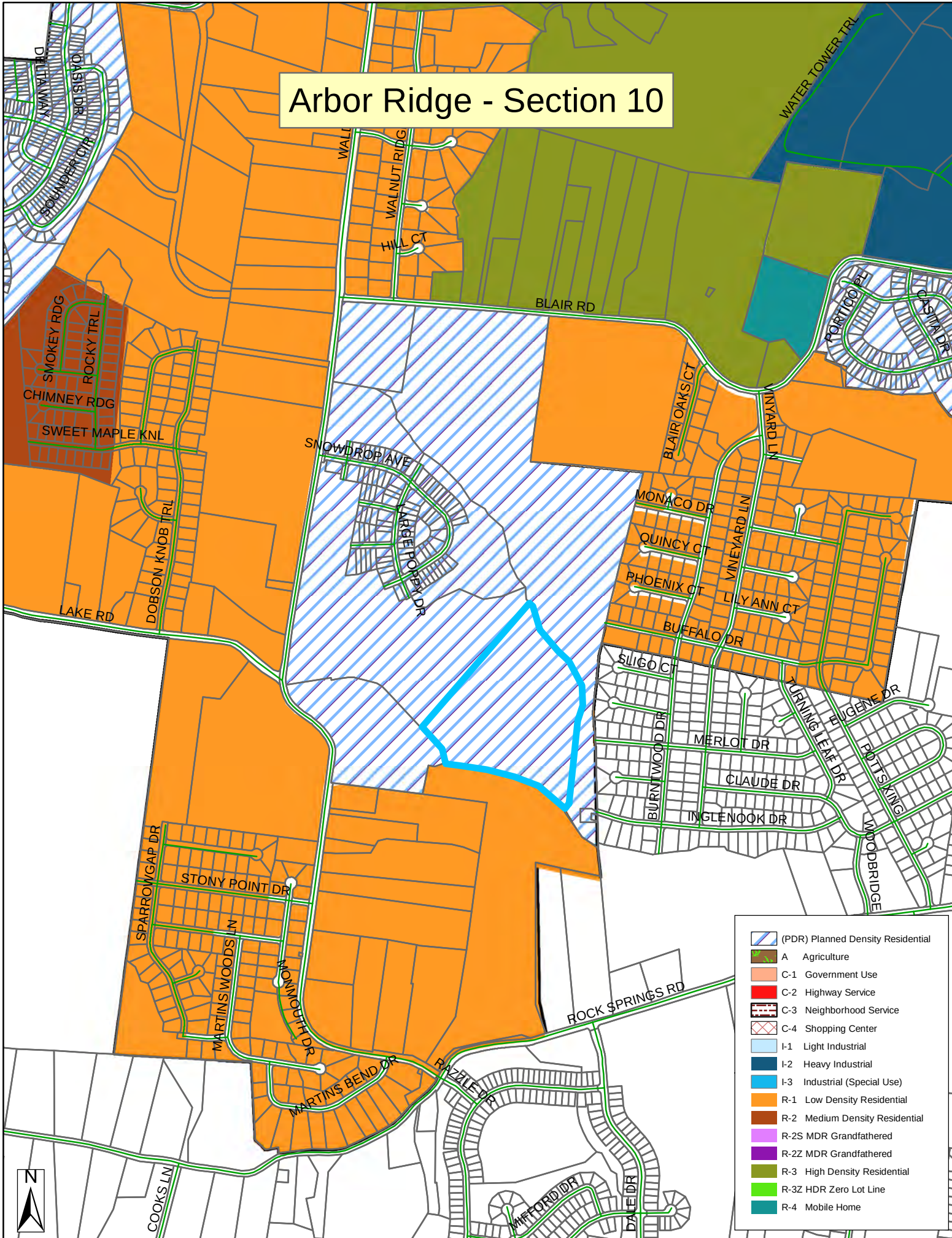
Arbor Ridge - Section 10



Arbor Ridge - Section 10



Arbor Ridge - Section 10



- (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







GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 102 SINGLE FAMILY LOTS, COMMON AREA AND SANITARY SEWER AND WATER EASEMENT AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0105J, EFFECTIVE DATE: MAY 9, 2023.
- PARCELS MAY BE SUBJECT TO ADDITIONAL ESM'T'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE:
FRONT = 35' FT.
SIDE = 5' FT.
REAR = 20' FT.
- 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.
- ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. _____, PG. _____, R.O.R.C., TN.
- THIS IS A CATEGORY IV SURVEY DONE IN ACCORDANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE SET FORTH IN CHAPTER 0820-03-.07.

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	5°52'58"	975.00'	100.10'	N 3°36'40" W	100.05'
C2	104°01'01"	225.00'	408.48'	N 04°45'20" E	354.65'
C3	104°01'01"	275.00'	499.26'	S 04°45'20" W	433.46'

LOT AREA TABLE

AREA	ISO. FEET	ACRES
67	5,740	0.13
68	5,740	0.13
69	5,740	0.13
70	5,740	0.13
71	5,740	0.13
72	5,740	0.13
73	5,995	0.14
74	7,853	0.16
75	7,160	0.16
76	7,160	0.16
77	7,160	0.16
78	9,554	0.22
79	6,096	0.14
80	7,895	0.18
81	11,324	0.26
82	11,324	0.26
83	11,324	0.26
84	6,976	0.16
85	6,096	0.14
86	9,640	0.22
87	5,740	0.13
88	5,740	0.13
89	5,740	0.13
90	5,740	0.13
91	5,740	0.13
92	5,740	0.13
93	5,730	0.13
94	7,106	0.16
95	7,271	0.17
C.A. A	24,162	0.55
C.A. B	144,817	3.29
R.O.W.	38,079	0.87
TOTAL	710,850	16.32

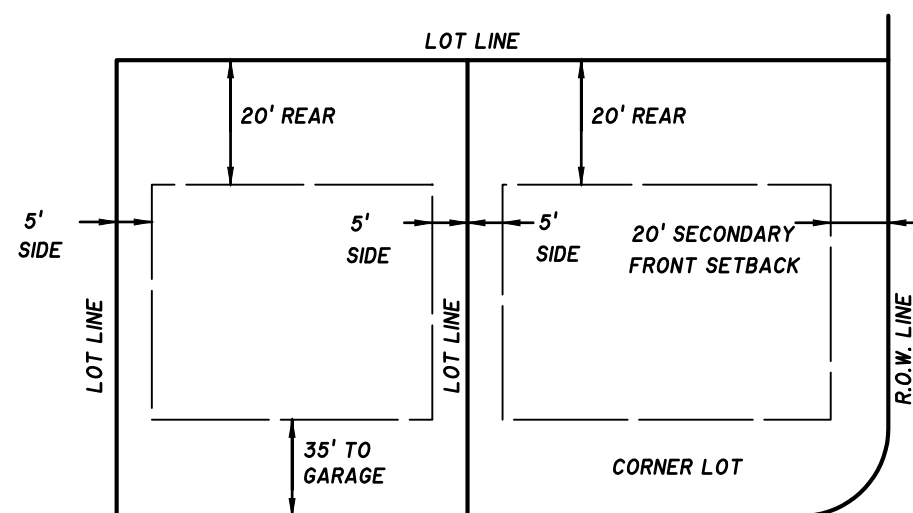
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°16'57" E	14.70'
L2	N 59°23'03" W	50.00'
L3	S 59°23'03" E	50.00'
L4	S 28°24'30" E	0.65'
L5	N 83°44'46" W	69.37'

PLAT BOOK _____, PAGE _____

TIME OF RECORDING: _____

DATE OF RECORDING: _____



MINIMUM BUILDING SETBACK DETAIL

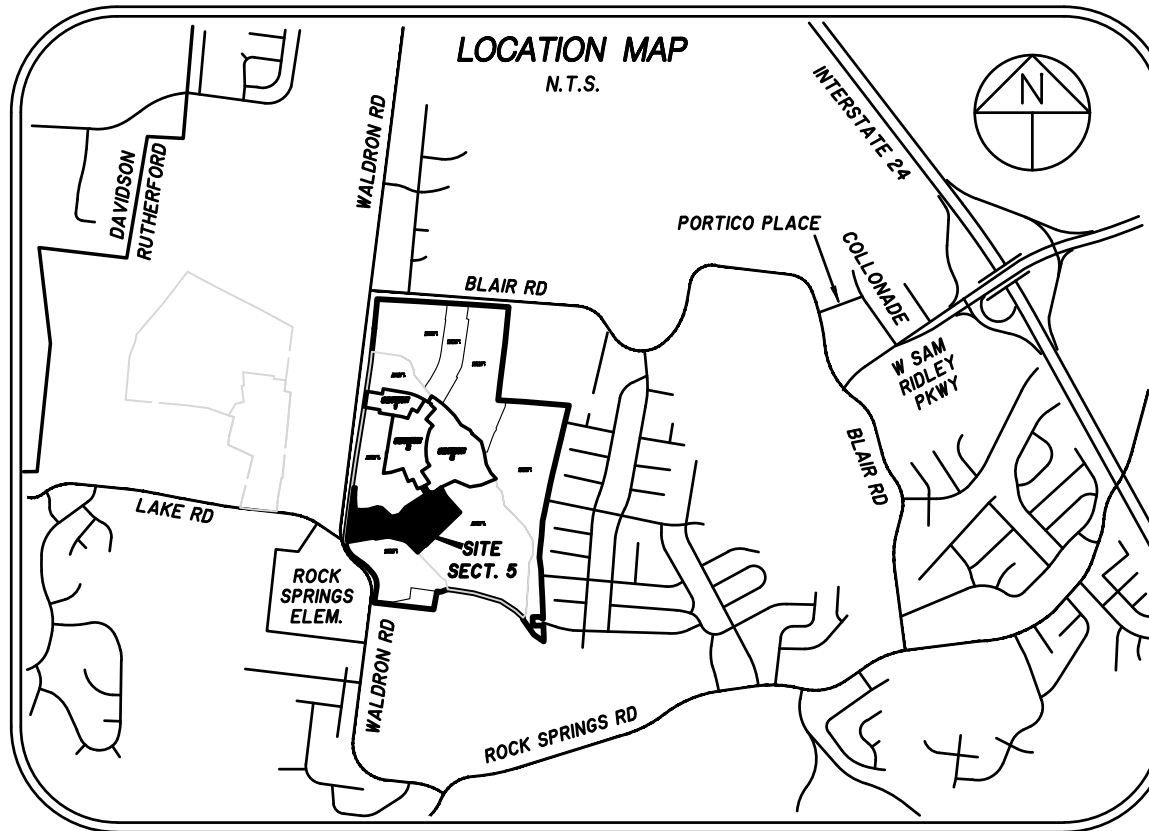
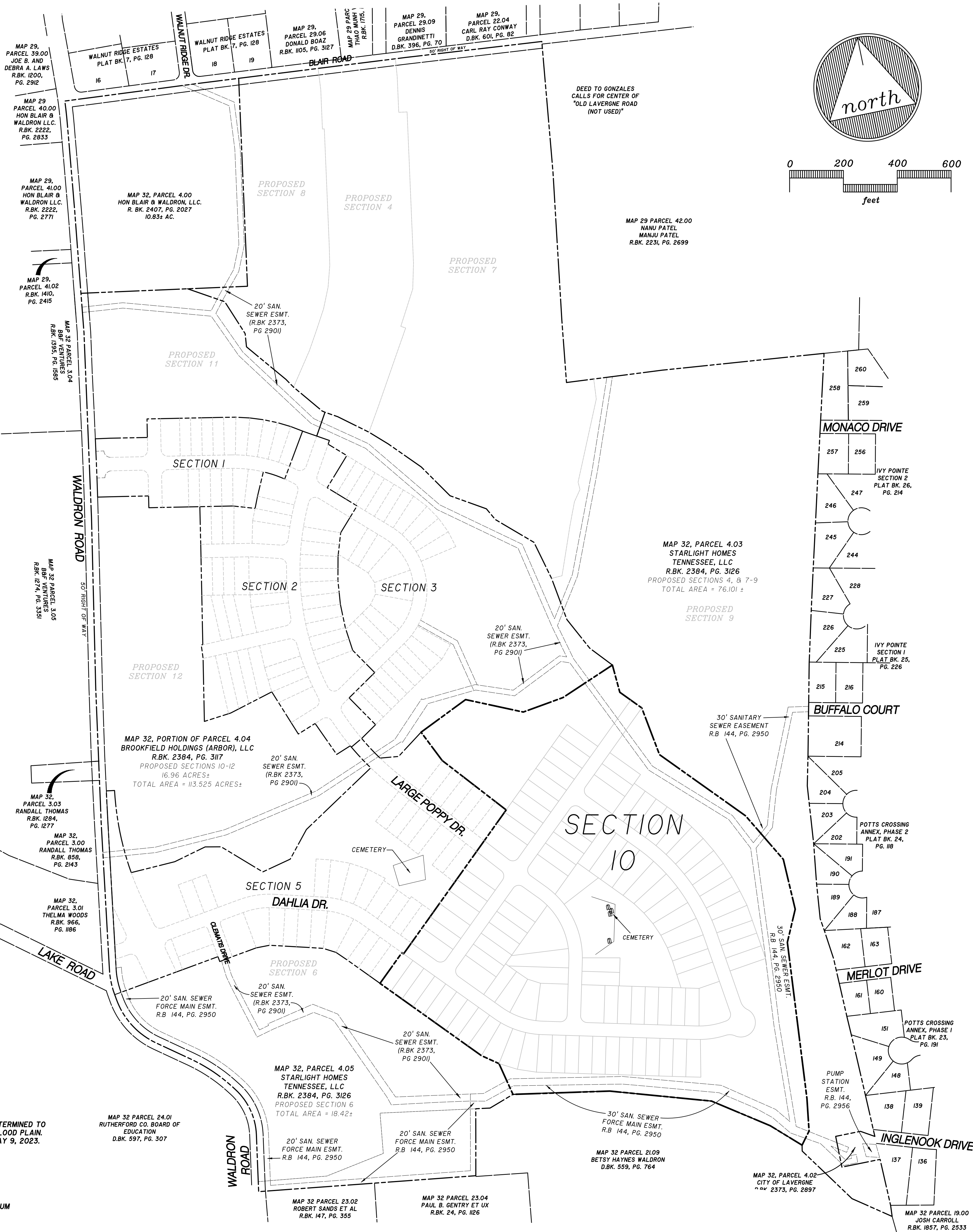
N.T.S.

OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
290 VESSEY ST, 15TH FLOOR
NEW YORK, NY 10281

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 32, PORTION OF PARCEL 4.04
R.B.K. 2384, PG. 3117 R.O.R.C., TN

ZONING: PDR
SECTION 5: 35 LOTS ON 15.85± ACRES
MIN. LOT SIZE = 41' WIDE; 5,740 S.F. MINIMUM



CERTIFICATE OF OWNERSHIP AND DEDICATION

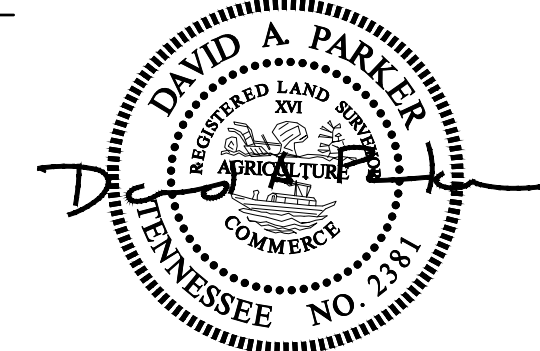
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2384, PAGE 3117, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR RECEIVABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____ TROY WAHLBERG, VICE PRESIDENT
DEED REFERENCE: TAX MAP 32, P/O PARCEL 4.04 BROOKFIELD HOLDINGS (ARBOR) LLC
RECORD BOOK 2384, PAGE 317

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 "1", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1/10,000.

DATE: 12-30-24 _____
REGISTERED LAND SURVEYOR
TENN. R.L.S. NO. 2381



CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "ARBOR RIDGE, SECTION 3" 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 _____ AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "ARBOR RIDGE, SECTION 3" 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 _____ AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) STREETS, UTILITIES, POWER, AND TELEPHONE HAVE BEEN INSTALLED IN A ACCEPTABLE MANNER AND ACCORDING TO CURRENT LOCAL SPECIFICATIONS OR; (2) THAT A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME _____ 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 _____ NAME _____ SECRETARY, PLANNING COMMISSION

FINAL PLAT - COVER SHEET

SECTION 10 ARBOR RIDGE SUBDIVISION

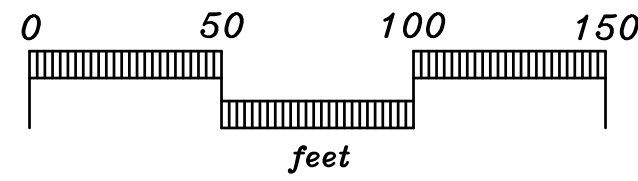
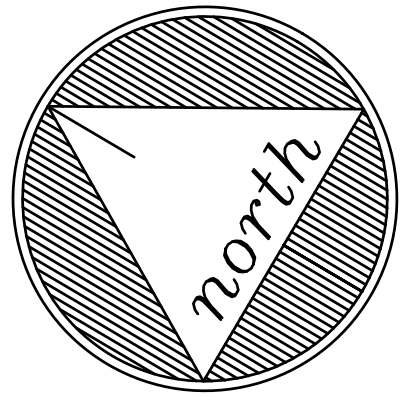
CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc.

SITE ENGINEERING CONSULTANTS

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

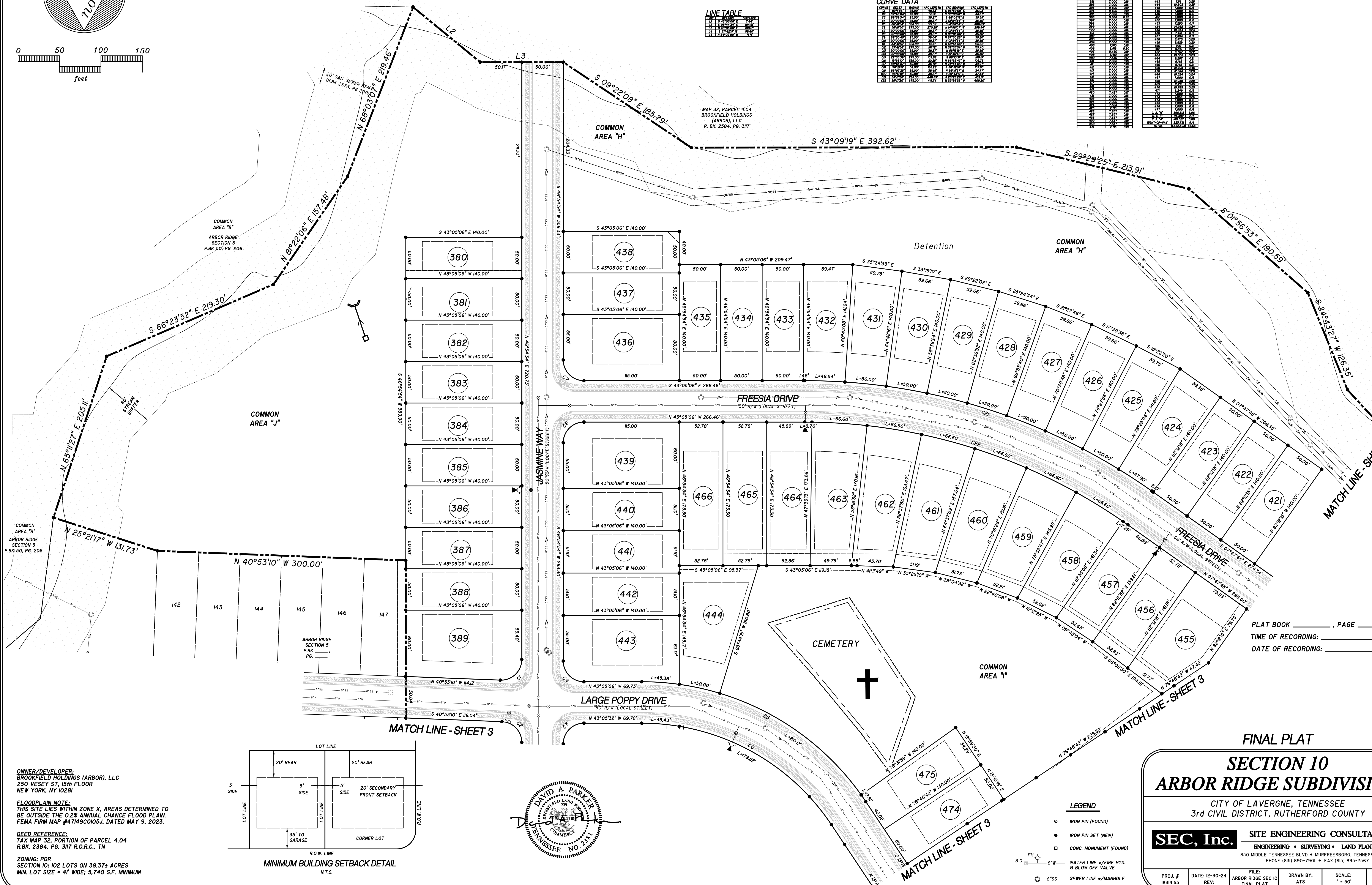
PROJ. # 18314.34 DATE: 12-30-24 REV: FILE: ARBOR RIDGE SEC 3 FINAL PLAT DRAWN BY: ATS SCALE: 1" = 200' SHEET 1 OF 2



LINE TABLE			
STATION	CHORD BEARING	CHORD DISTANCE	CHORD CURVE
1+00.00	N 68°03'07" E	100.00	100.00
2+00.00	N 68°03'07" E	100.00	100.00
3+00.00	N 68°03'07" E	100.00	100.00
4+00.00	N 68°03'07" E	100.00	100.00
5+00.00	N 68°03'07" E	100.00	100.00
6+00.00	N 68°03'07" E	100.00	100.00
7+00.00	N 68°03'07" E	100.00	100.00
8+00.00	N 68°03'07" E	100.00	100.00
9+00.00	N 68°03'07" E	100.00	100.00
10+00.00	N 68°03'07" E	100.00	100.00

CURVE DATA			
STATION	CHORD BEARING	CHORD DISTANCE	CHORD CURVE
1+00.00	N 68°03'07" E	100.00	100.00
2+00.00	N 68°03'07" E	100.00	100.00
3+00.00	N 68°03'07" E	100.00	100.00
4+00.00	N 68°03'07" E	100.00	100.00
5+00.00	N 68°03'07" E	100.00	100.00
6+00.00	N 68°03'07" E	100.00	100.00
7+00.00	N 68°03'07" E	100.00	100.00
8+00.00	N 68°03'07" E	100.00	100.00
9+00.00	N 68°03'07" E	100.00	100.00
10+00.00	N 68°03'07" E	100.00	100.00

LOT AREA TABLE			
LOT NO.	AREA (S.F.)	AREA (AC.)	AREA (S.F.)
380	5,000	0.114	5,000
381	5,000	0.114	5,000
382	5,000	0.114	5,000
383	5,000	0.114	5,000
384	5,000	0.114	5,000
385	5,000	0.114	5,000
386	5,000	0.114	5,000
387	5,000	0.114	5,000
388	5,000	0.114	5,000
389	5,000	0.114	5,000
436	5,000	0.114	5,000
437	5,000	0.114	5,000
438	5,000	0.114	5,000
439	5,000	0.114	5,000
440	5,000	0.114	5,000
441	5,000	0.114	5,000
442	5,000	0.114	5,000
443	5,000	0.114	5,000
444	5,000	0.114	5,000
445	5,000	0.114	5,000
446	5,000	0.114	5,000
447	5,000	0.114	5,000
448	5,000	0.114	5,000
449	5,000	0.114	5,000
450	5,000	0.114	5,000
451	5,000	0.114	5,000
452	5,000	0.114	5,000
453	5,000	0.114	5,000
454	5,000	0.114	5,000
455	5,000	0.114	5,000
456	5,000	0.114	5,000
457	5,000	0.114	5,000
458	5,000	0.114	5,000
459	5,000	0.114	5,000
460	5,000	0.114	5,000
461	5,000	0.114	5,000
462	5,000	0.114	5,000
463	5,000	0.114	5,000
464	5,000	0.114	5,000
465	5,000	0.114	5,000
466	5,000	0.114	5,000
467	5,000	0.114	5,000
468	5,000	0.114	5,000
469	5,000	0.114	5,000
470	5,000	0.114	5,000
471	5,000	0.114	5,000
472	5,000	0.114	5,000
473	5,000	0.114	5,000
474	5,000	0.114	5,000
475	5,000	0.114	5,000
476	5,000	0.114	5,000
477	5,000	0.114	5,000
478	5,000	0.114	5,000
479	5,000	0.114	5,000
480	5,000	0.114	5,000
481	5,000	0.114	5,000
482	5,000	0.114	5,000
483	5,000	0.114	5,000
484	5,000	0.114	5,000
485	5,000	0.114	5,000
486	5,000	0.114	5,000
487	5,000	0.114	5,000
488	5,000	0.114	5,000
489	5,000	0.114	5,000
490	5,000	0.114	5,000
491	5,000	0.114	5,000
492	5,000	0.114	5,000
493	5,000	0.114	5,000
494	5,000	0.114	5,000
495	5,000	0.114	5,000
496	5,000	0.114	5,000
497	5,000	0.114	5,000
498	5,000	0.114	5,000
499	5,000	0.114	5,000
500	5,000	0.114	5,000

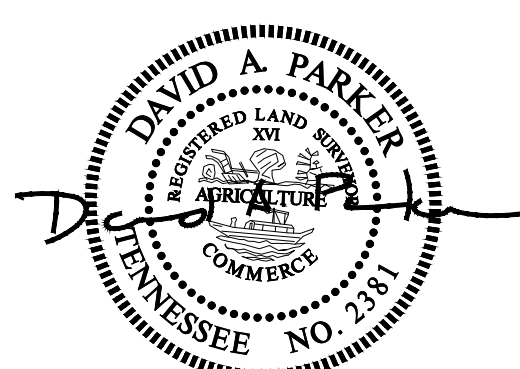
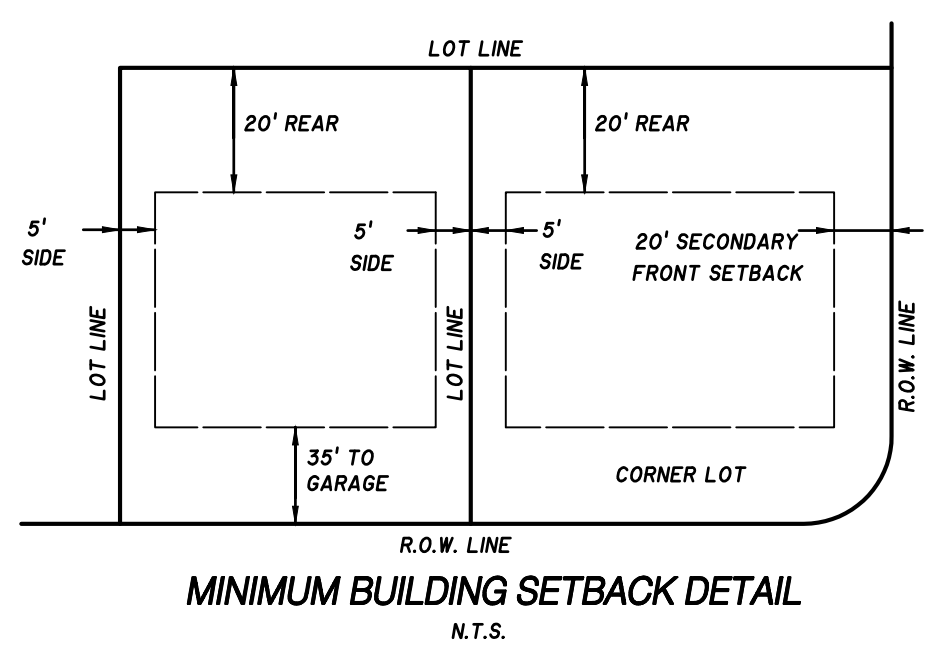


OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
250 VESEY ST, 15TH FLOOR
NEW YORK, NY 10281

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X. AREAS DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 32, PORTION OF PARCEL 4.04
R.B.K. 2384, PG. 317 R.O.R.C., TN

ZONING: PDR
SECTION 10: 102 LOTS ON 39.37+ ACRES
MIN. LOT SIZE = 41' WIDE; 5,740 S.F. MINIMUM



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

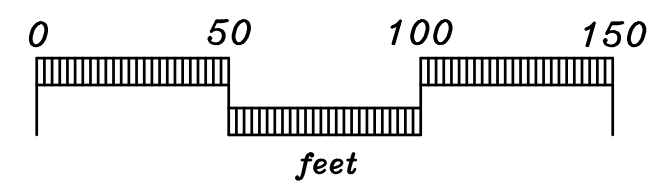
FINAL PLAT

SECTION 10
ARBOR RIDGE 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. # 1834.55	DATE: 12-30-24 REV:	FILE: ARBOR RIDGE SEC 10 FINAL PLAT	DRAWN BY: ATS	SCALE: 1" = 50'	SHEET 2 OF 3
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Item #: 10. **Item Title: Final Plat - Mission Hills, Section 1 - 15 Lots on 3.69 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by Meritage Homes of Tennessee, Inc.**

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, SEC, Inc. is requesting approval of the final plat for AR-1 located on 3.69 acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned R-3 which allows lower density in addition to high density.

The property is located off Waldron Road. The proposed layout shows 15 new lots. Also shown is the layout of the new street.

All streets show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

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

No comments.

Engineering (Gary Lide - glide@lavergneth.gov)

1. Provide a performance bond amount meeting the requirements of the Subdivision Regulations Section 5-101.1.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

1. Rather than unlabeled 10-foot boxes around FHs, can we place another General Note on the plat indicating the following: *"A 10-foot public utility easement is granted along the property frontage of every street."* This seems a much simpler than trying to describe an easement location for each and every FH, and also fixes the City's concern for meter boxes within private property. Easements For utility assemblies such as FH and their thrust blocks were discussed during design. We concluded at the time that 10-foot easements would be needed around the FHs. The plat shows boxes around the FHs, but the line work is not labeled.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

Police

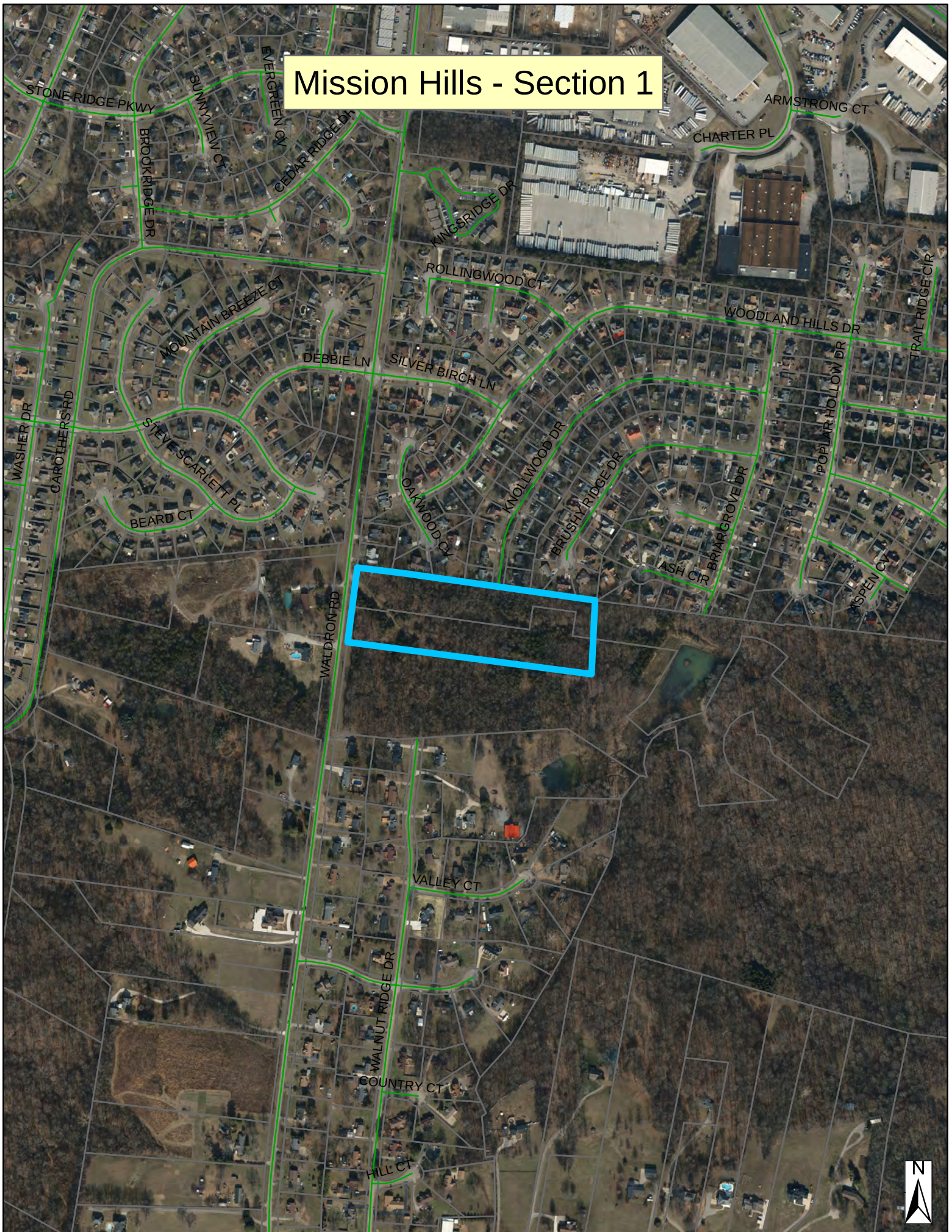
No comments.

***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.

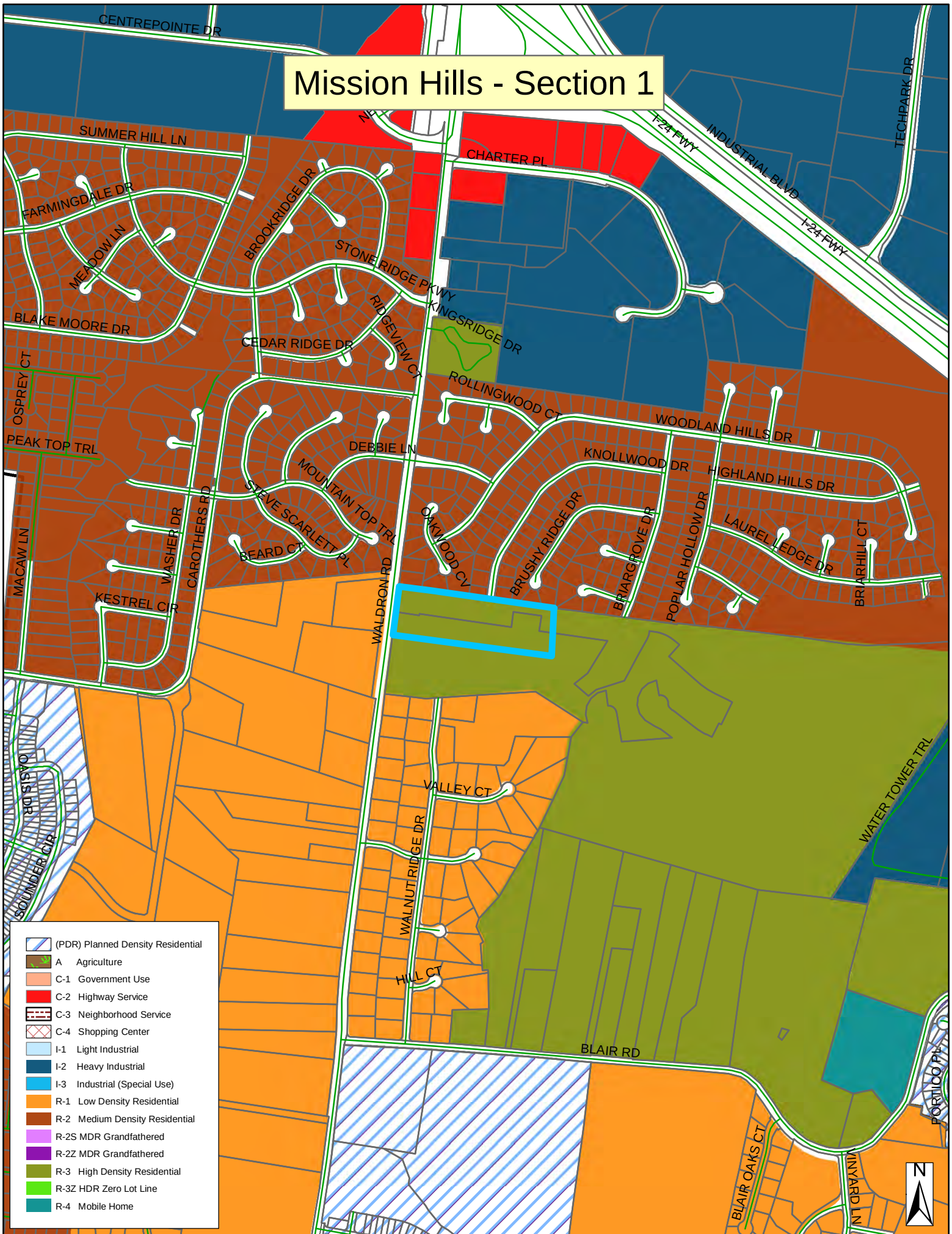
Mission Hills - Section 1



Mission Hills - Section 1



Mission Hills - Section 1









GENERAL NOTES

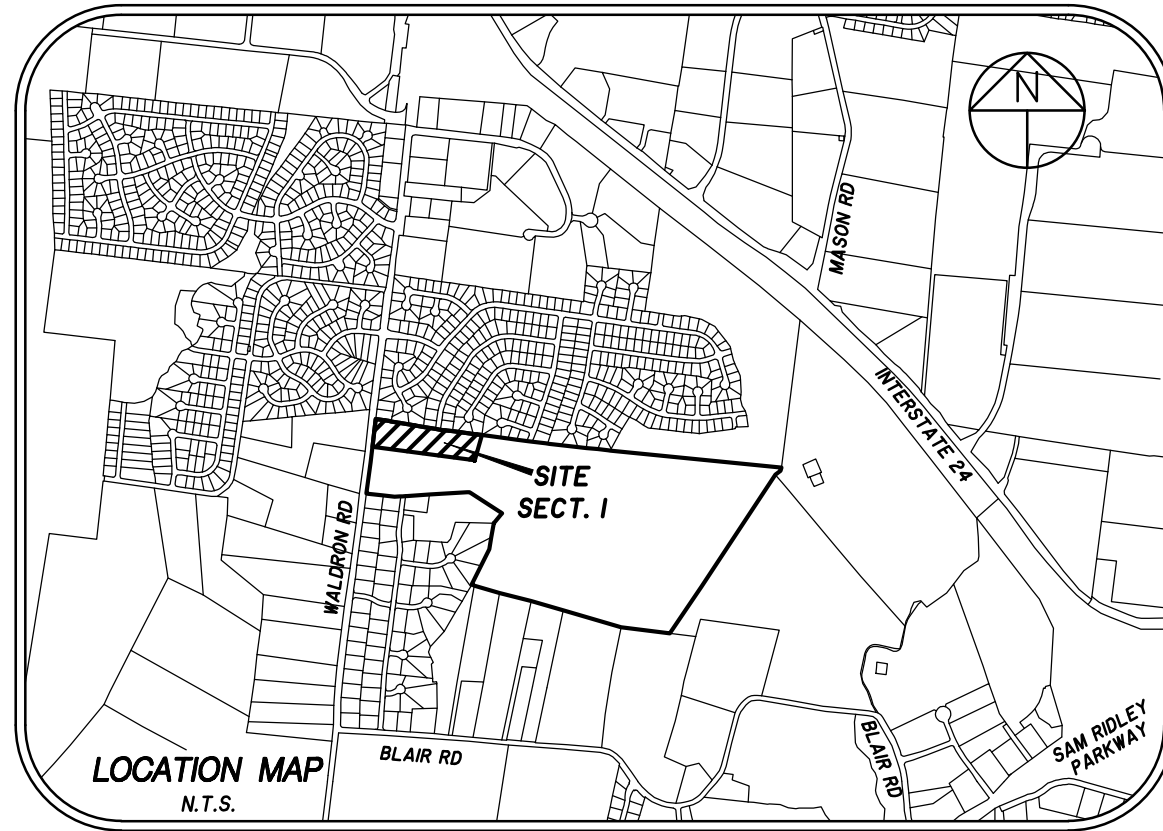
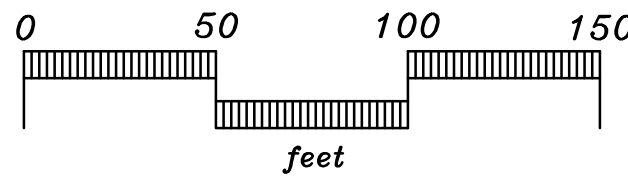
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 15 SINGLE FAMILY LOTS AND EASEMENTS AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105J, EFFECTIVE DATE: MAY 9, 2023.
- PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- PROPERTY IS ZONED R-3 (RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE:
FRONT = 15' FT.
SIDE = 5' FT.
REAR = 15' FT.
- 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.
- ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. _____, PG. _____. R.O.R.C., TN.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 08°03'37" E	4.33'

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	64°23'33"	25.00'	28.0'	S 49°41'38" E	26.65'
C2	64°33'00"	25.00'	28.0'	N 65°50'00" E	26.69'
C3	64°23'51"	25.00'	28.0'	S 49°41'51" E	26.65'
C4	90°33'22"	25.00'	38.5'	S 52°42'43" W	35.53'



CERTIFICATE OF OWNERSHIP AND DEDICATION

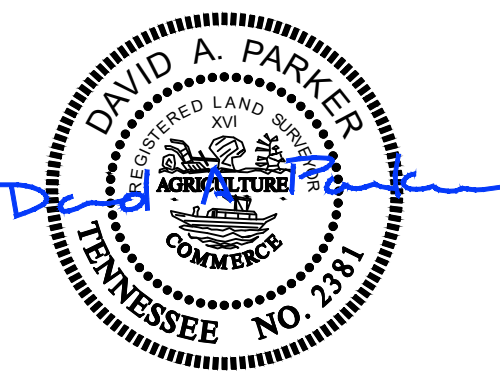
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2384, PAGE 3117, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND THAT I OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____
DEED REFERENCE: TAX MAP 29, P/O PARCEL 22.02 REP. SIGNATURE
RECORD BOOK 2435, PAGE 281 HERITAGE HOMES OF TENNESSEE, INC.

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 "1", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1/10,000.

DATE: 12-2-2024 David A. Parker
REGISTERED LAND SURVEYOR
TENN. R.L.S. NO. 2381



CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "MISSION HILLS, SECTION 1" 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 _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "MISSION HILLS, SECTION 1" 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 _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) STREETS, UTILITIES, POWER, AND TELEPHONE HAVE BEEN INSTALLED IN A ACCEPTABLE MANNER AND ACCORDING TO CURRENT LOCAL SPECIFICATIONS OR; (2) THAT A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME _____
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 _____ NAME _____
SECRETARY, PLANNING COMMISSION

FINAL PLAT

SECTION 1
MISSION HILLS SUBDIVISION

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

SEC, Inc.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

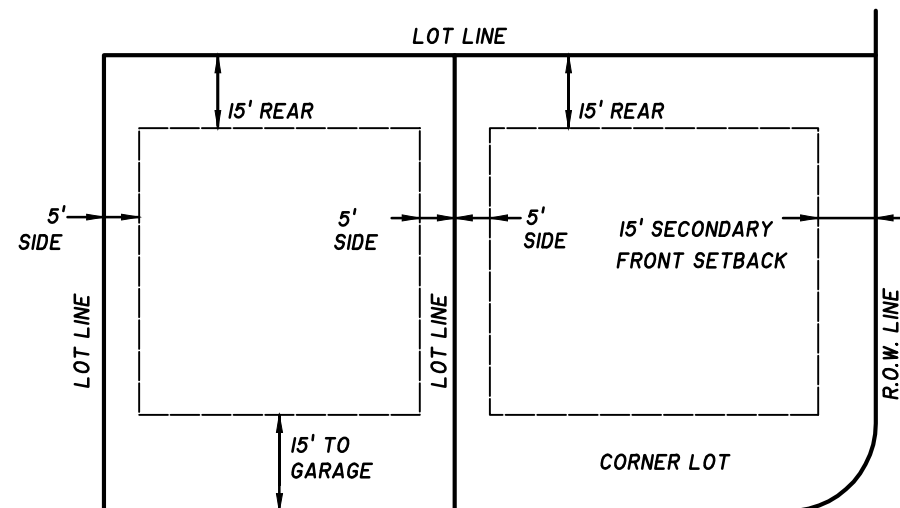
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 22078 DATE: 12-2-24 REV: FILE: MISSION HILLS SEC 1 FINAL PLAT DRAWN BY: ATS SCALE: 1" = 50' SHEET 1 OF 1

PLAT BOOK _____, PAGE _____

TIME OF RECORDING: _____

DATE OF RECORDING: _____



MINIMUM BUILDING SETBACK DETAIL
SINGLE DETACHED
N.T.S.

OWNER:
HERITAGE HOMES OF TENNESSEE, INC.
18655 N. CLARET DRIVE, STE 400
SCOTTSDALE, AZ. 85255

DEVELOPER:
BRS DEVELOPMENT
5617 COTTONWOOD DRIVE
BRENTWOOD, TN 37027
CONTACT: TERRY RASMUSSEN

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
FEMA FIRM MAP #47149C0105H, DATED JAN. 5, 2007.

DEED REFERENCE:
TAX MAP 29, PARCEL 22.02
RECORD BOOK 2435, PAGE 281
ZONING: R3
SECTION 1: 15 LOTS
SECTION 1 LAND AREA: 3.69+ ACRES
MIN. LOT SIZE = VARIES

MINIMUM LOT SIZE AREA: 3,000 SQ.FT.
LOT WIDTH AT BUILDING SETBACK LINE: 40 FT.

MINIMUM YARD REQUIREMENTS:
FRONT SETBACK: 15 FT.
SIDE SETBACK: 5 FT.
REAR SETBACK: 15 FT.



Item #: 11. Item Title: Site Plan – 483 Dick Buchanan Street – Resurfacing an Existing Site of 4.14 Acres. Requested by Kimley-Horn. Property located at 483 Dick Buchanan Street (Tax Map 14, Parcel 67). I-1 (Light Industrial) Zoning District. Property owned by Jardian IOS.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

The applicant is requesting site plan approval for a change of use/new improvements to existing parking areas at a site located on Dick Buchanan. The site is 4.14 acres.

In addition to paving/new asphalt, the developer is proposing landscaping to be installed in areas with highest visibility.

The property currently has an old building on site that is approx. 10,000 sq. ft.

The ingress/egress to the site is exclusively through an easement that connects to Dick Buchanan. The driveway mouth on the plan is indicated as at least 24 feet wide. Nine (9) parking spaces are being provided where only 5 are required.

Staff Comments / Technical Items:

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

No comments.

Engineering (Gary Lide - glide@lavergnen.gov)

1. Provide Long-term Maintenance Plan (LTMP) and draft Long-term Maintenance Agreement (LTMA)
2. Provide a section for how the DBST is going to be constructed.
3. Add a permanent riprap spreader (about 120 feet long) in the settling basin area in the northwest corner of the site.
4. Show lane striping for the two driveways into the site.
5. Show bearings and distances around the property.
6. Confirm that a dumpster, dumpster pad, and screen wall will not be required.
7. Confirm with City Planner that no handicap parking spaces are required.

Utilities (Scott Tatalovich - statalovich@lavergnen.gov)

1. Please show expected routing of onsite water and sewer private plumbing services.
2. Sht L1-00, Landscape Plan shows plantings along the perimeter. Some of these may be right over the existing water and sewer plumbing services, which could be damaged if not labeled or shown. City will not mark onsite private plumbing, only public utilities.

Codes (Joe White - jwhite@lavergnen.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@laverghnetn.gov)

No comments.

Police

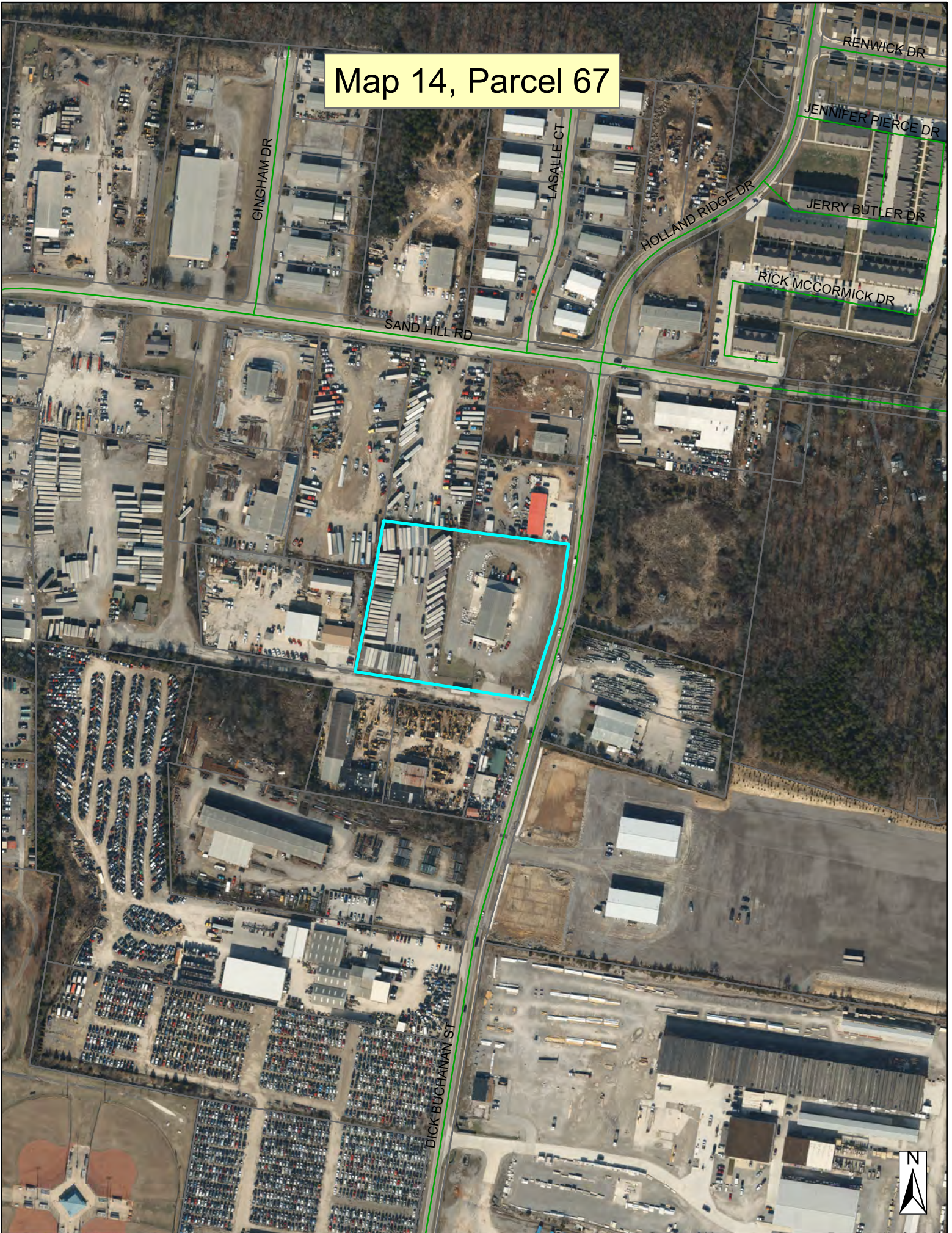
No comments.

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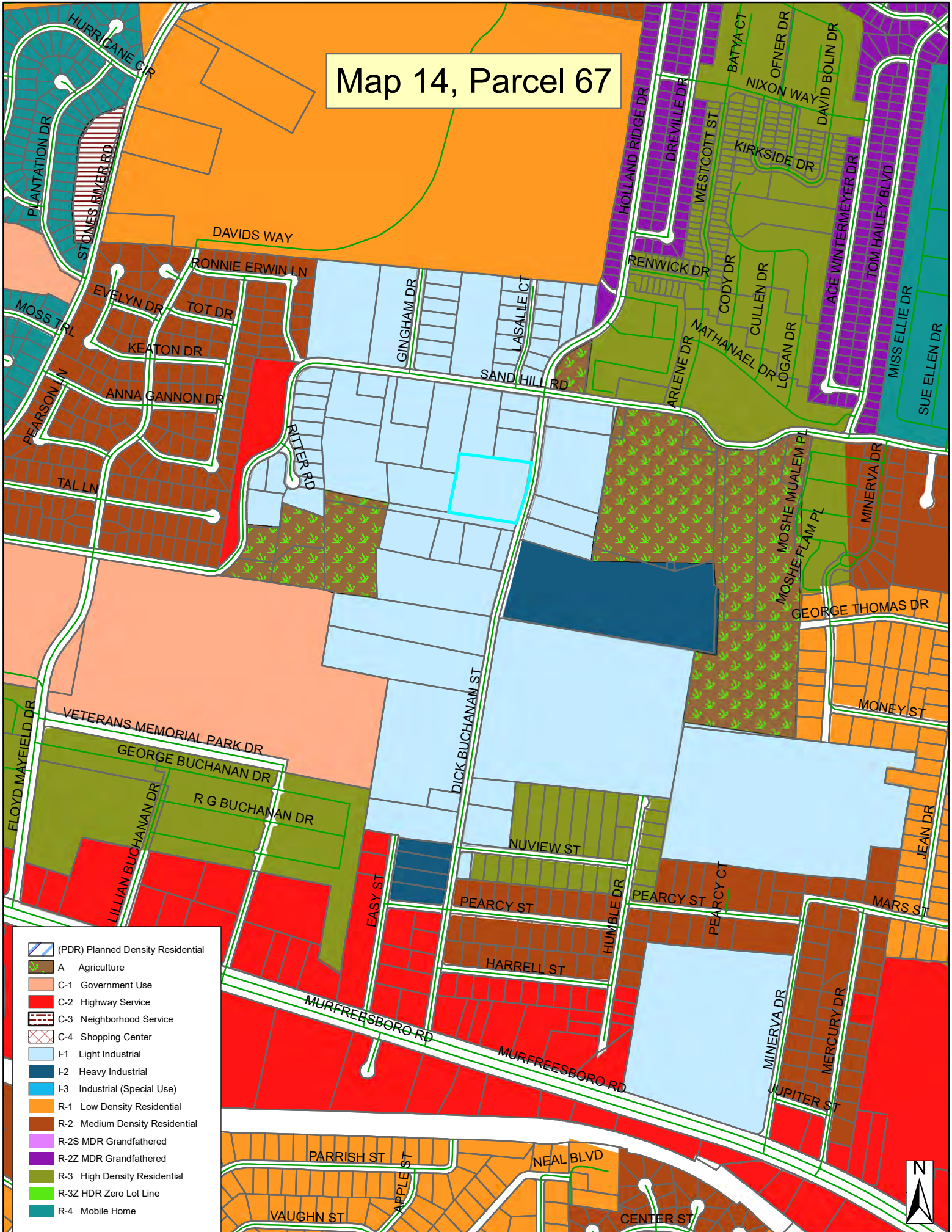
Map 14, Parcel 67



Map 14, Parcel 67



Map 14, Parcel 67









483 DICK BUCHANAN ST
LA VERGNE, TN 37086

SITE DATA TABLE		
ZONING DISTRICT	I-1	
EXISTING USE	MANUFACTURING	
PROPOSED USED	MANUFACTURING, OUTDOOR STORAGE, OUTDOOR REPAIR	
BUILDING DATA	EXISTING	PROPOSED
EXISTING INDUSTRIAL BUILDING	10,147 SF	10,147 SF
EXISTING OFFICE TRAILER	645 SF	645 SF
MAX HEIGHT	N/A	N/A
LOT DATA & REQUIREMENTS	REQUIRED	PROPOSED
ACREAGE OF LOT	N/A	4.14 AC
FLOOR AREA RATIO	0.50 (MAX.)	±0.06
LOT COVERAGE	50% (MAX.)	±6%
PARKING	REQUIRED	PROVIDED
STANDARD CAR PARKING (1 SPACE PER 400 GSF OFFICE + 1 SPACE PER 4,000 GSF WAREHOUSE)	5	9
ACCESSIBLE	1 (1 VAN)	1 (1 VAN)
LANDSCAPING & BUFFERING	REQUIRED	PROVIDED
IMPERVIOUS AREA EXISTING	N/A	±3.70 AC
IMPERVIOUS AREA PROPOSED	N/A	±3.21 AC
OPEN SPACE PROVIDED	N/A	N/A

THE PROPOSED DEVELOPMENT WILL CONSIST OF REPLACING EXISTING GRAVEL PARKING AREAS WITH A DOUBLE BITUMINOUS SURFACE FOR OUTDOOR STORAGE USE. EXISTING STRUCTURES ARE TO NOT BE DISTURBED.

PROPERTY ADDRESS:	483 DICK BUCHANAN ST LA VERGNE, TN
MAP AND PARCEL ID:	MAP 014, PARCELS 06700
U.S. FEMA FIRM PANEL:	47149C0020K DATED 5/9/2023, ZONE X
EXISTING ZONING:	I-1
EXISTING LAND USE:	INDUSTRIAL
MINIMUM SETBACKS	
FRONT:	40 FT
REAR:	20 FT
SIDE:	20 FT



CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DR, SUITE 200
FRANKLIN, TENNESSEE 37067
CONTACT: DEATON HILDABRAND
PHONE: (615) 564-2701

SURVEY
BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
CONTACT: REID GOODWIN
PHONE: (479) 443-4506

BUILDING DEPT.
CITE OF LA VERGNE CODES
5175 MURFREESBORO RD
LA VERGNE, TN 37086
CONTACT: JOE WHITE
PHONE: (615) 287-8605

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

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

SHEET	SHEET TITLE
C0-00	COVER
C0-01	GENERAL NOTES
C1-00	EXISTING CONDITIONS & DEMOLITION PLAN
C2-00	SITE LAYOUT - OVERALL
C3-10	EROSION CONTROL PLAN - PHASE 1
C3-20	EROSION CONTROL PLAN - PHASE 2
C3-50	EROSION CONTROL DETAILS
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
L1-00	LANDSCAPE PLAN
L1-50	LANDSCAPE NOTES
L1-51	LANDSCAPE DETAILS

JARDIAN IOS
3201 NEW MEXICO AVE NW, SUITE 305
WASHINGTON, DC 20016
PHONE: 212-503-5945
CONTACT: SARAH PEARLSTEIN

Kimley»»Horn

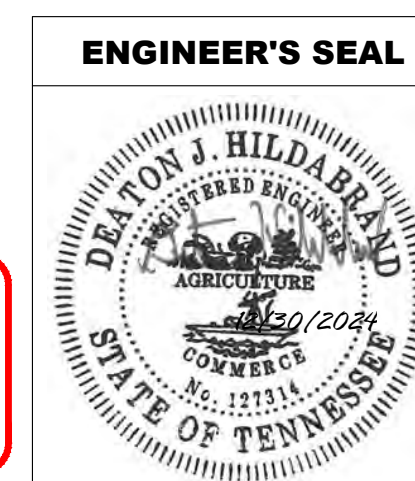
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: (615) 564-2701 | www.kimley-horn.com
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REVISION NO.	DATE	REMARKS
FILE NUMBER 118782000	SHEET NUMBER C0-00	TOTAL SHEETS 11



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Call before you dig.**

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ONLY**



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

CONTRACTOR RESPONSIBILITIES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
- A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.

B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.

C. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.

D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.
2. DURING CONSTRUCTION:
- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.

B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.

C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.

E. CONSTRUCTION SHALL MEET ALL CURRENT STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.

F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.

G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.

I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND CITY OF LA VERGNE STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.

J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.

K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.

L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.

N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.

P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.

Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.

R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

S. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.

T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

U. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.

V. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.

W. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.

X. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.

Y. REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.

Z. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

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

DEMOLITION INFORMATION:

1. NOTIFICATIONS:
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
2. DISPOSAL GUIDELINES:
- A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.

B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.

C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.

D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. TREE PROTECTION GUIDELINES:
- PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.
4. UTILITIES:
- A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.

B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:
- A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.

B. EXISTING AND PROPOSED CONTOURS ARE AT ONE (1) FOOT INTERVALS.

C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.

E. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

EROSION AND SEDIMENT CONTROL INFORMATION:

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

B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.

D. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

E. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

F. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

G. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

ADA COMPLIANCE:

- A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.

B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.

C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

D. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

E. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.

F. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:
- A. UNLESS OTHERWISE NOTED CEMENT SHALL BE TYPE I OR II CONFORMING TO ASTM C150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.

B. CONCRETE SHALL CONFORM TO ACI BUILDING CODE (318-89). UNLESS NOTED CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I.

C. SLUMP SHALL BE 3" TO 5" FOR REGULAR MIX. LARGER SLUMP SHALL BE PERMITTED WITH WATER REDUCING ADMIXTURES AND WRITTEN CONSENT OF THE ENGINEER.

D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE PAVEMENT (LB. PER C.Y. OR MIX) SHALL BE AS FOLLOWS: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.
2. CURING CRITERIA:
- A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.

B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318-89 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 302.1R-89 TABLE 5.2.7A.

C. HOT WEATHER CONCRETING SHALL COMPLY WITH ACI 305. NO CONCRETE ABOVE 90 DEGREES FAHRENHEIT SHALL BE POURED. LOWER CONCRETE TEMPERATURE BY COOLING WATER AND AGGREGATE. FORMS, STEEL, AND SUBGRADE SHALL BE SPRINKLED WITH COLD WATER. AFTER FINISHING CONCRETE USE LIGHT FOG SPRAY UNTIL CURING COMPOUND IS USED.

D. COLD WEATHER CONCRETING SHALL COMPLY WITH ACI 306. SPECIAL MATERIAL PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE BELOW 40 DEGREES FAHRENHEIT.

E. E. CURING, HOT, AND COLD WEATHER CONCRETING PROCEDURES ARE ONLY GIVEN AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT CONCRETE DAMAGE AND CRACKS. DAMAGED OR CRACKED CONCRETE WILL NOT BE ACCEPTED.

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:
- A. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 AND GRADE 40 FOR #3 AND SMALLER BARS. MINIMUM LAP 48" DIAMETER.

B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, MINIMUM LAP SHALL BE 8".

C. REINFORCING THAT IS WELDED SHALL BE WELDABLE TYPE AND CONFORM TO ASTM A-706.

PAVEMENT INFORMATION:

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

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

C. ALL CURB AND GUTTER TO BE 24" AND CONSTRUCTED OF 3000 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.
2. SIGNING AND STRIPING:
- A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.

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

STORM SEWER NOTES:

1. REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.

2. FILL HEIGHTS OVER 13' REQUIRE CLASS IV RCP STORM PIPE.

3. STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH CITY OF LA VERGNE PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.

4. ALL MANHOLE FRAMES AND COVERS ARE TO BE PER CITY OF LA VERGNE PUBLIC WORKS STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED. FERROUS: 24-INCH (610-MM) ID BY 7- TO 9-INCH (175- TO 225-MM) RISER WITH 4-INCH- (102-MM-) MINIMUM WIDTH FLANGE AND 26-INCH- (660-MM-) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER."

5. MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED.

6. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.

7. ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 30.

8. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.

9. REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.

10. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.

11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

CLEARING AND GRUBBING:

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

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

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

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

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

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

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

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

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

GRADING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

N. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:
 - D421-58, DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
 - D422-63, STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
 - D1140-54, METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO 200 SIEVE
 - D698, METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
 - D1557-78, STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.

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

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

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

Kimley»Horn

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483 DICK BUCHANAN ST

JARDIAN IOS

LA VERGNE, TN

DRAYTON J. HILDBRAND

REGISTERED ENGINEER

AGRICULTURE

4/20/2024

COMMERCIAL

STATE OF TENNESSEE

DESIGNED BY:

NMM

DRAWN BY:

JAY

CHECKED BY:

DJH

DATE:

12/30/2024

KIMLEY-HORN PROJECT NO.

118782000

GENERAL NOTES

SHEET NUMBER

C0-01

Drawing name: K:\FRA_LDEV\118782000 - 483 dick buchanan\4-CADD\plansheets\C0-01 GENERAL NOTES.dwg C0-01 GENERAL NOTES Dec 28, 2024 12:40pm by: nick.madonia

Page 57 of 111

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EXISTING UTILITIES NOTE

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

SURVEY DISCLAIMER

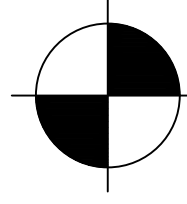
EXISTING SITE SURVEY INFORMATION PROVIDED BY BLEW & ASSOCIATES, P.A., INC. DATED APRIL 05, 2024. KIMLEY-HORN DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THE BASE SURVEY INFORMATION PROVIDED BY OTHERS. CONTACT REID GOODWIN OF BLEW & ASSOCIATES AT (479)-443-4506.

TOPOGRAPHY NOTE

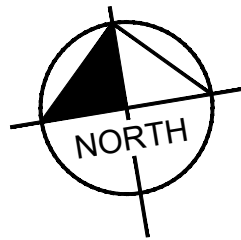
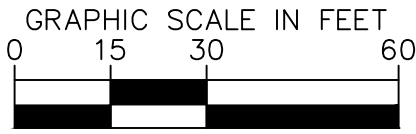
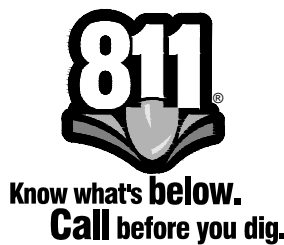
EXISTING TOPOGRAPHY INFORMATION WAS REFERENCED FROM READILY AVAILABLE TDOOT GIS INFORMATION TILE MAP AT THE CLIENT'S DIRECTION. KIMLEY-HORN DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHY INFORMATION

DEMOLITION LEGEND

✕ REMOVE LINEAR OBJECT (FENCE/UTILITIES)



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



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1										
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10										

DESIGNED BY: NMM

DRAWN BY: JAY

CHECKED BY: DJH

DATE: 12/30/2024

KIMLEY-HORN PROJECT NO. 118782000

EXISTING CONDITIONS & DEMOLITION PLAN

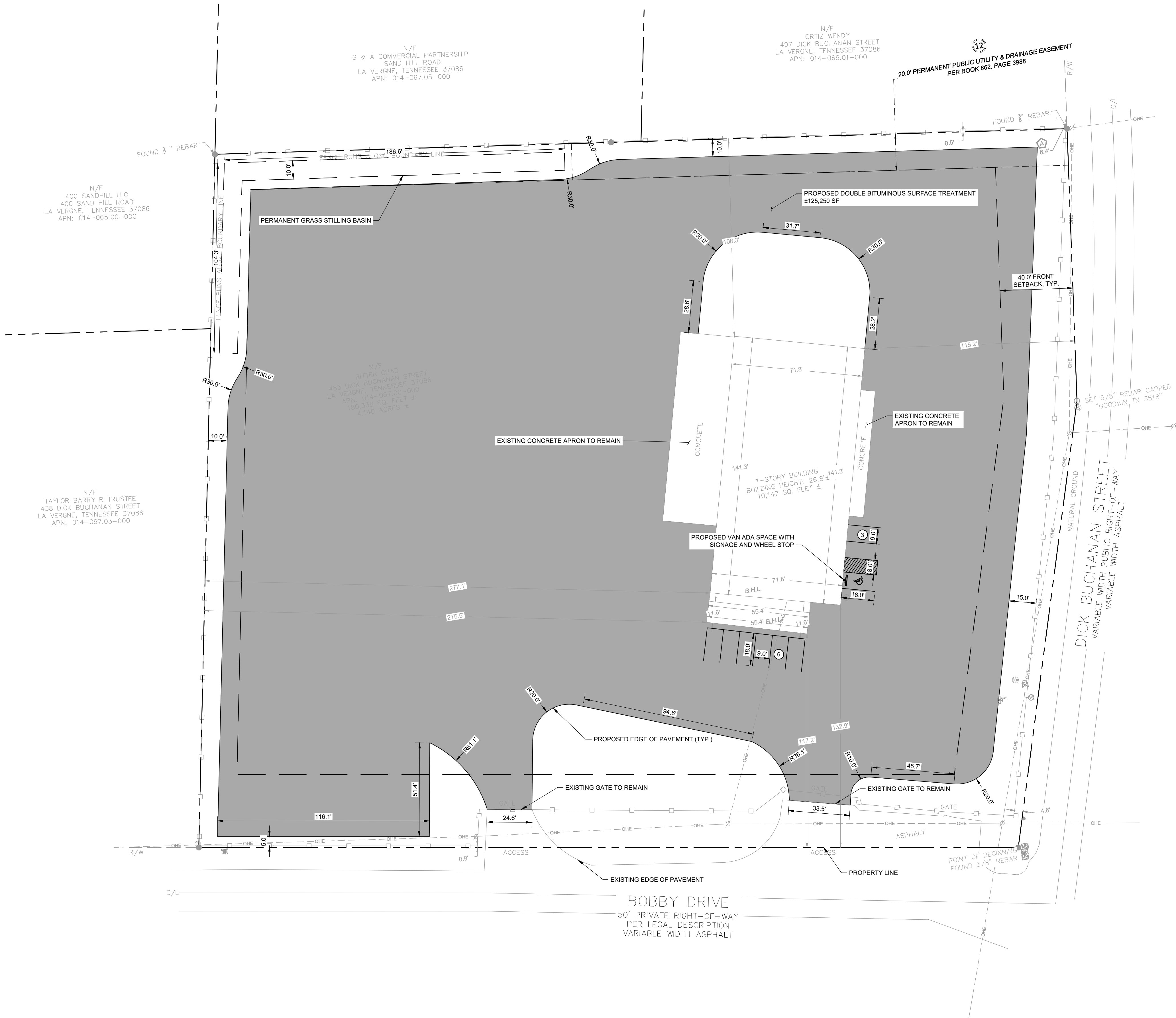
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SITE LAYOUT NOTES

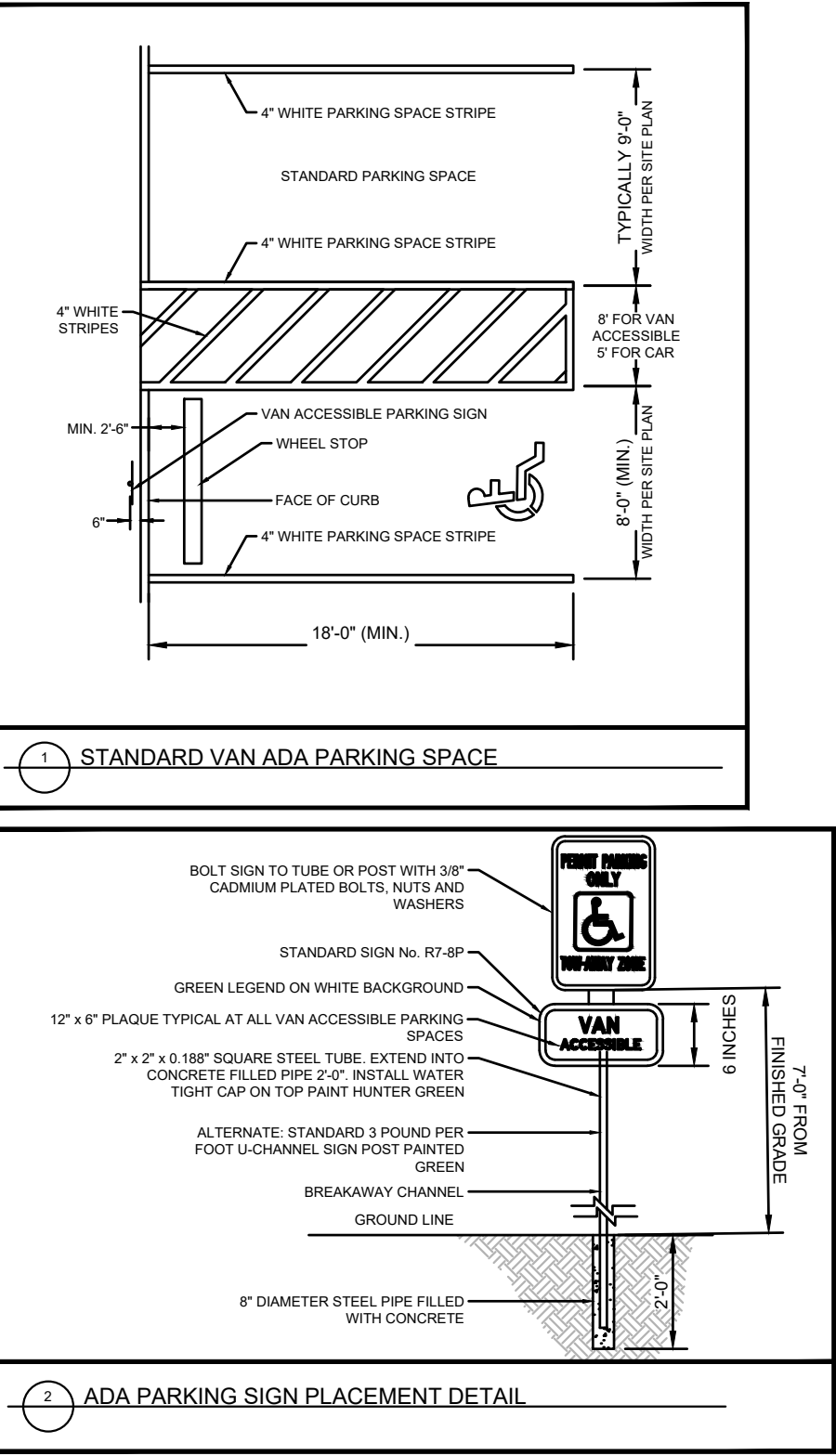
- LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
- CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE SITE PLAN DRAWINGS ARE INTENDED TO SHOW THE HORIZONTAL CONTROL OF THE SITE. THE CONTRACTOR WILL BE FURNISHED WITH THE SITE PLAN IN AUTOCAD FORMAT. KEY DIMENSIONS HAVE BEEN PROVIDED ON THE PLAN AND MUST BE VERIFIED PRIOR TO ACTUAL CONSTRUCTION.
- REFER TO GENERAL NOTE SHEETS C0-01.

PAVEMENT LEGEND

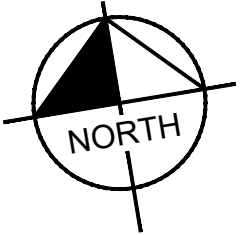
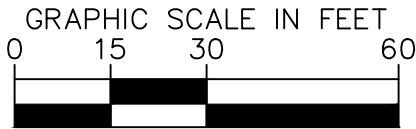
	DOUBLE BITUMINOUS SURFACE TREATMENT PER TDOT REQUIREMENTS
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SITE DATA TABLE

ZONING DISTRICT	I-1	
EXISTING USE	MANUFACTURING	
PROPOSED USED	MANUFACTURING, OUTDOOR STORAGE, OUTDOOR REPAIR	
BUILDING DATA	EXISTING	PROPOSED
EXISTING INDUSTRIAL BUILDING	10,147 SF	10,147 SF
EXISTING OFFICE TRAILER	645 SF	645 SF
MAX HEIGHT	N/A	N/A
LOT DATA & REQUIREMENTS	REQUIRED	PROPOSED
ACREAGE OF LOT	N/A	4.14 AC
FLOOR AREA RATIO	0.50 (MAX.)	±0.06
LOT COVERAGE	50% (MAX.)	±6%
PARKING	REQUIRED	PROVIDED
STANDARD CAR PARKING (1 SPACE PER 400 GSF OFFICE + 1 SPACE PER 4,000 GSF WAREHOUSE)	5	9
ACCESSIBLE	1 (1 VAN)	1 (1 VAN)
LANDSCAPING & BUFFERING	REQUIRED	PROVIDED
IMPERVIOUS AREA EXISTING	N/A	±3.70 AC
IMPERVIOUS AREA PROPOSED	N/A	±3.21 AC
OPEN SPACE PROVIDED	N/A	N/A



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



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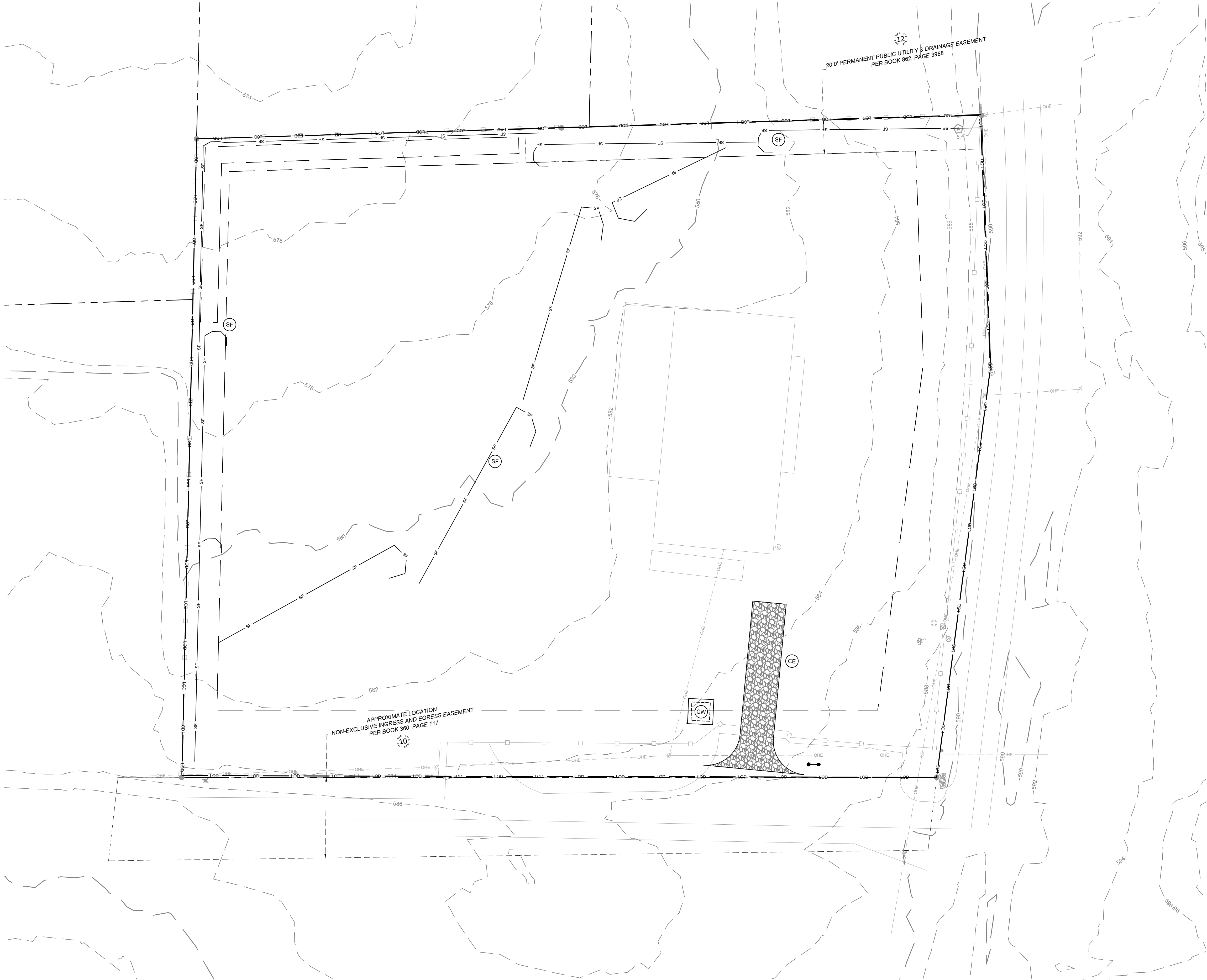
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LA VERGNE, TN

REVISIONS	DATE	BY								
No.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	NMM									
DRAWN BY:	JAY									
CHECKED BY:	D.J.H.									
DATE:	12/30/2024									
KIMLEY-HORN PROJECT NO.	118782000									
SITE LAYOUT - OVERALL										
SHEET NUMBER										
C2-00										

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EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES.
 - 10.a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
 - 10.b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH TDEC'S STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

EROSION CONTROL LEGEND

- SF — (SF) SILT FENCE - REFER TO DETAIL SHEET C3-50
- (CE) CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
- LOD — LIMITS OF DISTURBANCE
- • CONSTRUCTION SIGN



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DESIGNED BY: NMM
DRAWN BY: JAY
CHECKED BY: D.J.H.
DATE: 12/30/2024
KIMLEY-HORN PROJECT NO. 118782000

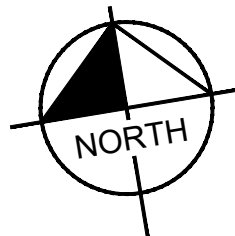
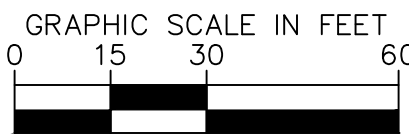
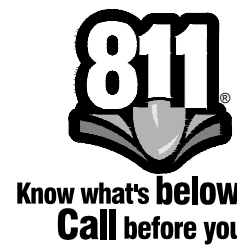
EROSION CONTROL
PLAN - INITIAL

SHEET NUMBER
C3-10

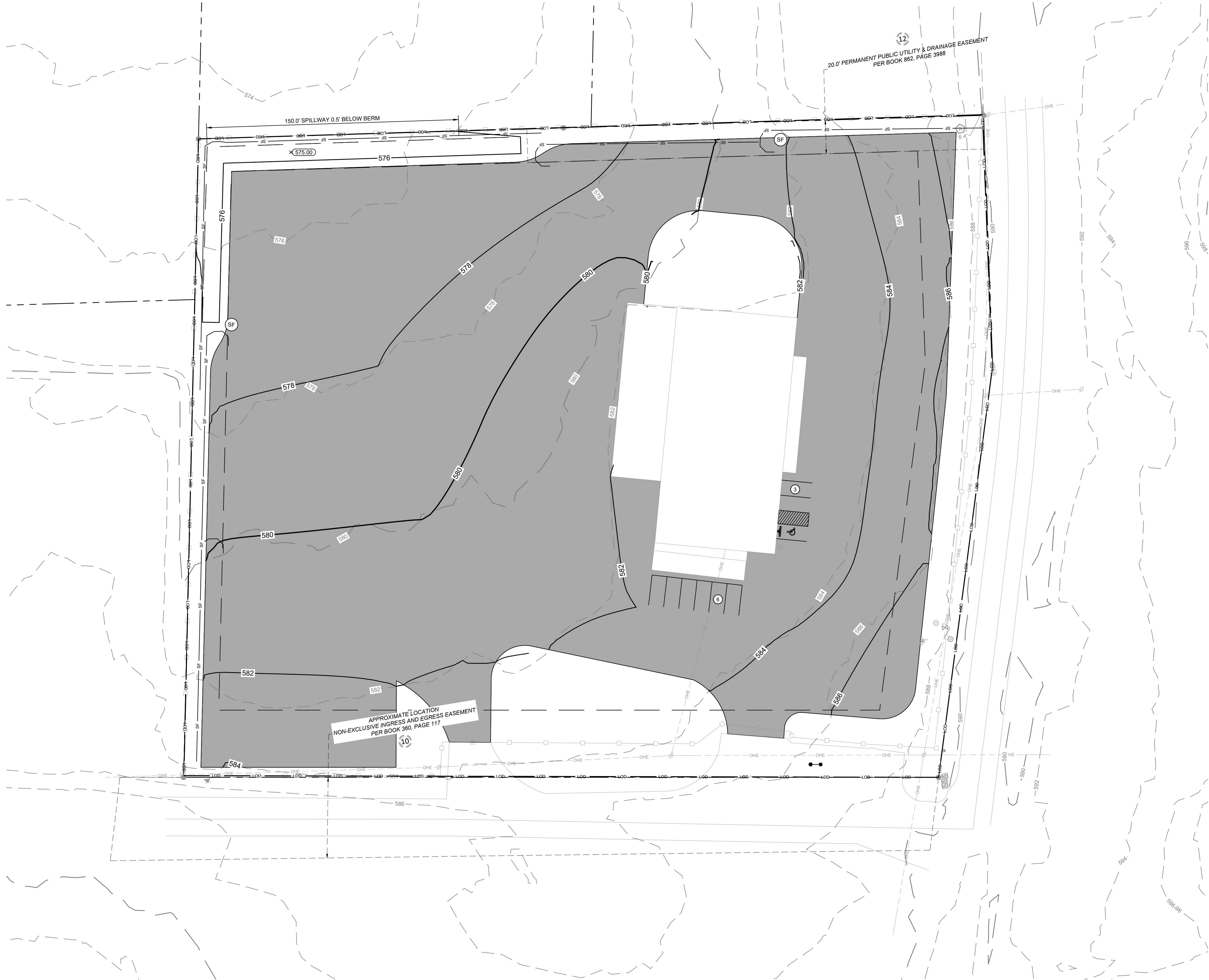
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- SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

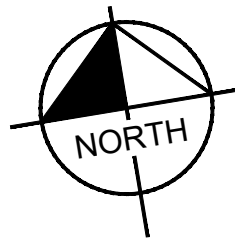
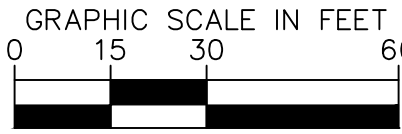
EPSC PHASE FINAL CONSTRUCTION SEQUENCE

- PERMANENTLY STABILIZE SITE.
- UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.
- REMOVE SEDIMENT FROM SEDIMENT BASIN, CONVERT TO DETENTION POND AND INSTALL PROPOSED OUTLET STRUCTURES.
- FINISH INSTALLING PERMANENT STORMWATER BMP'S SHOWN ON PHASE 3 EROSION CONTROL PLANS.

EROSION CONTROL LEGEND

- SF (SF) SILT FENCE - REFER TO DETAIL SHEET C3-50
- CE CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
- LOD LIMITS OF DISTURBANCE
- CONSTRUCTION SIGN

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



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DESIGNED BY: NMM
DRAWN BY: JAY
CHECKED BY: D.J.H.
DATE: 12/30/2024
KIMLEY-HORN PROJECT NO. 118782000

EROSION CONTROL
PLAN- FINAL

SHEET NUMBER

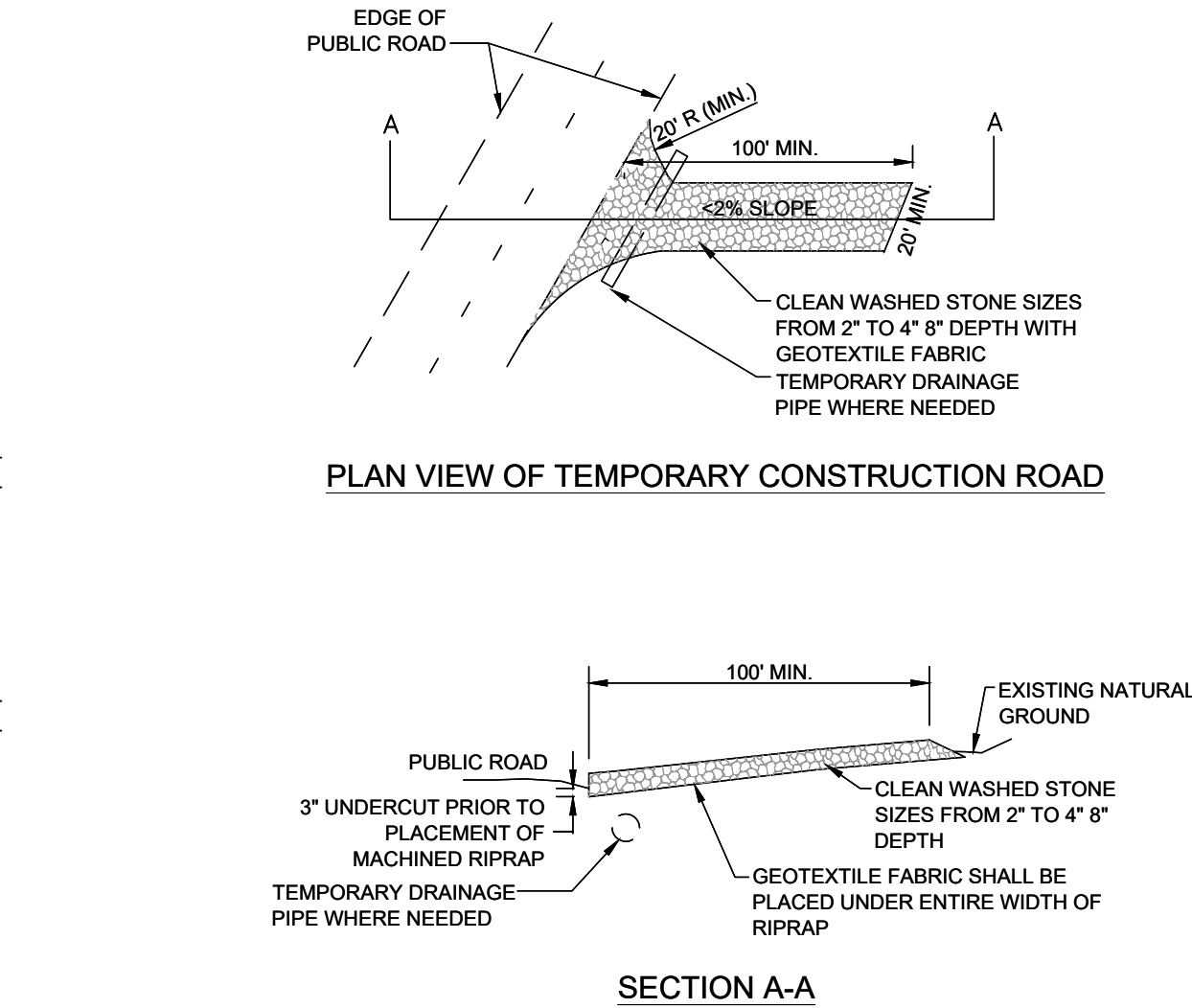
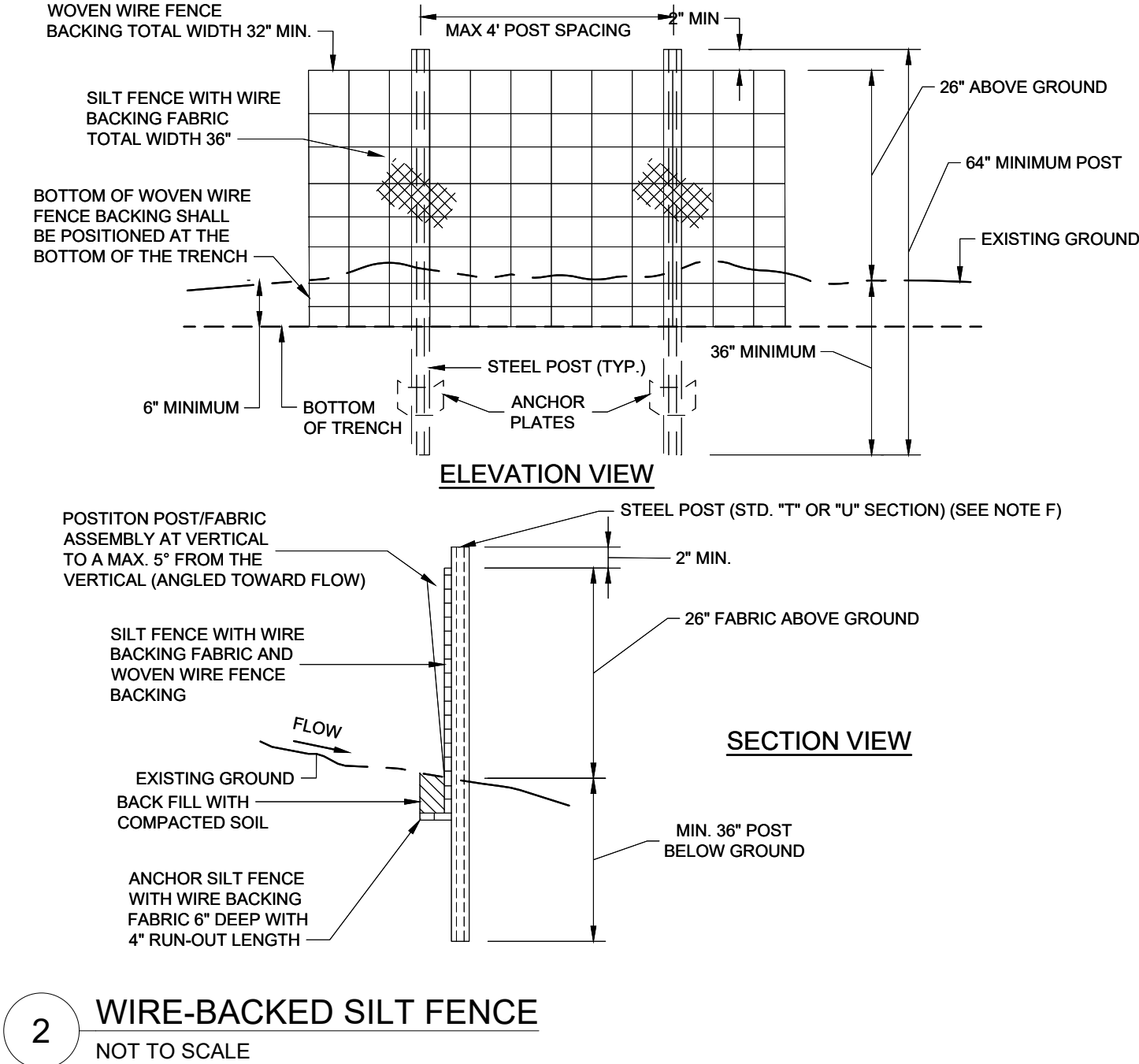
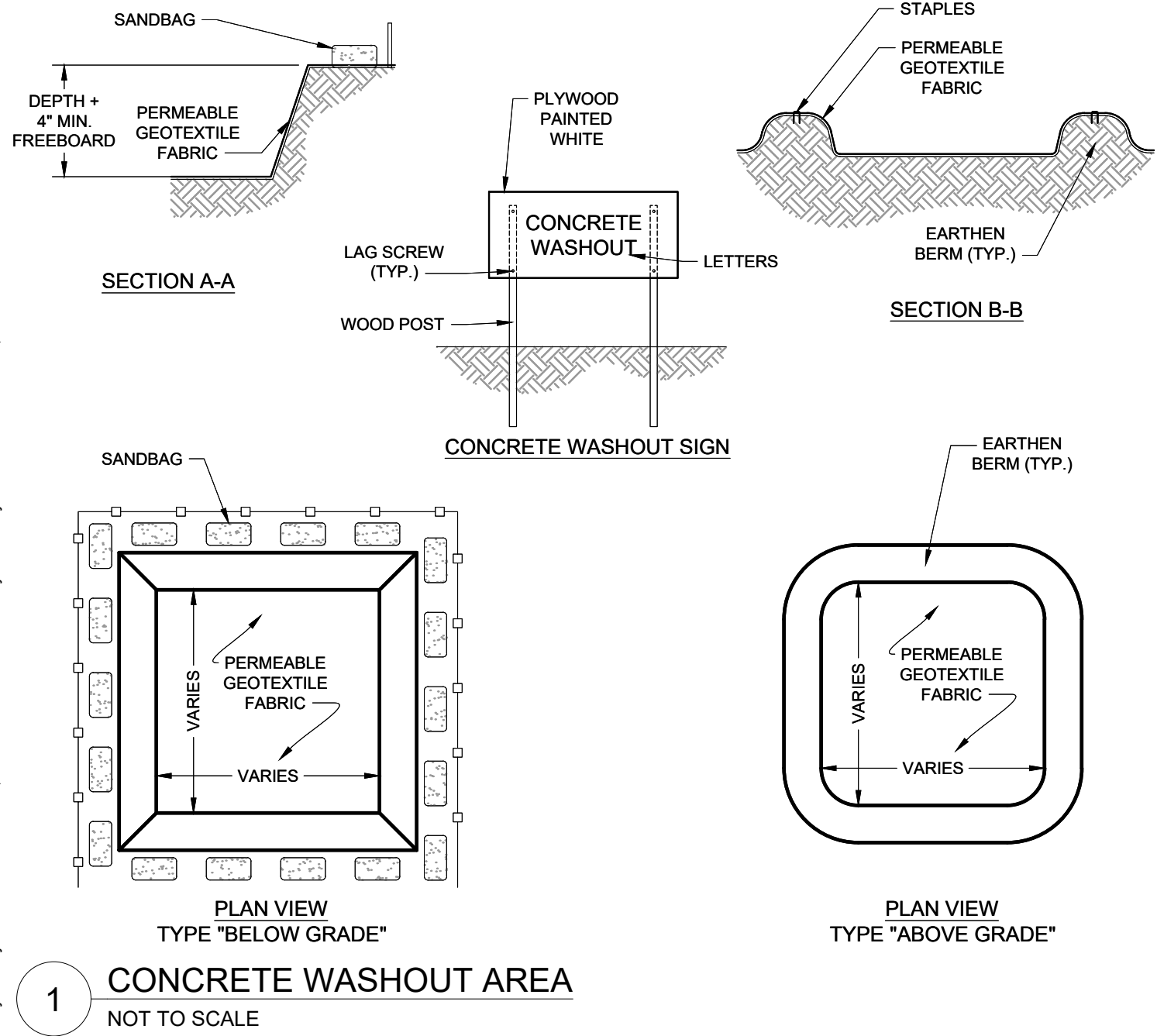
C3-20

483 DICK BUCHANAN ST
JARDIAN IOS
LA VERGNE, TN

Kimley»Horn

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483 DICK BUCHANAN ST

JARDIAN IOS

LA VERGNE, TN

DRAYTON J. HILDBRAND

REGISTERED ENGINEER

AGRICULTURE

12/20/2024

COMMERCIAL

STATE OF TENNESSEE

REVISIONS	DATE	BY

No.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	NMM									
DRAWN BY:	JAY									
CHECKED BY:	D.J.H.									
DATE:	12/30/2024									
KIMLEY-HORN PROJECT NO. 118782000										
EROSION CONTROL DETAILS										
SHEET NUMBER C3-50										

Drawing name: K:\FRA_LDEV\118782000 - 483 dick buchanan\4-CADD\plansheets\C3-50 EROSION CONTROL DETAILS.dwg C3-50 EROSION CONTROL DETAILS Dec 28, 2024 12:42pm by: nick.madonia

Page 62 of 111

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GRADING NOTES

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

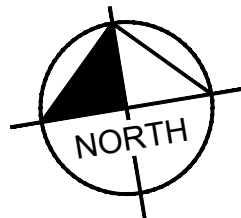
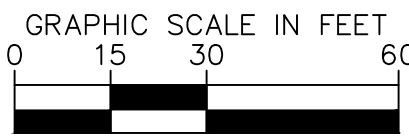
GRADING PLAN LEGEND

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

ADA COMPLIANCE NOTES

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

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



483 DICK BUCHANAN ST
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No.	REVISIONS									
	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	NMM									
DRAWN BY:	JAY									
CHECKED BY:	D.J.H.									
DATE:	12/30/2024									
KIMLEY-HORN PROJECT NO.	118782000									

GRADING AND DRAINAGE PLAN - OVERALL

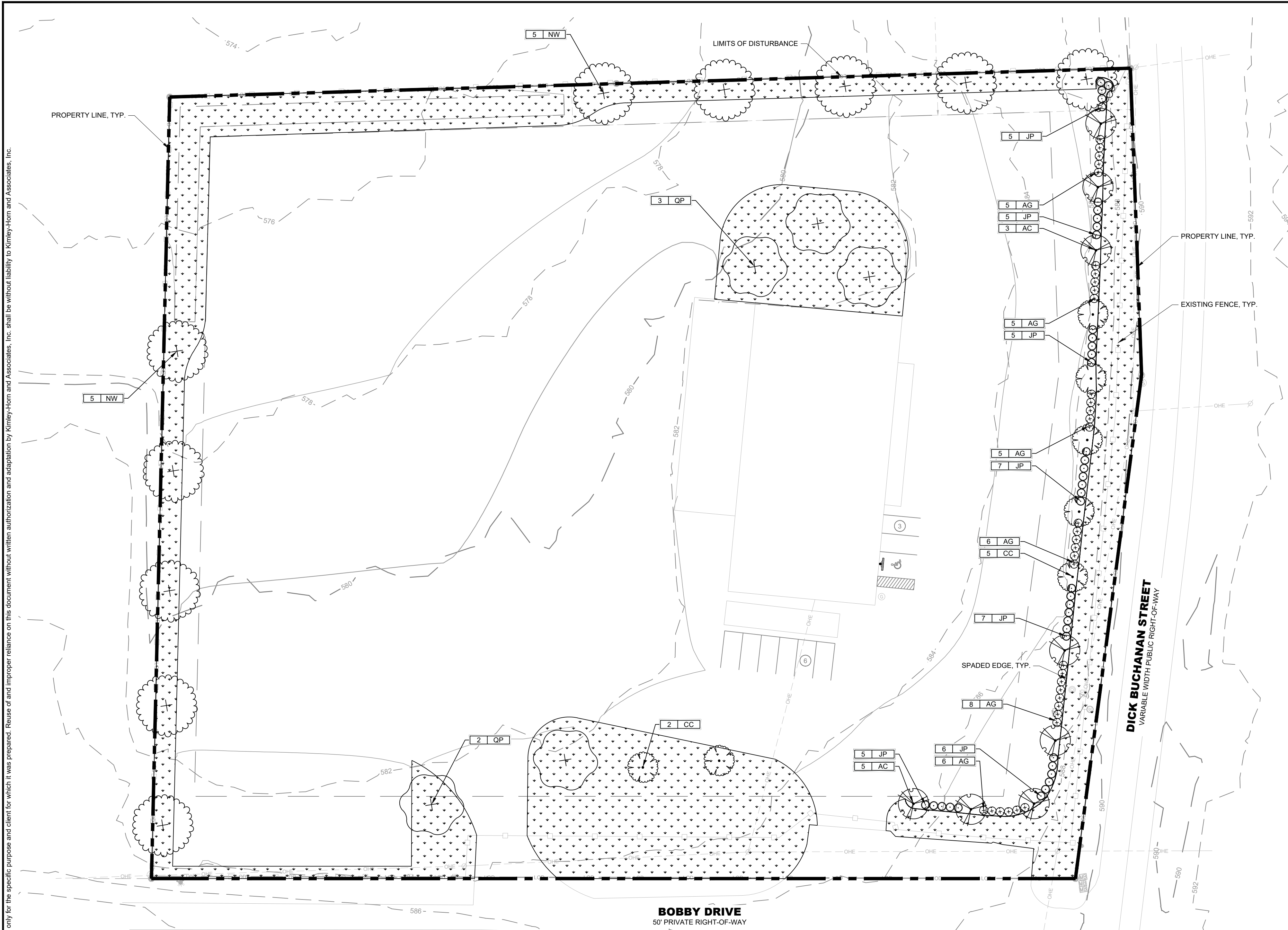
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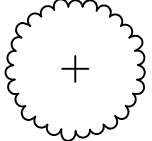
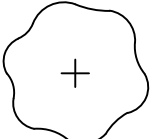
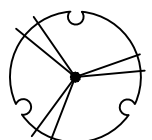
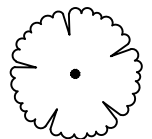
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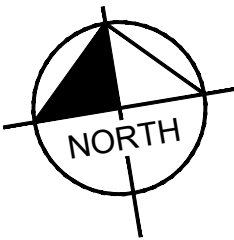
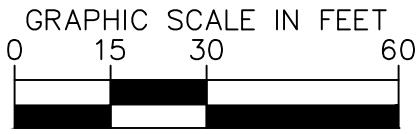


PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SPACING</u>	<u>SIZE</u>	<u>ROOT</u>	<u>CONDITION</u>	
<u>CANOPY TREES</u>								
	NW	10	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	AS SHOWN	2" CAL; 8-10' HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
	QP	5	QUERCUS PHELLOS 'HIGHTOWER'	HIGHTOWER WILLOW OAK	AS SHOWN	2" CAL; 8-10' HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
<u>UNDERSTORY TREES</u>								
	AC	8	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	AS SHOWN	2" CAL. PER STEM; 6-8' HT.	B&B	3 - 5 STEMS, MATCHED, FULL CANOPY
	CC	7	CERCIS CANADENSIS 'APPALACHIAN RED'	APPALACHIAN RED EASTERN REDBUD	AS SHOWN	2" CAL; 6-8' HT.	B&B	4' CLEAR TRUNK, STRONG CENTRAL LEADER, FULL CANOPY
<u>DECIDUOUS SHRUBS</u>								
	AG	35	ABELIA GRANDIFOLIA 'ROSE CREEK'	ROSE CREEK ABELIA	3' O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
<u>EVERGREEN SHRUBS</u>								
	JP	40	JUNIPERUS CHINENSIS 'PARSONII'	PARSONI JUNIPER	4' O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
<u>SOD/SEED</u>								
	SOD	35,370 SF	TALL FESCUE SOD	-	-	SOD	-	

LANDSCAPE DATA TABLE	
PROJECT NAME:	483 DICK BUCHANAN REPAVEMENT
PROPERTY ADDRESS:	483 DICK BUCHANAN ST LA VERGNE, TN 37067
MAP AND PARCEL ID:	MAP 014 PARCEL 06700
EXISTING ZONING:	I-1
EXISTING LAND USE:	INDUSTRIAL
PROPOSED LAND USE:	INDUSTRIAL
SITE AREA (AC):	4.14
BUILDING AREA (SF):	14,710
BUILDING PERMIT:	TBD
GRADING PERMIT:	TBD

LANDSCAPE REQUIREMENTS	
REQUIRED BUFFERS (SEC. 3.130 - CHAPTER D): LANDSCAPE BUFFERS ARE NOT REQUIRED.	
LANDSCAPE GENERAL REQUIREMENTS (SEC. 3.130 - CHAPTER C): NON RESIDENTIAL LANDSCAPE REQUIREMENTS: 3 TREES, 3 UNDERSTORY TREES, AND 75 SHRUBS PER ACRE. SITE ACREAGE: 4.14 ACRES REQUIRED: 15 CANOPY TREES 15 UNDERSTORY TREES 75 SHRUBS PROVIDED: 15 CANOPY TREES 15 UNDERSTORY TREES 75 SHRUBS	



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LA VERGNE, TN

BY									
DATE									
REVISIONS									
No.	1	2	3	4	5	6	7	8	10
DESIGNED BY:									TAT
DRAWN BY:									TAT
CHECKED BY:									SJS
DATE:									12/30/2024
KIMLEY-HORN PROJECT NO. 118782000									
LANDSCAPE PLAN									
SHEET NUMBER L1-00									

1.01 SCOPE OF WORK

- ## 1.02 PROTECTION OF EXISTING STRUCTURES

- ### 1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

- ## 1.04 MATERIALS

MATERIAL

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

B. PLANT MATERIALS

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

- ## 1.06 WATER

- * WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

1.07 FERTILIZER

- * FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY

1.08 MULCH

- ### 1.09 DIGGING AND HANDLING

- #### 1.10 CONTAINER GROWN STOCK

- A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT

- ## 1.11 MATERIALS LIST

- ## 1.12 FINE GRADING

- ### 1.13 PLANTING PROCEDURES

- F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

- H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

- I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

- K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPECIED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

- L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

- M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

- B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MANS HAND OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

- D. SODDING
1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREA SHALL BE WATERED THOROUGHLY BY HAND OR BY MEANS OF A SPRINKLER SYSTEM. THE SOD SHALL BE WATERED AND IRRIGATED, IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY THE CITY OF CHICAGO.
3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

- A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

- A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

- A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

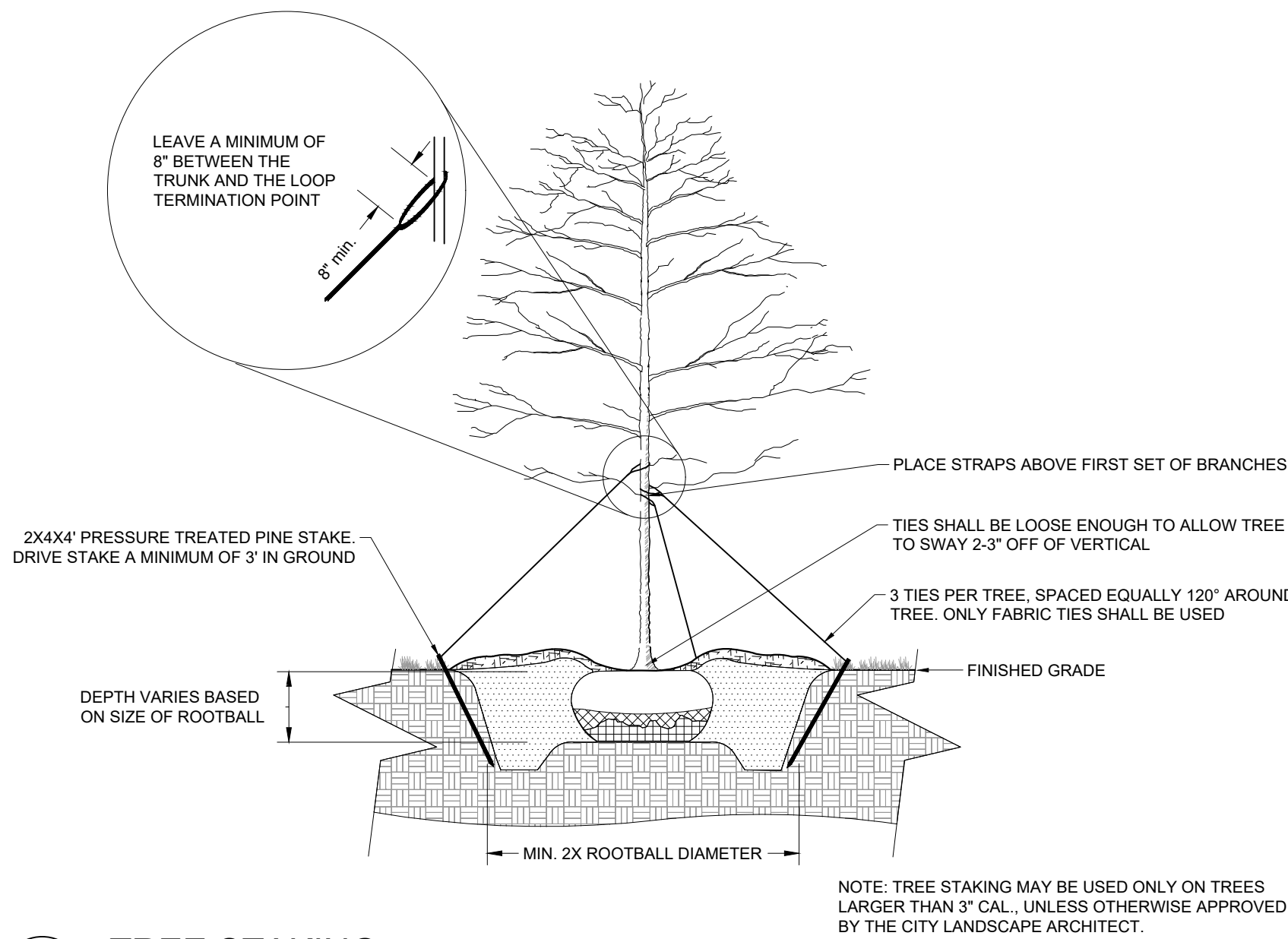
- A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

- B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

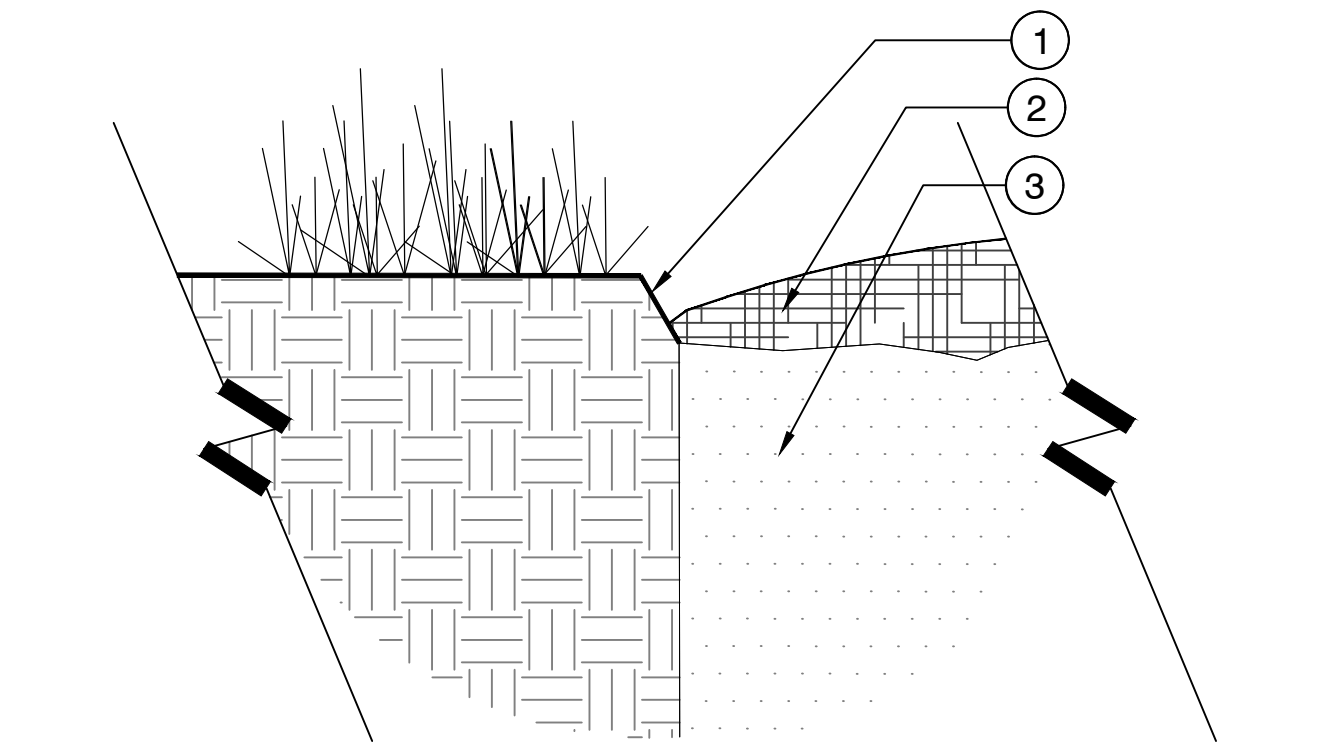
- IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

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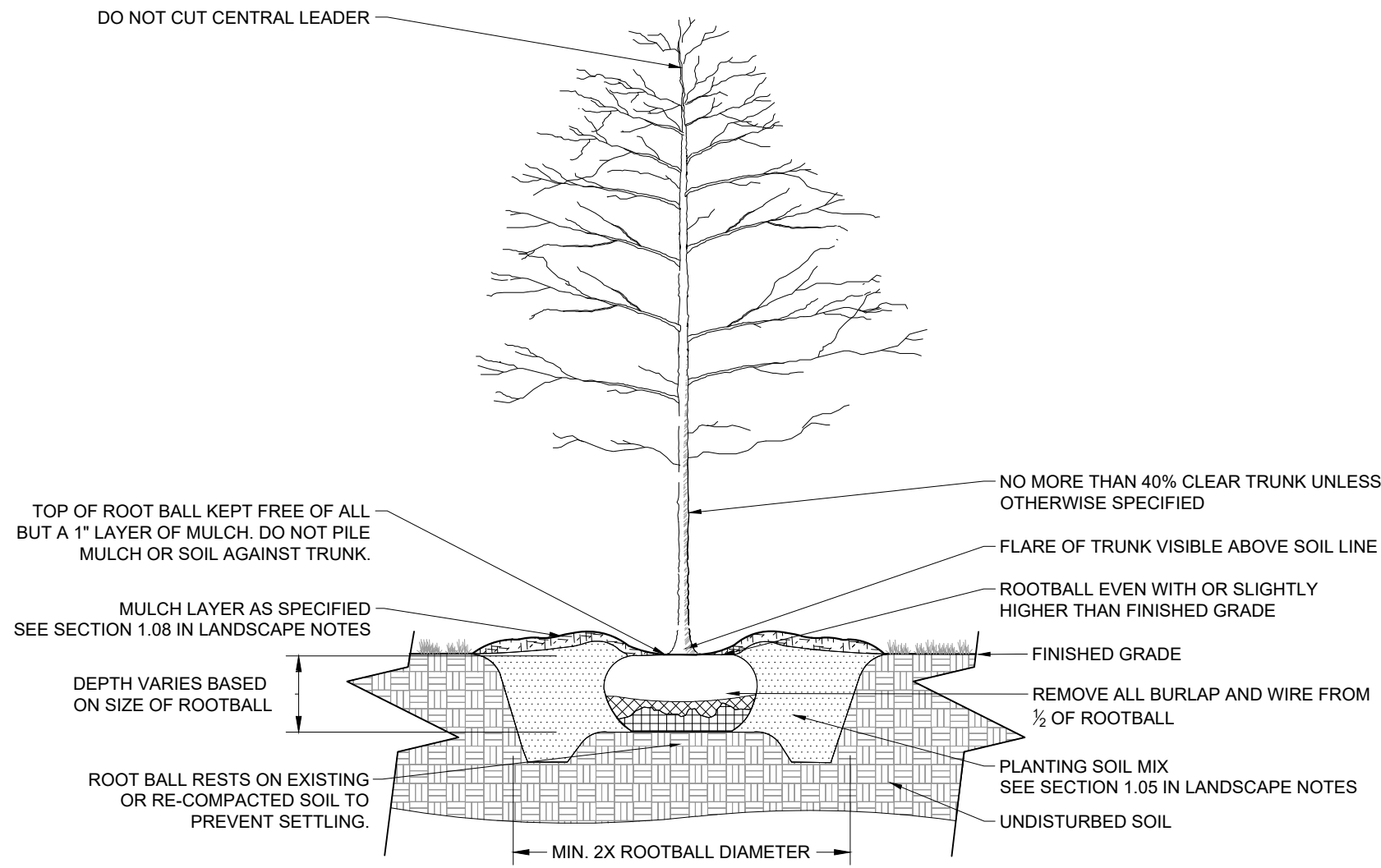
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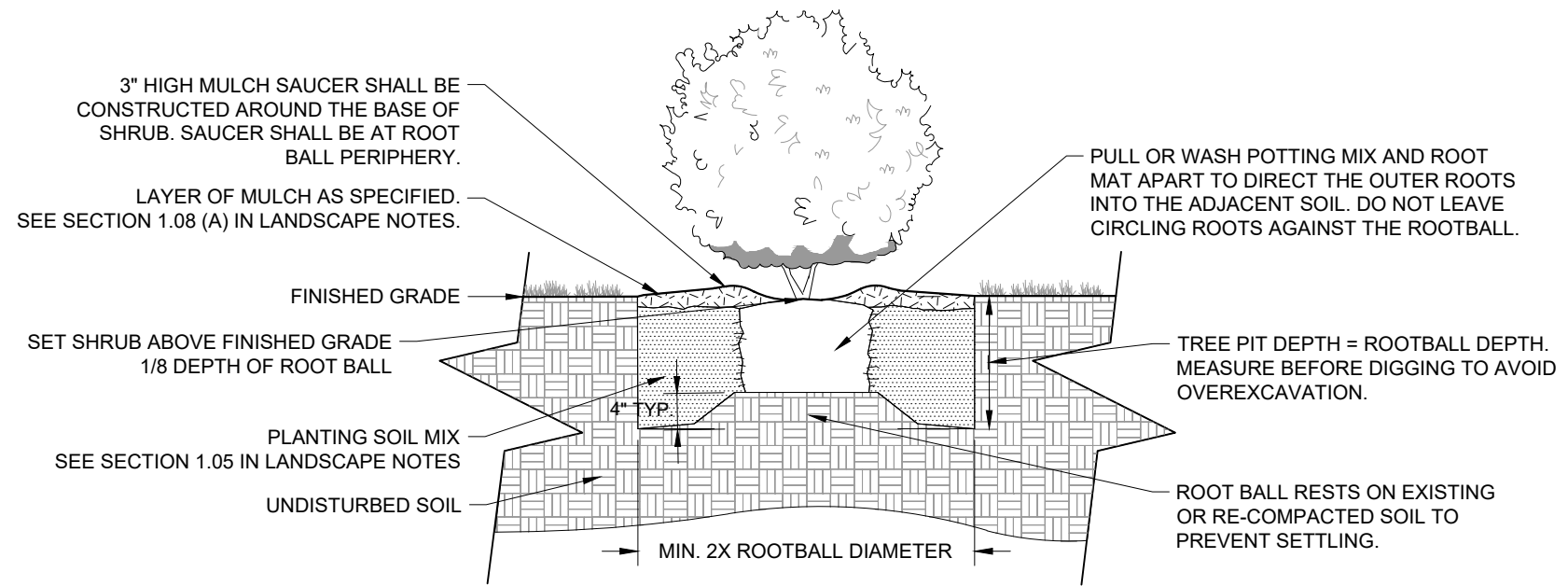
- 3 TREE STAKING
NOT TO SCALE
- 1 SPADED LANDSCAPE BED EDGE
 - 2 3" HIGH MULCH SAUCER SHALL BE CONSTRUCTED AROUND THE BASE OF SHRUB/TREE
 - 3 PLANTING SOIL MIX SEE SECTION 1.05 IN LANDSCAPE NOTES



- 4 SPADED EDGE
1 1/2" = 1'-0" PO-DI2-06



- 1 B&B TREE PLANTING
NOT TO SCALE



- 2 CONTAINER SHRUB PLANTING
NOT TO SCALE

Kimley»Horn

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483 DICK BUCHANAN ST
JARDIAN IOS
LA VERGNE, TN



REVISIONS		DATE	BY
No.	1	2	3
DESIGNED BY:		TAT	
DRAWN BY:		TAT	
CHECKED BY:		SJS	
DATE:		12/30/2024	
KIMLEY-HORN PROJECT NO. 118782000			

LANDSCAPE DETAILS

SHEET NUMBER
L1-51



Item #: 12. **Item Title: Site Plan – Trinidad Benham Corp. Parking Lot Improvements – Improvements to Existing Lot Consisting of 17.63 Acres. Requested by Barge Design Solutions. Property located at 140 & 148 International Blvd. (Tax Map 17, Parcel 2). I-2 (Heavy Industrial) Zoning District. Property owned by Trinidad Benham Corp.**

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

The applicant is requesting site plan approval for proposed parking lot improvements at a site located on International Blvd. The site is 17.63 acres.

The developer is proposing ample landscaping along with sod to be installed in areas with highest visibility.

The property is currently the home of La Vergne Public Works.

The ingress/egress to the site is exclusively through International Blvd. The driveway mouth on the plan is indicated as at least 41 feet wide.

Fifteen (15) parking spaces are being provided where only 13 are required.

Staff Comments / Technical Items:

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

1. The landscape plan requires trees and shrubs - They are missing.

Engineering (Gary Lide - glide@lavergnethn.gov)

1. Provide Long-term Maintenance Plan (LTMP) and draft Long-term Maintenance Agreement (LTMA)
2. Show bearings and distances on property lines.
3. Show lane striping and dimensions for 431' wide entry drive.
4. Show dimensions and location of handicap parking spaces or provide information for why they are not required.
5. Call out fence as chain link.
6. Grate elevation on CB-01 is shown as 560.21. Nearby bottom of curb elevations are shown as 560.10. This will create ponding. In addition, the bottom of curb spot which is adjacent to CB-01 shows an elevation of 560.47. Provide clarity on how all these elevations fit together and how there will be no ponding.
7. On sheet C2.01, call out existing water and sanitary sewer services to remain with a note that states that contractor must keep these lines protected and in service.
8. Confirm with City Planner that public sidewalk is not required for this project.
9. Confirm that no dumpster or dumpster pad will be required for this area.
10. On Sheets C2.41 and C2.42, add 100 feet of silt fence at the north and south ends of the area of disturbance running from west to east and tying to the north and south ends of the end of the proposed silt fence presently shown.

11. On Sheets C2.41 and C2.42, show location of construction exit.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

1. For your information: City will be removing one onsite water service to the pump maintenance shed and also onsite 6-inch water piping and two FHs prior to leaving the building. This shall happen before the parking lot is paved.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

Police

No comments.

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

Map 17, Parcel 2



INTERNATIONAL BLVD

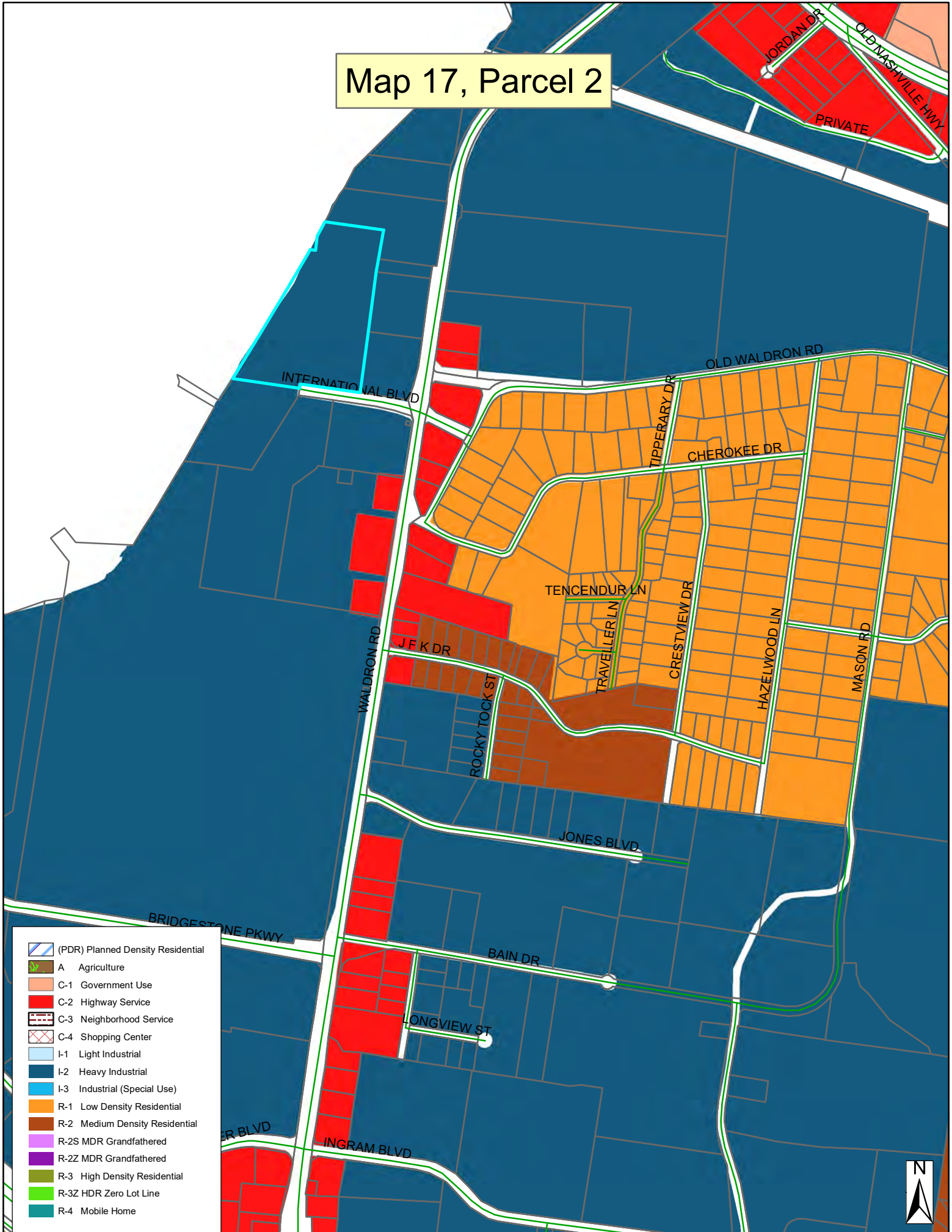
WALDRON RD



Map 17, Parcel 2



Map 17, Parcel 2







CIVIL CONSTRUCTION PLANS

TRINIDAD BENHAM CORP

PARKING LOT IMPROVEMENTS

CONTACTS

DEVELOPER/OWNER TRINIDAD BENHAM
148 INTERNATIONAL BLVD
LA VERGNE, TN 37086
CONTACT: STEVE DIPASQUALE

CIVIL ENGINEER

BARGE DESIGN SOLUTIONS
615 3RD AVENUE SOUTH | SUITE 700
NASHVILLE, TN 37210
615.252.4251
CONTACT: MICHAEL PIGG, PE

SURVEYOR

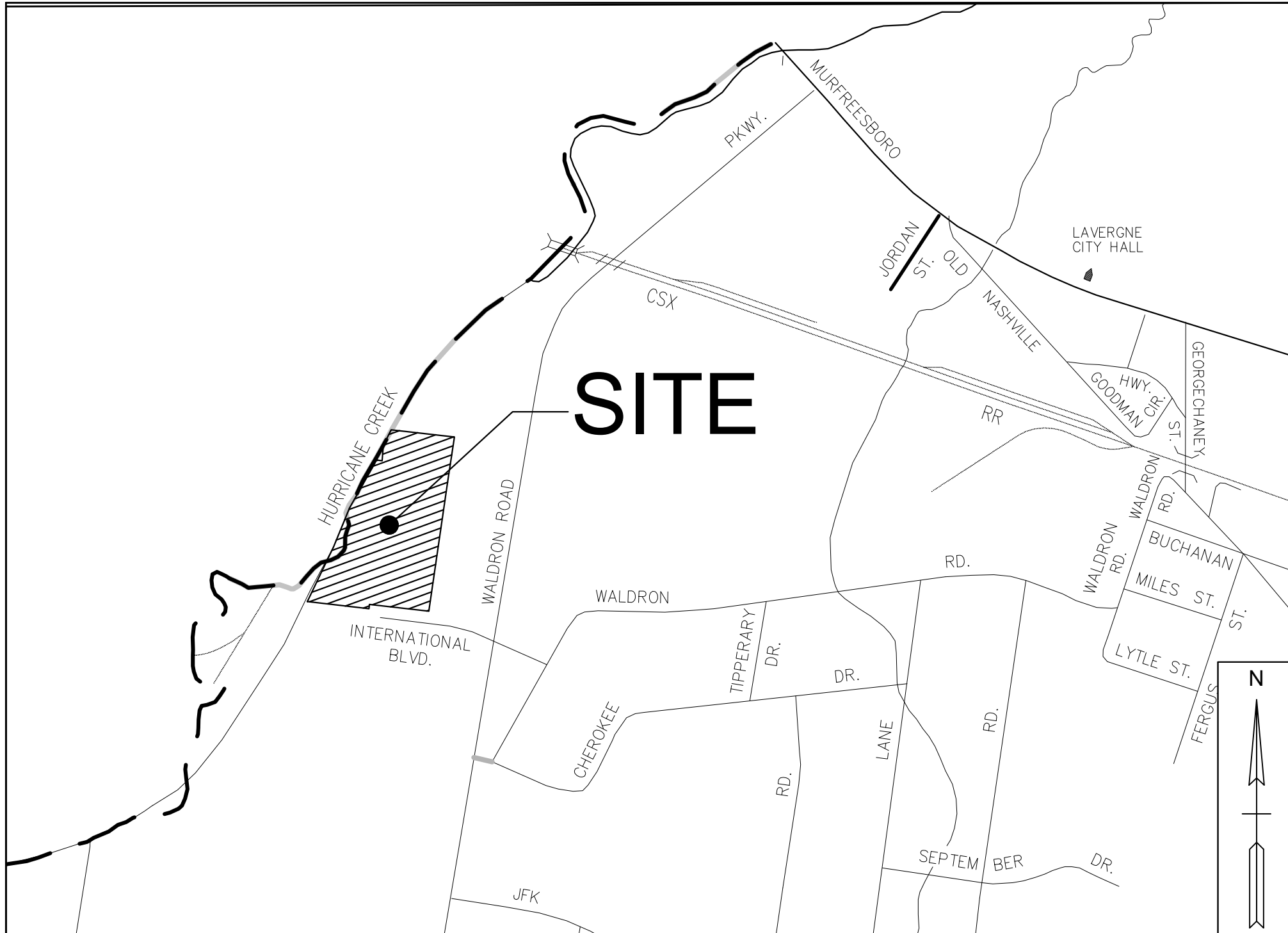
BARGE DESIGN SOLUTIONS
615 3RD AVENUE SOUTH | SUITE 700
NASHVILLE, TN 37210
615.252.4397
CONTACT: BRAD THOMAS, RLS

FEMA NOTE

BASED UPON A GRAPHIC SCALE A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47149C, PANEL NO. 0015 J , DATED MAY 9, 2023

ADA NOTE

FEDERAL COMPLIANCE: ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT; ADA: [HTTPS://WWW.ADA.GOV/](https://www.ada.gov/)



VICINITY MAP

NOT TO SCALE

INDEX OF DRAWINGS

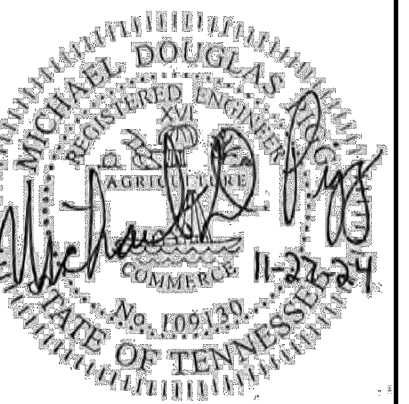
SHEET NO.	DESCRIPTION
C0.00	COVER SHEET
C0.01	CIVIL CONSTRUCTION NOTES
C0.21	EXISTING CONDITIONS
C0.41	DEMOLITION PLAN
C1.01	SITE LAYOUT PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.41	INITIAL EROSION AND SEDIMENT CONTROL PLAN
C2.42	INTERMEDIATE EROSION AND SEDIMENT CONTROL PLAN
C2.43	FINAL EROSION AND SEDIMENT CONTROL PLAN
C7.01	SITE DETAILS
C7.02	SITE DETAILS
C7.03	SITE DETAILS
C7.04	SITE DETAILS
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE DETAILS

PERMIT NUMBERS

XXXX XXXXXX



615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
Phone (615) 254-1500 // Fax (615) 255-6572



CIVIL CONSTRUCTION PLANS
TRINIDAD BENHAM CORP
PARKING LOT IMPROVEMENTS
140 & 146 INTERNATIONAL BLVD LA VERGNE, TN 37086

[illegible]

C0.00

FILE NO. 36257-04



Know what's **below**
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- THE FOLLOWING NOTES ARE APPLICABLE TO ALL CIVIL DOCUMENTS.
- THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC. DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN OWNER'S AND ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS AND BOND, IF REQUIRED, PRIOR TO BEGINNING WORK.
- DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A LAND SURVEYOR.
- THE SITE LAYOUT IS BASED ON THE CONTROL POINTS AS NOTED.
- REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPE PAVING, SIDEWALKS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- DO NOT SCALE DRAWING AS THEY ARE REPRODUCTION AND SUBJECT TO DISTORTION.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE STARTING ANY WORK, INCLUDING SUBMITTALS AND ORDERING OF STRUCTURES AND MATERIALS. DAMAGES TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED ACCORDING TO LOCAL STANDARDS AND SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATIONS AND LIAISON WITH UTILITY COMPANIES IN THE PROCESS OF LOCATING, RELOCATION AND TIE-IN TO PUBLIC UTILITIES. ALSO, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL INSPECTORS A MINIMUM 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES. VERIFY WITH GOVERNING AGENCY.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
- CONCRETE WALLS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
- 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.
- 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.
- THESE PLANS, PREPARED BY BARGE DESIGN SOLUTIONS, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF BARGE DESIGN SOLUTIONS REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- ALL ACCESSIBLE PARKING SPACES ARE TO RECEIVE AN ACCESSIBLE SIGN AND ACCESSIBLE SYMBOL PAINTED ON THE PAVEMENT. STALLS ADJACENT TO 8' WIDE STRIPED AISLES ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE.
- ALL CURB/ACCESSIBLE RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL BUILDING CODE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
- ON-SITE PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS AND THE GEOTECHNICAL ENGINEERING REPORT. ALL PAVING WORK WITHIN PUBLIC RIGHT-OF-WAYS MUST MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION, AND TESTING REQUIREMENTS OF THE GOVERNING MUNICIPALITY'S STANDARDS & SPECIFICATIONS.
- THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
- UNLESS NOTED, SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS FOR REVIEW. DESIGN DRAWINGS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS.
- ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF TN PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED AND PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING VEGETATION EXCEPT WHERE DESIGNATED ON THE PLAN DURING CONSTRUCTION. THE COST TO REPLACE OR RESTORE VEGETATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ON COPY OF THE CURRENT CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED PERMITS.
- ALL PAVING, CONSTRUCTION, MATERIALS AND WORKMANSHIP WITHIN THE STATE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH (TDOT'S) SPECIFICATIONS AND STANDARDS (LATEST EDITION).
- ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
- ANY WELLS DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

1. ALL STORMWATER PIPES, STRUCTURES, AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF LA VERGNE STANDARD SPECIFICATIONS AND DETAILS.
2. ALL STORM DRAINAGE PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. PIPE LENGTHS SHOWN ARE APPROXIMATE 20 LENGTHS FROM CENTER OF UPSTREAM TO CENTER OF DOWNSTREAM STRUCTURE.
3. STRIP ALL TOPSOIL AND OTHER DELETERIOUS MATERIALS AS PER GEOTECHNICAL ENGINEERING REPORT. TO ACCOMPLISH GRADING AS INDICATED ON THE PLANS. STOCKPILE TOPSOIL IN AREA(S) DESIGNATED BY THE OWNER FOR REUSE IN LANDSCAPE ISLANDS AND / OR GREEN SPACE AREAS.
4. ALL TOPSOIL, FILL MATERIAL, EXISTING FOUNDATIONS, UTILITIES, UNDER GROUND TANKS, PAVEMENT, BASE AND ANY OTHER DELETERIOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM WITHIN THE BEARING ZONE BELOW THE STRUCTURE.
5. ADJUST FINAL GRADES TO EXISTING PAVEMENTS TO ASSURE A SMOOTH TRANSITION.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS. SURGRADE SOFTENED BY PERCHED WATER IN FOUNDATIONS AND PAVEMENT AREAS MUST BE UNDERCUT AND RE-COMPACTED WITH SUITABLE FILL MATERIAL AS DIRECTED BY THE ON-SITE SOIL CONSULTANT.
7. FILL ALL PLANTERS/ISLANDS TO TOP OF CONCRETE CURB WITH TOPSOIL. TOPSOIL TO BE CLEAN AND FREE OF DEBRIS, ETC.
8. IN NO CASE SHALL SLOPE HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CFR PART 1926) SHALL BE FOLLOWED.
9. THE GEOTECHNICAL ENGINEERING REPORT, PREPARED BY BUILDING AND EARTH, DATED OCTOBER 21, 2024, IS INCORPORATED BY REFERENCE AND MADE A PART OF THE CONTRACT DOCUMENTS. IT IS INTENDED THAT THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT BE FOLLOWED. IN THE EVENT OF CONFLICT BETWEEN THE DRAWINGS AND THE GEOTECHNICAL REPORT, MAKE NO ASSUMPTIONS. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
10. MINIMUM SLOPE ON ASPHALT OR CONCRETE PAVING SHALL BE 0.8% AND A MINIMUM 0.5% SLOPE ON CURBS. THE MAXIMUM SLOPE IN ACCESSIBLE PARKING OR OTHER ADA DESIGNATED AREAS SHALL BE 2.0%.
11. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETED.
12. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
13. ALL NEW STRUCTURES AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO ACCEPTANCE.
14. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
15. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
16. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE OWNER'S REPRESENTATIVE THEY SHALL BE REMOVED.
17. REPLACE SILT BARRIERS WHEN CONDITIONS WARRANT AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND CITY ENGINEER.
18. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
19. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING CONSIDERING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. CONTOUR LINES AND SPOT ELEVATIONS ARE BASED ON ESTABLISHED PROJECT BENCHMARK, WHICH THE CONTRACTOR SHALL VERIFY WITH TOPOGRAPHY SURVEY. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
20. ALL UN-SURFACED AREA DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH EROSION CONTROL MATTING INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO MAINTAIN DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
21. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. ANY MUD/CONSTRUCTION DEBRIS THAT MAY BE TRANSPORTED ONTO SURROUNDING ROADS OR PARKING AREAS SHALL BE SWEEPED AND CLEANED IMMEDIATELY.
22. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
23. CONSTRUCTION ENTRANCE SHALL BE IN PLACE PRIOR TO ANY COMBUSTIBLES, I.E. CONSTRUCTION TRAILER, LUMBER, ETC. BEING PRESENT ON JOB SITE. IN ADDITION TO THE CONSTRUCTION ENTRANCE, AN ALL WEATHER DRIVE MUST BE IN PLACE AND ACCESSIBLE TO ALL AREAS OF THE CONSTRUCTION SITE THAT WILL CONTAIN COMBUSTIBLES THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROCESS. THE ALL WEATHER DRIVE SHALL BE NO LESS THAN 20 FEET OF UNOBSTRUCTED WIDTH WITH ADEQUATE TURNING RADIUS CAPABLE OF SUPPORTING THE IMPOSED LOADS OF THE FIRE DEPARTMENT PROCESS.
24. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT (1' FOOT).
26. THIS GRADING AND DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF SURFACE CONDITIONS FOR THE WORK INDICATED. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
27. DO NOT DISTURB VEGETATION OR REMOVE ANY EXISTING TREES EXCEPT WHERE DESIGNATED ON THE PLAN.
28. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE SHOWN ON THE PLAN UNLESS OTHERWISE NOTED. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADES.

3. NO VEGETATION IS TO BE DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES.
2. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED, AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6". THE SOIL IS TO BE STOCKPILED IN THE LOCATIONS AS DESIGNATED BY THE OWNER.
3. ALL GRADED AREAS INCLUDING 3:1 SLOPES ARE TO BE MULCHED AND SEEDED WITHIN 7 DAYS OF FINAL GRADING. ANY AREAS LEFT UNDISTURBED FOR 7 DAYS SHALL HAVE ADEQUATE STABILIZATION.
4. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER.
5. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE, IN THE OPINION OF THE ENGINEER, THEY SHALL BE REMOVED.
6. NO WORK IS TO BE STARTED UNTIL PRE-CONSTRUCTION MEETING WITH CITY OF LA VERGNE.
7. INSTALL SILT FENCE AROUND THE BASE OF ANY STOCK PILES.
8. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA, THE EQUIPMENT MAINTENANCE AND CLEANING AREA, CONTRACTOR'S EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES. CONCRETE TRUCK WASHOUT AREA, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR TO COORDINATE EXACT LOCATION WITH PROJECT ENGINEER AND CITY ENGINEER DURING PRECONSTRUCTION MEETING.
9. ALL UNDISTURBED AREAS INCLUDING WETLAND/STREAM BUFFERS, SHALL BE FIELD MARKED AND KEPT FREE OF CONSTRUCTION EQUIPMENT.
10. CURRENT VERSIONS OF THE STORM WATER POLLUTION PREVENTION PLAN, NOTICE OF INTENT, AND NOTICE OF COVERAGE SHALL BE KEPT ON SITE AND IS TO BE ACCESSIBLE FOR THE DURATION OF THE PROJECT.
11. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION.
12. MULCH WITH STRAW AT A RATE OF 100 LBS/1000 S.F. OVER THE SEEDED AREAS.
13. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH TDEC'S EROSION AND SEDIMENT CONTROL HANDBOOK AND TDEC'S CONSTRUCTION ACTIVITY PERMIT REQUIREMENTS. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
14. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING. CONTRACTOR TO 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.
15. THE SITE SHALL BE STABILIZED WITHIN 14 DAYS AFTER CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED.
16. VEGETATION AND EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT ARE AFFECTED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED WITHIN 7 DAYS.

1. THE ENGINEER SHALL BE NOTIFIED OF ANY ITEMS REMAINING THAT ARE NOT SPECIFICALLY NOTED AND BE REMOVED AND THAT INTERFERE WITH CONSTRUCTION.
2. CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE A/E PRIOR TO BEGINNING WORK.
3. ALL DAMAGE TO EXISTING PAVEMENTS AND SIDEWALKS/CURBS TO REMAIN, WHICH RESULT FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT THE EXPENSE OF THE CONTRACTOR.
4. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS REQUIRED FOR DEMOLITION AND CONSTRUCTION.
5. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR THE COST OF ANY REVISION.
6. THE CONTRACTOR SHALL SAWCUT CONCRETE WALKS, CURBS AND ASPHALT PAVEMENTS AT THE NEAREST CONSTRUCTION/EXPANSION/CONTROL JOINT IN AREAS WHERE PROPOSED AND EXISTING CONSTRUCTION MEET.
7. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIAL PROPERLY OFF-SITE AT HIS OWN EXPENSE.
8. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.
9. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES. RELOCATE EXISTING IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
10. PROVIDE NEAT AND STRAIGHT SAWCUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF PAVEMENT DEMOLITION.
11. ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC. IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH.
12. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
13. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN.
14. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY BUILDING AND EARTH, DATED OCTOBER 21, 2024.

LEGEND

MAPPING SYMBOLS AND CODES

AIR CONDITIONER (AC)

CLEANOUT

CATCH BASIN (CB)

DOUBLE CATCH BASIN (DCB)

TRIPLE CATCH BASIN (TCB)

AREA DRAIN (AD)

ELECTRIC JUNCTION BOX (EJB)

ELECTRIC METER (EM)

ELECTRIC TRANSFORMER (ETP)

FINISHED FLOOR ELEVATION (F.F.E.)

FIRE HYDRANT (FH)

FLAG POLE (FP)

GAS METER (GM)

GUY POLE (GP)

GAS VALVE (GV)

GUY WIRE (GW)

IRON ROD NEW (IRN)

IRON ROD OLD (IRO)

IRON PIPE OLD (IPO)

IRON SPIKE OLD (ISO)

LIGHT STANDARD METAL/WOOD (LS/LP)

MAIL BOX (MB)

POST

POST INDICATOR VALVE (PIV)

MANHOLE (MH)

CONCRETE MONUMENT OLD (MON(O))

CONCRETE MONUMENT NEW (MON(N))

P.K. NAIL OLD (PKO)

P.K. NAIL NEW (PKN)

POWER LIGHT POLE (PLP)

POWER MANHOLE (PMH)

POWER POLE (PP)

POWER TELEPHONE LIGHT POLE (PTLP)

POWER TELEPHONE POLE (PTP)

RIGHT-OF-WAY MONUMENT (RWM)

SPRINKLER HEAD/VALVE (SPH,SPV)

SANITARY SEWER MANHOLE (SAMH)

SIGN (SN)

STEAM MANHOLE (STMH)

STORMWATER MANHOLE (STMH)

TELEPHONE JUNCTION BOX (TJB)

TELEPHONE LIGHT POLE (TLP)

TELEPHONE POLE (TP)

TREE - EVERGREEN

WATER METER (WM)

WATER VALVE (WV)

LINE STYLES

CENTERLINE

CONCRETE AREA

ASPHALT AREA

GRAVEL AREA

EDGE OF WOODS LINE

EASEMENT LINE

FENCE LINE

GAS LINE

OVERHEAD POWER LINE

OVERHEAD TELEPHONE LINE

OVERHEAD POWER AND TELEPHONE LINE

PROPERTY LINE

SANITARY SEWER LINE

STORM LINE (RCP, CMP, PVC, CPV, HDPE)

UNDERGROUND POWER LINE

UNDERGROUND TELEPHONE LINE

WATER LINE

GUARDRAIL

EDGE OF WATER

SURVEY NOTES

1. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

2. NORTH IS BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). ELEVATIONS ARE BASE ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION.

3. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.

4. CONTOUR INTERVAL ONE-FOOT. CONTOURS WERE INTERPOLATED FROM RANDOM SHOTS TAKEN ON A 50-FOOT INTERVAL.

5. BASED UPON A GRAPHIC SCALE A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47149C, PANEL NO. 0015 J, DATED MAY 9, 2023.

6. FIELD SURVEY PERFORMED BY BARGE DESIGN SOLUTIONS INC. IN JULY, 2024.

DEED REFERENCE :

BEING PROPERTY CONVEYED TO TRINIDAD/BENHAM CORPORATION BY DEED OF RECORD IN BOOK 2314, PAGE 1580, R.O.R.C

PROPERTY MAP REFERENCE :

BEING PARCEL 2.00 AS SHOWN ON RUTHERFORD COUNTY PROPERTY MAP NO. 17

FLOODWAY

TOP OF BANK OF HURRICANE CREEK

30' STREAM BUFFER

60' STREAM BUFFER

100-YEAR FLOODPLAIN

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BENCHMARK:

R.R. SPIKE IN ASPHALT

ELEV 560.99

(NAVD88) (GEOID03)

60'

30'

0'

60'

120'

SCALE: 1 INCH = 60 FEET

REVISION INFORMATION				DESCRIPTION	PERMIT DRAWINGS
REV.	OR.	CHK.	DATE		
0			11/27/2024		

C0.21

FILE NO. 36257-04

EXISTING CONDITION

CIVIL CONSTRUCTION PLANS

TRINIDAD BENHAM CORP

PARKING LOT IMPROVEMENTS

140 & 148 INTERNATIONAL BLVD LA VERGNE, TN 37086

BARGE

DESIGN SOLUTIONS

615 3rd Avenue South / Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 254-6572

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Page 76 of 111



LEGEND

- REMOVE ASPHALT
- REMOVE GRAVEL
- ASPHALT TO BE MILLED AND OVERLAY(SEE SHEET C1.01)

DEMOLITION KEYNOTES	
1	REMOVE EXISTING METAL BUILDING/CONCRETE PAD
2	REMOVE EXISTING AWNING STRUCTURE (BY CITY)
3	REMOVE STORAGE AREA AND WALLS (BY CITY)
4	RELOCATE EXISTING 8' CHAIN LINK FENCE (COORDINATE WITH OWNER)
5	REMOVE EXISTING 6' CHAIN LINK FENCE
6	REMOVE ASPHALT PAVEMENT
7	REMOVE EXISTING SIGN
8	PROTECT EXISTING CATCH BASIN AND PIPE
9	REMOVE BOLLARDS
10	PROTECT FIRE HYDRANT
11	PROTECT EXISTING SANITARY SEWER MH
12	REMOVE FIRE HYDRANT
13	REMOVE WOOD SHED
14	SAWCUT AND REMOVE CONCRETE PAVEMENT
15	SAW CUT AND REMOVE ASPHALT PAVEMENT AS SHOWN

DEMOLITION NOTES

- THE ENGINEER SHALL BE NOTIFIED OF ANY ITEMS REMAINING THAT ARE NOT SPECIFICALLY NOTED TO BE REMOVED AND THAT INTERFERE WITH CONSTRUCTION.
- CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE A/E PRIOR TO BEGINNING WORK.
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BENCHMARK:
R.R. SPIKE IN ASPHALT
ELEV. 560.99
(NAVD88) (GEOID03)

50' 25' 0' 50' 100'

SCALE: 1 INCH = 50 FEET

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DEMOLITION PLAN

CIVIL CONSTRUCTION PLANS
TRINIDAD BENHAM CORP
PARKING LOT IMPROVEMENTS
140 & 148 INTERNATIONAL BLVD LA VERGNE, TN 37086

REV.	BY	CHK.	DATE	DESCRIPTION
0	NY	MP	11/27/2024	PERMIT DRAWINGS

C0.41

FILE NO. 36257-04

USER:JMBOYD
FILE:3636257362570404_CAD/CIVIL/LOT13625704_C1.01.dwg
SAVED:11/26/2024
PLOTTED:11/26/2024



DEVELOPMENT SITE DATA TABLE

SITE AREA	17.63 AC
ZONING DISTRICT	1-2. HEAVY INDUSTRIAL DISTRICT PER CITY OF LA VAERNE ZONING ORDINANCE ORIGINALLY ADOPTED FEBRUARY 06, 1990
EXISTING & PROPOSED USE	INDUSTRIAL
SQUARE FOOTAGE	(EXISTING BUILDING A): 223,650 SF (EXISTING BUILDING B): 7,678 SF
FLOOR AREA RATIO (FAR)	A: 0.29 B: 0.01
HEIGHT	A: 1-STORY B: 2-STORY
NUMBER OF LOTS	1
PARKING SUMMARY	56 PROPOSED TRAILER PARKING SPACES 24 PROPOSED EMPLOYEE SPACES 13 EXISTING EMPLOYEE SPACES

	LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL 1 ON SHEET C7.01)
	HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 2 ON SHEET C7.01)
	EXISTING ASPHALT PAVEMENT MILL /OVERLAY
	RECYCLED ASPHALT (SEE DETAIL 5 ON SHEET C7.01)
	DOLLY PADS CONCRETE PAVEMENT (SEE DETAIL 4 ON SHEET C7.01)
	EXISTING BUILDING
	EXISTING SIDEWALK TO REMAIN

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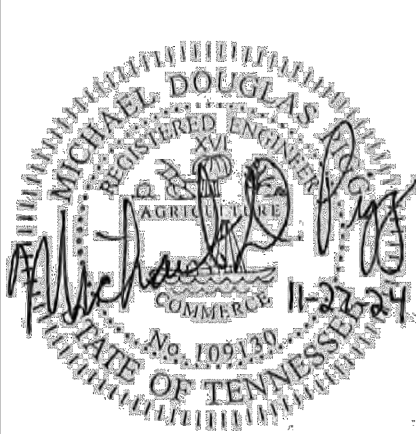
PERMIT NUMBERS:
XXXXX XXXXXX
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50' 25' 0' 50' 100'
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SITE LAYOUT PLAN

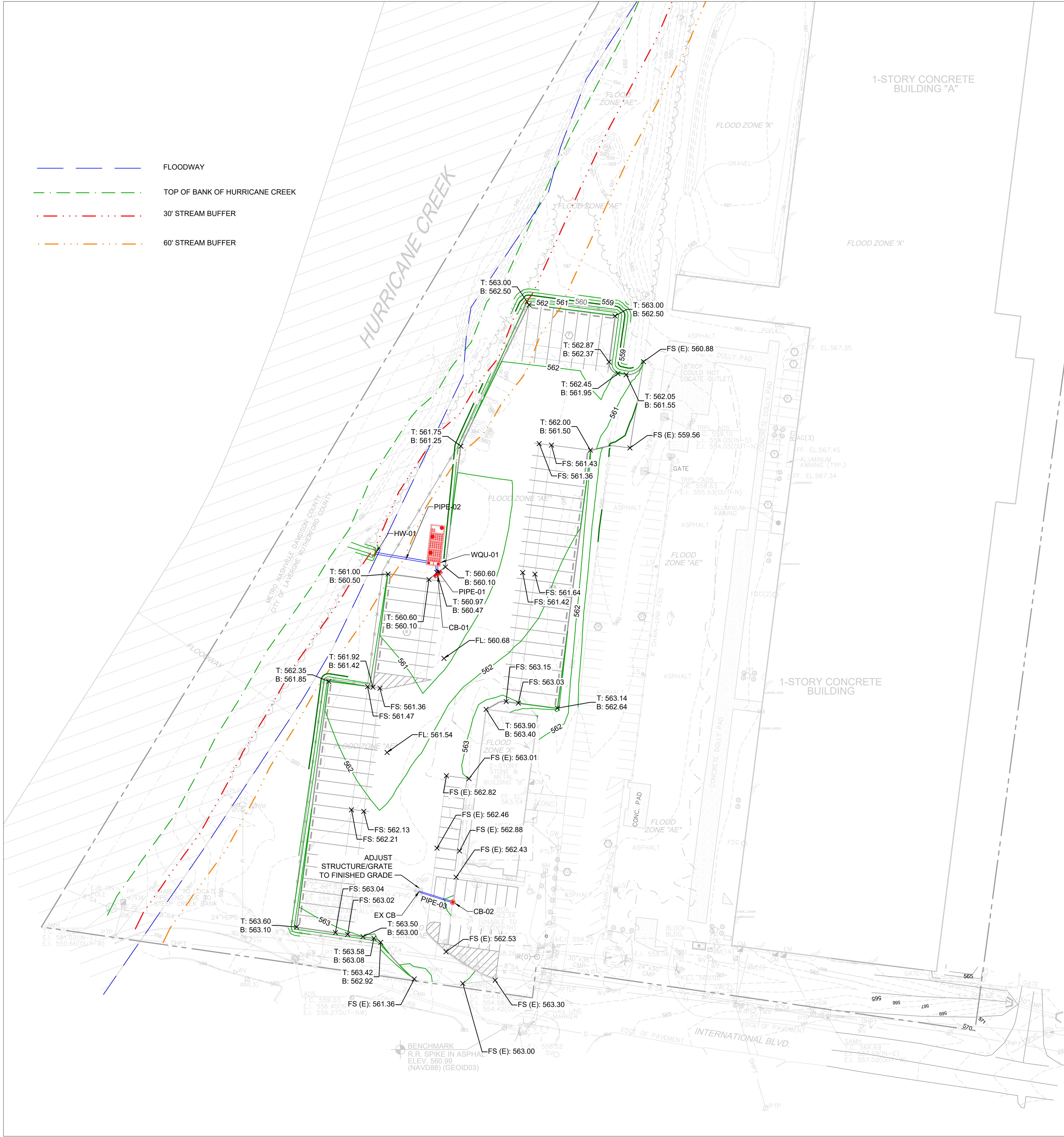
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PARKING LOT IMPROVEMENTS
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REV.	OR.	CHK.	DATE	DESCRIPTION	PERMIT DRAWINGS
0			11/27/2024	PERMIT DRAWINGS	

C1.01

FILE NO. 36257-04

USER: JMB010
FILE: 36257/36257/0404_CAD/CIVIL/LOT/36257/04_C2.01.dwg
SAVED: 11/25/2024
PLOTTED: 11/26/2024



- FLOODWAY
- TOP OF BANK OF HURRICANE CREEK
- 30' STREAM BUFFER
- 60' STREAM BUFFER

DRAINAGE STRUCTURE SCHEDULE					
LABEL	DEPTH	GRATE ELEVATION	INVERT IN	INVERT OUT	STRUCTURE TYPE / STANDARD DRAWINGS
CB-01	2.21	560.21		558.00	TRIPLE CATCH BASIN (SEE DETAILS 2 AND 4 ON SHEET C7.02)
CB-02	2.41	561.90		559.49	48" SINGLE AREA DRAIN (SEE DETAILS 1 & 7 ON SHEET C7.02)
EX CB	2.99	562.31	559.32E		EXISITNG CATCH BASIN
HW-01	1.67		556.90E		HEADWALL (SEE DETAIL 3 ON SHEET C7.02)
WQU-01	3.92	561.12	557.95S	557.20	WATER QUALITY UNIT (SEE DETAIL 1 ON SHEET C7.03)

DRAINAGE PIPE TABLE						
PIPE LABEL	PIPE SIZE	UPSTREAM STRUCTURE	UPSTREAM ELEVATION	DOWNSTREAM STRUCTURE	DOWNSTREAM ELEVATION	LENGTH (FT)
PIPE-01	18" RCP (CLASS III)	CB-01	558.00	WQU-01	557.95	9.4
PIPE-02	18" RCP (CLASS III)	WQU-01	557.20	HW-01	556.90	60.1
PIPE-03	12" RCP (CLASS III)	CB-02	559.49	EX CB	559.32	34.2

ABBREVIATIONS

- FS FINISHED SURFACE
- T TOP OF CURB
- B BOTTOM OF CURB
- E EXISTING GRADE
- FL FLOW LINE



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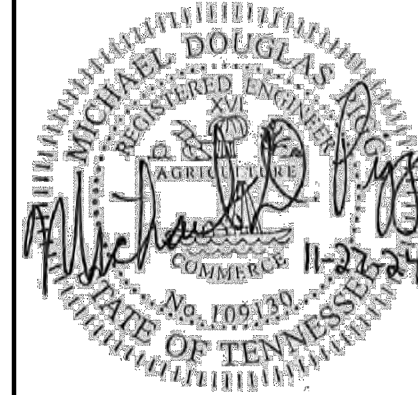
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GRADING AND DRAINAGE PLAN

CIVIL CONSTRUCTION PLANS
TRINIDAD BENHAM CORP
PARKING LOT IMPROVEMENTS

140 & 148 INTERNATIONAL BLVD LA VERGNE, TN 37086

REV.	OR	CHK.	DATE	DESCRIPTION
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USER:MYASEEN
FILE:13618257362570404_CAD\CIVIL\LOT13625704_C2.41.dwg
SAVED:11/26/2024
PLOTTED:11/26/2024



LEGEND

- LIMITS OF DISTURBANCE
- CONSTRUCTION EXIT (SEE DETAIL 3 ON SHEET C7.04)
- CONCRETE WASHOUT (SEE DETAIL 2 ON SHEET C7.04)
- INLET PROTECTION (SEE DETAIL 4 ON SHEET C7.04)
- SILT FENCE WITH WIRE BACKING (SEE DETAIL 5 ON SHEET C7.04)

LIMITS OF DISTURBANCE = 3.47 AC

GENERAL NOTES

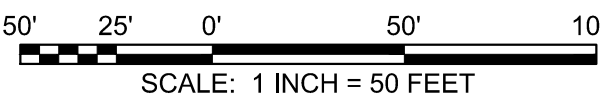
- SEE SHEET C0.01 FOR EROSION AND SEDIMENT CONTROL NOTES.
- ALL PERIMETER MEASURES MUST BE IN PLACE PRIOR TO ANY DEMOLITION AND GRADING/LAND DISTURBING ACTIVITIES.
- TEMPORARY OR PERMANENT STABILIZATION MUST BE COMPLETED NO LATER THAN 15 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. STEEP SLOPES 3:1 OR GREATER SHALL BE STABILIZED NO LATER THAN SEVEN (7) DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED. EXCEPTIONS TO THIS REQUIREMENT INCLUDE:
 - WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE; AND
 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INSTALLED ON THAT PORTION OF THE SITE.

INITIAL EPSC SEQUENCING

- THE CONTRACTOR SHALL INSTALL THE CONSTRUCTION EXIT BEFORE ANY OTHER WORK CAN BEGIN.
- THE CONTRACTOR SHALL INSTALL PERIMETER SILT FENCE, SEDIMENT TUBES OR FILTER SOCKS BEFORE DEMOLITION AND GRADING OPERATIONS CAN BEGIN.
- THE CONTRACTOR SHALL DESIGNATE A CONCRETE WASHOUT AND TIRE WASHING FACILITY ONSITE.
- CONTRACTOR TO INSTALL SEDIMENT FILTER BAG PER TDOT DETAIL EC-STR-2.
- THE CONTRACTOR SHALL INSTALL INLET PROTECTION.



PERMIT NUMBERS:	
XXXXX	XXXXXX
XXXXX	XXXXXX
BENCHMARK:	
R.R. SPIKE IN ASPHALT ELEV. 560.99 (NAVD88) (GEOID03)	



INITIAL EROSION AND SEDIMENT CONTROL PLAN

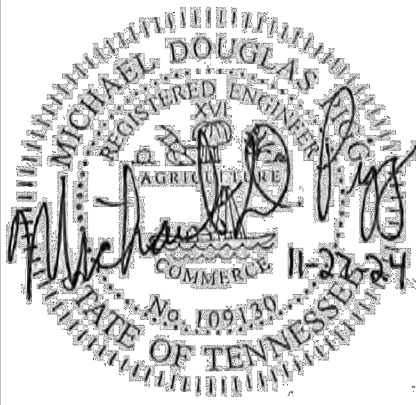
CIVIL CONSTRUCTION PLANS TRINIDAD BENHAM CORP PARKING LOT IMPROVEMENTS

140 & 148 INTERNATIONAL BLVD LA VERGNE, TN 37086

REVISION INFORMATION	
REV.	DESCRIPTION
0	PERMIT DRAWINGS

C2.41

FILE NO. 36257-04



BARGE
DESIGN SOLUTIONS

615 3rd Avenue South / Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 / FAX (615) 254-6572



LEGEND

- LIMITS OF DISTURBANCE
- CONSTRUCTION EXIT (SEE DETAIL 3 ON SHEET C7.04)
- CONCRETE WASHOUT (SEE DETAIL 2 ON SHEET C7.04)
- INLET PROTECTION (SEE DETAIL 4 ON SHEET C7.04)
- SLIT FENCE WITH WIRE BACKING (SEE DETAIL 5 ON SHEET C7.04)
- OUTLET PROTECTION (SEE DETAIL 6 ON SHEET C7.02)

LIMITS OF DISTURBANCE = 3.47 AC

GENERAL NOTES

- SEE SHEET C0.01 FOR EROSION AND SEDIMENT CONTROL NOTES.
- ALL PERIMETER MEASURES MUST BE IN PLACE PRIOR TO ANY GRADING/LAND DISTURBING ACTIVITIES.
- TEMPORARY OR PERMANENT STABILIZATION MUST BE COMPLETED NO LATER THAN 15 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. STEEP SLOPES 3:1 OR GREATER SHALL BE STABILIZED NO LATER THAN SEVEN (7) DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED. EXCEPTIONS TO THIS REQUIREMENT INCLUDE:
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 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INSTALLED ON THAT PORTION OF THE SITE.

INTERMEDIATE EPSC SEQUENCING

- THE CONTRACTOR SHALL MAINTAIN ALL EPSC MEASURES INSTALLED IN THE INITIAL PHASE.
- THE CONTRACTOR SHALL INSTALL INLET PROTECTION.
- CONTRACTOR TO INSTALL WATER QUALITY UNIT
- INSTALL OUTLET STRUCTURES AND OUTLET PIPES PER PLANS



PERMIT NUMBERS:
XXXXX XXXXXX
XXXXX XXXXXX

BENCHMARK:
R.R. SPIKE IN ASPHALT
ELEV. 560.99
(NAVD88) (GEOID03)

50' 25' 0' 50' 100'
SCALE: 1 INCH = 50 FEET

INTERMEDIATE EROSION AND SEDIMENT CONTROL PLAN

CIVIL CONSTRUCTION PLANS TRINIDAD BENHAM CORP PARKING LOT IMPROVEMENTS

140 & 148 INTERNATIONAL BLVD LA VERGNE, TN 37086

REV.	DATE	DESCRIPTION	PERMIT DRAWINGS
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3		MP	
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100		MP	

C2.42

FILE NO. 36257-04



- FLOODWAY
- TOP OF BANK OF HURRICANE CREEK
- 30' STREAM BUFFER
- 60' STREAM BUFFER

LEGEND

- LIMITS OF DISTURBANCE
- SEED AND STRAW / SEED MIX (SEE LANDSCAPE PLANS FOR DETAIL)
- TEMPORARY EROSION CONTROL BLANKET W/ SEEDING (SEE DETAIL 1 ON SHEET C7.04)
- 60' BUFFER IMPACT MITIGATION AREA (SEE LANDSCAPE PLANS FOR DETAILS)
- OUTLET PROTECTION (SEE DETAIL 6 ON SHEET C7.02)

LIMITS OF DISTURBANCE = 3.47 AC

GENERAL NOTES

- SEE SHEET C0.01 FOR EROSION AND SEDIMENT CONTROL NOTES.
- ALL PERIMETER MEASURES MUST BE IN PLACE PRIOR TO ANY GRADING/LAND DISTURBING ACTIVITIES.
- TEMPORARY OR PERMANENT STABILIZATION MUST BE COMPLETED NO LATER THAN 15 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. STEEP SLOPES 3:1 OR GREATER SHALL BE STABILIZED NO LATER THAN SEVEN (7) DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED. EXCEPTIONS TO THIS REQUIREMENT INCLUDE:
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 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INSTALLED ON THAT PORTION OF THE SITE.

FINAL EPSC SEQUENCING

- THE CONTRACTOR SHALL MAINTAIN ALL EPSC MEASURES INSTALLED IN THE INTERMEDIATE PHASE.
- CONTRACTOR TO COMPLETE FINAL GRADING AND PAVING.
- APPLY SEED AND STRAW/MATTING TO ALL REMAINING DISTURBED AREA.
- CONTRACTOR TO SUBMIT NOTICE OF TERMINATION (NOT) TO TDEC ONCE SITE HAS BEEN STABILIZED.



PERMIT NUMBERS:		XXXXX	XXXXXX
		XXXXX	XXXXXX
BENCHMARK:		R.R. SPIKE IN ASPHALT ELEV. 560.99 (NAVD88) (GEOID03)	



FINAL EROSION AND SEDIMENT CONTROL PLAN

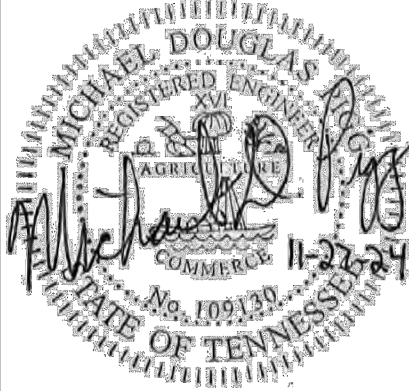
CIVIL CONSTRUCTION PLANS
TRINIDAD BENHAM CORP
PARKING LOT IMPROVEMENTS

140 & 148 INTERNATIONAL BLVD LA VERGNE, TN 37086

REV.	OR.	CHK.	DATE	DESCRIPTION
0		MP	11/27/2024	PERMIT DRAWINGS

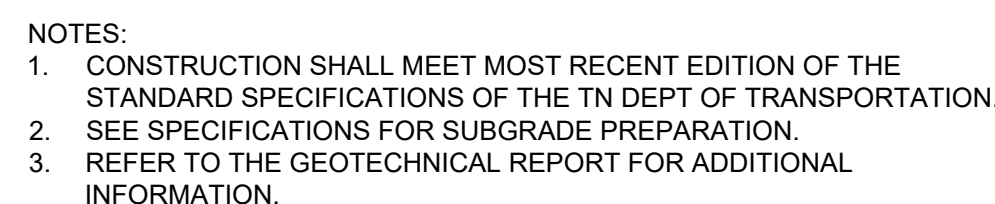
C2.43

FILE NO. 36257-04

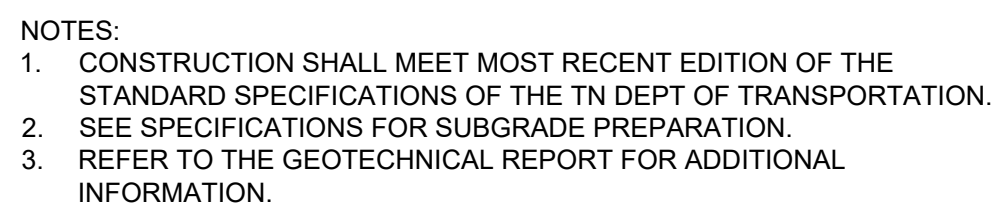


BARGE
DESIGN SOLUTIONS

615 3rd Avenue South / Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 254-6572



SCALE: N.T.S.



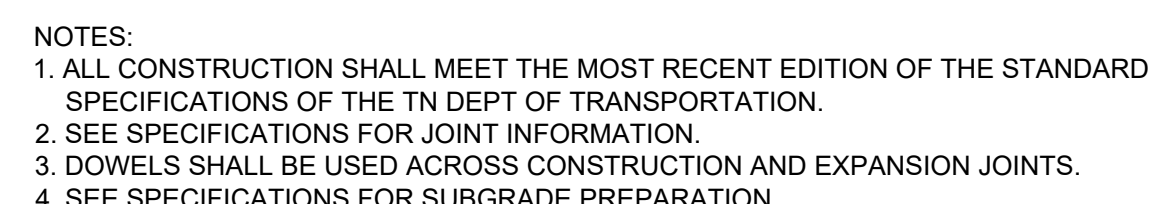
C7.01	SCAL
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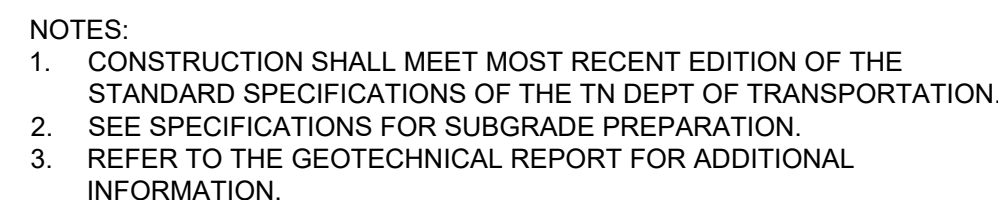
GENERAL NOTES

1. Expansion joints to be spaced a maximum of 100 feet apart or as specified by the Engineer.
2. Expansion joints will also be required at tangent points, ramps, and inlets.
3. Contraction joints are to be cut into curb every 10 feet to a depth of D/4, where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb shall be less than 10 feet.
4. Cost of contraction joints to be included in the unit bid price for concrete curb.

C7.01	SCAL
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4 DOLLY
C-4701 SCALE: N.T.S.



SCALE: N.T.S.



C7.01	SCALING
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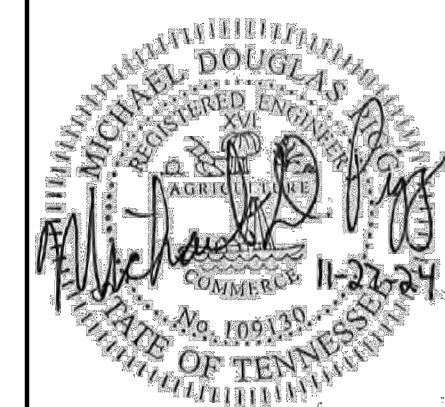
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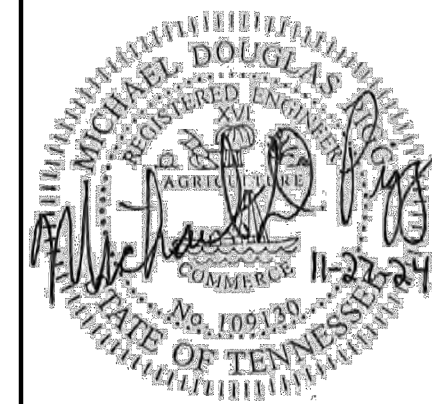
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CIVIL CONSTRUCTION PLANS
TRINIDAD BENHAM CORP
PARKING LOT IMPROVEMENTS
140 & 148 INTERNATIONAL BLVD LA VERGNE, TN 37086

[illegible]

FILE NO. 36257-04

115 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572



SITE DETAILS

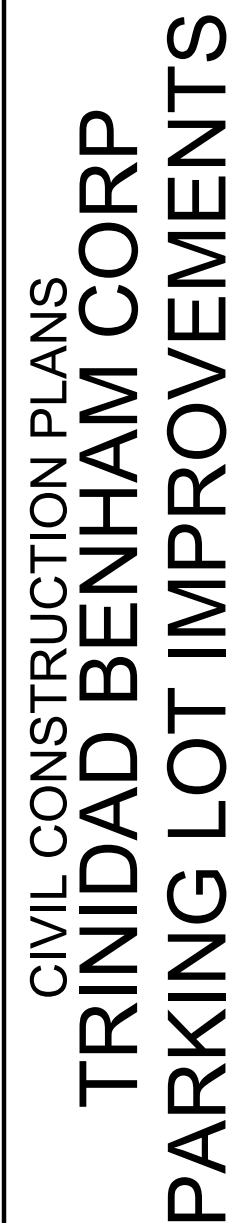
CIVIL CONSTRUCTION PLANS
**TRINIDAD BENHAM CORP
PARKING LOT IMPROVEMENTS**
140 & 148 INTERNATIONAL BLVD LA VERGNE, TN 37086

SITE DETAILS

REVISION INFORMATION			
REV.	DR.	CHK.	DATE
0	MY	MP:	11/27/2024
			PERMIT DRAWINGS

C7.02

FILE NO. 36257-04



SITE DETAILS

CIVIL CONSTRUCTION PLANS

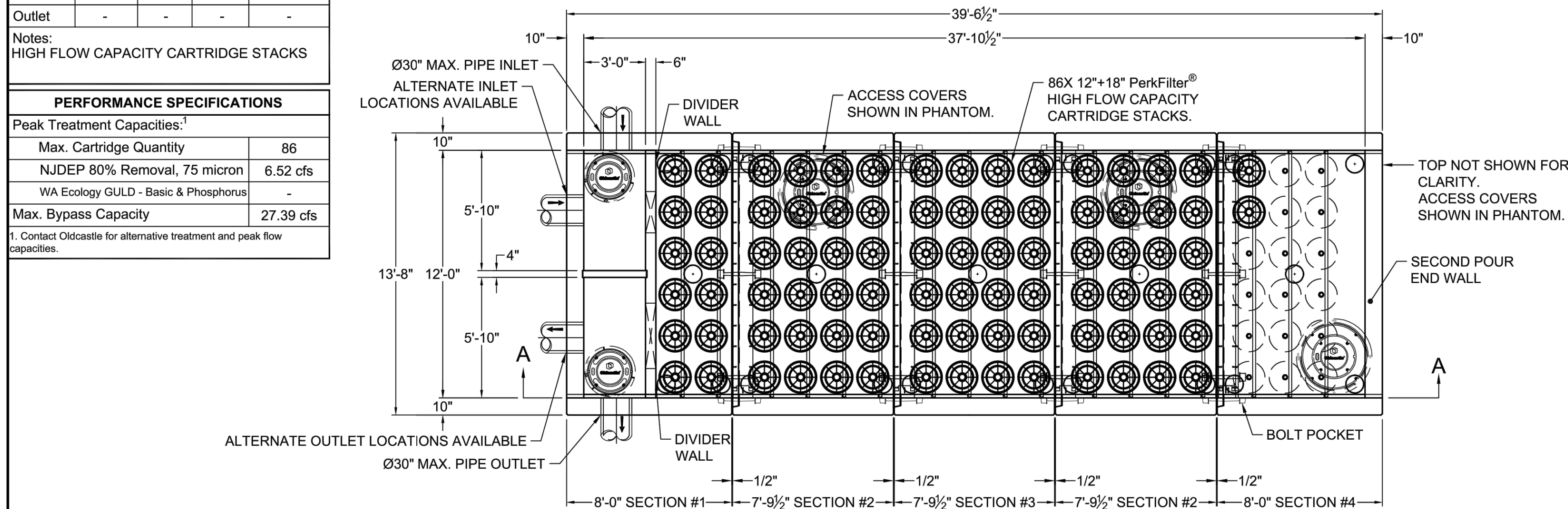
140 & 148 INTERNATIONAL BLVD LA VERGNE TN 37086

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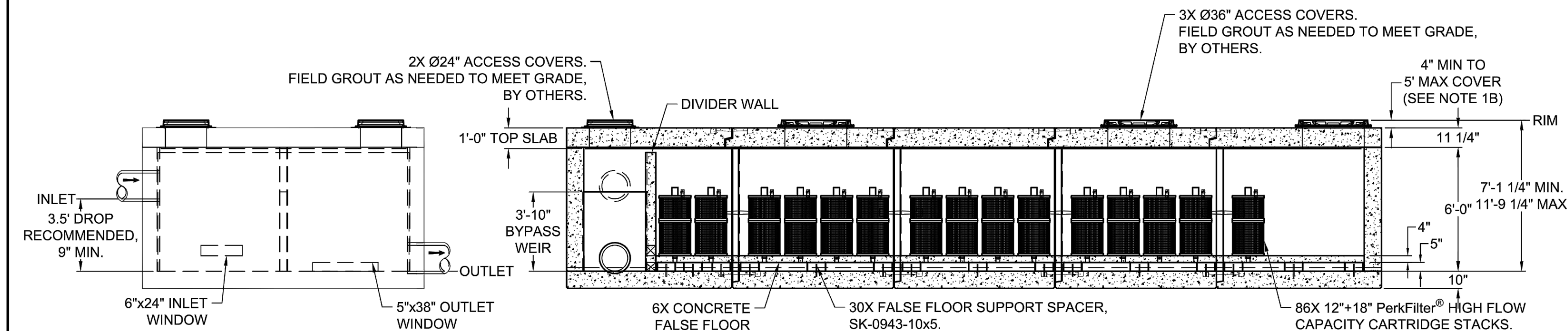
FILE NO. 36257-04

SITE SPECIFIC DATA				
Structure ID				Total
Treatment Flow Rate (cfs)				6.52
Peak Flow Rate (cfs)				-
Cartridge Quantity				86
Rim Elevation				-
Pipe Data	Pipe Location	Pipe Size	Pipe Type	Invert Elevation
Inlet 1	-	-	-	-
Inlet 2	-	-	-	-
Outlet	-	-	-	-
Notes: HIGH FLOW CAPACITY CARTRIDGE STACKS				
PERFORMANCE SPECIFICATIONS				
Peak Treatment Capacities: ¹				
Max. Cartridge Quantity				86
NJDEP 80% Removal, 75 micron				6.52 cfs
WA Ecology GULD - Basic & Phosphorus				-
Max. Bypass Capacity				27.39 cfs

1. Contact Oldcastle for alternative treatment and peak flow capacities.



PLAN VIEW



LEFT END VIEW

SECTION A-A

- NOTES:**
- DESIGN LOADINGS:
 - AASHTO HS-20-44 (WITH IMPACT)
 - DESIGN SLO. COVER: 5'-0" MINIMUM
 - ASSUMED WATER TABLE: BELOW BASE OF PRECAST (ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION)
 - LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
 - LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 8'-0" BELOW GRADE)
 - NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.
 - CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.
 - REINFORCING: REBAR, ASTM A615/A706, GRADE 60
 - CEMENT: ASTM C150
 - REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
 - REFERENCE STANDARD:
 - ASTM C890
 - ASTM C913
 - ACI 318-19
 - THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN.
ENGINEER-OF-RECORD SHALL VERIFY THAT NOTED PARAMETERS MEET ALL EXERCISED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW OF THIS SUBMITTAL.
 - OVERSIZED HOLES TO ACCOMMODATE SPECIFIC PIPE/TIE MUST BE CONCENTRIC TO PIPE ID.
AFTER PIPES ARE INSTALLED, ALL ANNULAR SPACES SHALL BE FILLED WITH A MINIMUM OF 3,000 PSI CONCRETE FOR FULL THICKNESS OF PRECAST WALLS. PIPES ARE TO BE FLUSH WITH THE INSIDE SURFACE OF THE CONCRETE STRUCTURE.
 - CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
 - CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
 - SECTION HEIGHTS, SLAB/WALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONSULT OLDCASTLE INFRASTRUCTURE.
 - MAXIMUM PICK WEIGHTS:
 - TOP: XX,XXX LBS
 - BASE: XX,XXX LBS*
(* COMBINED WEIGHT OF BASE INCLUDES DIVIDER WALL, FALSE FLOOR, WEIR WALL, AND PRODUCT INTERVALS.)
 - INTERVALS SHALL CONSIST OF CARTRIDGES, WEIR WALL, FALSE FLOOR, FALSE FLOOR SUPPORT SPACERS AND DIVIDER WALL.

- PRELIMINARY -
NOT FOR CONSTRUCTION



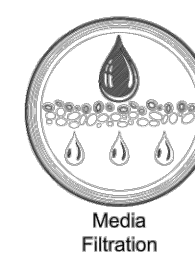
Ph: 800.579.8819 | www.oldcastleinfrastructure.com/stormwater

PerkFilter Vault 12'x37'-10 1/2"
12"x18" High Flow Capacity Cartridge Stacks,125 Ea

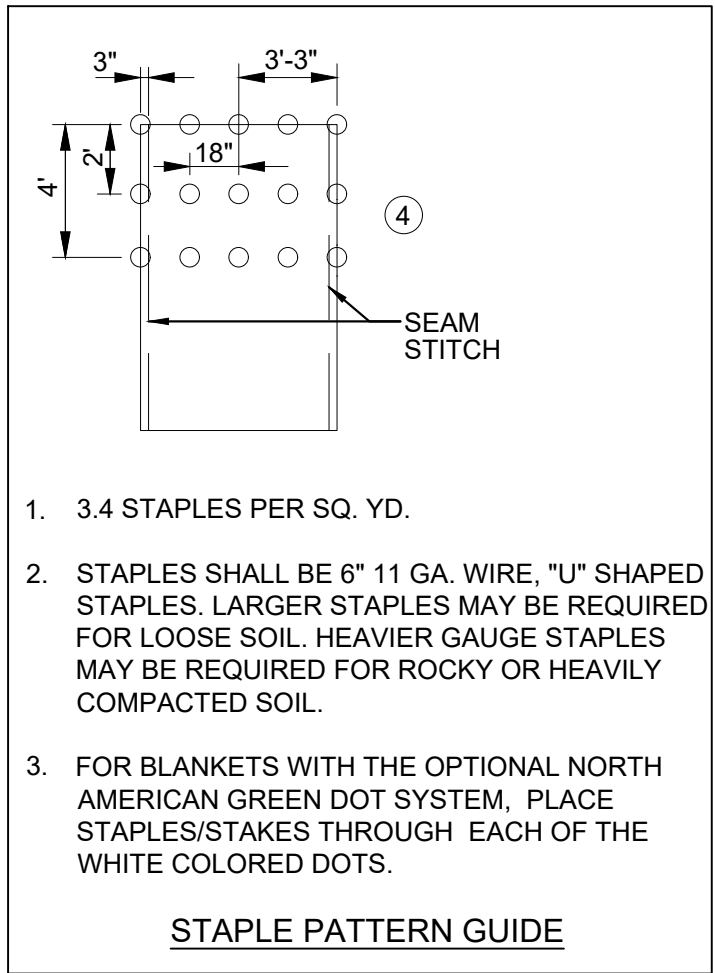
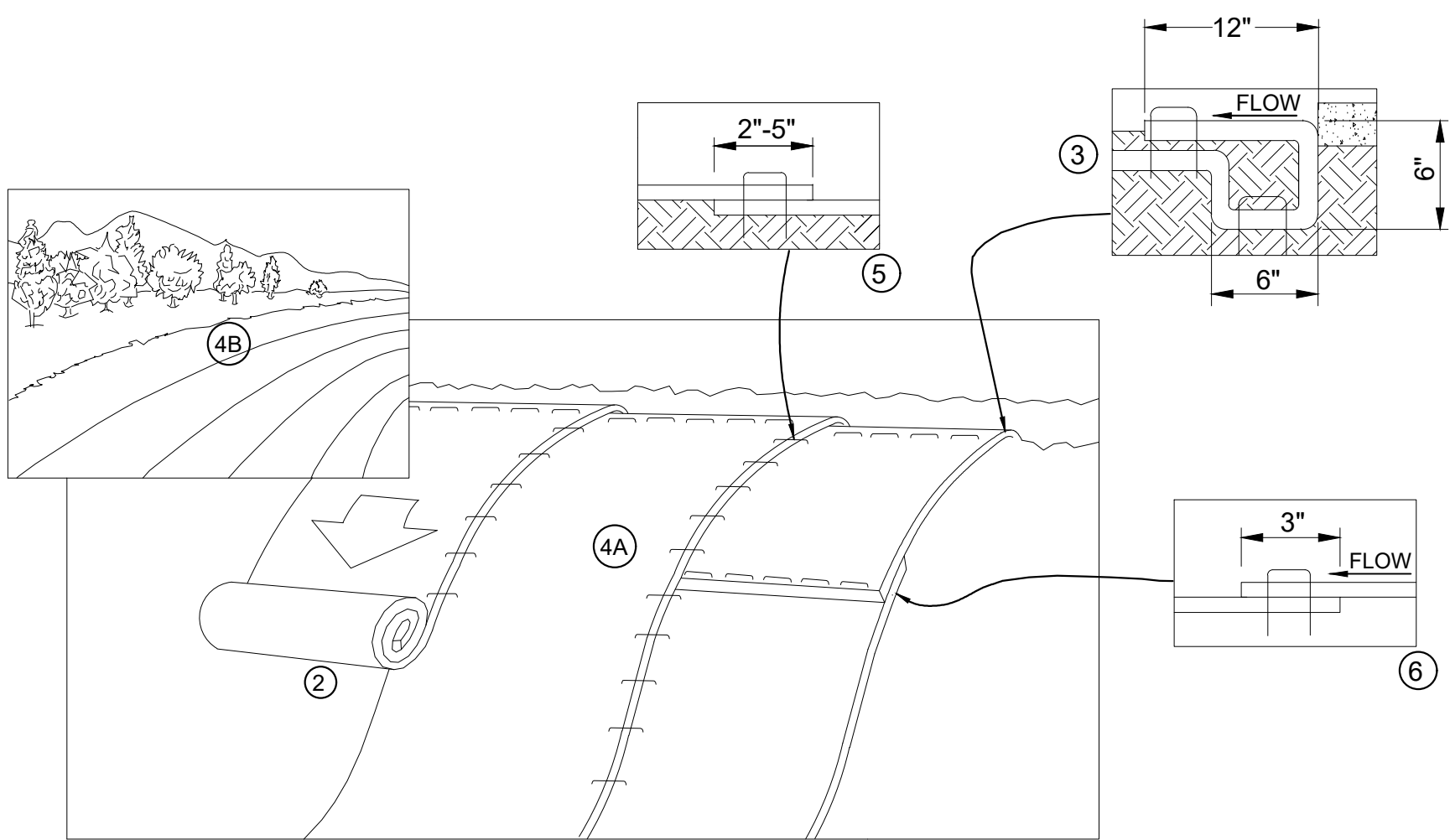
CUSTOMER	
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PROJECT NAME	International Blvd - La Vergne, TN
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DATE	MFG	DRAWN	ENGINEER	CHECKED	SALES ORDER
11/08/2024	384	LJM	LJM	LJM	-
SHEET NAME				REVISION	SHEET
24-1247231-PFV-1245.71				-	1 OF 1
				REV DATE	
				-	

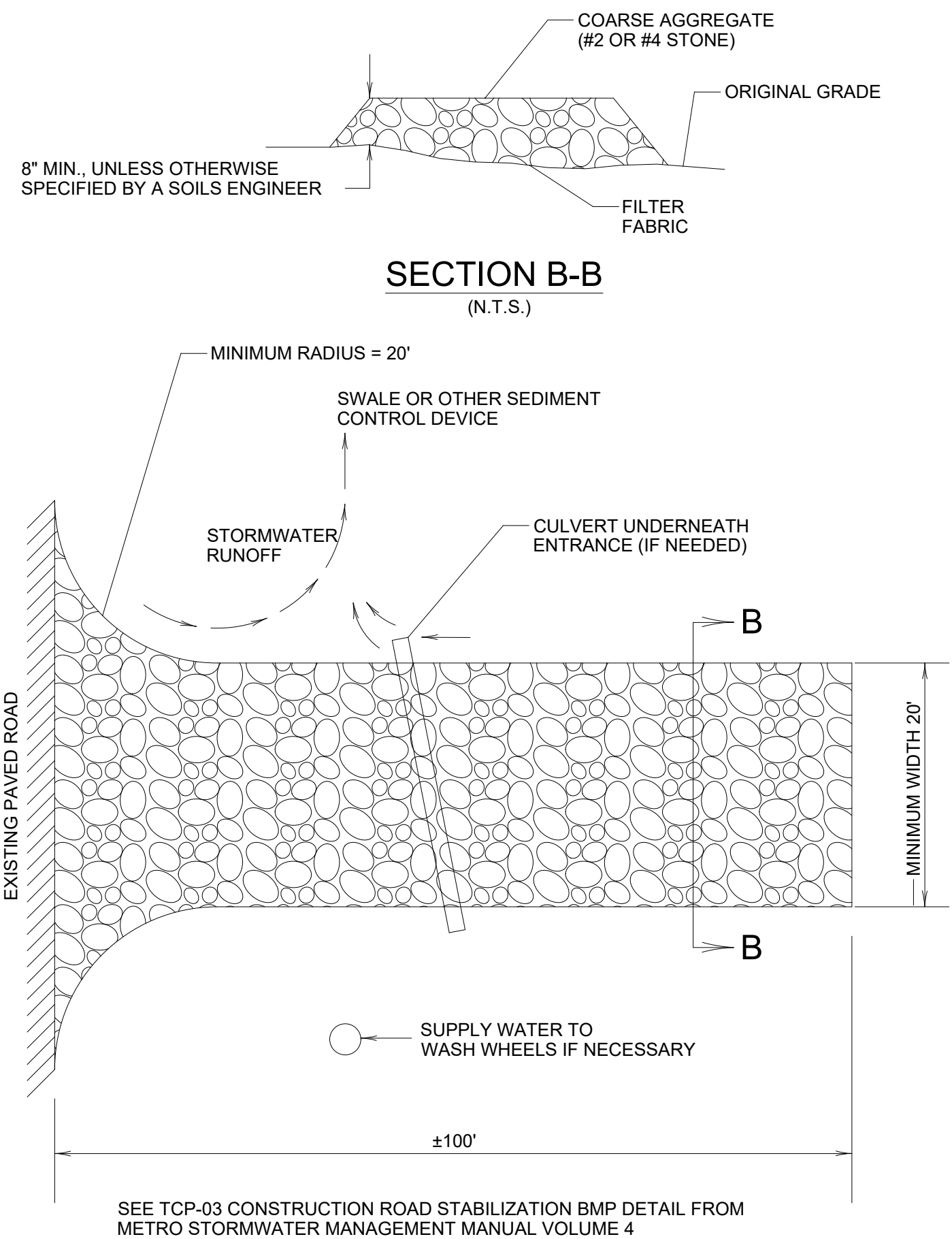


1 WATER QUALITY UNIT DETAIL



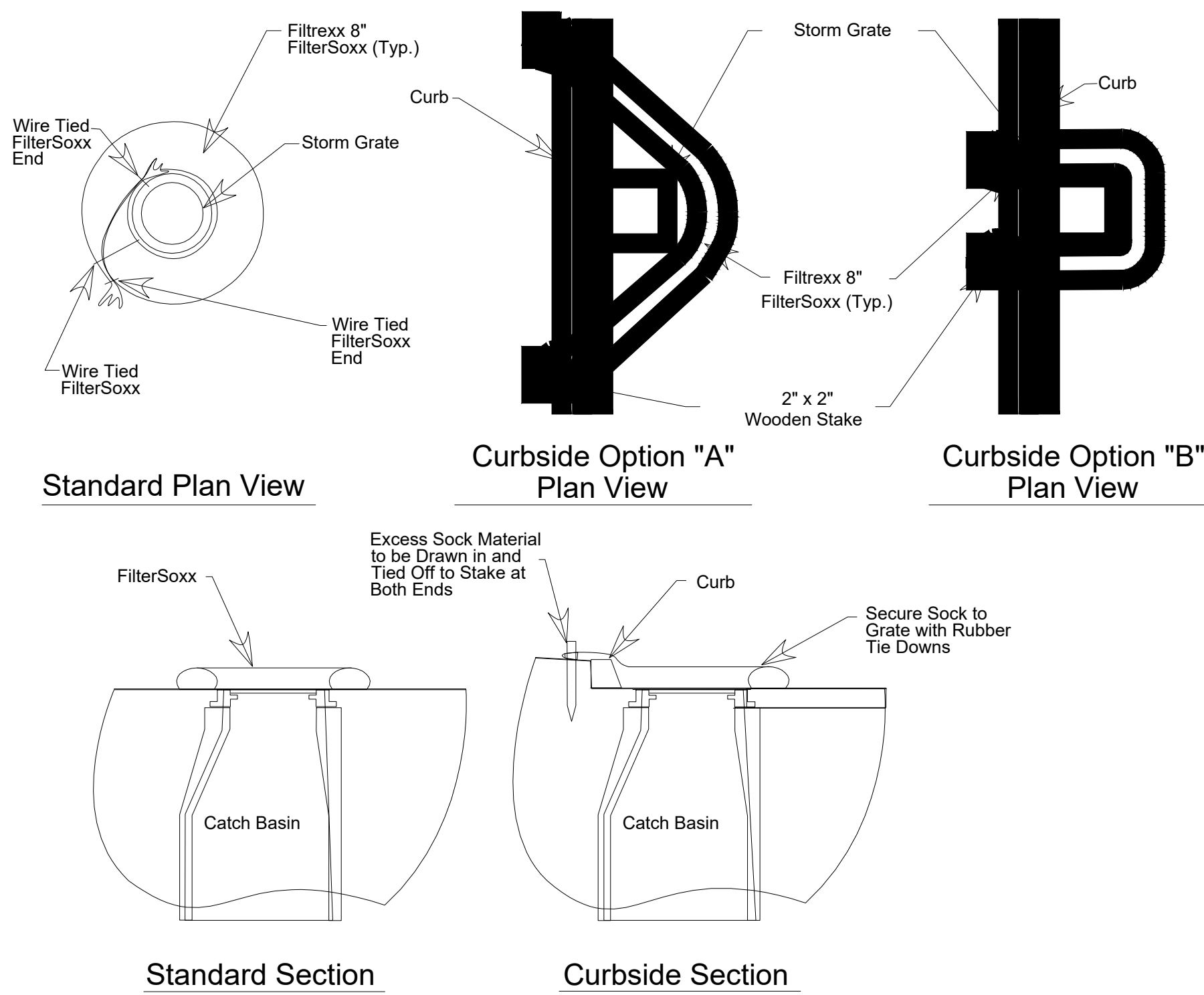
1 SLOPE MATTING

C7.04 SCALE: N.T.S.



3 CONSTRUCTION EXIT

C7.04 SCALE: N.T.S.



4 INLET PROTECTION

C7.04 SCALE: N.T.S.

SMARTfence 36" INSTALLATION INSTRUCTIONS

SEDIMENT & PERIMETER CONTROL

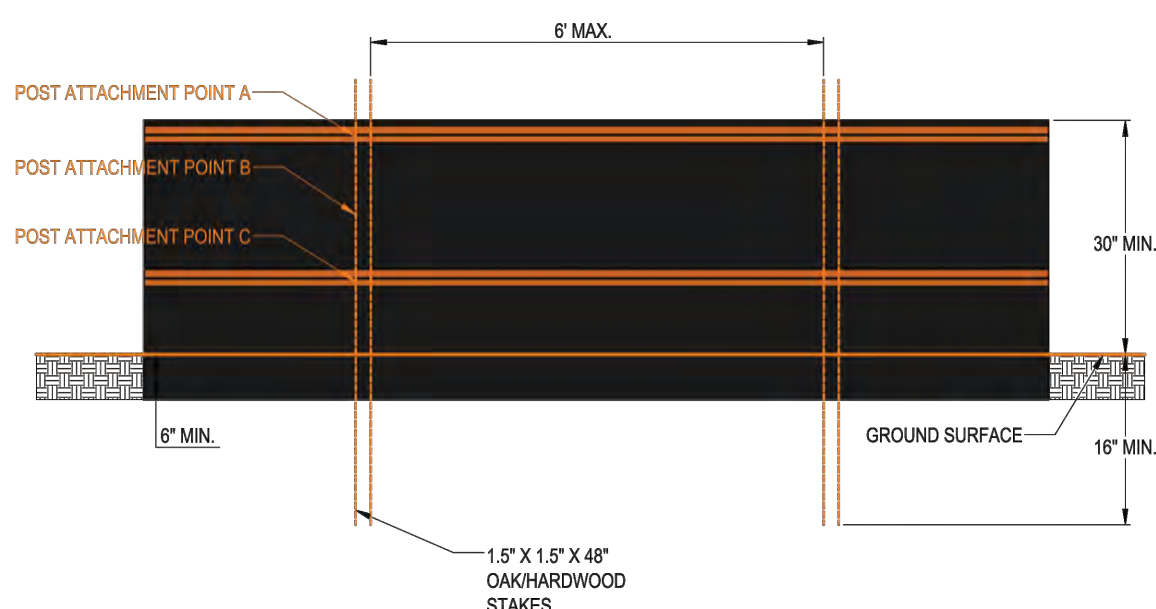
LET'S GET IT DONE

- STEP 1:** Excavate trench a maximum of 2" wide and 4" deep. The trench shall be hand-cleaned following excavation to remove bulky debris such as rocks, sticks, and soil clods from the trench. Drive hardwood posts, having minimum 1" x 2" cross-section dimensions and 48" long, into the ground. Drive post into ground a minimum of 16" depth. Post spacing must be no greater than 6 ft maximum.
- STEP 2:** Layout SMARTfence® 36 along proposed fence line next to anchor trench. Locate one end of the SMARTfence® 36 and position near the initial post. Position SMARTfence® 36 vertically along the initial post.
- STEP 3:** For the initial post, place the end of SMARTfence® 36 along the post height and rotate the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post using heavy-duty wire staples (having 1/2 inch length and 1" width) at the two (2) orange-colored band locations and at a location halfway between the two orange bands (minimum 3 attachment locations). Alternate staples may be used of a size and type as approved by the State DOT.
- STEP 4:** Drive the initial post with the attached fence into the ground to 16" depth.
- STEP 5:** Drive the interior posts of the fence system into the ground at least 16".
- STEP 6:** Move to the next post while pulling SMARTfence® 36 tightly. Position the SMARTfence® 36 in front of the adjacent post in preparation for fastening the fence to the post. Secure the fence to the post using staples at the two (2) orange-colored band locations and at a location halfway between the two orange bands (minimum 3 attachment locations) as instructed in Step 3.
- STEP 7:** After the interior posts have been fastened to the SMARTfence® 36, secure the fence to the final post by pulling the final section of fencing taut, then rotating the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post using staples at the two (2) orange-colored band locations and at a location halfway between the two orange bands (minimum 3 attachment locations) as instructed in Step 3. Drive the final post into the ground to 16" depth.
- STEP 8:** Place bottom 6 inches of fabric into the trench. Backfill trench (overflow) with soil placed around fabric. Compact soil backfill with either manual tamping (or other manual means) or via mechanical equipment such as the front wheel of a tractor, skid steer, roller, or other device (per Note 5 of ASTM D 6462 Standard Practice for Silt Fence Installation). Do not damage the fabric during compaction (damaged fabric shall be replaced).
- Please contact our team at 800-448-3636 or info@acfenv.com with any questions regarding the installation process.
- LET'S GET IT DONE!™**

SMARTfence



SMARTfence® 36 Detail:



SMARTfence® 36 is NTPP Compliant
GTX-2018-01-188



5 SILT FENCE

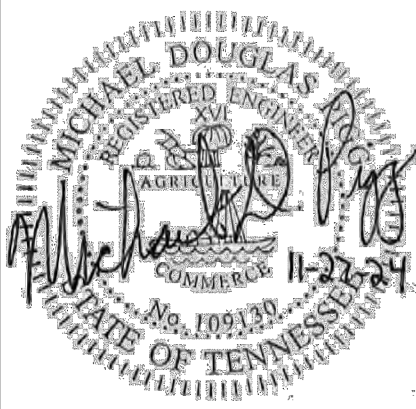
C7.04 SCALE: N.T.S.

SITE DETAILS

CIVIL CONSTRUCTION PLANS
TRINIDAD BENHAM CORP
PARKING LOT IMPROVEMENTS
140 & 148 INTERNATIONAL BLVD LA VERGNE, TN 37086

REV.	OR.	CHK.	DATE	DESCRIPTION
0		MP	11/27/2024	PERMIT DRAWINGS

C7.04
FILE NO. 36257-04



BARGE
DESIGN SOLUTIONS

615 3rd Avenue South / Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 254-6572

USER:ATPANEL
FILE:U:\36257\36257\404_CAD\GEN LAND\3625704_LSP001 - 2.dwg
SAVED: 11/26/2024
PLOTTED: 11/26/2024



- FLOODWAY
- TOP OF BANK OF HURRICANE CREEK
- 30' STREAM BUFFER
- 60' STREAM BUFFER

- SEED MIX HATCH
- SEED & STRAW
- 60' BUFFER HATCH
- 30' BUFFER HATCH
- TEMPORARY EROSION CONTROL BLANKET W/ SEEDING (SEE DETAIL 1-C7.04)

SEED MIX

ROUNDSTONE MIX 168
BIG BLUESTEM (*Andropogon gerardii*)
JOE-PYE WEED (*Eupatorium fistulosum*)
SNEEZEWEED (*Helenium autumnale*)
BUTTERFLY MILKWEED (*Asclepias tuberosa*)
BERGAMOT (*Monarda fistulosa*)
YELLOW WINGSTEM (*Verbesina alternifolia*)
VIRGINIA WILD RYE (*Elymus virginicus*)
BARNYARD GRASS (*Echinochloa muricata*)
UPLAND BENTGRASS (*Agrostis perennans*)
DEER TONGUE GRASS (*Panicum clandestinum*)
FALL PANICUM (*Panicum anceps*)
SWITCHGRASS (*Panicum virgatum*)
FOX SEDGE (*Carex vulpinoidea*)
WILD SENNA (*Cassia marilandica*)
ILLINOIS BUNDLEFLOWER (*Desmanthus illinoensis*)
FALSE SUNFLOWER (*Helopsis helianthoides*)
SPIKED BLAZING STAR (*Liatris spicata*)
CUP PLANT (*Silphium perfoliatum*)
SHOWY TICKSEED (*Bidens aristosa*)
IRONWEED (*Vernonia altissima*)
NARROW-LEAVED SUNFLOWER (*Helianthus angustifolius*)

SEED MIX AREA: 25,650 SF

SEED & STRAW

TALL FESCUE (*Lolium arundinaceum*)

SEED & STRAW AREA: 24,992 SF

*SEED TO BE PROVIDED BY ROUNDSTONE



PERMIT NUMBERS: XXXXX XXXXXX XXXXX XXXXXX	
PARCEL ID: PARCEL 02 MAP 17	BENCHMARK: R.R. SPIKE IN ASPHALT ELEV. 560.99 (NAVD88) (GEOID03)
DATUM: R.R. SPIKE IN ASPHALT ELEV. 560.99 (NAVD88) (GEOID03)	
40' 20' 0' 40' 80' SCALE: 1 INCH = 40 FEET	

BARGE
DESIGN SOLUTIONS

615 South Main Street, Suite 200 | Nashville, Tennessee 37203
PHONE (615) 254-4500 | FAX (615) 255-6872



LANDSCAPE PLAN

TRINIDAD BENHAM CORP
**TRINIDAD BENHAM CORP
PARKING LOT IMPROVEMENTS**
140 & 148 INTERNATIONAL BLVD LA VERGNE, TN

REV	DATE	DESCRIPTION
1	11/26/24	PERMIT DRAWINGS

L1.01

FILE NO. 36257-04



Item #: 13. Item Title: Site Plan - TN Group Properties, LLC - Change of Use on Approximately 1.34 Acres. Requested by 615 Design Group. Property located at 5136 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1.03). C-2 (Highway Service Commercial) Zoning District. Property owned by TN Group Properties, LLC.

Reviewed By:
Bo Logan, City Planner

Summary:

This is an existing site and building. The building is 2997 square feet.

This property was originally a car wash many years ago.

Only auto and vehicular service are allowed in C-2 zoning. No auto repair/mechanic is allowed.

The applicant is requesting site plan approval for an auto service facility at a site located on Murfreesboro Road. The site is 1.34 acres. The developer is proposing ample landscaping in areas with highest visibility.

The applicant must install a sidewalk along their frontage or pay the fee in lieu.

Thirteen (13) parking spaces are being provided where 12 are required.

Staff Comments / Technical Items:

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

1. Mechanic Shops are not Allowed in C-2;
2. Sheets A-1 and other sheets say "Mechanic";
3. Site Plan shall not be named 5130 Murf Rd - There is no such address;
4. The only address that shall be used is 5136 Murf Rd;
5. Color Elevations are required;
6. A Landscape Plan is required;
7. Fee in Lieu of a sidewalk is required;

Engineering (Gary Lide - glide@lavergnnetn.gov)

1. Show Water meter for 5136 Murfreesboro Rd, and plumbing routing to building.
2. Show 8-inch public waterline in south side of Murfreesboro Rd.
3. Show 6-inch public waterline in Old Nashville Highway.
4. Show 8-inch waterline in George Chaney Blvd.
5. Show 2-inch low pressure sewer in north side of Old Nashville Hwy, which connects/discharges to manhole at 5104 Murfreesboro Rd.
6. Identify sewer through site as 18" sewer.
7. Label 18" sewer easement as 15 feet (not 20 feet) and include reference to it's recorded deedbook and page: DB:339, PG:214.
8. Show onsite sewer cleanouts and plumbing routing between building and 18-inch gravity sewer.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

No comments.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

Police

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.

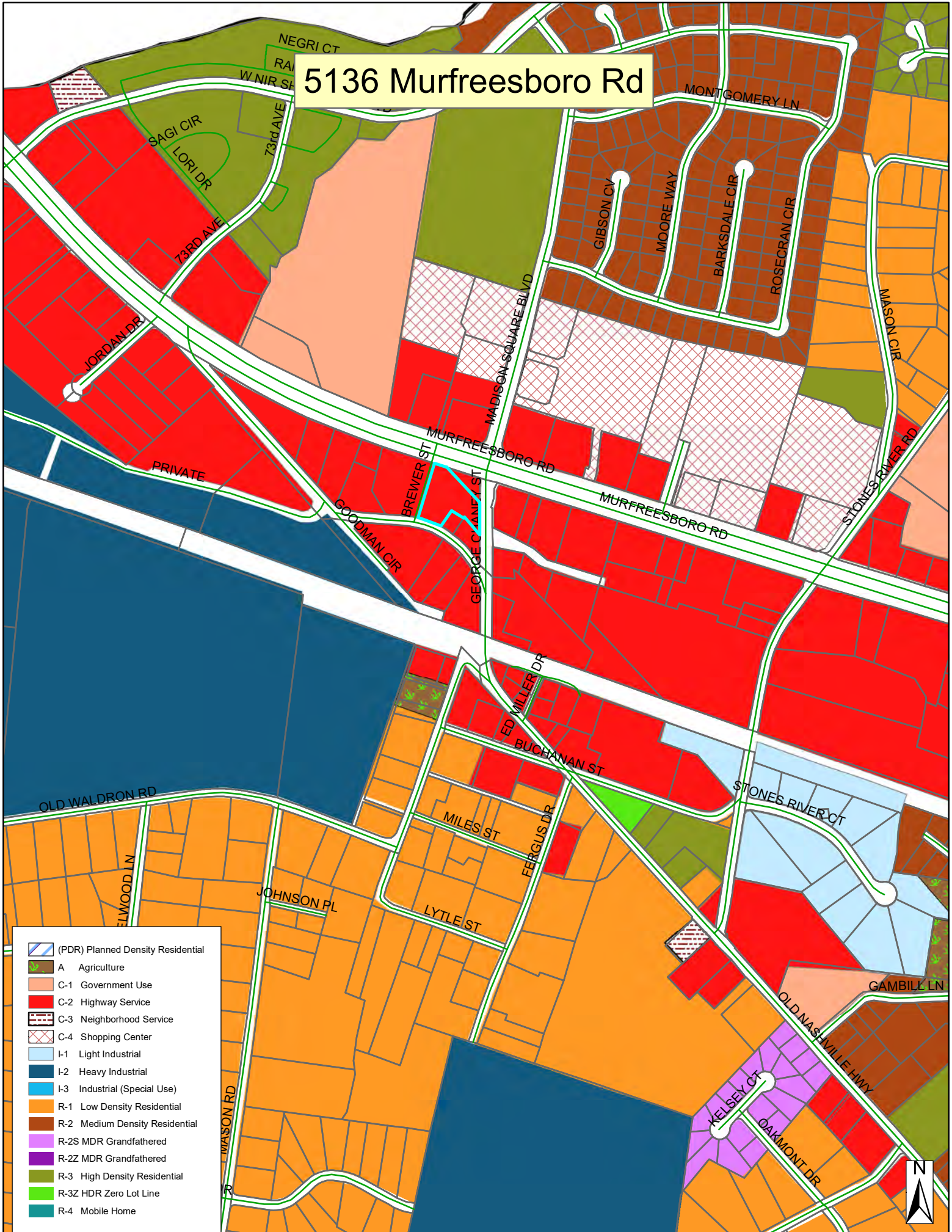
5136 Murfreesboro Rd



5136 Murfreesboro Rd



5136 Murfreesboro Rd



- (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





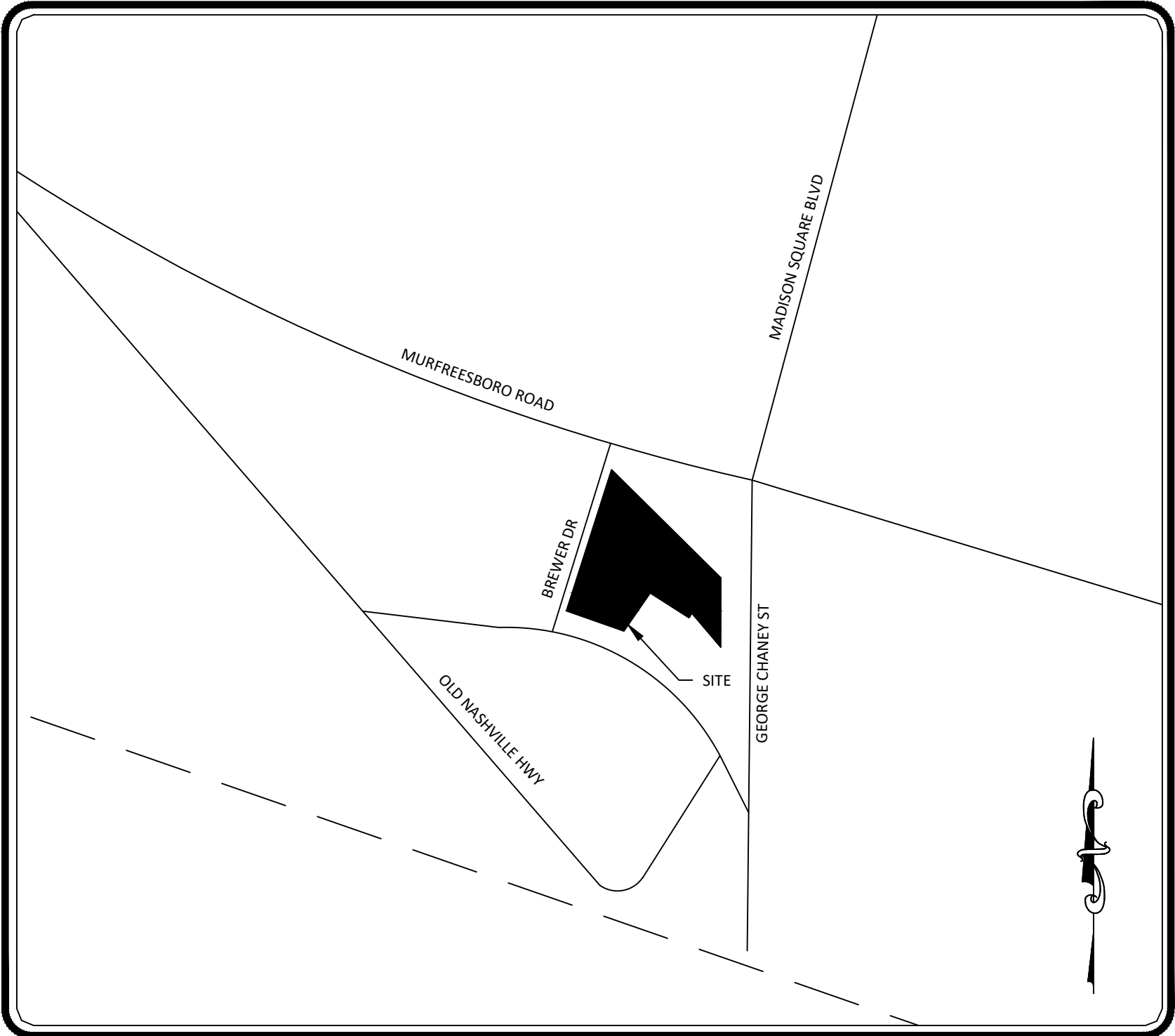




5130 MURFREESBORO ROAD

COMMERCIAL DEVELOPMENT

SITE DATA TABLE	
SITE ADDRESS:	5130 MURFREESBORO RD LA VERGNE, TN 37086
OWNER:	TN GROUP PROPERTIES, LLC 9402 PLACID CT BRENTWOOD, TN 37207
PARCEL ID:	015M-A-001.03-000
SITE AREA:	+/- 1.34 ACRES (58,475 SF)
EXISTING ZONING:	C-2 - HIGHWAY SERVICE
EXISTING USE:	COMMERCIAL (VACANT)
PROPOSED USE:	COMMERCIAL
EXISTING BUILDING SF:	2,997 SF
FAR:	0.04
BUILDING HEIGHT:	1 STORY
FRONT SETBACK:	35'
SIDE SETBACK:	10'
REAR SETBACK:	20'
MIN LOT SIZE:	0.23 ACRES (10,000 SF)
REQUIRED PARKING:	12 SPACES (4 SPACES PER 1000 SF)
PARKING PROVIDED:	13 SPACES (1 ADA SPACE)
NOTES:	
1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY DOYLE ELKINS PROFESSIONAL LAND SURVEYOR, DATED 12/14/2022.	
2. NO PORTION OF THIS PROPERTY IS NOT LOCATED IN A THE FLOOD ZONE ACCORDING TO THE FEMA FLOOD MAP NO. 47149C0015J, DATED 05/09/2023.	

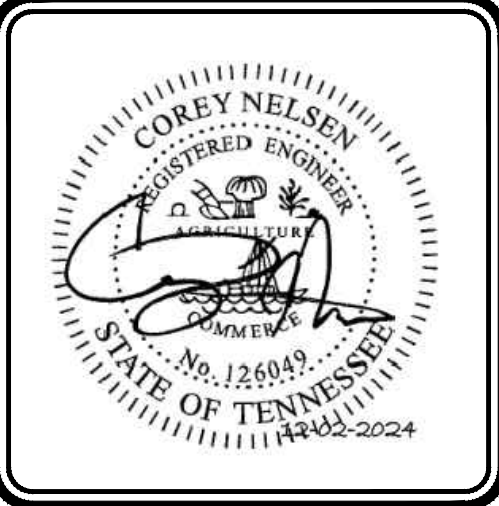
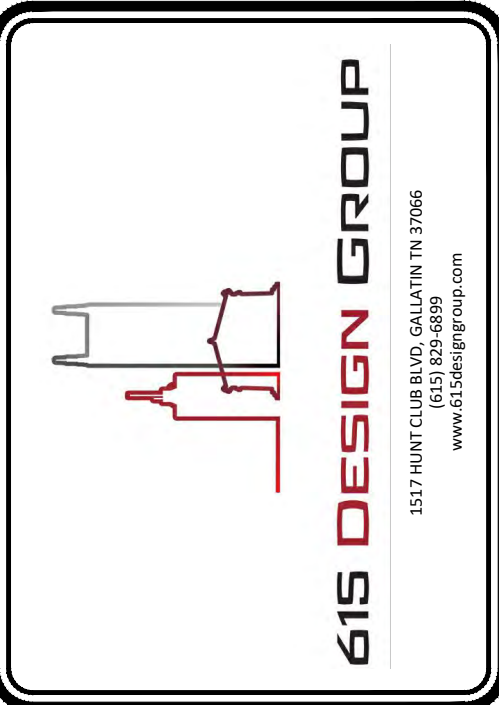


LOCATION MAP
NOT TO SCALE

CONTACTS
CONTACTS:
OWNER:
TN GROUP PROPERTIES, LLC 9402 PLACID CT BRENTWOOD, TN 37027 abed_2051@yahoo.com
CIVIL ENGINEER:
COREY NELSEN 615 DESIGN GROUP 1517 HUNT CLUB BLVD SUITE 300 GALLATIN, TN 37066 716-499-7719 corey@615designgroup.com
SURVEYOR:
DOYLE ELKINS PROFESSIONAL LAND SURVEYOR 520 W LYTLE ST SUITE B MURFREESBORO, TN 37130 615-907-8625 elkinsdoyle@gmail.com

UTILITY CONTACTS
SEWER:
CITY OF LA VERGNE UTILITIES 5093 MURFREESBORO LA VERGNE, TN 37086 615-793-9891 MICHAEL DIETZ MDIETZ@LAVERGNETN.GOV
WATER:
CITY OF LA VERGNE UTILITIES 5093 MURFREESBORO LA VERGNE, TN 37086 615-287-8662 MICHAEL DIETZ MDIETZ@LAVERGNETN.GOV
GAS:
SMYRNA UTILITIES 315 S. LOWRY STREET SMYRNA, TN 37167 615-459-2553 PAULA STANLEY PAULA.STANLEY@TOWNOFSMYRNA
ELECTRIC:
NASHVILLE ELECTRIC SERVICE 1214 CHURCH STREET NASHVILLE, TN 37246 615-736-6900

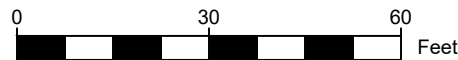
Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C2.1	DETAILS
A1.0	ARCHITECTURE PLANS



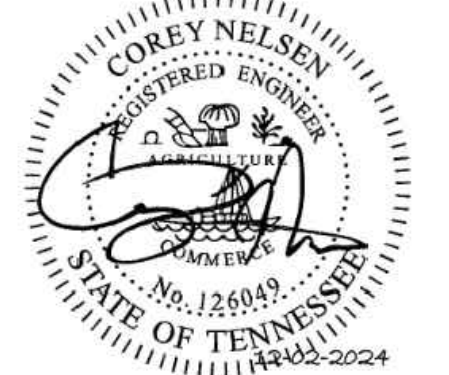
5130 MURFREESBORO RD
LA VERGNE TN 37086
COMMERCIAL DEVELOPMENT

REVISIONS		DATE
NUMBER	DESCRIPTION	

PROJECT #:	1074001
DESIGNED BY:	DCD
DRAWN BY:	DCD
DATE:	12/2/2024
COVER	
C0.0	

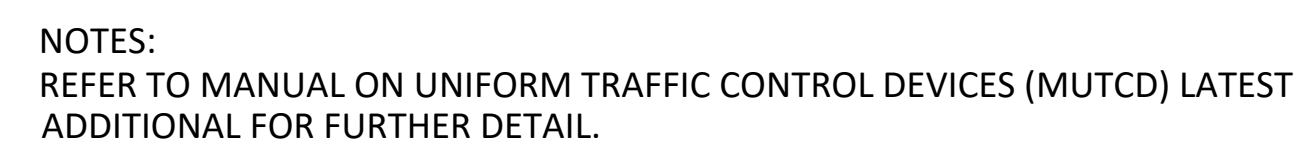


1. NO GRADING OR SITE WORK IS ANTICIPATED FOR THIS PROJECT.
2. THIS SITE PLAN SUBMITTAL WILL BE USED FOR VACANCY REMOVAL REQUIREMENT TO UTILIZE EXISTING BUILDING.

[illegible]

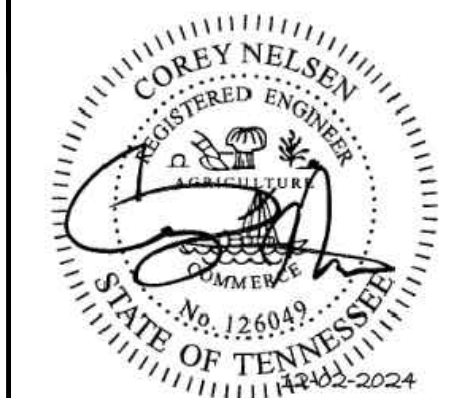
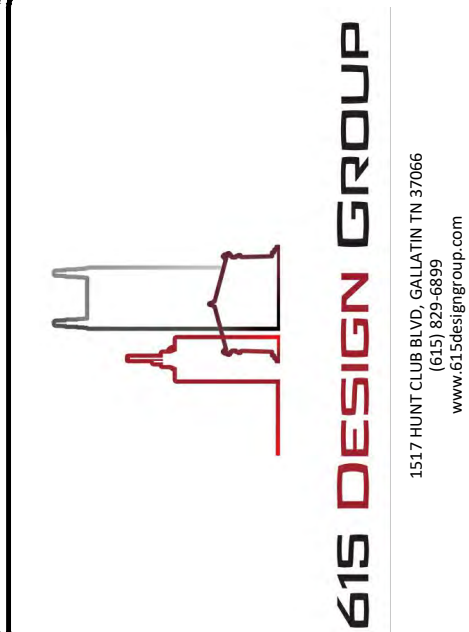
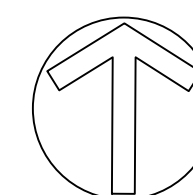
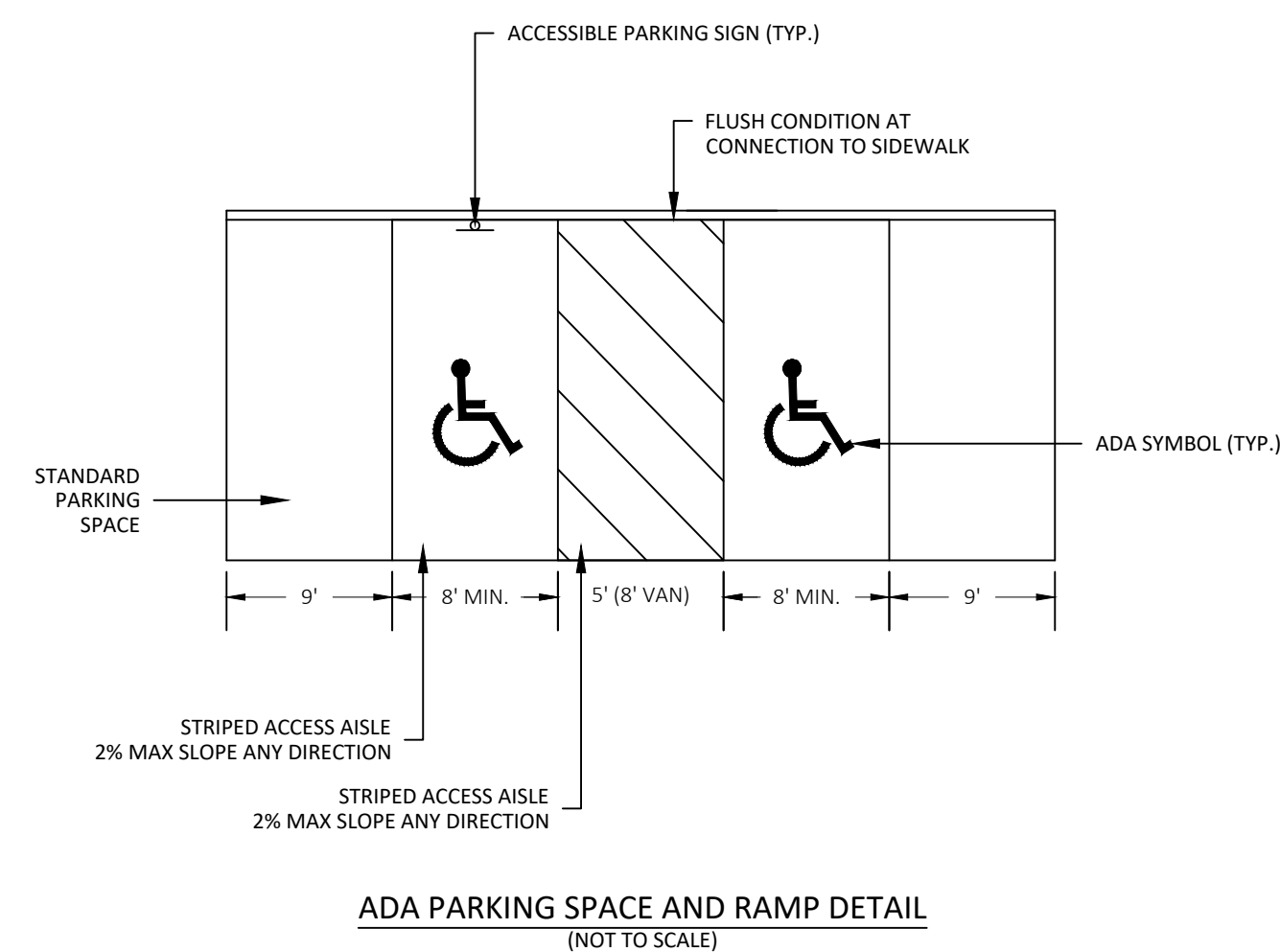
PROJECT #:	1074001
DESIGNED BY:	DCD
DRAWN BY:	DCD
DATE:	12/2/2024

C2.0



ADA PARKING SIGN DETAIL

(NOT TO SCALE)



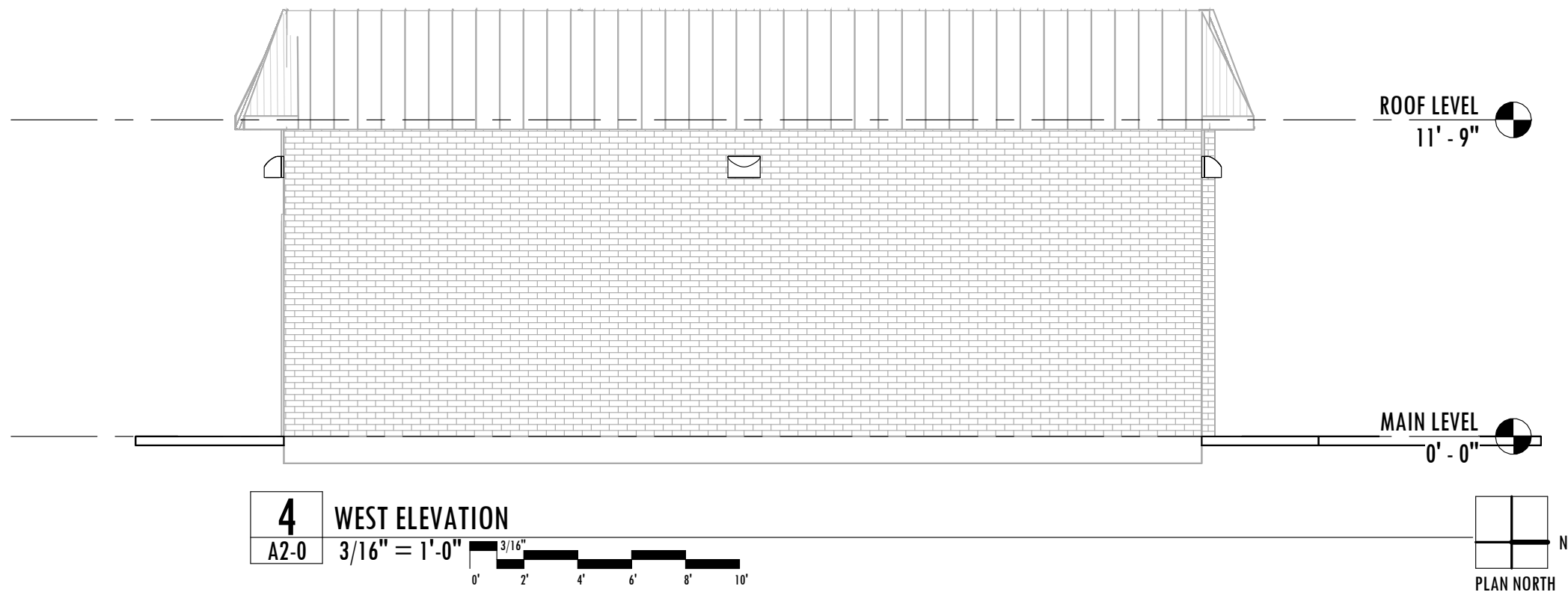
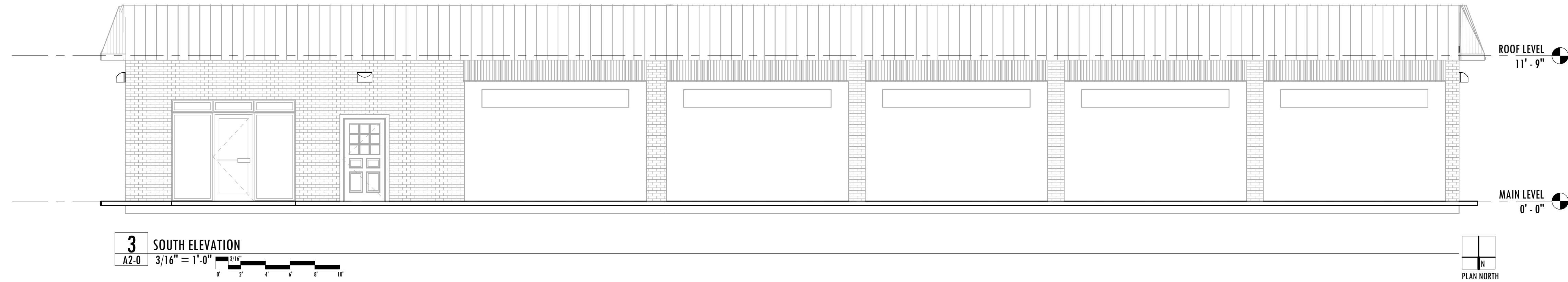
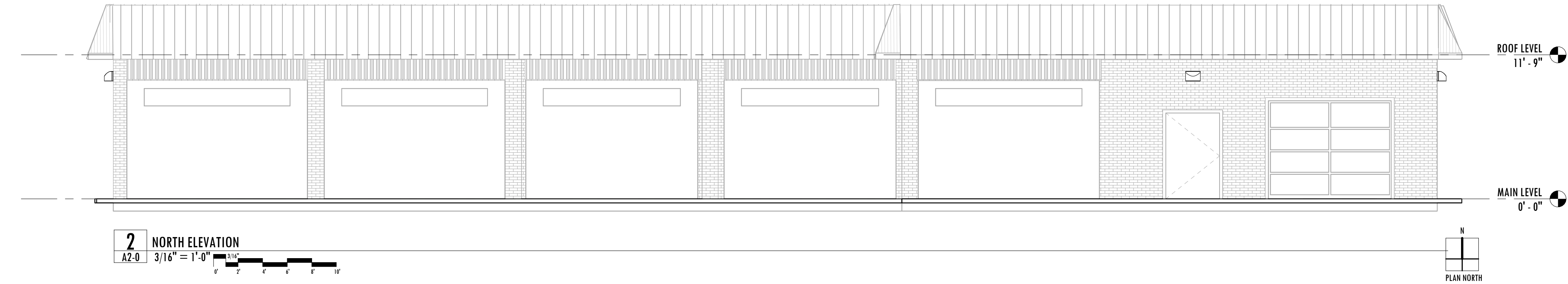
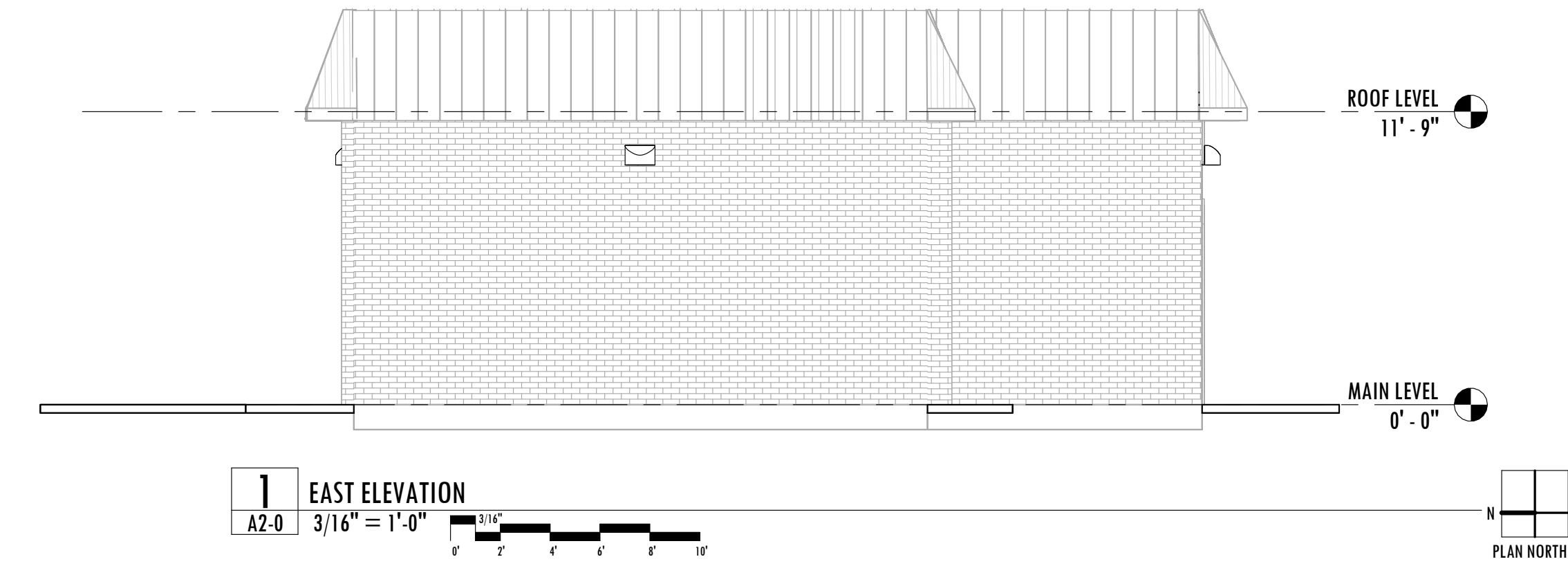
5130 MURFREESBORO RD
LA VERGNE TN 37086
COMMERCIAL DEVELOPMENT

[illegible]

PROJECT #:	1074001
DESIGNED BY:	DCD
DRAWN BY:	DCD
DATE:	12/2/2024

DETAILS

C2.1



REVISIONS		
NO.	DESCRIPTION	DATE

TIRE MECHANIC SHOP

5130 Murfreesboro Road, La
Vergne TN.

COPYRIGHT 2022 ANDERSON ARCHITECTS

REVISIONS

NO.	DESCRIPTION	DATE
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MAIN FLOOR
PLAN NOTED

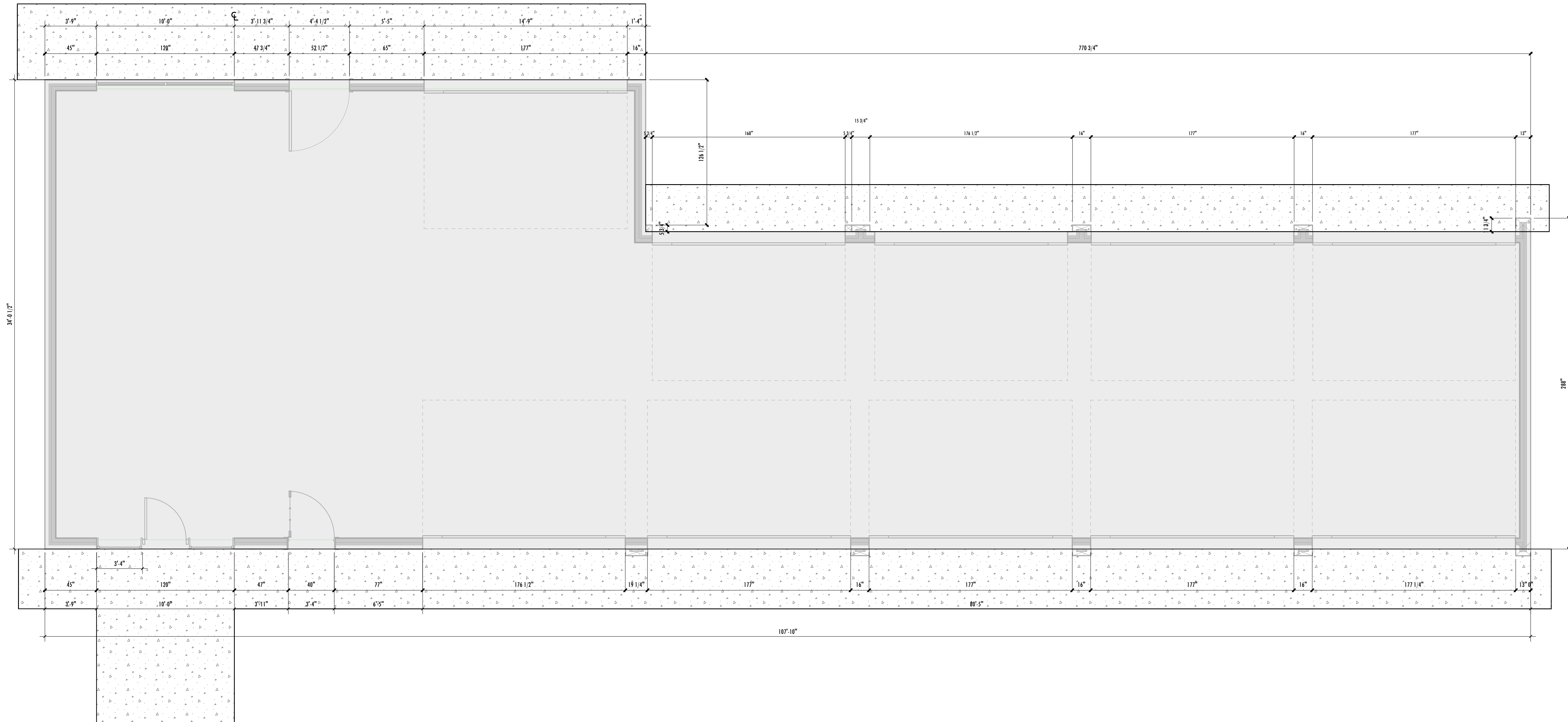
A1-1

TIRE MECHANIC SHOP

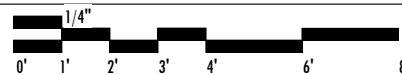
PROJ. NO. 0000 DATE 01/20/20

NOTE: WRITTEN SCALE ON DRAWINGS IS CORRECT WHEN DRAWINGS ARE PLOTTED FULL SIZE ON 24" x 36" SHEETS - USE GRAPHIC SCALE WHEN DRAWINGS ARE PLOTTED ON ANY SHEET SIZE OTHER THAN 24" x 36" - DIMENSIONS TAKE PRECEDENCE OVER GRAPHICAL INFORMATION - IF A CONFLICT IS NOTICED, CONTACT ARCHITECT FOR RESOLUTION

NOT ISSUED FOR CONSTRUCTION



1 MAIN LEVEL
A1-1 1/4" = 1'-0"





Item #: 14. **Item Title: Set Bond Amount for La Vergne Business Center (Tax Map 14, Parcel 46.01). Requested by Kimley-Horn. I-1 (Light Industrial) Zoning District.**

Reviewed By:
Gary Lide, City Engineer

Summary:

Kimley-Horn., Inc., on behalf of their client, is requesting that the Planning Commission set the bond amount for the public improvements for La Vergne Business Center, consisting of two (2) lots.

Per the Subdivision Regulations, the developer has submitted three (3) construction bids, an average plus the required 20% contingency, and a stamped estimate provided by the engineer. Bids are from Arco, DF Chase Paving Company & Carroll Daniel; engineer's estimate comes to \$3,133,903.00 in total.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavergn.net; and Jake Blair - jblair@lavergn.net)
No comments.

Engineering (Gary Lide - glide@lavergn.net)
No comments.

Utilities (Scott Tatalovich - statalovich@lavergn.net)
No comments.

Codes (Joe White - jwhite@lavergn.net)
No comments.

Fire (Curtis Brinkley - cbrinkley@lavergn.net)
No comments.

Police
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.



December 30, 2024

Mr. Bo Logan, City Planner
La Vergne Planning Department
5175 Murfreesboro Rd.
La Vergne, TN 37086

RE: *La Vergne Business Park*
Public Infrastructure Bonds

Mr. Logan,

Kimley-Horn has received three bids from contractors for the public improvements associated with the Co-op Business Park project. The average of the three bids plus a 20% contingency is \$3,133,903.00. See attached bids and summary below:

Contractor		Total Cost
Arco Murray	\$	3,212,286.26
D.F. Chase	\$	2,942,288.00
Carroll Daniel	\$	1,680,183.00
Average Bid Price	\$	2,611,585.75
20% Contingency	\$	522,317.15
Total Bond Amount	\$	3,133,903.00

The work along Murfreesboro Road including the turn lane modifications and traffic signal falls within TDOT ROW. A bond for the scope of work within the TDOT ROW will have to be posted with TDOT prior to commencing the work, so that scope has been excluded for the bid calculation. The contractors' estimates include this scope of work for informational purposes only. Bond documentation with TDOT will be provided to the City Engineer once it has been finalized with TDOT.

We appreciate your review and assistance with this project. With Kimley-Horn, you should expect more and will experience better. Please contact me at 615-564-2701 or deaton.hildabrand@kimley-horn.com should you have any questions or concerns.

Sincerely,

Deaton Hildabrand, PE



December 16, 2024

Proposal for Service

La Vergne Business Center, La Vergne, TN

Arco Murray Design Build proposes to furnish all labor, equipment, materials, and supervision to complete the La Vergne Business Center offsite public improvements for the following costs. This table lists pricing from the most qualified subcontractor proposals:

Scope of Work	Amount
Offsite Improvements- Murfreesboro Road (grading/excavation, base stone, asphalt, striping, curb, traffic control, signage) (TDOT)	\$470,629.74
Offsite Improvements- Murfreesboro Road's Traffic Signal (TDOT)	\$297,976.00
Offsite Improvements- Minerva Road (grading/excavation, base stone, asphalt, striping, sidewalks, curb, traffic control, signage, driveways) (City of La Vergne)	\$1,379,464.00
Offsite Improvements- Minerva Culvert (City of La Vergne)	\$825,525.00
Offsite Improvements- Utilities (storm, sewer, water) (City of La Vergne)	\$1,007,297.26

(TOTAL: \$3,980,891.00)

CONTRACTOR POINT OF CONTACT:

Signature:

A handwritten signature in blue ink, appearing to read "Brett Garrett".

Name:

Brett Garrett

Title, Company:

President, ARCO/Murray Nashville

Email:

bgarrett@arcomurray.com

Phone:

615-870-2240



December 18, 2024

Mr. Andrew Mazey
Brennan Investment Group
4117 Hillsboro Pike, Suite 103-160
Nashville, TN 37215

**Re: LAVERGNE BUSINESS CENTER
LARVERGNE, TN
DFC File No. E11824**

Dear Mr. Mazey:

DF Chase received multiple subcontractor proposals to furnish all labor, equipment, materials, and supervision to complete the La Vergne Business Center offsite public improvements for the following costs. Below is the preliminary breakdown comparison pricing from the most qualified subcontractor proposals.

Scope of Work	Jones Bros. Pricing
Offsite Improvements- Murfreesboro Road (grading/excavation, base stone, asphalt, striping, curb, traffic control, signage) (TDOT)	\$455,600
Offsite Improvements- Murfreesboro Road's Traffic Signal (TDOT) (Separate sub)	\$364,875
Offsite Improvements- Minerva Road (grading/excavation, base stone, asphalt, striping, sidewalks, curb, traffic control, signage, driveways) (City of La Vergne)	\$2,189,863
Offsite Improvements- Minerva Culvert (City of La Vergne)	\$480,000
Offsite Improvements- Utilities (storm, sewer, water) (City of LaVergne)	\$272,425
TOTAL	\$3,762,763

D. F. Chase, Inc. Construction
3001 Armory Drive, Suite 200
Nashville, Tennessee 37204

Phone: 615-777-5900
Fax: 615-777-4544
Toll Free: 1-800-924-2732
website: www.dfchase.com

Mr. Andrew Mazey
Brennan Investment Group
December 18, 2024

Page 2 of 2

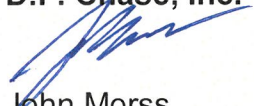
Please note these breakout numbers do not include bonding, testing / inspections or DFC Fees & GC's. All breakouts are approximate and are for accounting purposes.

We are still reviewing this information. Upon being awarded the project, we would confirm all pricing, schedules and scopes.

Please call if we can be of further assistance.

Sincerely,

D.F. Chase, Inc.



John Morss
Chief Operating Officer

cc: Jason Henley, Chase Construction Group
Russell Weatherford, Chase Construction Group

December 13, 2024

Proposal for Service
La Vergne Business Center, La Vergne, TN

Carroll Daniel Construction proposes to furnish all labor, equipment, materials, and supervision to complete the La Vergne Business Center offsite public improvements for the following costs. This table lists pricing from the most qualified subcontractor proposal:

<u>Scope of Work</u>	<u>[DemoPlus Group, Rogers Group, Lithko Concrete, Stansell Electric]</u>
Offsite Improvements- Murfreesboro Road (grading/excavation, base stone, asphalt, striping, curb, traffic control, signage) (TDOT)	\$767,632.00
Offsite Improvements- Murfreesboro Road's Traffic Signal (TDOT)	\$250,000.00
Offsite Improvements- Minerva Road (grading/excavation, base stone, asphalt, striping, sidewalks, curb, traffic control, signage, driveways) (City of La Vergne)	\$594,736.00
Offsite Improvements- Minerva Culvert (City of La Vergne)	\$564,489.00
Offsite Improvements- Utilities (storm, sewer, water) (City of La Vergne)	\$520,958.00

CONTRACTOR POINT OF CONTACT:

Signature: 

Name: Carroll Daniel Construction
 Title, Company: VP, Division Manager
 Email: gchaney@carrolldaniel.com
 Phone: 615-854-5593



Project: La Vergne Business Center
Date: 12/26/2024
Prepared by: Kimley-Horn
Prepared for: City of La Vergne

Contractor	Total Cost	
Arco Murray	\$	3,212,286.26
D.F. Chase	\$	2,942,288.00
Carroll Daniel	\$	1,680,183.00

Average Bid Price	\$	2,611,585.75
20% Contingency	\$	522,317.15

Total Bond Amount	\$	3,133,903.00
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Item #: 15. Item Title: Discussion - Parking Ratios in the Zoning Ordinance.

Reviewed By:
Bo Logan, City Planner

Summary:

This is planned as a general discussion regarding parking ratios in the Zoning Ordinance. This item was requested by Mayor Cole.

Staff Comments / Technical Items:

***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.