AGENDA

La Vergne Planning Commission
January 28, 2025 at 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 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1.03). C-2 (Highway Service Commercial) Zoning District. Property owned by TN Group Properties, LLC. **(WITHDRAWN)**

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

MINUTES OF THE MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON NOVEMBER 26, 2024, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on November 26, 2024, in La Vergne City Hall, starting at 6:00 p.m. with Mayor Jason Cole present and presiding.

Members Present

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

A quorum was determined.

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

A motion, made by Mayor Cole, seconded by Mark Molnar, to approve the minutes of the October 29, 2024 Regular Meeting and November 12, 2024 Workshop, was adopted with all voting AYE.

2. Public Comment Period.

No one spoke.

OLD BUSINESS

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

This item was deferred.

No action was taken.

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

Residential) Zoning District. Property owned by George and Christiane Nasser.

Mr. Blair gave his report.

City Engineer Gary Lide spoke about the comments.

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

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

Mr. Blair gave his report.

Mayor Cole asked about the installation. Mr. Lide explained.

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

NEW BUSINESS

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

Mr.Blair gave his report.

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

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

Mr. Blair gave his report.

City Attorney Katie Drive explained that the stucco is an approved material. She made comments about the Zoning Ordinance.

Mayor Cole asked about the workshop items.

Mr. Matt Yanda, a representative of CESO, approached the podium to field questions from the board. He explained the brick issue regarding costs and timelines. A discussion ensued.

A motion, made by Mayor Jason Cole, seconded by Chairman Earl Garvin, Jr., to approve the site plan as submitted, was adopted following a roll-call vote.

Mayor Cole	AYE
Terry Coleman	AYE
Mark Molnar	ABSTAIN
Jim Hesseman	ABSTAIN
Chairman Garvin	AYE

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

Mr. Blair gave his report.

A motion, made by Mayor Jason Cole, seconded by Jim Hesseman, to give a favorable recommendation to the Board of Mayor and Alderman, was approved with all voting AYE.

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

Mr. Blair gave his report.

Ms. Susan Jackson, 6606 Charlotte Pike, Nashville, approached the podium. Mayor Cole asked about the classrooms and the auditorium. Ms. Jackson explained. A discussion ensued.

A motion, made by Mayor Jason Cole, seconded by Mark Molnar, to accept the site plan as submitted, was adopted with all voting AYE.

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

Mr. Blair gave his report.

Mr. Lide spoke about the outstanding comments.

A motion, made by Mayor Jason Cole, seconded by Mark Molnar, to deny the final plat because of the outstanding engineering and utility comments, was adopted with all voting AYE.

11. Bonds/Letters of Credit Update.

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

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:31 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

MINUTES OF THE WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON JANUARY 14, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on January 14, 2025, in La Vergne City Hall, starting at 5:30 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

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

A quorum was determined.

1. Approve Minutes: November 26, 2024 Regular Meeting and January 14, 2025 Workshop.

Minutes will be presented for approval at the regular meeting on January 28, 2025.

2. Public Comment Period.

No one spoke.

3. Motion to Nominate and Elect a Chairman for a One Year Term.

No action was taken.

4. Motion to Nominate and Elect a Vice-Chairman for a One Year Term.

No action was taken.

5. Motion to Nominate and Elect a Secretary for a One Year Term.

No action was taken.

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.

Mr. Bo Logan gave his report.

Mayor Cole asked about their deferrals. Mr. Logan explained.

No action was taken.

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.

Mr. Logan gave his report.

A representative of Sandhill Partners approached the podium. Mr. Logan gave the applicant some information. Secretary Coates asked about the utility comments. Planning and Engineering Technician Jake Blair explained the comments. A discussion ensued.

No action was taken.

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).

Mr. Logan gave his report.

Mr. Blair explained the engineering comments.

Mr. Aws Ahmed, SEC, Inc., approached the podium. He spoke about the outstanding comments that he would take care of. Mayor Cole asked Assistant City Administrator Kyle Brown to check the section.

No action was taken.

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).

Mr. Logan gave his report.

Mr. Blair explained the engineering comments.

Mr. Aws Ahmed, SEC, Inc., approached the podium. He spoke about the outstanding comments that he would address.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Blair explained the utility comments.

Mr. Aws Ahmed, SEC, Inc., approached the podium. He stated that he would address the outstanding comments. Mayor Cole asked Mr. Brown to check on this item too.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Blair explained the utility comments.

Mr. Deaton Hildabrand, a representative with Kimley-Horn, approached the podium. He asked about the lane striping. Mr. Blair explained. A discussion ensued.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Blair explained the engineering comments.

Michael Pigg, a representative of Barge Design Solutions, approached the podium. Mayor Cole made comments about the sidewalk. Mr. Logan spoke about the sidewalk. Mr. Pigg asked about the dumpster. A discussion ensued.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Blair explained the engineering comments.

Mr. Corey Nelson, a representative of 615 Design Group, approached the podium. He made comments about the changes and vision for the site. A discussion ensued. A discussion about sidewalks, parking, and bay doors ensued.

No action was taken.

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.

Mr. Logan gave the bond amount of $3,133,903.00.

Mr. Deaton Hildabrand, a representative of Kimley-Horn, approached the podium. A discussion ensued regarding the bond amount.

No action was taken.

15. Discussion – Parking Ratios in the Zoning Ordinance

Mayor Cole made comments about the parking in surrounding areas. He stated the Commissioners would discuss this at the next meeting.

16. Bonds/Letters of Credit Update.

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

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:30 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

Planning Commission Report Meeting: January 28, 2025	City of La Vergne

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
All comments addressed.

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

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

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

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

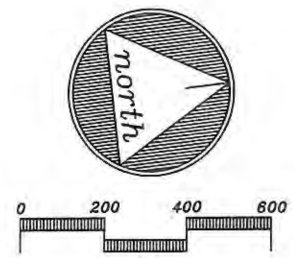
Police
No comments.

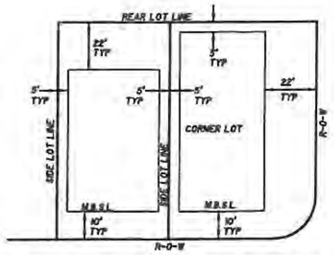
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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

Pulte
HOMES
SALES CENTER

LOCATION MAP
N.T.S.





TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

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

CERTIFICATE OF APPROVAL 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 [signature]
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF AN URBAN LAND SURVEY, CATEGORY "I", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000.

DATE 3-29-22 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 "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 PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 5/31/22 NAME Kyle Brown

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 132 SINGLE FAMILY LOTS AND 4 OPEN SPACE LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-01 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105H, EFFECTIVE DATE: JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (LOW DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT = 10 FT. - SIDE = 5 FT. - REAR = 22 FT.
6. FOR EACH LOT SHOWN ON THIS PLAT, THERE SHALL BE PLANTED A MINIMUM OF ONE CANOPY TREE OF AT LEAST 2.5" CALIPER AND ONE UNDERSTORY TREE OF AT LEAST 1.5" CALIPER. THE TYPE OF TREE IS TO BE DETERMINED BY THE CITY OF LAVERGNE WITH THE DEVELOPER.
7. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
8. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 500 FEET APART.

DAVID A. PARKER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
3-29-22
TENNESSEE NO. 2381

LOT AREA TABLE

Area	SQ. FEET	ACRES	Area	SQ. FEET	ACRES
93	3,744	0.09	159	5,060	0.12
94	3,744	0.09	160	5,060	0.12
95	3,744	0.09	161	5,060	0.12
96	3,744	0.09	162	5,060	0.12
97	3,744	[illegible]	163	5,060	0.12
98	3,744	[illegible]	164	8,145	0.12
99	3,967	0.09	165	6,639	[illegible]
100	4,0[illegible]	[illegible]	166	6,0[illegible]	0.14
101	4,[illegible]	[illegible]	167	5,2[illegible]	0.12
102	4,[illegible]	0.09	168	5,244	0.12
103	4,717	0.11	169	6,447	0.15
104	6,5[illegible]	0.15	170	3,[illegible]	0.09
105	4,[illegible]	0.11	171	3,[illegible]	[illegible]
106	4,[illegible]	0.10	172	3,[illegible]	[illegible]
107	4,[illegible]	0.10	173	3,[illegible]	[illegible]
108	4,177	[illegible]	174	3,[illegible]	0.09
109	4,[illegible]	[illegible]	175	3,[illegible]	0.09
110	3,[illegible]	[illegible]	176	4,6[illegible]	0.11
111	3,787	[illegible]	177	7,[illegible]	0.17
112	3,744	[illegible]	178	6,321	0.15
113	3,744	[illegible]	179	6,321	0.15
114	3,744	0.09	180	6,321	0.15
115	4,[illegible]	[illegible]	181	6,[illegible]	0.15
116	3,744	0.09	182	3,744	0.09
117	4,47[illegible]	0.10	183	3,744	0.09
118	4,[illegible]	0.10	184	3,744	0.09
119	3,264	0.07	185	8,264	[illegible]
120	3,264	0.07	186	4,49[illegible]	[illegible]
121	3,09[illegible]	0.07	187	3,7[illegible]	0.09
122	3,264	0.07	188	3,[illegible]	0.09
123	3,264	0.07	189	3,744	0.09
124	3,264	0.07	190	3,744	0.09
125	3,264	0.07	191	9,361	0.21
126	3,363	0.08	192	5,3[illegible]	0.12
127	[illegible]	0.15	193	4,270	0.10
128	4,[illegible]	0.10	194	4,270	0.10
129	3,[illegible]	0.09	195	4,270	0.10
130	3,744	0.09	196	4,270	0.10
131	3,744	[illegible]	197	4,270	[illegible]
132	3,744	[illegible]	198	4,281	[illegible]
133	3,744	0.09	199	4,4[illegible]	[illegible]
134	[illegible]	0.15	200	3,744	0.09
135	3,744	0.09	201	3,744	[illegible]
136	3,744	0.09	202	3,744	[illegible]
137	3,744	0.09	203	3,744	0.09
138	3,744	[illegible]	204	3,744	[illegible]
139	3,744	[illegible]	205	3,744	0.09
140	3,744	0.09	206	3,[illegible]	[illegible]
141	3,7[illegible]	0.09	207	3,974	[illegible]
142	6,[illegible]	0.15	208	3,974	0.09
143	[illegible]	[illegible]	209	3,974	[illegible]
144	[illegible]	0.12	210	3,974	0.09
145	[illegible]	0.13	211	3,974	[illegible]
146	5,0[illegible]7	0.12	212	3,974	[illegible]
147	[illegible]	0.12	213	3,974	[illegible]
148	[illegible]	0.12	214	3,974	0.09
149	[illegible]	0.12	215	3,974	0.09
150	[illegible]	0.12	216	3,974	[illegible]
151	[illegible]	0.12	217	3,974	[illegible]
152	5,932	0.14	218	3,976	0.09
153	5,470	0.13	219	6,459	0.15
154	5,0[illegible]	0.12	220	6,000	0.14
155	5,490	0.13	221	5,274	0.12
156	6,[illegible]	0.14	222	5,9[illegible]	0.14
157	5,5[illegible]	0.13	344	5,[illegible]	0.13
158	5,424	0.12	345	5,284	0.12

OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

OPEN SPACE #1	65,916	1.51
OPEN SPACE #2	97,994	2.25
OPEN SPACE #3	1,119	0.03
OPEN SPACE #4	3,832	0.09
ROAD RIGHT-OF-WAY	254,165	5.84

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 20°09'23" W	64.0[illegible]'
L2	S 64°47'53" E	64.00'
L3	N 64°35'00" E	35.49'

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

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

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

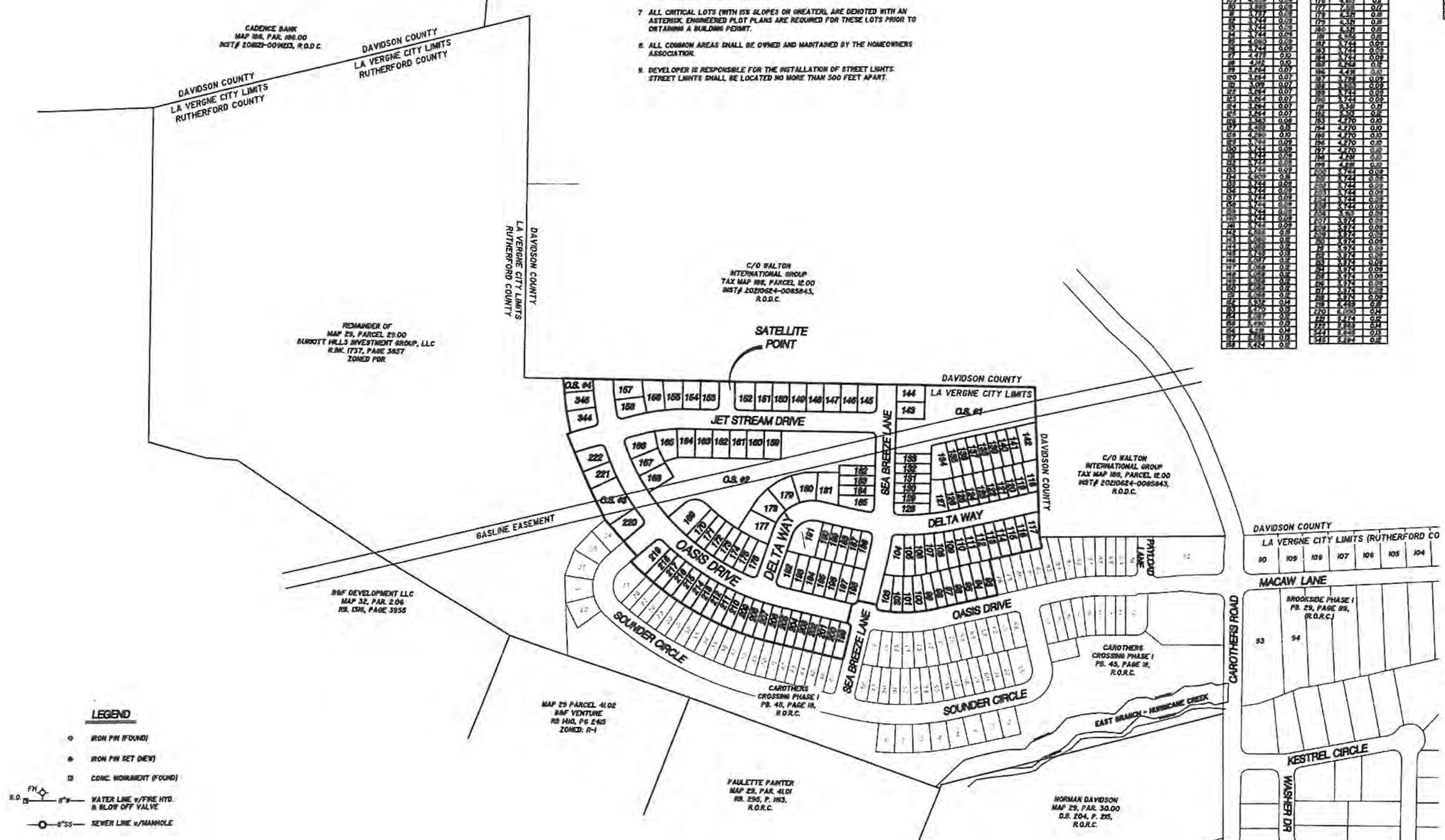
BUILDING SETBACKS:
FRONT: 10'
SIDE: 5'
REAR: 22'

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

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHD BEARING	CHD LENGTH
C1	22°30'12"	464.00'	183.8[illegible]'	93.[illegible]'	S 05°50'06" W	182.63'
C2	94°06'54"	15.00'	24.64'	[illegible]	S 64°0[illegible] W	21.98'
C3	90°[illegible]	15.00'	23.56'	15.00'	S 23°47'53" E	21.21'
C4	90°[illegible]	15.00'	23.56'	15.00'	N 66°12'07" E	21.21'
C5	33°25'23"	[illegible]	324.42'	169.9[illegible]'	S 37°54'48" W	317.02'
C6	1°53'34"	332.00'	[illegible]	[illegible]	N 13°47'17" W	8.65'
C7	[illegible]	350.00'	7.15'	[illegible]	S 0[illegible] E	7.15'
C8	2°55'48"	350.00'	17.94'	8.97'	S 0[illegible] E	17.94'
C9	4°08'44"	464.00'	33.45'	16.73'	N 0[illegible]22'04" W	33.45'
C10	3°08'56"	350.00'	19.29'	9.65'	S 0[illegible] W	19.29'
C11	1°34'23"	350.00'	10.04'	5.02'	S 0[illegible] W	10.04'
C12	4°47'19"	466.00'	39.1[illegible]'	[illegible]	N 0[illegible] E	38.10'
C13	[illegible]	350.00'	27.1[illegible]'	[illegible]	S 0[illegible] W	27.10'
C14	0°27'47"	350.00'	2.82'	1.41'	S 0[illegible] W	2.82'
C15	4°47'19"	464.00'	39.1[illegible]'	[illegible]	N [illegible] E	39.10'
C16	4°47'19"	350.00'	29.33'	[illegible]	S 10°[illegible] W	29.33'
C17	4°47'19"	464.00'	39.1[illegible]'	[illegible]	N 10°[illegible] E	39.10'
C18	[illegible]	350.00'	32.46'	16.24'	S 8°44'31" W	32.45'
C19	94°06'54"	15.00'	24.64'	[illegible]	N 64°09'35" E	21.96'
C20	4°02'34"	[illegible]	33.02'	[illegible]	N [illegible] E	33.01'
C21	[illegible]	[illegible]	24.85'	[illegible]	S 0[illegible]44'17" W	24.85'
C22	[illegible]	[illegible]	[illegible]	[illegible]	S [illegible] W	20.12'
C23	[illegible]	[illegible]	64.78'	32.41'	S 17°44'0[illegible] E	64.73'
C24	[illegible]	[illegible]	32.01'	[illegible]	S 08°47'25" W	32.01'
C25	[illegible]	[illegible]	32.01'	[illegible]	[illegible]	32.01'
C26	[illegible]	[illegible]	32.01'	16.01'	[illegible]	32.01'
C27	[illegible]	[illegible]	32.01'	[illegible]	[illegible]	32.01'
C28	[illegible]	[illegible]	31.74'	[illegible]	[illegible]	31.74'
C29	[illegible]	[illegible]	31.74'	[illegible]	[illegible]	31.74'
C30	[illegible]	[illegible]	1.75'	0.88'	S 0[illegible] E	1.75'
C31	[illegible]	[illegible]	28.64'	[illegible]	S 0[illegible] E	28.64'
C32	2°30'09"	[illegible]	33.54'	[illegible]	N 0[illegible] W	33.54'
C33	[illegible]	[illegible]	20.6[illegible]'	[illegible]	S 0[illegible]44'47" W	20.60'
C34	4°39'20"	[illegible]	[illegible]	[illegible]	N 0[illegible] W	62.16'
C35	[illegible]	[illegible]	23.39'	[illegible]	N [illegible] E	21.09'
C36	[illegible]	764.00'	102.4[illegible]'	[illegible]	N [illegible] E	102.33'
C37	[illegible]	15.00'	23.56'	15.00'	N [illegible] W	21.21'
C38	[illegible]	15.00'	23.56'	15.00'	N [illegible] E	21.21'
C39	[illegible]	15.00'	23.56'	15.00'	N [illegible] W	21.21'
C40	[illegible]	533.66'	0.85'	[illegible]	N 0[illegible] E	0.85'
C41	[illegible]	533.66'	54.01'	27.03'	N 0[illegible] E	53.93'
C42	[illegible]	533.66'	[illegible]	[illegible]	N 0[illegible] W	[illegible]
C43	[illegible]	780.00'	49.00'	24.5[illegible]'	S 87°44'[illegible] W	48.99'
C44	[illegible]	[illegible]	49.24'	24.63'	N 88°20'[illegible] E	49.23'
C45	[illegible]	[illegible]	24.57'	[illegible]	N 3[illegible] E	21.51'
C46	[illegible]	[illegible]	38.6[illegible]'	[illegible]	N 0[illegible] W	38.61'
C47	[illegible]	468.00'	22.25'	[illegible]	S 07°20'0[illegible] W	22.25'
C48	[illegible]	468.00'	70.58'	35.3[illegible]'	S 0[illegible] W	70.57'
C49	[illegible]	[illegible]	39.1[illegible]'	[illegible]	S 0[illegible]03'47" E	39.15'
C50	[illegible]	15.00'	24.57'	[illegible]	S 54°[illegible] E	21.91'
C51	[illegible]	[illegible]	33.5[illegible]'	[illegible]	N 7[illegible] E	33.51'
C52	4°50'30"	[illegible]	60.67'	[illegible]	N [illegible] E	60.65'
C53	4°50'3[illegible]"	718.00'	60.68'	[illegible]	N 67°[illegible] E	60.66'
C54	[illegible]	[illegible]	23.27'	[illegible]	S [illegible] W	23.27'
C55	[illegible]	50.00'	74.70'	44.50'	S 0[illegible]17'44" W	67.94'
C56	6°37'[illegible]	718.00'	83.0[illegible]'	[illegible]	N [illegible] E	82.96'
C57	[illegible]	[illegible]	30.39'	15.20'	S 4[illegible] W	30.38'
C58	[illegible]	718.00'	36.30'	18.1[illegible]'	N 4[illegible] E	36.30'
C59	[illegible]	[illegible]	30.39'	15.20'	S 4[illegible] W	30.38'
C60	[illegible]	718.00'	36.30'	18.1[illegible]'	N 4[illegible] E	36.30'
C61	[illegible]	[illegible]	30.39'	15.20'	S 4[illegible] W	30.38'
C62	[illegible]	[illegible]	36.30'	[illegible]	N 4[illegible] E	36.30'
C63	[illegible]	[illegible]	13.72'	6.86'	S 3[illegible] W	13.72'
C64	[illegible]	[illegible]	16.66'	8.33'	S 4[illegible] W	16.65'
C65	2°53'48"	718.00'	36.30'	18.1[illegible]'	N 38°[illegible] E	36.30'
C66	2°53'48"	600.00'	30.39'	15.20'	S 37°[illegible] W	30.38'
C67	2°53'48"	718.00'	36.30'	[illegible]	N 37°[illegible] E	36.30'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHD BEARING	CHD LENGTH
C68	2°53'48"	602.00'	30.39'	15.20'	S 34°06'26" W	30.38'
C69	2°53'48"	718.00'	36.30'	18.15'	N 34°06'26" E	36.30'
C70	3°11'42"	602.00'	33.57'	16.79'	S 3[illegible] W	33.57'
C71	2°24'50"	718.00'	30.25'	15.13'	N 3[illegible]27'07" E	30.25'
C72	83°[illegible]	15.00'	21.87'	14.04'	N 16°40'20" W	[illegible]
C73	[illegible]	132.00'	18.35'	9.17'	N 57°23'00" W	18.34'
C74	[illegible]	500.00'	53.57'	26.96'	N 52°[illegible] E	53.57'
C75	22°19'59"	132.00'	51.45'	26.06'	N 44°[illegible] W	51.13'
C76	22°19'59"	132.00'	51.45'	26.06'	N [illegible] W	51.13'
C77	22°19'53"	132.00'	51.45'	26.06'	N 00°[illegible] E	51.13'
C78	9°22'48"	132.00'	21.61'	10.83'	N 16°30'43" E	21.57'
C79	4°39'37"	768.00'	62.47'	31.25'	N 18°52'18" E	62.45'
C80	97°50'36"	15.00'	25.62'	17.17'	N 32°22'48" W	22.62'
C81	89°48'45"	15.00'	23.51'	14.95'	S 6[illegible]5'35" W	21.18'
C82	1°28'30"	832.00'	21.42'	10.71'	S 16°41'28" W	21.42'
C83	3°26'07"	868.00'	53.88'	26.96'	N 71°30'37" W	53.86'
C84	2°12'09"	832.00'	31.98'	15.99'	S 18°37'48" W	31.98'
C85	1°34'17"	832.00'	22.82'	11.41'	S 20°24'55" W	22.82'
C86	84°47'27"	84.00'	100.63'	62.09'	S 2[illegible]37" E	94.70'
C87	1°59'27"	600.00'	22.83'	11.42'	N 22°[illegible] E	22.83'
C88	93°49'59"	15.00'	24.57'	16.04'	N 63°22'40" E	21.91'
C89	1°[illegible]	718.00'	17.25'	8.62'	N 21°53'24" E	17.24'
C90	90°00'00"	15.00'	23.56'	15.00'	N 23°47'53" W	21.21'
C91	90°00'00"	15.00'	23.56'	15.00'	S 66°12'07" W	21.21'
C92	1°42'[illegible]	782.00'	23.28'	11.64'	S 2[illegible] W	23.27'
C93	1°42'[illegible]	899.00'	26.76'	13.38'	N 22°[illegible] E	26.76'
C94	2°18'54"	782.00'	31.60'	15.80'	S 24°05'53" W	31.60'
C95	2°18'54"	899.00'	36.33'	18.17'	N 24°05'53" E	36.33'
C96	2°18'54"	782.00'	31.60'	15.80'	S 26°22'48" W	31.60'
C97	2°18'54"	899.00'	36.33'	18.17'	N 26°22'48" E	36.33'
C98	2°18'54"	782.00'	31.60'	15.80'	S 28°41'42" W	31.60'
C99	2°18'54"	899.00'	36.33'	18.17'	N 2[illegible]41'42" E	36.33'
C100	2°18'54"	782.00'	31.60'	15.80'	S 3[illegible]37" W	31.60'
C101	2°18'54"	899.00'	36.33'	18.17'	N 3[illegible]37" E	36.33'
C102	2°18'54"	782.00'	31.60'	15.80'	S 33°[illegible] W	31.60'
C103	2°18'54"	899.00'	36.33'	18.17'	N 33°[illegible] E	36.33'
C104	2°18'54"	782.00'	31.60'	15.80'	S 35°38'26" W	31.60'
C105	2°18'54"	899.00'	36.33'	18.17'	N 35°38'26" E	36.33'
C106	2°18'54"	782.00'	31.60'	15.80'	S 37°57'20" W	31.60'
C107	2°18'54"	899.00'	36.33'	18.17'	N 37°57'20" E	36.33'
C108	2°18'54"	782.00'	31.60'	15.80'	S 40°[illegible] W	31.60'
C109	2°18'54"	899.00'	36.33'	18.17'	N 40°[illegible] E	36.33'
C110	2°18'54"	782.00'	31.60'	15.80'	S 42°[illegible] W	31.60'
C111	2°18'54"	899.00'	36.33'	18.17'	N 42°35'09" E	36.33'
C112	2°18'54"	782.00'	31.60'	15.80'	S 44°54'04" W	31.60'
C113	2°18'54"	899.00'	36.33'	18.17'	N 44°54'04" E	36.33'
C114	2°18'54"	782.00'	31.60'	15.80'	S 47°12'58" W	31.60'
C115	2°18'54"	899.00'	36.33'	18.17'	N 47°12'58" E	36.33'
C116	2°18'54"	782.00'	31.60'	15.80'	S 49°31'53" W	31.60'
C117	2°18'54"	899.00'	36.33'	18.17'	N 49°31'53" E	36.33'
C118	2°35'42"	782.00'	35.42'	17.71'	S 5[illegible] W	35.41'
C119	86°37'09"	15.00'	22.68'	14.14'	S 09°58'27" W	20.58'
C120	3°25'09"	899.00'	53.75'	26.88'	N 52°38'24" E	53.74'
C121	86°37'09"	15.00'	22.68'	14.14'	N 70°58'43" W	20.58'
C122	3°17'23"	782.00'	44.90'	22.46'	S 6[illegible]4'25" W	44.89'
C123	3°58'47"	782.00'	54.32'	27.17'	S 73°15'47" W	54.31'
C124	3°19'12"	782.00'	45.32'	22.57'	S 77°30'27" W	45.31'
C125	86°37'09"	15.00'	22.68'	14.14'	S 35°53'57" W	20.58'
C126	1°51'52"	868.00'	34.27'	17.17'	S 1°07'33" E	34.27'
C127	86°37'09"	15.00'	22.68'	14.14'	N 50°46'12" W	20.58'
C128	3°16'35"	782.00'	44.72'	22.37'	S 81°33'3[illegible]" W	44.71'
C129	5°19'53"	332.00'	30.89'	15.46'	N 10°07'34" W	30.88'
C130	3°58'47"	782.00'	54.32'	27.17'	N 86°48'46" W	54.31'
C131	90°00'00"	15.00'	23.56'	15.00'	S 6[illegible]47'54" W	21.21'
C132	8°03'18"	718.00'	100.94'	50.55'	N 60°43'32" E	100.86'
C133	6°32'11"	782.00'	89.23'	44.67'	S 61°56'16" W	89.18'
C134	1°02'[illegible]	782.00'	14.14'	7.07'	N 86°18'15" W	14.14'
C135	1°59'34"	332.00'	11.55'	5.77'	S 15°47'17" E	11.55'



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

Heather Dunbarn, Register
Rutherford County Tennessee
Rec #: 1161738
Rec'd: 30.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 32.00
Instrument #: 2450061
Recorded 6/29/2022 at 8:08 AM in Plat Cabinet 48 Pgs 19-20

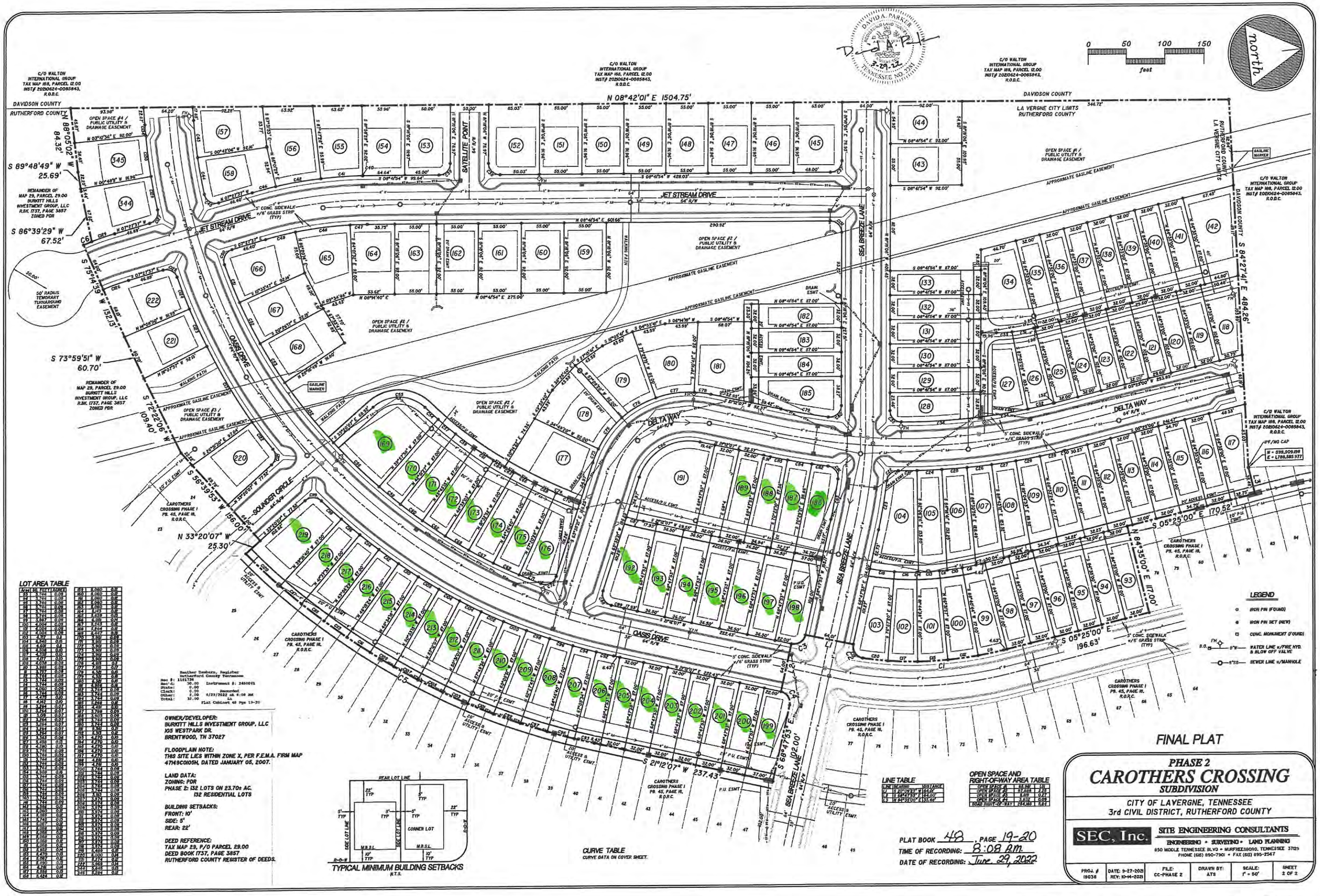
FINAL PLAT

PHASE 2
CAROTHERS CROSSING
SUBDIVISION

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

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

PROJ. #	DATE	FILE	DRAWN BY	SCALE	SHEET
18038	9-27-2021 REV: 10-14-2021	CC-PHASE 2	ATS	1" = 200'	1 OF 2



LOT AREA TABLE

Area(SF)	Area(AC)	Area(SF)	Area(AC)	Area(SF)	Area(AC)
93	3,744	0.09	163	4,060	0.09
94	3,744	0.09	164	4,060	0.09
95	3,744	0.09	165	4,060	0.09
96	3,744	0.09	166	4,060	0.09
97	3,744	0.09	167	4,060	0.09
98	3,744	0.09	168	4,060	0.09
99	3,744	0.09	169	3,744	0.09
100	3,744	0.09	170	3,744	0.09
101	3,744	0.09	171	3,744	0.09
102	3,744	0.09	172	3,744	0.09
103	3,744	0.09	173	3,744	0.09
104	3,744	0.09	174	3,744	0.09
105	3,744	0.09	175	3,744	0.09
106	3,744	0.09	176	3,744	0.09
107	3,744	0.09	177	4,170	0.09
108	3,744	0.09	178	4,170	0.09
109	3,744	0.09	179	4,170	0.09
110	3,744	0.09	180	4,170	0.09
111	3,744	0.09	181	4,170	0.09
112	3,744	0.09	182	4,170	0.09
113	3,744	0.09	183	4,170	0.09
114	3,744	0.09	184	4,170	0.09
115	3,744	0.09	185	4,170	0.09
116	3,744	0.09	186	3,744	0.09
117	3,744	0.09	187	3,744	0.09
118	3,744	0.09	188	3,744	0.09
119	3,744	0.09	189	3,744	0.09
120	3,744	0.09	190	3,744	0.09
121	3,744	0.09	191	3,744	0.09
122	3,744	0.09	192	3,744	0.09
123	3,744	0.09	193	3,744	0.09
124	3,744	0.09	194	3,744	0.09
125	3,744	0.09	195	3,744	0.09
126	3,744	0.09	196	3,744	0.09
127	3,744	0.09	197	3,744	0.09
128	3,744	0.09	198	3,744	0.09
129	3,744	0.09	199	3,744	0.09
130	3,744	0.09	200	3,744	0.09
131	3,744	0.09	201	3,744	0.09
132	3,744	0.09	202	3,744	0.09
133	3,744	0.09	203	3,744	0.09
134	4,680	0.09	204	3,744	0.09
135	3,744	0.09	205	3,744	0.09
136	3,744	0.09	206	3,744	0.09
137	3,744	0.09	207	3,744	0.09
138	3,744	0.09	208	3,744	0.09
139	3,744	0.09	209	3,744	0.09
140	3,744	0.09	210	3,744	0.09
141	3,744	0.09	211	3,744	0.09
142	4,680	0.09	212	3,744	0.09
143	3,744	0.09	213	3,744	0.09
144	3,744	0.09	214	3,744	0.09
145	3,744	0.09	215	3,744	0.09
146	3,744	0.09	216	3,744	0.09
147	3,744	0.09	217	3,744	0.09
148	3,744	0.09	218	3,744	0.09
149	3,744	0.09	219	3,744	0.09
150	3,744	0.09	220	4,680	0.09
151	3,744	0.09	221	4,680	0.09
152	3,744	0.09	222	4,680	0.09
153	3,744	0.09			
154	3,744	0.09			
155	3,744	0.09			
156	3,744	0.09			
157	3,744	0.09			
158	3,744	0.09			
159	3,744	0.09			
160	3,744	0.09			
161	3,744	0.09			
162	3,744	0.09			

Heather Denham, Register
Rutherford County Tennessee
Rec #: 1101736 Instrument #: 2450021
Rec'd: 30.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 32.00
Recorded 6/29/2022 at 8:08 AM in Plat Cabinet 48 Pgs 19-20

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

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

LAND DATA:
ZONING: PDR
PHASE 2: 152 LOTS ON 23.70± AC.
152 RESIDENTIAL LOTS

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

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

TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

CURVE TABLE
CURVE DATA ON COVER SHEET.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 84°35'00" E	117.00'
L2	N 84°27'41" E	484.26'
L3	N 84°35'00" E	33.48'

OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

OPEN SPACE #1	0.09	0.01
OPEN SPACE #2	1.08	0.04
OPEN SPACE #3	0.09	0.01
OPEN SPACE #4	0.09	0.01
ROAD RIGHT-OF-WAY	24.08	1.65

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

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

Planning Commission Report Meeting: January 28, 2025	City of La Vergne

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

Engineering (**Gary Lide** - glide@lavergnetn.gov)
1. Provide a performance bond estimate meeting the requirements of the Subdivision Regulations 5-101.1.

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

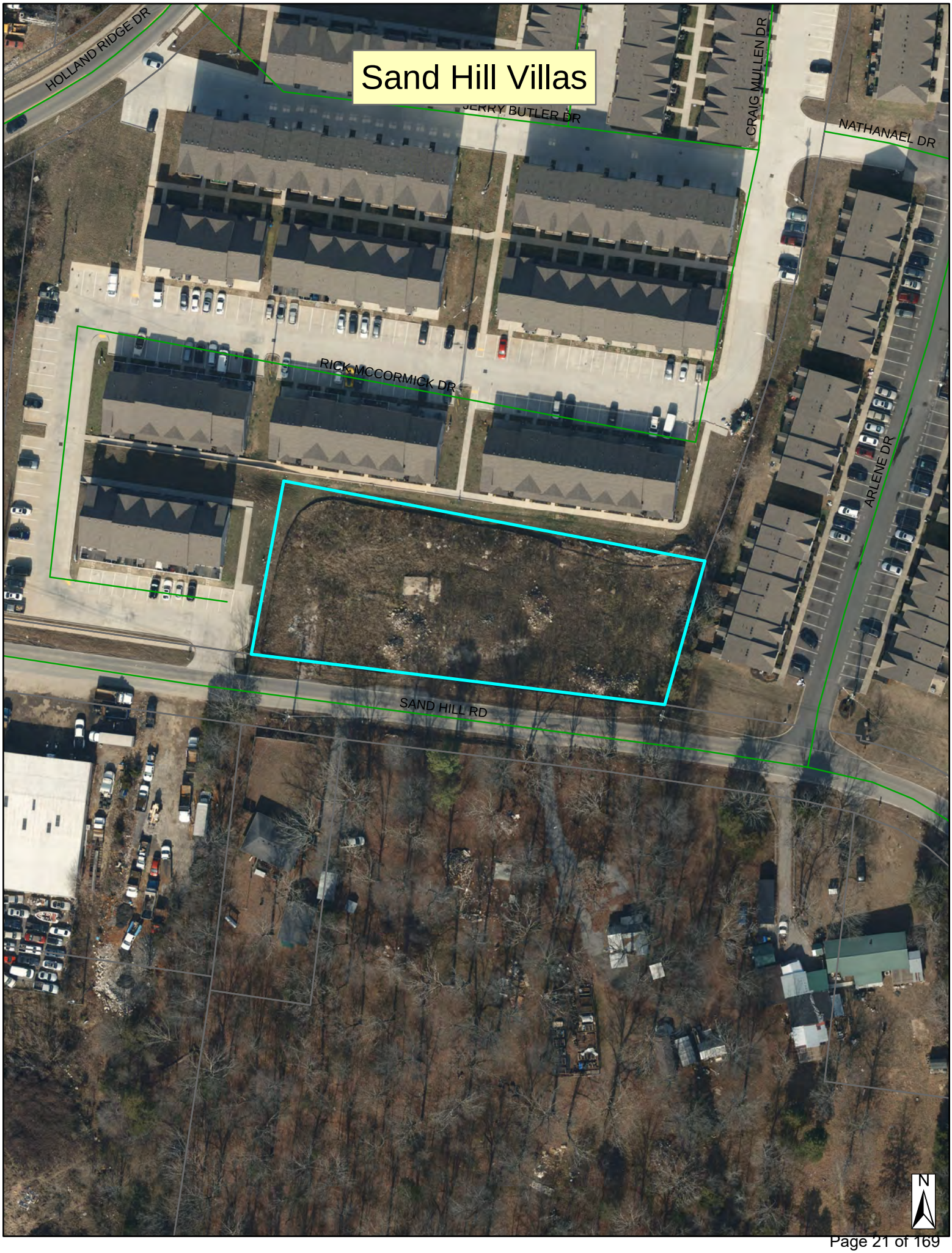
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

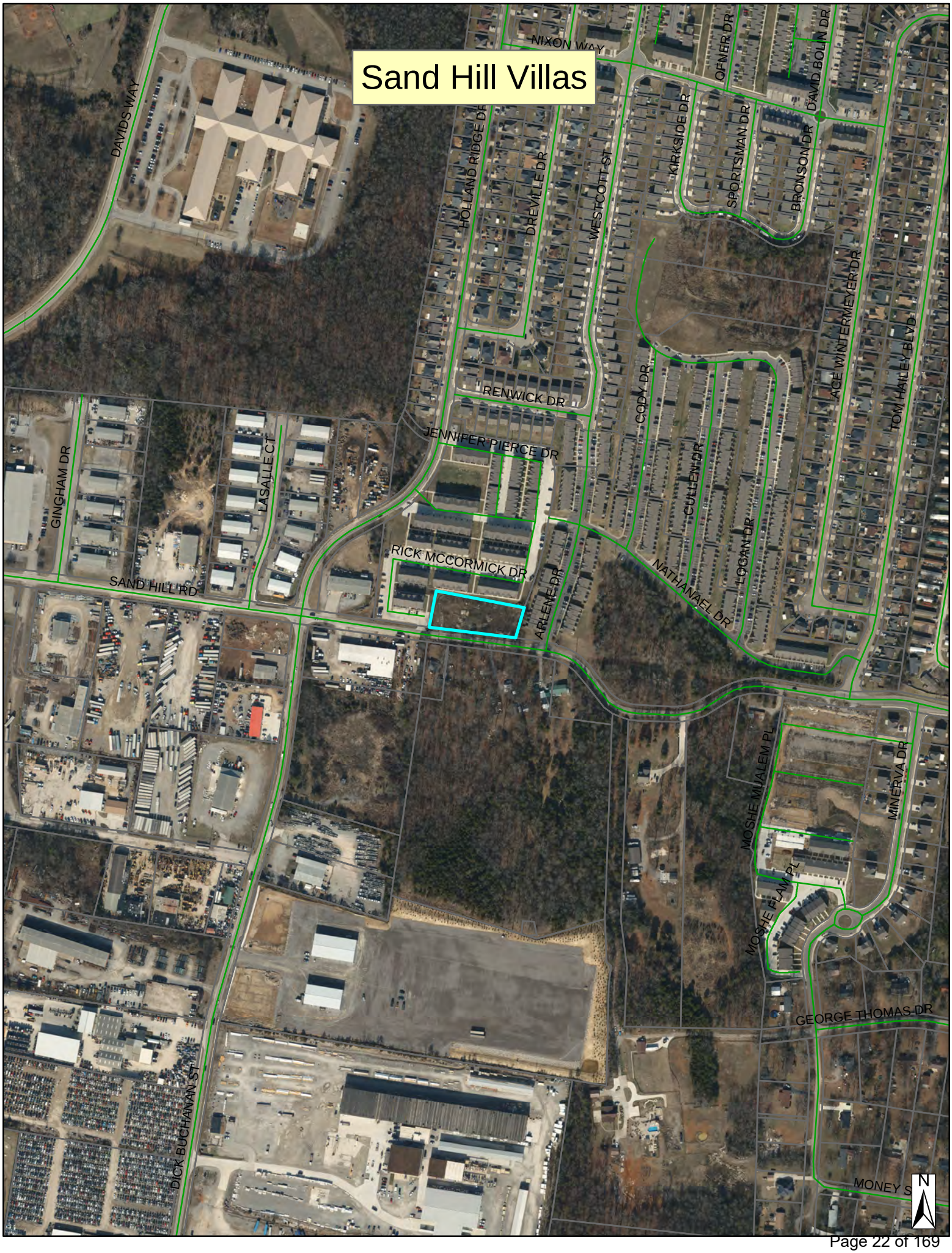
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

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

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

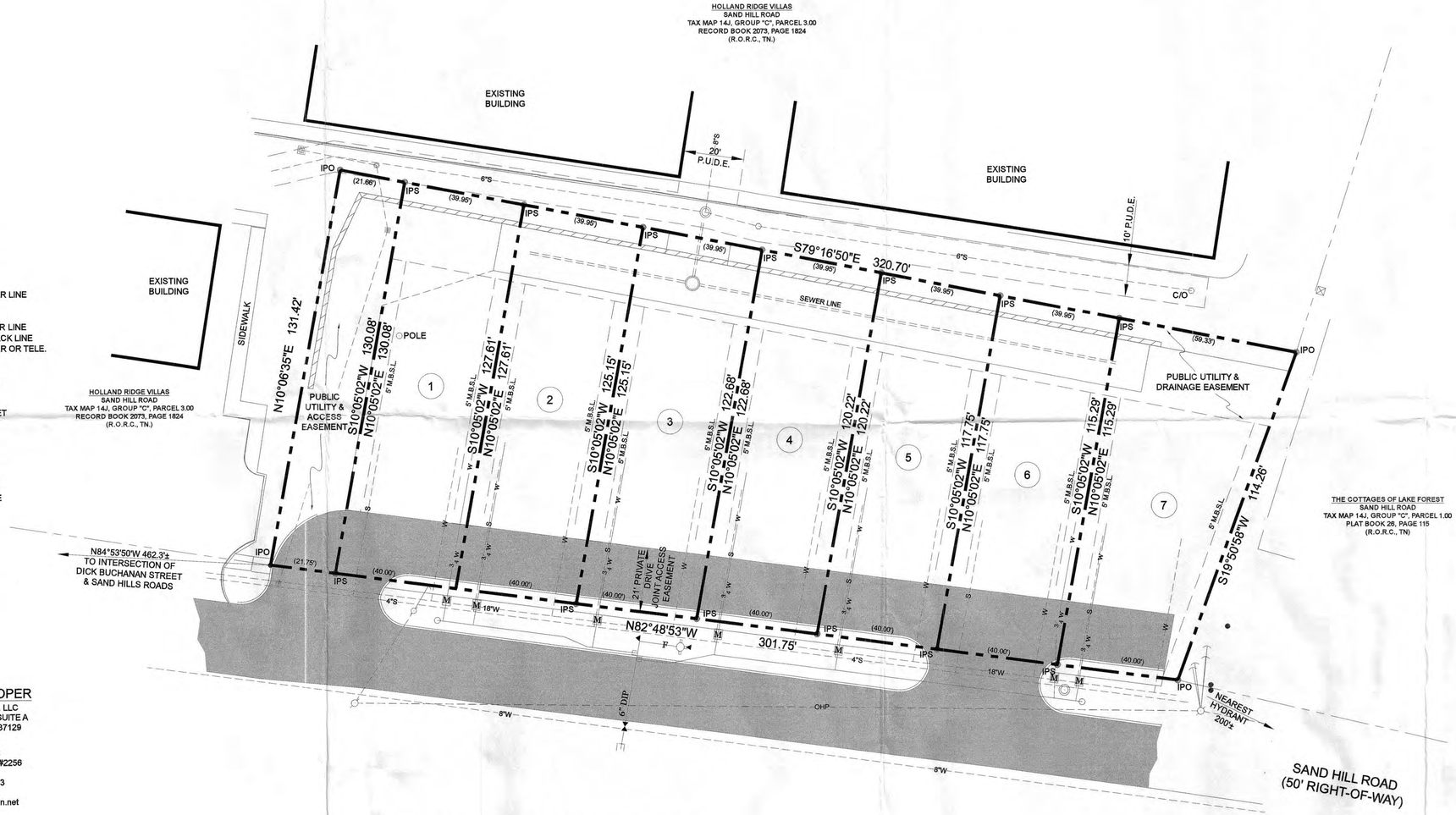

Sand Hill Villas
HOLLAND RIDGE DR
JERRY BUTLER DR
CRAIG MULLEN DR
NATHANAEL DR
RICK MCCORMICK DR
ARLENE DR
SAND HILL RD
N

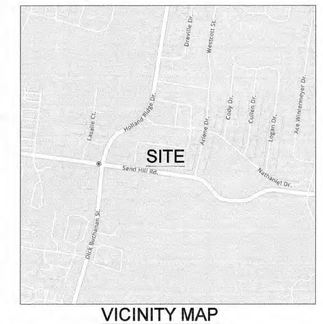

Sand Hill Villas
NIXON WAY
DAVIDS WAY
HOLLAND RIDGE DR
DREVILLE DR
WESTCOTT ST
KIRKSIDE DR
OFNER DR
SPORTSMAN DR
BRONSON DR
DAVID BOLIN DR
ACE WINTERMEYER DR
TOM HAILEY BLVD
RENWICK DR
JENNIFER PIERCE DR
CODY DR
CULLEN DR
LOGAN DR
NATHANAEL DR
GINGHAM DR
LASALLE CT
RICK MCCORMICK DR
ARLENE DR
SAND HILL RD
MOSHE MUALEM PL
MOSHE FLAM PL
MINERVA DR
GEORGE THOMAS DR
DICK BUCHANAN ST
MONEY S
N

Sand Hill Villas
E NIR SHREIBMAN BLVD
SARNA DR
TAMMY SUE LN
DAVID BOLIN DR
BATYA CT
OFNER DR
MANDY LN
DAVIDS WAY
HOLLAND RIDGE DR
DREVILLE DR
NIXON WAY
WESTCOTT ST
KIRKSIDE DR
BRONSON DR
MISS ELLIE DR
VALEEN LN
ACE WINTERMEYER DR
TOM HAILEY BLVD
GARY LN
RENWICK DR
CODY DR
CLIFF BARNES RD
JENNIFER PIERCE DR
GINGHAM DR
LASALLE CT
JERRY BUTLER DR
CULLEN DR
LOGAN DR
SUE ELLEN DR
J R DR
ARLENE DR
NATHANAEL DR
SAND HILL RD
EWING WAY
RITTER RD
MOSHE MUALEM PL
MINERVA DR
MOSHE FLAM PL
GEORGE THOMAS DR
MONEY ST
JEAN DR
DICK BUCHANAN ST
HUMBLE DR
NUVIEW ST
N

STONES

CAT
STONES





VICINITY MAP

N.T.S.

LEGEND

- PROPERTY LINE
- FENCE LINE
- GAS LINE
- SEWER LINE
- PROPOSED SEWER LINE
- STORM LINE
- WATER LINE
- PROPOSED WATER LINE
- M.B.S.L. — MIN. BLDG. SETBACK LINE
- OHP/T — OVERHEAD POWER OR TELE.
- P.U.D.E.
- BH — BOREHOLE
- EM — ELECTRIC METER
- FH — FIRE HYDRANT
- GM — GAS METER
- IPO/IPS — IRON PIN NEW / SET
- MON — MONUMENT
- POST — POST
- WM — WATER METER
- WELL — WELL
- YH — YARD HYDRANT
- CATCH BASIN
- DECIDUOUS TREE
- EVERGREEN TREE
- GAS VALVE
- LIGHT POLE
- MAILBOX
- MANHOLE
- POWER POLE
- SIGN
- WATER VALVE

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

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"

©COPYRIGHT SOUTHERN PRECISION LAND SURVEYING 2023.

NOTES:

1. The purpose of this plat is to create 7 residential lots.
2. This survey meets the requirements of a "General Property Survey" as per standards of practices, 0820-3-.07(1) adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practices, 0820-3-.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
3. Bearings are based on the Tennessee State Plane Coordinate System NAD83 (Horizontal) and NAVD88 (Vertical).
4. Distances were measured with E.D.M. equipment and have been corrected for temperature and barometric pressure.
5. This survey was made using the latest recorded deeds/plats of record. No title report was furnished this surveyor, therefore, this survey is subject to the findings of a complete title search. The state of facts shown hereon are based on a professional opinion in regards to information obtained during the survey and does not constitute a warranty or guarantee, expressed or implied.
6. This property is located in an area designated "Zone X" as per the the National Flood Insurance Program Map No. 47149C0020K Dated: 09 May 2023.
7. This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost. of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One-call" 1-800-351-1111.
8. Information shown hereon was derived from random shots, cross sections, and radial shots.
9. For: Nashville Civil.
10. Setbacks: Front = 15' Sides = 5' Rear = 15'
11. For location of utilities, please call the local utility provider.
12. Current Zoning: R3
13. Subdivision Boundary consists of Tax Map 14, Parcel 48.00

BRIAN A. MCCAIN
REGISTERED LAND SURVEYOR
No. 2256
10/28/24
TENNESSEE

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 "I" LAND SURVEY AS DEFINED IN CHAPTER 0820-3-.05 STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000 AS SHOWN HEREON.

DATE:_____ _____
REGISTERED LAND SURVEYOR #2256

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "SAND HILL VILLAS" HAS / HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE:_____ _____
NAME, TITLE, AND AGENCY OR AUTHORIZED AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "SAND HILL VILLAS" HAS / HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE:_____ _____
NAME, TITLE, AND AGENCY OR AUTHORIZED AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE:_____ _____
SECRETARY, PLANNING COMMISSION

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

January 23, 2025

Nashville Civil LLC
Site Design • Engineering

Mr. Gary Lide
City of La Vergne Engineering Department
5175 Murfreesboro Road
L Vergne, TN 37086

Re: Sand Hill Homes
Opinion of Probable Cost for City Bonding

Dear Gary –

Included is out opinion of cost for the waterline improvements for Sand Hill Homes:

1.	Average 3 quotes for waterline improvements	$11,000
2.	Nashville Civil's cost for As-Builts	$ 1,000
3.	General Erosion Control Maintenance	$ 750
4.	General Water And Sewer Maintenance	$ 750
5.	Contingency	$ 2,700
	Total opinion of probable cost	$16,200

Please let me know if you need anything else, and know that you can reach me anytime by phone at 615-202-9135 or email b@nashvillecivil.com

Sincerely,

Brian M. Hamilton, PE
Nashville Civil LLC
Site Design * Engineering

Build Trust Homes

Estimate

1

Bill To:
Sky Houses Inc

Ship To:
441 sandhill rd,
Lavergne Tn 37086

Date: Jan 23, 2025

Balance Due: $10,000.00

Item	Quantity	Rate	Amount
Water line 2" Material and labor	1	$10,000.00	$10,000.00

Subtotal:	$10,000.00
Tax (0%):	$0.00
Total:	$10,000.00

Notes:

Build Trust Homes LLC
2016 Pulley pl, Nolensville TN
Mina Naguib
615-968-5053
License#73335

Terms:

This Estimate is valid for 30 days

Mina Naguib

01/23/2025

BRIAN M. HAMILTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108143
STATE OF TENNESSEE

1/23/25

SKY HOUSES INC

General Contractor

615-649-2018 / Mourad31975@yahoo.com
2505 Hester Ct., Nolensville, TN 37135

CONSTRUCTION INVOICE

Bill From
Name: N/A
Company Name: SKY HOUSES INC
Street Address: 2505 HESTER CT
City, ST ZIP Code: NOLENSVILLE TN
Phone: 6156492018

Bill To
Name: MOURAD TAKI
Company Name: SKY HOUSES INC
Street Address: 441 SANDHILL RD
City, ST ZIP Code: LAVERGNE TN
Phone: 6156492018

Invoice No. ESTIMATE
Invoice Date: 01/23/2025
Due Date: 02/23/2025

Description/Job Phase	Quantity / Hours	Price ($)	Total ($)
WATER LINE 2' MATERIAL AND LABOR		12,000.00	12,000.00

BRIAN M. HAMILTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108143
STATE OF TENNESSEE

1/23/25

Mourad Taki 01/23/2025

Terms and Conditions

Thank you for your business. Please send payment within 30 days of receiving this invoice. There will be a _____% per 0 on late invoices.

Subtotal	
Sales Tax	00
Other	00
Total	12,000.00

Bill From
Name: HOZON BARWARI
Company Name: NASHVILLE HOME LLC
Street Address: 1113 ARROWHAD RD
City, ST ZIP Code: BRENTWOOD TN 3702
Phone: 615 496 0990

Bill To
Name: MOURAD TAKI
Company Name: SKY HOUSES INC
Street Address: 441 SANDHILL RD
City, ST ZIP Code: LAVERGNE TN
Phone: 6156492018

Invoice No. ESTIMATE
Invoice Date: 01/23/2025
Due Date: 02/23/2025

Description/Job Phase	Quantity / Hours	Price ($)	Total ($)
WATER LINE 2' MATERIAL AND LABOR		11,000.00	11,000.00

BRIAN M. HAMILTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108143
STATE OF TENNESSEE
01/23/25

HOZON BARWARI 01/23 2025

Subtotal	
Sales Tax	00
Other	00
Total	11,000.00

Terms and Conditions

Thank you for your business. Please send payment within 30 days of receiving this invoice. There will be a _____% per 0 on late invoices.

Planning Commission Report Meeting: January 28, 2025	City of La Vergne

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-Secton 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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

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

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

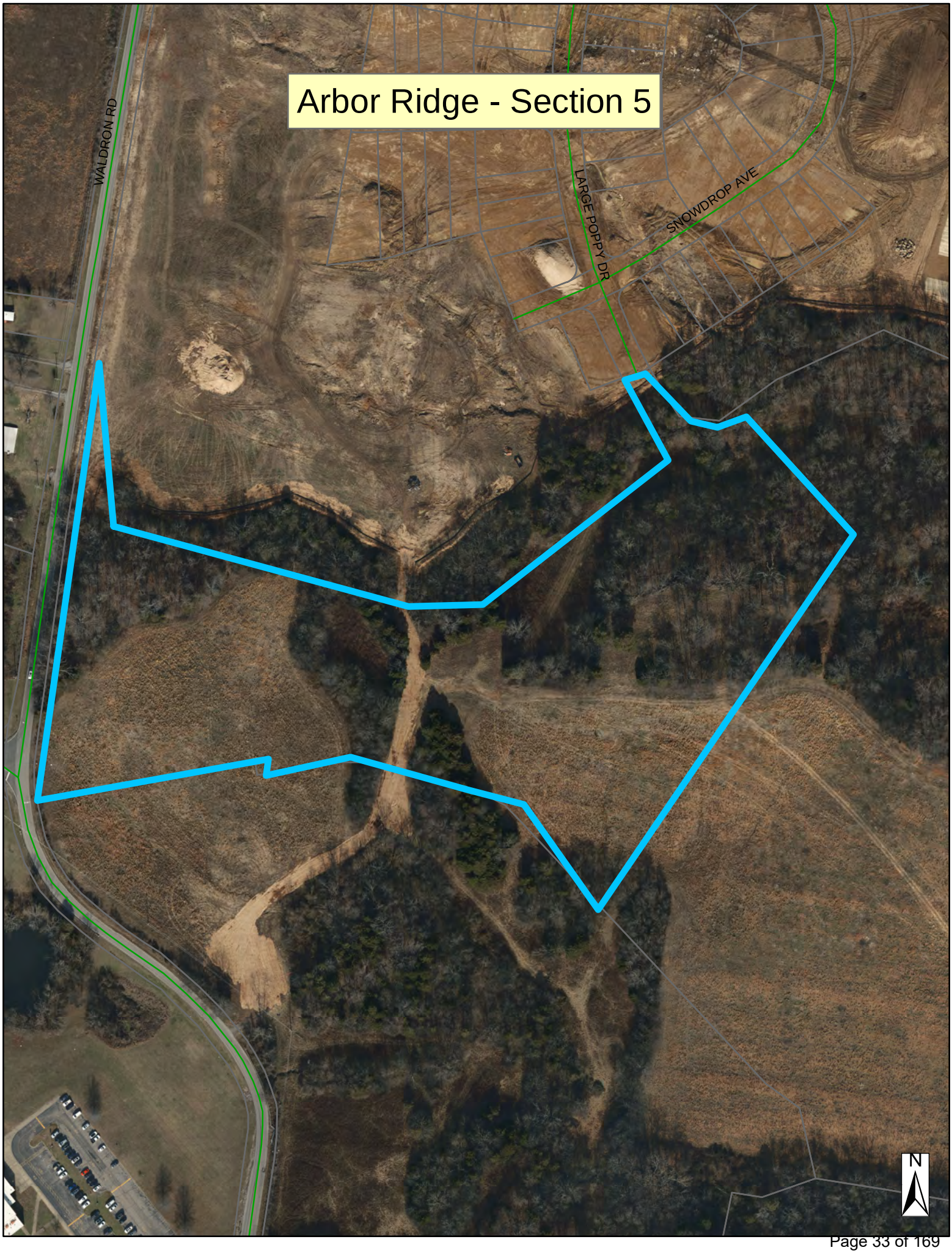
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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

Police
No comments.

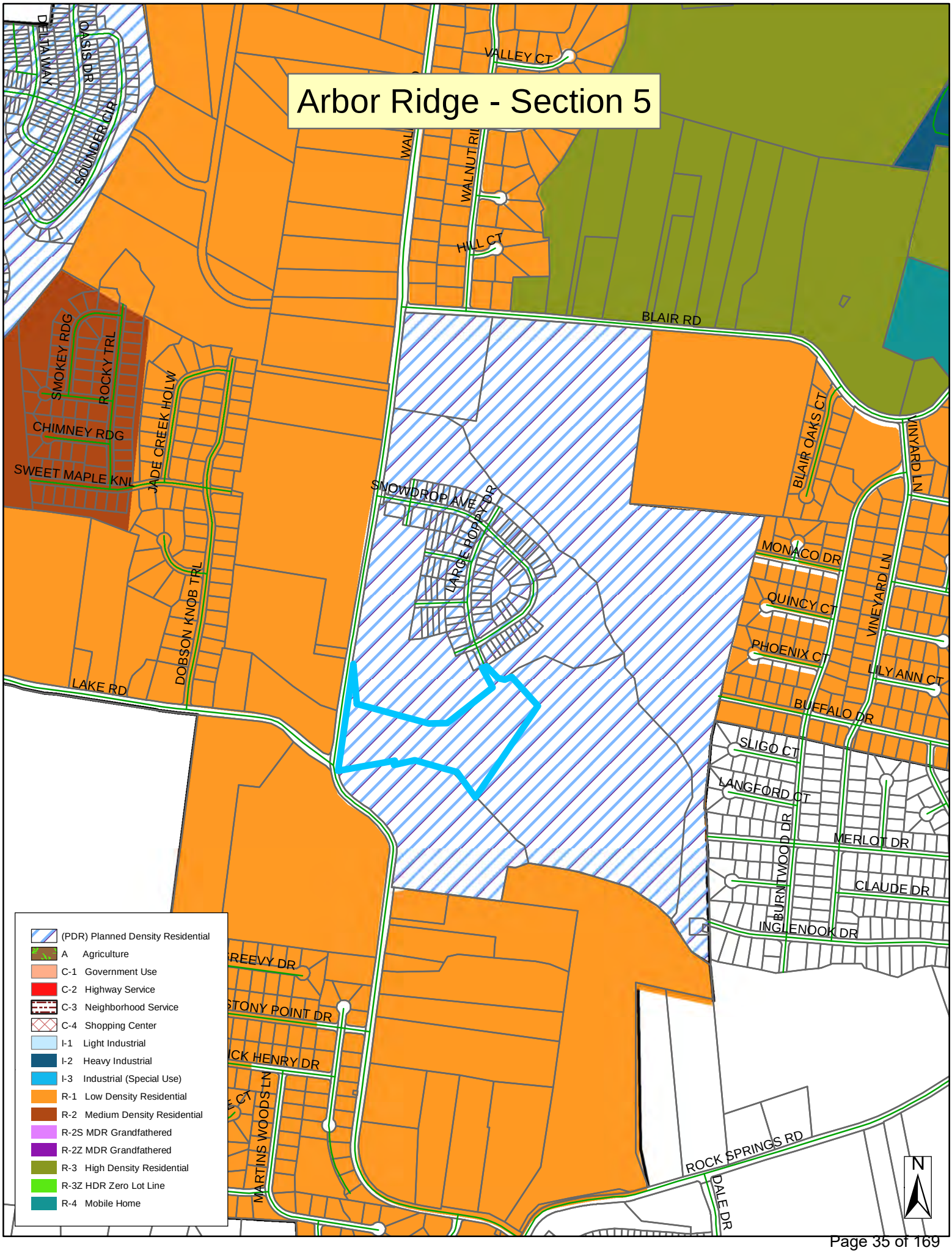
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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

Arbor Ridge - Section 5
HILL CT
BLAIR RD
SMOKEY RDG
ROCKY TRL
JADE CREEK HOLW
SWEET MAPLE KNL
DOBSON KNOB TRL
SNOWDROP AVE
LARGE POPPY DR
NASTURTIUM WAY
MONACO DR
PHOENIX CT
BUFFALO DR
SLIGO CT
LANGFORD CT
MERLOT DR
BURNTWOOD DR
INGLENOOK DR
LAKE RD
MCGREEVY DR
STONY POINT DR
PATRICK HENRY DR
SPARROWGAP DR
MONMOUTH DR
WALDRON RD
ROSALEE CT
MARTINS WOODS LN
ROCK SPRINGS RD
DALE DR
N

Arbor Ridge - Section 5



SWPP
615-587-4085
SWPP
615-587-4085

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 35 SINGLE FAMILY LOTS, COMMON AREA AND SANITARY SEWER AND WATER EASEMENT AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105J, EFFECTIVE DATE: MAY 9, 2023.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL).
   MINIMUM SETBACK REQUIREMENTS ARE:
   FRONT = 35' FT.
   SIDE = 5' FT.
   REAR = 20' FT.
6. 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.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.BK. ____, PG. ____, R.O.R.C., TN.
10. 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

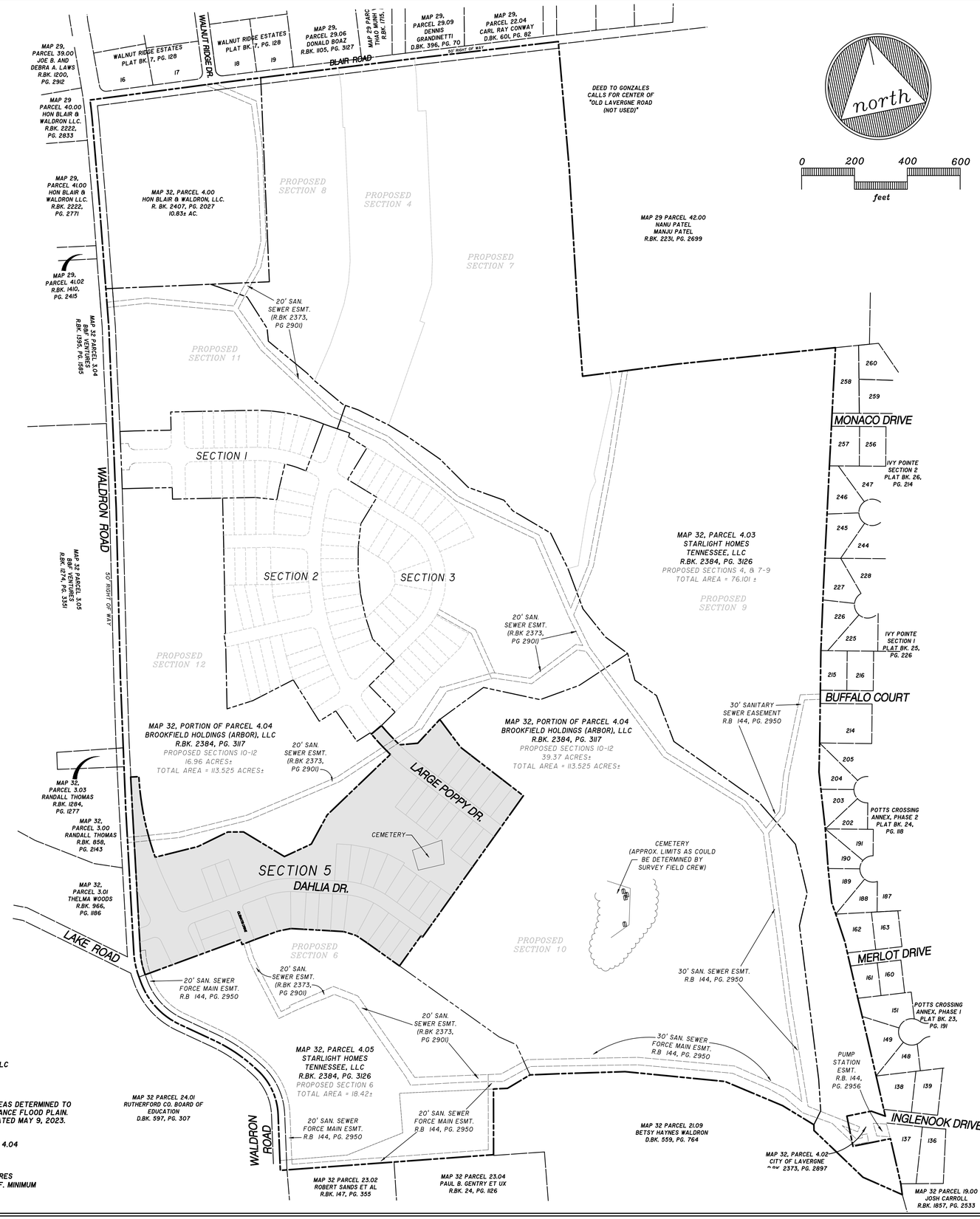
CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	5°52'56"	975.00'	100.10'	N 3°36'40" W	100.05'
C2	104°01'11"	225.00'	408.48'	N 04°45'20" E	354.65'
C3	104°01'11"	275.00'	499.26'	S 04°45'20" W	433.46'

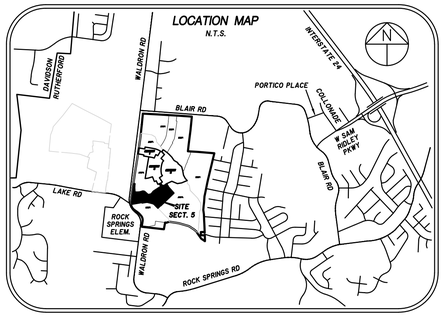
LOT AREA TABLE

AREA	SQ. 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	7,183	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	7,815	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	444,817	10.21
R.O.W.	38,079	0.87
TOTAL	710,850	16.32

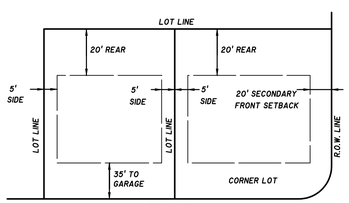
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°36'57" 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	51.85'
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
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.BK. 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 317, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____

DEED REFERENCE:
TAX MAP 32, P/O PARCEL 4.04
RECORD BOOK 2384, PAGE 317

TROY WAHLBERG, VICE PRESIDENT
BROOKFIELD HOLDINGS (ARBOR) 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 "I", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000.

DATE 12-30-24 David A Parker
REGISTERED LAND SURVEYOR
TENN. R.L.S. NO. 2381

DAVID A. PARKER
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE 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 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. #	DATE: 12-30-24	FILE:	DRAWN BY:	SCALE:	SHEET
163.4.34	REV:	ARBOR RIDGE SEC 3 FINAL PLAT	ATS	1" = 200'	1 OF 2

LOT AREA TABLE

AREA	SQ. 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
153	7,000	0.16
154	7,000	0.16
155	8,315	0.19
156	10,769	0.25
157	7,567	0.17
158	7,002	0.16
159	7,005	0.16
160	7,668	0.18
161	10,481	0.24
162	13,224	0.30
163	7,000	0.16
164	7,361	0.17
165	8,450	0.19
166	8,450	0.19
167	8,450	0.19
168	7,654	0.18
169	7,150	0.16
170	7,000	0.16
445	7,000	0.16
446	7,371	0.17
447	7,000	0.16
569	7,150	0.16
570	7,150	0.16
571	9,981	0.23
C. A. "C"	229,928	5.28
C. A. "D"	22,550	0.52
C. A. "E"	3,453	0.08
C. A. "F"	11,540	0.26
C. A. "G"	3,748	0.09
ROW	86,911	2.00
C. A. ROW	61,797	1.42
TOTAL	690,503	15.85

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	17°53'53"	294.91'	92.12'	N 00°23'35" E	91.75'
C2	0°24'41"	15916.41'	114.30'	N 08°25'46" E	114.30'
C3	16°24'33"	1091.00'	312.46'	S 00°02'01" E	311.39'
C4	5°54'03"	1025.00'	105.56'	N 31°37'13" W	105.52'
C5	5°52'56"	975.00'	100.10'	S 31°36'40" E	100.05'
C6	85°00'00"	25.00'	37.09'	N 56°16'13" W	33.78'
C7	95°00'00"	25.00'	41.45'	N 33°43'47" E	36.86'
C8	84°45'22"	25.00'	36.98'	S 56°08'54" E	33.70'
C9	94°03'06"	25.00'	41.04'	S 33°15'20" W	36.58'
C10	4°04'41"	598.00'	42.56'	S 83°16'08" W	42.55'
C11	2°52'36"	548.00'	27.51'	S 82°40'05" W	27.51'
C12	1°08'09"	1201.00'	23.81'	N 13°12'08" W	23.81'
C13	5°31'55"	1091.00'	105.34'	S 11°00'15" E	105.30'
C14	90°00'00"	13.00'	20.42'	S 53°46'13" E	18.38'
C15	90°00'00"	13.00'	20.42'	N 36°13'47" E	18.38'
C16	23°31'41"	275.00'	112.93'	S 87°00'22" E	112.13'
C17	23°30'49"	325.00'	133.38'	N 87°00'48" W	132.44'
C18	32°09'26"	325.00'	182.41'	S 59°09'49" E	180.02'
C19	32°09'26"	275.00'	154.34'	N 59°09'49" W	152.33'
C20	6°18'55"	1025.00'	112.98'	S 37°43'42" E	112.92'
C21	6°20'02"	975.00'	107.78'	N 37°43'09" W	107.73'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 08°33'22" W	2.77'
L2	S 81°21'54" E	30.92'
L3	S 78°51'52" E	59.71'
L4	N 61°19'48" E	50.00'
L5	S 83°44'46" E	69.37'
L6	N 43°05'06" W	7.64'
L7	N 44°25'09" W	50.00'
L8	N 61°17'12" W	50.00'
L9	N 74°59'17" W	50.00'
L10	S 75°18'55" E	126.50'
L11	N 75°35'30" W	23.50'
L12	N 89°42'01" W	50.00'
L13	N 08°46'13" W	18.45'
L14	N 81°13'47" E	9.24'
L15	S 81°13'47" W	0.49'

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.BK. 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

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. #	DATE: 12-30-24	FILE:	DRAWN BY:	SCALE:	SHEET
18314.55	REV:	ARBOR RIDGE SEC 5 FINAL PLAT	ATS	1" = 50'	2 OF 2

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE

850 Middle Tennessee Blvd · Murfreesboro, TN 37129 · 615-890-7901 · www.sec-civil.com · Fax 615-895-2567

January 20, 2025

Gary Lide
City of La Vergne Engineering Department
5175 Murfreesboro Road
La Vergne, Tennessee 37086

RE: Arbor Ridge Subdivision Section 5
Opinion of Probable Cost for City Bonding
SEC No. 18314

Dear Gary,

Below is the Opinion of Cost for Items left to be completed:

1.	Average 3-quotes for pavement average	$66,707
2.	SEC, Inc. Cost for As-Builts	$7,500
3.	General Erosion Control Maintenance	$5,000
4.	General Water and Sewer Maintenance	$5,000
5.	Contingency	$15,000
	Total opinion of probable cost =	$99,207

If you have any questions or if I may be of further assistance, I can be contacted by phone at 615-890-7901. My email address is **aahmed@sec-civil.com**.

Sincerely,

Aws Ahmed

Aws Ahmed, P.E.
SEC, Inc.

Barlow Inc.

3020 Stansberry Lane, Suite 101
Franklin, TN 37069
Office. 615-376-1680
Matt Summers. 931-979-6824
email. matt@avenuegrading.com

January 17, 2025

Proposal

Barlow, Inc would like to make the following proposal to Michael Strobel / Ashton Woods for the Asphalt Topping of Arbor Ridge Sections 5 & 10

Plans: Arbor Ridge Section 5 dated 7/17/24 and Section 10 dated 7/11/24

The following is included in the proposed scope of work:

Section 5	
1.5" Asphalt Mix - Grade E With Tack	$64,170.86
Thermoplastic Markings	$5,405.00
Section 10	
1.5" Asphalt Mix - Grade E With Tack	$155,822.59
Thermoplastic Markings	$2,185.00
Total	**$227,583.45**

Barlow, Inc *excludes* the following from the above proposed scope of work:

No curb or binder repair
No permits, bonds, or fees
No Vehicle moving or fees
No testing of asphalt materials

Respectfully,
Matt Summers

Accepted by
Date 1/21/24

cost.

10. Price does not include prime & chip.
11. Price does not include traffic control. We will work behind lane closures and traffic control that is setup, maintained, and removed by others.

Miscellaneous Notes

12. Price is based on all work to be done during 2025 construction season.
13. Rogers Group, Inc. will do no paving work in January or February of any year.
14. TDOT Special Provision 109B for liquid AC Adjustment is in effect for this proposal. Proposal price is based on: January 2025 AC Index $590.77
15. Price is based on pavement placed directly following placement of base stone with all phases / work areas ready for stone upon mobilization.
16. Subgrade, by others, shall be within +/- .1' and accepted by RGI prior to starting work.
17. After pavement placement and acceptance, RGI will not be responsible for failures caused by the construction activities of others.
18. Price is based on Lump Sum contract.
19. Rogers Group, Inc requires 2' offset stakes every 25 feet with grades before mobilization to the project. RGI will layout it's work off these stakes.
20. This proposal shall be included in any contract signed by Rogers Group, Inc.
21. Price given above is based on mutually agreeable contract between Rogers Group, Inc. and General Contractor / Owner.
22. Rogers Group, Inc. will not pave on any other base stone other than RGI-produced stone.
23. All base stone to be installed to the correct grade and compaction, by others, prior to our mobilization.
24. Rogers Group will not place surface course on areas where sediment filter bags are still in use in drains, catch basins, and other drainage structures.

Quotation prepared by: Scott Nerger

To accept this quotation, sign here and return: _____

Name: _____

Title: _____

Date: _____

P.O. Box 682423, Franklin, Tennessee 37068 P 931 364 6900 F 931 364 4115 volunteerpaving.com

01/17/2025

Avenue Grading
Mac Rowan
mac@avenuegrading.com
1804 Williamson Court, Suite 1
Brentwood, TN 37027

Project: 1956 - Arbor Ridge Sect 5 & 10

We are pleased to submit the following scope of work for the Development located in Large Poppy Dr., La Vergne, TN. After you have reviewed our proposal, should you have any questions or need any clarifications, please contact me at your convenience.

Description of Work
This quote includes all labor, materials and equipment required for the performance of the following described work.

Biditem Code	Description	Qty.	Unit	Unit Price	Ext Price
10	S5 - 1.5" ASPHALT MIX (PG64-22) GRADING E W/ TACK	4,749.000	SY	$ 11.75	$55,800.75
20	S5 - THERMOPLASTIC MARKINGS	1.000	LS	$4,700.00	$4,700.00
SECTION 5 TOTAL					**$60,500.75**
30	S10 - 1.5" ASPHALT MIX (PG64-22) GRADING E W/ TACK	12,431.000	SY	$ 10.90	$135,497.90
40	S10 - THERMOPLASTIC MARKINGS	1.000	LS	$1,900.00	$1,900.00
SECTION 10 TOTAL					**$137,397.90**
Grand Total:					**$197,898.65**

EXCLUSIONS:
No curb or binder repair
No engineering or survey layout
No permits, bonds, or fees
No testing of subgrade or asphalt materials
No towing or vehicle moving fees
No utility adjustments

P.O. Box 682423, Franklin, Tennessee 37068 P 931 364 6900 F 931 364 4115 volunteerpaving.com

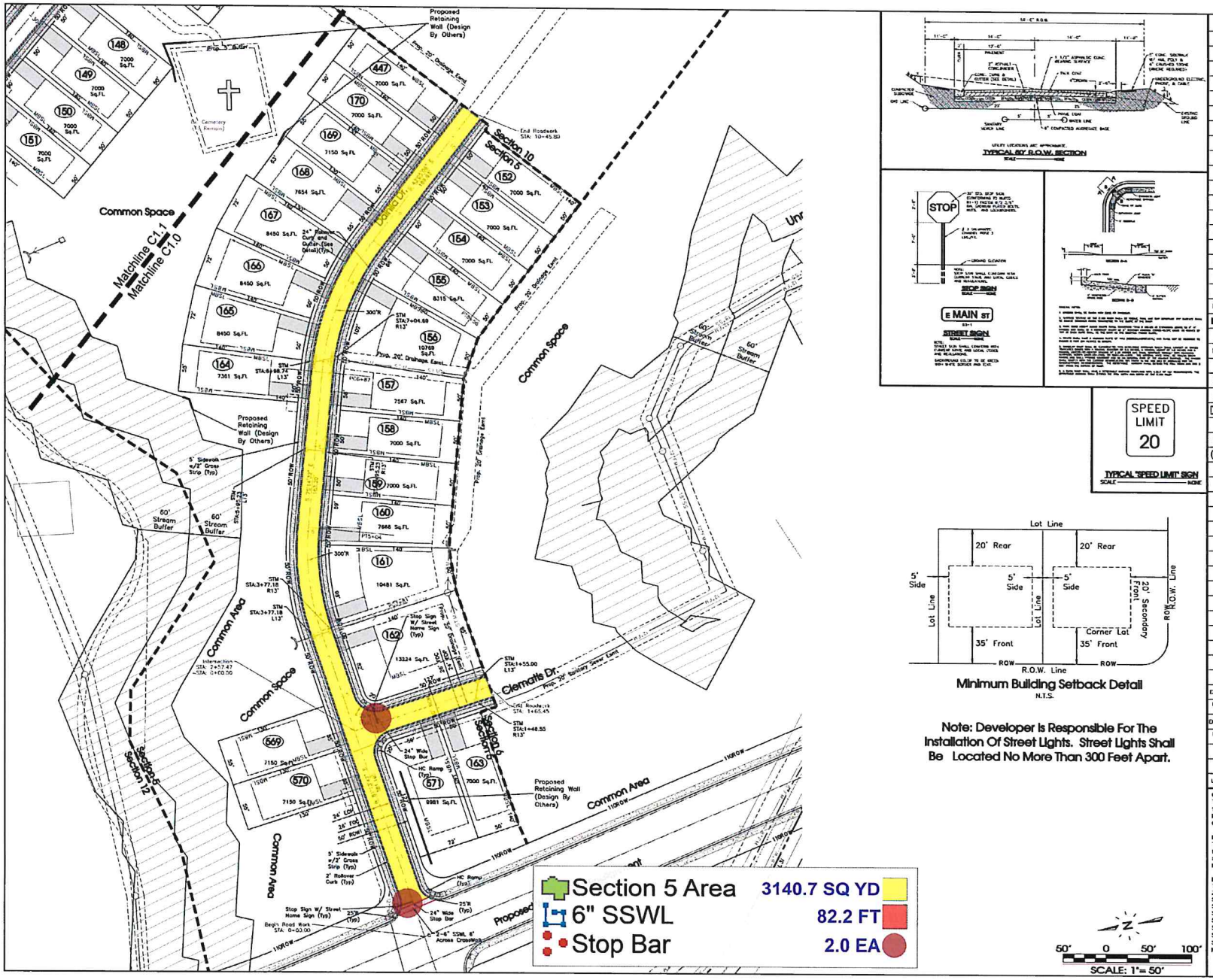
NOTES:

1. This proposal is good for 30 days.
2. This proposal includes 1 mobilization (Paving 1) for each Phase. Each additional mobilization will be $1500.00
3. This proposal does not include elevation adjustments to manholes, inlets, valve boxes or any utility unless specified
4. Any change in the scope of work listed above shall be acknowledged in writing by both parties prior to work being performed. Any increase or decrease to the price will be included in the writing.
5. No paving will be performed between December 15th and March 15th without approval / waiver
6. Price above is a mutually agreeable contract between Volunteer Paving, LLC and General Contractor or Developer
7. Payment is due 30 days from invoice date. A 1.5% late fee will be charged monthly on all unpaid balances until full payment has been received.
8. This proposal is based on the TDOT Bituminous Index. The proposal price may be adjusted in accordance with this index based on the change from the month the job was quoted to the month the work was performed. Current Index: $590.77 per ton of liquid AC – January 2025

Submitted by:

Chris Mares
Project Manager
Volunteer Paving, LLC
307-275-0536

Accepted by: _____
Title: _____
Company: _____
Date: _____



Minimum Building Setback Detail
N.T.S.

Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT EOG		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	
PROPOSED LOT NUMBER			

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50'ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EOL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W
LIMITS OF DISTURBANCE	

Owner/Developer:
The Jones Company
1721 Liberty Pike
Franklin, TN 37067
Contact: Lonnie Lammers

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47165C0105J, Dated May 9, 2023.

Deed Reference:
Tax Map 32, Parcel 4.00
Zoning: PDR (Planned Density Residential)
Section 1: 20 Lots on 4.58± Acres
Section 2: 46 Lots on 11.11± Acres
Section 3: 29 Lots on 16.62± Acres
Section 4: 46 Lots on 9.10± Acres
Section 5: 32 Lots on 13.85± Acres
Section 9A: 44 Lots on 22.81± Acres
Section 10: 105 Lots on 39.20± Acres
Min. Lot Size = = 41' Wide; 5,740 Sq.Ft. Minimum

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
MARK A. MURPHREE, P.E. • MICHAEL T. TAYLOR, P.E.
SEC, Inc.
830 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890 7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895 2567
NO POINTS OF THE DRAWING MAY BE REPRODUCED WITHOUT WRITTEN CONSENT OF S.E.C. INC.

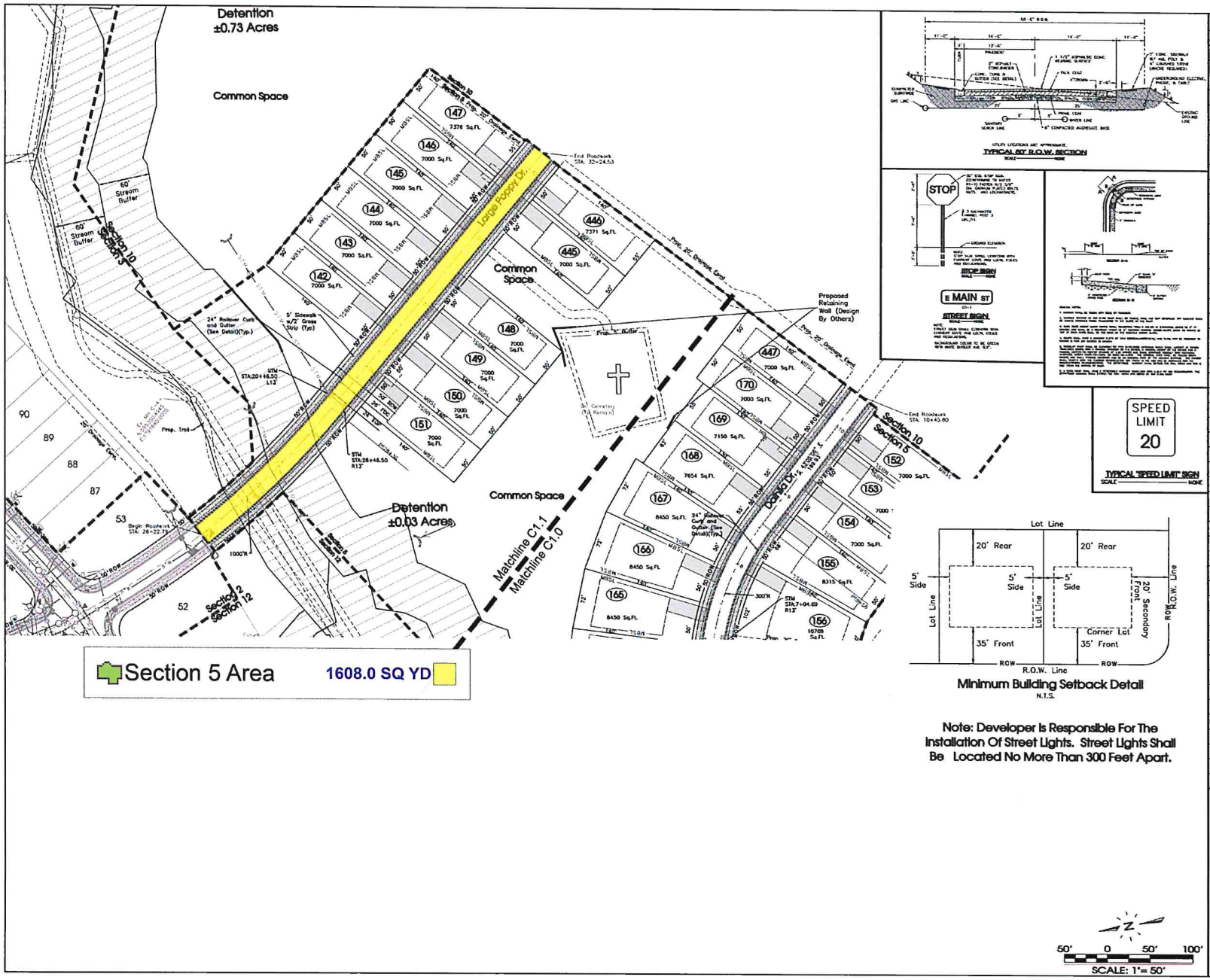
This site plan and the ideas and designs incorporated herein, as an instrument of service, is the property of S.E.C., Inc. It is to be used only for the project and purpose for which it was prepared and may not be used for any other purpose without the express written consent of S.E.C., Inc. Ownership of all copies of this site plan is retained by S.E.C., Inc. Reproduction of this site plan, in whole or in part, without the express written consent of S.E.C., Inc. is prohibited. The surveyor assumes no liability for any alterations made to this site plan after it has left the surveyor's office. The surveyor assumes no responsibility for the accuracy of any information contained on any electronic media provided by the surveyor to any other party or to any recipient of such information.

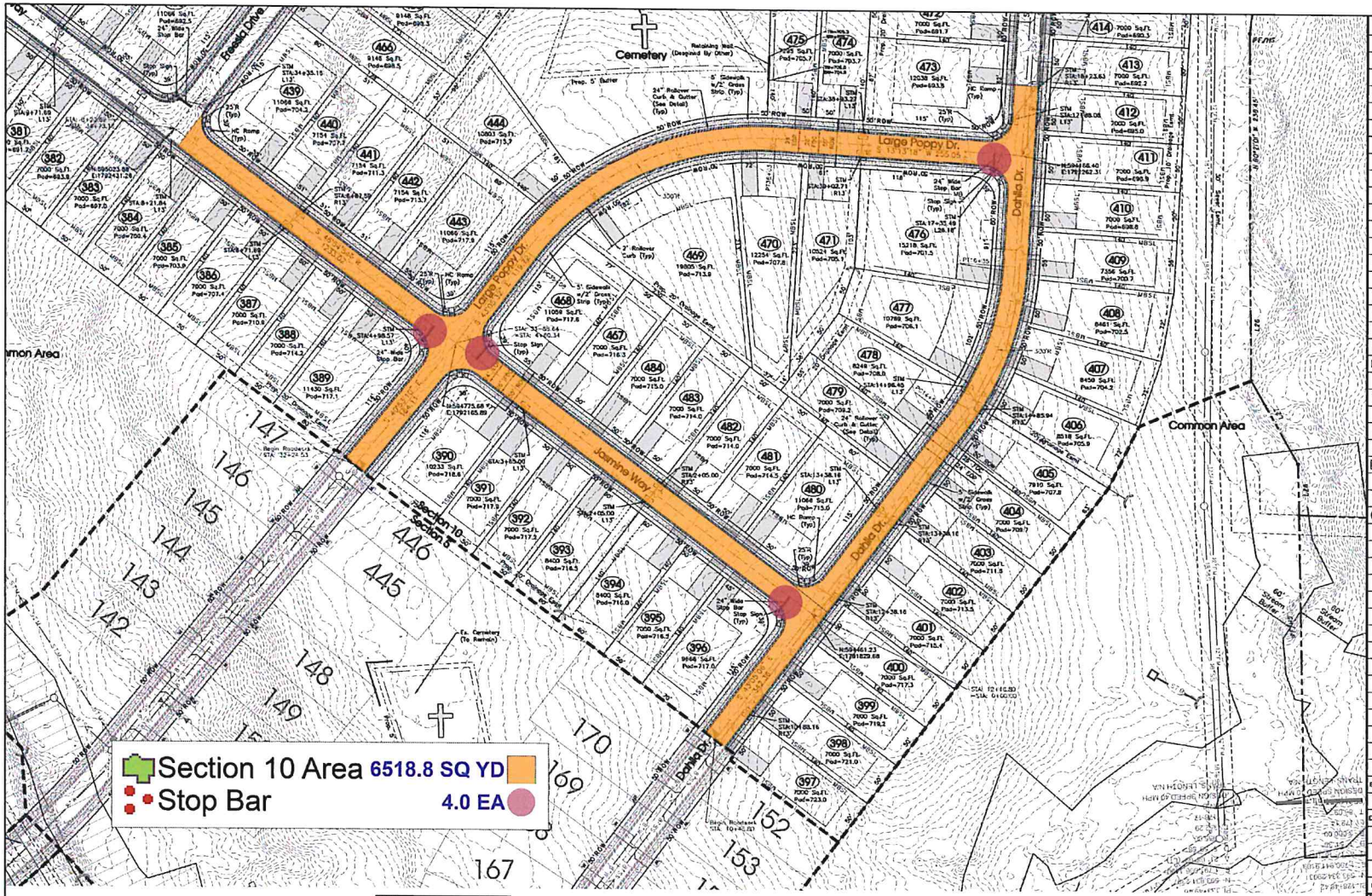
MATTHEW A. TAYLOR
REGISTERED ENGINEER
No. 120275
STATE OF TENNESSEE

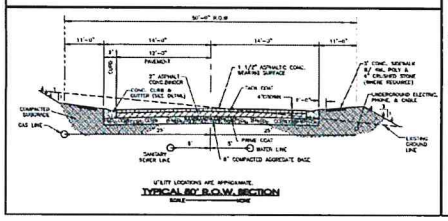
Arbor Ridge Section 5
La Vergne, Tennessee

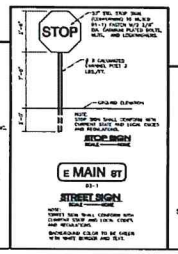
REVISED: 2-7-2024 Permit Set
DRAWN: CFD3, SJA
DATE: 12-20-2021
CHECKED: MAT
FILE NAME: 18314section5
SCALE: 1"=50'
JOB NO. 18314
SHEET: C1.0

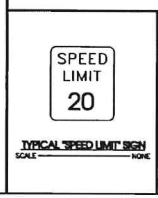
Roadway Plan

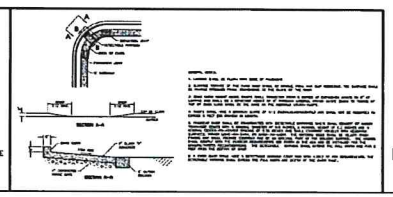

Detention
±0.73 Acres
Common Space
Stream Buffer
Section 10
Section 5
Section 2
Section 12
Large Poppy Dr.
Common Space
Proposed Retaining Wall (Design By Others)
Detention
±0.03 Acres
Common Space
Donald Dr.
Matchline C1.1
Matchline C1.0
Section 5 Area
1608.0 SQ YD
TYPICAL 60' R.O.W. SECTION
STOP
E MAIN ST
STOP SIGN
STREET SIGN
SPEED LIMIT 20
TYPICAL "SPEED LIMIT" SIGN
Lot Line
20' Rear
5' Side
35' Front
Corner Lot
20' Secondary Front
R.O.W. Line
Minimum Building Setback Detail
N.T.S.
Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.
Legend:
SCALE: 1"= 50'
SITE ENGINEERING CONSULTANTS
SEC, Inc.
Arbor Ridge
Section 5
La Vergne, Tennessee
Roadway Plan
C1.1

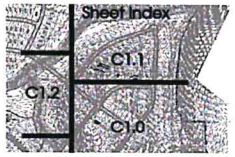












Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

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

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE	B.O.	RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK	612.5	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(612.5)	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	
PROPOSED LOT NUMBER			

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50' ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EDL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PARCEL BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W
LIMITS OF DISTURBANCE	

Surveyor/Engineer:
Norton Woods
65 E. Main Street, Suite 99
Franklin, TN 37067
Contact: Christian Mason

Floodplain Note:
This site lies lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map 47149C0165L, Dated July 8, 2013.

Deed Reference:
Tax Map 22, Parcel 4.00
Zoning: PDR (Planned Density Residential)
Section 1: 20 Lots on 4.56 Acres
Section 2: 46 Lots on 11.11 Acres
Section 3: 28 Lots on 16.62 Acres
Section 4: 46 Lots on 9.92 Acres
Section 5: 35 Lots on 13.85 Acres
Section 9A: 44 Lots on 22.86 Acres
Section 10: 102 Lots on 30.20 Acres
Min. Lot Size = 41' Wide, 5,740 Sq.Ft. Minimum

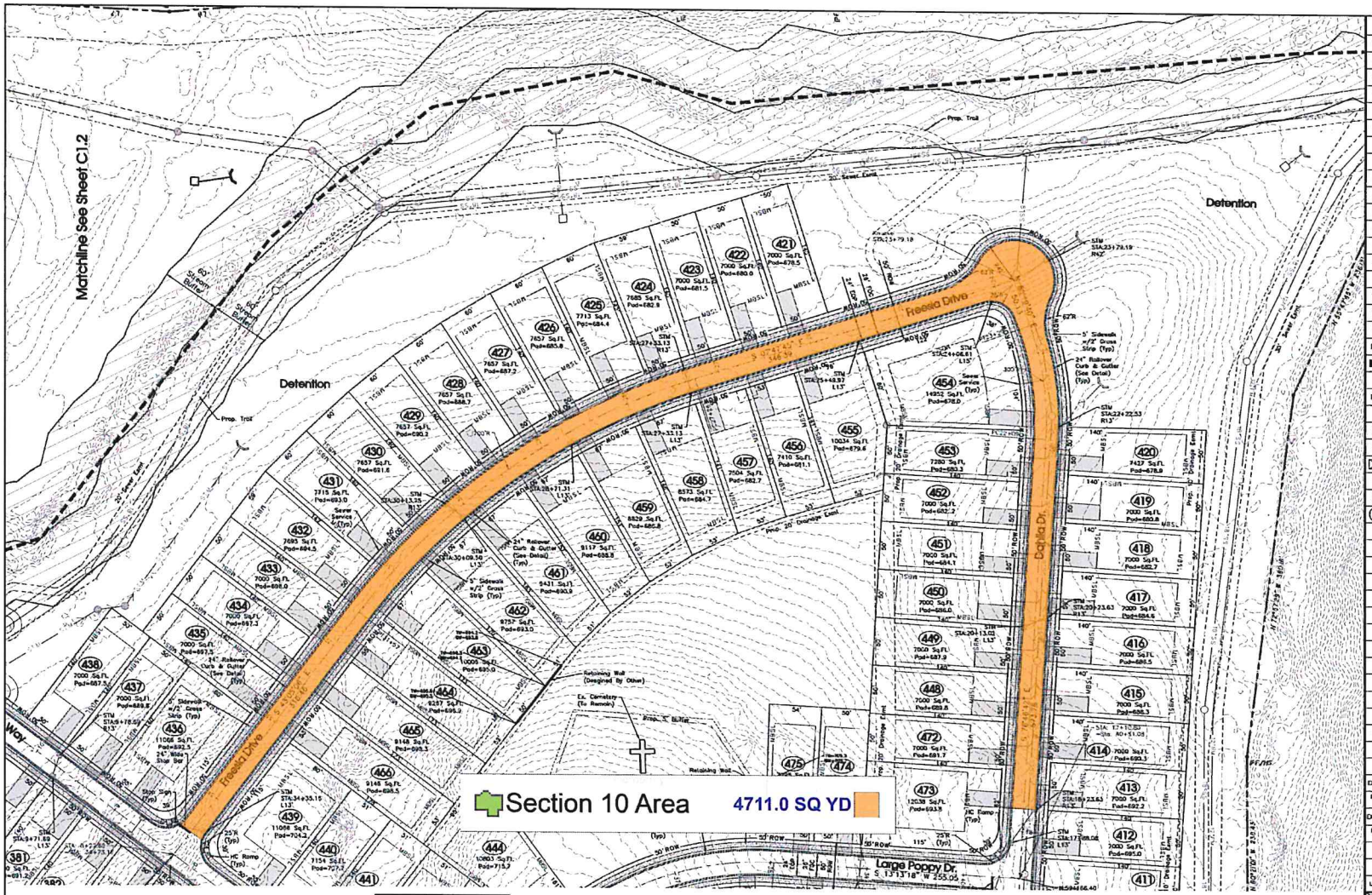
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
1420 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
SEC, Inc.
650 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 895-2567
E-MAIL: MTAYLOR@SEC-CIVIL.COM
NO PORTION OF THE DRAWING MAY BE REPRODUCED WITHOUT THE CONSENT OF S.E.C. INC.
COPYRIGHT © S.E.C. INC. 2021

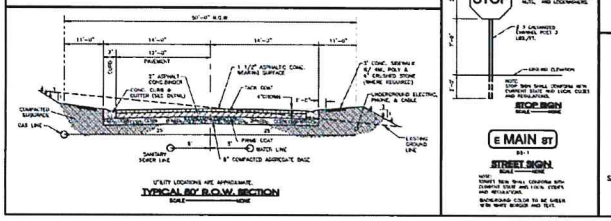
This is to certify that the attached construction plans are prepared to the best of our knowledge, conforming design criteria and standards, to the extent that we are responsible for the design of the improvements shown thereon. We further certify that the improvements will be constructed in accordance with the design as shown on these plans, assuming no supervisory responsibility or responsibility in the construction that will be borne by others in fulfilling the requirements of the subdivision plan.

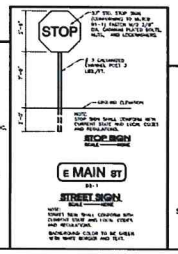
Arbor Ridge
Section 10
La Vergne, Tennessee

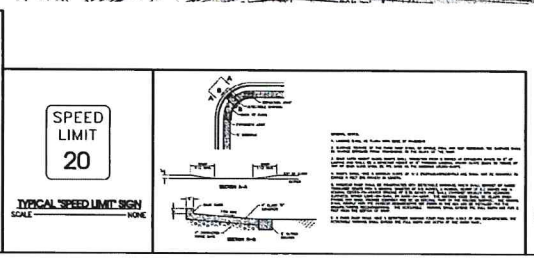
REVISED 6-7-2024 Permit Set
DRAWN: CPD3, SJA
DATE: 10-20-2021
CHECKED
MAT
FILE NAME: 18314section10
SCALE: 1"=50'
JOB NO. 18314
SHEET C1.0

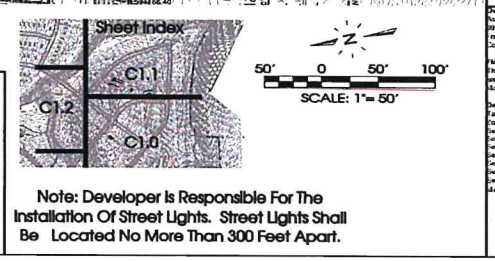
Roadway Plan











Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK	613.5	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(613.5)	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	
PROPOSED LOT NUMBER			

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50' ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EOL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X
MINIMUM BUILDING SETBACK LINE	MBSL
FENCE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W
LIMITS OF DISTURBANCE	

Owner/Developer:
Ashton Woods
39 E. Main Street, Suite 99
Franklin, TN 37067
Contact: Christian Macan

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map 47141C0210G, Dated July 9, 2023.

Deed Reference:
Tax Map 32, Parcel 4.00
Zoning: PDH (Planned Density Residential)
Section 1: 29 Lots on 4.56± Acres
Section 2: 46 Lots on 11.11± Acres
Section 3: 29 Lots on 16.62± Acres
Section 4: 46 Lots on 9.10± Acres
Section 5: 55 Lots on 13.65± Acres
Section 5A: 44 Lots on 22.96± Acres
Section 10: 192 Lots on 39.28± Acres
Ave. Lot Size = 47' Wide, 5,740 Sq.Ft. Minimum

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
1430 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 900-7901 FAX: (615) 895-2567
E-MAIL: MTAYLOR@SEC-CIVIL.COM
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE CONSENT OF S.E.C. INC.

This set is the property of S.E.C., Inc. Reproduction or re-use of this plan is prohibited. All services rendered and documents, drawings, plans and specifications, as instruments of service, are the property of S.E.C., Inc. Any reproduction or re-use without written consent of S.E.C., Inc. is prohibited. The engineer assumes no responsibility for any construction or other work performed from plans and specifications which have been modified or altered without the engineer's written consent.

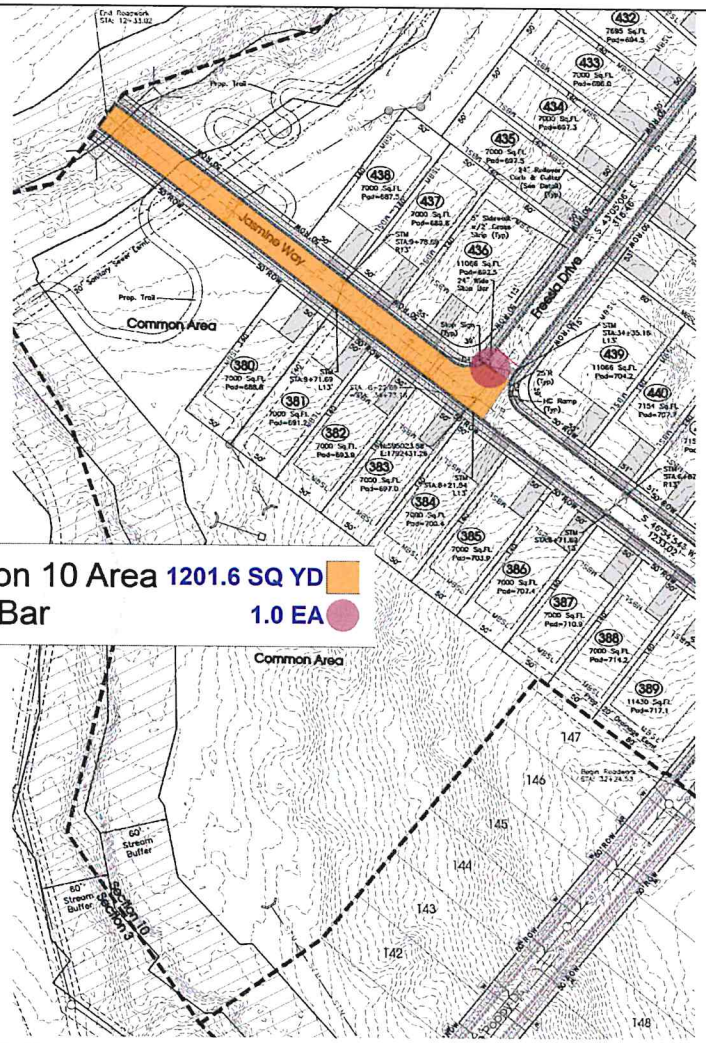
Arbor Ridge Section 10

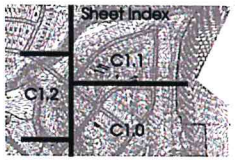
La Vergne, Tennessee

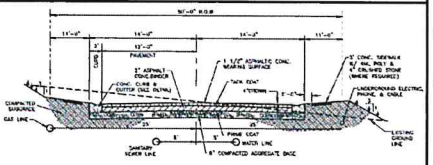
REVISED 8-7-2024 Bench Set

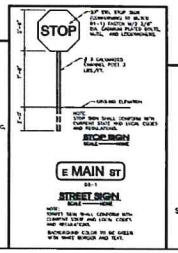
DESIGN: DTB3, SJA
DATE: 10-20-2023
CHECKED
MAT
FILE NAME: 18314section10
SCALE: 1"=50'
JOB NO. 18314
SHEET: C1.1

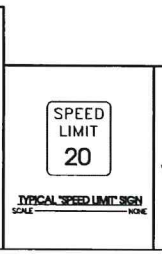
Roadway Plan

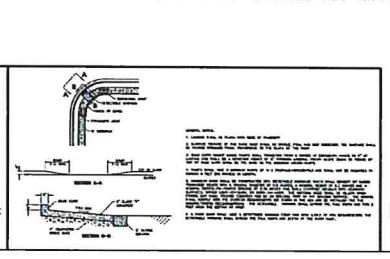




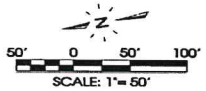








Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.



Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK	432.5	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(432.5)	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	
PROPOSED LOT NUMBER			

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50' ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EQ.	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W
LIMITS OF DISTURBANCE	

Owner/Developer:
Nahkan Woods
49 E. Main Street, Suite 99
Franklin, TN 37067
Contact: Christine Macari

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map 47149C0105J. Dated May 9, 2023.

Deed Reference:
Tax Map 32, Parcel 4.00
Zoning: PCR (Planned Density Residential)
Section 1: 28 Lots on 4.55± Acres
Section 2: 48 Lots on 11.11± Acres
Section 3: 29 Lots on 16.62± Acres
Section 4: 46 Lots on 9.12± Acres
Section 5: 35 Lots on 13.95± Acres
Section 6A: 44 Lots on 22.86± Acres
Section 10: 102 Lots on 39.28± Acres
Min. Lot Size = 41' Wide, 5,740 Sq.Ft. Minimum

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2652
SEC, Inc.
650 MIDDLE TENNESSEE BOULEVARD
NO PORTION OF THE DRAWING MAY BE REPRODUCED WITHOUT WRITTEN CONSENT OF S.E.C., INC.

This is an original and unpublished drawing prepared by S.E.C., Inc. (Site Engineering Consultants) and is not to be reproduced or used for any purpose except as specifically authorized in writing by S.E.C., Inc. Site Engineering Consultants. S.E.C., Inc. (Site Engineering Consultants) assumes no responsibility for any other use of this drawing or any part thereof without its express written permission and any such use is at the recipient's own risk. The surveyor assumes no control over safety or responsibility in the construction of the project. The surveyor assumes no responsibility for any other use of this survey or any part thereof.

Arbor Ridge
Section 10
La Vergne, Tennessee

Roadway Plan

REVISED 8-7-2024 Bonds Set

DRAWN: CTD1, SJA
DATE: 11-20-2023
CHECKED:
MAT
FILE NAME:
13131-Section10
SCALE:
1"=50'
JOB NO.
13314
SHEET:
C1.2

FORM FOR OFFER OF
IRREVOCABLE DEDICATION

AGREEMENT made this day of _____ _____ by and between Starlight Homes Tennessee, LLC., a Delaware Limited Liability Company, having its office and place of business at 370 Mallory Station Rd Franklin TN 37076, (hereinafter referred to as the "developer") and the City of La Vergne, Tennessee, hereinafter designated as the "local government".

WHEREAS, the City of La Vergne Planning Commission is in the process of approving a subdivision plat entitled _____ dated _____, and made by _____ _____ ; and

WHEREAS, said map designates certain public improvements consisting of _____ _____ to be dedicated to the City of La Vergne free and clear of all encumbrances and liens, pursuant to the requirements of the planning commission and the local government; and

WHEREAS, the developer, simultaneously herewith, shall post a performance bond with the city for the construction, maintenance, and dedication of said improvements, If required;

WHEREAS, the developer is desirous of offering for dedication the said improvements and land to the city more particularly described in Schedule _____ attached hereto;

WHEREAS, the developer has delivered deeds of conveyance to the city for the said land and improvements as described herein;

NOW, THEREFORE, in consideration of the sum of one dollar ($1.00) lawful money of the United States paid by the city to the developer and other good and valuable consideration, it is mutually AGREED as follows:

A. The developer herewith delivers to the city deeds of conveyance for the premises described in Schedule _____ attached hereto, said delivery being a formal offer of dedication to the city until the acceptance or rejection of such offer of dedication by the city commission.
B. The developer agrees that said formal offer of dedication is irrevocable and can be accepted by the city at the time.
C. The developer agrees to complete the construction and maintenance of the land and improvements pursuant to the performance bond and the requirements of the City of La Vergne Planning Commission and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the city with respect thereto and, upon acceptance by the city of the offer of dedication, furnish to the city a sworn statement certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the city a check for all necessary fees and taxes to record the deeds heretofore delivered.
D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the developer.

1/21/25 _____, _____

Date Developer

(CORPORATE SEAL)

ATTEST:

FOR THE CITY OF LA VERGNE BY

_____

_____

_____, _____

_____

ACKNOWLEDGMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF Williamson) SS.: _____

On this 21 day of January 2025, before me personally appeared David Bracht, to me known and known to me to be one of the firm Starlight Homes Tennessee LLC described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

_____
CORPORATE

STACIE LYNN DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
(COUNTY OF _____) SS.: _____

On this __ day of _____ _____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and said that he resides in _____ _____; that he is the _____ of _____ _____, the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

_____
INDIVIDUAL

FORM FOR OFFER OF
IRREVOCABLE DEDICATION

AGREEMENT made this day of _____ _____ by and between Starlight Homes Tennessee, LLC., a Delaware Limited Liability Company, having its office and place of business at 370 Mallory Station Rd Franklin TN 37076, (hereinafter referred to as the "developer") and the City of La Vergne, Tennessee, hereinafter designated as the "local government".

WHEREAS, the City of La Vergne Planning Commission is in the process of approving a subdivision plat entitled _____ dated _____, and made by _____ _____ ; and

WHEREAS, said map designates certain public improvements consisting of _____ _____ to be dedicated to the City of La Vergne free and clear of all encumbrances and liens, pursuant to the requirements of the planning commission and the local government; and

WHEREAS, the developer, simultaneously herewith, shall post a performance bond with the city for the construction, maintenance, and dedication of said improvements, If required;

WHEREAS, the developer is desirous of offering for dedication the said improvements and land to the city more particularly described in Schedule _____ attached hereto;

WHEREAS, the developer has delivered deeds of conveyance to the city for the said land and improvements as described herein;

NOW, THEREFORE, in consideration of the sum of one dollar ($1.00) lawful money of the United States paid by the city to the developer and other good and valuable consideration, it is mutually AGREED as follows:

A. The developer herewith delivers to the city deeds of conveyance for the premises described in Schedule _____ attached hereto, said delivery being a formal offer of dedication to the city until the acceptance or rejection of such offer of dedication by the city commission.
B. The developer agrees that said formal offer of dedication is irrevocable and can be accepted by the city at the time.
C. The developer agrees to complete the construction and maintenance of the land and improvements pursuant to the performance bond and the requirements of the City of La Vergne Planning Commission and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the city with respect thereto and, upon acceptance by the city of the offer of dedication, furnish to the city a sworn statement certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the city a check for all necessary fees and taxes to record the deeds heretofore delivered.
D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the developer.

1/21/25 _____, _____
Date Developer

(CORPORATE SEAL)

ATTEST:

FOR THE CITY OF LA VERGNE BY

_____

_____

_____, _____

_____

ACKNOWLEDGMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF Williamson) SS.: _____

On this 21 day of January, 2025, before me personally appeared David Bracht, to me known and known to me to be one of the firm Starlight Homes Tennessee, LLC described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

_____
CORPORATE

STACIE LYNN DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
(COUNTY OF _____) SS.: _____

On this __ day of _____ _____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and said that he resides in _____ _____; that he is the _____ of _____ _____, the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

_____
INDIVIDUAL

Planning Commission Report Meeting: January 28, 2025	City of La Vergne

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No Comments.

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

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

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

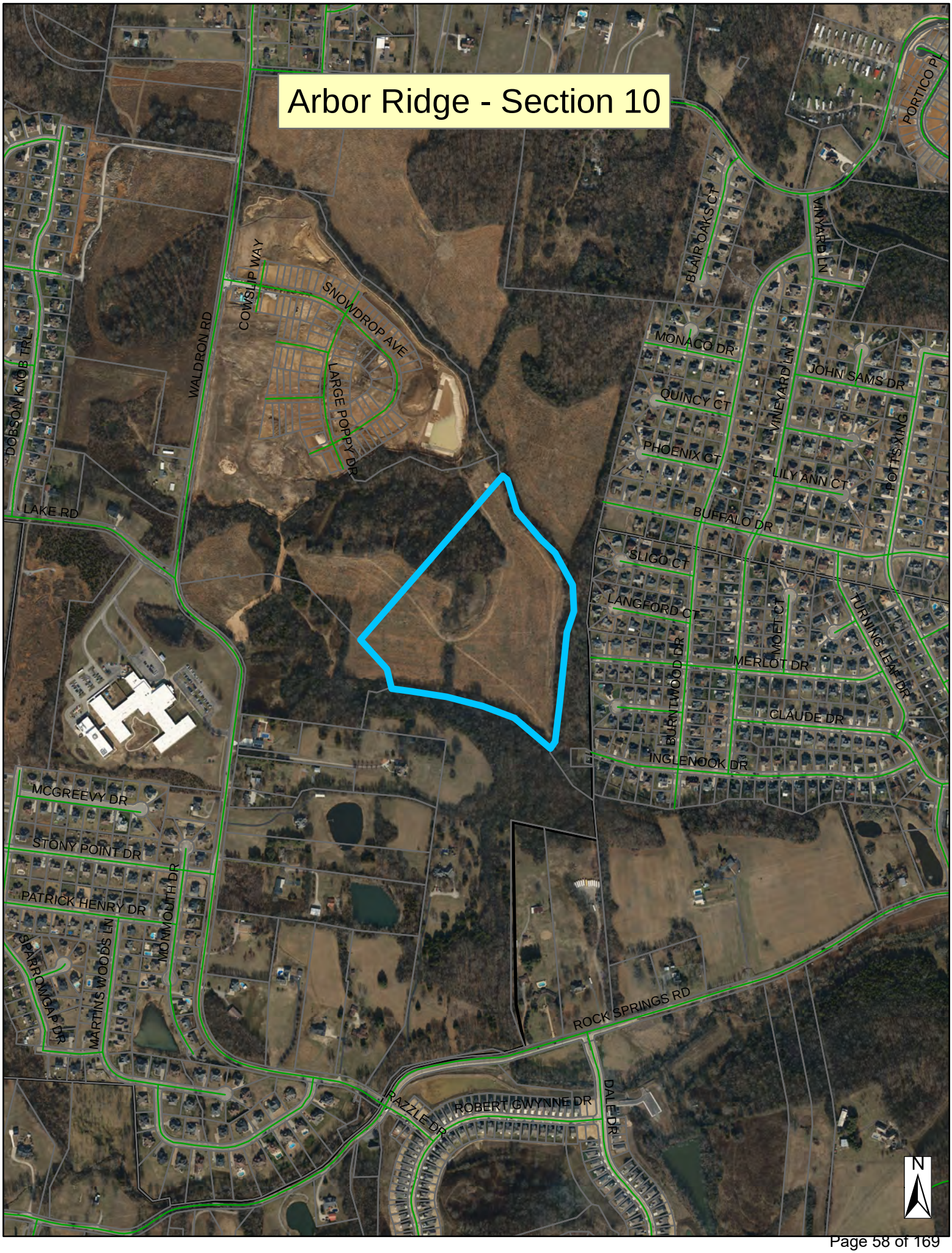
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

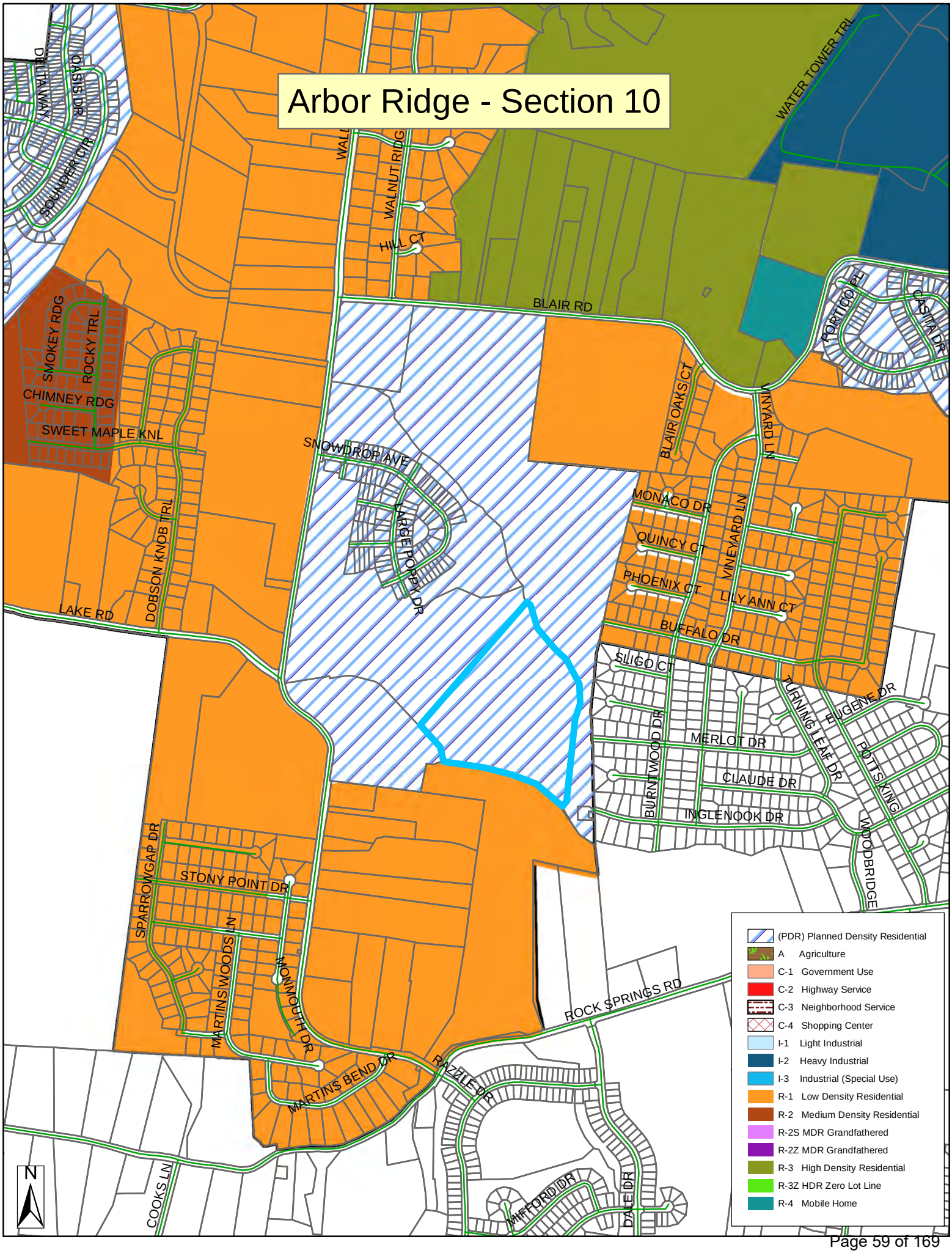
Police
No comments.

***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
LARGE POPPY DR
SNOWDROP AVE
BUFFALO DR
SLIGO CT
LANGFORD CT
MERLOT DR
OMAHA CT
INGLENOOK DR
N


Arbor Ridge - Section 10
PORTICO PL
BLAIR OAKS CT
VINYARD LN
MONACO DR
JOHN SAMS DR
QUINCY CT
VINEYARD LN
POTTS XING
PHOENIX CT
LILY ANN CT
BUFFALO DR
SLIGO CT
LANGFORD CT
MOET CT
TURNING LEAF DR
MERLOT DR
CLAUDE DR
BURNTWOOD DR
INGLENOOK DR
COWSLIP WAY
SNOWDROP AVE
LARGE POPPY DR
WALDRON RD
DOBSON KNOB TRL
LAKE RD
MCGREEVY DR
STONY POINT DR
PATRICK HENRY DR
MONMOUTH DR
MARTINS WOODS LN
SPARROWGAP DR
ROCK SPRINGS RD
RAZZLE DR
ROBERT GWYNNE DR
DALE DR
N


Arbor Ridge - Section 10
WATER TOWER TRL
WALNUT RIDGE
HILL CT
BLAIR RD
PORTICO PL
CASITA DR
SMOKEY RDG
ROCKY TRL
CHIMNEY RDG
SWEET MAPLE KNL
SNOWDROP AVE
LARGE POPPY DR
DOBSON KNOB TRL
LAKE RD
BLAIR OAKS CT
VINEYARD LN
MONACO DR
QUINCY CT
PHOENIX CT
LILY ANN CT
BUFFALO DR
SLIGO CT
TURNING LEAF DR
EUGENE DR
POTTS KING
BURNTWOOD DR
MERLOT DR
CLAUDE DR
INGLENOOK DR
WOODBRIDGE
SPARROWGAP DR
STONY POINT DR
MARTINSWOODS LN
MONMOUTH DR
ROCK SPRINGS RD
MARTINS BEND DR
RAZLEFO DR
COOKS LN
MIFFORD DR
DALE DR
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

SWPP
615-587-4085
SWPP
615-587-4085

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 102 SINGLE FAMILY LOTS, COMMON AREA AND SANITARY SEWER AND WATER EASEMENT AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105J, EFFECTIVE DATE: MAY 9, 2023.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL).
   MINIMUM SETBACK REQUIREMENTS ARE:
   FRONT = 35' FT.
   SIDE = 5' FT.
   REAR = 20' FT.
6. 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.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.BK. ____, PG. ____, R.O.R.C., TN.
10. 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

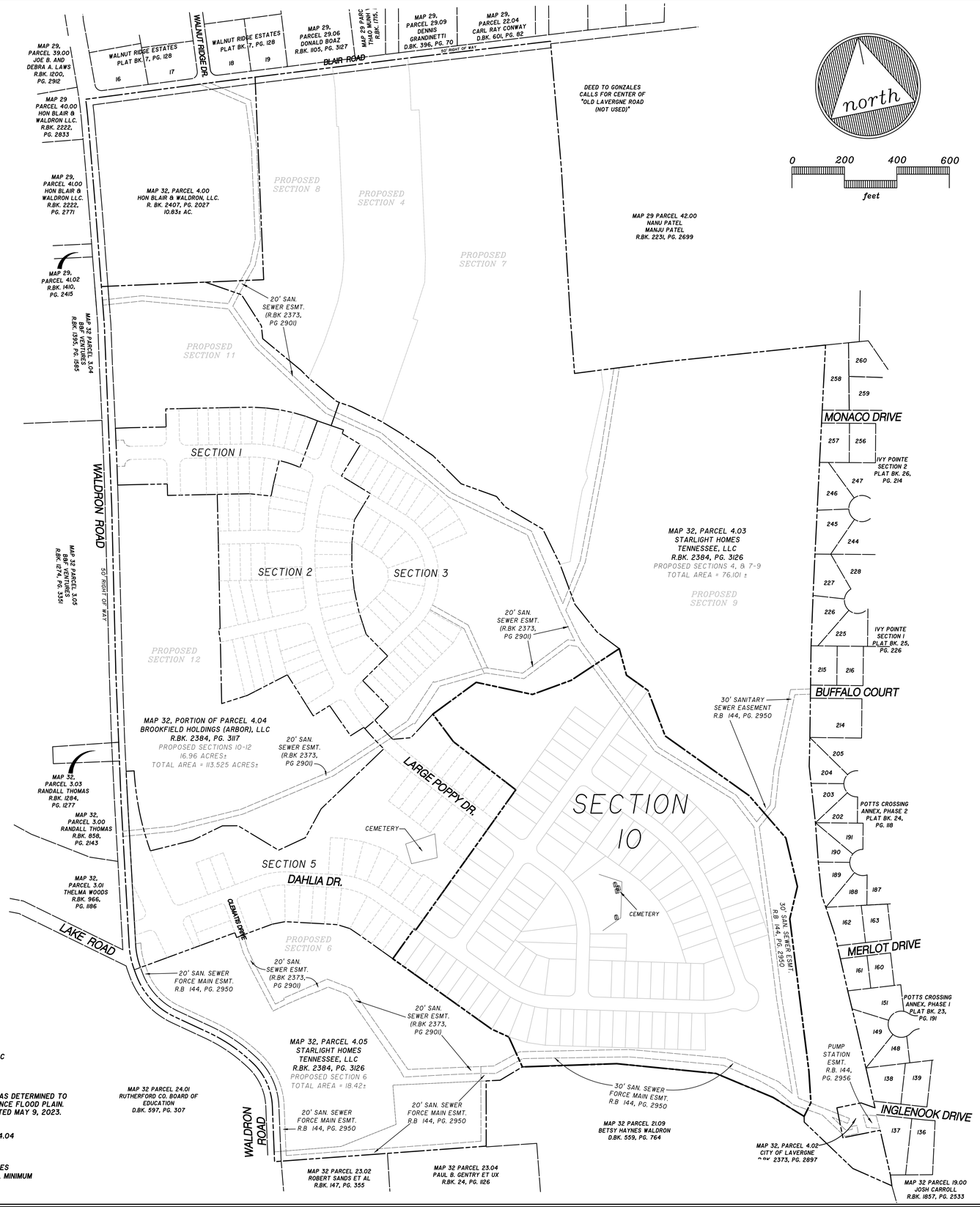
CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	5°52'56"	975.00'	100.10'	N 3°36'40" W	100.05'
C2	104°01'11"	225.00'	408.48'	N 04°45'20" E	354.65'
C3	104°01'11"	275.00'	499.26'	S 04°45'20" W	433.46'

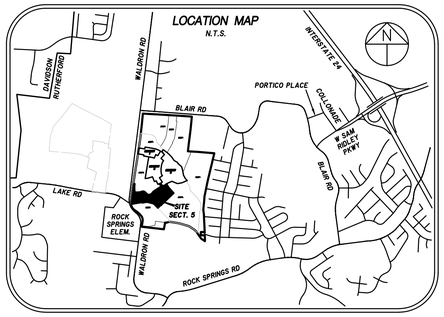
LOT AREA TABLE

AREA	SQ. 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	7,183	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	7,815	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	444,817	10.21
R.O.W.	36,079	0.87
TOTAL	710,850	16.32

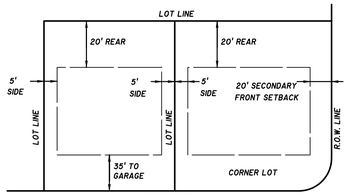
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°36'57" 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	51.85'
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
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.BK. 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 IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____
DEED REFERENCE:
TAX MAP 32, P/O PARCEL 4.04
RECORD BOOK 2384, PAGE 3117
TROY WAHLBERG, VICE PRESIDENT
BROOKFIELD HOLDINGS (ARBOR) 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 "I", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000.

DATE 12-30-24 David A Parker
REGISTERED LAND SURVEYOR
TENN. R.L.S. NO. 2381

DAVID A. PARKER
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE 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

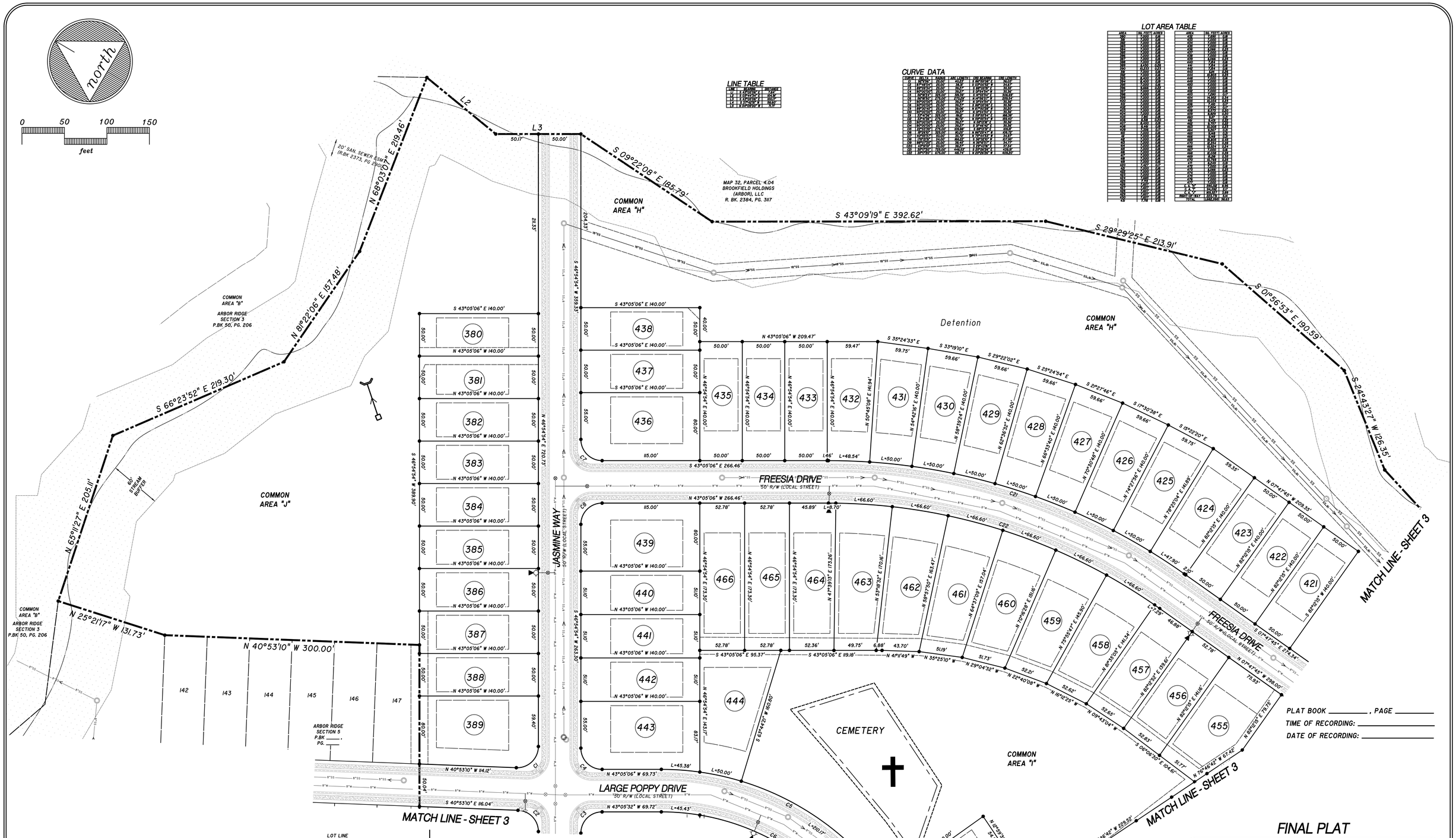
FINAL PLAT - COVER SHEET

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



LINE TABLE

LINE	LENGTH	BEARING
L1	1.00'	N 43°05'06" W
L2	1.00'	N 43°05'06" E
L3	1.00'	N 43°05'06" E
L4	8.31'	N 43°05'06" W
L5	8.31'	N 43°05'06" W
L6	8.31'	N 43°05'06" W
L7	8.31'	N 43°05'06" W
L8	8.31'	N 43°05'06" W
L9	8.31'	N 43°05'06" W
L10	8.31'	N 43°05'06" W
L11	8.31'	N 43°05'06" W
L12	8.31'	N 43°05'06" W
L13	8.31'	N 43°05'06" W
L14	8.31'	N 43°05'06" W
L15	8.31'	N 43°05'06" W
L16	8.31'	N 43°05'06" W
L17	8.31'	N 43°05'06" W
L18	8.31'	N 43°05'06" W
L19	8.31'	N 43°05'06" W
L20	8.31'	N 43°05'06" W
L21	8.31'	N 43°05'06" W
L22	8.31'	N 43°05'06" W
L23	8.31'	N 43°05'06" W
L24	8.31'	N 43°05'06" W
L25	8.31'	N 43°05'06" W
L26	8.31'	N 43°05'06" W
L27	8.31'	N 43°05'06" W
L28	8.31'	N 43°05'06" W
L29	8.31'	N 43°05'06" W
L30	8.31'	N 43°05'06" W
L31	8.31'	N 43°05'06" W
L32	8.31'	N 43°05'06" W
L33	8.31'	N 43°05'06" W
L34	8.31'	N 43°05'06" W
L35	8.31'	N 43°05'06" W
L36	8.31'	N 43°05'06" W
L37	8.31'	N 43°05'06" W
L38	8.31'	N 43°05'06" W
L39	8.31'	N 43°05'06" W
L40	8.31'	N 43°05'06" W
L41	8.31'	N 43°05'06" W
L42	8.31'	N 43°05'06" W
L43	8.31'	N 43°05'06" W
L44	8.31'	N 43°05'06" W
L45	8.31'	N 43°05'06" W
L46	8.31'	N 43°05'06" W
L47	8.31'	N 43°05'06" W
L48	8.31'	N 43°05'06" W
L49	8.31'	N 43°05'06" W
L50	8.31'	N 43°05'06" W
L51	8.31'	N 43°05'06" W
L52	8.31'	N 43°05'06" W
L53	8.31'	N 43°05'06" W
L54	8.31'	N 43°05'06" W
L55	8.31'	N 43°05'06" W
L56	8.31'	N 43°05'06" W
L57	8.31'	N 43°05'06" W
L58	8.31'	N 43°05'06" W
L59	8.31'	N 43°05'06" W
L60	8.31'	N 43°05'06" W
L61	8.31'	N 43°05'06" W
L62	8.31'	N 43°05'06" W
L63	8.31'	N 43°05'06" W
L64	8.31'	N 43°05'06" W
L65	8.31'	N 43°05'06" W
L66	8.31'	N 43°05'06" W
L67	8.31'	N 43°05'06" W
L68	8.31'	N 43°05'06" W
L69	8.31'	N 43°05'06" W
L70	8.31'	N 43°05'06" W
L71	8.31'	N 43°05'06" W
L72	8.31'	N 43°05'06" W
L73	8.31'	N 43°05'06" W
L74	8.31'	N 43°05'06" W
L75	8.31'	N 43°05'06" W
L76	8.31'	N 43°05'06" W
L77	8.31'	N 43°05'06" W
L78	8.31'	N 43°05'06" W
L79	8.31'	N 43°05'06" W
L80	8.31'	N 43°05'06" W
L81	8.31'	N 43°05'06" W
L82	8.31'	N 43°05'06" W
L83	8.31'	N 43°05'06" W
L84	8.31'	N 43°05'06" W
L85	8.31'	N 43°05'06" W
L86	8.31'	N 43°05'06" W
L87	8.31'	N 43°05'06" W
L88	8.31'	N 43°05'06" W
L89	8.31'	N 43°05'06" W
L90	8.31'	N 43°05'06" W
L91	8.31'	N 43°05'06" W
L92	8.31'	N 43°05'06" W
L93	8.31'	N 43°05'06" W
L94	8.31'	N 43°05'06" W
L95	8.31'	N 43°05'06" W
L96	8.31'	N 43°05'06" W
L97	8.31'	N 43°05'06" W
L98	8.31'	N 43°05'06" W
L99	8.31'	N 43°05'06" W
L100	8.31'	N 43°05'06" W
L101	8.31'	N 43°05'06" W
L102	8.31'	N 43°05'06" W
L103	8.31'	N 43°05'06" W
L104	8.31'	N 43°05'06" W
L105	8.31'	N 43°05'06" W
L106	8.31'	N 43°05'06" W
L107	8.31'	N 43°05'06" W
L108	8.31'	N 43°05'06" W
L109	8.31'	N 43°05'06" W
L110	8.31'	N 43°05'06" W
L111	8.31'	N 43°05'06" W
L112	8.31'	N 43°05'06" W
L113	8.31'	N 43°05'06" W
L114	8.31'	N 43°05'06" W
L115	8.31'	N 43°05'06" W
L116	8.31'	N 43°05'06" W
L117	8.31'	N 43°05'06" W
L118	8.31'	N 43°05'06" W
L119	8.31'	N 43°05'06" W
L120	8.31'	N 43°05'06" W
L121	8.31'	N 43°05'06" W
L122	8.31'	N 43°05'06" W
L123	8.31'	N 43°05'06" W
L124	8.31'	N 43°05'06" W
L125	8.31'	N 43°05'06" W
L126	8.31'	N 43°05'06" W
L127	8.31'	N 43°05'06" W
L128	8.31'	N 43°05'06" W
L129	8.31'	N 43°05'06" W
L130	8.31'	N 43°05'06" W
L131	8.31'	N 43°05'06" W
L132	8.31'	N 43°05'06" W
L133	8.31'	N 43°05'06" W
L134	8.31'	N 43°05'06" W
L135	8.31'	N 43°05'06" W
L136	8.31'	N 43°05'06" W
L137	8.31'	N 43°05'06" W
L138	8.31'	N 43°05'06" W
L139	8.31'	N 43°05'06" W
L140	8.31'	N 43°05'06" W
L141	8.31'	N 43°05'06" W
L142	8.31'	N 43°05'06" W
L143	8.31'	N 43°05'06" W
L144	8.31'	N 43°05'06" W
L145	8.31'	N 43°05'06" W
L146	8.31'	N 43°05'06" W
L147	8.31'	N 43°05'06" W
L148	8.31'	N 43°05'06" W
L149	8.31'	N 43°05'06" W
L150	8.31'	N 43°05'06" W
L151	8.31'	N 43°05'06" W
L152	8.31'	N 43°05'06" W
L153	8.31'	N 43°05'06" W
L154	8.31'	N 43°05'06" W
L155	8.31'	N 43°05'06" W
L156	8.31'	N 43°05'06" W
L157	8.31'	N 43°05'06" W
L158	8.31'	N 43°05'06" W
L159	8.31'	N 43°05'06" W
L160	8.31'	N 43°05'06" W
L161	8.31'	N 43°05'06" W
L162	8.31'	N 43°05'06" W
L163	8.31'	N 43°05'06" W
L164	8.31'	N 43°05'06" W
L165	8.31'	N 43°05'06" W
L166	8.31'	N 43°05'06" W
L167	8.31'	N 43°05'06" W
L168	8.31'	N 43°05'06" W
L169	8.31'	N 43°05'06" W
L170	8.31'	N 43°05'06" W
L171	8.31'	N 43°05'06" W
L172	8.31'	N 43°05'06" W
L173	8.31'	N 43°05'06" W
L174	8.31'	N 43°05'06" W
L175	8.31'	N 43°05'06" W
L176	8.31'	N 43°05'06" W
L177	8.31'	N 43°05'06" W
L178	8.31'	N 43°05'06" W
L179	8.31'	N 43°05'06" W
L180	8.31'	N 43°05'06" W
L181	8.31'	N 43°05'06" W
L182	8.31'	N 43°05'06" W
L183	8.31'	N 43°05'06" W
L184	8.31'	N 43°05'06" W
L185	8.31'	N 43°05'06" W
L186	8.31'	N 43°05'06" W
L187	8.31'	N 43°05'06" W
L188	8.31'	N 43°05'06" W
L189	8.31'	N 43°05'06" W
L190	8.31'	N 43°05'06" W
L191	8.31'	N 43°05'06" W
L192	8.31'	N 43°05'06" W
L193	8.31'	N 43°05'06" W
L194	8.31'	N 43°05'06" W
L195	8.31'	N 43°05'06" W
L196	8.31'	N 43°05'06" W
L197	8.31'	N 43°05'06" W
L198	8.31'	N 43°05'06" W
L199	8.31'	N 43°05'06" W
L200	8.31'	N 43°05'06" W
L201	8.31'	N 43°05'06" W
L202	8.31'	N 43°05'06" W
L203	8.31'	N 43°05'06" W
L204	8.31'	N 43°05'06" W
L205	8.31'	N 43°05'06" W
L206	8.31'	N 43°05'06" W
L207	8.31'	N 43°05'06" W
L208	8.31'	N 43°05'06" W
L209	8.31'	N 43°05'06" W
L210	8.31'	N 43°05'06" W
L211	8.31'	N 43°05'06" W
L212	8.31'	N 43°05'06" W
L213	8.31'	N 43°05'06" W
L214	8.31'	N 43°05'06" W
L215	8.31'	N 43°05'06" W
L216	8.31'	N 43°05'06" W
L217	8.31'	N 43°05'06" W
L218	8.31'	N 43°05'06" W
L219	8.31'	N 43°05'06" W
L220	8.31'	N 43°05'06" W
L221	8.31'	N 43°05'06" W
L222	8.31'	N 43°05'06" W
L223	8.31'	N 43°05'06" W
L224	8.31'	N 43°05'06" W
L225	8.31'	N 43°05'06" W
L226	8.31'	N 43°05'06" W
L227	8.31'	N 43°05'06" W
L228	8.31'	N 43°05'06" W
L229	8.31'	N 43°05'06" W
L230	8.31'	N 43°05'06" W
L231	8.31'	N 43°05'06" W
L232	8.31'	N 43°05'06" W
L233	8.31'	N 43°05'06" W
L234	8.31'	N 43°05'06" W
L235	8.31'	N 43°05'06" W
L236	8.31'	N 43°05'06" W
L237	8.31'	N 43°05'06" W
L238	8.31'	N 43°05'06" W
L239	8.31'	N 43°05'06" W
L240	8.31'	N 43°05'06" W
L241	8.31'	N 43°05'06" W
L242	8.31'	N 43°05'06" W
L243	8.31'	N 43°05'06" W
L244	8.31'	N 43°05'06" W
L245	8.31'	N 43°05'06" W
L246	8.31'	N 43°05'06" W
L247	8.31'	N 43°05'06" W
L248	8.31'	N 43°05'06" W
L249	8.31'	N 43°05'06" W
L250	8.31'	N 43°05'06" W
L251	8.31'	N 43°05'06" W
L252	8.31'	N 43°05'06" W
L253	8.31'	N 43°05'06" W
L254	8.31'	N 43°05'06" W
L255	8.31'	N 43°05'06" W
L256	8.31'	N 43°05'06" W
L257	8.31'	N 43°05'06" W
L258	8.31'	N 43°05'06" W
L259	8.31'	N 43°05'06" W
L260	8.31'	N 43°05'06" W
L261	8.31'	N 43°05'06" W
L262	8.31'	N 43°05'06" W
L263	8.31'	N 43°05'06" W
L264	8.31'	N 43°05'06" W
L265	8.31'	N 43°05'06" W
L266	8.31'	N 43°05'06" W
L267	8.31'	N 43°05'06" W
L268	8.31'	N 43°05'06" W
L269	8.31'	N 43°05'06" W
L270	8.31'	N 43°05'06" W
L271	8.31'	N 43°05'06" W
L272	8.31'	N 43°05'06" W
L273	8.31'	N 43°05'06" W
L274	8.31'	N 43°05'06" W
L275	8.31'	N 43°05'06" W
L276	8.31'	N 43°05'06" W
L277	8.31'	N 43°05'06" W
L278	8.31'	N 43°05'06" W
L279	8.31'	N 43°05'06" W
L280	8.31'	N 43°05'06" W
L281	8.31'	N 43°05'06" W
L282	8.31'	N 43°05'06" W
L283	8.31'	N 43°05'06" W
L284	8.31'	N 43°05'06" W
L285	8.31'	N 43°05'06" W
L286	8.31'	N 43°05'06" W
L287	8.31'	N 43°05'06" W
L288	8.31'	N 43°05'06" W
L289	8.31'	N 43°05'06" W
L290	8.31'	N 43°05'06" W
L291	8.31'	N 43°05'06" W
L292	8.31'	N 43°05'06" W
L293	8.31'	N 43°05'06" W
L294	8.31'	N 43°05'06" W
L295	8.31'	N 43°05'06" W
L296	8.31'	N 43°05'06" W
L297	8.31'	N 43°05'06" W
L298	8.31'	N 43°05'06" W
L299	8.31'	N 43°05'06" W
L300	8.31'	N 43°05'06" W
L301	8.31'	N 43°05'06" W
L302	8.31'	N 43°05'06" W
L303	8.31'	N 43°05'06" W
L304	8.31'	N 43°05'06" W
L305	8.31'	N 43°05'06" W
L306	8.31'	N 43°05'06" W
L307	8.31'	N 43°05'06" W
L308	8.31'	N 43°05'06" W
L309	8.31'	N 43°05'06" W
L310	8.31'	N 43°05'06" W
L311	8.31'	N 43°05'06" W
L312	8.31'	N 43°05'06" W
L313	8.31'	N 43°05'06" W
L314	8.31'	N 43°05'06" W
L315	8.31'	N 43°05'06" W
L316	8.31'	N 43°05'06" W
L317	8.31'	N 43°05'06" W
L318	8.31'	N 43°05'06" W
L319	8.31'	N 43°05'06" W
L320	8.31'	N 43°05'06" W
L321	8.31'	N 43°05'06" W
L322	8.31'	N 43°05'06" W
L323	8.31'	N 43°05'06" W
L324	8.31'	N 43°05'06" W
L325	8.31'	N 43°05'06" W
L326	8.31'	N 43°05'06" W
L327	8.31'	N 43°05'06" W
L328	8.31'	N 43°05'06" W
L329	8.31'	N 43°05'06" W
L330	8.31'	N 43°05'06" W
L331	8.31'	N 43°05'06" W
L332	8.31'	N 43°05'06" W
L333	8.31'	N 43°05'06" W
L334	8.31'	N 43°05'06" W
L335	8.31'	N 43°05'06" W
L336	8.31'	N 43°05'06" W
L337	8.31'	N 43°05'06" W
L338	8.31'	N 43°05'06" W
L339	8.31'	N 43°05'06" W
L340	8.31'	N 43°05'06" W
L341	8.31'	N 43°05'06" W
L342	8.31'	N 43°05'06" W
L343	8.31'	N 43°05'06" W
L344	8.31'	N 43°05'06" W
L345	8.31'	N 43°05'06" W
L346	8.31'	N 43°05'06" W
L347	8.31'	N 43°05'06" W
L348	8.31'	N 43°05'06" W
L349	8.31'	N 43°05'06" W
L350	8.31'	N 43°05'06" W
L351	8.31'	N 43°05'06" W
L352	8.31'	N 43°05'06" W
L353	8.31'	N 43°05'06" W
L354	8.31'	N 43°05'06" W
L355	8.31'	N 43°05'06" W
L356	8.31'	N 43°05'06" W
L357	8.31'	N 43°05'06" W
L358	8.31'	N 43°05'06" W
L359	8.31'	N 43°05'06" W
L360	8.31'	N 43°05'06" W
L361	8.31'	N 43°05'06" W
L362	8.31'	N 43°05'06" W
L363	8.31'	N 43°05'06" W
L364	8.31'	N 43°05'06" W
L365	8.31'	N 43°05'06" W
L366	8.31'	N 43°05'06" W
L367	8.31'	N 43°05'06" W
L368	8.31'	N 43°05'06" W
L369	8.31'	N 43°05'06" W
L370	8.31'	N 43°05'06" W
L371	8.31'	N 43°05'06" W
L372	8.31'	N 43°05'06" W
L373	8.31'	N 43°05'06" W
L374	8.31'	N 43°05'06" W
L375	8.31'	N 43°05'06" W
L376	8.31'	N 43°05'06" W
L377	8.31'	N 43°05'06" W
L378	8.31'	N 43°05'06" W
L379	8.31'	N 43°05'06" W
L380	8.31'	N 43°05'06" W
L381	8.31'	N 43°05'06" W
L382	8.31'	N 43°05'06" W
L383	8.31'	N 43°05'06" W
L384	8.31'	N 43°05'06" W
L385	8.31'	N 43°05'06" W
L386	8.31'	N 43°05'06" W
L387	8.31'	N 43°05'06" W
L388	8.31'	N 43°05'06" W
L389	8.31'	N 43°05'06" W
L390	8.31'	N 43°05'06" W
L391	8.31'	N 43°05'06" W
L392	8.31'	N 43°05'06" W
L393	8.31'	N 43°05'06" W
L394	8.31'	N 43°05'06" W
L395	8.31'	N 43°05'06" W
L396	8.31'	N 43°05'06" W
L397	8.31'	N 43°05'06" W
L398	8.31'	N 43°05'06" W
L399	8.31'	N 43°05'06" W
L400	8.31'	N 43°05'06" W
L401	8.31'	N 43°05'06" W
L402	8.31'	N 43°05'06" W
L403	8.31'	N 43°05'06" W
L404	8.31'	N 43°05'06" W
L405	8.31'	N 43°05'06" W
L406	8.31'	N 43°05'06" W
L407	8.31'	N 43°05'06" W
L408	8.31'	N 43°05'06" W
L409	8.31'	N 43°05'06" W
L410	8.31'	N 43°05'06" W
L411	8.31'	N 43°05'06" W
L412	8.31'	N 43°05'06" W
L413	8.31'	N 43°05'06" W
L414	8.31'	N 43°05'06" W
L415	8.31'	N 43°05'06" W
L416	8.31'	N 43°05'06" W
L417	8.31'	N 43°05'06" W
L418	8.31'	N 43°05'06" W
L419	8.31'	N 43°05'06" W
L420	8.31'	N 43°05'06" W
L421	8.31'	N 43°05'06" W
L422	8.31'	N 43°05'06" W
L423	8.31'	N 43°05'06" W
L424	8.31'	N 43°05'06" W
L425	8.31'	N 43°05'06" W
L426	8.31'	N 43°05'06" W
L427	8.31'	N 43°05'06" W
L428	8.31'	N 43°05'06" W
L429	8.31'	N 43°05'06" W
L430	8.31'	N 43°05'06" W
L431	8.31'	N 43°05'06" W
L432	8.31'	N 43°05'06" W
L433	8.31'	N 43°05'06" W
L434	8.31'	N 43°05'06" W
L435	8.31'	N 43°05'06" W
L436	8.31'	N 43°05'06" W
L437	8.31'	N 43°05'06" W
L438	8.31'	N 43°05'06" W
L439	8.31'	N 43°05'06" W
L440	8.31'	N 43°05'06" W
L441	8.31'	N 43°05'06" W
L442	8.31'	N 43°05'06" W
L443	8.31'	N 43°05'06" W
L444	8.31'	N 43°05'06" W
L445	8.31'	N 43°05'06" W
L446	8.31'	N 43°05'06" W
L447	8.31'	N 43°05'06" W
L448	8.31'	N 43°05'06" W
L449	8.31'	N 43°05'06" W
L450	8.31'	N 43°05'06" W
L451	8.31'	N 43°05'06" W
L452	8.31'	N 43°05'06" W
L453	8.31'	N 43°05'06" W
L454	8.31'	N 43°05'06" W
L455	8.31'	N 43°05'06" W
L456	8.31'	N 43°05'06" W
L457	8.31'	N 43°05'06" W
L458	8.31'	N 43°05'06" W
L459	8.31'	N 43°05'06" W
L460	8.31'	N 43°05'06" W
L461	8.31'	N 43°05'06" W
L462	8.31'	N 43°05'06" W
L463	8.31'	N 43°05'06" W
L464	8.31'	N 43°05'06" W
L465	8.31'	N 43°05'06" W
L466	8.31'	N 43°05'06" W
L467	8.31'	N 43°05'06" W
L468	8.31'	N 43°05'06" W
L469	8.31'	N 43°05'06" W
L470	8.31'	N 43°05'06" W
L471	8.31'	N 43°05'06" W
L472	8.31'	N 43°05'06" W
L473	8.31'	N 43°05'06" W
L474	8.31'	N 43°05'06" W
L475	8.31'	N 43°05'06" W

CURVE DATA

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	8.31'	8.31'	N 43°05'06" W	8.31'
C2	8.31'	8.31'	N 43°05'06" W	8.31'
C3	8.31'	8.31'	N 43°05'06" W	8.31'
C4	8.31'	8.31'	N 43°05'06" W	8.31'
C5	8.31'	8.31'	N 43°05'06" W	8.31'
C6	8.31'	8.31'	N 43°05'06" W	8.31'
C7	8.31'	8.31'	N 43°05'06" W	8.31'
C8	8.31'	8.31'	N 43°05'06" W	8.31'
C9	8.31'	8.31'	N 43°05'06" W	8.31'
C10	8.31'	8.31'	N 43°05'06" W	8.31'
C11	8.31'	8.31'	N 43°05'06" W	8.31'
C12	8.31'	8.31'	N 43°05'06" W	8.31'
C13	8.31'	8.31'	N 43°05'06" W	8.31'
C14	8.31'	8.31'	N 43°05'06" W	8.31'
C15	8.31'	8.31'	N 43°05'06" W	8.31'
C16	8.31'	8.31'	N 43°05'06" W	8.31'
C17	8.31'	8.31'	N 43°05'06" W	8.31'
C18	8.31'	8.31'	N 43°05'06" W	8.31'
C19	8.31'	8.31'	N 43°05'06" W	8.31'
C20	8.31'	8.31'	N 43°05'06" W	8.31'
C21	8.31'	8.31'	N 43°05'06" W	8.31'
C22	8.31'	8.31'	N 43°05'06" W	8.31'
C23	8.31'	8.31'	N 43°05'06" W	8.31'
C24	8.31'	8.31'	N 43°05'06" W	8.31'
C25	8.31'	8.31'	N 43°05'06" W	8.31'
C26	8.31'	8.31'	N 43°05'06" W	8.31'
C27	8.31'	8.31'	N 43°05'06" W	8.31'
C28	8.31'	8.31'	N 43°05'06" W	8.31'
C29	8.31'	8.31'	N 43°05'06" W	8.31'
C30	8.31'	8.31'	N 43°05'06" W	8.31'
C31	8.31'	8.31'	N 43°05'06" W	8.31'
C32	8.31'	8.31'	N 43°05'06" W	8.31'
C33	8.31'	8.31'	N 43°05'06" W	8.31'
C34	8.31'	8.31'	N 43°05'06" W	8.31'
C35	8.31'	8.31'	N 43°05'06" W	8.31'
C36	8.31'	8.31'	N 43°05'06" W	8.31'
C37	8.31'	8.31'	N 43°05'06" W	8.31'
C38	8.31'	8.31'	N 43°05'06" W	8.31'
C39	8.31'	8.31'	N 43°05'06" W	8.31'
C40	8.31'	8.31'	N 43°05'06" W	8.31'
C41	8.31'	8.31'	N 43°05'06" W	8.31'
C42	8.31'	8.31'	N 43°05'06" W	8.31'
C43	8.31'	8.31'	N 43°05'06" W	8.31'
C44	8.31'	8.31'	N 43°05'06" W	8.31'
C45	8.31'	8.31'	N 43°05'06" W	8.31'
C46	8.31'	8.31'	N 43°05'06" W	8.31'
C47	8.31'	8.31'	N 43°05'06" W	8.31'
C48	8.31'	8.31'	N 43°05'06" W	8.31'
C49	8.31'	8.31'	N 43°05'06" W	8.31'
C50	8.31'	8.31'	N 43°05'06" W	8.31'
C51	8.31'	8.31'	N 43°05'06" W	8.31'
C52	8.31'	8.31'	N 43°05'06" W	8.31'
C53	8.31'	8.31'	N 43°05'06" W	8.31'
C54	8.31'	8.31'	N 43°05'06" W	8.31'
C55	8.31'	8.31'	N 43°05'06" W	8.31'
C56	8.31'	8.31'	N 43°05'06" W	8.31'
C57	8.31'	8.31'	N 43°05'06" W	8.31'
C58	8.31'	8.31'	N 43°05'06" W	8.31'
C59	8.31'	8.31'	N 43°05'06" W	8.31'
C60	8.31'	8.31'	N 43°05'06" W	8.31'
C61	8.31'	8.31'	N 43°05'06" W	8.31'
C62	8.31'	8.31'	N 43°05'06" W	8.31'
C63	8.31'	8.31'	N 43°05'06" W	8.31'
C64	8.31'	8.31'	N 43°05'06" W	8.31'
C65	8.31'	8.31'	N 43°05'06" W	8.31'
C66	8.31'	8.31'	N 43°05'06" W	8.31'
C67	8.31'	8.31'	N 43°05'06" W	8.31'
C68	8.31'	8.31'	N 43°05'06" W	8.31'
C69	8.31'	8.31'	N 43°05'06" W	8.31'
C70	8.31'	8.31'	N 43°05'06" W	8.31'
C71	8.31'	8.31'	N 43°05'06" W	8.31'
C72	8.31'	8.31'	N 43°05'06" W	8.31'
C73	8.31'	8.31'	N 43°05'06" W	8.31'
C74	8.31'	8.31'	N 43°05'06" W	8.31'
C75	8.31'	8.31'	N 43°05'06" W	8.31'
C76	8.31'	8.31'	N 43°05'06" W	8.31'
C77	8.31'	8.31'	N 43°05'06" W	8.31'
C78	8.31'	8.31'	N 43°05'06" W	8.31'
C79	8.31'	8.31'	N 43°05'06" W	8.31'
C80	8.31'	8.31'	N 43°05'06" W	8.31'
C81	8.31'	8.31'	N 43°05'06" W	8.31'
C82	8.31'	8.31'	N 43°05'06" W	8.31'
C83	8.31'	8.31'	N 43°05'06" W	8.31'
C84	8.31'	8.31'	N 43°05'06" W	8.31'
C85	8.31'	8.31'	N 43°05'06" W	8.31'
C86	8.31'	8.31'	N 43°05'06" W	8.31'
C87	8.31'	8.31'	N 43°05'06" W	8.31'
C88	8.31'	8.31'	N 43°05'06" W	8.31'
C89	8.31'	8.31'	N 43°05'06" W	8.31'
C90	8.31'	8.31'	N 43°05'06" W	8.31'
C91	8.31'	8.31'	N 43°05'06" W	8.31'
C92	8.31'	8.31'	N 43°05'06" W	8.31'
C93	8.31'	8.31'	N 43°05'06" W	8.31'
C94	8.31'	8.31'	N 43°05'06" W	8.31'
C95	8.31'	8.31'	N 43°05'06" W	8.31'
C96	8.31'	8.31'	N 43°05'06" W	8.31'
C97	8.31'	8.31'	N 43°05'06" W	8.31'
C98	8.31'	8.31'	N 43°05'06" W	8.31'
C99	8.31'	8.31'	N 43°05'06" W	8.31'
C100	8.31'	8.31'	N 43°05'06" W	8.31'
C101	8.31'	8.31'	N 43°05'06" W	8.31'
C102	8.31'	8.31'	N 43°05'06" W	8.31'
C103	8.31'	8.31'	N 43°05'06" W	8.31'
C104	8.31'	8.31'	N 43°05'06" W	8.31'
C105	8.31'	8.31'	N 43°05'06" W	8.31'
C106	8.31'	8.31'	N 43°05'06" W	8.31'
C107	8.31'	8.31'	N 43°05'06" W	8.31'
C108	8.31'	8.31'	N 43°05'06" W	8.31'
C109	8.31'	8.31'	N 43°05'06" W	8.31'
C110	8.31'	8.31'	N 43°05'06" W	8.31'
C111	8.31'	8.31'	N 43°05'06" W	8.31'
C112	8.31'	8.31'	N 43°05'06" W	8.31'
C113	8.31'	8.31'	N 43°05'06" W	8.31'
C114	8.31'	8.31'	N 43°05'06" W	8.31'
C115	8.31'	8.31'	N 43°05'06" W	8.31'
C116	8.31'	8.31'	N 43°05'06" W	8.31'
C117	8.31'	8.31'	N 43°05'06" W	8.31'
C118	8.31'	8.31'	N 43°05'06" W	8.31'
C119	8.31'	8.31'	N 43°05'06" W	8.31'
C120	8.31'	8.31'	N 43°05'06" W	8.31'
C121	8.31'	8.31'	N 43°05'06" W	8.31'
C122	8.31'	8.31'	N 43°05'06" W	8.31'
C123	8.31'	8.31'	N 43°05'06" W	8.31'
C124	8.31'	8.31'	N 43°05'06" W	8.31'
C125	8.31'	8.31'	N 43°05'06" W	8.31'
C126	8.31'	8.31'	N 43°05'06" W	8.31'
C127	8.31'	8.31'	N 43°05'06" W	8.31'
C128	8.31'	8.31'	N 43°05'06" W	8.31'
C129	8.31'	8.31'	N 43°05'06" W	8.31'
C130	8.31'	8.31'	N 43°05'06" W	8.31'
C131	8.31'	8.31'	N 43°05'06" W	8.31'
C132	8.31'	8.31'	N 43°05'06" W	8.31'
C133	8.31'	8.31'	N 43°05'06" W	8.31'
C134	8.31'	8.31'	N 43°05'06" W	8.31'
C135	8.31'	8.31'	N 43°05'06" W	8.31'
C136	8.31'	8.31'	N 43°05'06" W	8.31'
C137	8.31'	8.31'	N 43°05'06" W	8.31'
C138	8.31'	8.31'	N 43°05'06" W	8.31'
C139	8.31'	8.31'	N 43°05'06" W	8.31'
C140	8.31'	8.31'	N 43

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 43°05'06" E	7.64'
L2	S 03°44'34" E	104.91'
L3	S 43°05'06" E	100.17'
L4	S 37°42'15" W	58.60'
L5	N 54°09'00" W	71.71'

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	92°11'56"	25.00'	40.23'	S 86°59'08" E	36.03'
C2	87°48'04"	25.00'	38.31'	S 03°00'52" W	34.67'
C3	89°59'34"	25.00'	39.27'	S 88°05'19" E	35.35'
C4	90°00'00"	25.00'	39.27'	S 01°54'54" W	35.36'
C5	56°18'24"	325.00'	319.39'	S 14°55'54" E	306.69'
C6	56°18'50"	275.00'	270.29'	N 14°56'07" W	259.54'
C7	90°00'00"	25.00'	39.27'	N 01°54'54" E	35.36'
C8	90°00'00"	25.00'	39.27'	S 88°05'06" E	35.36'
C9	89°30'45"	25.00'	39.06'	N 87°50'28" W	35.20'
C10	90°00'00"	25.00'	39.27'	N 01°54'54" E	35.36'
C11	33°41'36"	325.00'	191.12'	S 59°55'54" E	188.38'
C12	33°41'36"	275.00'	161.72'	N 59°55'54" W	159.40'
C13	90°00'00"	25.00'	39.27'	N 58°13'18" E	35.36'
C14	90°00'00"	25.00'	39.27'	S 31°46'42" E	35.36'
C15	22°53'39"	275.00'	109.88'	S 88°13'31" E	109.15'
C16	19°26'10"	325.00'	110.25'	N 86°29'47" W	109.72'
C17	40°55'57"	50.00'	35.72'	N 75°44'53" W	34.97'
C18	176°21'51"	54.00'	166.22'	S 36°32'10" W	107.95'
C19	88°07'25"	25.00'	38.45'	N 36°15'57" E	34.77'
C20	43°51'01"	50.00'	38.27'	S 29°43'16" E	37.34'
C21	35°17'20"	725.00'	446.53'	S 25°26'26" E	439.51'
C22	35°17'20"	675.00'	415.74'	N 25°26'26" W	409.20'

LOT AREA TABLE

AREA	SQ. FEET	ACRES
380	7,000	0.16
381	7,000	0.16
382	7,000	0.16
383	7,000	0.16
384	7,000	0.16
385	7,000	0.16
386	7,000	0.16
387	7,000	0.16
388	7,000	0.16
389	11,430	0.26
390	10,233	0.23
391	7,000	0.16
392	7,000	0.16
393	8,400	0.19
394	8,400	0.19
395	7,000	0.16
396	9,666	0.22
397	7,000	0.16
398	7,000	0.16
399	7,000	0.16
400	7,000	0.16
401	7,000	0.16
402	7,000	0.16
403	7,000	0.16
404	7,000	0.16
405	7,910	0.18
406	8,518	0.20
407	8,450	0.19
408	8,461	0.19
409	7,356	0.17
410	7,000	0.16
411	7,000	0.16
412	7,000	0.16
413	7,000	0.16
414	7,000	0.16
415	7,000	0.16
416	7,000	0.16
417	7,000	0.16
418	7,000	0.16
419	7,000	0.16
420	7,427	0.17
421	7,000	0.16
422	7,000	0.16
423	7,000	0.16
424	7,685	0.18
425	7,713	0.18
426	7,657	0.18
427	7,657	0.18
428	7,657	0.18
429	7,657	0.18
430	7,657	0.18
431	7,715	0.18

AREA	SQ. FEET	ACRES
432	7,695	0.18
433	7,000	0.16
434	7,000	0.16
435	7,000	0.16
436	11,066	0.25
437	7,000	0.16
438	7,000	0.16
439	11,066	0.25
440	7,154	0.16
441	7,154	0.16
442	7,154	0.16
443	11,114	0.26
444	10,803	0.25
448	7,000	0.16
449	7,000	0.16
450	7,000	0.16
451	7,000	0.16
452	7,000	0.16
453	7,280	0.17
454	14,952	0.34
455	10,034	0.23
456	7,410	0.17
457	7,504	0.17
458	8,573	0.20
459	8,829	0.20
460	9,117	0.21
461	9,431	0.22
462	9,757	0.22
463	10,005	0.23
464	9,267	0.21
465	9,148	0.21
466	9,148	0.21
469	19,805	0.45
470	12,254	0.28
466	10,524	0.24
467	7,000	0.16
468	12,038	0.28
469	15,218	0.35
470	10,769	0.25
471	8,249	0.19
472	7,000	0.16
473	11,066	0.25
474	7,000	0.16
475	7,000	0.16
476	7,000	0.16
477	7,000	0.16
C. A. "H"	390,512	8.96
C. A. "I"	94,592	2.17
C. A. "J"	169,527	3.89
RIGHT-OF-WAY	223,731	5.14
TOTAL	1,682,595	38.63

PLAT BOOK ________ , PAGE ________

TIME OF RECORDING: ________

DATE OF RECORDING: ________

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- FH / B.O. / 8"W — WATER LINE w/FIRE HYD. & BLOW OFF VALVE
- 8"SS — SEWER LINE w/MANHOLE

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.BK. 2384, PG. 3117 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

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. #	DATE: 12-30-24	FILE:	DRAWN BY:	SCALE:	SHEET
18314.55	REV:	ARBOR RIDGE SEC 10 FINAL PLAT	ATS	1" = 50'	3 OF 3

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE

850 Middle Tennessee Blvd · Murfreesboro, TN 37129 · 615-890-7901 · www.sec-civil.com · Fax 615-895-2567

January 20, 2025

Gary Lide
City of La Vergne Engineering Department
5175 Murfreesboro Road
La Vergne, Tennessee 37086

RE: Arbor Ridge Subdivision Section 10
Opinion of Probable Cost for City Bonding
SEC No. 18314

Dear Gary,

Below is the Opinion of Cost for Items left to be completed:

1.	Average 3-quotes for pavement average	$155,778
2.	SEC, Inc. Cost for As-Builts	$7,500
3.	General Erosion Control Maintenance	$5,000
4.	General Water and Sewer Maintenance	$5,000
5.	Contingency	$20,000
	Total opinion of probable cost =	$193,278

If you have any questions or if I may be of further assistance, I can be contacted by phone at 615-890-7901. My email address is **aahmed@sec-civil.com**.

Sincerely,

Aws Ahmed

Aws Ahmed, P.E.
SEC, Inc.

3020 Stansberry Lane, Suite 101
Franklin, TN 37069
Office. 615-376-1680
Matt Summers. 931-979-6824
email. matt@avenuegrading.com

Barlow Inc.

January 17, 2025

Proposal

Barlow, Inc would like to make the following proposal to Michael Strobel / Ashton Woods for the Asphalt Topping of Arbor Ridge Sections 5 & 10

Plans: Arbor Ridge Section 5 dated 7/17/24 and Section 10 dated 7/11/24

The following is included in the proposed scope of work:

Section 5	
1.5" Asphalt Mix - Grade E With Tack	$64,170.86
Thermoplastic Markings	$5,405.00
Section 10	
1.5" Asphalt Mix - Grade E With Tack	$155,822.59
Thermoplastic Markings	$2,185.00
Total	**$227,583.45**

Barlow, Inc *excludes* the following from the above proposed scope of work:

No curb or binder repair
No permits, bonds, or fees
No Vehicle moving or fees
No testing of asphalt materials

Respectfully,
Matt Summers

Accepted by
Date 1/21/24

cost.

10. Price does not include prime & chip.
11. Price does not include traffic control. We will work behind lane closures and traffic control that is setup, maintained, and removed by others.

Miscellaneous Notes

12. Price is based on all work to be done during 2025 construction season.
13. Rogers Group, Inc. will do no paving work in January or February of any year.
14. TDOT Special Provision 109B for liquid AC Adjustment is in effect for this proposal. Proposal price is based on: January 2025 AC Index $590.77
15. Price is based on pavement placed directly following placement of base stone with all phases / work areas ready for stone upon mobilization.
16. Subgrade, by others, shall be within +/- .1' and accepted by RGI prior to starting work.
17. After pavement placement and acceptance, RGI will not be responsible for failures caused by the construction activities of others.
18. Price is based on Lump Sum contract.
19. Rogers Group, Inc requires 2' offset stakes every 25 feet with grades before mobilization to the project. RGI will layout it's work off these stakes.
20. This proposal shall be included in any contract signed by Rogers Group, Inc.
21. Price given above is based on mutually agreeable contract between Rogers Group, Inc. and General Contractor / Owner.
22. Rogers Group, Inc. will not pave on any other base stone other than RGI-produced stone.
23. All base stone to be installed to the correct grade and compaction, by others, prior to our mobilization.
24. Rogers Group will not place surface course on areas where sediment filter bags are still in use in drains, catch basins, and other drainage structures.

Quotation prepared by: Scott Nerger

To accept this quotation, sign here and return: _____

Name: _____

Title: _____

Date: _____

P.O. Box 682423, Franklin, Tennessee 37068 P 931 364 6900 F 931 364 4115 volunteerpaving.com

01/17/2025

Avenue Grading
Mac Rowan
mac@avenuegrading.com
1804 Williamson Court, Suite 1
Brentwood, TN 37027

Project: 1956 - Arbor Ridge Sect 5 & 10

We are pleased to submit the following scope of work for the Development located in Large Poppy Dr., La Vergne, TN. After you have reviewed our proposal, should you have any questions or need any clarifications, please contact me at your convenience.

Description of Work
This quote includes all labor, materials and equipment required for the performance of the following described work.

Biditem Code	Description	Qty.	Unit	Unit Price	Ext Price
10	S5 - 1.5" ASPHALT MIX (PG64-22) GRADING E W/ TACK	4,749.000	SY	$ 11.75	$55,800.75
20	S5 - THERMOPLASTIC MARKINGS	1.000	LS	$4,700.00	$4,700.00
SECTION 5 TOTAL					**$60,500.75**
30	S10 - 1.5" ASPHALT MIX (PG64-22) GRADING E W/ TACK	12,431.000	SY	$ 10.90	$135,497.90
40	S10 - THERMOPLASTIC MARKINGS	1.000	LS	$1,900.00	$1,900.00
SECTION 10 TOTAL					**$137,397.90**
Grand Total:					**$197,898.65**

EXCLUSIONS:
No curb or binder repair
No engineering or survey layout
No permits, bonds, or fees
No testing of subgrade or asphalt materials
No towing or vehicle moving fees
No utility adjustments

P.O. Box 682423, Franklin, Tennessee 37068 P 931 364 6900 F 931 364 4115 volunteerpaving.com

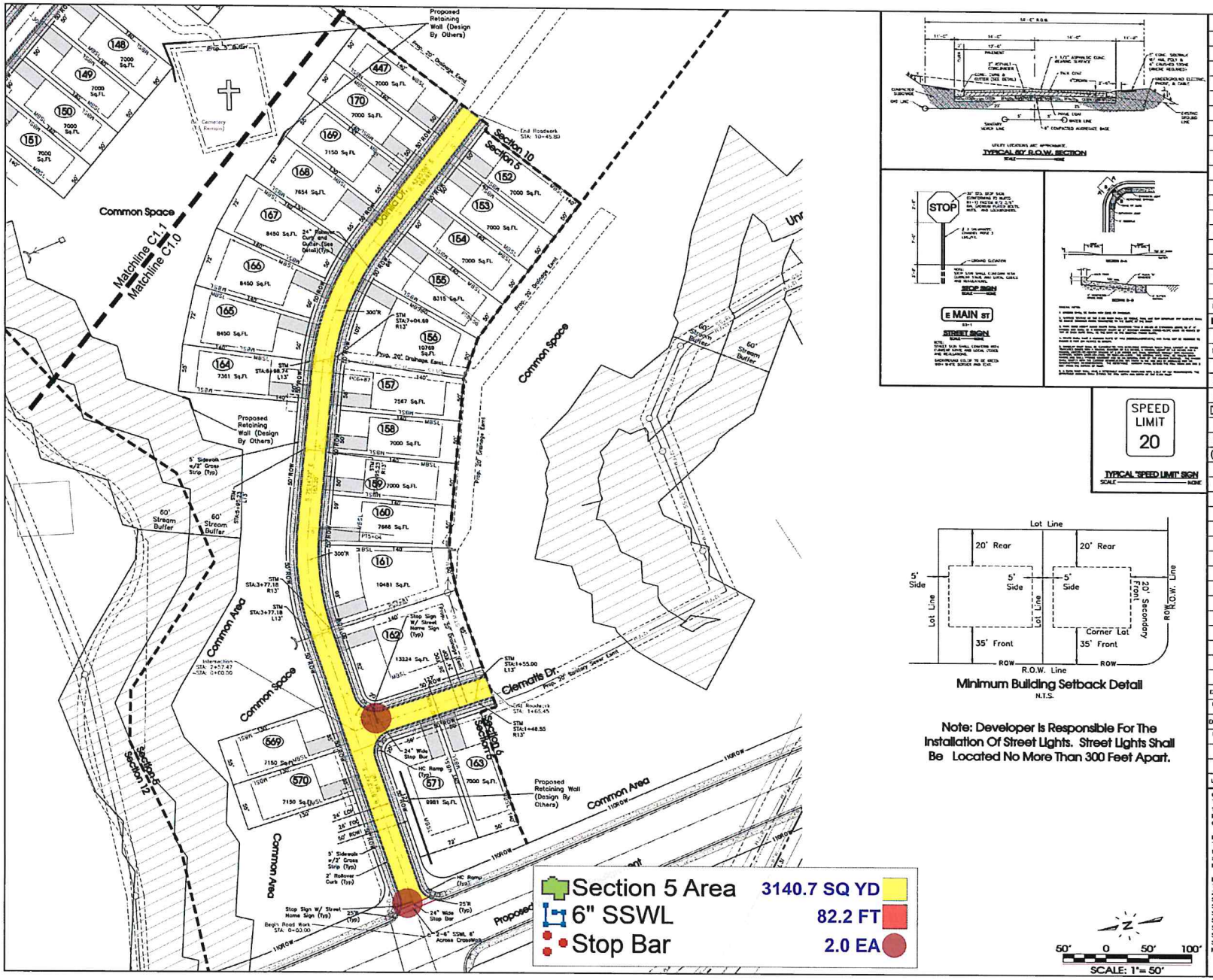
NOTES:

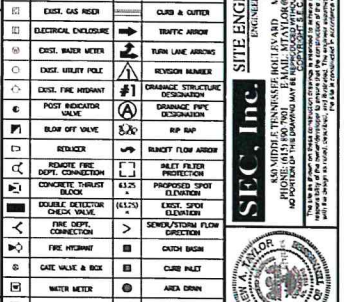
1. This proposal is good for 30 days.
2. This proposal includes 1 mobilization (Paving 1) for each Phase. Each additional mobilization will be $1500.00
3. This proposal does not include elevation adjustments to manholes, inlets, valve boxes or any utility unless specified
4. Any change in the scope of work listed above shall be acknowledged in writing by both parties prior to work being performed. Any increase or decrease to the price will be included in the writing.
5. No paving will be performed between December 15th and March 15th without approval / waiver
6. Price above is a mutually agreeable contract between Volunteer Paving, LLC and General Contractor or Developer
7. Payment is due 30 days from invoice date. A 1.5% late fee will be charged monthly on all unpaid balances until full payment has been received.
8. This proposal is based on the TDOT Bituminous Index. The proposal price may be adjusted in accordance with this index based on the change from the month the job was quoted to the month the work was performed. Current Index: $590.77 per ton of liquid AC – January 2025

Submitted by:

Chris Mares
Project Manager
Volunteer Paving, LLC
307-275-0536

Accepted by: _____
Title: _____
Company: _____
Date: _____





Minimum Building Setback Detail
N.T.S.

Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE	B/O	RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION	612.5
DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION	(612.5)
FIRE DEPT. CONNECTION		SENOR/FUTURE FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	
PROPOSED LOT NUMBER			

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50'ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EOL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W
LIMITS OF DISTURBANCE	

Owner/Developer:
The Jones Company
1721 Liberty Pike
Franklin, TN 37067
Contact: Lonnie Lammers

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47165C0105J, Dated May 9, 2023.

Deed Reference:
Tax Map 32, Parcel 4.00
Zoning: PDR (Planned Density Residential)
Section 1: 20 Lots on 4.58± Acres
Section 2: 46 Lots on 11.11± Acres
Section 3: 29 Lots on 16.62± Acres
Section 4: 46 Lots on 9.10± Acres
Section 5: 32 Lots on 13.85± Acres
Section 9A: 44 Lots on 22.81± Acres
Section 10: 105 Lots on 39.20± Acres
Min. Lot Size = = 41' Wide; 5,740 Sq.Ft. Minimum

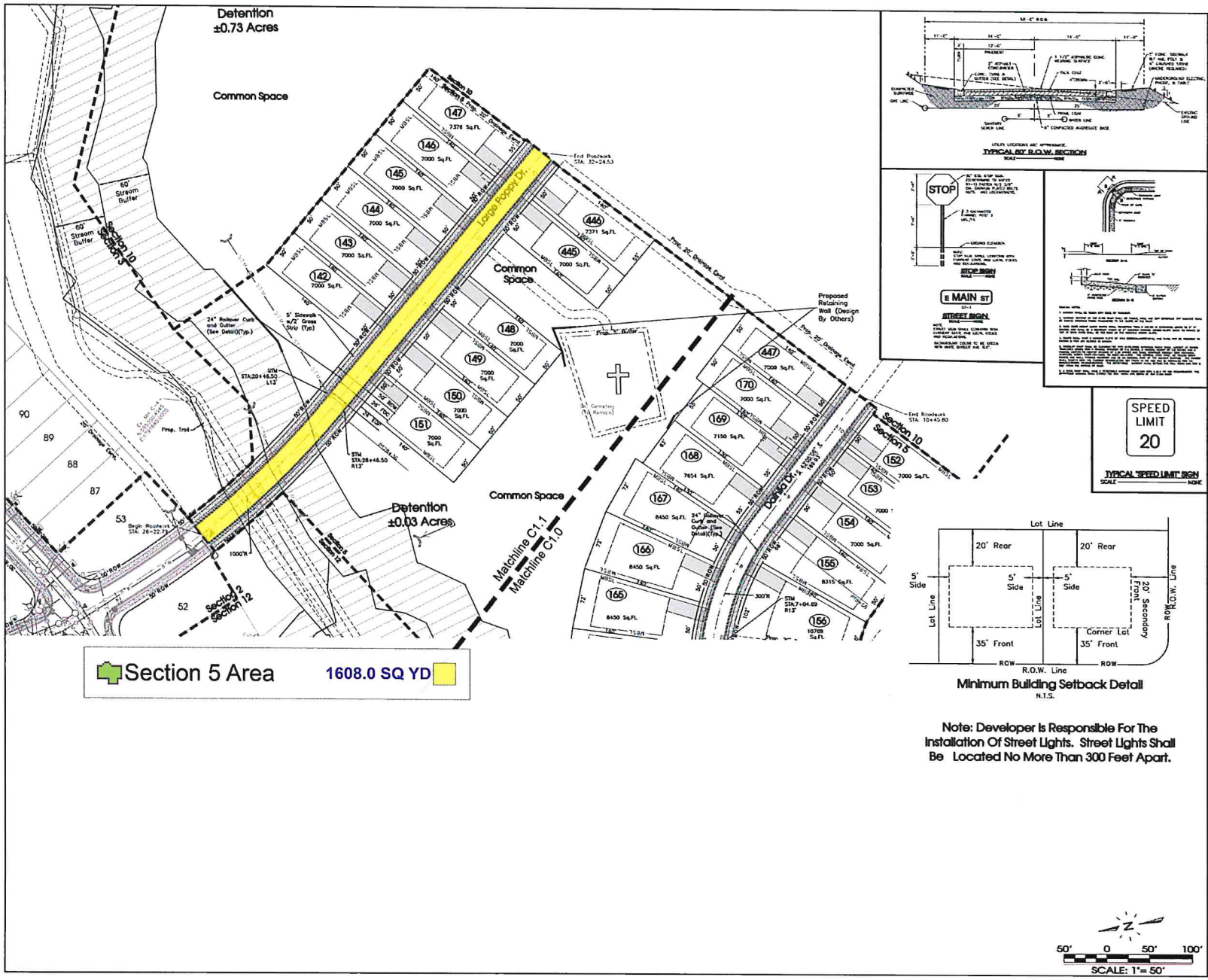
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
MARK A. MURPHREE, P.E. • MARK A. TAYLOR, P.E.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890 7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895 2567
NO POSTING OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE CONSENT OF S.E.C. INC.
SEC, Inc.

This is to be given on this date to reproduction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the recipient to verify the accuracy of the information contained on this drawing. The recipient assumes all liability for any alterations made to this drawing and agrees to indemnify and hold harmless, The engineer assumes no responsibility for any alterations made to this drawing or any reuse of this drawing with the design intent, intended, and for purposes. The engineer assumes no responsibility for the accuracy of the information contained on this drawing.

Arbor Ridge Section 5
La Vergne, Tennessee

REVISED: 2-7-2024 Permit Set
DRAWN: CFD3, SJA
DATE: 12-20-2021
CHECKED: MAT
FILE NAME: 18314section5
SCALE: 1"=50'
JOB NO. 18314
SHEET: C1.0

Roadway Plan



Minimum Building Setback Detail
N.T.S.

Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

Owner/Developer:
The Jones Company
1221 Liberty Pike
Franklin, TN 37067
Contact: Lonnie Lammers

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47145C0105J, Dated May 9, 2023.

Deed Reference:
Tax Map 32, Parcel 4.00
Zoning: PDR (Planned Density Residential)
Section 1: 20 Lots on 4.56± Acres
Section 2: 46 Lots on 11.11± Acres
Section 3: 29 Lots on 10.62± Acres
Section 4: 46 Lots on 9.10± Acres
Section 5: 32 Lots on 13.85± Acres
Section 9A: 44 Lots on 22.86± Acres
Section 10: 105 Lots on 39.20± Acres
Min. Lot Size = = 41' Wide; 5740 Sq.Ft. Minimum

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

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE	B.O.	RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK	612.5	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(612.5)	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	
PROPOSED LOT NUMBER			

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50' ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION ECL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	EC1
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W
LIMITS OF DISTURBANCE	

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
MATTHEW A. TAYLOR
MEMBER TENNESSEE BOARD OF REGISTERED ENGINEERS
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 895-2567
E-MAIL: MTAYLOR@SEC-CIVIL.COM
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT WRITTEN CONSENT OF S.E.C. INC.

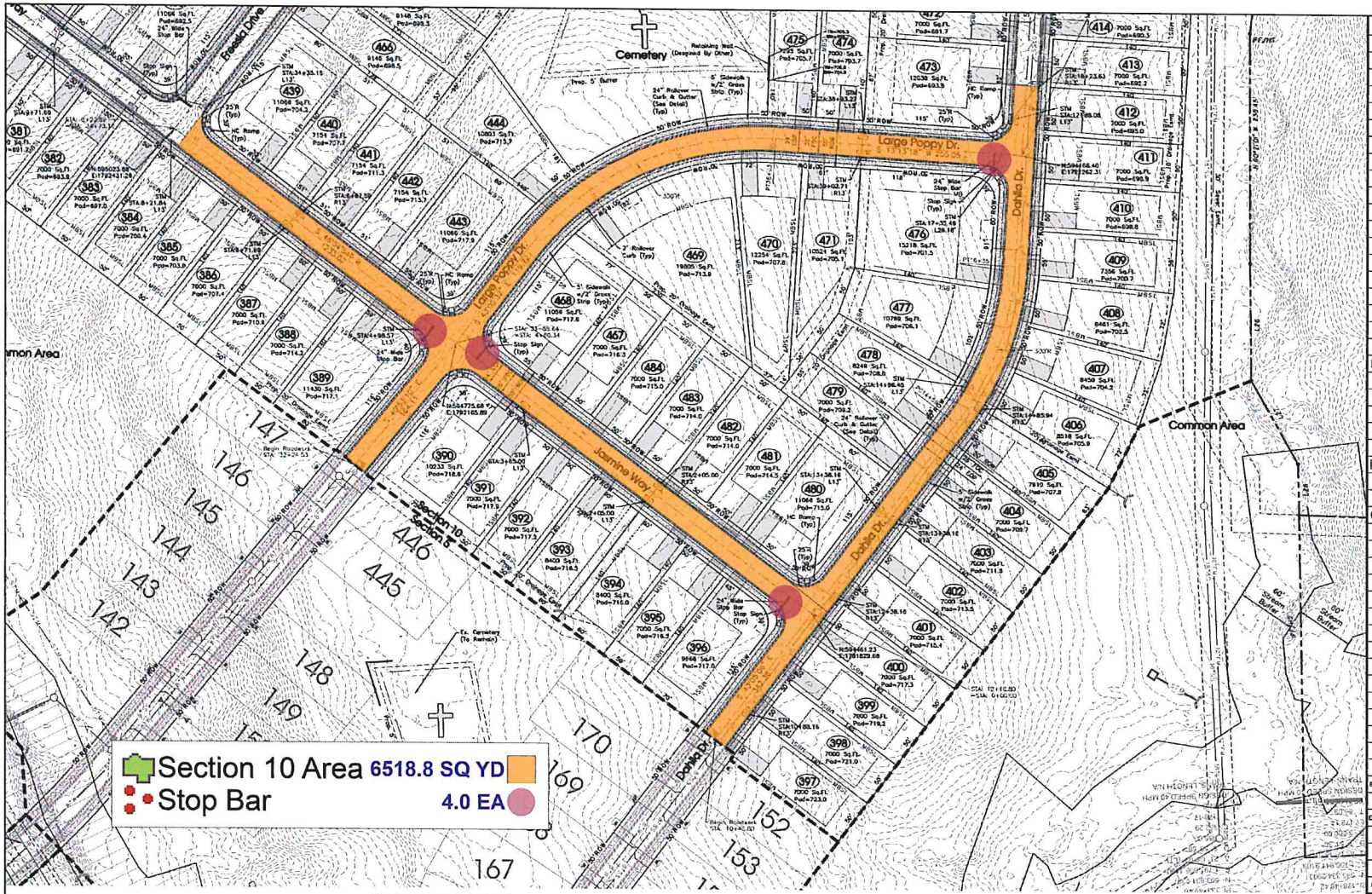
COPYRIGHT © S.E.C. INC. 2023
This is to be of use only for the specific purpose for which it is intended to be used. Any other use, or reuse, or modification without written verification or adaptation by the engineer for the specific purpose intended will be at the user's sole risk and without liability or responsibility to the engineer for such use. The engineer assumes no responsibility for any alterations made to this document by others. The reproduction, or substantial reproduction of this document, in whole or in part, is prohibited without the express written consent of the engineer.

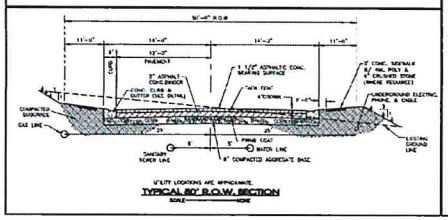
MATTHEW A. TAYLOR
REGISTERED ENGINEER
No. 102101
STATE OF TENNESSEE

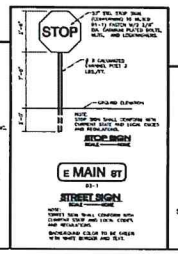
Arbor Ridge Section 5
La Vergne, Tennessee

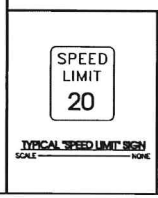
REVISED 8-7-2024 Permit Set
DRAWN: CFD/J. SJA
DATE: 10-20-2023
CHECKED: MAT
FILE NAME: 18314sec5in5
SCALE: 1"=50'
JOB NO. 18314
SHEET: C1.1

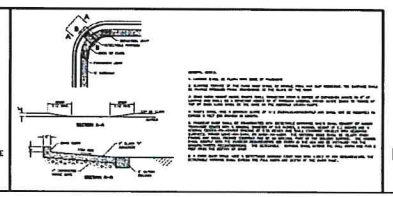
Roadway Plan

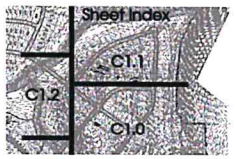












Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

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

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE	B.O.	RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK	63.25	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(63.25)	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	
PROPOSED LOT NUMBER			

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50' ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EQ.	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PARCEL BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W
LIMITS OF DISTURBANCE	

Developer/Owner:
Horton Woods
68 E. Main Street, Suite 99
Franklin, TN 37067
Contact: Christian Mason

Floodplain Note:
This site lies lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map 47114SC0125G, Dated July 8, 2013.

Deed Reference:
Tax Map 22, Parcel 4.00
Zoning: PDR (Planned Density Residential)
Section 1: 20 Lots on 4.56± Acres
Section 2: 48 Lots on 11.11± Acres
Section 3: 28 Lots on 16.62± Acres
Section 4: 46 Lots on 9.92± Acres
Section 5: 35 Lots on 13.85± Acres
Section 9A: 44 Lots on 22.86± Acres
Section 10: 102 Lots on 30.20± Acres
Min. Lot Size = 41' Wide, 5,740 Sq.Ft. Minimum

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
1420 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THE DRAWING MAY BE REPRODUCED WITHOUT THE CONSENT OF S.E.C. INC.
COPYRIGHT © S.E.C. INC. 2024

SEC, Inc.

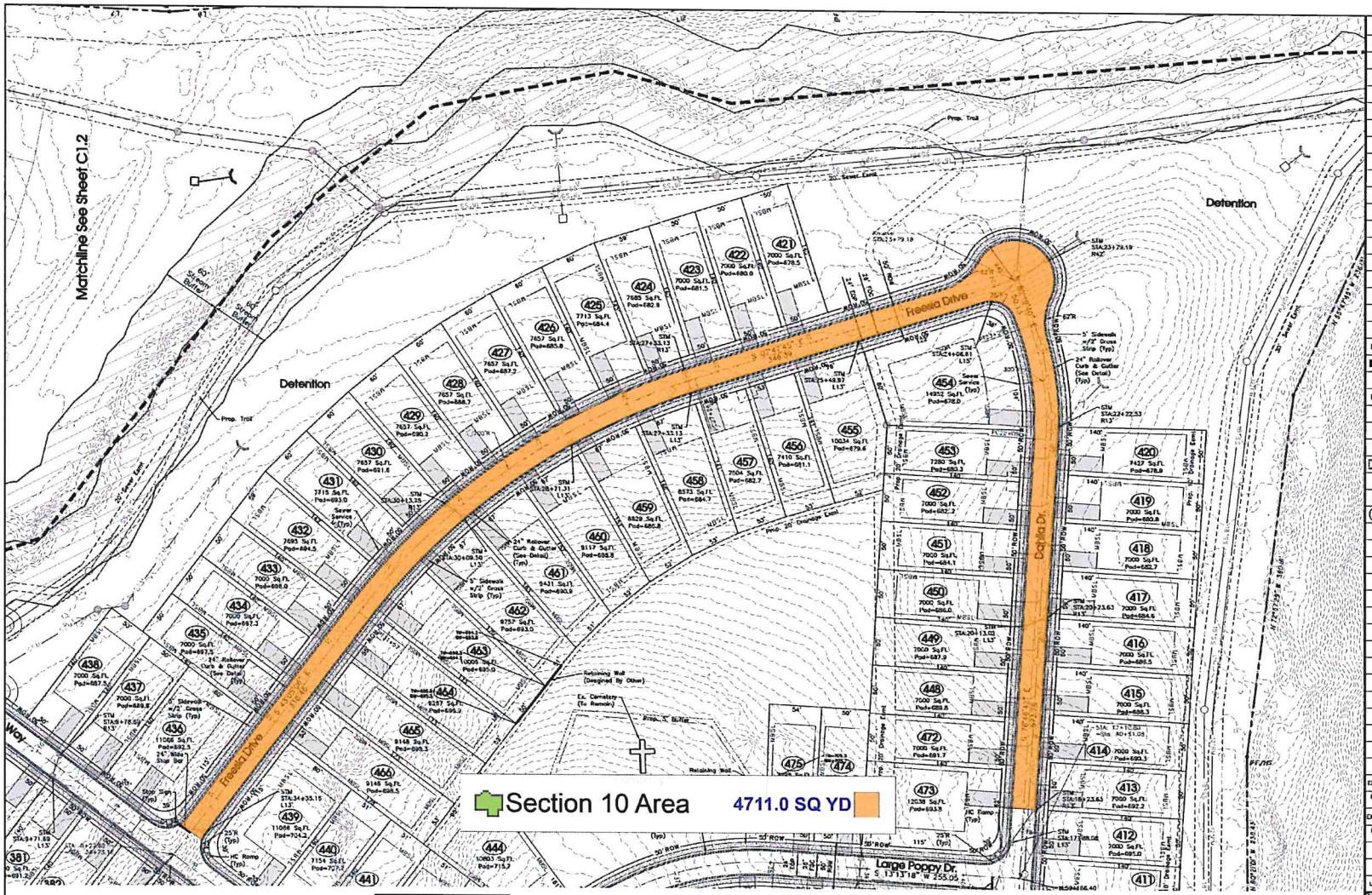
This is to certify that the attached plans are in compliance with the Subdivision Regulations of the City of La Vergne, Tennessee and that the plans have been approved by the City Engineer.

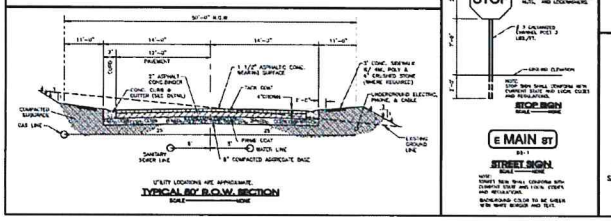
Arbor Ridge
Section 10
La Vergne, Tennessee

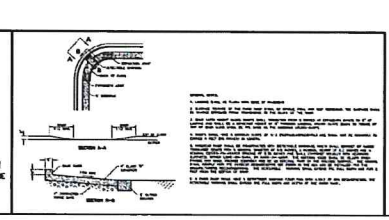
REVISED 6-7-2024 Permit Set

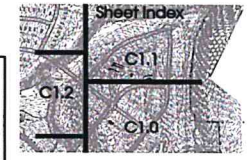
DRAWN: CFD3, SJA
DATE: 10-20-2023
CHECKED
MAT
FILE NAME:
18314section10
SCALE:
1"=50'
JOB NO.
18314
SHEET
C1.0

Roadway Plan









Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

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

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK	63.25	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(63.25)	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	
PROPOSED LOT NUMBER			

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50' ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EOL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X
MINIMUM BUILDING SETBACK LINE	MBSL
FENCE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W
LIMITS OF DISTURBANCE	

Owner/Developer:
Ashton Woods
39 E. Main Street, Suite 99
Franklin, TN 37067
Contact: Christian Macan

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map 47165C0195J, Dated July 9, 2023.

Deed Reference:
Tax Map 32, Parcel 4.00
Zoning: PDH (Planned Density Residential)
Section 1: 29 Lots on 4.56± Acres
Section 2: 46 Lots on 11.11± Acres
Section 3: 29 Lots on 16.62± Acres
Section 4: 46 Lots on 9.10± Acres
Section 5: 55 Lots on 13.65± Acres
Section 5A: 44 Lots on 22.96± Acres
Section 10: 192 Lots on 39.28± Acres
Ave. Lot Size = 47' Wide, 5,740 Sq.Ft. Minimum

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
1430 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 900-7901 FAX: (615) 895-2567
E-MAIL: MTAYLOR@SEC-CIVIL.COM
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE CONSENT OF S.E.C. INC.

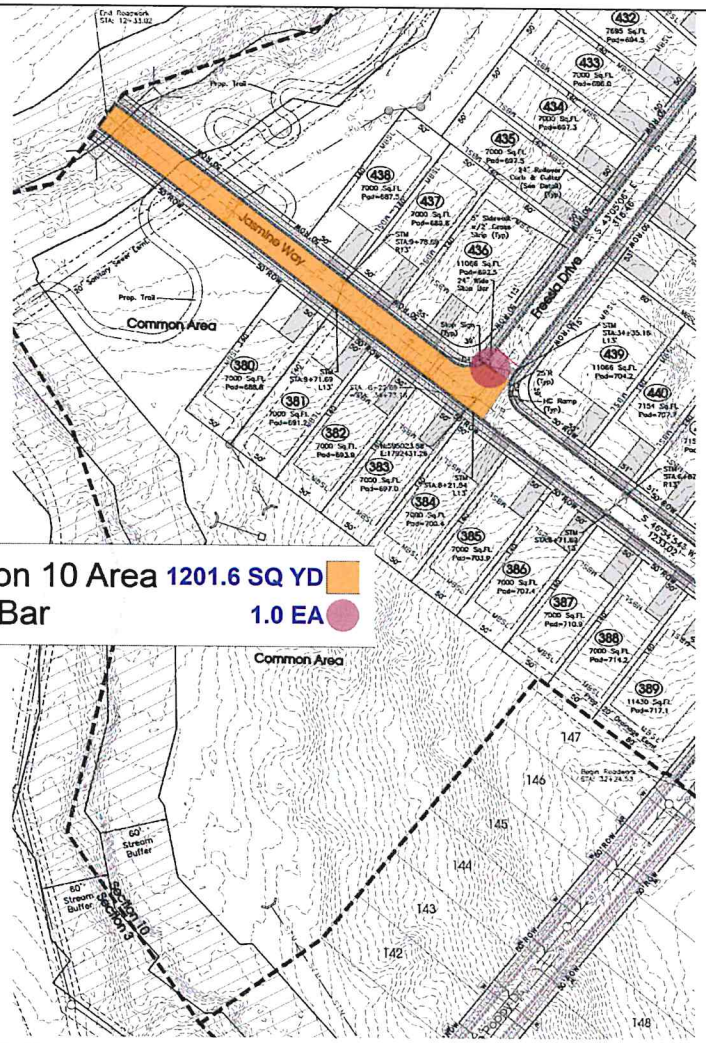
Copyright © S.E.C. INC. 2024

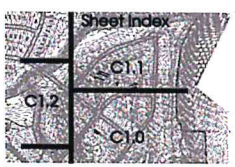
Arbor Ridge
Section 10
La Vergne, Tennessee

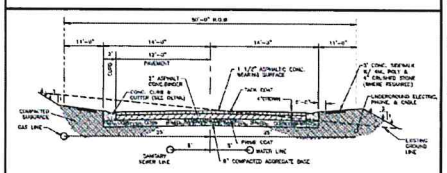
REVISED 8-7-2024 Bench Set

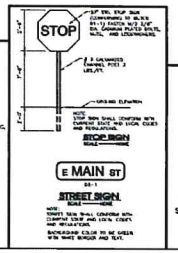
DESIGN: DTB3, SJA
DATE: 10-20-2023
CHECKED
MAT
FILE NAME:
1831section10
SCALE:
1"=50'
JOB NO.
18314
SHEET:
C1.1

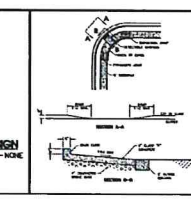
Roadway Plan

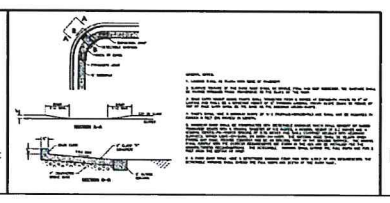












Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

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

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK	432.5	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(432.5)	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	
PROPOSED LOT NUMBER			

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50' ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EDL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W
LIMITS OF DISTURBANCE	

Owner/Developer:
Nahkan Woods
49 E. Main Street, Suite 99
Franklin, TN 37067
Contact: Christine Macari

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map 47145C0105J. Dated July 9, 2023.

Deed Reference:
Tax Map 37, Parcel 4.00
Zoning: PCR (Planned Density Residential)
Section 1: 28 Lots on 4.55± Acres
Section 2: 48 Lots on 11.11± Acres
Section 3: 29 Lots on 18.62± Acres
Section 4: 46 Lots on 9.12± Acres
Section 5: 35 Lots on 13.95± Acres
Section 6A: 44 Lots on 22.86± Acres
Section 10: 102 Lots on 39.28± Acres
Min. Lot Size = 41' Wide, 5,740 Sq.Ft. Minimum

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
MURFREESBORO, TENNESSEE 37129
SEC, Inc.
650 MIDDLE TENNESSEE BOULEVARD
PHONE: (615) 890-7901 FAX: (615) 895-2505
E-MAIL: MTAYLOR@SEC-CIVIL.COM
NO PORTION OF THE DRAWING MAY BE REPRODUCED WITHOUT WRITTEN CONSENT OF S.E.C., INC.

This is an original and unpublished drawing prepared by S.E.C., Inc. (Site Engineering Consultants) and is to be used only for the purpose for which it was prepared and is not to be loaned, copied or disclosed without written permission. The reproduction, alteration or use for any other purpose or by others is prohibited without the express written permission of S.E.C., Inc. It is transmitted only as an instrument of service.

Arbor Ridge Section 10

La Vergne, Tennessee

REVISED 8-7-2024 Bonds Set

DRAWN: CTD/J, SJA
DATE: 11-20-2023
CHECKED:
MAT
FILE NAME: 18314-Section10
SCALE: 1"=50'
JOB NO. 18314
SHEET: C1.2

Roadway Plan

FORM FOR OFFER OF
IRREVOCABLE DEDICATION

AGREEMENT made this day of _____ _____ by and between Starlight Homes Tennessee, LLC., a Delaware Limited Liability Company, having its office and place of business at 370 Mallory Station Rd Franklin TN 37076, (hereinafter referred to as the "developer") and the City of La Vergne, Tennessee, hereinafter designated as the "local government".

WHEREAS, the City of La Vergne Planning Commission is in the process of approving a subdivision plat entitled _____ dated _____, and made by _____ _____ ; and

WHEREAS, said map designates certain public improvements consisting of _____ _____ to be dedicated to the City of La Vergne free and clear of all encumbrances and liens, pursuant to the requirements of the planning commission and the local government; and

WHEREAS, the developer, simultaneously herewith, shall post a performance bond with the city for the construction, maintenance, and dedication of said improvements, If required;

WHEREAS, the developer is desirous of offering for dedication the said improvements and land to the city more particularly described in Schedule _____ attached hereto;

WHEREAS, the developer has delivered deeds of conveyance to the city for the said land and improvements as described herein;

NOW, THEREFORE, in consideration of the sum of one dollar ($1.00) lawful money of the United States paid by the city to the developer and other good and valuable consideration, it is mutually AGREED as follows:

A. The developer herewith delivers to the city deeds of conveyance for the premises described in Schedule _____ attached hereto, said delivery being a formal offer of dedication to the city until the acceptance or rejection of such offer of dedication by the city commission.
B. The developer agrees that said formal offer of dedication is irrevocable and can be accepted by the city at the time.
C. The developer agrees to complete the construction and maintenance of the land and improvements pursuant to the performance bond and the requirements of the City of La Vergne Planning Commission and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the city with respect thereto and, upon acceptance by the city of the offer of dedication, furnish to the city a sworn statement certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the city a check for all necessary fees and taxes to record the deeds heretofore delivered.
D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the developer.

1/21/25 _____, _____

Date Developer

(CORPORATE SEAL)

ATTEST:

FOR THE CITY OF LA VERGNE BY

_____

_____

_____, _____

_____

ACKNOWLEDGMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF Williamson) SS.: _____

On this 21 day of January 2025, before me personally appeared David Bracht, to me known and known to me to be one of the firm Starlight Homes Tennessee LLC described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

_____
CORPORATE

STACIE LYNN DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
(COUNTY OF _____) SS.: _____

On this __ day of _____ _____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and said that he resides in _____ _____; that he is the _____ of _____ _____, the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

_____
INDIVIDUAL

FORM FOR OFFER OF
IRREVOCABLE DEDICATION

AGREEMENT made this day of _____ _____ by and between Starlight Homes Tennessee, LLC., a Delaware Limited Liability Company, having its office and place of business at 370 Mallory Station Rd Franklin TN 37076, (hereinafter referred to as the "developer") and the City of La Vergne, Tennessee, hereinafter designated as the "local government".

WHEREAS, the City of La Vergne Planning Commission is in the process of approving a subdivision plat entitled _____ dated _____, and made by _____ _____ ; and

WHEREAS, said map designates certain public improvements consisting of _____ _____ to be dedicated to the City of La Vergne free and clear of all encumbrances and liens, pursuant to the requirements of the planning commission and the local government; and

WHEREAS, the developer, simultaneously herewith, shall post a performance bond with the city for the construction, maintenance, and dedication of said improvements, If required;

WHEREAS, the developer is desirous of offering for dedication the said improvements and land to the city more particularly described in Schedule _____ attached hereto;

WHEREAS, the developer has delivered deeds of conveyance to the city for the said land and improvements as described herein;

NOW, THEREFORE, in consideration of the sum of one dollar ($1.00) lawful money of the United States paid by the city to the developer and other good and valuable consideration, it is mutually AGREED as follows:

A. The developer herewith delivers to the city deeds of conveyance for the premises described in Schedule _____ attached hereto, said delivery being a formal offer of dedication to the city until the acceptance or rejection of such offer of dedication by the city commission.
B. The developer agrees that said formal offer of dedication is irrevocable and can be accepted by the city at the time.
C. The developer agrees to complete the construction and maintenance of the land and improvements pursuant to the performance bond and the requirements of the City of La Vergne Planning Commission and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the city with respect thereto and, upon acceptance by the city of the offer of dedication, furnish to the city a sworn statement certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the city a check for all necessary fees and taxes to record the deeds heretofore delivered.
D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the developer.

1/21/25 _____, _____
Date Developer

(CORPORATE SEAL)

ATTEST:

FOR THE CITY OF LA VERGNE BY

_____

_____

_____, _____

_____

ACKNOWLEDGMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF Williamson) SS.: _____

On this 21 day of January, 2025, before me personally appeared David Bracht, to me known and known to me to be one of the firm Starlight Homes Tennessee, LLC described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

_____
CORPORATE

STACIE LYNN DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
(COUNTY OF _____) SS.: _____

On this __ day of _____ _____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and said that he resides in _____ _____; that he is the _____ of _____ _____, the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

_____
INDIVIDUAL

Planning Commission Report Meeting: January 28, 2025	City of La Vergne

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

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

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

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

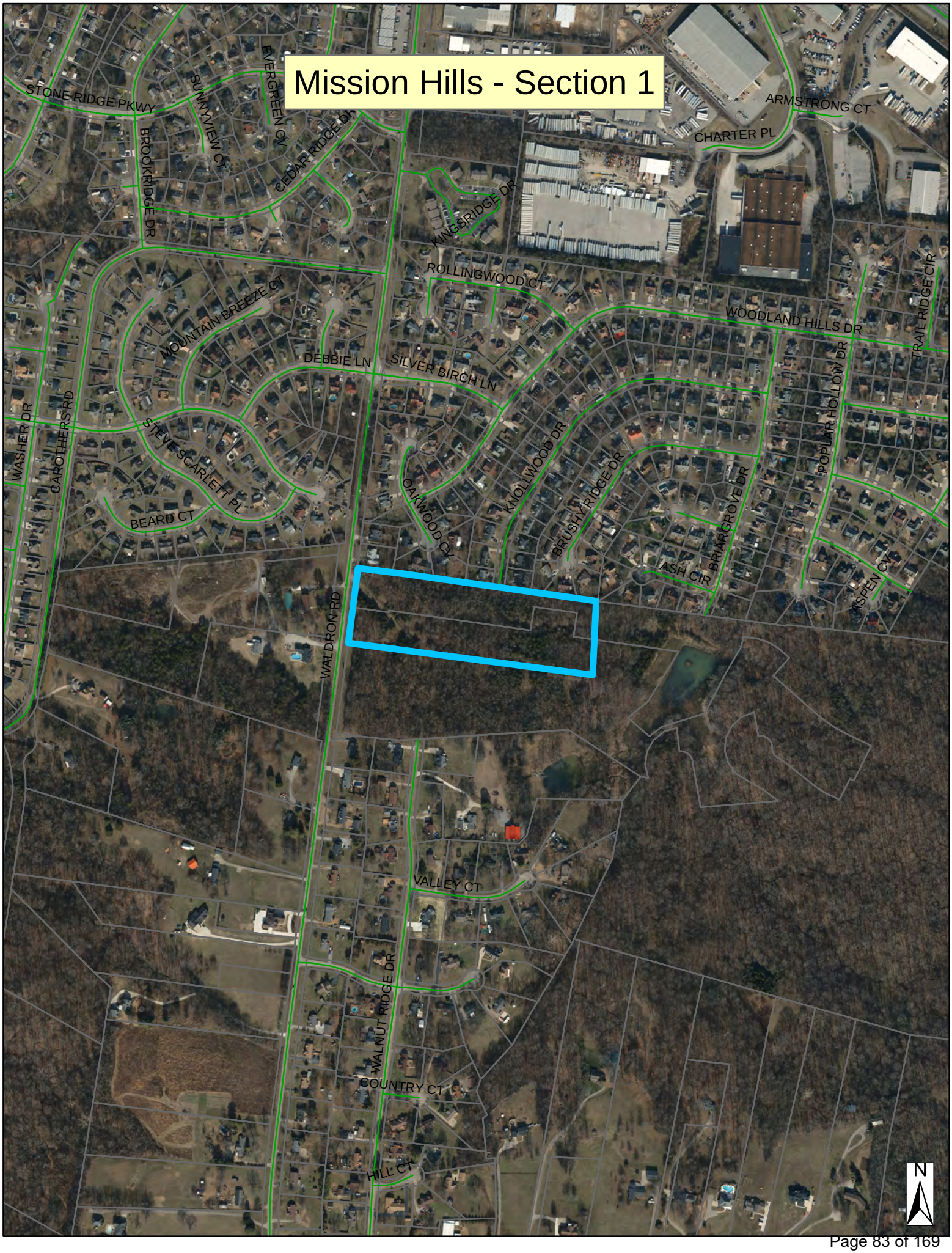
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

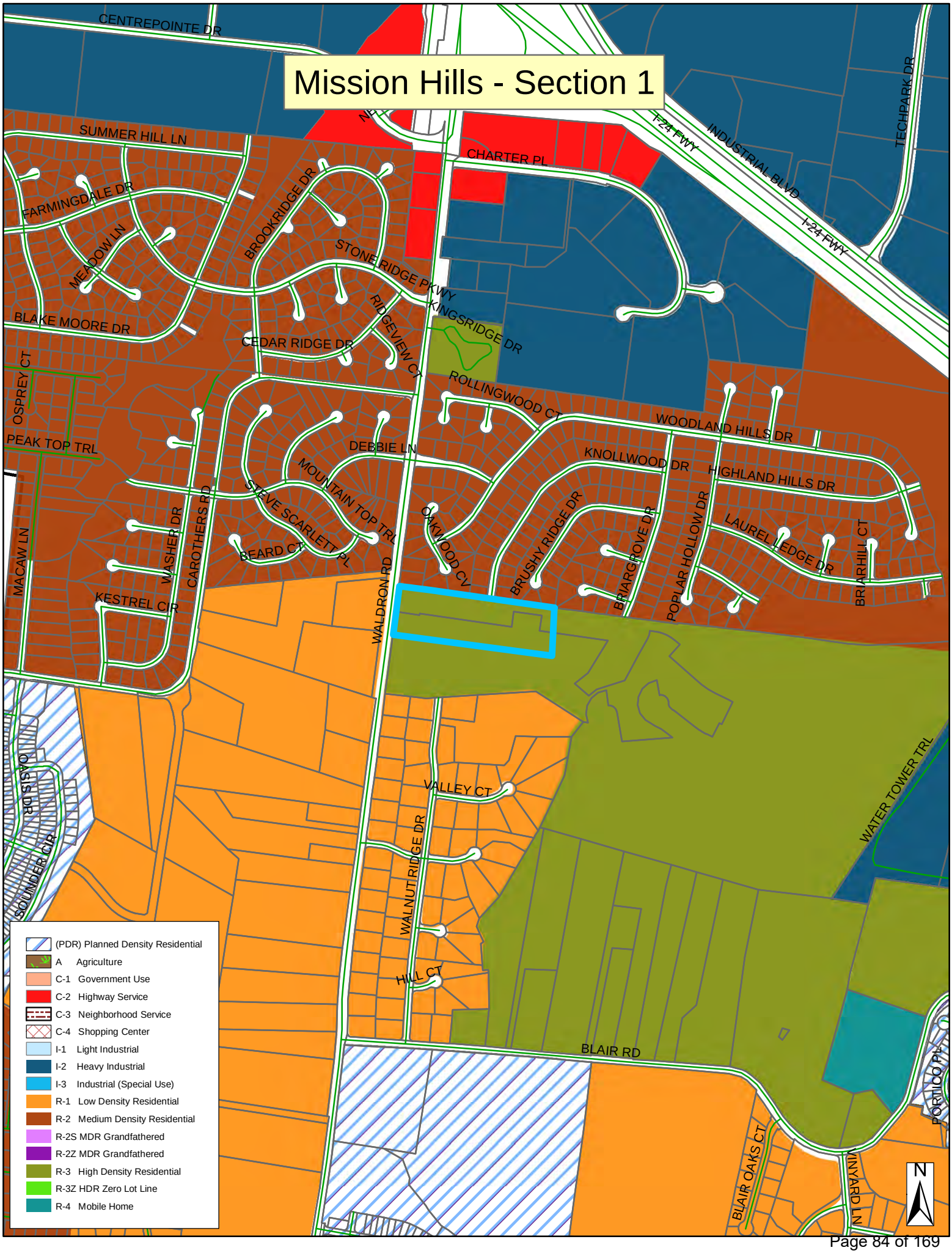
Police
No comments.

***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
WALDRON RD
OAKWOOD CV
KNOLLWOOD DR
BRUSHY RIDGE DR
WALNUT RIDGE DR
N


Mission Hills - Section 1
STONE RIDGE PKWY
SUNNYVIEW CT
EVERGREEN CV
CEDAR RIDGE DR
BROOKRIDGE DR
KINGSRIDGE DR
ARMSTRONG CT
CHARTER PL
ROLLINGWOOD CT
WOODLAND HILLS DR
TRAIL RIDGE CIR
MOUNTAIN BREEZE CT
DEBBIE LN
SILVER BIRCH LN
POPLAR HOLLOW DR
WASHER DR
CAROTHERS RD
STEVE SCARLETT PL
BEARD CT
OAKWOOD CT
KNOLLWOOD DR
BRUSHY RIDGE DR
BRIARGROVE DR
ASH CIR
ASPEN CT
WALDRON RD
VALLEY CT
WALNUT RIDGE DR
COUNTRY CT
HILL CT
N


Mission Hills - Section 1
CENTREPOINTE DR
SUMMER HILL LN
FARMINGDALE DR
MEADOW LN
BROOKRIDGE DR
STONE RIDGE PKWY
CHARTER PL
I-24 FWY
INDUSTRIAL BLVD
TECHPARK DR
BLAKE MOORE DR
CEDAR RIDGE DR
RIDGEVIEW CT
KINGSRIDGE DR
ROLLINGWOOD CT
OSPREY CT
PEAK TOP TRL
DEBBIE LN
WOODLAND HILLS DR
KNOLLWOOD DR
HIGHLAND HILLS DR
MOUNTAIN TOP TRL
STEVE SCARLETT PL
CAROTHERS RD
WASHER DR
BEARD CT
OAKWOOD CV
BRUSHY RIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
BRIARHILL CT
MACAW LN
KESTREL CIR
WALDRON RD
OASIS DR
SOUNDER CIR
VALLEY CT
WALNUT RIDGE DR
HILL CT
WATER TOWER TRL
BLAIR RD
BLAIR OAKS CT
VINYARD LN
PORTICO PL
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

VOLVO

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 15 SINGLE FAMILY LOTS AND EASEMENTS AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105J, EFFECTIVE DATE: MAY 9, 2023.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED R-3 (RESIDENTIAL).
   MINIMUM SETBACK REQUIREMENTS ARE:
   FRONT = 15' FT.
   SIDE = 5' FT.
   REAR = 15' FT.
6. 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.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.BK. ____ , PG. ____ , R.O.R.C., TN.

LINE TABLE

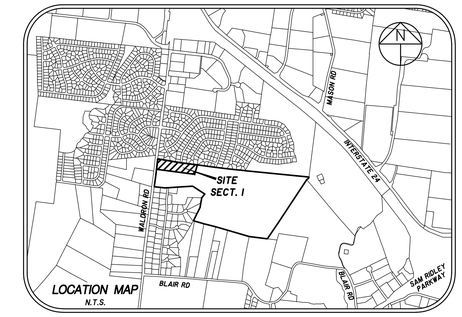
LINE	BEARING	DISTANCE
L1	N 08°01'37" E	4.33'

CURVE DATA

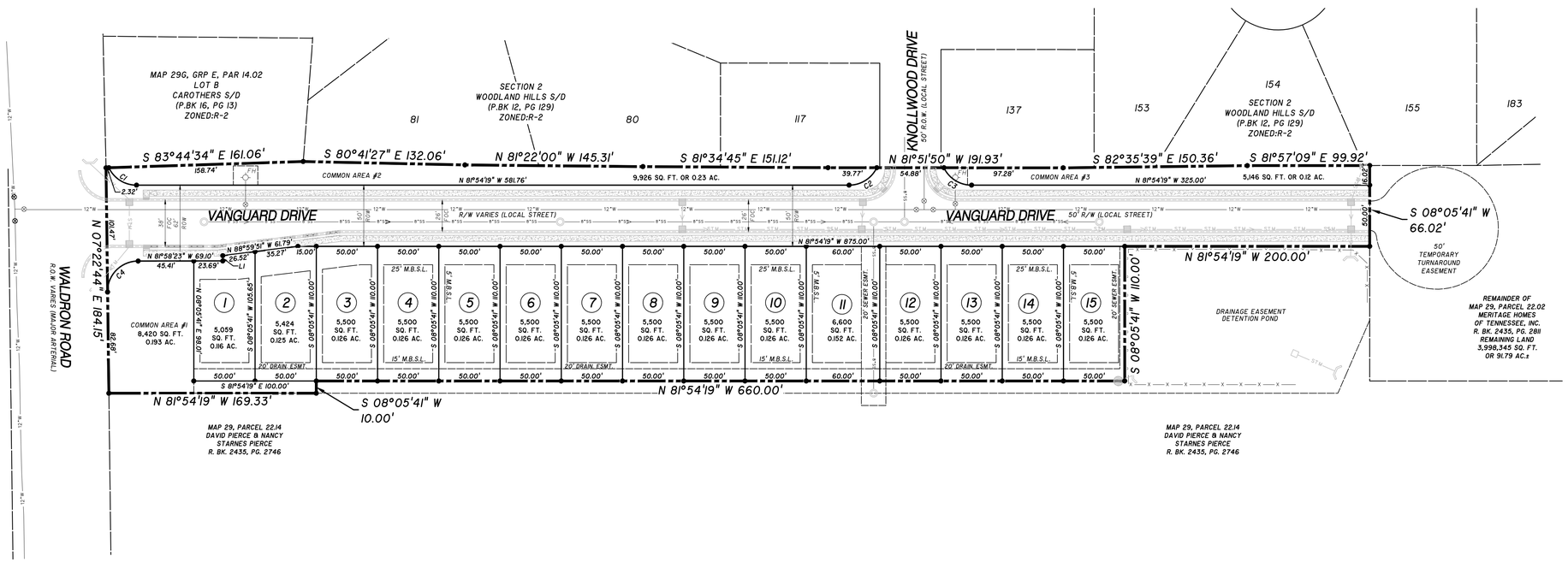
CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	64°25'53"	25.00'	28.11'	S 49°41'52" E	26.65'
C2	64°31'00"	25.00'	28.15'	N 65°50'11" E	26.69'
C3	64°24'57"	25.00'	28.11'	S 49°41'51" E	26.65'
C4	90°33'22"	25.00'	39.51'	S 52°42'43" W	35.53'

north

0 50 100 150
feet



LOCATION MAP
N.T.S.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2384, PAGE 317, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____

DEED REFERENCE:
TAX MAP 29, P/O PARCEL 22.02
RECORD BOOK 2435, PAGE 2811

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

DATE 12-2-2024 David A. Parker
REGISTERED LAND SURVEYOR

TENN. R.L.S. NO. 2381

DAVID A. PARKER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE 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

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

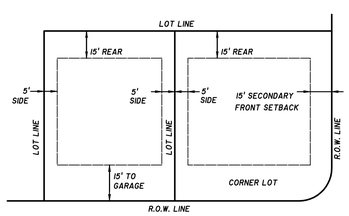
DEVELOPER:
BRS DEVELOPMENT
5617 COTTONWOOD DRIVE
BRENTWOOD, TN 37027
CONTACT: TERRY RASMUSSEN

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 2811
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.



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

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

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

Site Engineering Consultants
850 Middle Tennessee Blvd
Murfreesboro, TN 37129
(615)890-7901
www.sec-civil.com

January 21, 2025

Gary Lide
City of La Vergne Engineering Department
5175 Murfreesboro Road
La Vergne, Tennessee 37086

RE: Mission Hills Subdivision Section 1
Opinion of Probable Cost for City Bonding
SEC No. 22078

Dear Gary,

Below is the Opinion of Cost for Items left to be completed:

1.	3-quotes for pavement average	$48,139
2.	SEC, Inc. Cost for As-Builts	$7,500
3.	General Erosion Control Maintenance	$5,000
4.	General Water and Sewer Maintenance	$5,000
5.	Contingency	$10,000
	Total opinion of probable cost =	$75,639

If you have any questions or if I may be of further assistance, I can be contacted by phone at 615-890-7901. My email address is **aahmed@sec-civil.com**.

Sincerely,

Aws Ahmed

Aws Ahmed, P.E.
SEC, Inc.

PROPOSAL # 25-310040

DATE: 1/17/2025

ESTIMATING **SCHEDULING**

Finn DuBois

Estimator

(615) 619-6036

fdubois@amiconstructioninc.com

TENNESSEE GENERAL CONTRACTOR'S LICENSE NUMBER 52196. Unlimited; HRA, HRA-B, MU-C, MU-D
EMR=0.86

AMI''s mission is to glorify God by performing hassle-free projects of the highest quality while establishing long lasting relationships in a safe and positive environment.

PROJECT SUMMARY

PROJECT NAME: Mission Hills

LOCATION: La Vergne, TN

WORK TO INCLUDE:

- New Pave - Heavy Duty
- Curb & Gutter

PROJECT DETAILS

NEW PAVE - HEAVY DUTY (Section 1: 3,103 SY, Section 2: 9,073 SY, Section 3: 6,056 SY, Section 4: 5,134 SY):

- We will supply and install 8.0" of Grade D Base Stone in the excavated areas and roll for compaction.
- We will apply prime to the compacted stone.
- We will pave the area with 2.0" Grade B Modified Binder.
- We will apply tack oil to the existing asphalt to help the new asphalt bond to the existing asphalt.
- We will pave with 1.5" of 411 E-mix asphalt and roll for compaction.
- We have included (3) equipment mobilizations per section.

CURB & GUTTER - (Section 1: 2,144 LF, Section 2: 3,922 LF, Section 3: 4,445 LF, Section 4: 3,465 LF):

- We will install curb and gutter per specifications.
- We will install forms around the boundary of the new concrete.
- We will pour new regular concrete in the area.
- We will apply a broom finish to the new concrete.
- We have included (1) equipment mobilizations per section.

THE AMI ADVANTAGE

FULLY INSURED:

- General liability coverage of $1,000,000.00 for each occurrence, $2,000,000.00 general aggregate, and $5,000,000.00 excess umbrella
- We carry worker's compensation insurance: You won't have to worry about paying for employee injuries that occur on your property. All company employees are covered under worker's compensation policy with $1,000,000.00 for each accident.
- Automobile coverage of $1,000,000.00 for each accident with $5,000,000.00 excess umbrella

PROFESSIONAL COMPANY:

- Member of the Nashville Chamber of Commerce
- Member of the Wilson County/Lebanon Chamber of Commerce
- Member of the Rutherford County Chamber of Commerce
- Member of the Better Business Bureau with an A-plus rating
- Member of the Greater Nashville Apartment Association (GNAA)
- Industry partner of the Institute of Real Estate Management (IREM)
- Courteous, customer-oriented employees
- No worry about who is around your facility

PRICING BREAKDOWN

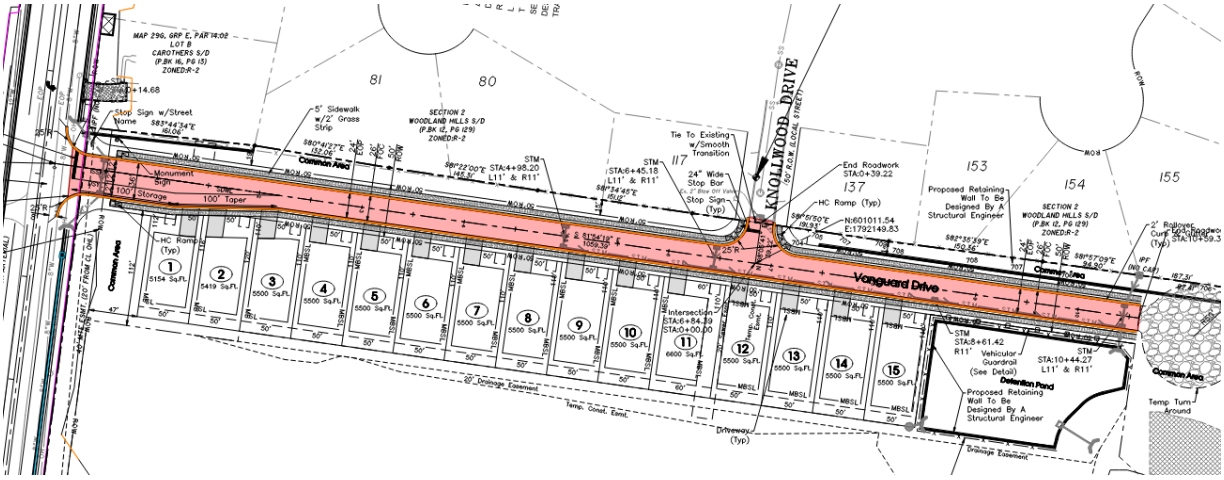
We propose to complete the above work in accordance with the above specifications for the sums provided below. If you wish to select individual scopes of work, please indicate so with a check mark next to the scope below.

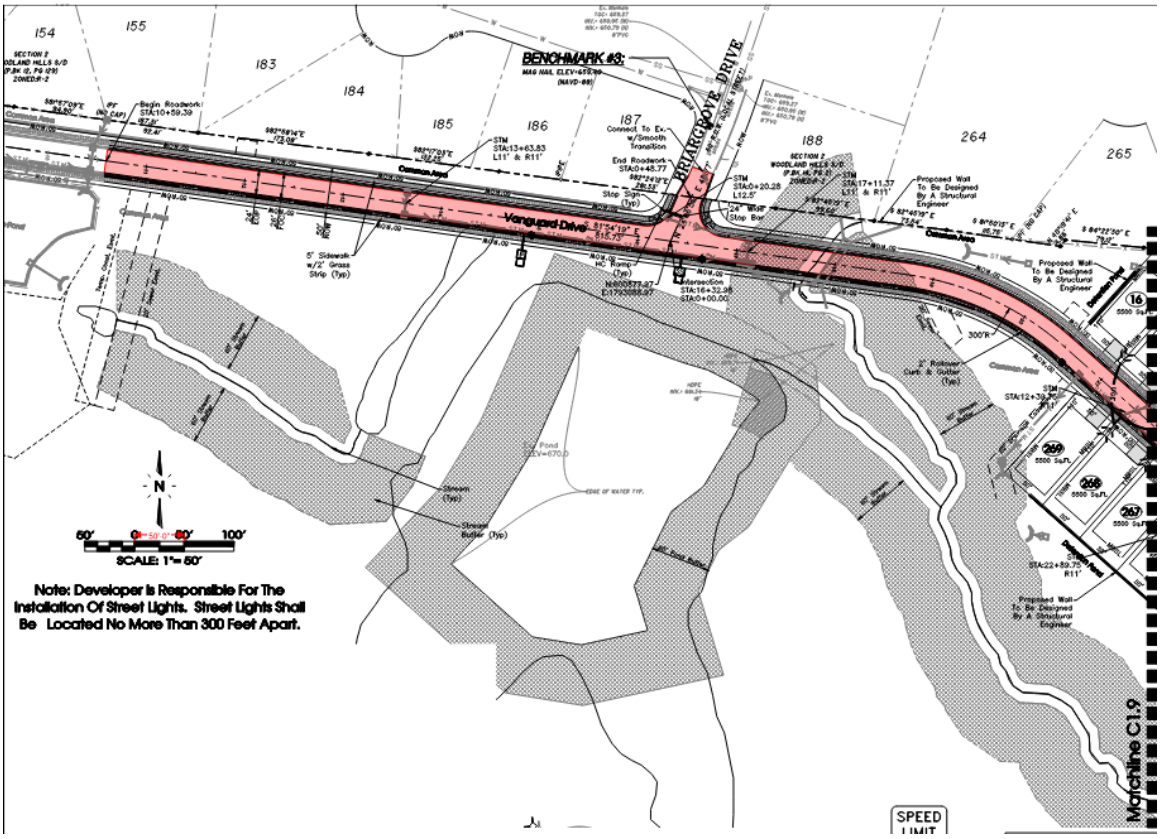
	SECTION 1	$/UNIT	QUOTE
✓	PAVING	$/UNIT	QUOTE
	STONE & BINDER	$ 39.99/SY	$ 124,095.40
	TOPPING	$ 15.62/SY	$ 48,476.56
✓	CONCRETE		QUOTE
	CURB & GUTTER	$ 23.00/LF	$ 49,312.00
	SECTION 2	$/UNIT	QUOTE
✓	PAVING	$/UNIT	QUOTE
	STONE & BINDER	$ 37.77/SY	$ 342,732.37
	TOPPING	$ 14.09/SY	$ 127,813.27

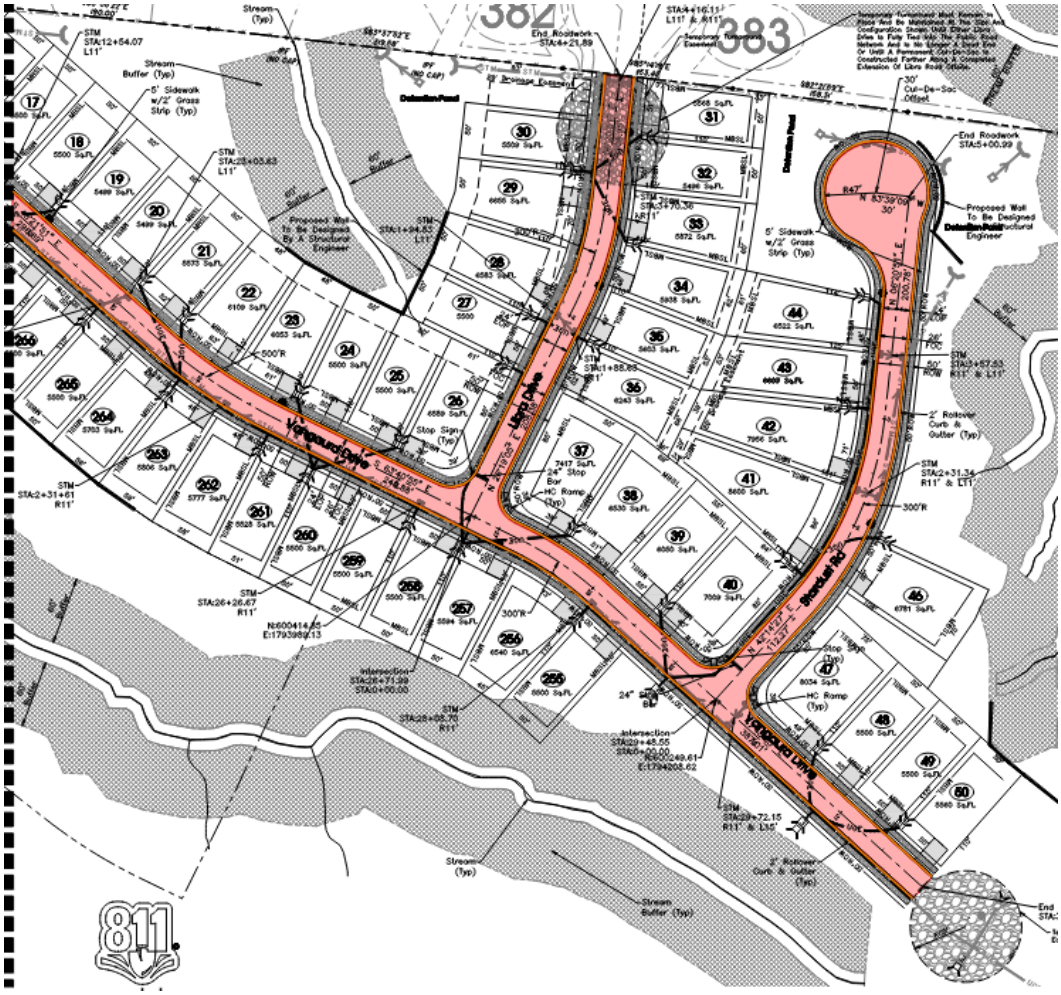
✓	CONCRETE		QUOTE
	CURB & GUTTER	$ 23.00/LF	$ 90,206.00
	SECTION 3	$/UNIT	QUOTE
✓	PAVING	$/UNIT	QUOTE
	STONE & BINDER	$ 37.97/SY	$ 229,964.98
	TOPPING	$ 13.96/SY	$ 84,553.50
✓	CONCRETE		QUOTE
	CURB & GUTTER	$ 23.00/LF	$ 102,235.00
	SECTION 4	$/UNIT	QUOTE
✓	PAVING	$/UNIT	QUOTE
	STONE & BINDER	$ 38.69/SY	$ 198,675.52
	TOPPING	$ 14.26/SY	$ 73,200.32
✓	CONCRETE		QUOTE
	CURB & GUTTER	$ 23.00/LF	$ 79,695.00

Payment to be made in cash or by check within **30 days from completion of work** unless otherwise stated below.

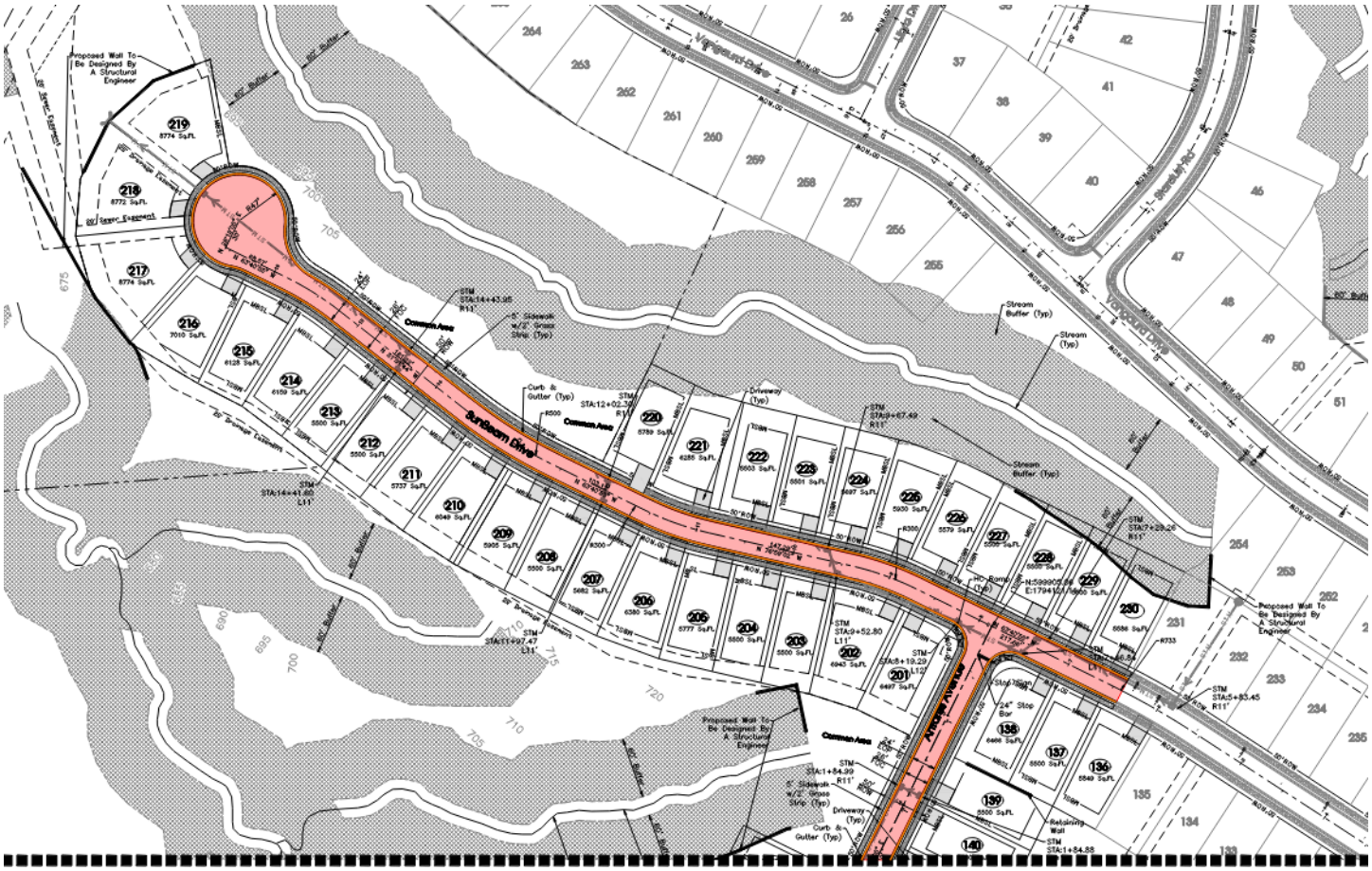
AREA OF WORK

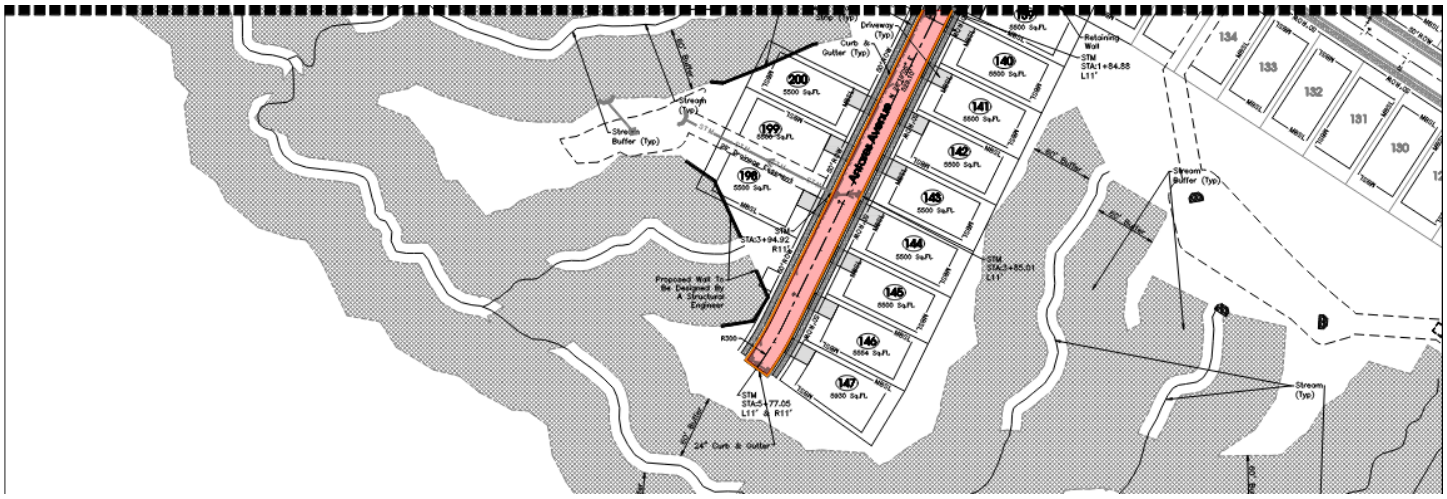



BENCHMARK #3:
BRIARGROVE DRIVE
Vanguard Drive
SCALE: 1"= 50'
Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.
Mainline C1.9
SPEED LIMIT


Vanguard Drive
Hope Drive
Structural Rd
811

Vanguard Drive
Sunbeam Drive
50' ROW
MAP 29,
JOHN MIT
(R.BK
Z
Section
MAP 32, PARCEL 6.00


Vanguard Drive
Sunbeam Drive
Antares Avenue
Common Area
Proposed Wall To Be Designed By A Structural Engineer
Stream Buffer (Typ)
Stream (Typ)
Curb & Gutter (Typ)
Driveway (Typ)
Retaining Wall
HC Ramp (Typ)
Stop Sign
24" Stop Bar
5' Sidewalk w/2' Grass Strip (Typ)
20' Buffer
20' Drainage Easement
60' Sewer Easement


Antares Avenue
Proposed Wall To Be Designed By A Structural Engineer
Stream (Typ)
Stream Buffer (Typ)
Curb & Gutter (Typ)
Driveway (Typ)
Retaining Wall
20' Buffer
24" Curb & Gutter

PROPOSAL NOTES

GENERAL TERMS & CONDITIONS:

- Owner/owner agent (not AMI) is responsible for the removal of any materials or vehicles left in the designated work area prior to arrival, including but not limited to all vehicles, dumpsters, construction debris, shopping carts/racks, bicycle racks, and all other removable items. Any delays due to these items not being moved out of the work area prior to arrival are outside of AMI's control and will cause delays in the ability to meet the originally planned schedule. In the event that the property is not cleared prior to arrival and the job is delayed from starting on time, Owner/owner agent will be charged for ruined, spoiled, and/or wasted materials and an additional fee of $500.00 for the first hour of delay or $2,500.00 for waits longer than one (1) hour.
- Any vehicles remaining on the property are to be towed at the expense and direction of others. AMI shall provide a list of towing companies upon request, but will not contact towing companies on the Owner/owner agent's behalf.
- Owner will ensure that sprinklers do not operate in the jobsite area on days that work is being performed, including prior to the arrival of AMI crews. If sprinklers come on during the project, Owner/owner agent acknowledges that such action will cause delays in the work and can cause damage to the end product. Any delays or additional work needed to remedy any issues due to sprinklers coming on during the project will be billed accordingly.
- AMI is not responsible for any damage to ANY underground utilities, including irrigation lines and sprinkler heads.
- AMI is not responsible for any permitting, engineered drawings, planning commission approval, or the like required for this project. Please note that any of the aforementioned is the responsibility of others.
- If you request any changes to the size of the area of asphalt, size of landscape islands, or any deviations in the striping, approval may be required from local authorities. AMI assumes no responsibility in submitting for or acquiring approval.
- The work area, which includes where all employees, equipment, and trucks are being used or located, must remain clear of all vehicle and pedestrian traffic. Owner/owner agent is required to make arrangements with tenants, deliveries, and other vendors that normally need access to the area to ensure that they comply with this requirement. The safety of owner/owner agent's employees, tenants, customers, and AMI employees is the top priority. As a result, this policy is strictly enforced.
- AMI's normal business hours are Monday through Friday, 6am to 5pm Central Standard Time. Work performed outside of stated hours is considered "outside of business hours" for the legal purposes of this Agreement. If Owner/owner agent requires work outside of AMI's business hours after an Agreement is made, Owner/owner agent is subject to overtime labor charges on the invoice.
- AMI Construction, Inc. (AMI) provides a limited warranty for work performed that covers any defects in materials and workmanship, including installation. This limited warranty covers all work performed by AMI and any of its subcontractors and starts on the date of installation and lasts for one calendar year. Anything outside of normal wear and tear for light duty automobile traffic is excluded from this warranty, including but not limited to the following: damage caused by snow removal practices, damage due to any chemical spills or applications, damage due to oil spillage or dripping, damage due to outriggers of any kind, damage due to the placement of any dumpsters onto the pavement or concrete, damage due to any vehicles or trailers with excessive weight, damage due to abuse or neglect, damage due to acts of God or abnormal weather.
- To avoid late fees, payments must be received by the due date described in Payment Terms below. Except as may be otherwise provided by written contract, all past due balances will be assessed at a 1.5% late fee per month (18% per year), with a minimum fee of $15.00 per month.
- To the extent not prohibited by applicable law, Owner/owner agent agrees to pay all attorney fees, collection costs, and expenses associated with the collection of this debt and enforcement of this Proposal.
- All asphalt suppliers adjust pricing at the first of every month based on the State of Tennessee's Bituminous Index as published at https://www.tn.gov/content/dam/tn/tdot/construction/Const-bituminousindex.pdf . Due to the volatility in the current market, we must pass on the escalation costs in materials at the time of increase. Therefore, this proposal is valid until the end of the calendar month at the date of the proposal as shown above.
- If Owner/owner agent desires to reschedule, suspend, or in any way delay work on a scheduled project, Owner/owner agent must provide advanced notice via email to the AMI contact by 2:00 PM CST the business day before any AMI service is scheduled to occur. Failure to do so will cause AMI to incur unnecessary costs. As such, should Owner/owner agent fail to provide such notice, Owner/owner agent is responsible to AMI for any such costs and will additionally pay to AMI, as invoiced, a charge of $2,500.00 for each occurrence of delay of scheduled work. For example, if Owner/owner agent and AMI have scheduled an 8:00 Monday morning service, and Owner/owner agent calls AMI on that Monday at 7:00 AM to postpone or otherwise reschedule that day's scheduled work, Owner/owner agent will be charged $2,500.00 at the time of billing. This charge is not punitive but is rather an estimated total of costs AMI will actually incur due to Owner/owner agent's untimely lack of advanced notice.
- If the Owner/owner agent desires to cancel the contract, they must notify AMI in writing at least 30 days before the project is projected or scheduled to begin. If the contract is canceled by the Owner/owner agent, the Owner/owner agent agrees to pay 5% of the total signed contract value to AMI (due within 5 days of contract cancellation), with a minimum charge of $750, unless otherwise agreed to by both parties in writing. This charge is not punitive, but rather an estimated value of overhead and other costs associated with planning and preparing to begin the project.
- AMI shall be excused from its performance for a reasonable period of time to the extent that it is prevented, hindered, or delayed by a force majeure occurrence. This is inclusive of any COVID-19 related delays.
- Payment terms for all new customers are subject to credit approval. Upon our receipt of approval of the proposed work, all new customers will receive a Credit Application. After AMI receives that application and reviews the results of the credit check, they will notify the customer of their credit terms and execute the proposal. As an alternative to completing the credit application, the customer can choose to prepay. Existing customers with satisfactory and established credit history with AMI Construction will continue to have NET 30 payment terms, unless otherwise agreed to in writing. Under the Net 30 terms, total payment is required no later than thirty (30) days from the date of completion of the project as indicated by the invoice date. Payments should be made via cash, via company check (payable to AMI Construction, Inc., 107 Bay Court, Lebanon, TN 37087), or via ACH Wire Transfer. Credit Card payments are accepted for an additional 3.5% processing fee.

- This proposal constitutes the entire agreement between the parties, and all previous agreements and negotiations, whether written or verbal, relating to the subject matter herein, are declared to be null and void except as herein stated. No amendment to this proposal hereinafter made between parties shall be binding unless reduced to writing and signed by an officer or authorized representative of both parties.
- Owner/owner agent may request modifications to this proposal so long as required changes are within the general scope of this Agreement. In addition to Owner-initiated changes, AMI may require changes based on, but not limited to, environmental, structural, or logistical findings within the course of work. The proposal sum and the amount of time required to perform the project shall be adjusted as necessary, but agreement as to the amount of the adjustment must be reached before AMI commences said change or additional work, or expends any costs necessitated by said changes. Execution of a written change order is a condition precedent to performing the work and completing the project, except for work performed in emergency situations at the direction of and verbal agreement by Owner/owner agent.
- In the event work is temporarily or permanently paused, halted, restricted, stopped, or in any way impeded by a government entity, including but not limited to boards, HOAs, localities, cities, municipalities, counties, states, federal or other agencies acting on behalf of a government entity, Owner/owner agent will notify AMI Construction, Inc. immediately of the stoppage order. Should a government agency indicate or notify AMI's onsite crew, supervisor, or staff of a stoppage, AMI will notify Owner/owner agent immediately and will remove itself and equipment from the jobsite. Stoppage of work for any reason or amount of time will trigger a "progress payment" requirement. Owner/owner agent agrees to pay AMI Construction, Inc. for the progress made up to and including the date of stoppage. Terms for the progress payment will be "Due Upon Receipt" and should be paid immediately upon receiving the progress payment invoice from AMI. Once work resumes on the job and the project is completed, AMI will invoice for the remaining balance of the project, with terms as agreed upon in the original contract (typically Net 30 days from project completion date).
- In the event of a significant delay and/or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Subcontractor, the contract sum, time of completion, and/or contract requirements shall be adjusted accordingly by change order. A change in the price of an item of material, equipment, or energy will be considered.
- AMI maintains its Right to Cure. The Owner/Owner's Agent is responsible for notifying AMI in writing of any workmanship defects or warranty concerns within three (3) business days of the occurrence. AMI will then have ten (10) business days (or such time as is relatable to the severity of the workmanship defect) to remedy the defect before the Owner/Owner's Agent may issue a back charge or any other punitive action against AMI. AMI will not be responsible for any back charges or workmanship defects that AMI was not alerted to and given the opportunity to cure based on the parameters listed in this section
- Pricing is based on AMI having uninterrupted and unrestricted access to the job site and/or job phases as outlined in the Project Details above. If the work takes longer than AMI has included in their Proposal due to AMI's labor performance, AMI's material availability, etc., additional costs resulting from the delay will be absorbed by AMI. If the owner/owner agent/general contractor causes any delay by altering the conditions of the site or by restricting AMI's access to the site causing AMI to have additional demobilizations/mobilizations and/or additional labor days on site above what is included in the Project Details above, the owner/owner agent/general contractor agrees to issue a change order and pay AMI for the additional cost as outlined in the table below. Labor will be billed in ½ day increments, with ½ day being the minimum charge.

Crew	Amount	Unit of Measure
If the Base Stone crew has time on the job extended	$1,960.00	Per crew, per ½ day
If the Base Stone equipment has to be removed or delivered to the site more than the number or times included on the proposal	$1,776.80	Per each removal or delivery to the site
If the Concrete crew has time on the job extended or if the minimum access to curb is not met	$3,473.63	Per crew, per ½ day
If the Milling crew has time on the job extended	$2,173.50	Per crew, per ½ day
If the Paving crew has time on the job extended	$3,750.00	Per crew, per ½ day
If the Paving equipment has to be removed or delivered to the site more than the number or times included on the proposal	$1,776.80	Per each removal or delivery to the site
If the Sealcoating crew has time on the job extended	$1,634.75	Per crew, per ½ day
If the Striping, Signage, Misc crew has time on the job extended	$616.00	Per crew, per ½ day
If the Traffic Control Crew has time on the job extended	$770.00	Per crew, per ½ day

SPECIFIC TERMS & CONDITIONS:

- Subgrade must be within +/- .10 before base stone application.
- Subgrade under curbing must be within +/- .10 before curb application.
- Subgrade layout to be performed by a surveyor which will be paid for by others.
- All pricing is based on civil plans provided by others.
- Any extra mobilizations over what was included in our proposal will be an additional charge.
- We have assumed that we can have access to our whole scope of work at one time. If smaller sections are required there will be additional charges.
- Traffic control not included in the proposal.
- Owner and/or his agent (not AMI) is responsible for the removal of any materials or vehicles left in the designated work area prior to our arrival, including but not limited to all vehicles, dumpsters, construction debris, shopping carts/racks, bicycle racks, and all other removable items. Any delays due to these items not being moved out of the work area prior to our arrival are outside of our control and will cause delays in our ability to meet the originally planned schedule. In the event that the property is not cleared prior to our arrival and we are delayed in our starting on time, you will be charged an additional fee of $500.00 per hour of delay. Any vehicles remaining on the property are to be towed at the expense of others *(unless an authorization form has been signed for AMI to perform towing services, in which the owner/representative is responsible for reimbursing AMI for services rendered.)*
- AMI is not responsible for any damage to ANY underground utilities, including irrigation lines and sprinkler heads.
- We have no knowledge as to the stability of the base underneath the existing asphalt. We are assuming that the base is firm and unyielding and will handle the load of full sized dump trucks, a milling machine, and a large paving machine. AMI is not responsible for any damage caused by driving any of our equipment on the existing parking lots at your facility. If we find that the base is not firm and fails with the load of our equipment, we will notify you immediately and present options to you for moving forward. You will be responsible for any costs associated with any work needed to the subgrade or base stone.
- Pricing is based on the TDOT Bituminous index of January 2025. Pricing is to be adjusted to the index at the time of actual material purchase.
- AMI will provide safety cones around the work area to prevent pedestrian traffic. AMI is not responsible for guarding the new concrete after it has been put in place. AMI is not responsible for any damage done to the concrete immediately after the pour and during the curing process including but not limited damage done by writing, walking, or driving on the new concrete.
- AMI is not responsible for any permitting, engineered drawings, planning commission approval, or the like required for this project. Please note that any of the aforementioned is the responsibility of others.
- If you request any changes to the size of the area of asphalt, size of landscape islands, or any deviations in the striping, you could be required to get approval from your local authorities. AMI is assuming no responsibility in submitting for or acquiring approval.
- All testing is excluded from this proposal.
- In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Sub contractor, the contract sum, time of completion or contract requirements shall be equitably adjusted by change order. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% between the date of this contract and the date of installation. Contractor agrees to change orders of actual cost plus 10%.
- The use of Vendor/Subcontractor Portals must be discussed and agreed to in writing prior to estimating or the customer waives all rights to enforce AMI's use of the vendor portal as a requirement for payment. If the customer wishes to discuss the vendor portal setup after receiving pricing from AMI, the customer understands that the pricing for their project may be adjusted to reflect any registration fees incurred by AMI associated with the setup of the Vendor/Subcontractor portal.

ACCEPTANCE OF ESTIMATE

The above specifications and prices are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

This proposal may be withdrawn by us if not accepted within 30 days from the date of the proposal as shown above

YOUR SIGNATURE: _____ **DATE:** _____

PRINTED NAME & TITLE: _____

ACCOUNTS PAYABLE CONTACT: _____

ACCOUNTS PAYABLE EMAIL ADDRESS: _____

ACCOUNTS PAYABLE PHONE #: _____

BILLING ADDRESS: _____

PLEASE CHECK IF YOU ARE A NEW CUSTOMER: ☐

First time customers will receive a link to complete a credit check, which needs to be completed before documents will be executed and before the project can be scheduled. If a new customer wishes to bypass the credit application process, they can pay in full before the work is scheduled.

****IF A VENDOR PORTAL IS REQUIRED FOR PAYMENT, PLEASE LIST THE NAME OF THE PORTAL, ANY REQUIRED FEES ASSOCIATED WITH THE USE OF THE PORTAL, & ANY PERTINENT INFORMATION REGARDING THE PORTAL BELOW:**

_____

_____

RUSTY MCDONALD, PRESIDENT

AMI CONSTRUCTION, INC. **DATE:** 1/23/2025

FOUR STAR PAVING
1441 Elm Hill Pike
Nashville, TN. 37210
Phone 615-627-2901
Fax 615-627-2906

DATE: 05/16/24 **PROPOSAL #** _____

FROM: Jacob Norrod
JOB: Mission Hills Section 1,2,3,4

LOCATION: La Vergne

Description	approx. Quantity	Unit	Unit Price	Total
Asphalt Paving-				
Section 1				
Base 8"/Prime/Binder 2"	3,280	SY	$29.20	$95,776.00
24" X 8" Mountable C&G	2,145	LF	$21.75	$46,653.75
Temp Turnaround 8" Base Stone	900	SY	$14.35	$12,915.00
Tack/Surface 1.5" E-mix	3,280	SY	$13.25	$43,460.00
Section 2				
Base 8"/Prime/Binder 2"	9,145	SY	$29.20	$267,034.00
24" X 8" Mountable C&G	6,180	LF	$21.75	$134,415.00
Extruded Curb (Minimum Charge)	1	LS	$2,800.00	$2,800.00
Temp Turnaround 8" Base Stone	1,500	SY	$14.35	$21,525.00
Tack/Surface 1.5" E-mix	9,145	SY	$13.25	$121,171.25
Section 3				
Base 8"/Prime/Binder 2"	6,165	SY	$29.20	$180,018.00
24" X 8" Mountable C&G	4,435	LF	$21.75	$96,461.25
Temp Turnaround 8" Base Stone	900	SY	$14.35	$12,915.00
Tack/Surface 1.5" E-mix	6,165	SY	$13.25	$81,686.25
Section 4				
Base 8"/Prime/Binder 2"	5,005	SY	$29.20	$146,146.00
24" X 8" Mountable C&G	3,325	LF	$21.75	$72,318.75
Tack/Surface 1.5" E-mix	5,005	SY	$13.25	$66,316.25
Bituminous Index (May 2024)-Reference Only	1	LS	$0.00	$0.00
		TOTAL		**$1,401,611.50**

Notes:
No concrete flatwork.
This proposal must become part of any contract.

FSP

EXCLUSIONS:
1. Any Subgrade Work
2. Engineering & Layout
3. Testing or its Expense
4. Bonds or Associated Fees
5. Rebar in Curbs
6. Utilities and/or Adjustments
7. Signs
8. Seeding or Sodding
9. Fees & Permits
10. Any work not specifically stated above.
11. Pricing good thru December 2024. 5% added to each unit cost after.

Quote is based on April 2022 TDOT Bituminous Index. ($659.17) Prices will be adjusted in accordance with the TDOT Bituminous Index, based on the variance from the month the job was quoted to the month the work is done.

EARTHWORK & SITE UTILITIES BID PROPOSAL

Middle Tennessee Infrastructure, Inc.

105 Homewood Drive

Murfreesboro, TN 37127

Contact: **Tristan Carroll**

Phone: **615-624-3014**

Email: **Tristan.Carroll@midtni.com**

Quote To:	Chelsee Campbell	Project Name:	Mission Hills 1-4 Paving
Company:	Meritage Homes	Project Address:	Waldron Road
Phone:	615-992-2004	Plans Date:	5/3/24
Email:		Revision Date:	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Phase 1				
10	Base/Prime/Binder (8" & 2")	3,280.00	SY	31.00	101,680.00
20	Curb and Gutter	2,145.00	LF	19.00	40,755.00
30	Temporary Turnaround	900.00	SY	18.00	16,200.00
40	Topping (1.5")	3,280.00	SY	16.00	52,480.00
	Phase 1 Total				**211,115.00**
	Phase 2				
50	Base/Prime/Binder (8' &2")	9,145.00	SY	31.00	283,495.00
60	Curb and Gutter	6,180.00	LF	19.50	120,510.00
70	Extruded Curb	300.00	LF	15.00	4,500.00
80	Temporary Turnaround	1,500.00	SY	18.00	27,000.00
90	Topping (1.5")	9,145.00	SY	16.00	146,320.00
	Phase 2 Total				**581,825.00**
	Phase 3				
100	Base/Prime/Binder (8' &2")	6,165.00	SY	33.00	203,445.00
110	Curb and Gutter	4,435.00	LF	20.00	88,700.00
120	Temporary Turnaround	900.00	SY	18.00	16,200.00
130	Topping (1.5")	6,165.00	SY	16.00	98,640.00
	Phase 3 Total				**406,985.00**
	Phase 4				
140	Base/Prime/Binder (8' &2")	5,005.00	SY	35.00	175,175.00
150	Curb and Gutter	3,325.00	LF	21.00	69,825.00
160	Topping (1.5")	5,005.00	SY	16.00	80,080.00
	Phase 4 Total				**325,080.00**

GRAND TOTAL **$1,525,005.00**

NOTES:

**Exclusions:

--Striping
--Signage

V.P. of Operations
1-18-25

--Wheel Stops
--Speed Bumps
--Subgrade Prep
--Layout
--Undercut of Unsuitable Soils
--Mailbox Kiosk

Planning Commission Report Meeting: January 28, 2025	City of La Vergne

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

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

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

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

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

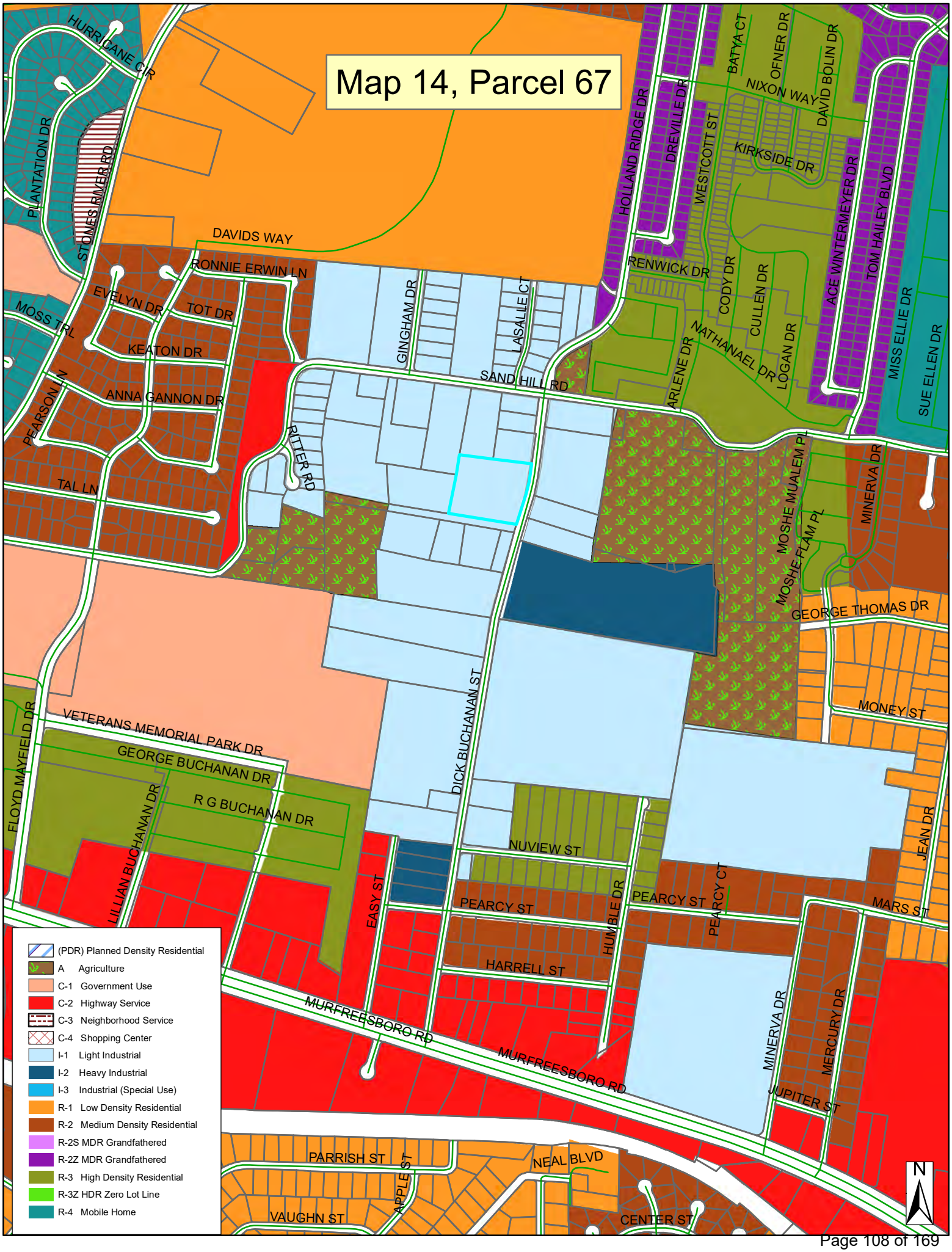
Police
No comments.

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

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

Map 14, Parcel 67
DICK BUCHANAN ST
N

Map 14, Parcel 67
RENWICK DR
JENNIFER PIERCE DR
JERRY BUTLER DR
RICK MCCORMICK DR
HOLLAND RIDGE DR
LASALLE CT
GINGHAM DR
SAND HILL RD
DICK BUCHANAN ST
N


Map 14, Parcel 67
HURRICANE CIR
PLANTATION DR
STONES RIVER RD
DAVIDS WAY
RONNIE ERWIN LN
EVELYN DR
TOT DR
MOSS TRL
KEATON DR
PEARSON LN
ANNA GANNON DR
TAL LN
GINGHAM DR
LASALLE CT
SAND HILL RD
RITTER RD
HOLLAND RIDGE DR
DREVILLE DR
WESTCOTT ST
BATYA CT
OFNER DR
NIXON WAY
DAVID BOLIN DR
KIRKSIDE DR
RENWICK DR
CODY DR
CULLEN DR
LOGAN DR
NATHANAEL DR
ARLENE DR
ACE WINTERMEYER DR
TOM HAILEY BLVD
MISS ELLIE DR
SUE ELLEN DR
MOSHE MUALEM PL
MOSHE FLAM PL
MINERVA DR
GEORGE THOMAS DR
MONEY ST
DICK BUCHANAN ST
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
R G BUCHANAN DR
FLOYD MAYFIELD DR
LILLIAN BUCHANAN DR
NUVIEW ST
EASY ST
PEARCY ST
HUMBLE DR
PEARCY CT
MARS ST
JEAN DR
HARRELL ST
MURFREESBORO RD
MINERVA DR
MERCURY DR
JUPITER ST
PARRISH ST
APPLE ST
NEAL BLVD
VAUGHN ST
CENTER ST
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home
N

PULSAR

SITE PLAN FOR

483 DICK BUCHANAN ST

483 DICK BUCHANAN ST
LA VERGNE, TN 37086

INITIAL SUBMITTAL: 12/30/2024
RESUBMITTAL 1: 1/21/2025

SITE DATA TABLE

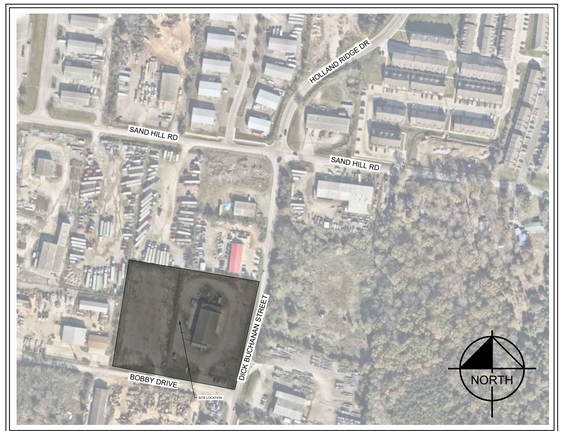
ZONING DISTRICT	I-1	
EXISTING USE	MANUFACTURING	
PROPOSED USED	MANUFACTURING, OUTDOOR STORAGE, OUTDOOR REPAIR	
BUILDING DATA	EXISTING	PROPOSED
EXISTING INDUSTRIAL BUILDING	10,147 SF	10,147 SF
EXISTING OFFICE TRAILER	645 SF	0 SF
MAX HEIGHT	N/A	N/A
LOT DATA & REQUIREMENTS	REQUIRED	PROPOSED
ACREAGE OF LOT	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

EXISTING PROPERTY SUMMARY

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.

EXISTING PROPERTY SUMMARY

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: EXISTING LAND USE:	I-1 INDUSTRIAL
MINIMUM SETBACKS FRONT: REAR: SIDE:	 40 FT 20 FT 20 FT



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET	SHEET TITLE
C0-00	COVER
C0-01	GENERAL NOTES
--	SURVEY BY OTHERS
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
C8-10	SITE DETAILS
L1-00	LANDSCAPE PLAN
L1-50	LANDSCAPE NOTES
L1-51	LANDSCAPE DETAILS

CITY OF LA VERGNE
RUTHERFORD COUNTY, TN

OWNER / DEVELOPER

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

PROJECT DESIGN TEAM

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
FAYETTEVILE, AR 72703
CONTACT: REID GOODWIN
PHONE: (479) 443-4506

PERMITTING / UTILITY CONTACTS

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

UTILITIES
LA VERGNE PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD
LA VERGNE, TN 37086
CONTACT: SCOTT TATALOVICH
PHONE: (615) 287-8739

PLANS PREPARED BY

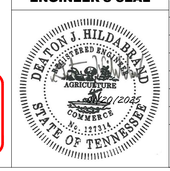
Kimley»Horn

4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: (615) 564-2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Know what's below. Call before you dig.

PERMIT REVIEW ONLY

ENGINEER'S SEAL



PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118782000	C0-00	13

Drawing name: K:\FRA_LDEV\118782000 – 483 dick buchanan\4-CADD\plansheets\C0-00 COVER.dwg C0-00 COVER Jan 17, 2025 9:18am by: Zach.Brown

483 DICK BUCHANAN ST - 021 project phase

CONTRACTOR RESPONSIBILITIES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

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

   B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.

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

   D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

2. DURING CONSTRUCTION:

   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.

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

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

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

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

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

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

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

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

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

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

   L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

2. DISPOSAL GUIDELINES:

   A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.

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

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

   D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.

3. TREE PROTECTION GUIDELINES:

   PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.

4. UTILITIES:

   A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.

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

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:

   A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.

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

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

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

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

EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:

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

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

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

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

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

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

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

ADA COMPLIANCE:

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

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

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

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

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

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

CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. UNLESS OTHERWISE NOTED CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.

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

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

   D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE PAVEMENT (LB. PER C.Y. OR MIX) SHALL BE AS FOLLOWS: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.

2. CURING CRITERIA:

   A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.

   B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318-89 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 302.IR-89 TABLE 5.2.7A.

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

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

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

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

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

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

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

PAVEMENT INFORMATION:

1. PAVEMENT:

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

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

   C. ALL CURB AND GUTTER TO BE 24" AND CONSTRUCTED OF 3000 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.

2. SIGNING AND STRIPING:

   A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.

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

STORM SEWER NOTES:

1. REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.
2. FILL HEIGHTS OVER 13' REQUIRE CLASS IV RCP STORM PIPE.
3. STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH CITY OF LA VERGNE PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.
4. ALL MANHOLE FRAMES AND COVERS ARE TO BE PER CITY OF LA VERGNE PUBLIC WORKS STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED. FERROUS; 24-INCH (610-MM) ID BY 7- TO 9-INCH (175- TO 225-MM) RISER WITH 4-INCH- (102-MM-) MINIMUM WIDTH FLANGE AND 26-INCH- (660-MM-) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER."
5. MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED.
6. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.
7. ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 30.
8. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.
9. REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.
10. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.
11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

CLEARING AND GRUBBING:

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

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

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

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

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

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

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

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

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

GRADING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

N. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:

   - D421-58, DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
   - D422-63, STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
   - D1140-54, METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO.200 SIEVE.
   - D698, METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
   - D1557-78, STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.

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

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

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

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

Know what's below. Call before you dig.

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

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

483 DICK BUCHANAN ST
JARDIAN IOS
LA VERGNE, TN

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
STATE OF TENNESSEE
1/20/2025

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

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

GENERAL NOTES

SHEET NUMBER
C0-01

ALTA/NSPS LAND TITLE SURVEY

483 DICK BUCHANAN STREET

LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

SITE INFORMATION

N/F: RITTER CHAD
483 DICK BUCHANAN STREET,
LA VERGNE, TENNESSEE 37086
APN: 014-067.00-000
180,338 ± SQUARE FEET, OR 4.140 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT #TN252401015J/202301563NCS UPDATE 4-3-2024, WITH A COMMITMENT DATE OF APRIL 1, 2024 AT 8:00 A.M.

SCHEDULE A DESCRIPTION

MAP & PARCEL: 014-06700 / ACCOUNT #R0003634

BEING PROPERTY BOUNDED ON THE NORTH BY PROPERTY OF MAURICE KING, ET UX, TAX MAP 14, PARCEL 66, DEED BOOK 247, PAGE 392, AND EAST BY DICK BUCHANAN STREET; THE SOUTH BY 50 FOOT RIGHT OF WAY OWNED BY MAURICE KING; THE WEST BY PROPERTY OF MAURICE KING ET UX, DEED BOOK 360, PAGE 109, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

BEGINNING AT A PIN ON THE WEST MARGIN OF DICK BUCHANAN STREET, THIS BEING THE SE CORNER OF THIS TRACT AND FURTHER IDENTIFIED AS NORTH WITH MARGIN OF SAID STREET 3 17.81 FEET FROM THE SE CORNER OF MARK GEORGE (DEED BOOK 332, PAGE 300, TAX MAP 14, PARCEL 67.02); THENCE WITH THE NORTH SIDE OF A 50 FOOT RIGHT OF WAY N-85 DEGREES 45 FEET 19 INCHES WEST 449.45 FEET TO A PIN; THENCE WITH FENCE NORTH 5-DEGREES 33 FEET 51 INCHES EAST 380.23 FEET TO A PIN SET BY A CHAIN LINK CORNER POST, BEING THE NW CORNER OF THIS TRACT; THENCE WITH FENCE SOUTH 87 DEGREES 29 FEET 20 INCHES EAST 467.45 FEET TO A PIN ON THE WEST MARGIN OF SAID STREET SOUTH 2-DEGREES 07 FEET 30 INCHES WEST 149.35 FEET TO A PIN; THENCE CONTINUING SOUTH-11 DEGREES 42 FEET WEST 247.11 FEET TO THE BEGINNING, CONTAINING 4.14 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO COLLEEN M. RITTER AND FIRST HORIZON BANK, CO-TRUSTEES OF THE CHAD SHANE RITTER FAMILY TRUST (BY VIRTUE OF QUITCLAIM DEED FROM E. COLLEEN RITTER, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHAD SHANE RITTER, DATED MARCH 5, 2024, RECORDED MARCH 28, 2024, IN BOOK 2423, PAGE 2808, IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE).

FOR INFORMATIONAL PURPOSES: 483 DICK BUCHANAN ST, LA VERGNE, TENNESSEE 37086

TOGETHER WITH THE EASEMENT SET FORTH IN A NON-EXCLUSIVE EASEMENT AS OF RECORD IN BOOK 360, PAGE 117, IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

NOTES CORRESPONDING TO SCHEDULE B

10 — A NON-EXCLUSIVE EASEMENT AS OF RECORD IN BOOK 360, PAGE 117, IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE. (AFFECTS, PLOTTED AS SHOWN)

11 — INTENTIONALLY DELETED

12 — PERMANENT PUBLIC UTILITY AND DRAINAGE EASEMENT RECORDED AUGUST 8, 2008, IN BOOK 862, PAGE 3988, IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE. (AFFECTS, PLOTTED AS SHOWN)

PARKING INFORMATION

NONE OBSERVED AT THE TIME OF ALTA SURVEY

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 47149C0020K, WHICH BEARS AN EFFECTIVE DATE OF 5/9/2023 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH LINE OF SUBJECT PROPERTY. THE BEARING IS DENOTED AS S82°20'56"E PER GPS COORDINATE OBSERVATIONS TENNESSEE STATE PLANE, SINGLE ZONE NAD83.
LATITUDE = 36°01'28.9268"
LONGITUDE = -86°33'19.6353"
CONVERGENCE ANGLE = -0°19'30.6659"

SIGNIFICANT OBSERVATIONS

A — FENCE APPEARS TO EXTEND OVER SUBJECT PROPERTY LINE BY AS MUCH AS 6.4'.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
AWAITING ZONING REPORT

ITEM	REQUIRED	OBSERVED
PERMITTED USE	*SEE NOTES	*SEE NOTES
MIN. SETBACKS FRONT	***SEE NOTES	115.2'
MIN. SETBACKS SIDE	30'	108.3'
MIN. SETBACKS STREET SIDE	***SEE NOTES	117.2'
MIN. SETBACKS REAR	30'	275.5'
MAX. BUILDING HEIGHT	**SEE NOTES	26.8'±
MIN. LOT AREA	15,000 SQ. FT.	180,338 SQ. FT. ±
MIN. LOT WIDTH	NONE REQUIRED	845.64'
MAX. BLDG COVERAGE	N/A	5%±
PARKING REGULAR	N/A	0
PARKING HANDICAP	N/A	0
PARKING TOTAL	SEE PARKING INFO	0

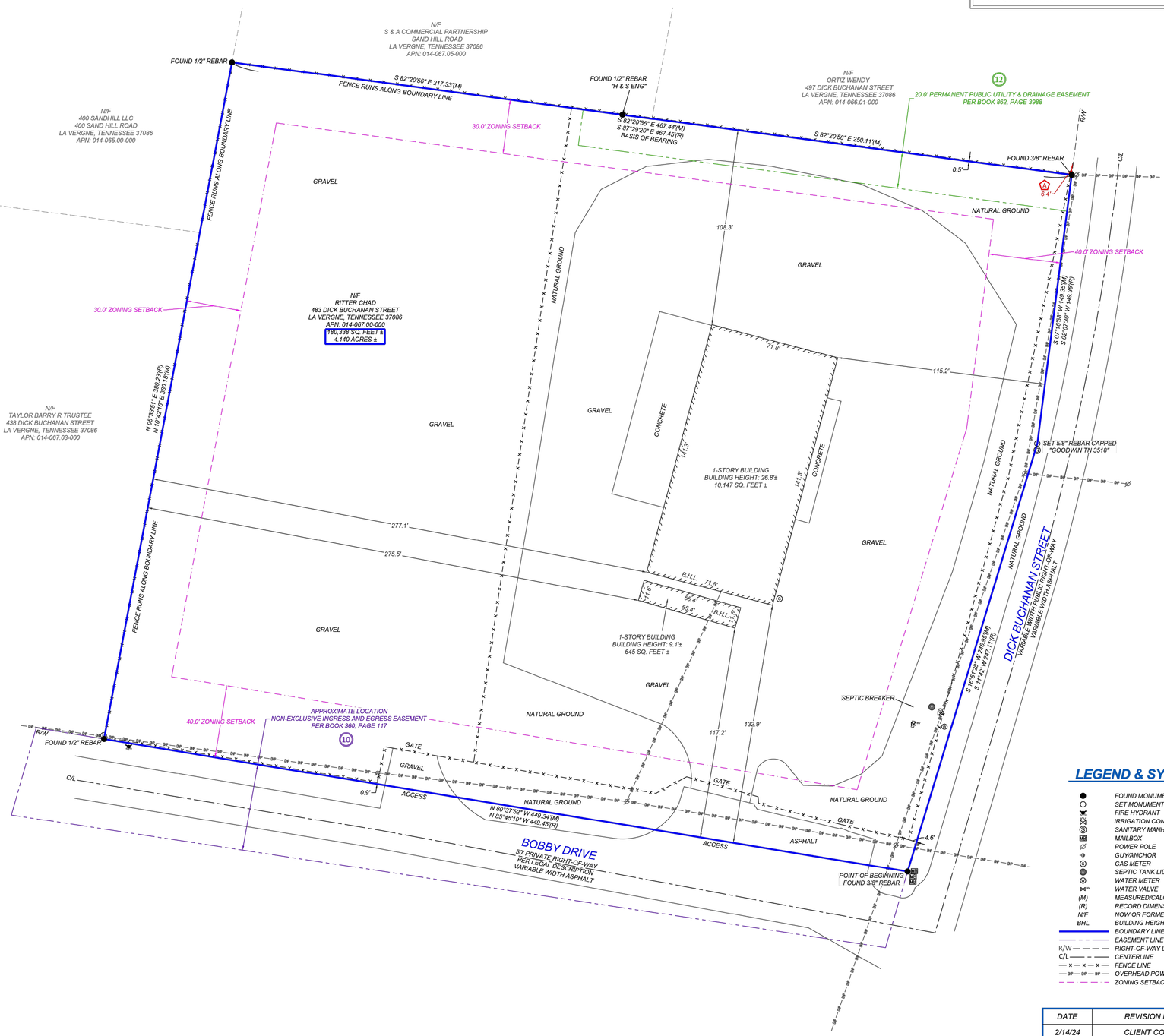
PARKING INFORMATION:
INDUSTRIAL: 1 PARKING SPACE PER 1,000 SQUARE FEET GROSS LEASABLE AREA (SECTION 8.3.1) (10,147 SQUARE FEET ÷ 1,000 SQUARE FEET = 10 PARKING SPACES)

ZONING PROVIDED BY:
GLOBAL ZONING
CONTACT: ALYSON BLISSARD
ALYSON@GLOBALZONING.COM
GLOBAL ZONING JOB #: GZ 36886
DATED: FEBRUARY 12, 2024

ZONING NOTES:
1.) BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE MUNICIPALITY FOR ZONING LAWS AND APPLICABLE CODES.

*WAREHOUSE WITH OUTDOOR STORAGE
IS THE USE PERMITTED IN THIS DISTRICT:
YES, THE CURRENT WAREHOUSE WITH OUTDOOR STORAGE USE IS TABLE 4.2.10. HOWEVER, OUTDOOR STORAGE IS SUBJECT TO ADDITIONAL REGULATIONS OF SECTION 5.2.51

**MINIMUM 1 STORY UP TO 4 STORIES MAXIMUM
***30 FEET (TABLE 4.2.10(3))
40 FEET FOR OUTDOOR STORAGE (SECTION 5.2.51)



TOPOGRAPHY NOTE

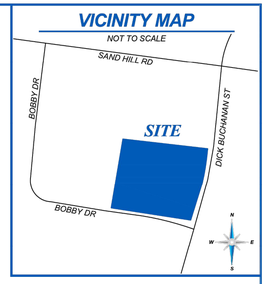
EXISTING TOPOGRAPHY INFORMATION WAS REFERENCED FROM READILY AVAILABLE TDOT GIS INFORMATION TILE MAP AT THE CLIENT'S DIRECTION. KIMLEY-HORN DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHY INFORMATION. CONTRACTOR TO NOTIFY ENGINEER IF FIELD TOPOGRAPHY DIFFERS SIGNIFICANTLY FROM GIS INFORMATION.

N
W E
S

SCALE: 1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS JANUARY 10, 2024.
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF DICK BUCHANAN STREET AND BOBBY DRIVE, WHICH IS LOCATED AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS INDIRECT VEHICULAR AND PEDESTRIAN ACCESS TO DICK BUCHANAN STREET, A PUBLICLY DEDICATED RIGHT-OF-WAY, VIA NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT REFERENCED IN BOOK 360, PAGE 117 OVER BOBBY DRIVE, A PRIVATE RIGHT-OF-WAY.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED TENNESSEE ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM RUTHERFORD COUNTY GIS.
14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS STRIPS, GORES, OR OVERLAPS.
15. IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
16. PORTIONS OF THIS SURVEY WERE PERFORMED USING GPS EQUIPMENT. GPS EQUIPMENT USED: [TOPCON HIPERV OR CARLSON BRX7] DUAL FREQUENCY ROVER USING REAL TIME KINEMATIC (RTK) METHODS RELATIVE TO THE LEICA SMARTNET VRS NETWORK. LOCATIONS GENERATED USING RTK VECTORS HAD A ROOT MEAN SQUARE (RMS) OF NO MORE THAN 0.04' HORIZONTAL.

SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY; 483 DICK BUCHANAN LLC, A DELAWARE LIMITED LIABILITY COMPANY; AXOS BANK, ITS SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/10/2024.

DATE OF PLAT OR MAP: 1/25/2024

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Digitally signed
by Reid Goodwin
Date:
2024.04.05
09:52:27-04'00'

TYLER REID GOODWIN
REGISTERED LAND SURVEYOR 3518
STATE OF TENNESSEE

TYLER REID GOODWIN
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 3518

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- SANITARY MANHOLE
- MAILBOX
- POWER POLE
- GUY/ANCHOR
- GAS METER
- SEPTIC TANK LID
- WATER METER
- WATER VALVE
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- BOUNDARY LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY LINE
- C/L CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- ZONING SETBACK LINE

DATE	REVISION HISTORY	BY
2/14/24	CLIENT COMMENTS	EM
4/3/24	CLIENT COMMENTS	EM

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-0067	SURVEY DRAWN BY: EM - 1/25/2024
SURVEY REVIEWED BY: DEN	SHEET: 1 OF 1

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

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 TDOT GIS INFORMATION TILE MAP AT THE CLIENT'S DIRECTION. KIMLEY-HORN DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHY INFORMATION. CONTRACTOR TO NOTIFY ENGINEER IF FIELD TOPOGRAPHY DIFFERS SIGNIFICANTLY FROM GIS INFORMATION.

DEMOLITION LEGEND

—X—X—	REMOVE LINEAR OBJECT (FENCE/UTILITIES)
	DEMOLISH AND REMOVE STRUCTURE

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

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

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

483 DICK BUCHANAN ST
JARDIAN IOS
LA VERGNE, TN

DEAKON J. HILDEBRAND
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 127314
12/30/2024
STATE OF TENNESSEE

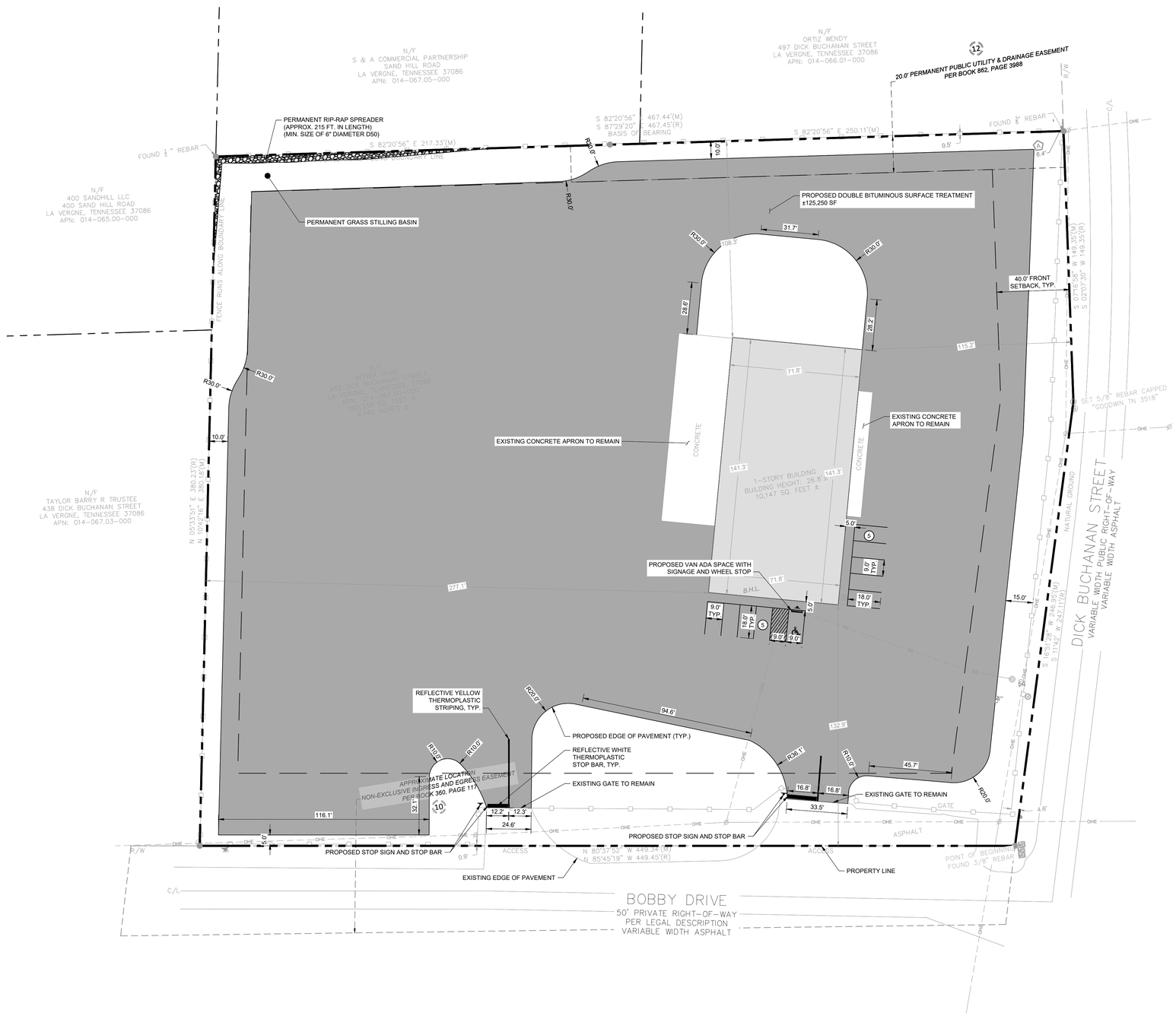
No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER
C1-00

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



SITE LAYOUT NOTES

1. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
4. 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.
5. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. 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.
7. REFER TO GENERAL NOTE SHEETS C0-01.

PAVEMENT LEGEND

DOUBLE BITUMINOUS SURFACE TREATMENT (SEE DETAIL 1, SHEET C8-10)

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.

Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

483 DICK BUCHANAN ST
JARDIAN IOS
LA VERGNE, TN

DEAKON J. HILDEBRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
12/30/2024
STATE OF TENNESSEE

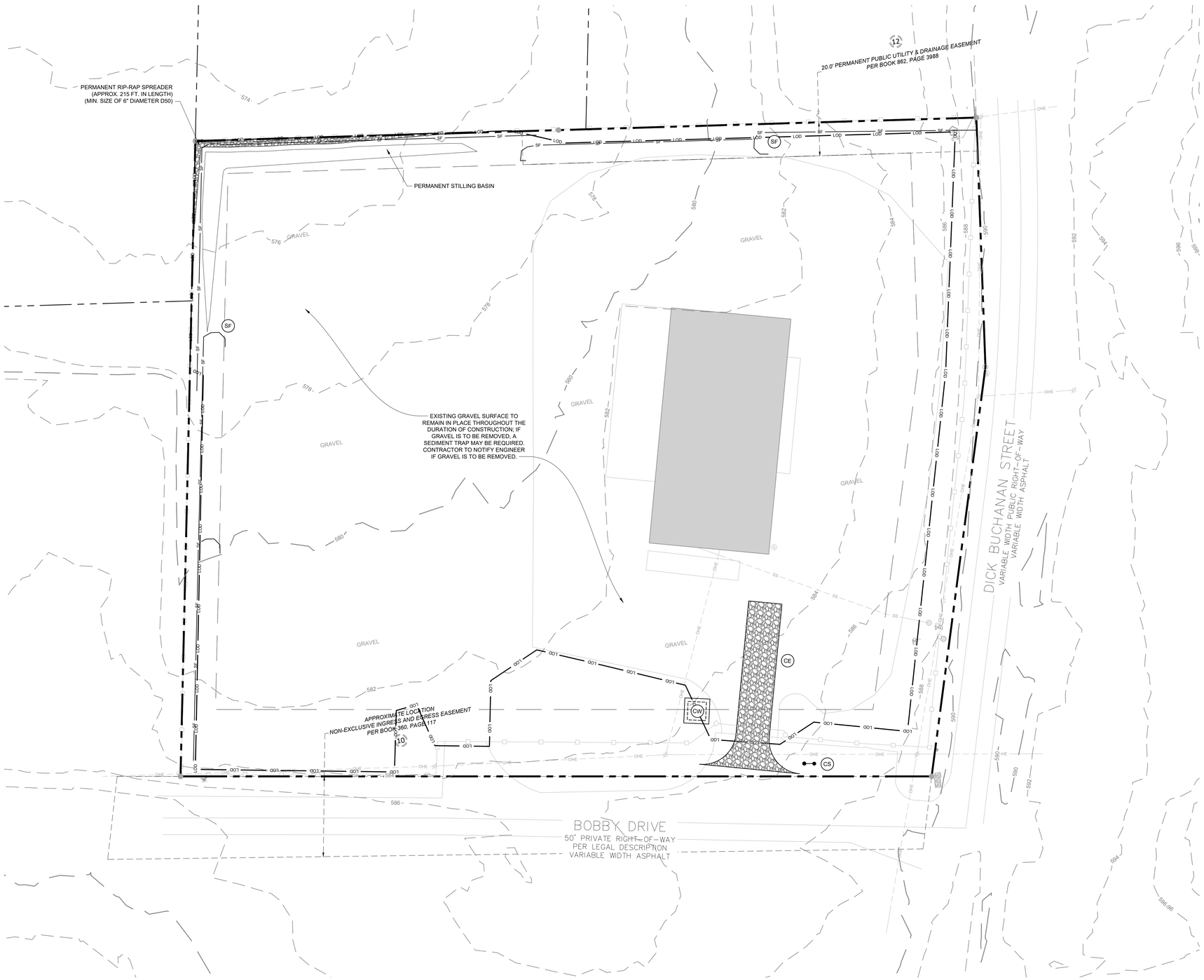
No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

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



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	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.

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

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

483 DICK BUCHANAN ST
JARDIAN IOS
LA VERGNE, TN

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
12/20/2024
STATE OF TENNESSEE

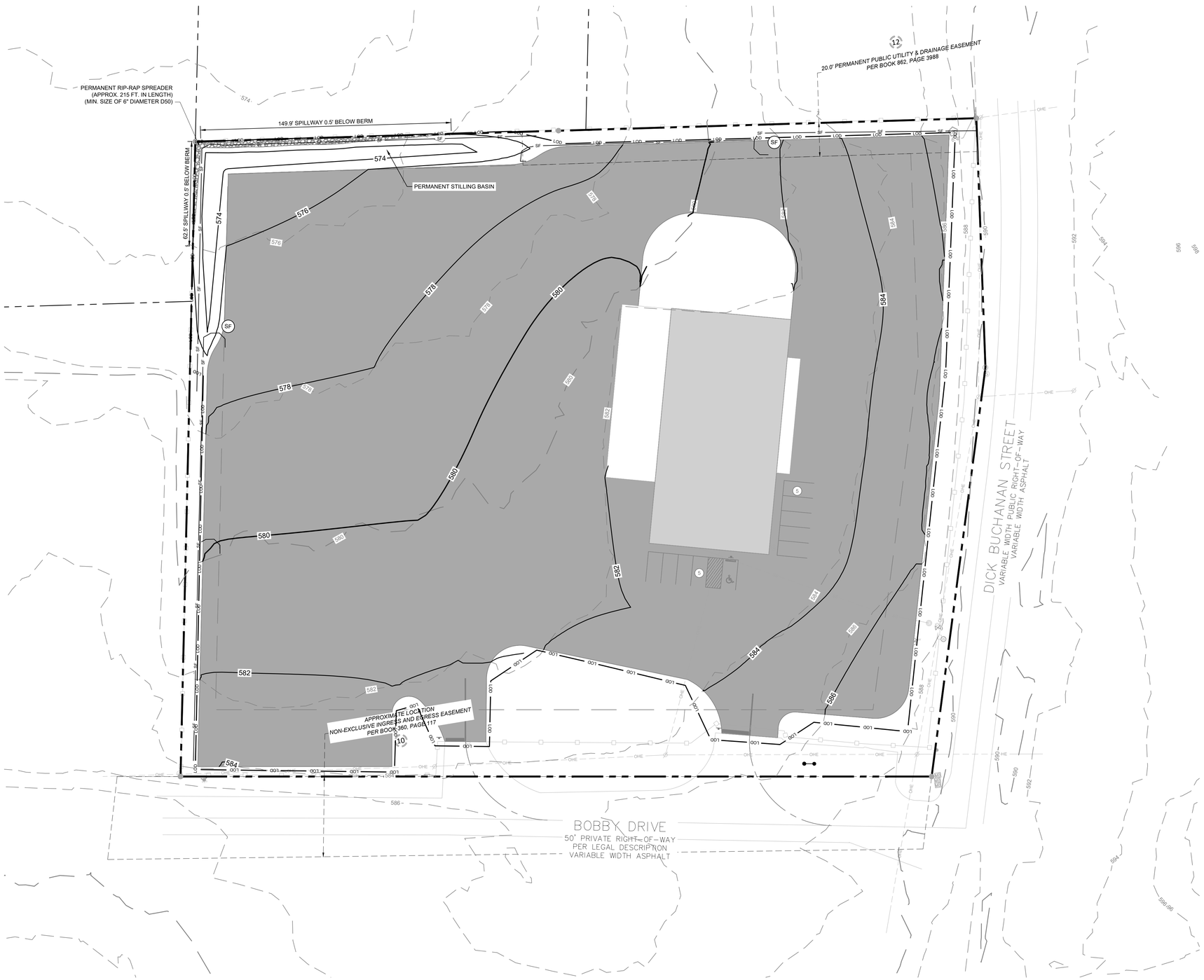
No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

EROSION CONTROL PLAN - INITIAL

SHEET NUMBER
C3-10

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



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.

EPSC PHASE FINAL CONSTRUCTION SEQUENCE

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

EROSION CONTROL LEGEND

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.

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

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

483 DICK BUCHANAN ST
JARDIAN IOS
LA VERGNE, TN

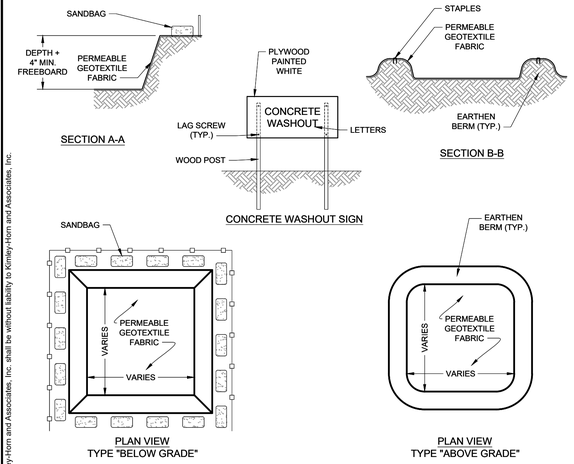
DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
12/30/2024
STATE OF TENNESSEE

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

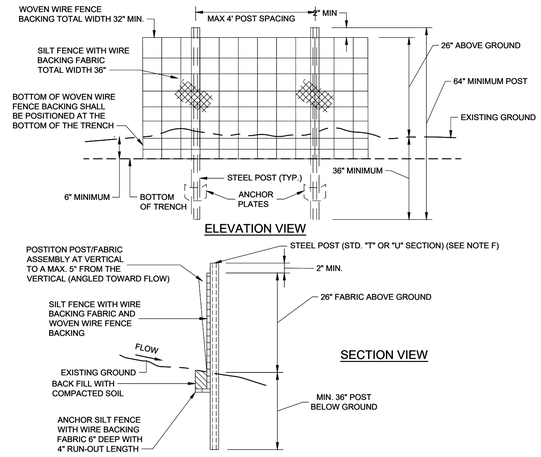
DESIGNED BY:	NMM
DRAWN BY:	JAY
CHECKED BY:	DJH
DATE:	12/30/2024
KIMLEY-HORN PROJECT NO. 118782000	

EROSION CONTROL PLAN- FINAL

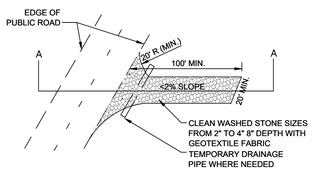
SHEET NUMBER
C3-20



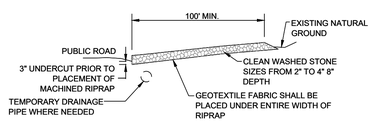
1 CONCRETE WASHOUT AREA
NOT TO SCALE



2 WIRE-BACKED SILT FENCE
NOT TO SCALE



PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD



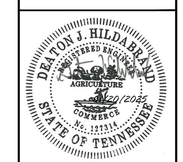
SECTION A-A

3 CONSTRUCTION EXIT
NOT TO SCALE

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

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

483 DICK BUCHANAN ST
JARDIAN IOS
LA VERGNE, TN



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

DESIGNED BY:	NMM
DRAWN BY:	JAY
CHECKED BY:	DJH
DATE:	12/30/2024

KIMLEY-HORN PROJECT NO. 118782000

EROSION CONTROL DETAILS

SHEET NUMBER
C3-50

GRADING NOTES

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

GRADING PLAN LEGEND

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

ADA COMPLIANCE NOTES

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

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

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

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

483 DICK BUCHANAN ST
JARDIAN IOS
LA VERGNE, TN

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137314
12/20/2024
STATE OF TENNESSEE

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

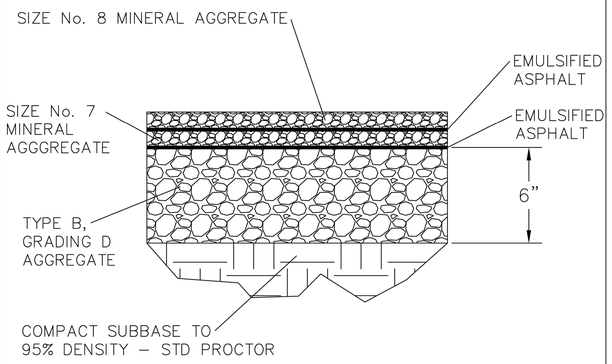
DESIGNED BY:	NMM
DRAWN BY:	JAY
CHECKED BY:	DJH
DATE:	12/30/2024
KIMLEY-HORN PROJECT NO.	118782000

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

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

THIS SECTION MAY ONLY BE USED FOR VEHICLE STORAGE LOTS IN INDUSTRIAL ZONING OR FOR CHURCH PARKING LOTS.



STD SECTION – DOUBLE BITUMINOUS SURFACE TREATMENT (DBST)

NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

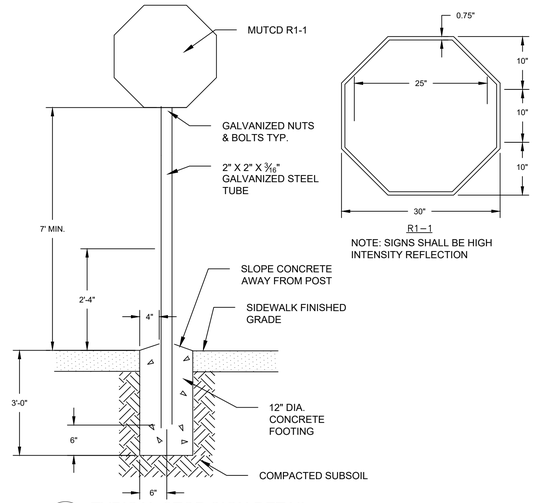
LA VERGNE TENNESSEE Engineering Department

Revised November 2024

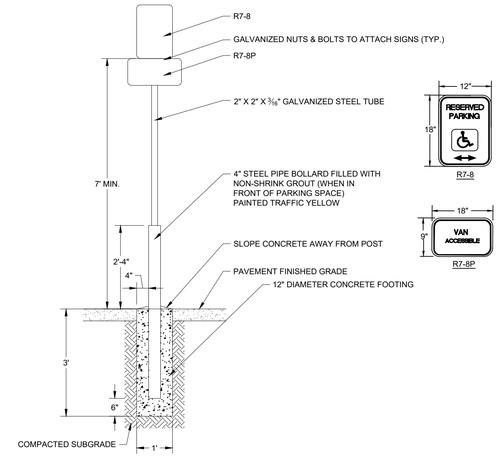
STANDARD DETAIL C006

CITY OF LA VERGNE, TENNESSEE

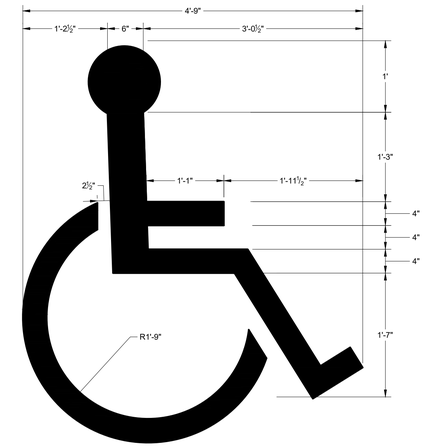
1 CITY OF LA VERGNE STD SECTION - DBST DETAIL
SCALE:



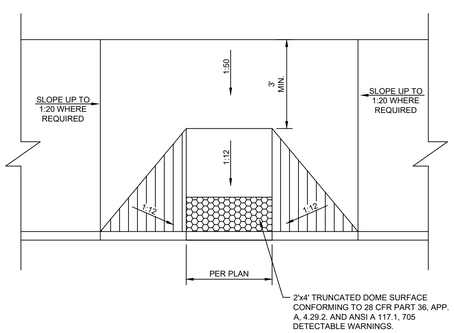
2 TYPICAL STOP SIGN DETAIL
NOT TO SCALE



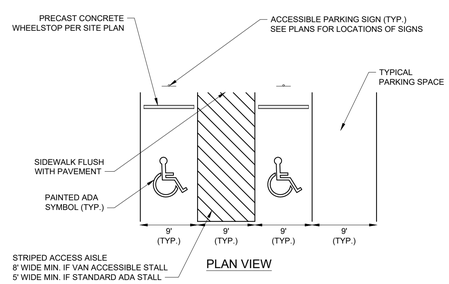
3 ADA PARKING SIGN DETAIL
NOT TO SCALE



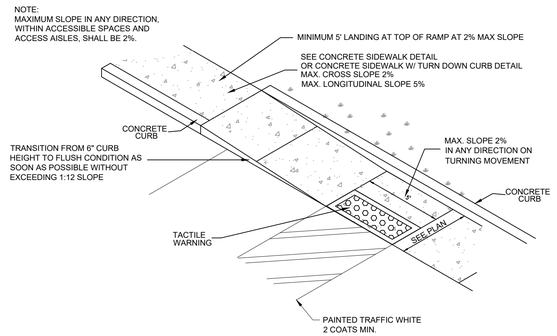
4 ADA PARKING SPACE SYMOL
NOT TO SCALE



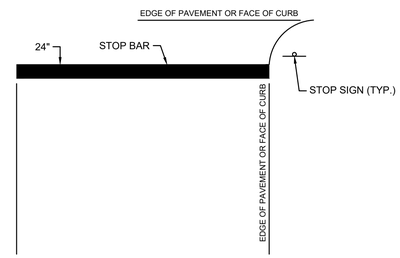
5 TYPICAL ADA RAMP
NOT TO SCALE



6 ADA PARKING STALL LAYOUT
NOT TO SCALE



7 ADA CURB RAMP
NOT TO SCALE



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

8 TYPICAL STOP BAR DETAIL
NOT TO SCALE

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

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

483 DICK BUCHANAN ST
JARDIAN IOS
LA VERGNE, TN

DEANTON J. HILDABRAND LICENSED PROFESSIONAL ENGINEER AGRICULTURE COMMERCE No. 117114 12/30/2024 STATE OF TENNESSEE

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

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

SITE DETAILS

SHEET NUMBER
C8-10

PLANT SCHEDULE

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
CANOPY TREES								
	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
UNDERSTORY TREES								
	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
	CV	7	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	AS SHOWN	2" CAL. MIN; 8`-10` HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
DECIDUOUS SHRUBS								
	AG	35	ABELIA GRANDIFOLIA `ROSE CREEK`	ROSE CREEK ABELIA	3` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
EVERGREEN SHRUBS								
	JP	40	JUNIPERUS CHINENSIS 'PARSONII'	PARSONI JUNIPER	4` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
SOD/SEED								
	SOD	21,141 SF		TALL FESCUE SOD	-	-	SOD	-

LANDSCAPE DATA TABLE

PROJECT NAME:	483 DICK BUCHANAN REPAVEMENT
PROPERTY ADDRESS:	1501 HILLSIDE AVENUE NASHVILLE, TENNESSEE 37203
MAP AND PARCEL ID:	MAP 105-05 PARCEL 355-00
EXISTING ZONING:	2018SP-026-006
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	INDUSTRIAL
SITE AREA (AC):	2.08
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

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

483 DICK BUCHANAN ST
JARDIAN IOS
LA VERGNE, TN

SPENCER JAMES SANDERS
LANDSCAPE ARCHITECT
01/20/2025

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

DESIGNED BY:	TAT
DRAWN BY:	TAT
CHECKED BY:	SJS
DATE:	12/30/2024
KIMLEY-HORN PROJECT NO. 118129070	

LANDSCAPE PLAN

SHEET NUMBER
L1-00

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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

Drawing name: K:\FRA_LDEV\118782000 - 483 Dick Buchanan\4-CADD\PlanSheets\L1-00 LANDSCAPE PLAN.dwg L1-00 LANDSCAPE PLAN Jan 20, 2025 1:56pm by: tomas.tucker

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

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

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

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

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

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

1.02 PROTECTION OF EXISTING STRUCTURES

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

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

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

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

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

1.04 MATERIALS

A. GENERAL

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

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

B. PLANT MATERIALS

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

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

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

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

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ⅓ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

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

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

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

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

B. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

C. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

D. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

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

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

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

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

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

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

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

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

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

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

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

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

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

D. SODDING

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

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

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

1.16 PLANT MATERIAL MAINTENANCE

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

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

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

1.18 WARRANTY

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

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

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

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

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

483 DICK BUCHANAN ST
JARDIAN IOS
LA VERGNE, TN

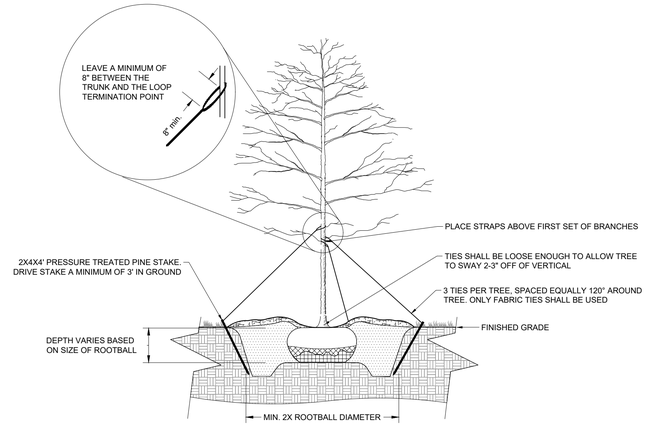
SPENCER JAMES SANDERS
REGISTERED
TENNESSEE
LICENSED
LANDSCAPE ARCHITECT
01/20/2025

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

DESIGNED BY:	TAT
DRAWN BY:	TAT
CHECKED BY:	SJS
DATE:	12/30/2024
KIMLEY-HORN PROJECT NO. 118782000	

LANDSCAPE NOTES

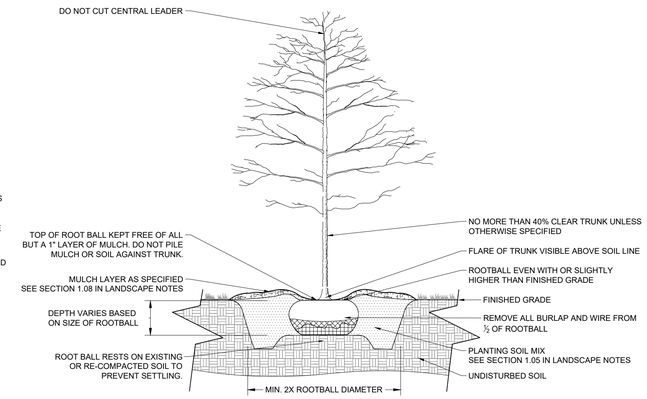
SHEET NUMBER
L1-50



NOTE: TREE STAKING MAY BE USED ONLY ON TREES LARGER THAN 3" CAL., UNLESS OTHERWISE APPROVED BY THE CITY LANDSCAPE ARCHITECT.

3 TREE STAKING

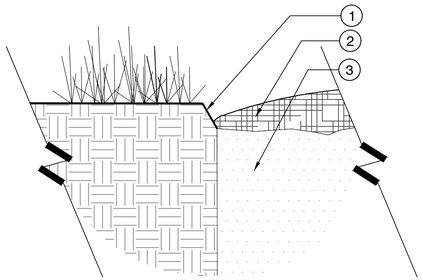
NOT TO SCALE



1 B&B TREE PLANTING

NOT TO SCALE

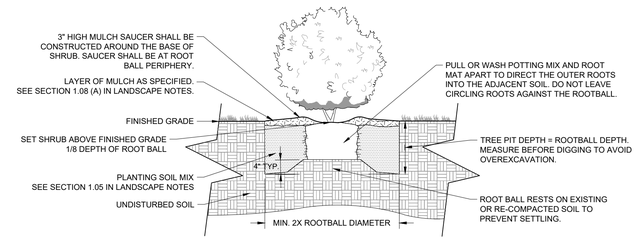
1. SPADED LANDSCAPE BED EDGE
2. 3" HIGH MULCH SAUCER SHALL BE CONSTRUCTED AROUND THE BASE OF SHRUB/TREE
3. PLANTING SOIL MIX SEE SECTION 1.05 IN LANDSCAPE NOTES



4 SPADED EDGE

1 1/2" = 1'-0"

PO-DI2-06



2 CONTAINER SHRUB PLANTING

NOT TO SCALE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

483 DICK BUCHANAN ST
JARDIAN IOS
LA VERGNE, TN

SPENCER JAMES SANDERS
TENNESSEE
LANDSCAPE ARCHITECT
01/20/2025

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

DESIGNED BY:	TAT
DRAWN BY:	TAT
CHECKED BY:	SJS
DATE:	12/30/2024
KIMLEY-HORN PROJECT NO. 118782000	

LANDSCAPE DETAILS

SHEET NUMBER
L1-51

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

Planning Commission Report Meeting: January 28, 2025	City of La Vergne

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)

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

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

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

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

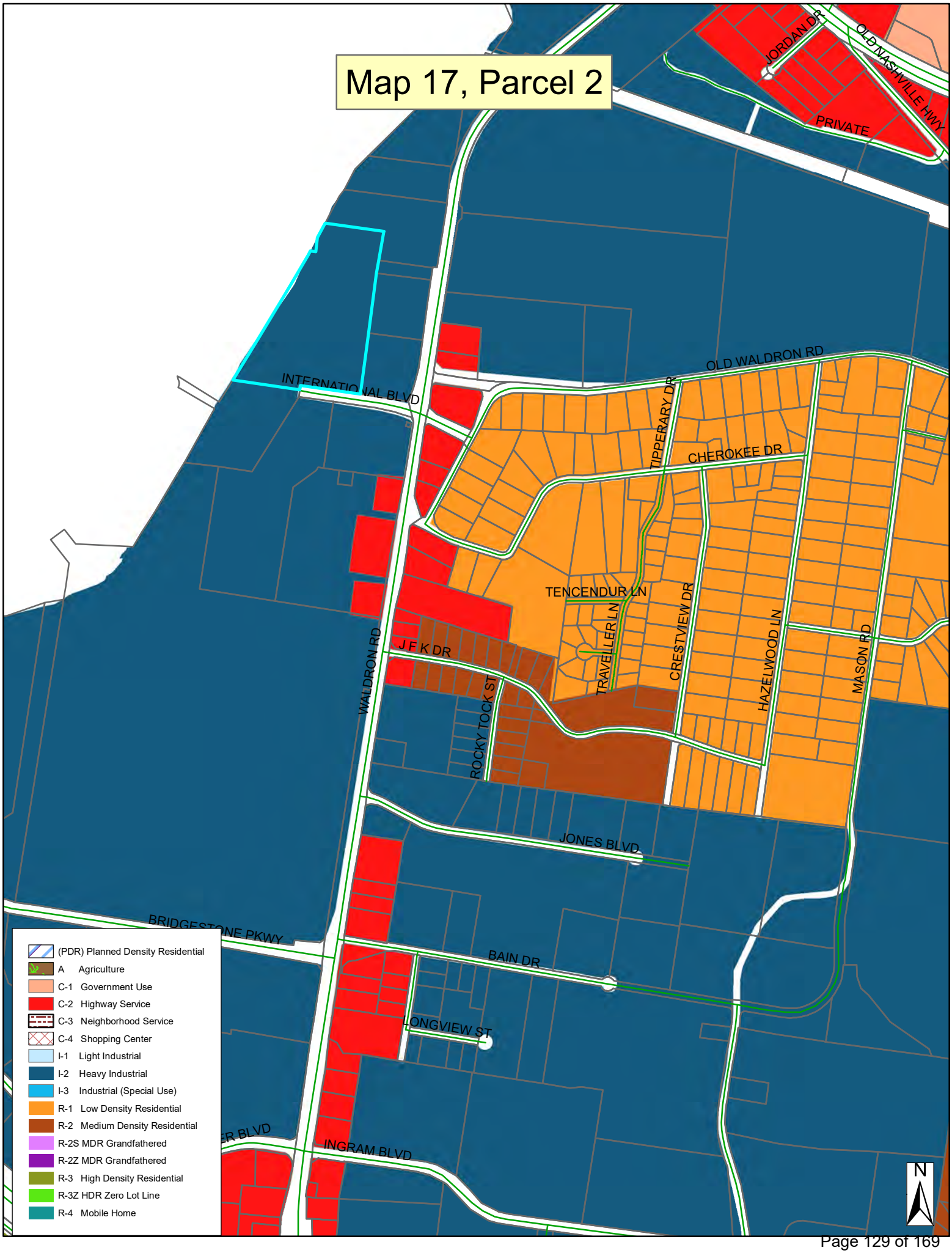
Police

No comments.

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

Map 17, Parcel 2
INTERNATIONAL BLVD
WALDRON RD
N

Map 17, Parcel 2
INTERNATIONAL BLVD
OLD WALDRON RD
TIPPERARY DR
CHEROKEE DR
WALDRON RD
TENCENDUR LN
TRAVELLER LN
J F K DR
ROCKY TOCK ST
JONES BLVD
N


Map 17, Parcel 2
JORDAN DR
OLD NASHVILLE HWY
PRIVATE
OLD WALDRON RD
INTERNATIONAL BLVD
TIPPERARY DR
CHEROKEE DR
TENCENDUR LN
TRAVELLER LN
CRESTVIEW DR
HAZELWOOD LN
MASON RD
WALDRON RD
J F K DR
ROCKY TOCK ST
JONES BLVD
BRIDGESTONE PKWY
BAIN DR
LONGVIEW ST
INGRAM BLVD
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home
N

City of La Vergne
PUBLIC WORKS
Trinidad
140 INTERNATIONAL BLVD.
TRUCK ENTRANCE ONLY
HOURS: MON-FRI 7:00AM - 2:30PM

DEAD
END
STOP
PUBLIC WORKS

CIVIL CONSTRUCTION PLANS

TRINIDAD BENHAM CORP
PARKING LOT IMPROVEMENTS

140 & 148 INTERNATIONAL BLVD LA VERGNE, TN 37086

CONTACTS

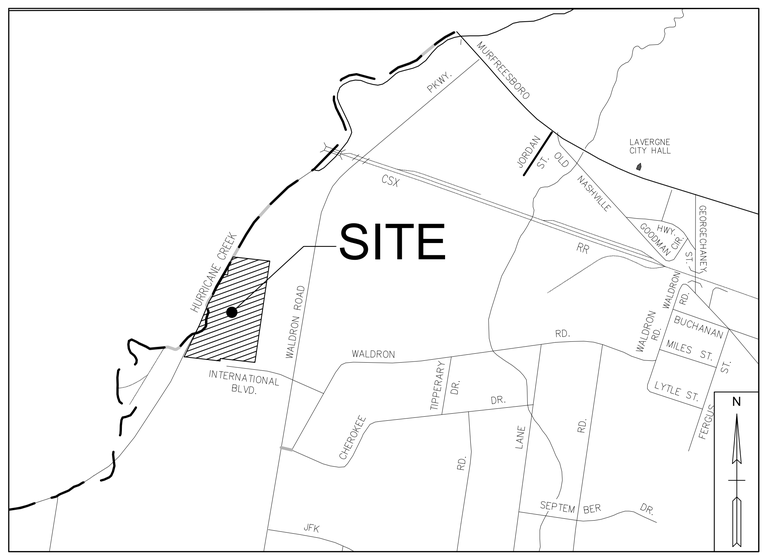
DEVELOPER/OWNER	TRINIDAD BENHAM 148 INTERNATIONAL BLVD LA VERGNE, TN 37086 CONTACT: STEVE DIPASQUALE
CIVIL ENGINEER	BARGE DESIGN SOLUTIONS 615 3RD AVENUE SOUTH | SUITE 700 NASHVILLE, TN 37210 615.252.4251 CONTACT: MICHAEL PIGG, PE
SURVEYOR	BARGE DESIGN SOLUTIONS 615 3RD AVENUE SOUTH | SUITE 700 NASHVILLE, 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/



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

Know what's **below**
Call before you dig.
811
www.call811.com

BARGE
DESIGN SOLUTIONS

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

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

MICHAEL DOUGLAS PIGG
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
11-27-24

COVER SHEET

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

REVISION INFORMATION

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

C0.00

FILE NO. 36257-04

USER: JMBOYD
FILE: F:\36\36257\36257\04\04_CAD\CIVIL\PLOT\36257\04_C0.00.dwg
SAVED: 11/25/2024
PLOTTED: 11/26/2024

© Copyright 2024, Barge Design Solutions, Inc. ALL RIGHTS RESERVED

GENERAL NOTES

1. THE FOLLOWING NOTES ARE APPLICABLE TO ALL CIVIL DOCUMENTS.
2. 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.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS AND BOND, IF REQUIRED, PRIOR TO BEGINNING WORK.
4. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO FACE OF BUILDING, UNLESS OTHERWISE NOTED.
5. 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.
6. THE SITE LAYOUT IS BASED ON THE CONTROL POINTS AS NOTED.
7. 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.
8. DO NOT SCALE DRAWING AS THEY ARE REPRODUCTION AND SUBJECT TO DISTORTION.
9. 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.
10. 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.
11. 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.
12. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.), UNLESS OTHERWISE NOTED.
13. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
14. 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.
15. 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.
16. 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.
17. 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.
18. ALL CURB/ACCESSIBLE RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL BUILDING CODE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
19. 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.
20. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
21. UNLESS NOTED, SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS FOR REVIEW. DESIGN DRAWINGS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS.
22. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.
23. 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.
24. 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.
25. 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.
26. ALL PAVING, CONSTRUCTION, MATERIALS AND WORKMANSHIP WITHIN THE STATE RIGHT-OF -WAY SHALL BE IN ACCORDANCE WITH (TDOT'S) SPECIFICATIONS AND STANDARDS (LATEST EDITION).
27. 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.
28. ANY WELLS DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

GRADING AND DRAINAGE NOTES

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 2D 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. SUBGRADE 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 CRF 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 GRADING 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 PONIT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. ANY MUD/CONSTRUCTION DEBRIS THAT MAY BE TRANSPORTED ONTO SURROUNDING ROADS OR PARKING AREAS SHALL BE SWEPT 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.

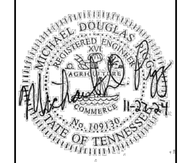
EROSION CONTROL NOTES

1. 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.

DEMOLITION NOTES

1. THE ENGINEER SHALL BE NOTIFIED OF ANY ITEMS REMAINING THAT ARE NOT SPECIFICALLY NOTED TO 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 SEDIMINENTATION 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.

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



CIVIL CONSTRUCTION NOTES

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

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

C0.01

FILE NO. 36257-04

USER:MTYASEEN
FILE:F:\36\36257\36257\04\04_CAD\CIV\LPLOT\36257\04_C0.01.dwg
SAVED:11/26/2024
PLOTTED:11/26/2024

© Copyright 2024, Barge Design Solutions, Inc. ALL RIGHTS RESERVED

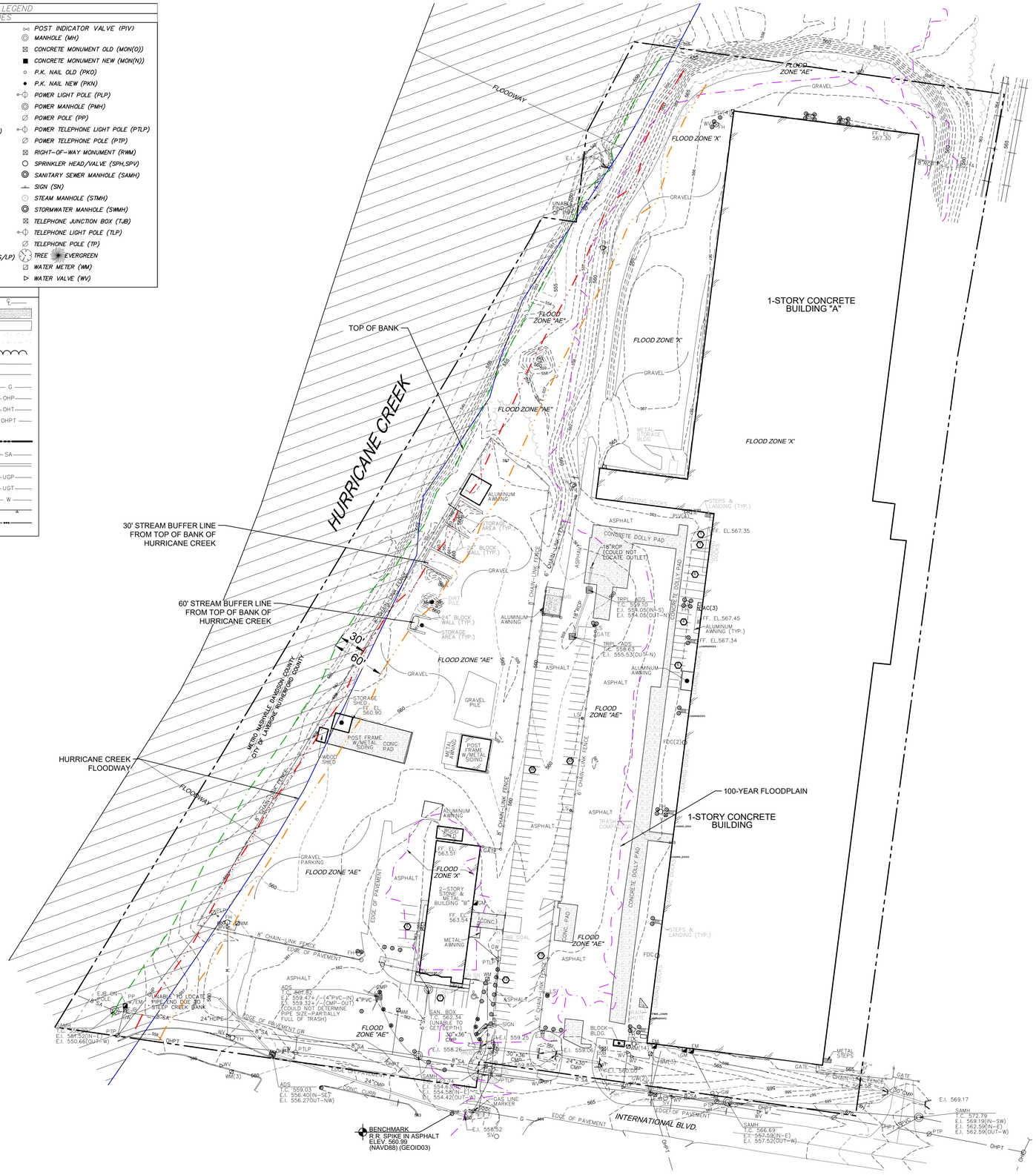
LEGEND

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 (ETF)
- 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 (SWMH)
- 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 — G —
- OVERHEAD POWER LINE — OHP —
- OVERHEAD TELEPHONE LINE — OHT —
- OVERHEAD POWER AND TELEPHONE LINE — OHPT —
- PROPERTY LINE
- SANITARY SEWER LINE — SA —
- STORM LINE (RCP,CMP,PVC, CPP, HDPE)
- UNDERGROUND POWER LINE — UGP —
- UNDERGROUND TELEPHONE LINE — UGT —
- WATER LINE — W —
- 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

Know what's **below**
Call before you dig.
811
www.call811.com

N

PERMIT NUMBERS:
XXXXX XXXXXX
XXXXX XXXXXX

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

60' 30' 0' 60' 120'
SCALE: 1 INCH = 60 FEET

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

MICHAEL DOUGLAS MYERS
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
11-27-24

EXISTING CONDITION

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

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

C0.21

FILE NO. 36257-04

USER:JMBOYD
FILE:P:\36\36257\36257\4104_CAD\CIV\LPLOT\36257\04_C0.21.dwg
SAVED:11/26/2024
PLOTTED:11/26/2024

© Copyright 2024, Barge Design Solutions, Inc. ALL RIGHTS RESERVED

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

1. THE ENGINEER SHALL BE NOTIFIED OF ANY ITEMS REMAINING THAT ARE NOT SPECIFICALLY NOTED TO 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 SEDIMINENTATION 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.

811 Know what's **below** Call **before you dig.** 811 www.call811.com

N

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

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

MICHAEL DOUGLAS BOYD REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 109130 STATE OF TENNESSEE 11-27-24

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

DEMOLITION PLAN

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

C0.41

FILE NO. 36257-04

USER:JMBOYD
FILE:P:\36\36257\36257\4104_CAD\CIV\LIP\LOT\36257\04_C0.41.dwg
SAVED:11/26/2024
PLOTTED:11/26/2024

© Copyright 2024, Barge Design Solutions, Inc. ALL RIGHTS RESERVED

DEVELOPMENT SITE DATA TABLE

SITE AREA	17.63 AC
ZONING DISTRICT	I-2, HEAVY INDUSTRIAL DISTRICT PER CITY OF LA VAERGNE 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

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

MICHAEL DOUGLAS MYERS
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
11-27-24

SITE LAYOUT PLAN

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

Know what's below
Call before you dig.
811
www.call811.com

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

PERMIT NUMBERS:
XXXXX XXXXXX
XXXXX XXXXXX

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

N

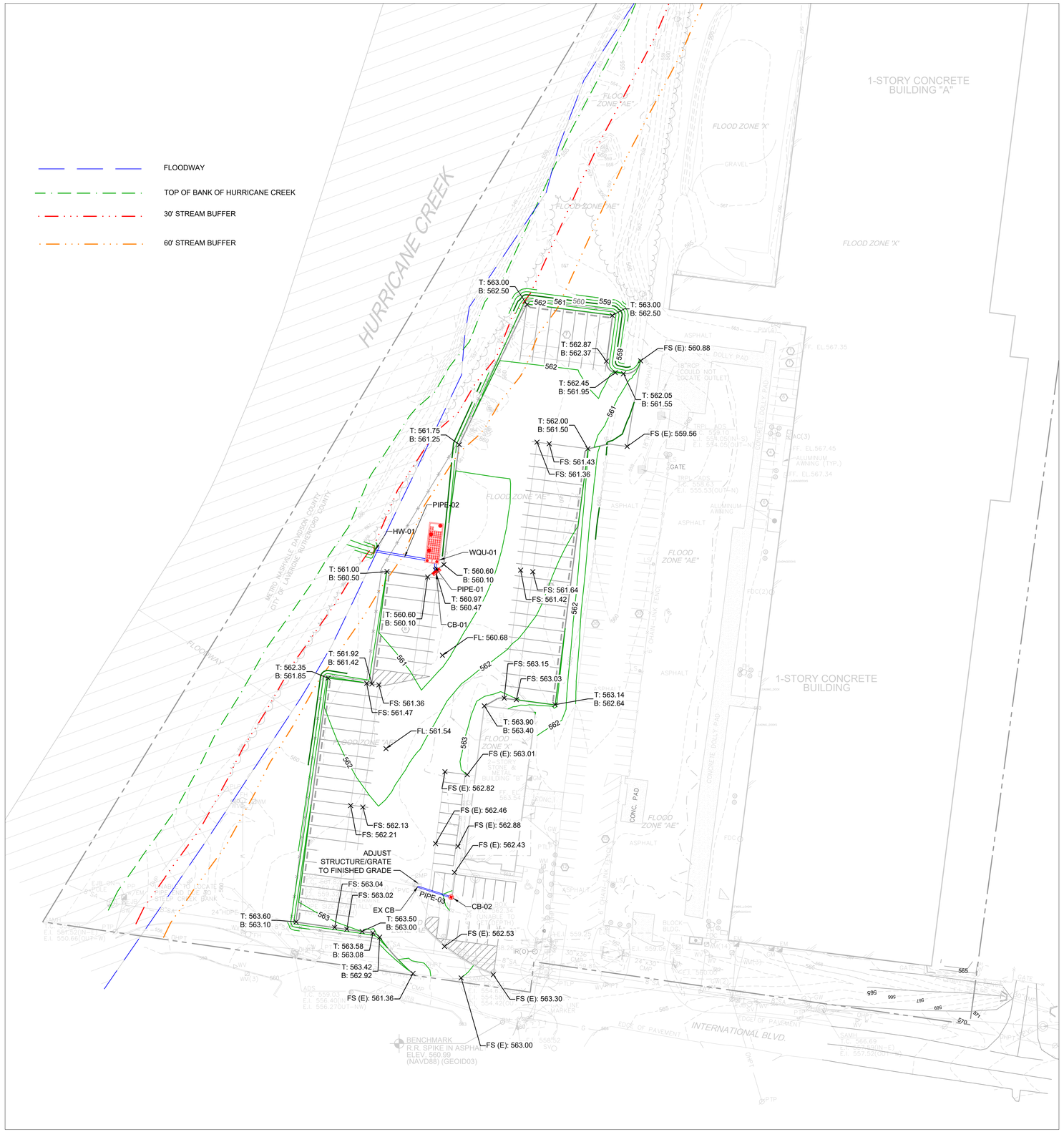
50' 25' 0' 50' 100'
SCALE: 1 INCH = 50 FEET

C1.01

FILE NO. 36257-04

USER: JMBOYD
FILE: P:\36\36257\36257\4104_CAD\CIV\LPLOT\36257\4_C1.01.dwg
SAVED: 11/26/2024
PLOTTED: 11/26/2024

© Copyright 2024, Barge Design Solutions, Inc. ALL RIGHTS RESERVED



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)	SLOPE (%)
PIPE-01	18" RCP (CLASS III)	CB-01	558.00	WQU-01	557.95	9.4	0.50%
PIPE-02	18" RCP (CLASS III)	WQU-01	557.20	HW-01	556.90	60.1	0.50%
PIPE-03	12" RCP (CLASS III)	CB-02	559.49	EX CB	559.32	34.2	0.50%

ABBREVIATIONS

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

Know what's **below**
Call before you dig.
811
www.call811.com

N

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

BARGE DESIGN SOLUTIONS
615 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
PHONE (615) 254-1500 / FAX (615) 255-6272

MICHAEL DOUGLAS JONES
REGISTERED ENGINEER
AGRICULTURE COMMERCE
NO. 109130
STATE OF TENNESSEE
11-27-24

GRADING AND DRAINAGE PLAN

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

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

C2.01

FILE NO. 36257-04

USER:JMBOYD
FILE:P:\36\36257\36257\04\04_CAD\CIV\LIP\LOT\36257\04_C2.01.dwg
SAVED:11/22/2024
PLOTTED:11/26/2024

© Copyright 2024, Barge Design Solutions, Inc. ALL RIGHTS RESERVED

LEGEND

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

LIMITS OF DISTURBANCE = 3.47 AC

GENERAL NOTES

1. SEE SHEET C0.01 FOR EROSION AND SEDIMENT CONTROL NOTES.
2. ALL PERIMETER MEASURES MUST BE IN PLACE PRIOR TO ANY DEMOLITION AND GRADING/LAND DISTURBING ACTIVITIES.
3. 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:
   A. 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
   B. 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

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

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

MICHAEL DOUGLAS MYERS
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
11-27-24

INITIAL EROSION AND SEDIMENT CONTROL PLAN

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

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

Know what's below
Call before you dig.
811
www.call811.com

PERMIT NUMBERS:
XXXXX XXXXXX
XXXXX XXXXXX

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

N

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

C2.41
FILE NO. 36257-04

USER:MTYASEEN
FILE:P:\36\36257\36257\4104_CAD\CIV\LPLOT\36257\4_C2.41.dwg
SAVED:11/26/2024
PLOTTED:11/26/2024

© Copyright 2024, Barge Design Solutions, Inc. ALL RIGHTS RESERVED

LEGEND

- LIMITS OF DISTURBANCE
- CONSTRUCTION EXIT (SEE DETAIL 3 ON SHEET C7.04)
- CW — CONCRETE WASHOUT (SEE DETAIL 2 ON SHEET C7.04)
- IP — INLET PROTECTION (SEE DETAIL 4 ON SHEET C7.04)
- SF — SILT 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

1. SEE SHEET C0.01 FOR EROSION AND SEDIMENT CONTROL NOTES.
2. ALL PERIMETER MEASURES MUST BE IN PLACE PRIOR TO ANY GRADING/LAND DISTURBING ACTIVITIES.
3. 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:
   A. 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
   B. 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

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

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

MICHAEL DOUGLAS ADAMS
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
11-27-24

INTERMEDIATE EROSION AND SEDIMENT CONTROL PLAN

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

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

811 Know what's below Call before you dig. 811 www.call811.com

PERMIT NUMBERS:
XXXXX XXXXXX
XXXXX XXXXXX

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

N

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

C2.42
FILE NO. 36257-04

USER:MTYASEEN
FILE:F:\36257\36257\04\04_CAD\CIV\LP\LOT\36257\04_C2.42.dwg
SAVED:11/25/2024
PLOTTED:11/26/2024

© Copyright 2024, Barge Design Solutions, Inc. ALL RIGHTS RESERVED

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

1. SEE SHEET C0.01 FOR EROSION AND SEDIMENT CONTROL NOTES.
2. ALL PERIMETER MEASURES MUST BE IN PLACE PRIOR TO ANY GRADING/LAND DISTURBING ACTIVITIES.
3. 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:
   A. 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
   B. 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

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

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

MICHAEL DOUGLAS MYERS
REGISTERED ENGINEER
No. 109130
STATE OF TENNESSEE
11-27-24

FINAL EROSION AND SEDIMENT CONTROL PLAN

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

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

Know what's **below**
Call before you dig.
811
www.call811.com

PERMIT NUMBERS:
XXXXX XXXXXX
XXXXX XXXXXX

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

N

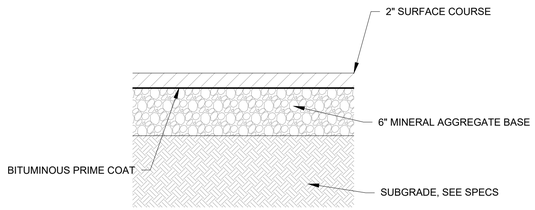
50' 25' 0' 50' 100'
SCALE: 1 INCH = 50 FEET

C2.43

FILE NO. 36257-04

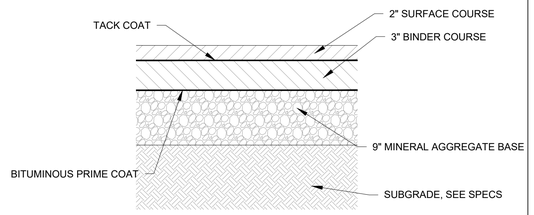
USER:MTYASEEN
FILE:P:\36\36257\36257\0410\4_CAD\CIV\LPLOT\36257\04_C2.43.dwg
SAVED:11/22/2024
PLOTTED:11/26/2024

© Copyright 2024, Barge Design Solutions, Inc. ALL RIGHTS RESERVED



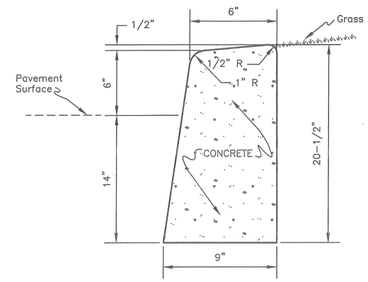
NOTES:
1. CONSTRUCTION SHALL MEET MOST RECENT EDITION OF THE STANDARD SPECIFICATIONS OF THE TN DEPT OF TRANSPORTATION.
2. SEE SPECIFICATIONS FOR SUBGRADE PREPARATION.
3. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

1 C7.01 LIGHT-DUTY PAVEMENT
SCALE: N.T.S.



NOTES:
1. CONSTRUCTION SHALL MEET MOST RECENT EDITION OF THE STANDARD SPECIFICATIONS OF THE TN DEPT OF TRANSPORTATION.
2. SEE SPECIFICATIONS FOR SUBGRADE PREPARATION.
3. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

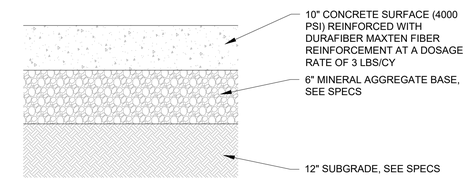
2 C7.01 HEAVY-DUTY PAVEMENT
SCALE: N.T.S.



TYPICAL CROSS - SECTION

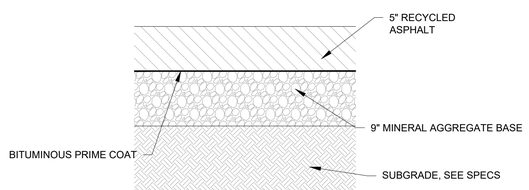
GENERAL NOTES
1. Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
2. Expansion joints will also be required at tangent points, ramps, and inlets.
3. Contraction joints are to be cut into curb every 10 feet to a depth of D/4, where D equals the thickness of the 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.

3 C7.01 POST CURB
SCALE: N.T.S.



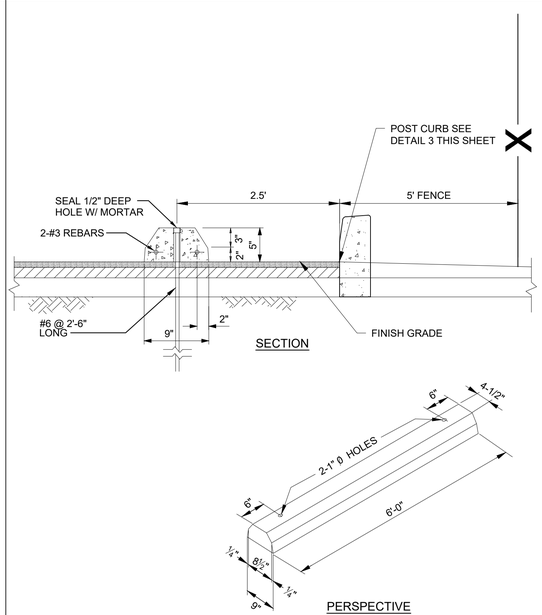
NOTES:
1. ALL CONSTRUCTION SHALL MEET THE MOST RECENT EDITION OF THE STANDARD SPECIFICATIONS OF THE TN DEPT OF TRANSPORTATION.
2. SEE SPECIFICATIONS FOR JOINT INFORMATION.
3. DOWELS SHALL BE USED ACROSS CONSTRUCTION AND EXPANSION JOINTS.
4. SEE SPECIFICATIONS FOR SUBGRADE PREPARATION.

4 C-4701 10" CONCRETE PAVEMENT DOLLY PAD
SCALE: N.T.S.



NOTES:
1. CONSTRUCTION SHALL MEET MOST RECENT EDITION OF THE STANDARD SPECIFICATIONS OF THE TN DEPT OF TRANSPORTATION.
2. SEE SPECIFICATIONS FOR SUBGRADE PREPARATION.
3. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

5 C7.01 RECYCLED ASPHALT PAVEMENT
SCALE: N.T.S.



6 C7.01 CONCRETE WHEEL STOP
SCALE: N.T.S.

7 C7.01 NOT USED
SCALE: N.T.S.

8 C7.01 NOT USED
SCALE: N.T.S.

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

MICHAEL DOUGLAS MYASEEN REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 109130 STATE OF TENNESSEE 11-27-24

SITE DETAILS

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

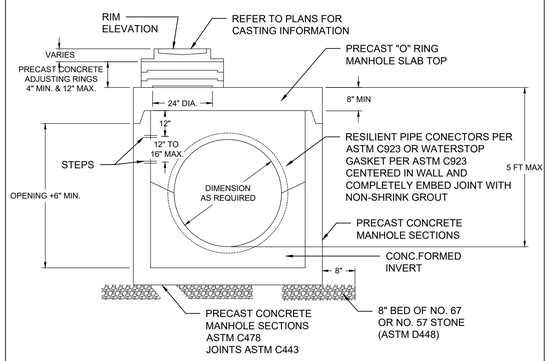
REV.	DR.	CHK.	DATE	REVISION INFORMATION DESCRIPTION
0	MY	MP	11/27/2024	PERMIT DRAWINGS

C7.01

FILE NO. 36257-04

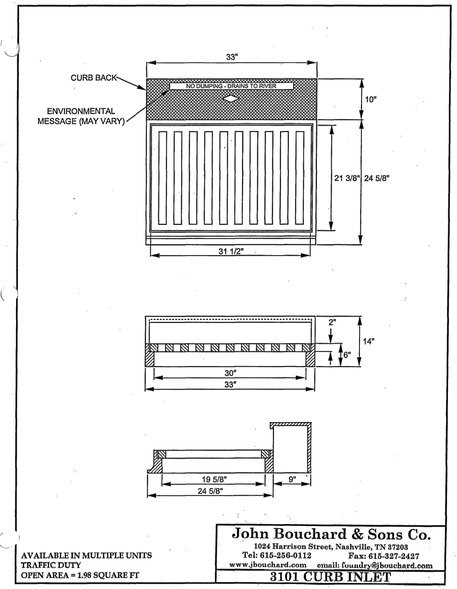
USER:MTYASEEN
FILE:F:\36\36257\36257\0404_CAD\CIV\LIP\LOT\36257\04_C7.01.dwg
SAVED:11/25/2024
PLOTTED:11/25/2024

© Copyright 2024, Barge Design Solutions, Inc. ALL RIGHTS RESERVED



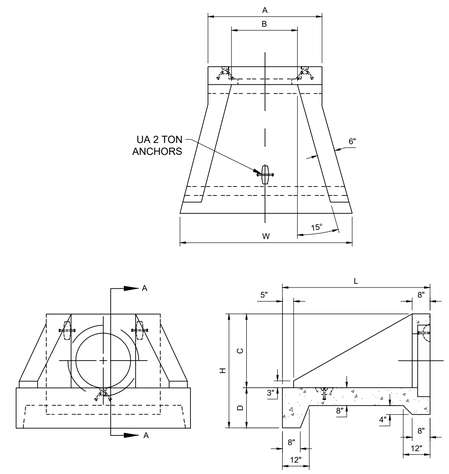
NOTES:
STEPS TO BE STEEL, ASTM A615 GRADE 60, REINFORCED PROPYLENE PLASTIC, ASTM D4101

1 TYPICAL SHALLOW CATCH BASIN
C7.02 SCALE: N.T.S.



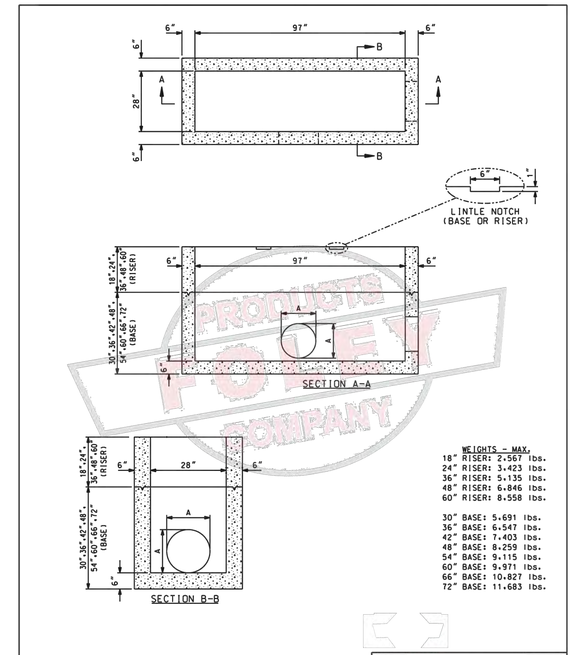
2 JBS 3101 FRAME AND GRATE
C7.02 SCALE: N.T.S.

NOTES:
1. MIN. CONCRETE STRENGTH: Fc' = 5,000 PSI @ 28 DAYS
2. REINFORCING STEEL: ASTM A615, Fy = 60 KSI
3. HOLE SIZE SHOWN IN TABLE IS FOR RCP PIPE. FOR OTHER TYPES OF PIPE THE OPENING WILL BE O.D. + 2-4".



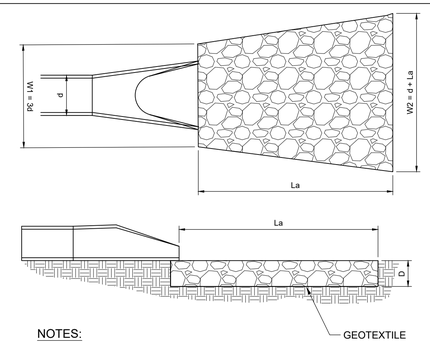
STANDARD DIMENSIONS IN INCHES												
PIPE SIZE	HOLE SIZE	"W"	"L"	"H"	"A"	"B"	"C"	"D"	"E"	"F"	"G"	WEIGHT (LBS)
12	20	63	54	43	42	24	27	16	12.0	13.0	3.0	3,605
15	24	63	54	43	42	24	27	16	8.5	9.75	3.50	3,605
18	27	63	54	43	42	24	27	16	5.0	6.5	4.0	3,605
24	34	78	66	51	51	29	33	18	5.0	6.0	4.0	5,468

3 HEADWALL
C7.02 SCALE: N.T.S.



4 28" X 97" TRIPLE CATCH BASIN
C7.02 SCALE: N.T.S.

5 NOT USED
C7.02 SCALE: N.T.S.

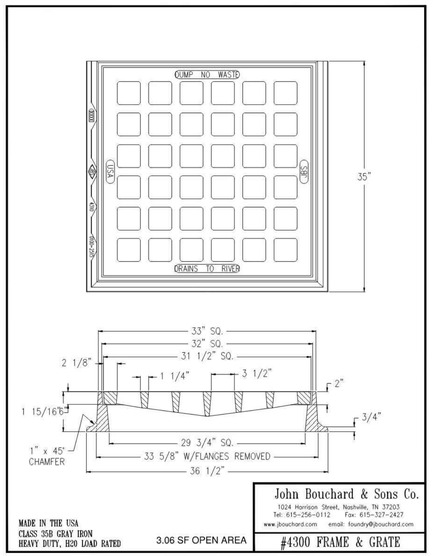


NOTES:
1. La IS THE LENGTH OF THE RIP-RAP APRON.
2. MIRAFI 1120N NONWOVEN GEOTEXTILE OR APPROVED ALTERNATE TO BE INSTALLED UNDER RIP-RAP
3. MAXIMUM STONE SIZE=1.5d

OUTLET	D (IN)	V_{25} (FT/S)	LA (FT)	W1 (FT)	W2 (FT)	D_{50} (IN)	D (IN)	TDOT CLASS
< 18	< 18	< 18	8	3.75	9.25	4	9	A-3
18	18	18	9	4.50	10.50	4	9	A-3
24	24	24	20	6	22	9	20.25	A-1
36	36	36	32	32	35	15	33.75	B

NOTE:
TAILWATER > 0.5 Ød AND ASSUMING FULL CULVERT FLOW (LOW TAILWATER CONDITIONS).

6 OUTLET PROTECTION
C7.02 SCALE: N.T.S.



NOTE:
CONTRACTOR TO INSTALL THREE GRATES ON TRIPLE AREA DRAINS.

7 JBS 4300 STORM GRATE
C7.02 SCALE: N.T.S.

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

MICHAEL DOUGLAS MYERS REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 109130 STATE OF TENNESSEE 11-27-24

SITE DETAILS

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

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

C7.02

FILE NO. 36257-04

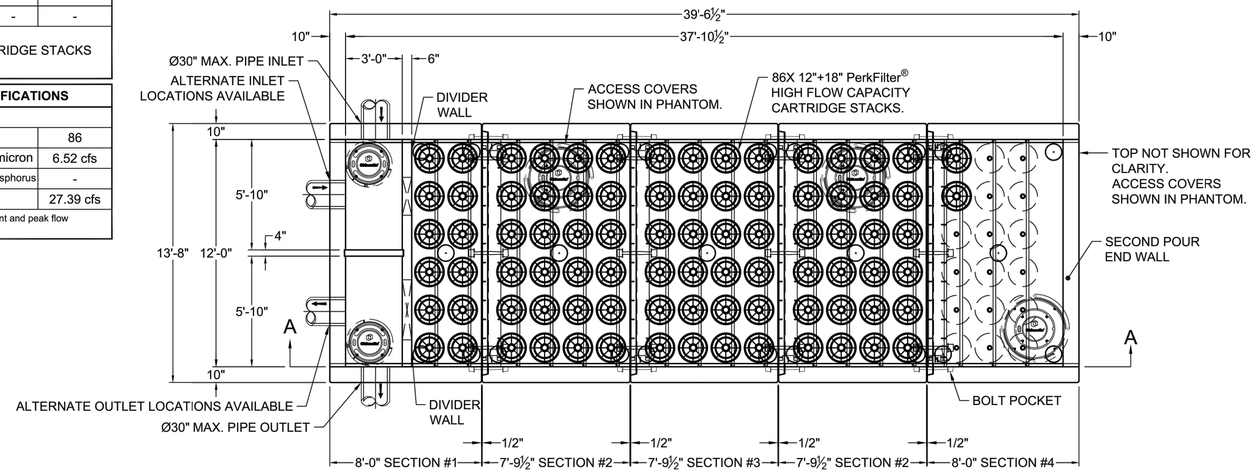
USER:MTYASEEN
FILE:P:\36\36257\36257\404_CAD\CIV\LIP\LOT\36257\04_C701.dwg
SAVED:11/22/2024
PLOTTED:11/26/2024

© Copyright 2024, Barge Design Solutions, Inc. ALL RIGHTS RESERVED

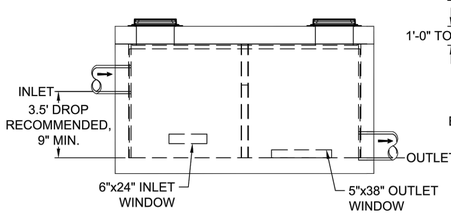
SITE SPECIFIC DATA				
Structure ID				Total
Treatment Flow Rate (cfs)				6.52
Peak Flow Rate (cfs)				-
Cartridge Quantity				86
Rim Elevation				-
Pipe Data	**Pipe Location**	**Pipe Size**	**Pipe Type**	**Invert Elevation**
Inlet 1	-	-	-	-
Inlet 2	-	-	-	-
Outlet	-	-	-	-
Notes: HIGH FLOW CAPACITY CARTRIDGE 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

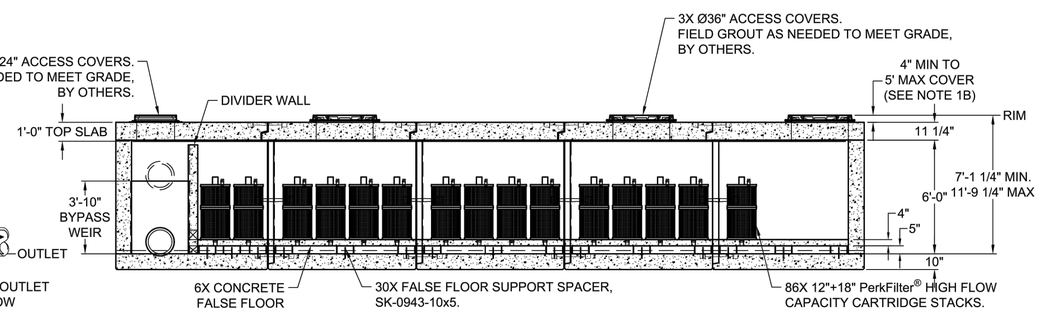
1. Contact Oldcastle for alternative treatment and peak flow capacities.



PLAN VIEW



LEFT END VIEW



SECTION A-A

NOTES:

1. DESIGN LOADINGS:
   A. AASHTO HS-20-44 (WITH IMPACT)
   B. DESIGN SOIL COVER: 5'-0" MAXIMUM
   C. ASSUMED WATER TABLE: BELOW BASE OF PRECAST (ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION)
   D. LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
   E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 8'-0" BELOW GRADE)
   F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.
2. CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.
3. REINFORCING: REBAR, ASTM A615/A706, GRADE 60
4. CEMENT: ASTM C150
5. REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
6. REFERENCE STANDARD:
   A. ASTM C890
   B. ASTM C913
   C. ACI 318-19
7. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW OF THIS SUBMITTAL.
8. OVERSIZED HOLES TO ACCOMMODATE SPECIFIC PIPE TYPE 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.
9. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
10. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
11. 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.
12. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT OLDCASTLE INFRASTRUCTURE.
13. MAXIMUM PICK WEIGHTS:
    A. TOP: XX,XXX LBS
    B. BASE: XX,XXX LBS*
    (* COMBINED WEIGHT OF BASE INCLUDES DIVIDER WALL, FALSE FLOOR, WEIR WALL, AND PRODUCT INTERNALS.)
14. INTERNALS SHALL CONSIST OF CARTRIDGES, WEIR WALL, FALSE FLOOR, FALSE FLOOR SUPPORT SPACERS AND DIVIDER WALL.

- PRELIMINARY -
NOT FOR CONSTRUCTION

Oldcastle Infrastructure™ A CRH COMPANY

Ph: 800.579.8819 | www.oldcastleinfrastructure.com/stormwater

THIS DOCUMENT IS THE PROPERTY OF OLDCASTLE INFRASTRUCTURE, INC. IT IS CONFIDENTIAL, SUBMITTED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED IN ANY WAY INJURIOUS TO THE INTERESTS OF, OR WITHOUT THE WRITTEN PERMISSION OF OLDCASTLE INFRASTRUCTURE, INC. COPYRIGHT © 2024 OLDCASTLE INFRASTRUCTURE, INC. ALL RIGHTS RESERVED.

PerkFilter Vault 12'x37'-10 1/2"
12"+18" High Flow Capacity Cartridge Stacks,125 Each

CUSTOMER: ----

PROJECT NAME: International Blvd - La Vergne, TN

DATE	MFG	DRAWN	ENGINEER	CHECKED	SALES ORDER
11/08/2024	384	LJM	LJM	LJM	-
SHEET NAME				REVISION - REV DATE -	SHEET 1 OF 1
24-1247231-PFV-1245.71					

Media Filtration

1 C7.03 WATER QUALITY UNIT DETAIL
SCALE: N.T.S.

USER:MTYASEEN
FILE:F:\36257\36257\04\04_CAD\CIVIL\PLOT\36257\04_C701.dwg
SAVED:11/25/2024
PLOTTED:11/26/2024

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

STATE OF TENNESSEE — MICHAEL DOUGLAS MYATT — REGISTERED ENGINEER — No. 109130 — 11-26-24

SITE DETAILS

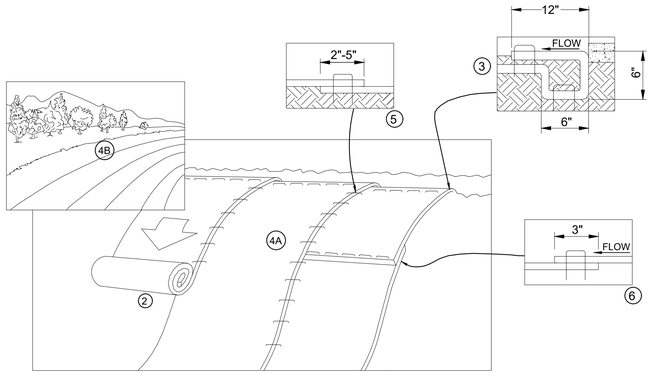
CIVIL CONSTRUCTION PLANS
TRINIDAD BENHAM CORP
PARKING LOT IMPROVEMENTS
140 & 148 INTERNATIONAL BLVD LA VERGNE, TN 37086

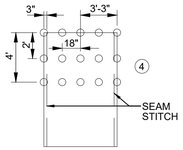
REV	DR.	CHK.	DATE	REVISION DESCRIPTION
0	MY	MP	11/27/2024	PERMIT DRAWINGS

C7.03

FILE NO. 36257-04

© Copyright 2024, Barge Design Solutions, Inc. ALL RIGHTS RESERVED





1. 3.4 STAPLES PER SQ. YD.
2. STAPLES SHALL BE 6" 11 GA. WIRE, "U" SHAPED STAPLES. LARGER STAPLES MAY BE REQUIRED FOR LOOSE SOIL. HEAVIER GAUGE STAPLES MAY BE REQUIRED FOR ROCKY OR HEAVILY COMPACTED SOIL.
3. FOR BLANKETS WITH THE OPTIONAL NORTH AMERICAN GREEN DOT SYSTEM, PLACE STAPLES/STAKES THROUGH EACH OF THE WHITE COLORED DOTS.

STAPLE PATTERN GUIDE

BLANKET SHALL BE AS SHOWN ON PLANS WITH B2 ANCHORS OR APPROVED SUBSTITUTE.

INSTALLED TO MANUFACTURER'S RECOMMENDATIONS

PREPARE SOIL BEFORE INSTALLING BLANKETS. APPLY 20 LBS/1000 SQUARE FEET 10-10-10 FERTILIZER AND 100 LBS/1000 SQUARE FEET AGRICULTURAL LIMESTONE AND INCORPORATE INTO THE UPPER
1/2" OF SOIL. SEED WITH TDOT GROUP "C1" MIX AT 1.5 LBS/ 1000 SQUARE FEET ("C1" CONSISTS OF 25% CROWN VETCH, 70% KENTUCKY 31 FESCUE, 5% ENGLISH RYE ACCORDING TO SECTION 918.14 OF THE TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2006). CONTRACTOR SHALL WATER SEED TO ENSURE GERMINATION AND ATTAIN A STAND OF GRASS ACCEPTABLE TO THE OWNER AND ENGINEER.

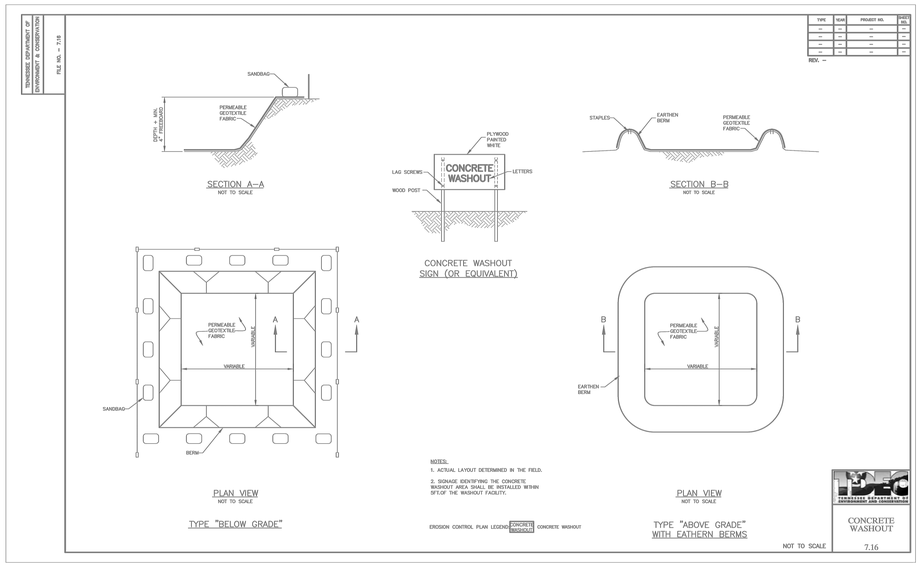
BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES OR STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.

ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES OR STAKES SHOULD BE PLACED THROUGH THE WHITE DOTS.

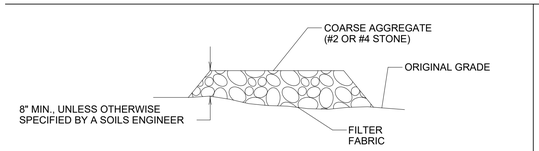
THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" TO 5" OVERLAP.

CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.

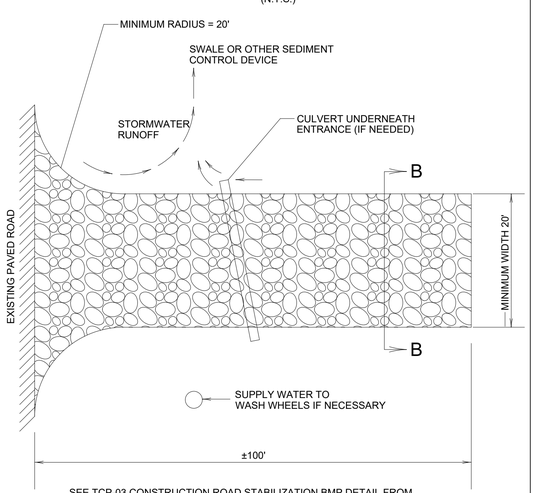
1 SLOPE MATTING
C7.04 SCALE: N.T.S.



2 CONCRETE WASHOUT
C7.04 SCALE: N.T.S.

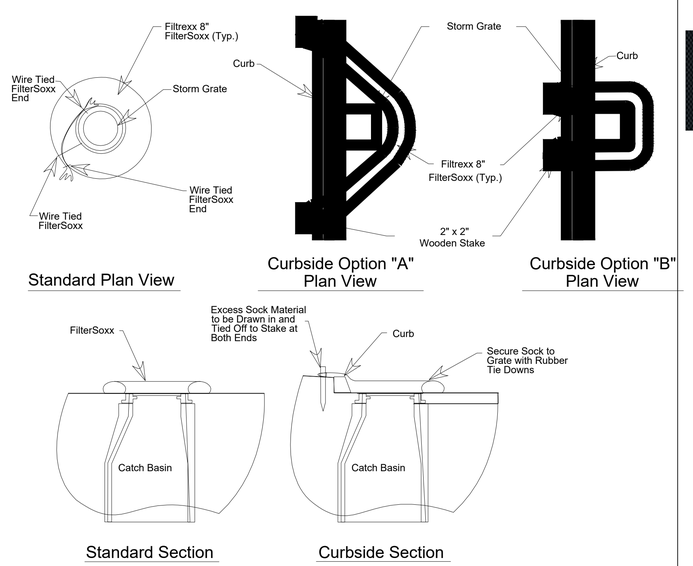


SECTION B-B
(N.T.S.)



SEE TCP-03 CONSTRUCTION ROAD STABILIZATION BMP DETAIL FROM METRO STORMWATER MANAGEMENT MANUAL VOLUME 4

3 CONSTRUCTION EXIT
C7.04 SCALE: N.T.S.



Notes:
1. All material to meet Filtrexx specifications
2. FilterSoxx compost/soil/rock/seed fill to meet application requirements.
3. Compost material to be dispersed on site, as determined by Engineer.

4 INLET PROTECTION
C7.04 SCALE: N.T.S.

SMARTFENCE 36"
SEDIMENT & PERIMETER CONTROL
LET'S GET IT DONE
INSTALLATION INSTRUCTIONS

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 ½ 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 (overfill) 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).

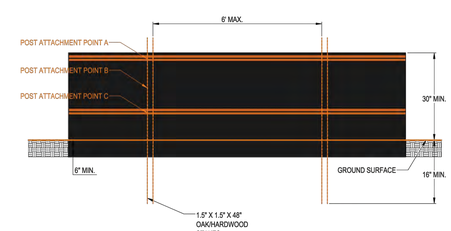
Please contact our team at 800-448-3636 or info@acfenv.com with any questions regarding the installation process.

LET'S GET IT DONE!™

SMARTfence

For more information, contact our Inside Sales team at 800.448.3636 email at info@acfenv.com

SMARTfence® 36 Detail:

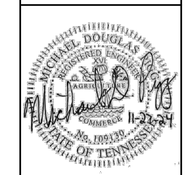


SMARTfence® 36 is NTPEP Compliant
GTX-2018-01-188

ACF ENVIRONMENTAL
LET'S GET IT DONE!™
800.448.3636
acfenvironmental.com

5 SILT FENCE
C7.04 SCALE: N.T.S.

BARGE DESIGN SOLUTIONS
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6272



SITE DETAILS

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

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

C7.04

FILE NO. 36257-04

USER:MTYASEEN
FILE:P:\36\36257\36257\4104_CAD\CIV\LPLOT\36257\4_C701.dwg
SAVED:11/22/2024
PLOTTED:11/25/2024

© Copyright 2024, Barge Design Solutions, Inc. ALL RIGHTS RESERVED

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 (Heliopsis 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

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

MICHAEL KENNEDY KAHNE
REGISTERED
AGRICULTURE
TENNESSEE NO. 2400
LANDSCAPE ARCHITECT
Not valid without original signature
Nov 12, 2024

LANDSCAPE PLAN

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

Know what's below
Call before you dig.
811
www.call811.com

PERMIT NUMBERS:
XXXXX XXXXXX
XXXXX XXXXXX

PARCEL ID: PARCEL 02 MAP 17

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

DATUM:

N

40' 20' 0' 40' 80'
SCALE: 1 INCH = 40 FEET

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
0	MY	MP	11/27/24	PERMIT DRAWINGS

L1.01

FILE NO. 36257-04

© Copyright 2024, Barge Design Solutions, Inc. ALL RIGHTS RESERVED

USER:ATPENEL
FILE:F:\36\36257\36257\04\04_CAD\GEN\LLAND\36257\04_LSP001 - 2.dwg
SAVED:11/26/2024
PLOTTED:11/26/2024

LANDSCAPE NOTES

1. ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING. AT A MINIMUM THE TOP ONE-THIRD OF THE ROOT BALL IS TO HAVE ALL BURLAP AND TWINE REMOVED.

2. DIMENSIONS FOR HEIGHTS, SPREAD, OR TRUNK CALIPER, SPECIFIED ON THE MATERIAL SCHEDULE IS A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. AT A MINIMUM, ALL PLANT MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1, AND AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

3. PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

4. DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

5. MINIMIZE DAMAGE TO THE ROOT BALL WHEN INSTALLING ALL PLANT MATERIAL. IF ROOTS ARE GIRDLING OR CIRCLING THEY MUST BE CAREFULLY LOOSENED OR CUT.

6. THE BALLS OF "B&B" PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL OR MULCH, OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS INSTALLED OR STORED SHALL BE WATERED BY CONTRACTOR AS NECESSARY UNTIL FINAL ACCEPTANCE.

7. ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT, THE ENTIRE PLANT SHALL BE PROTECTED BY TARPAULINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER DAMAGE IS NOT ACCEPTABLE.

8. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT DAMAGES THE BARK, BREAKS BRANCHES, OR DESTROYS ITS NATURAL SHAPE.

9. ALL PLANT BEDS SHALL BE SPRAYED WITH PRE-EMERGENT HERBICIDE (TREFLAN OR EQUIVALENT), APPLIED (ACCORDING TO MANUFACTURER'S INSTRUCTIONS) PRIOR TO PLANTING, FOR NOXIOUS WEED CONTROL. AVOID OVER APPLICATION INTO SEEDED GRASS AREAS.

10. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR ONE (1) YEAR. GUARANTEE PERIOD STARTS FROM DATE OF FINAL ACCEPTANCE OF LANDSCAPE ARCHITECT.

11. GROUND COVER SPACING PATTERN SHALL BE AS INDICATED ON TYPICAL SPACING PATTERN USING SPACING DIMENSION AS SHOWN ON PLANS AND SCHEDULE.

12. REPLACEMENT PLANT MATERIAL SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES AND SHALL CONFORM TO THE STANDARDS FOR PLANT MATERIALS SPECIFIED. ALL REPLACED MATERIAL SHALL IMMEDIATELY BE REMOVED FROM THE SITE AND ALL NECESSARY REPAIRS TO , GRADES, LAWN AREAS, PAVING, AND OTHER AREAS DAMAGED DURING REPLACEMENT SHALL BE MADE AT NO COST TO THE OWNER.

13. PLANT BED PREPARATION: THOROUGHLY DISC, SCARIFY, & LOOSEN SUBGRADE OF PLANTING BEDS TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES MEASURING OVER 1 INCH IN ANY DIMENSION. REMOVE ROCKS, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER THAT WILL INTERFERE WITH VEGETATION ESTABLISHMENT OR MAINTENANCE OPERATIONS. ADD SPECIFIED SOIL AMENDMENTS AND MIX THOROUGHLY INTO UPPER 4 INCHES OF TOPSOIL.

14. NO PLANT MATERIAL WITH ROOT BOUND OR CIRCLING ROOTS WILL BE ACCEPTABLE.

SEED INSTALLATION NOTES

1. SEED OF THE SPECIFIED GROUP SHALL BE SOWN AS SOON AS PREPARATION OF THE SEEDBED HAS BEEN COMPLETED. NO SEED SHALL BE SOWN DURING HIGH WINDS, NOR UNTIL THE SURFACE IS SUITABLE FOR WORKING AND IS IN A PROPER CONDITION. SEEDING SHALL BE PERFORMED DURING THE DATES SHOWN IN THE SEEDING REQUIREMENTS TABLE UNLESS OTHERWISE APPROVED BY THE ENGINEER. SEED MIXTURES MAY BE SOWN TOGETHER PROVIDED THEY ARE KEPT IN A THOROUGHLY MIXED CONDITION DURING THE SEEDING OPERATION. COPIES OF ALL WEIGHT TICKETS SHALL BE FURNISHED TO THE ENGINEER.

2. SEED SHALL BE APPLIED IN 2 APPLICATIONS; BY A MECHANICAL SPREADER IDEALLY SOWING IN LATE FALL AND WINTER TO TAKE ADVANTAGE OF WINTER AND SPRING RAINS. SPRING PLANTINGS FROM MARCH - MAY WILL ONLY BE ALLOWED IF THE CONTRACTOR PROVIDES TEMPORARY IRRIGATION APPROVED BY THE OWNER TO ESTABLISH THE NEED OF DEVELOPING THE SEEDLINGS.

3. SOIL PREPARATION - TALL VEGETATION WITHIN PLANTING SITE SHOULD BE MOWED AND SPRAYED WITH HERBICIDE AFTER SOME RE-GROWTH TO ELIMINATE EXISTING VEGETATION. AFTER TWO WEEKS, LIGHTLY CULTIVATE THE SOIL SURFACE (AVOID DEEP TILLING AS ADDITIONAL VIABLE WEE SEEDS WILL BE BROUGHT TO THE SURFACE). A SECOND APPLICATION OF HERBICIDE MAY BE NECESSARY IF WEED SEEDLINGS APPEAR. CONTRACTOR SHALL REMOVE ALL DEBRIS AND STONES LARGER THAN 2".

4. A NATIVE (TENNESSEE) SEED MIXTURE SHOULD BE PURCHASED FROM ROUNDSTONE OR A SIMILAR SUPPLIER. ROUNDSTONE RECOMMENDS 6.25 - 9.00 POUNDS OF PURE LIVE SEED MIXTURE PER ACRE. SEEDS MAY BE SPREAD WITH A SPREADER CAPABLE OF HANDLING MULTIPLE SIZES OF SEED, AND MAY BE LIGHTLY PUSHED INTO THE SOIL BY DRAGGING A CHAIN OR SIMILAR METHOD.

5. PRIOR TO SEEDING, THE AREA SHALL BE FINE GRADED. STONES AND OTHER DEBRIS GREATER THAN 1" IN ANY DIMENSION WHICH ARE VISIBLE ON THE SURFACE SHALL BE REMOVED.

6. SEED SHALL BE APPLIED IN 2 EQUAL APPLICATIONS FOR UNIFORM COVERAGE; DIRECTION OF TRAVEL OF SPREADER FOR SECOND PASS SHALL BE PERPENDICULAR OF THAT OF THE FIRST PASS. SEEDING SHALL NOT BE DONE WHEN IT IS RAINING OR SNOWING, OR WHEN WIND VELOCITY EXCEEDS 5 MPH.

7. FOLLOWING SEEDING, THE AREA SHALL BE LIGHTLY RAKED TO MINGLE SEED WITH TOP $\frac{1}{8}$" TO $\frac{1}{4}$" OF SOIL.

8. FOLLOWING THE SEEDING AND RAKING, THE ENTIRE AREA SHALL BE ROLLED WITH A HAND ROLLER HAVING A WEIGHT OF 60 - 90 LBS/FT OF WIDTH AND AN MINIMUM DIAMETER OF 2'. THE ENTIRE AREA SHALL THEN BE WATERED BY USE OF LAWN SPRINKLERS, OR BY OTHER APPROVED MEANS BY OWNER. INITIAL WATERING SHALL CONTINUE UNTIL THE EQUIVALENT OF A 2" DEPTH OF WATER HAS BEEN APPLIED TO THE ENTIRE SEEDED SURFACE AT A RATE WHICH NOT DISLODGE THE SEED. WATERING SHALL BE REPEATED THEREAFTER AS FREQUENTLY AS REQUIRED TO PREVENT DRYING OF THE SURFACE, UNTIL THE GRASS ATTAINS AND AVERAGE HEIGHT OF 2". WATERING METHODS AND APPARATUS WHICH MAY CAUSE EROSION OF THE SURFACE SHALL NOT BE PERMITTED.

9. EVENLY APPLY WHEAT STRAW 2" THICK OVER ALL SEEDED AREAS, APPROXIMATELY 60 BALES PER ACRE. THE CONTRACTOR SHALL NOT, UNDER ANY CIRCUMSTANCES, USE LOCAL HAY AS IT WILL BE JOHNSON GRASS.

10. ROPE OFF ENTIRE SEEDED AREA TO PREVENT VEHICLES AND PEDESTRIANS FROM ENTERING AREA.

Know what's **below**
Call before you dig.
811
www.call811.com

PERMIT NUMBERS:
XXXXX XXXXXX
XXXXX XXXXXX

PARCEL ID:
PARCEL 02 MAP 17

BENCHMARK:

DATUM:

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

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

MICHAEL KENNEDY KAUNLE
ESTABLISHED 1851
AGRICULTURE
TENNESSEE NO. 450
LANDSCAPE ARCHITECT
Nov 22, 2024

LANDSCAPE NOTES

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

REVISION INFORMATION

REV.	DR.	CHK.	DATE	DESCRIPTION
0	MY	MP	11/27/24	PERMIT DRAWINGS

L1.02

FILE NO. 36257-04

© Copyright 2024, Barge Design Solutions, Inc. ALL RIGHTS RESERVED

USER:ATPENEL
FILE:F:\36\36257\36257\04\04_CAD\GEN\LLAND\36257\04\04_LSP001 - 2.dwg
SAVED:11/26/2024
PLOTTED:11/26/2024

Planning Commission Report Meeting: January 28, 2025	City of La Vergne

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 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1.03). C-2 (Highway Service Commercial) Zoning District. Property owned by TN Group Properties, LLC. (WITHDRAWN)**

Reviewed By:
Bo Logan, City Planner

Summary:

This is an existing site and building. The building is 2,997 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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.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@lavergnetn.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@lavergnetn.gov)
Withdrawn - comments removed, noted for future in my file if site plans comes back.

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

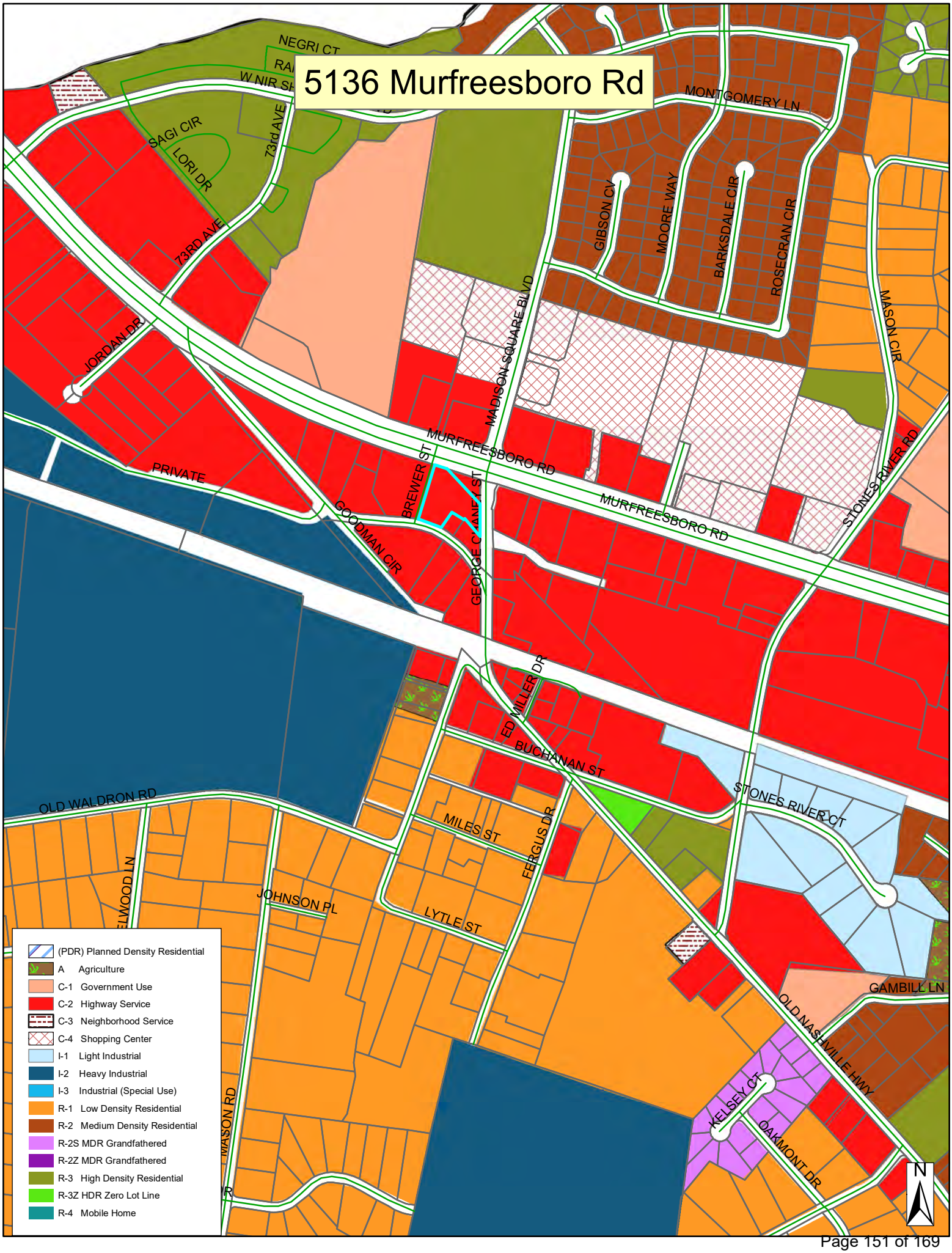
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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
MURFREESBORO RD
MURFREESBORO RD
MADISON SQUARE BLVD
BREWER ST
GEORGE CHANEY ST
OLD NASHVILLE HWY
N

5136 Murfreesboro Rd
MADISON SQUARE BLVD
MURFREESBORO RD
MURFREESBORO RD
BREWER ST
PRIVATE
GOODMAN CIR
GEORGE CHANEY ST
OLD NASHVILLE HWY
OLD WALDRON RD
ED MILLER DR
N


5136 Murfreesboro Rd
NEGRI CT
W NIR SH
SAGI CIR
LORI DR
73rd AVE
73RD AVE
MONTGOMERY LN
GIBSON CV
MOORE WAY
BARKSDALE CIR
ROSECRAN CIR
MASON CIR
JORDAN DR
MADISON SQUARE BLVD
MURFREESBORO RD
PRIVATE
BREWER ST
GEORGE CLANCY ST
GOODMAN CIR
STONES RIVER RD
ED MILLER DR
BUCHANAN ST
STONES RIVER CT
OLD WALDRON RD
MILES ST
FERGUS DR
JOHNSON PL
LYTLE ST
GAMBILL LN
OLD NASHVILLE HWY
KELSEY CT
OAKMONT DR
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home
N

QUALITY TIRES
TIRES & AUTO SERVICE
OFFICE

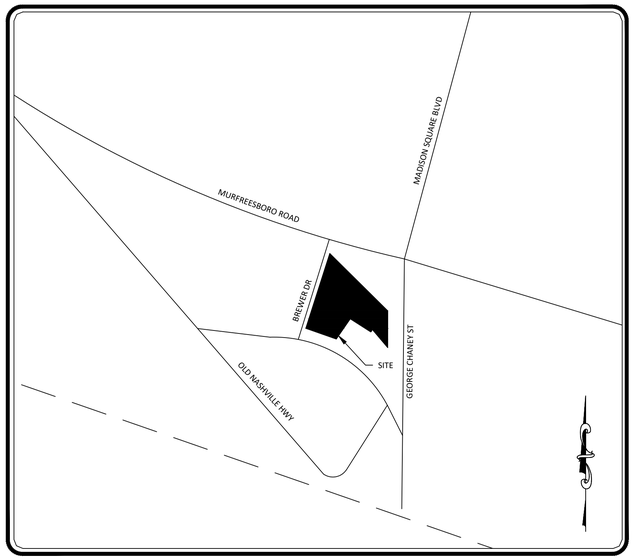
5130 MURFREESBORO ROAD
COMMERCIAL DEVELOPMENT

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: PROPOSED USE:	COMMERCIAL (VACANT) 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

615 DESIGN GROUP
1517 HUNT CLUB BLVD, GALLATIN TN 37066
(615) 499-7719
www.615designgroup.com

COREY NELSEN
REGISTERED ENGINEER
No. 126049
STATE OF TENNESSEE
12-02-2024

5130 MURFREESBORO RD
LA VERGNE TN 37086
COMMERCIAL DEVELOPMENT

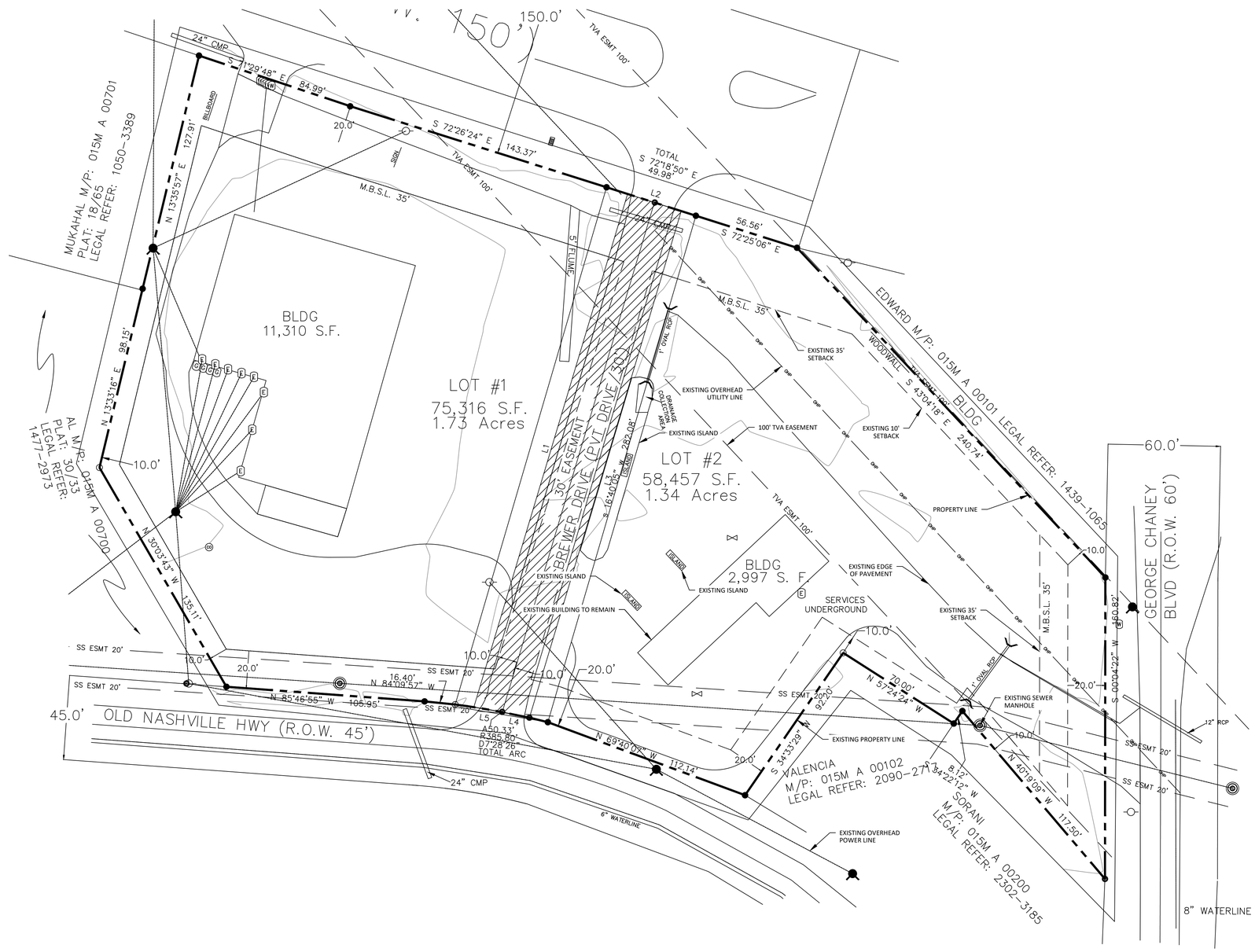
REVISIONS

NUMBER	DESCRIPTION	DATE

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

COVER

C0.0



EXISTING CONDITIONS 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. CONTRACTOR TO NOTIFY CITY INSPECTOR PRIOR TO ANY DEMOLITION ON SITE.
3. NO EXISTING STRUCTURES TO BE DEMOLISHED UNLESS OTHERWISE NOTED.
4. PRIOR TO THE START OF DEMOLITION / GRADING OPERATIONS, ALL OVERHEAD AND UNDERGROUND UTILITIES SHALL BE LOCATED. ALL REMOVAL AND / OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
5. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT.
6. ALL MATERIAL REMOVED FROM THE SITE ARE TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

EXISTING UTILITIES NOTE

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OF EXISTING OR PROPOSED UTILITIES. CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. ALL REMOVAL AND/OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.

615 DESIGN GROUP
3517 HUNT CLUB BLVD, GALLATIN TN 37066
(615) 202-2020
www.615designgroup.com

COREY NELSEN
REGISTERED ENGINEER
No. 126049
STATE OF TENNESSEE
12-02-2024

5130 MURFREESBORO RD
LA VERGNE TN 37086
COMMERCIAL DEVELOPMENT

REVISIONS		
NUMBER	DESCRIPTION	DATE

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

EXISTING CONDITIONS

C1.0

0 30 60 Feet

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: PROPOSED USE:	COMMERCIAL (VACANT) 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.

NOTES

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.

615 DESIGN GROUP
5517 HUNT CLUB BLVD, GALLATIN TN 37066
(615) 452-0589
www.615designgroup.com

COREY NELSEN
REGISTERED ENGINEER
No. 126043
STATE OF TENNESSEE
12-02-2024

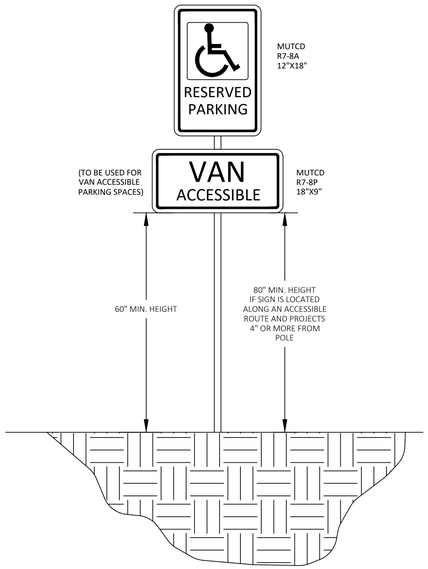
5130 MURFREESBORO RD
LA VERGNE TN 37086
COMMERCIAL DEVELOPMENT

REVISIONS		
NUMBER	DESCRIPTION	DATE

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

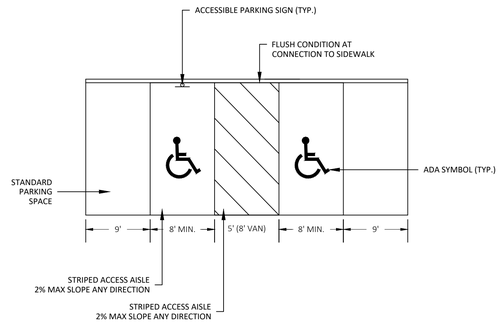
SITE PLAN

C2.0



NOTES:
REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST ADDITIONAL FOR FURTHER DETAIL.

ADA PARKING SIGN DETAIL
(NOT TO SCALE)



ADA PARKING SPACE AND RAMP DETAIL
(NOT TO SCALE)

615 DESIGN GROUP
5517 HUNT CLUB BLVD, GALLATIN TN 37066
(615) 452-0500
www.615designgroup.com

COREY NELSEN
REGISTERED ENGINEER
No. 126049
STATE OF TENNESSEE
12-02-2024

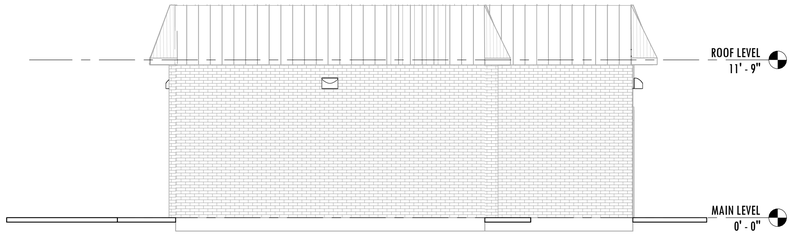
5130 MURFREESBORO RD
LA VERGNE TN 37086
COMMERCIAL DEVELOPMENT

REVISIONS		
NUMBER	DESCRIPTION	DATE

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

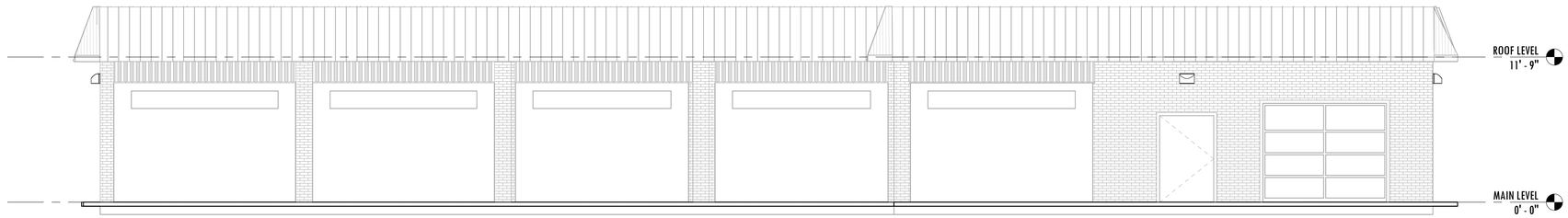
DETAILS

C2.1



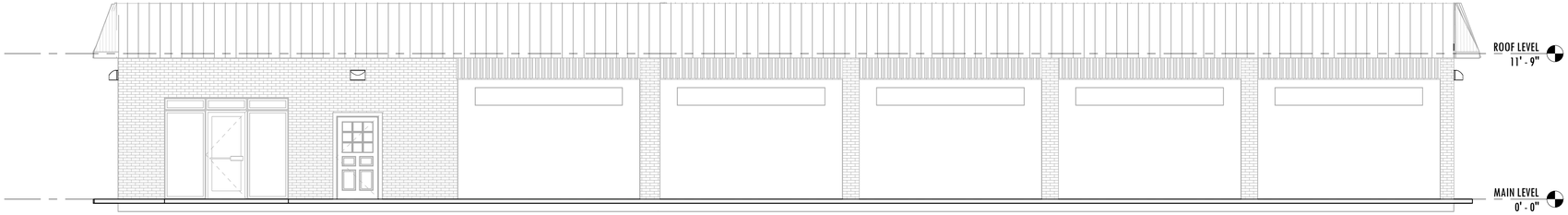
1 A2-0 EAST ELEVATION
3/16" = 1'-0"

N
PLAN NORTH



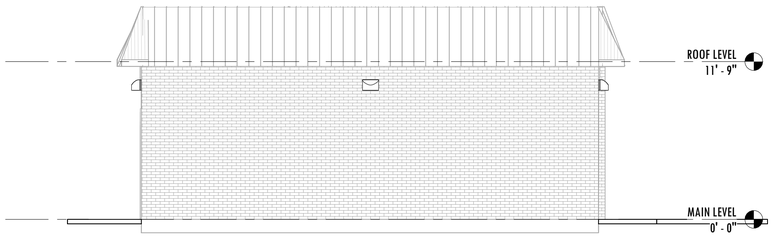
2 A2-0 NORTH ELEVATION
3/16" = 1'-0"

N
PLAN NORTH



3 A2-0 SOUTH ELEVATION
3/16" = 1'-0"

N
PLAN NORTH



4 A2-0 WEST ELEVATION
3/16" = 1'-0"

N
PLAN NORTH

ANDERSON ARCHITECTS
48 WEST CALDWELL STREET,
MT. JULIET, TN 37122
PHONE, FAX: 615-754-7677,
MOBILE: 615 - 714 - 1796
samandersn@gmail.com
(no "o" in son)

TIRE MECHANIC SHOP

5130 Murfreesboro Road, La Vergne TN.

COPYRIGHT 2022 ANDERSON ARCHITECTS

REVISIONS

NO.	DESCRIPTION	DATE

ELEVATIONS

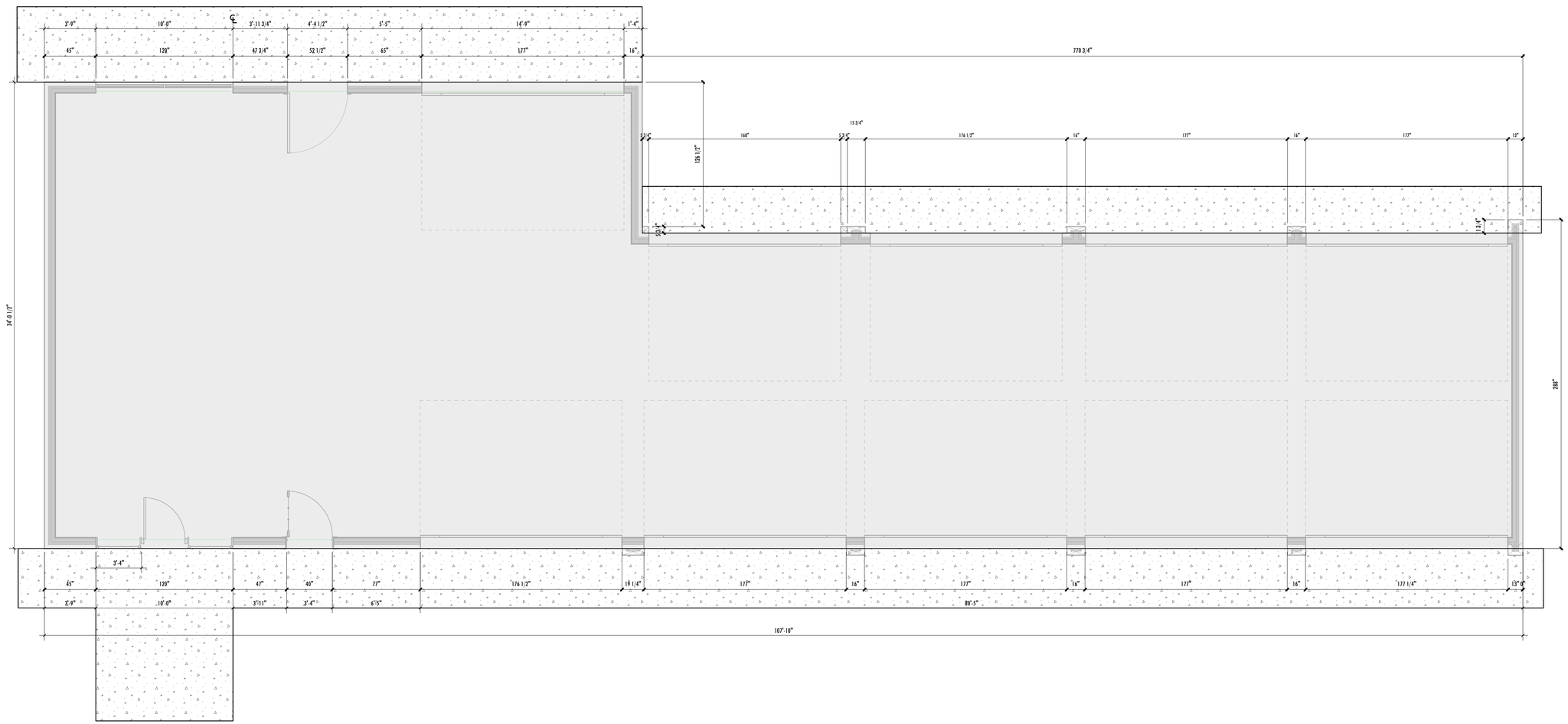
A2-0

TIRE MECHANIC SHOP

PROJ. NO. 0000 DATE 1/20/2024

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

ANDERSON ARCHITECTS

48 WEST CALDWELL STREET,
MT. JULIET, TN 37122
PHONE, FAX: 615-754-7677,
MOBILE: 615 - 714 - 1796
samandersn@gmail.com
(no "o" in son)

TIRE MECHANIC SHOP

5130 Murfreesboro Road, La Vergne TN.

COPYRIGHT 2022 ANDERSON ARCHITECTS

REVISIONS

NO.	DESCRIPTION	DATE

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 EITHER THAN 24" X 36". DIMENSIONS TAKE PREEDENCE OVER GRAPHICAL INFORMATION. IF A CONFLICT IS NOTICED, CONTACT ARCHITECT FOR RESOLUTION

NOT ISSUED FOR CONSTRUCTION

Planning Commission Report Meeting: January 28, 2025	City of La Vergne

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

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

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

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

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

Kimley»Horn

January 21, 2025

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	$	3,510,262.26
D.F. Chase	$	3,307,163.00
Carroll Daniel	$	1,930,183.00
Average Bid Price	$	2,915,869.42
20% Contingency	$	583,173.88
Total Bond Amount	**$**	**3,499,043.30**

The turn lane modifications along Murfreesboro Road 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. The cost of the traffic signal is included within the scope

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:
Name: Brett Garrett
Title, Company: President, ARCO/Murray Nashville
Email: bgarrett@arcomurray.com
Phone: 615-870-2240

CHASE

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

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

CARROLL DANIEL
CONSTRUCTION
Planners, Builders, Partners™

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:

Scope of Work	**[DemoPlus Group, Rogers Group, Lithko Concrete, Stansell Electric**
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

Kimley»Horn
Expect More. Experience Better.

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**

Planning Commission Report Meeting: January 28, 2025	City of La Vergne

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.