

WORKSHOP AGENDA

Planning Commission

February 11, 2025 @ 5:30 PM

For the February 25, 2025 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: January 28, 2025 Regular Meeting and February 11, 2025 Workshop.
2. Public Comment Period.

NEW BUSINESS

3. Site Plan – 470 Dick Buchanan Street – Building Addition of 1,642 Square Feet on 15.41 Acres. Requested by 615 Design Group. Property located at 470 Dick Buchanan Street (Tax Map 14, Parcel 50). I-2 (Heavy Industrial) Zoning District. Property owned by 470 Dick Buchanan, LLC.
4. Site Plan – Co-Op Business Park – New Building Totaling 252,072 Square Feet on 12.14 Acres. Requested by Kimley-Horn. Property located at 171 Waldron Road (Tax Map 15, Parcel 24.03). I-2 (Heavy Industrial) Zoning District. Property owned by Tennessee Farmer's Cooperative.
5. Final Plat - Mission Hills, Section 2 - 49 Lots on 13.57 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.
6. Bonds/Letters of Credit Update.
7. Discussion - Parking Ratios in the Zoning Ordinance.

ADJOURN



Item #: 3. **Item Title: Site Plan – 470 Dick Buchanan Street – Building Addition of 1,642 Square Feet on 15.41 Acres. Requested by 615 Design Group. Property located at 470 Dick Buchanan Street (Tax Map 14, Parcel 50). I-2 (Heavy Industrial) Zoning District. Property owned by 470 Dick Buchanan, LLC.**

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, 615 Design Group is requesting site plan approval for a proposed addition to an existing building at 470 Dick Buchanan St. There is a one-story building along with a one-story addition indicated on the plan. The total lot size is 15.41 acres. The existing building contains 1,642 sq. ft.

This parcel is not contained within the Murfreesboro Road/Waldron Overlay Streetscape District so overlay provisions do not apply.

Staff Comments / Technical Items:

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

No comments.

Engineering (Gary Lide - glide@lavergneth.gov)

Review complete. No Engineering comments. Revisions to site plan do not affect previously approved stormwater calculations.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

No comments.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

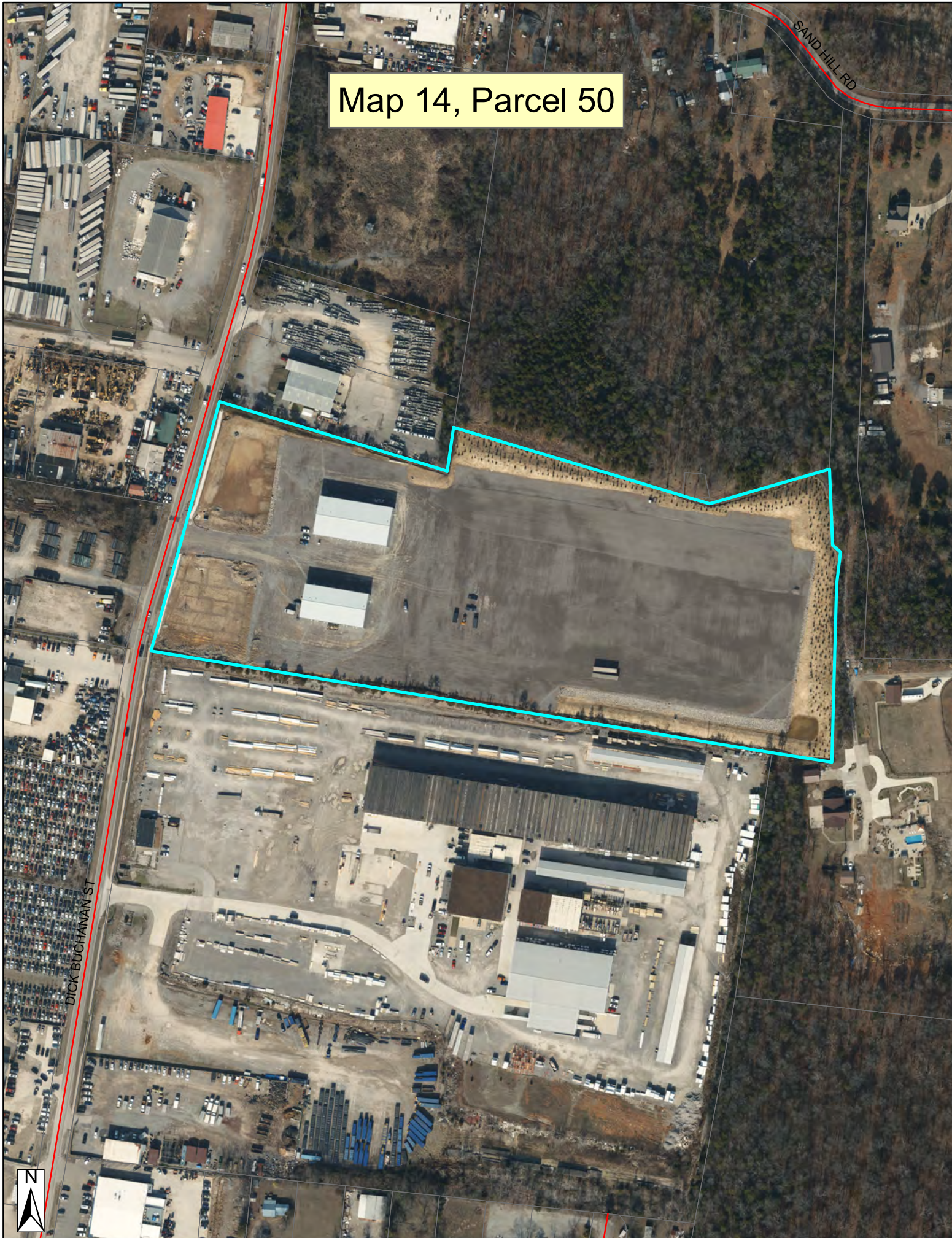
Police

No comments.

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

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

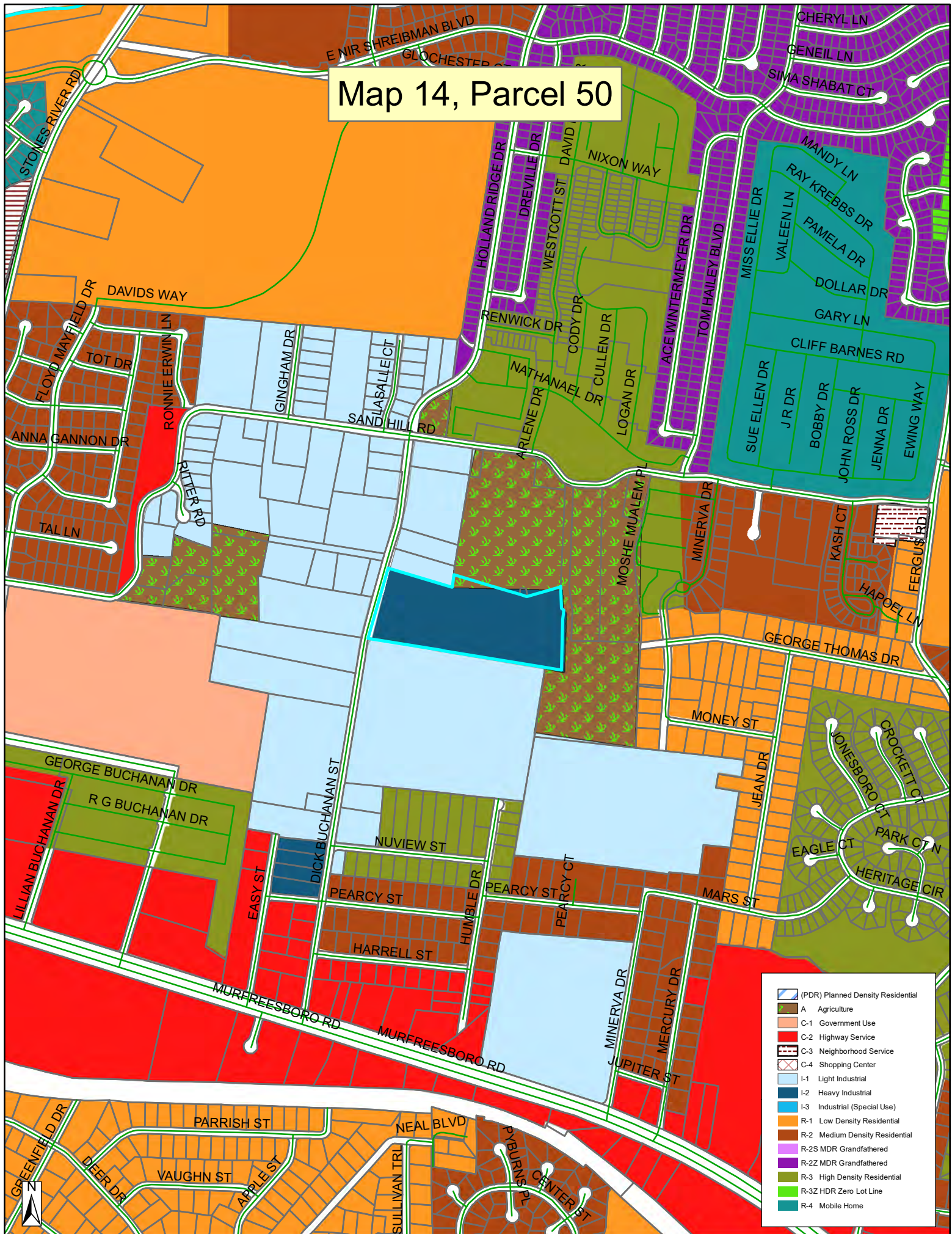
Map 14, Parcel 50



Map 14, Parcel 50



Map 14, Parcel 50









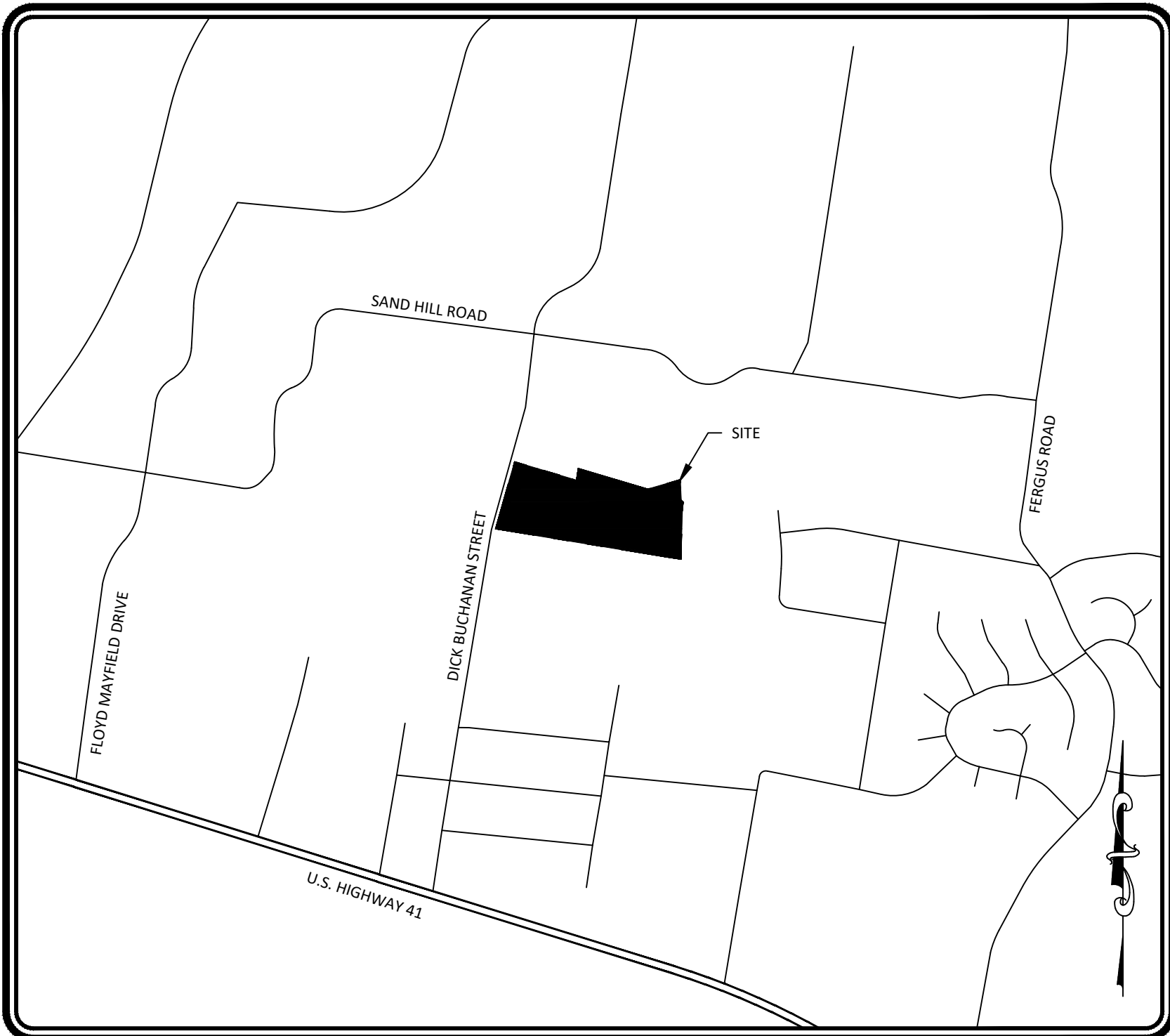
NON-RESIDENTIAL MINOR SITE PLAN SUBMITTAL

470 DICK BUCHANAN STREET - ADDITION

INDUSTRIAL DEVELOPMENT

SITE DATA TABLE	
SITE ADDRESS:	470 DICK BUCHANAN STREET LA VERGNE, TN 37086
OWNER:	470 DICK BUCHANAN, LLC
PARCEL ID:	TAX MAP: 014 / PARCEL: 050.00
DEED BOOK:	1651
PAGE #:	1955
SITE AREA:	+/- 15.41 ACRES (671,074 SF)
EXISTING ZONING:	I-2 HEAVY INDUSTRIAL
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	INDUSTRIAL
MINIMUM SETBACKS:	
FRONT:	40'
REAR:	15'
SIDE:	20'
EXISTING BUILDING SQ. FT.:	+/- 21,100 SF (INDUSTRIAL)
PROPOSED BUILDING SQ. FT.:	+/- 1,642 SF (ADDITION)
MAX BUILDING HEIGHT:	50'
PROPOSED BLDG HEIGHT:	1 STORY / 20'
PROPOSED BLDG USE:	OFFICE (ADDITION)
DISTURBED AREA:	+/- 0.24 ACRES (10,362 SF)
MAX LOT COVERAGE:	50%
PROPOSED LOT COVERAGE:	3.3%
PARKING PROVIDED:	398 SPACES
NOTES:	
1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY STIVERS LAND SURVEYORS, DATED 11/14/2024.	
2. NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47149C00201, DATED 10/16/2008.	

TDEC NOTICE OF COVERAGE NOTE	
THIS SITE DISTURBS LESS THAN 1 ACRE AND THEREFORE DOES NOT REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: <u>0.24</u> ACRES.	

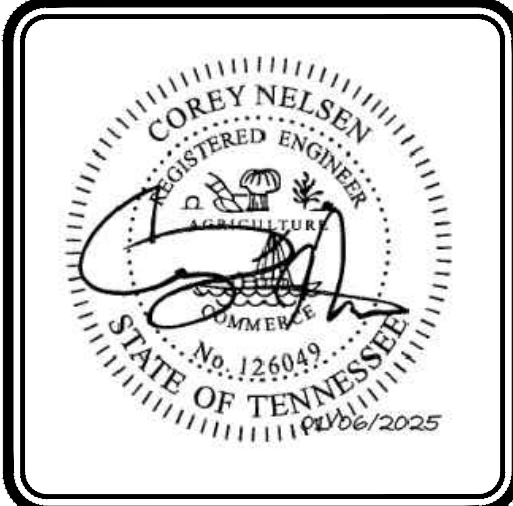
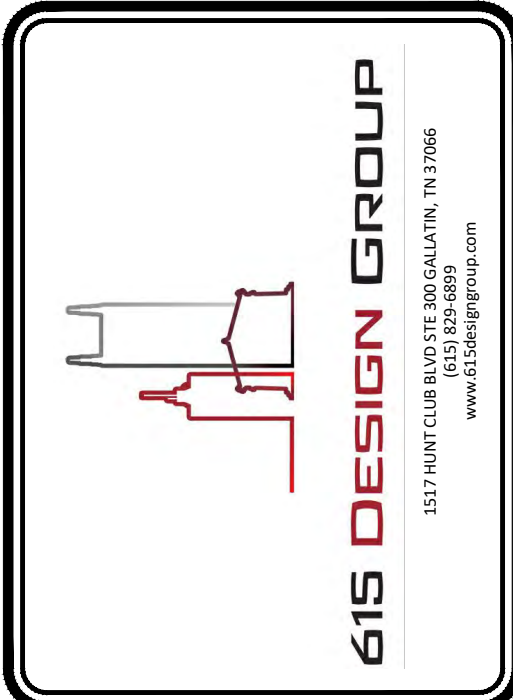


LOCATION MAP
NOT TO SCALE

CONTACTS	
CONTACTS:	
OWNER:	
470 DICK BUCHANAN, LLC 1200 BRICKELL AVENUE MIAMI, FL 33131 917-621-6071 jeremy@bay-st.com	
CIVIL ENGINEER:	
COREY NELSEN 615 DESIGN GROUP 1517 HUNT CLUB BLVD SUITE 300 GALLATIN, TN 37066 716-499-7719 corey@615designgroup.com	
LANDSCAPE ARCHITECT:	
NATE SWEITZER ARETE LANDSCAPE ARCHITECTURE 9031 HUBBARD STREET CULVER CITY, CA 90232 330-646-9018 nate@arete-la.com	
SURVEYOR:	
B2L LAND SURVEYORS 1198 OLD PINNACLE ROAD JOELTON, TN 37080 615-212-5703 B2LHPS@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 615-459-5553 PAULA STANLEY PAULA.STANLEY@TOWNOFMSYRNA	
ELECTRIC:	
NASHVILLE ELECTRIC SERVICE 1214 CHURCH STREET NASHVILLE, TN 37246 615-736-6900	

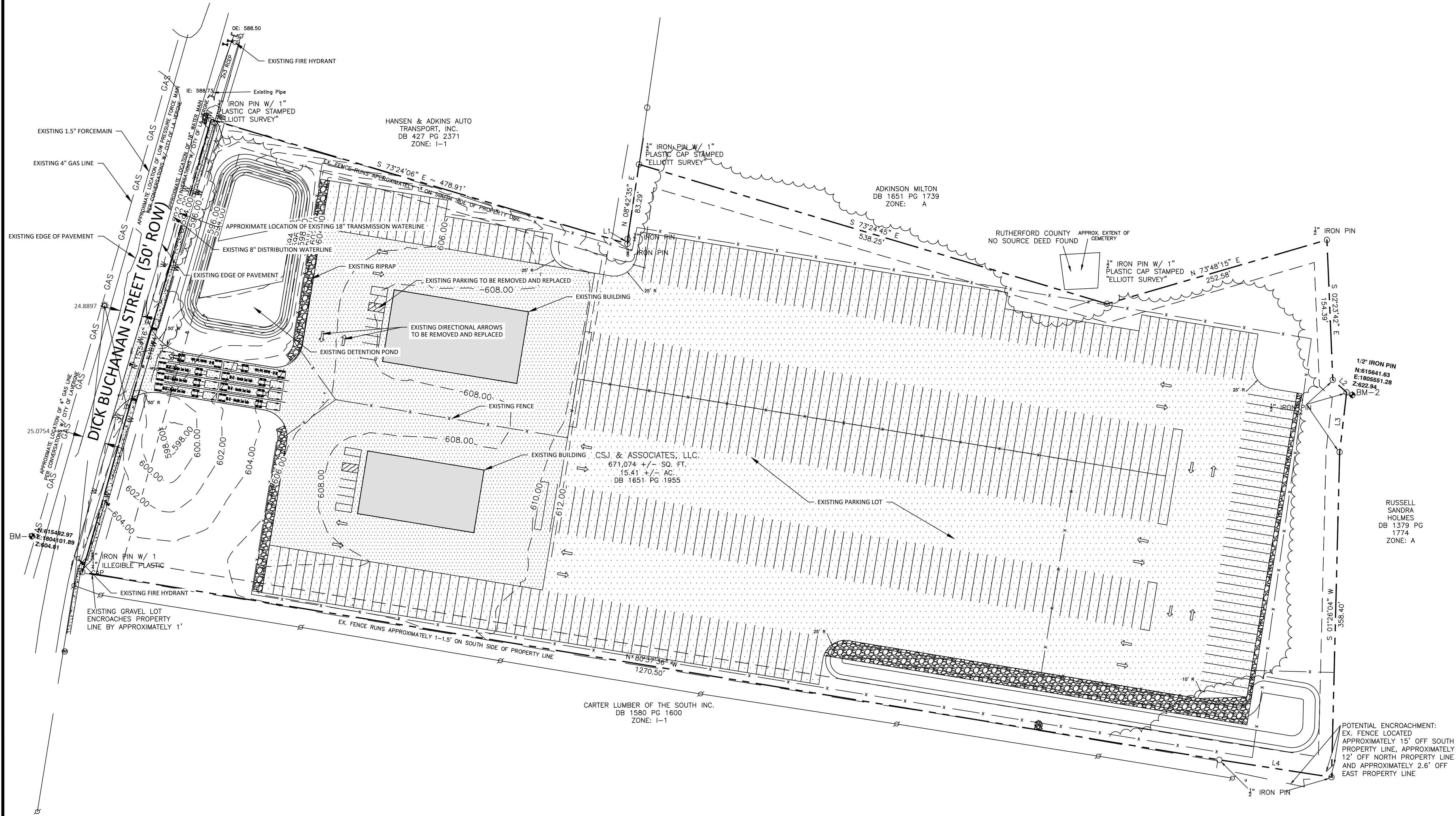
Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN - ADDITION
C3.0	EROSION CONTROL PLAN - SWPPP
C3.1	EROSION CONTROL PLAN - INITIAL
C3.3	EROSION CONTROL PLAN - FINAL
C3.4	EROSION CONTROL DETAILS
C4.0	GRADING PLAN



470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

NUMBER	REVISIONS DESCRIPTION	DATE
1	GRADING & UTILITY REVISION	8/16/2023
2	UTILITY REVISION	9/13/2023

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	12/05/2024
COVER	
C0.0	

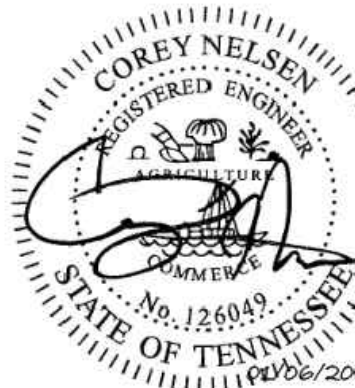


EXISTING CONDITIONS NOTES

1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY **B2L LAND SURVEYORS**.
2. CONTRACTOR TO NOTIFY CITY INSPECTOR PRIOR TO ANY DEMOLITION ON SITE.
3. ALL 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.



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LAVERNE, TN 37086

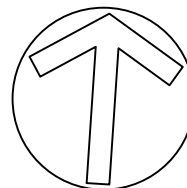
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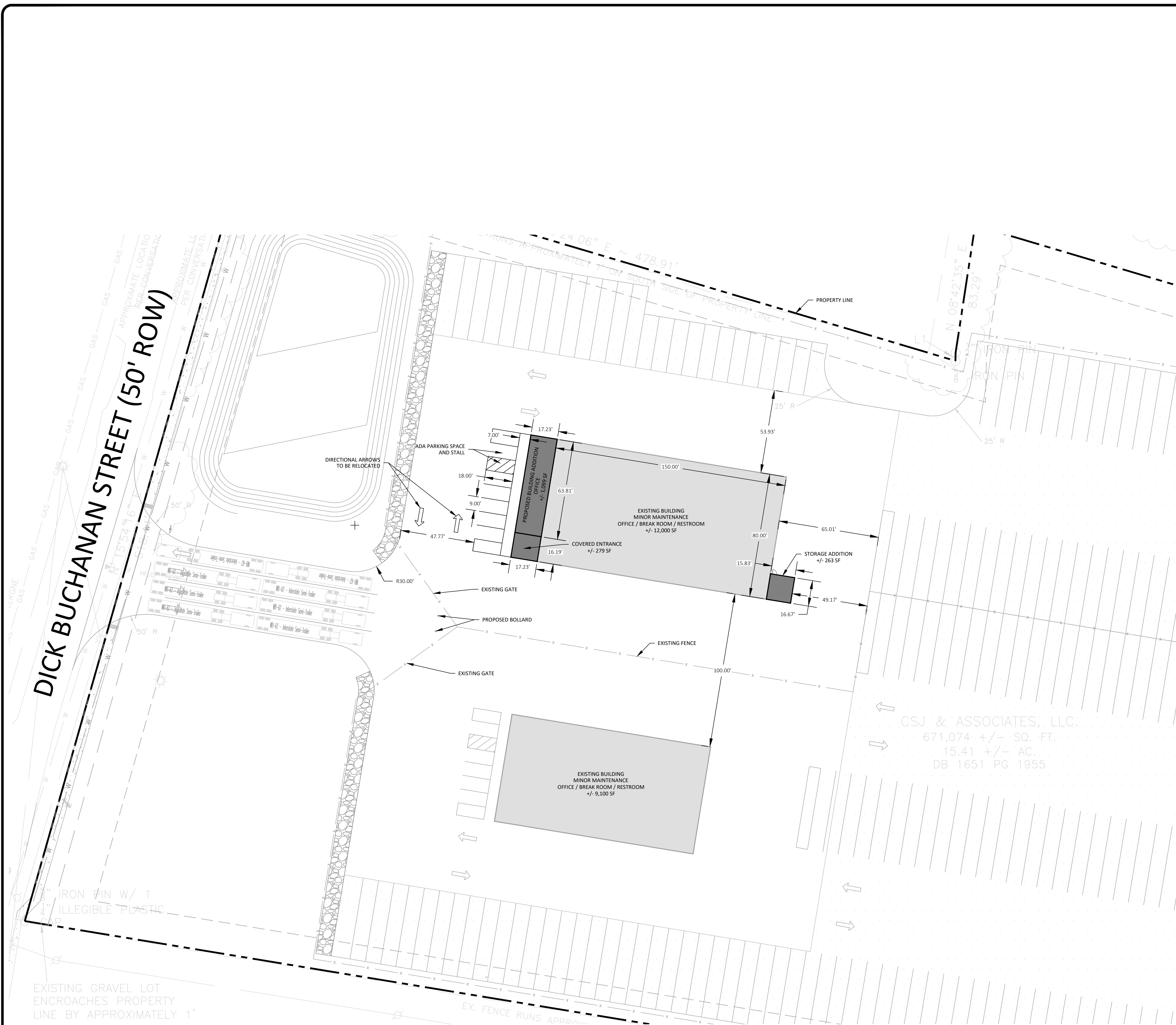
PROJECT #:	1046001
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DATE:	12/05/2024

EXISTING CONDITIONS
PLAN

C1.0

0 60 120 Feet

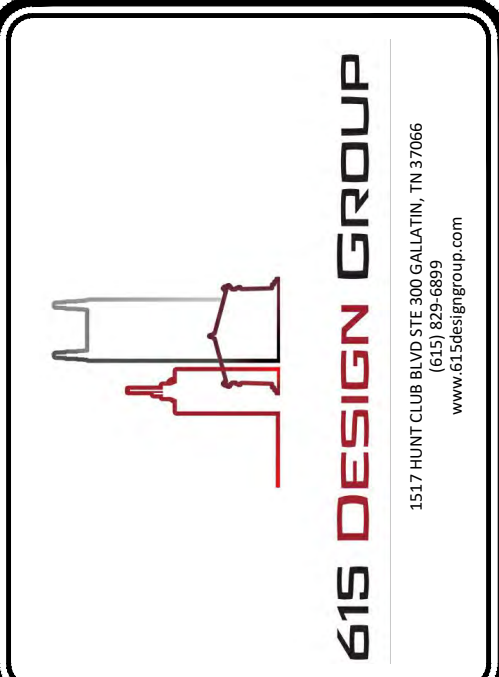




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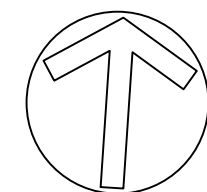
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PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	12/5/2024

SITE PLAN - ADDITION

C2.0



1. SWPPP REQUIREMENTS (3.0)

- 1.1.HAS THE SWPPP BEEN PREPARED BY AN INDIVIDUAL THAT HAS THE FOLLOWING CERTIFICATIONS (3.1.1) ?
YES ■ NO □
(CHECK ALL THAT APPLY BELOW)
1.1.1. ■ CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL; OR
1.1.2. □ TDEC LEVEL II CERTIFICATION
- 1.2.DO THE EPSC PLANS INCLUDE SEDIMENT BASINS OR OTHER SEDIMENT CONTROLS INVOLVING STRUCTURAL, HYDRAULIC, HYDROLOGIC OR OTHER ENGINEERING CALCULATIONS (3.1.1)?
YES □ NO ■
IF YES, HAVE THE EPSC PLANS BEEN PREPARED, STAMPED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT (3.1.1)?
YES □ NO □
- 1.3.DO THE PROJECT STORMWATER OUTFALLS DISCHARGE INTO THE FOLLOWING (5.4.1)?
YES □ NO ■
(CHECK ALL THAT APPLY BELOW)
1.3.1. □ IMPAIRED WATERS (303D FOR SILTATION OR HABITAT ALTERATION)
1.3.2. □ TENNESSEE KNOWN EXCEPTIONAL WATERS
IF YES, HAVE THE EPSC MEASURES BEEN DESIGNED TO CONTROL STORM RUNOFF GENERATED BY A 5-YR, 24-HR STORM EVENT (5.4.1.A)? YES □ NO □
IF YES, HAVE THE EPSC PLANS BEEN PREPARED BY AN INDIVIDUAL WHO HAS COMPLETED TDEC LEVEL II (5.4.1.B)? YES □ NO □
IF YES, HAS THE SWPPP BEEN PREPARED BY AN INDIVIDUAL WHO HAS COMPLETED TDEC LEVEL II (5.4.1.B)? YES □ NO □

2. SITE DESCRIPTION (3.5.1)

- 2.1.SITE MAP(S) (2.6.2):
USGS QUAD MAP IS INCLUDED AS THE FIRST PAGE OF THIS SWPPP.
LATITUDE: **36.02321897**
LONGITUDE: **-86.5554007**
- 2.2.DESRIPTION OF ALL CONSTRUCTION ACTIVITY AT THE SITE (3.5.1.A):
CONSTRUCTION OF RECREATIONAL POND AND PRIVATE DRIVE.
- 2.3.MAJOR SOIL DISTURBING ACTIVITIES (3.5.1.B):
(CHECK ALL THAT APPLY)
2.3.1. ■CLEARING AND GRUBBING
2.3.2. ■EXCAVATION
2.3.3. ■CUTTING AND FILLING
2.3.4. ■UTILITY TRENCHING
2.3.5. ■FINAL GRADING AND SHAPING
- 2.4.TOTAL PROJECT AREA (3.5.1.C):
2.4.1. TOTAL PROJECT: **15.41** ACRES ±
2.4.2. MITIGATION SITE (IF APPLICABLE): **N/A**
- 2.5.TOTAL AREA TO BE DISTURBED (3.5.1.C): **0.24** ACRES ±
2.5.1. TOTAL PROJECT: **15.41** ACRES ±
2.5.2. MITIGATION SITE (IF APPLICABLE): **N/A**
IF GREATER THAN 50 ACRES, IS THE CONSTRUCTION PHASED TO KEEP THE TOTAL DISTURBED AREA LESS THAN 50 ACRES AT ANY ONE TIME (3.5.1.M, 3.5.3.1.K)?
YES □ NO □

- 2.6.DESCRPTION OF EXISTING SITE TOPOGRAPHY (3.5.1.D):
REFER TO THE QUAD MAP AND EROSION CONTROL PLAN SHEETS INCLUDED.
SITE HAS GRADUAL SLOPE AND DRAINS FROM NORTHEAST TO SOUTHWEST.

- 2.7.PROPOSED CONSTRUCTION AREA (3.5.1.G): SEE THE FOLLOWING ENCLOSED PLANS.
C1.0 BOUNDARY & TOPOGRAPHIC SURVEY
C3.0 EROSION CONTROL PLAN - INITIAL
C3.1 EROSION CONTROL PLAN - FINAL

- 2.8.ARE ANY DISCHARGES ASSOCIATED WITH INDUSTRIAL (NON-CONSTRUCTION STORMWATER) ACTIVITY EXPECTED (3.5.1.H)? YES □ NO ■
IF YES, SPECIFY THE LOCATION OF THE ACTIVITY AND ITS PERMIT NUMBER.

SOIL NAME	HSG	% OF SITE	ERODIBILITY (K)
BtB BRADYVILLE SILT LOAM (2-5% SLOPES)	C	39.9	0.43
GRC GLADEVILLE-ROCK OUTCROP COMPLEX (2-15% SLOPES)	D	16.9	0.10
Tab2 TABLOTT SILT LOAM (2-5% SLOPES)	C	22.2	0.43
TrC TABLOTT-BARFIELD-ROCK (2-12% SLOPES)	C	21.0	0.43

- 2.10. PROJECT RUNOFF COEFFICIENTS AND AREA PERCENTAGES (3.5.1.F):

EXISTING CONDITIONS:		
AREA TYPE	AREA (AC)	C FACTOR
GRASS	4.540	0.23
GRAVEL	0.000	0.60
IMPERVIOUS	10.870	0.95
COMPOSITE C FACTOR: 0.74		

PROPOSED CONDITIONS:		
AREA TYPE	AREA (AC)	C FACTOR
GRASS	4.540	0.23
GRAVEL	0.000	0.60
IMPERVIOUS	10.87	0.95
COMPOSITE C FACTOR: 0.74		

3. ORDER OF CONSTRUCTION ACTIVITIES (3.5.1.B, 3.5.2.A)

- 3.1.INSTALLATION OF CONSTRUCTION EXIT AND PERIMETER EROSION CONTROL MEASURES PER THE INITIAL EROSION CONTROL PLAN.
3.2.CLEARING AND GRUBBING OF SITE.
3.3.STRIPPING AND STOCKPIILING OF TOPSOIL.
3.4.ROUGH GRADING OF THE SITE.
3.5.INSTALLATION OF STORM DRAINAGE INCLUDING ADDITIONAL EROSION CONTROL MEASURES SUCH AS INLET PROTECTION AND TEMPORARY SEEDING, WHERE REQUIRED.
3.6.INSTALLATION OF UNDERGROUND UTILITIES.
3.7.INSTALLATION OF EROSION CONTROL BLANKETS AND TEMPORARY SEEDING AND MULCHING AS NEEDED THROUGHOUT GRADING OPERATIONS.
3.8.INSTALLATION OF CURB AND GUTTER.
3.9.PLACEMENT OF BASE STONE AND BINDER ASPHALT COURSE FOR ROADWAYS.
3.10. BACKFILLING OF PAVEMENT AND CURBS.
3.11. CONSTRUCTION OF VERTICAL STRUCTURES.
3.12. PLACEMENT OF TOPSOIL, FINAL SEEDING, AND LANDSCAPING.

4. STREAM, OUTFALL, WETLAND, TMDL AND ENDANGERED SPECIES INFORMATION

- 4.1.STREAM INFORMATION
WILL CONSTRUCTION AND/OR EROSION PREVENTION AND SEDIMENT CONTROLS IMPACT ANY STREAMS?
YES □ NO ■
4.1.1. RECEIVING STREAMS (3.5.1.I)
4.1.1.1. STREAM NAME: **FINCH BRANCH**
4.1.1.2. IMPAIRED FOR SILTATION OR HABITAT ALTERATION? YES □ NO ■
4.1.1.3. KNOWN EXCEPTIONAL QUALITY WATERS? YES □ NO ■
4.1.2. ARE BUFFER ZONES REQUIRED ON SITE (3.5.1.K, 4.1.2, 5.4.2)? YES □ NO ■
IF YES, ARE THEY SHOWN ON THE PLAN SHEETS? YES □ NO □
IF YES, WHICH SIZE IS APPLICABLE?
□ 60-FEET FOR IMPAIRED AND EXCEPTIONAL WATERS (AVERAGE WIDTH PER SIDE WITH A MINIMUM OF 30-FEET)
□ 30-FEET FOR ALL OTHER STREAMS (AVERAGE WIDTH PER SIDE WITH A MINIMUM OF 15-FEET)
4.1.3. ARE THERE BUFFER ZONE EXEMPTIONS (4.1.2.1)? YES □ NO ■
- 4.2.OUTFALL INFORMATION (3.5.1.D):

OUTFALL	DRAINAGE AREA	SEDIMENT BASIN	RECEIVING STREAM
1 - WEST	7.97 ACRES	NO	FINCH BRANCH
2 - EAST	7.43 ACRES	NO	FINCH BRANCH

4.2.1. HAVE ALL OUTFALLS BEEN LABELED ON THE EPSC PLAN SHEETS (3.5.1.G, 5.4.1.F)
YES ■ NO □

4.2.2. HAVE ALL OUTFALLS BEEN LABELED ON THE USGS TOPOGRAPHIC MAP (2.6.2)?
YES ■ NO □

4.2.3. SEDIMENT BASIN OR EQUIVALENT MEASURE(S):
4.2.3.1.1. A SEDIMENT BASIN OR EQUIVALENT MEASURE(S) WILL BE PROVIDED FOR ANY OUTFALL DRAINAGE AREA PER THE FOLLOWING:
4.2.3.1.2. TEN ACRES OR MORE FOR AN OUTFALL THAT DOES NOT DISCHARGE TO AN IMPAIRED STREAM OR KNOWN EXCEPTIONAL QUALITY WATER (3.5.3.3).
4.2.3.1.3. OF FIVE ACRES OR MORE FOR AN OUTFALL THAT DISCHARGES TO AN IMPAIRED STREAM OR KNOWN EXCEPTIONAL QUALITY WATER (5.4.1.F)
4.2.3.2. ARE EQUIVALENT MEASURES BEING SUBSTITUTED FOR A SEDIMENT BASIN?
YES ■ NO □ N/A □
IF SO, DESCRIBE: **SILT FENCE OUTLETS, RIP-RAP PROTECTION, AND PERIMETER SILT FENCE ARE BEING UTILIZED IN SUB-WATERSHEDS WITHIN THE OUTFALL WATERSHEDS.**
4.2.3.3. WHERE POSSIBLE, HAS NON-PROJECT RUN-ON BEEN DIVERTED THROUGH THE PROJECT SO THAT THE CONTROLS WHERED NOT FLOW OVER DISTURBED AREAS WITHIN THE PROJECT AREA, THUS SEPARATING NON-PROJECT RUN-ON FROM PROJECT RUN-OFF THEREBY REDUCING THE DRAINAGE AREA TO ANY ONE OUTFALL (3.5.3.3, 5.4.1.F) YES ■ NO □ N/A □

- 4.3.WETLAND INFORMATION
WILL CONSTRUCTION AND/OR EROSION AND SEDIMENT CONTROLS IMPACT ANY WETLANDS? YES □ NO ■
4.3.1. IMPACTED WETLANDS:
LABEL LOCATION TEMP. IMPACTS (AC) PERMANENT IMPACTS (AC)
- 4.4.TOTAL MAXIMUM DAILY LOADS (TMDL) INFORMATION (3.5.10):
4.4.1. IS THIS PROJECT LOCATED IN A WATERSHED THAT MAINTAINS AN EPA APPROVED TMDL FOR SILTATION? YES □ NO ■
- 4.5.ENDANGERED SPECIES INFORMATION (3.5.5.E):
IS THERE STATE OR FEDERALLY LISTED SPECIES LOCATED WITHIN THE PROJECT AREA? SPECIAL NOTES ARE REQUIRED TO DESCRIBE MEASURES NECESSARY TO PREVENT "TAKING" OF LEGALLY PROTECTED STATE OR FEDERALLY LISTED THREATENED OR ENDANGERED AQUATIC FAUNA AND/OR CRITICAL HABITAT.
YES □ NO ■
IF YES, LIST ALL PLAN SHEETS WHERE SPECIAL NOTES HAVE BEEN ADDED.

5. EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES (3.5.3)

- 5.1.EPSC MEASURES MUST BE DESIGNED, INSTALLED AND MAINTAINED TO CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE EROSION (4.1.1).
- 5.2.EPSC MEASURES MUST CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOWS AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS, STREAM CHANNELS AND STREAM BANKS (4.1.1).
- 5.3.THE EPSC MEASURES HAVE, AT A MINIMUM, BEEN DESIGNED FOR THE:
□ 2-YEAR, 24 HOUR STORM EVENT WHEN RECEIVING WATER IS NOT LISTED ON THE 303D LIST DUE TO SILTATION OR HABITAT ALTERATION
■ 5-YEAR, 24 HOUR STORM EVENT WHEN RECEIVING WATER IS LISTED ON THE 303D LIST DUE TO SILTATION OR HABITAT ALTERATION
- 5.4.HAVE PHASED EPSC PLANS BEEN PREPARED FOR THE PROJECT (3.5.2)?
YES ■ NO □ (IF YES, CHECK THE APPLICABLE BOX BELOW).
5.4.1. □ PROJECT DISTURBED AREA IS LESS THAN 5 ACRES (MINIMUM OF TWO PHASES OF EPSC PLANS REQUIRED)
5.4.2. ■ PROJECT DISTURBED AREA IS GREATER THAN 5 ACRES (MINIMUM OF THREE PHASES OF EPSC PLANS REQUIRED)
- 5.5.HAVE STEEP SLOPES (GREATER THAN 35%) BEEN MINIMALLY DISTURBED AND/OR PROTECTED BY CONVEYING RUNOFF NON-EROSIVELY AROUND OR OVER THE SLOPE (3.5.3.2, 10 "STEEP SLOPE")?
YES ■ NO □ N/A □
- 5.6.IS ADDITIONAL PHYSICAL OR CHEMICAL TREATMENT OF STORMWATER RUNOFF NECESSARY (5.4.1.A)?
YES □ NO ■
- 5.7.ALL PHYSICAL AND/OR CHEMICAL TREATMENT WILL BE RESEARCHED, APPLIED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND FULLY DESCRIBED ON THE EPSC PLANS. IF CHEMICAL TREATMENT IS NECESSARY, THE SWPPP WILL BE MODIFIED (3.5.3.1.B).
- 5.8.ARE THE LIMITS OF DISTURBANCE CLEARLY MARKED IN THE SWPPP (3.5.1.N)?
YES ■ NO □
- 5.9.EPSC MEASURES WILL NOT BE INSTALLED IN STREAMS OR WETLANDS WITHOUT FIRST OBTAINING US COE SECTION 404, TDEC ARAP, AND TVA PERMITS AS APPLICABLE (3.5.3.3).
- 5.10. DISCHARGES FROM DEWATERING ACTIVITIES ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS (4.1.4). FILTER BAGS ARE TO BE USED DURING ANY DEWATERING OPERATIONS.
- 5.11. OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION EXIT SHALL BE USED TO REDUCE THE TRACKING OF MUD AND/OR DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES (3.5.3.1.N).
- 5.12. STABILIZATION PRACTICES
5.12.1. PRE-CONSTRUCTION. VEGETATIVE GROUND COVER WILL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA WILL RECEIVE TEMPORARY SEED AND/OR MULCH OR OTHER TEMPORARY COVER IS INSTALLED (3.5.3.1.H).
5.12.2. STABILIZATION MEASURES WILL BE INITIATED AS SOON AS POSSIBLE WHEN CONSTRUCTION ACTIVITIES HAVE TEMPORARILY PERMANENTLY CEASED. TEMPORARY OR PERMANENT STABILIZATION WILL BE COMPLETED WITHIN 14 DAYS AFTER ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IN THAT AREA. PERMANENT STABILIZATION WILL REPLACE TEMPORARY MEASURES AS SOON AS PRACTICABLE (3.5.3.2).
5.12.3. STEEP SLOPES ARE DEFINED AS A NATURAL OR CREATED SLOPE OF 35% GRADE OR STEEPER REGARDLESS OF HEIGHT. STEEP SLOPES SHALL BE TEMPORARILY STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED (3.5.3.2, 10 "STEEP SLOPE").
- 5.13. A RAIN GAUGE AND DAILY RAINFALL RECORDS SHALL BE MAINTAINED AT THE SITE, OR A REFERENCE SITE WILL BE USED TO RECORD THE DAILY AMOUNT OF PRECIPITATION (3.5.3.1.O).

6. CONSTRUCTION SUPPORT ACTIVITIES

- 6.1.MATERIAL DISPOSAL (1.2.2, 3.5.3.1.G)
WASTE MATERIAL (EARTH, ROCK, ASPHALT, CONCRETE, ETC.) NOT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT WILL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR WILL OBTAIN ANY AND ALL NECESSARY PERMITS INCLUDING, BUT NOT LIMITED TO NPDES, AQUATIC RESOURCES ALTERATION PERMIT(S), CORPS OF ENGINEERS SECTION 404 PERMITS, AND TVA SECTION 26A PERMITS TO DISPOSE OF WASTE MATERIALS.
7. MAINTENANCE AND INSPECTION
- 7.1.INSPECTION PRACTICES (3.5.8)
7.1.1. INSPECTORS MUST HAVE SUCCESSFULLY COMPLETED THE TDEC "FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL LEVEL 1" COURSE (TDEC LEVEL 1), AND THEY MUST MAINTAIN THE CERTIFICATION. A COPY OF THE INSPECTOR'S CERTIFICATION SHOULD BE MAINTAINED ON SITE WITH THE SWPPP (3.5.8.1).
7.1.2. THE INSPECTOR SHALL CONDUCT PRE-CONSTRUCTION INSPECTIONS TO VERIFY AREAS NOT TO BE DISTURBED HAVE BEEN MARKED IN THE SWPPP AND IN THE FIELD BEFORE LAND DISTURBANCE ACTIVITIES BEGIN AND INITIAL MEASURE HAVE BEEN INSTALLED (3.5.1.N, 10 "INSPECTOR").
7.1.3. INSPECTIONS WILL BE CONDUCTED AT LEAST TWICE EVERY CALENDAR WEEK AND AT LEAST 72 HOURS APART (3.5.8.2.A).
7.1.4. WHERE SITES OR PORTION(S) OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (I.E. COVERED WITH SNOW OR ICE) OR DUE TO EXTREME DROUGHT, THE FREQUENCY OF INSPECTIONS MAY BE REDUCED TO MONTHLY WITH WRITTEN NOTIFICATION TO TDEC (3.5.8.2.A).
7.1.5. ALL DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR MATERIAL STORAGE THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AN EACH OUTFALL SHALL BE INSPECTED

- (3.5.8.2.B)
7.1.6. THE INSPECTOR SHALL OVERSEE THE REQUIREMENTS OF OTHER CONSTRUCTION-RELATED WATER QUALITY PERMITS (I.E. TDEC ARAP, US COE AND TVA SECTION 26A PERMITS) FOR CONSTRUCTION ACTIVITIES AROUND WATERS OF THE STATE (10 "INSPECTOR").
7.1.7. THE SWPPP WILL BE REVISED AS NECESSARY BASED ON THE RESULTS OF THE INSPECTION. REVISION(S) WILL BE RECORDED WITHIN 7 DAYS OF THE INSPECTION. REVISION(S) WILL BE IMPLEMENTED WITHIN 14 DAYS OF THE INSPECTION (3.8.5.2.F).
7.1.8. INSPECTIONS WILL BE DOCUMENTED ON THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM PROVIDED IN APPENDIX C OF THE CGP (3.5.8.2.G).
7.1.9. TRAINED CERTIFIED INSPECTORS SHALL COMPLETE INSPECTION DOCUMENTATION TO THE BEST OF THEIR ABILITY. FALSIFYING INSPECTION RECORDS OR OTHER DOCUMENTATION OR FAILURE TO COMPLETE INSPECTION DOCUMENTATION SHALL RESULT IN A VIOLATION OF THIS PERMIT AND ANY OTHER APPLICABLE ACTS OR RULES (3.5.8.2.H).
7.1.10. DOCUMENTATION OF INSPECTIONS WILL BE MAINTAINED ON SITE WITH THE SWPPP (3.5.8.2.G).
- 7.2.MAINTENANCE PRACTICES
7.2.1. ALL CONTROLS WILL BE MAINTAINED IN GOOD AND EFFECTIVE OPERATING ORDER. NECESSARY REPAIRS OR MAINTENANCE WILL BE ACCOMPLISHED BEFORE THE NEXT RAIN EVENT AND IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED (3.5.8.2.E, 3.5.7).
7.2.2. ALL CONTROLS WILL BE MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES AND AT A MINIMUM BE CONSISTENT WITH STANDARD DETAILS CONTAINED IN THIS SWPPP AND MANUFACTURER'S SPECIFICATIONS (3.5.3.1.B).
7.2.3. SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAPS, SILT FENCE, SEDIMENT BASINS, AND OTHER CONTROLS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50% (3.5.3.1.E).
7.2.4. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER WILL BE PICKED UP AND REMOVED FROM STORMWATER EXPOSURE PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES. AFTER USE, MATERIALS USED FOR EROSION CONTROL WILL BE REMOVED (3.5.3.1.F).

8. SITE ASSESSMENTS

- 8.1.ARE SITE ASSESSMENTS REQUIRED (3.1.2)? YES □ NO ■
8.2.THE SITE ASSESSMENT SHALL BE PERFORMED IN ACCORDANCE TO THE CONDITIONS PRESCRIBED IN SECTION 3.1.2 OF THE CONSTRUCTION GENERAL PERMIT.
8.3.AN INDIVIDUAL MEETING THE QUALIFICATIONS PRESCRIBED IN SECTION 3.1.2 OF THE CONSTRUCTION GENERAL PERMIT SHALL CONDUCT THE SITE ASSESSMENT.
8.4.THE SITE ASSESSMENT MUST BE DOCUMENTED ON THE REPORT FORM IN APPENDIX C OF THE CONSTRUCTION GENERAL PERMIT AND A COPY KEPT WITH THE SWPPP.

9. STORMWATER MANAGEMENT

- 9.1.STORMWATER MANAGEMENT SHALL BE HANDLED BY TEMPORARY CONTROLS OUTLINED IN THIS SWPPP AND ANY PERMANENT CONTROLS NEEDED TO MEET PERMANENT STORMWATER MANAGEMENT NEEDS IN THE POST CONSTRUCTION PERIOD. PERMANENT CONTROLS ARE SHOWN ON THE PLANS AND NOTED AS PERMANENT (3.5.4).
- 9.2.DESCRIBE ANY SPECIFIC POST-CONSTRUCTION MEASURES THAT WILL CONTROL VELOCITY, POLLUTANTS, AND/OR EROSION (3.5.4):
- 9.3.OTHER ITEMS NEEDING CONTROL
9.3.1. CONSTRUCTION MATERIALS (3.5.5.C) THE FOLLOWING MATERIALS OR SUBSTANCES ARE EXPECTED TO BE PRESENT ON THE SITE DURING THE CONSTRUCTION PERIOD (CHECK ALL THAT APPLY).
9.3.1.1. ■ BUILDING MATERIALS
9.3.1.2. ■ CONCRETE WASHOUT
9.3.1.3. ■ CONCRETE, METAL OR PLASTIC PILES
9.3.1.4. ■ DIESEL AND GASOLINE
9.3.1.5. ■ FERTILIZERS AND LIME
9.3.1.6. ■ MACHINERY LUBRICANTS (OIL AND GREASE)
9.3.1.7. ■ MINERAL AGGREGATES, ASPHALT
9.3.1.8. ■ EARTH
9.3.1.9. ■ LIQUID TRAFFIC STRIPING MATERIALS, PAIN
9.3.1.10. ■ PESTICIDES AND/OR HERBICIDES
9.3.1.11. ■ ROCK AND CRUSHED STONE
9.3.1.12. ■ CURING COMPOUND
9.3.1.13. □ EXPLOSIVES
THESE MATERIALS WILL BE HANDLED AS NOTED IN THIS SWPPP.
9.3.2. HAZARDOUS WASTE (3.5.5.C, 7.9) ANY AND ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN A MANNER WHICH IS COMPLIANT WITH LOCAL OR STATE REGULATIONS.
9.3.3. SANITARY WASTE (1.5.1, 3.5.5.B) IF NECESSARY, PORTABLE SANITARY WASTE UNITS WILL BE PROVIDED ON SITE. THESE UNITS WILL BE LOCATED AWAY FROM STORM DRAIN INLETS, STREAMS AND WETLANDS.

10. NON-STORMWATER DISCHARGES (1.2.3, 3.5.9)

- 10.1. THE FOLLOWING NON-STORMWATER DISCHARGES ARE ANTICIPATED DURING THE COURSE OF THIS PROJECT (CHECK ALL THAT APPLY).
10.1.1. ■ DEWATERING OF WORK AREAS OF COLLECTED STORMWATER AND GROUND WATER
10.1.2. ■ WATERS USED TO WASH VEHICLES (OF DUST AND SOIL) WHERE DETERGENTS ARE NOT USED AND DETENTION AND/OR FILTERING IS PROVIDED BEFORE THE WATER LEAVES SITE
10.1.3. ■ WATER USED TO CONTROL DUST
10.1.4. ■ POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS FROM WHICH CHLORINE HAS BEEN REMOVED TO THE MAXIMUM EXTENT PRACTICABLE
10.1.5. ■ ROUTINE EXTERNAL BUILDING WASHDOWN THAT DOES NOT USE DETERGENTS OR OTHER CHEMICALS
10.1.6. ■ UNCONTAMINATED GROUNDWATER OR SPRING WATER
10.1.7. ■ FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH POLLUTANTS
- 10.2. ALL ALLOWABLE NON-STORMWATER DISCHARGES WILL BE DIRECTED TO STABLE DISCHARGE STRUCTURES PRIOR TO LEAVING THE SITE. FILTERING OR CHEMICAL TREATMENT MAY BE NECESSARY PRIOR TO DISCHARGE.
- 10.3. WASH DOWN OR WASTE DISCHARGE OF CONCRETE TRUCKS WILL NOT BE PERMITTED ON SITE UNLESS APPROPRIATE CONTROLS ARE PROVIDED IN ACCORDANCE WITH BOTH STATE AND FEDERAL REGULATIONS (4.1.6).

11. SPILL PREVENTION, MANAGEMENT AND NOTIFICATION (3.5.5.C, 5.1)

- 11.1.SPILL PREVENTION (3.5.5.C)
11.1.1. MATERIAL MANAGEMENT
11.1.1.1. HOUSEKEEPING. MATERIALS STORED ON SITE SHALL BE KEPT NEAT AND ORDERLY. CHEMICALS SHALL BE COVERED OR PROVIDED WITH SECONDARY CONTAINMENT.
11.1.1.2. HAZARDOUS MATERIALS (IF APPLICABLE):
11.1.1.2.1. PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THE CONTAINER IS NOT RESEALABLE. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS WILL BE RETAINED IN A SAFE PLACE TO RELAY IMPORTANT PRODUCT INFORMATION. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S DIRECTIONS FOR DISPOSAL WILL BE FOLLOWED.
11.1.1.2.2. MAINTENANCE AND REPAIR OF ALL EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, DEGREASING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES WHICH MAY RESULT IN THE ACCIDENTAL RELEASE OF CONTAMINANTS WILL BE CONDUCTED ON AN IMPERVIOUS SURFACE AND UNDER COVER DURING WET WEATHER TO PREVENT THE RELEASE OF CONTAMINANTS ONTO THE GROUND.
11.1.1.2.3. POTENTIAL PH-MODIFYING MATERIALS SUCH AS BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHINGS AND CURING WATERS, CONCRETE PUMPING, AND MIXER WASHOUT WATERS WILL BE COLLECTED ON SITE AND MANAGED TO PREVENT CONTAMINATION OF STORMWATER RUNOFF.
11.1.1.3. PRODUCT SPECIFIC PRACTICES (IF APPLICABLE):
11.1.1.3.1. PETROLEUM PRODUCTS: ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.
11.1.1.3.2. FERTILIZERS WILL BE APPLIED ONLY IN THE AMOUNTS SPECIFIED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZERS WILL BE WORKED IN TO THE SOIL TO LIMIT THE EXPOSURE TO STORMWATER. FERTILIZERS WILL BE STORED IN AN ENCLOSED AREA UNDER COVER. THE CONTENTS OF PARTIALLY USED FERTILIZER BAGS WILL BE TRANSFERRED TO SEALABLE CONTAINERS TO AVOID SPILLS.
11.1.1.3.3. PAINTS: ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. THE EXCESS WILL BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND APPLICABLE STATE AND LOCAL REGULATIONS.
11.1.1.3.4. CONCRETE TRUCKS: CONTRACTOR WILL PROVIDE A DESIGNATED TRUCK WASHOUT AREA ON THE SITE. THIS AREA MUST BE SELF-CONTAINED AND NOT CONNECTED TO ANY STORMWATER OUTLET OF THE SITE. UPON COMPLETION OF CONSTRUCTION, WASHOUT AREAS WILL BE PROPERLY STABILIZED.
- 11.2. SPILL MANAGEMENT
11.2.1. IN ADDITION TO THE PREVIOUS HOUSEKEEPING AND MANAGEMENT PRACTICES, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP IN NECESSARY.

- 11.2.2. FOR ALL HAZARDOUS MATERIALS STORED ON SITE, THE MANUFACTURER'S RECOMMENDATION METHODS FOR SPILL CLEAN UP WILL BE CLEARLY POSTED. SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATIONS OF THE INFORMATION AND CLEANUP SUPPLIES.
- 11.2.3. APPROPRIATE CLEANUP MATERIALS AND EQUIPMENT SHALL BE MAINTAINED BY THE CONTRACTOR IN THE MATERIALS STORAGE AREA ON SITE AND UNDER COVER. AS APPROPRIATE, EQUIPMENT AND MATERIALS MAY INCLUDE ITEMS SUCH AS BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR CLEAN UP PURPOSES.
- 11.2.4. ALL SPILLS WILL BE CLEANED IMMEDIATELY AFTER DISCOVERY AND THE MATERIALS DISPOSED OF PROPERLY. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- 11.2.5. THE CONTRACTORS SITE SUPERINTENDENT WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SITE SUPERINTENDENT HAS HAD APPROPRIATE TRAINING FOR HAZARDOUS MATERIALS HANDLING, SPILL MANAGEMENT, AND CLEANUP.
- 11.2.6. IF SPILLS REPRESENT AN IMMINENT THREAT OF ESCAPING THE SITE AND ENTERING RECEIVING WATERS, PERSONNEL WILL RESPOND IMMEDIATELY TO CONTAIN THE RELEASE AND NOTIFY THE SUPERINTENDENT AFTER THE SITUATION HAS BEEN STABILIZED.
- 11.2.7. IF OIL SHEEN IS OBSERVED ON SURFACE WATER (E.G. SETTLING PONDS, DETENTION PONDS, SWALES), ACTION WILL BE TAKEN IMMEDIATELY TO REMOVE THE MATERIAL CAUSING THE SHEEN. THE CONTRACTOR WILL USE APPROPRIATE MATERIALS TO CONTAIN AND ABSORB THE SPILL. THE SOURCE OF THE OIL SHEEN WILL ALSO BE IDENTIFIED AND REMOVED OR REPAIRED AS NECESSARY TO PREVENT FURTHER RELEASES.
- 11.2.8. SPILL RESPONSE EQUIPMENT WILL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR AS NECESSARY TO REPLACE ANY MATERIALS USED IN SPILL RESPONSE ACTIVITIES.
- 11.3. SPILL NOTIFICATION (5.1)
WHERE A RELEASE COULD BE A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTABLE QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24 HOUR PERIOD, NOTIFICATIONS WILL BE MADE AS OUTLINED IN THE CGP.

12. RECORD KEEPING

- 12.1. REQUIRED RECORDS: THE FOLLOWING RECORDS OF CONSTRUCTION ACTIVITIES WILL BE MAINTAINED AT THE SITE (3.5.3.1.m, 6.2.1)
12.1.1. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR
12.1.2. THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE
12.1.3. THE DATES WHEN STABILIZATION MEASURES ARE INITIATED
12.1.4. RAINFALL RECORDS
12.1.5. COPY OF TWICE WEEKLY EPSC INSPECTION REPORT
12.1.6. DOCUMENTATION OF QUALITY ASSURANCE SITE ASSESSMENTS
12.1.7. COPY OF SITE EPSC INSPECTOR'S TDEC LEVEL 1 CERTIFICATION
12.2. KEEPING PLANS CURRENT (3.4): THIS SWPPP SHALL BE MODIFIED AND UPDATED WHEN ANY OF THE FOLLOWING CONDITIONS APPLY:
12.2.1. ANY CHANGE IN THE SCOPE OF THE PROJECT THAT WOULD BE EXPECTED TO HAVE A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE SWPPP. IF APPLICABLE, THE SWPPP MUST BE MODIFIED OR UPDATED WHENEVER THERE IS A CHANGE IN CHEMICAL TREATMENT METHODS, INCLUDING THE USE OF DIFFERENT TREATMENT CHEMICAL, DIFFERENT DOSAGE OR APPLICATION RATE, OR DIFFERENT AREA OF APPLICATION.
12.2.2. WHENEVER INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM CONSTRUCTION ACTIVITY SOURCES, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. WHERE LOCAL, STATE, OR FEDERAL OFFICIALS DETERMINE THE SWPPP IS INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANT SOURCES, A COPY OF ANY CORRESPONDENCE TO THAT EFFECT MUST BE RETAINED IN THE SWPPP.
12.2.3. TO IDENTIFY ANY NEW OPERATOR AS NEEDED TO REFLECT OPERATIONAL OR DESIGN CONTROL THAT WILL IMPLEMENT A MEASURE OF THE SWPPP.
12.2.4. TO INCLUDE MEASURES NECESSARY TO PREVENT A NEGATIVE IMPACT TO LEGALLY PROTECTED STATE OR FEDERALLY LISTED OR PROPOSED THREATENED OR ENDANGERED FAUNA OR FLORA.
12.2.5. WHEN THERE IS A CHANGE IN CHEMICAL TREATMENT METHODS INCLUDING: USE OF DIFFERENT TREATMENT CHEMICALS, DIFFERENT DOSAGE OR APPLICATION RATES OR A DIFFERENT AREA OF APPLICATION NOT SPECIFIED ON THE EPSC PLANS.
12.2.6. WHENEVER A TMDL IS DEVELOPED FOR THE RECEIVING WATERS FOR A POLLUTANT OF CONCERN (SILTATION AND/OR HABITAT ALTERATION).
12.3. MAKING PLANS ACCESSIBLE
12.3.1. A COPY OF THIS SWPPP (INCLUDING A COPY OF THE "DOCUMENTATION AND PERMITS" BINDER) SHALL BE RETAINED AT THE CONSTRUCTION SITE (OR OTHER LOCAL LOCATION ACCESSIBLE TO TDEC AND THE PUBLIC) FROM THE DATE CONSTRUCTION COMMENCES UNTIL FINAL STABILIZATION IS COMPLETE (6.2).
12.3.2. A COPY OF THIS SWPPP SHALL BE AVAILABLE AT A CENTRAL LOCATION ON SITE FOR THE USE OF ALL OPERATORS AND THOSE IDENTIFIED AS HAVING RESPONSIBILITIES UNDER THE PLAN WHENEVER THEY ARE ON THE CONSTRUCTION SITE (6.2).
12.3.3. FROM THE DATE CONSTRUCTION COMMENTS UNTIL FINAL STABILIZATION IS COMPLETE A NOTICE SHALL BE POSTED NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE WITH THE FOLLOWING INFORMATION (3.3.3, 6.2.1)
12.3.3.1. A COPY OF THE NOTICE OF COVERAGE (NOC) WITH THE NPDES PERMIT NUMBER FOR THE CONSTRUCTION PROJECT.
12.3.3.2. THE INDIVIDUAL NAME, COMPANY NAME, EMAIL ADDRESS, TELEPHONE NUMBER AND ADDRESS OF THE PROJECT SITE OWNER/OPERATOR OR LOCAL CONTACT.
12.3.3.3. A BRIEF DESCRIPTION OF THE PROJECT.
12.3.3.4. THE LOCATION OF THE SWPPP.
12.3.4. ALL INFORMATION DESCRIBED IN SECTION 12.3.3 MUST BE MAINTAINED IN LEGIBLE CONDITION. IF POSTING THIS INFORMATION NEAR A MAIN ENTRANCE IS INFEASIBLE DUE TO SAFETY CONCERNS, OR NOT ACCESSIBLE TO THE PUBLIC, THE NOTICE SHALL BE POSTED IN A LOCAL BUILDING (6.2.1).

13. SITE WIDE/PRIMARY PERMITTEE CERTIFICATION (7.7.5)

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

AUTHORIZED PERSONNEL SIGNATURE		DATE	
PRINTED NAME			
TITLE			

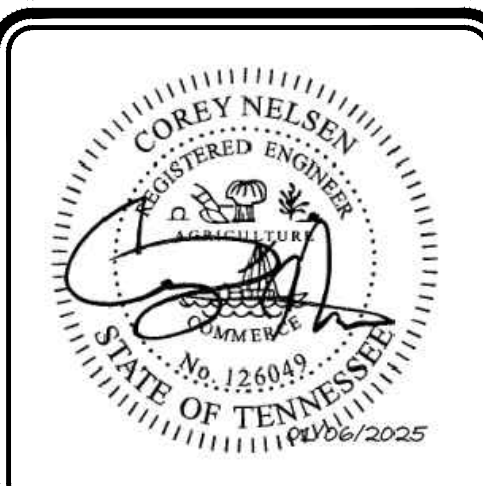
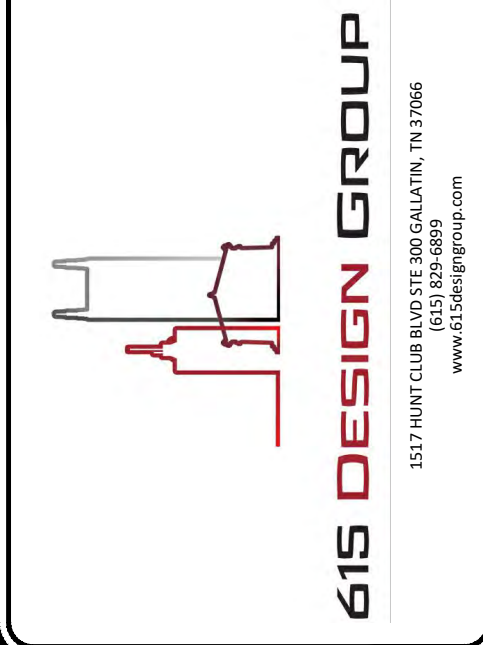
470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

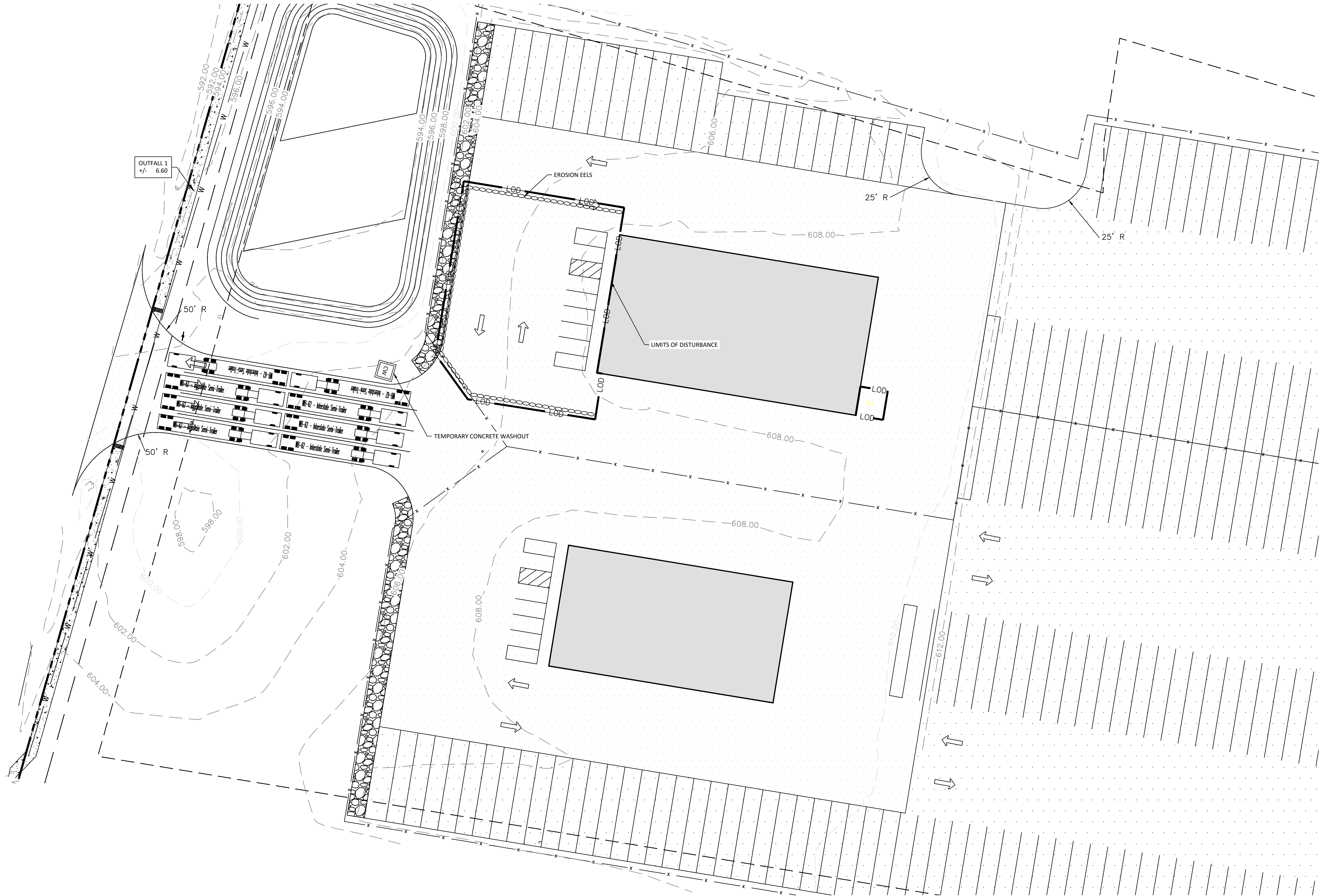
NUMBER	REVISIONS		DATE						
	DESCRIPTION	GRADING & UTILITY REVISION							
1			8/16/2023						
2			9/13/2023						

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	12/05/2024

EROSION CONTROL
PLAN - SWPPP

C3.0





EROSION CONTROL NOTES

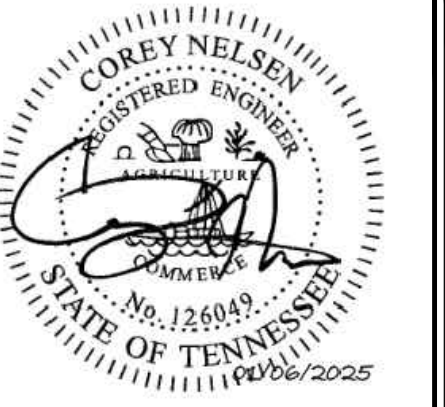
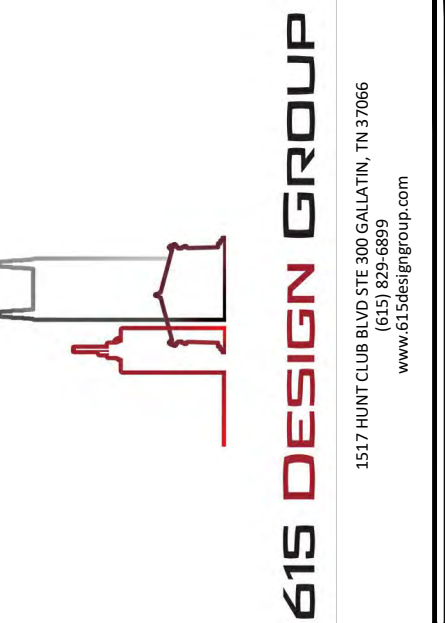
1. IN INITIAL EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO ISSUANCE OF GRADING PERMIT AND MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
2. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED ACCORDING TO LOCAL STANDARDS.
3. TEMPORARY CONSTRUCTION ACCESS MUST BE PROVIDED AT ALL POINTS WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. CONTRACTOR TO MAINTAIN ALL PUBLIC ROADWAYS AND KEEP FREE FROM TRACKED MUD AND DIRT.
4. CONTRACTOR NOT TO DISTURB VEGETATION EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
5. WHERE VEGETATION COVER IS USED AS A CONTROL MEASURE, THE PLANTING OF THE VEGETATION COVER DURING WINTER OR DRY MONTHS SHOULD BE AVOIDED.
6. CONSTRUCTION DEBRIS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS AND PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
7. BMP CONTROLS SHALL BE INSPECTED AT LEAST TWICE PER CALENDAR WEEK AND SHALL BE PERFORMED AT LEAST 72 HOURS APART. ANY INADEQUATE CONTROL MEASURE THAT IS NOT FUNCTIONING CORRECTLY SHALL BE REPLACED OR REPAIRED PRIOR TO THE NEXT RAIN EVENT AND IN NO CASE MORE THAN 7 DAYS AFTER THE NEED FOR REPAIR OR REPLACEMENT IS IDENTIFIED.
8. MULCH AND SEED ALL DISTURBED AREAS WITHIN 14 DAYS FROM WHEN FINAL GRADING IS COMPLETED. STEEP SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
9. CONTRACTOR TO MAINTAIN PUBLIC ROADWAYS AND KEEP THEM CLEAR OF TRACKED MUD AND DIRT.
10. THE EROSION CONTROL MEASURES FOR THIS SITE WERE DESIGNED TO HANDLE A 2-YEAR STORM EVENT.
11. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF LA VERGNE. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.
12. STORMWATER DEPARTMENT AND DESIGN ENGINEER ARE TO BE PRESENT DURING INSTALLATION OF BIORETENTION.

EPSC DATA TABLE

TOTAL LIMIT OF DISTURBANCE:	+/- 0.24 AC (10,362 SF)
TOTAL EROSION EELS:	+/- 134 LF
EXISTING IMPERVIOUS AREA:	10.87 AC (473,900 SF)
PROPOSED IMPERVIOUS AREA:	10.87 AC (473,900 SF)

EROSION CONTROL LEGEND

— LOD —	LIMIT OF DISTURBANCE
— SF —	SILT FENCE
— TP —	TREE PROTECTION
— > —	DIVERSION DITCH
— ○ ○ ○ ○ ○ —	EROSION EEL
— [Symbol] —	OUTLET PROTECTION
— [Symbol] —	CONCRETE WASHOUT
— [Symbol] —	INLET PROTECTION
— [Symbol] —	TEMPORARY STABILIZATION
— [Symbol] —	PERMANENT STABILIZATION



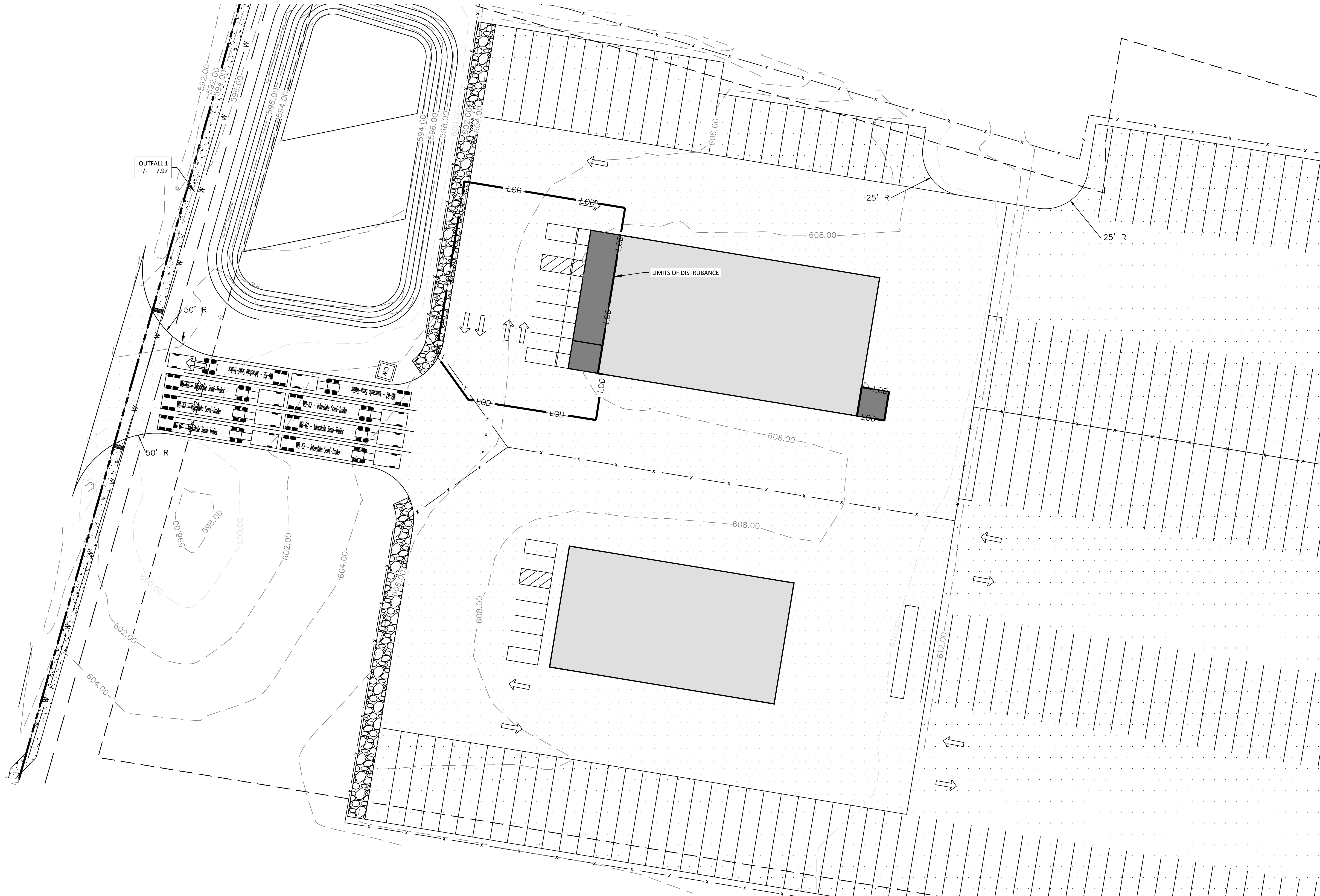
470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

NUMBER	REVISIONS	DESCRIPTION	DATE
1		GRADING & UTILITY REVISION	8/16/2023
2		UTILITY REVISION	9/13/2023

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	12/05/2024

EROSION CONTROL
PLAN - INITIAL

C3.1



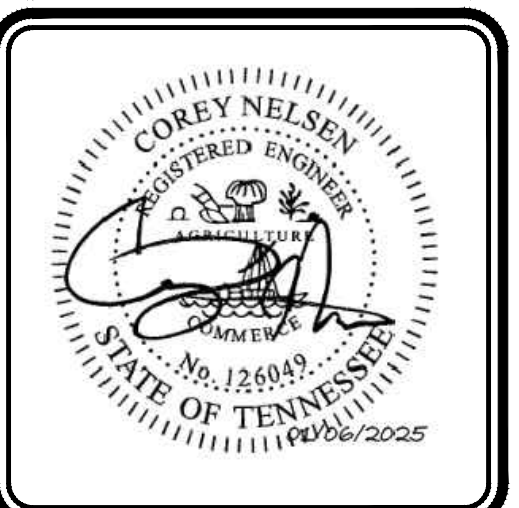
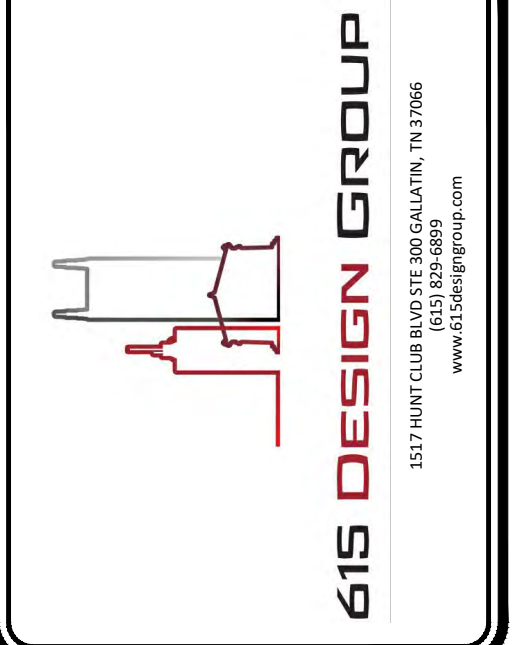
- EROSION CONTROL NOTES**
1. IN INITIAL EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO ISSUANCE OF GRADING PERMIT AND MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
 2. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED ACCORDING TO LOCAL STANDARDS.
 3. TEMPORARY CONSTRUCTION ACCESS MUST BE PROVIDED AT ALL POINTS WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. CONTRACTOR TO MAINTAIN ALL PUBLIC ROADWAYS AND KEEP FREE FROM TRACKED MUD AND DIRT.
 4. CONTRACTOR NOT TO DISTURB VEGETATION EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
 5. WHERE VEGETATION COVER IS USED AS A CONTROL MEASURE, THE PLANTING OF THE VEGETATION COVER DURING WINTER OR DRY MONTHS SHOULD BE AVOIDED.
 6. CONSTRUCTION DEBRIS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS AND PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
 7. BMP CONTROLS SHALL BE INSPECTED AT LEAST TWICE PER CALENDAR WEEK AND SHALL BE PERFORMED AT LEAST 72 HOURS APART. ANY INADEQUATE CONTROL MEASURE THAT IS NOT FUNCTIONING CORRECTLY SHALL BE REPLACED OR REPAIRED PRIOR TO THE NEXT RAIN EVENT AND IN NO CASE MORE THAN 7 DAYS AFTER THE NEED FOR REPAIR OR REPLACEMENT IS IDENTIFIED.
 8. MULCH AND SEED ALL DISTURBED AREAS WITHIN 14 DAYS FROM WHEN FINAL GRADING IS COMPLETED. STEEP SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
 9. CONTRACTOR TO MAINTAIN PUBLIC ROADWAYS AND KEEP THEM CLEAR OF TRACKED MUD AND DIRT.
 10. THE EROSION CONTROL MEASURES FOR THIS SITE WERE DESIGNED TO HANDLE A 2-YEAR STORM EVENT.
 11. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF LA VERGNE. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.
 12. STORMWATER DEPARTMENT AND DESIGN ENGINEER ARE TO BE PRESENT DURING INSTALLATION OF BIORETENTION.

EPSC DATA TABLE

TOTAL LIMIT OF DISTURBANCE:	+/- 0.24 AC (10,362 SF)
TOTAL EROSION EELS:	+/- 134 LF
EXISTING IMPERVIOUS AREA:	10.87 AC (473,900 SF)
PROPOSED IMPERVIOUS AREA:	10.87 AC (473,900 SF)

EROSION CONTROL LEGEND

— LOD —	LIMIT OF DISTURBANCE
— SF —	SILT FENCE
— TP —	TREE PROTECTION
— > —	DIVERSION DITCH
— ○ ○ ○ ○ ○ —	EROSION EEL
— [Symbol] —	OUTLET PROTECTION
— [Symbol] —	CONCRETE WASHOUT
— [Symbol] —	INLET PROTECTION
— [Symbol] —	TEMPORARY STABILIZATION
— [Symbol] —	PERMANENT STABILIZATION



**470 DICK BUCHANAN STREET
LAVERGNE, TN 37086**

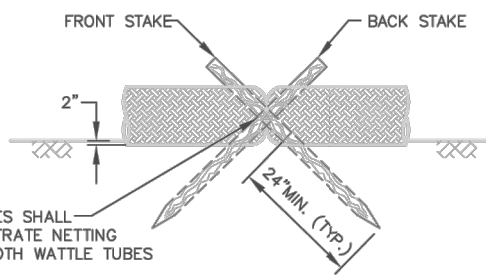
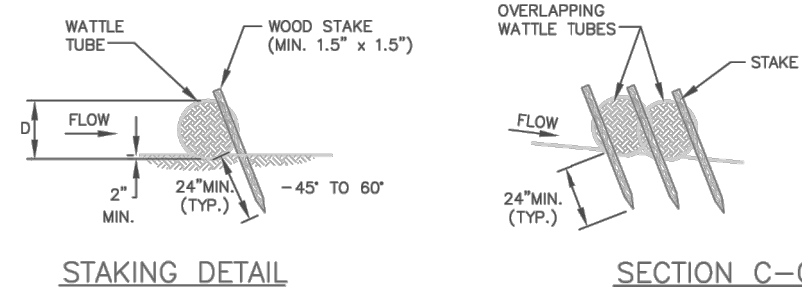
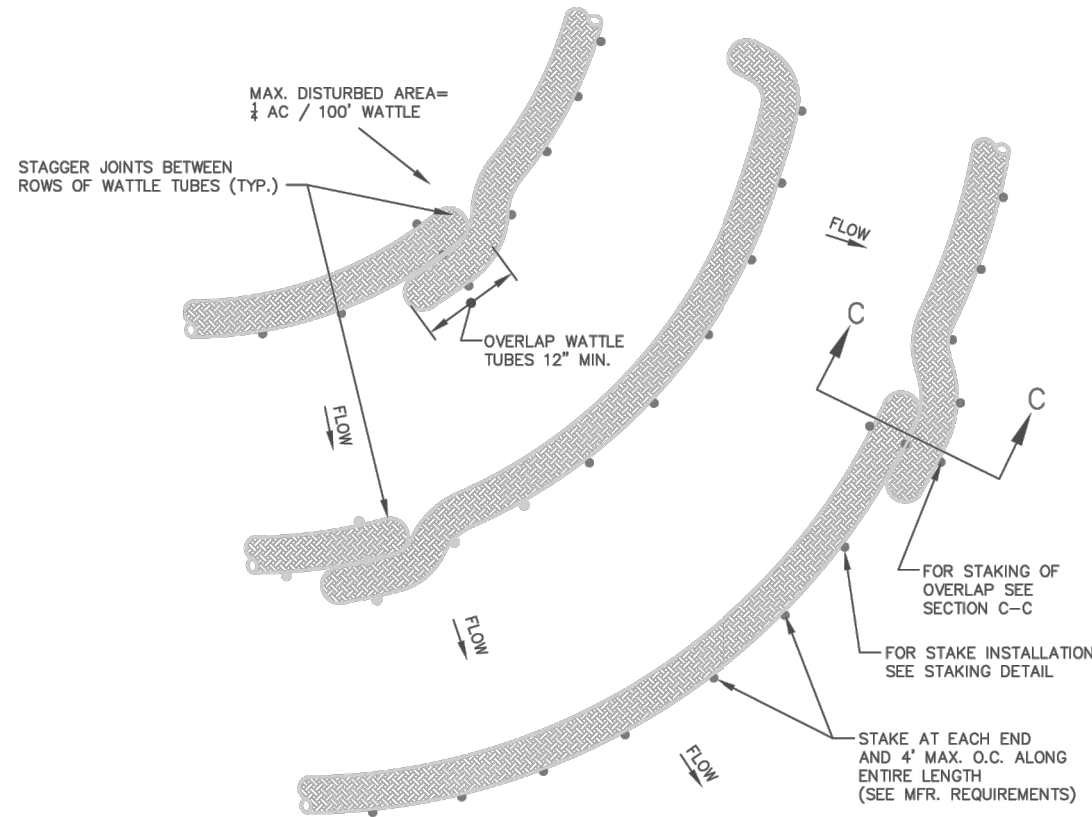
REVISIONS

NUMBER	DESCRIPTION	DATE
1	GRADING & UTILITY REVISION	8/16/2023
2	UTILITY REVISION	9/13/2023

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	12/05/2024

**EROSION CONTROL
PLAN - FINAL**

C3.2



EROSION CONTROL PLAN LEGEND: —> —> —>

TYPE	YEAR	PROJECT NO.	FILE
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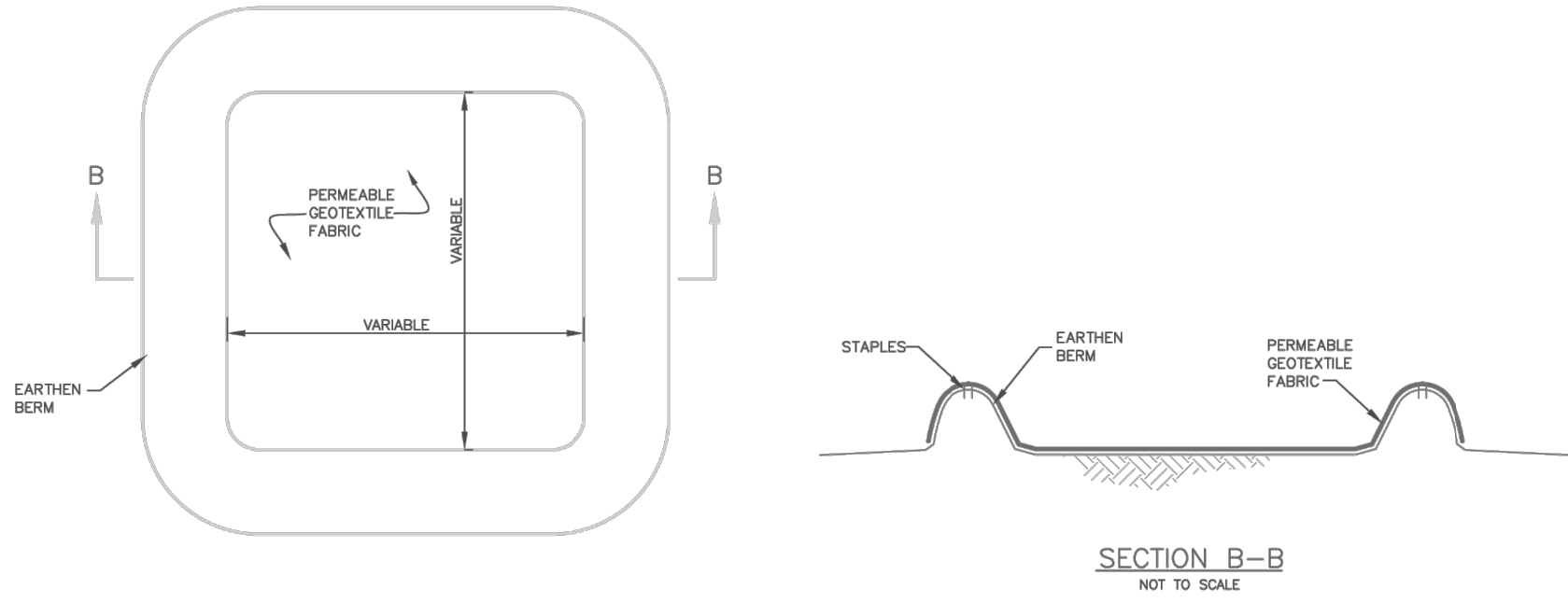
REV. --



TUBES AND
WATTLES

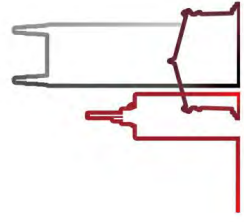
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NOT TO SCALE

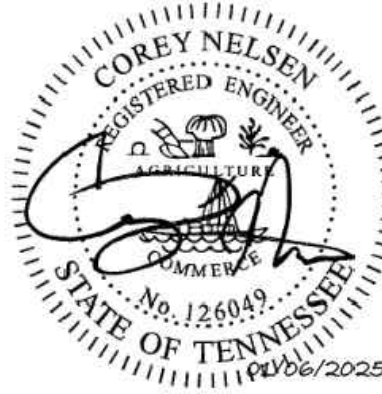


TYPE "ABOVE GRADE"
WITH EARTHEN BERMS

1 CONCRETE WASHOUT DETAIL
NOT TO SCALE



615 DESIGN GROUP
1517 HUNT CLUB BLVD STE 300 GALLATIN, TN 37066
www.615designgroup.com



470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

REVISIONS		DATE
NUMBER	DESCRIPTION	
1	GRADING & UTILITY REVISION	8/16/2023
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DATE:	12/05/2024

EROSION CONTROL
DETAILS

C3.3



GRADING AND DRAINAGE NOTES

- CONSTRUCTION SCHEDULE:
1. PRE-CONSTRUCTION MEETING
 2. INSTALL ALL EROSION CONTROL MEASURES
 3. EROSION CONTROL INSPECTION BY METRO
 4. GRADING PERMIT ISSUED
 5. CONSTRUCTION STARTS

CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR EXTENSION OF THE GRADING PERMIT.

FEMA NOTE:
PORTIONS OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47149C0020J, DATED 10/16/2008.

TDEC NOTICE OF COVERAGE NOTE:
THIS PROJECT DISTURBS LESS THAN 1 ACRE AND IS NOT REQUIRED TO APPLY FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TDEC.

TOTAL LIMITS OF DISTURBANCE: +/- 0.24 ACRES

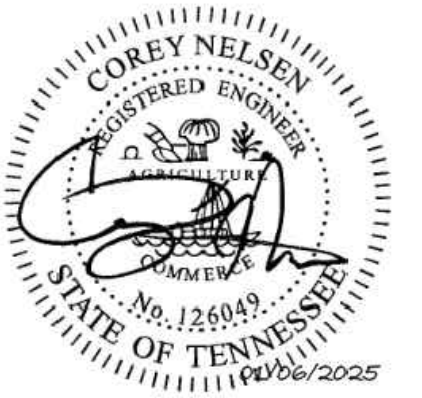
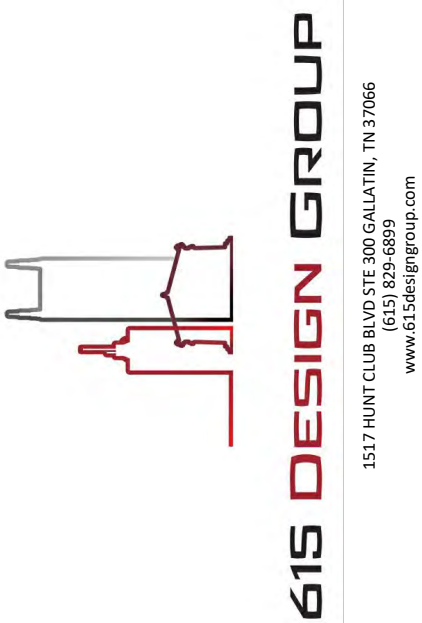
SURFACE QUANTITY DATA TABLE

PRE-DEVELOPMENT SURFACE QUANTITIES:

IMPERVIOUS: +/- 10.88 AC
PERVIOUS: +/- 4.52 AC

POST-DEVELOPMENT SURFACE QUANTITIES:

IMPERVIOUS: +/- 10.88 AC
PERVIOUS: +/- 4.52 AC



470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

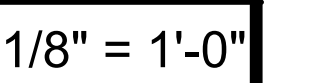
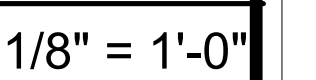
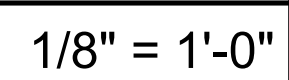
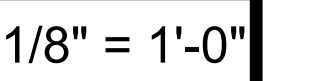
REVISIONS		DATE
NUMBER	DESCRIPTION	
1	GRADING & UTILITY REVISION	8/16/2023
2	UTILITY REVISION	9/13/2023

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	8/16/2023

GRADING PLAN

C4.0

FOR
CONSTRUCTION



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Associated Space Design, Inc. 2018

[illegible]

WORKING TITLE:

EXTERIOR ELEVATIONS

PROJECT NO.:	ISSUE DATE:
60818.01	12/20/24
IN BY:	
Author	
REVIEWED BY:	
Checker	

A6.12



Item #: 4. Item Title: Site Plan – Co-Op Business Park – New Building Totaling 252,072 Square Feet on 12.14 Acres. Requested by Kimley-Horn. Property located at 171 Waldron Road (Tax Map 15, Parcel 24.03). I-2 (Heavy Industrial) Zoning District. Property owned by Tennessee Farmer's Cooperative.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, Kimley-Horn is requesting approval of a site plan for the La Vergne Co - Op BP located on 12 ± acres. The purpose of the concept plan is to present the proposed layout of new industrial development.

This concept plan proposes to combine Buildings 2 and 3 into one building. The singular new building will total 252,072. The total reduction in space will total 15,876.

The Co-Op Business Park will be served via a new internal road which will be installed by the developer. This road will be a private road. Previously approved improvements also include a new traffic signal at Waldron Road.

Staff Comments / Technical Items:

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

No comments.

Engineering (Gary Lide - glide@lavernetn.gov)

Review complete. No Engineering comments. Revisions to site plan to do not affect previously approved stormwater run-off or stormwater quality calculations.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

No comments.

Codes (Joe White - jwhite@lavernetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavernetn.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.

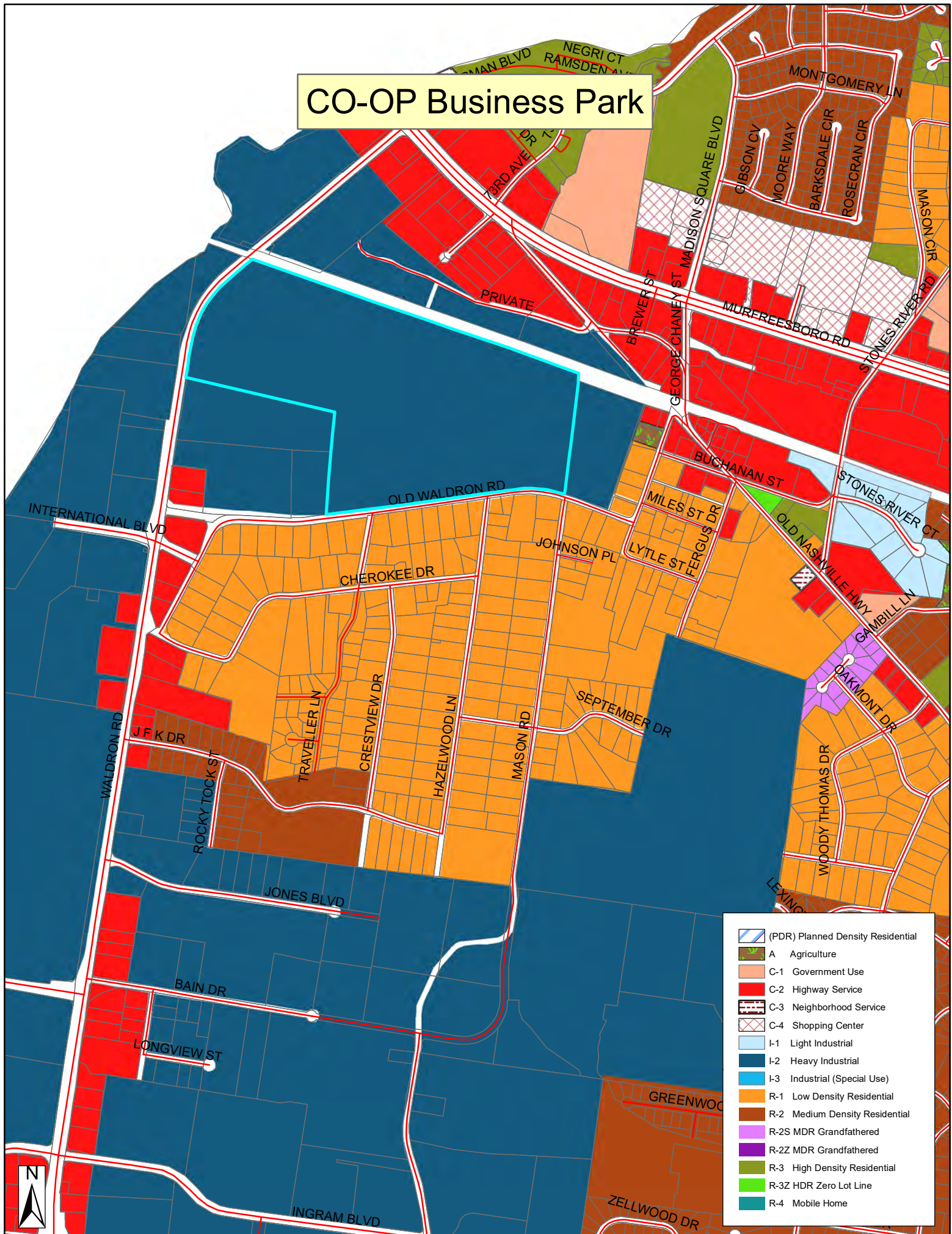
CO-OP Business Park



CO-OP Business Park



CO-OP Business Park









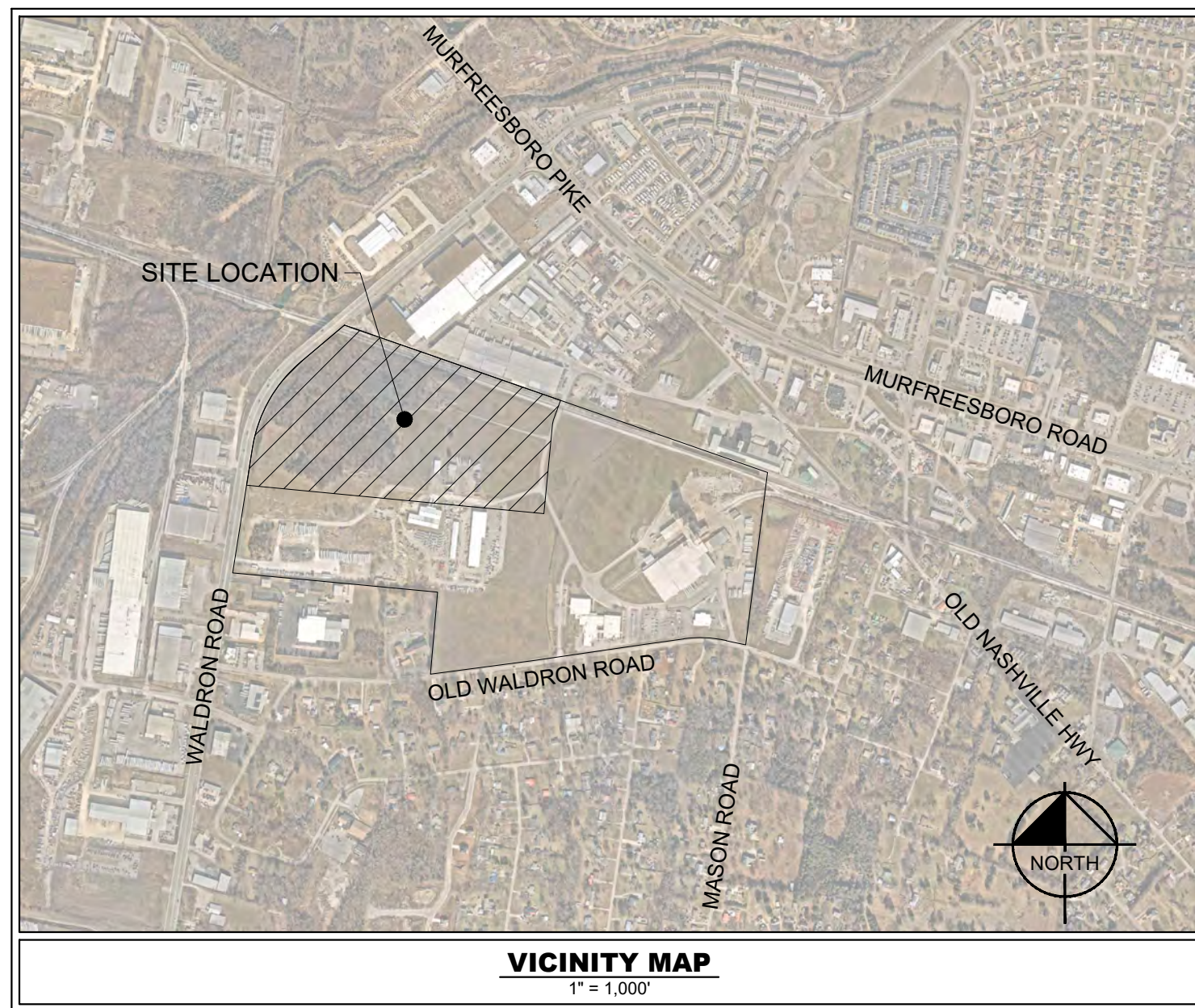
BUILDINGS 1 - 4
WALDRON ROAD
LA VERGNE, TENNESSEE

SITE DATA TABLE		
SITE ADDRESS	WALDRON ROAD LA VERGNE, TENNESSEE	
TAX MAP	MAP 015 PARCEL 02400, 02800	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	±114.9 AC	±114.9 AC
DISTURBED AREA	N/A	±84.14 AC
DEDICATED R.O.W. AREA	N/A	TBD
IMPERVIOUS AREA	±37.94 AC	±75.79 AC
PERVIOUS AREA	±76.96 AC	±39.11 AC
GENERAL BUILDING DATA & REQUIREMENTS¹	REQUIRED	PROVIDED
HEIGHT	50 FT (MAX.)	50 FT (MAX.)
STORIES	N/A	1
YARD / SETBACK REQUIREMENTS	REQUIRED (MIN.)	PROVIDED
FRONT YARD	10 FT	10 FT
FRONT BUILDING SETBACK	40 FT	40 FT
SIDE BUILDING SETBACK	20 FT	20 FT
REAR BUILDING SETBACK	15 FT	15 FT
1. THIS PROJECT ADHERES TO THE REQUIREMENTS SET BY THE CITY OF LA VERGNE ZONING ORDINANCE ADOPTED FEBRUARY 6, 1990, LAST AMENDED JANUARY 3, 2023.		

LOT DATA TABLE		
OVERALL AREA	PROPOSED	
SITE AREA	±38.92 AC	
DISTURBED AREA	±33.15 AC	
IMPERVIOUS	±24.93 AC	
PERVIOUS	±13.99 AC	
LOT DATA & REQUIREMENTS ¹	REQUIRED	PROVIDED
FLOOR AREA RATIO		±0.28
LOT COVERAGE	50% (MAX.)	±27.9%
BUILDING DATA	AREA	APPROXIMATE DIMENSIONS
BUILDING 1	±79,380 SF	432' x 180'
BUILDING 2	±252,072 SF	702' x 356'
BUILDING 4	±126,360 SF	594' x 210'
TOTAL BUILDING AREA	±473,812 SF	
PARKING	REQUIRED	PROVIDED
STANDARD CAR PARKING (1 SPACE PER 400 GSF OFFICE + 1 SPACE PER 4,000 GSF WAREHOUSE)	±225	±472
ACCESSIBLE (INCL. VAN ACCESSIBLE)	7 (2 VAN)	18 (6 VAN)
TRUCK PARKS	N/A	±125

THE PROPOSED DEVELOPMENT WILL CONSIST OF A THREE BUILDING WAREHOUSE DISTRIBUTION PARK TO BE CONSTRUCTED ON ±38.92 ACRES ALONG WALDRON ROAD IN LA VERGNE, TENNESSEE. IN TOTAL, THE COMBINED AREA FOR ALL THREE BUILDINGS IS ±473,812 SQUARE FEET. THE DEVELOPMENT WILL CONSOLIDATE TWO EXISTING PARCELS (015 02400 AND 015 02800) AND SUBDIVIDE INTO THREE FEATURE LOTS. THE PROPOSED DEVELOPMENT AREA HAS PORTIONS OF THE 500-YEAR FLOODPLAIN PER THE US FEMA FIRM PANEL, BUT IS NOT SHOWN TO HAVE 100-YR FLOODPLAIN ON THE PANEL.

PROPERTY ADDRESS:	WALDRON ROAD LA VERGNE, TENNESSEE 37086
MAP AND PARCEL ID:	MAP 015, PARCELS 02400, 02800
U.S. FEMA FIRM PANEL:	47149C0015J DATED 05/09/2023
EXISTING ZONING:	I-2
EXISTING LAND USE:	HEAVY INDUSTRIAL/MANUFACTURING



ARCHITECT
PICKERING FIRM, INC.
6363 POPLAR AVENUE, SUITE 300
MEMPHIS, TN 38119
CONTACT: KEVIN GETMAN
PHONE: (901) 726-0810

KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
CONTACT: ROBERT ARTS, PE
PHONE: (615) 564-2701

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

GEOSERVICES, LLC.
163 BUSINESS PARK DRIVE, SUITE 15
LEBANON, TN 37087
CONTACT: WAYNE HARNACK, PE
PHONE: (615) 547-9314

BUILDING DEPT.
CITY OF LA VERGNE CODES
5175 MURFEESBORO RD
LA VERGNE, TN 37086
CONTACT: RANDOLPH SALYERS
PHONE: (615) 213-2624

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

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

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

NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37246
CONTACT: JOSH MCGILL
PHONE: (615) 747-3662

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

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

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

TDS TELECOM
5265 MURFREESBORO ROAD
LA VERGNE, TN 37086
PHONE: (615) 350-9375

TDS TELECOM
5265 MURFREESBORO ROAD
LA VERGNE, TN 37086
PHONE: (615) 350-9375

SHEET NUMBER	SHEET TITLE
C0-00	COVER - LOT 1
C0-01	GENERAL NOTES
C0-10	SITE VICINITY MAP
C0-20	BUILDING PHASING PLAN
C1-00	EXISTING CONDITIONS
C1-10	DEMOLITION PLAN
C2-10	SITE LAYOUT - OVERALL
C2-11	SITE LAYOUT - ENLARGEMENT
C2-12	SITE LAYOUT - ENLARGEMENT
C3-00	EROSION CONTROL PLAN - PHASING PLAN
C3-10	EROSION CONTROL PLAN - PHASE 1 ENLARGEMENT
C3-11	EROSION CONTROL PLAN - PHASE 1 ENLARGEMENT
C3-20	EROSION CONTROL PLAN - PHASE 2 ENLARGEMENT
C3-21	EROSION CONTROL PLAN - PHASE 2 ENLARGEMENT
C3-30	EROSION CONTROL PLAN - PHASE 3 ENLARGEMENT
C3-31	EROSION CONTROL PLAN - PHASE 3 ENLARGEMENT
C3-50	EROSION CONTROL DETAILS
C3-51	EROSION CONTROL DETAILS
C4-10	GRADING AND DRAINAGE PLAN - OVERALL
C4-11	SITE GRADING PLAN - ENLARGEMENT
C4-12	SITE GRADING PLAN - ENLARGEMENT
C4-40	SITE GRADING PLAN - ENLARGEMENT
C4-41	SITE GRADING PLAN - ENLARGEMENT
C4-50	STORMWATER TABLES

C8-10	UTILITY PLAN - OVERALL
C8-11	UTILITY PLAN - ENLARGEMENT
C8-12	UTILITY PLAN - ENLARGEMENT
C7-00	PUBLIC SANITARY SEWER - OVERALL
C7-01	PUBLIC SANITARY SEWER - PLAN & PROFILE
C7-02	PUBLIC SANITARY SEWER - PLAN & PROFILE
C7-03	PUBLIC SANITARY SEWER - PLAN & PROFILE
C7-50	PUBLIC WATER MAIN - OVERALL PLAN
C7-51	PUBLIC WATER MAIN - PLAN & PROFILE
C7-52	PUBLIC WATER MAIN - PLAN & PROFILE
C7-53	PUBLIC WATER MAIN - PLAN & PROFILE
C7-54	PUBLIC WATER MAIN - PLAN & PROFILE
C7-55	PUBLIC WATER MAIN - PLAN & PROFILE
C8-10	SITE DETAILS
C8-11	SITE DETAILS
C8-20	UTILITY DETAILS
C8-21	UTILITY DETAILS
C8-22	UTILITY DETAILS
L1-10	LANDSCAPE PLAN - OVERALL
L1-11	LANDSCAPE PLAN - ENLARGEMENT
L1-12	LANDSCAPE PLAN - ENLARGEMENT
L1-50	LANDSCAPE NOTES
L1-51	LANDSCAPE DETAILS
T2-00	GENERAL NOTES
T2-01	PROPOSED SIGNAL LAYOUT
T2-02	WIRING DIAGRAM

PANATTONI DEVELOPMENT COMPANY
ONE MUSIC CIRCLE SOUTH, SUITE 110
NASHVILLE, TENNESSEE 37203
PHONE: (303) 408-7817
CONTACT: JEFF KONIECZNY

Kimley»»Horn

10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: (615) 564-2701 | www.kimley-horn.com
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REVISION NO.	DATE	REMARKS
FILE NUMBER 118163044	SHEET NUMBER C0-00	TOTAL SHEETS 50



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



1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR

- rawing name: K:\NSH LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C0-01 GENERAL NOTES.dwg C0-01 GENERAL NOTES - LOT 1 Jan 27, 2025 11:07am by: adrian.andrews

1. NOTIFICATIONS

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:

1. COMPREHENSIVE:

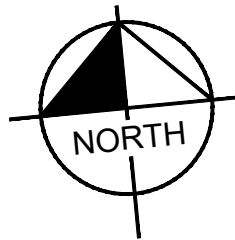
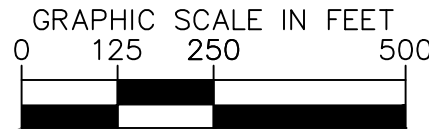
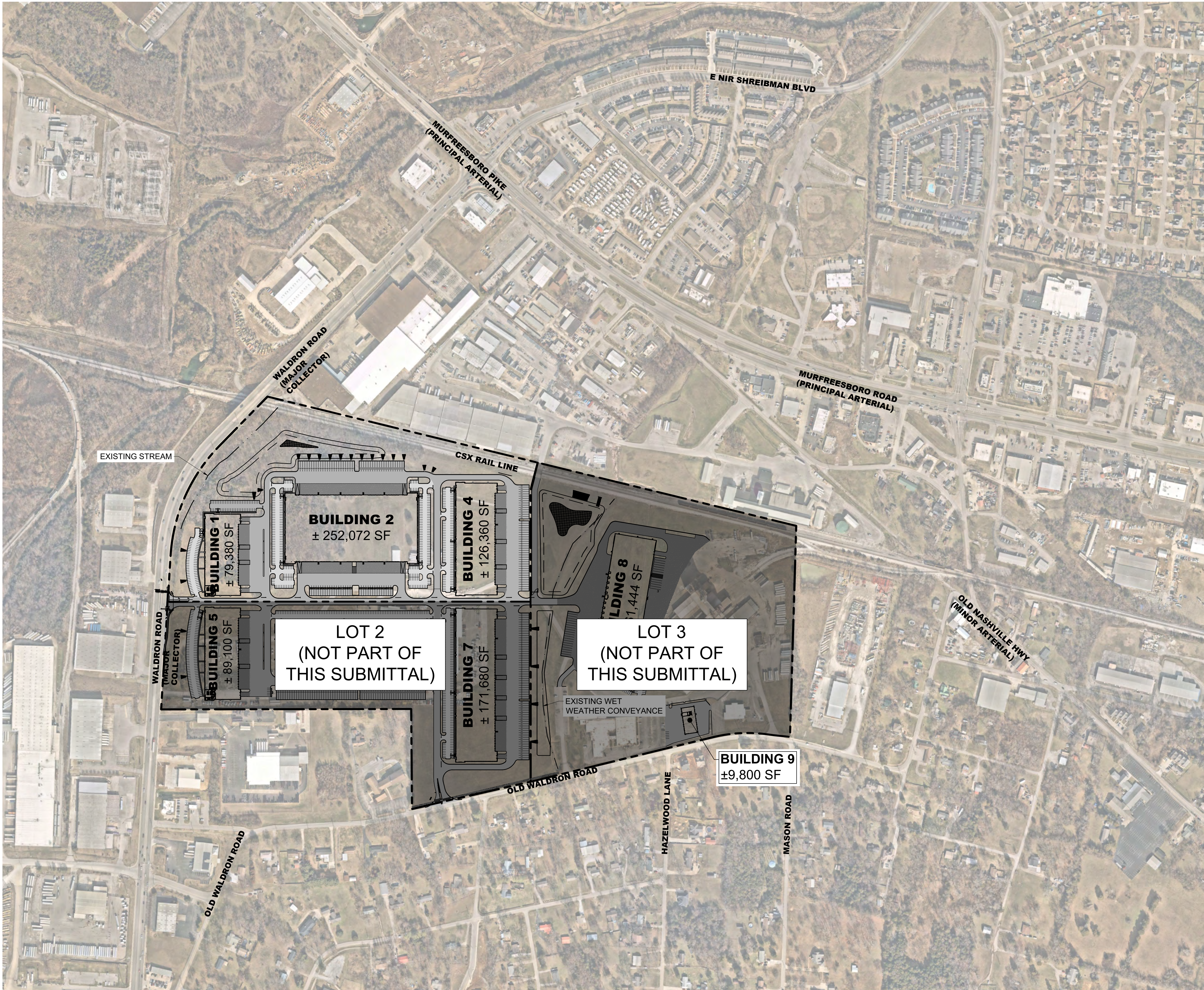
- m by: adrian.andrews

1. PRODUCT CRITERIA:

1. PRODUCT CRITERIA:

1. PAVEMENT:

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CO-OP BUSINESS PARK
LOT 1

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE



REVISIONS	DATE	BY

No. 1 2 3 4 5 6 7

DESIGNED BY: GTF

DRAWN BY: GTF

CHECKED BY: RJA

DATE: 08/20/2024

KIMLEY-HORN PROJECT NO. 118163044

SITE VICINITY MAP

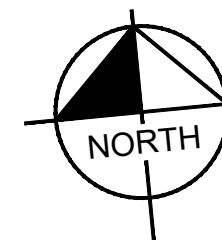
SHEET NUMBER
C0-10

Kimley»Horn

10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\CD-10 SITE CONTEXT MAP.dwg SITE VICINITY MAP - LOT 1 Jan 27, 2025 11:08am by: adrian.andrews

Page 29 of 103



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EXISTING UTILITIES NOTE

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

SURVEY DISCLAIMER

EXISTING SITE SURVEY INFORMATION PROVIDED BY BARGE DESIGN SOLUTIONS, INC. DATED JANUARY 18, 2023. KIMLEY-HORN DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THE BASE SURVEY INFORMATION PROVIDED BY OTHERS. CONTACT JAMES OVERFELT OF BARGE DESIGN AT (615) 254-1500.

SLOPE LEGEND

12-20% SLOPE
>20% SLOPE

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CO-OP BUSINESS PARK

LOT 1

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

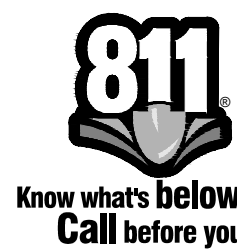


BY	DATE	REVISIONS
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DESIGNED BY:		
DRAWN BY:		
CHECKED BY:		
DATE:	08/20/2024	
KIMLEY-HORN PROJECT NO.	118163044	

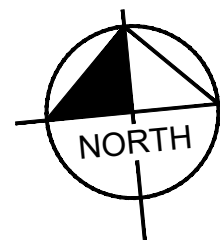
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SHEET NUMBER

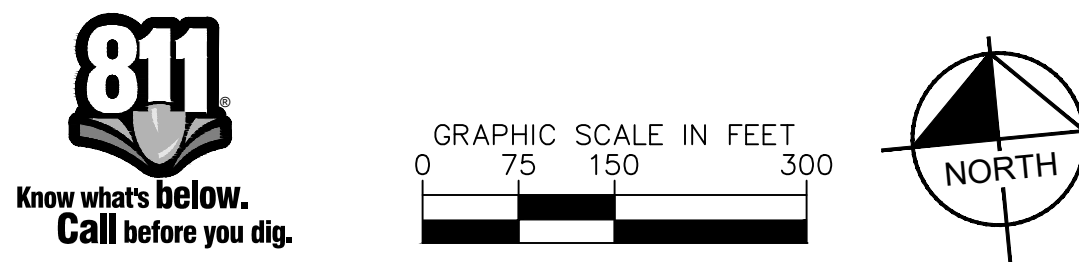
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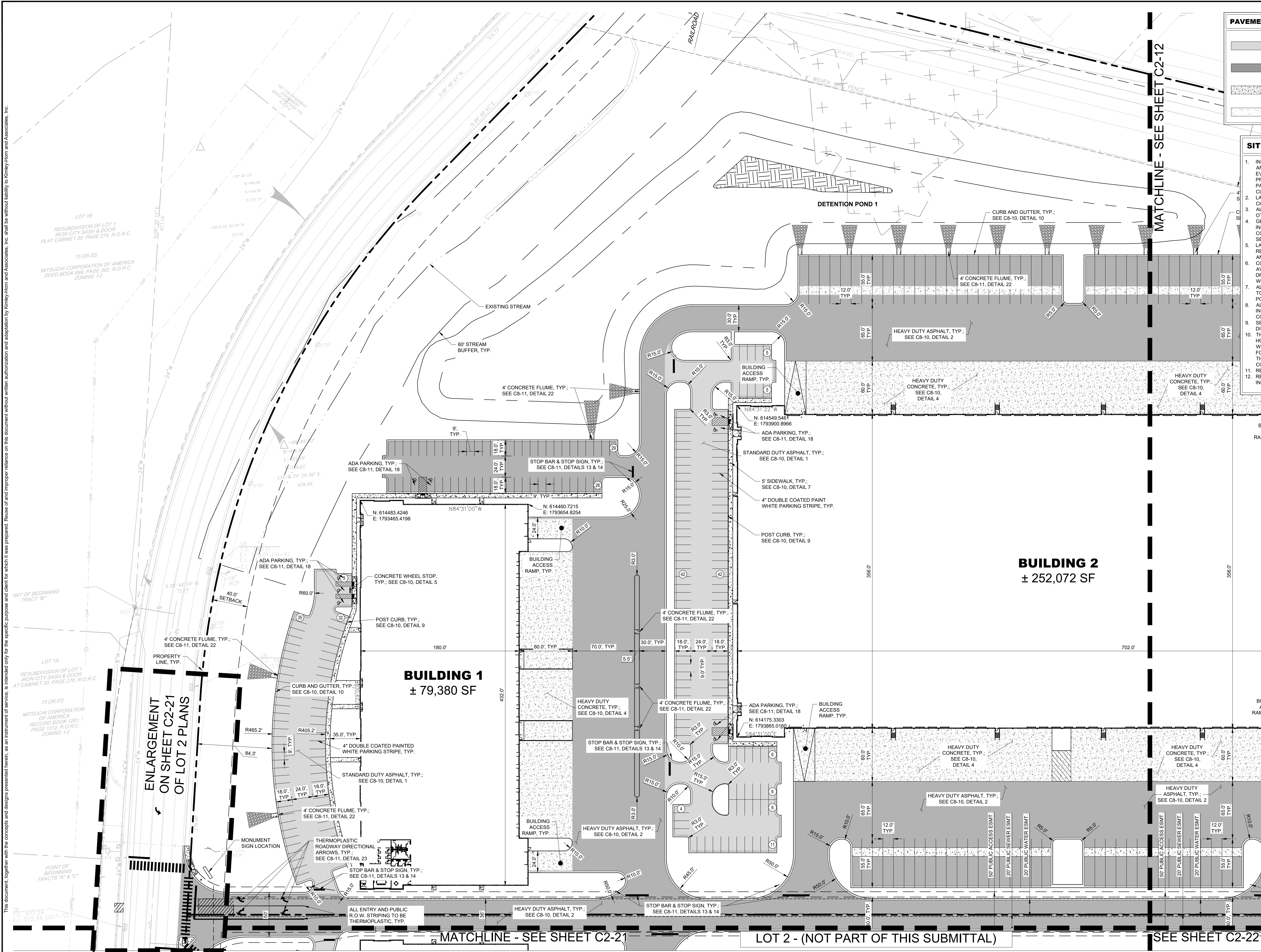


Drawing name: K:\NSH LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C1-10 DEMOLITION PLAN.dwg LOT 1 Jan 27, 2025 11:08am by: adrian.andrews



Page 32 of 103

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PAVEMENT LEGEND

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

SITE LAYOUT NOTES

1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLATION OF IRRIGATION SLEEVES AND SHALL COORDINATE INSTALLATION WITH IRRIGATION PLANS. SEE SHEET CUI01 FOR LOCATION OF IRRIGATION METER LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNERS REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
5. 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.
6. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
7. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
8. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
9. 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.
10. REFER TO GENERAL NOTE SHEETS C0-01.
11. REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET
0 25 50 100

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CO-OP BUSINESS PARK

LOT 1

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARTS
PROFESSIONAL ENGINEER
No. 12104
STATE OF TENNESSEE
01/27/2025

NO.	DATE	BY	REVISIONS
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2			
3			
4			
5			
6			
7			

DESIGNED BY: GTF

DRAWN BY: GTF

CHECKED BY: RJA

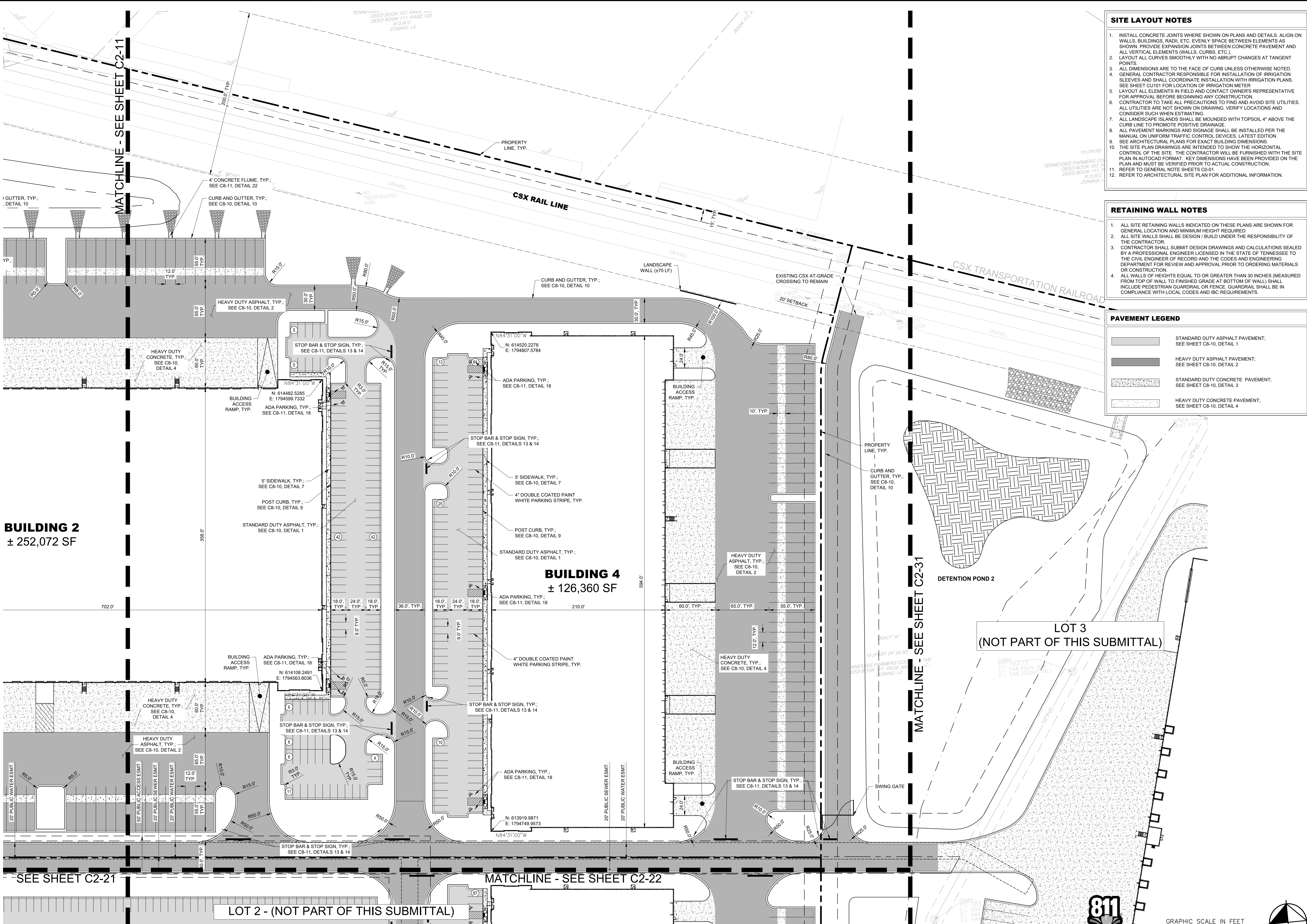
DATE: 08/20/2024

KIMLEY-HORN PROJECT NO.
118163044

SITE LAYOUT -
ENLARGEMENT

SHEET NUMBER
C2-11

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

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

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

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CO-OP BUSINESS PARK LOT 1

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI

ROBERT JAMES ARTS
REGISTERED ENGINEER
No. 12104
01/27/2025
STATE OF TENNESSEE

NO.	DATE	BY	REVISIONS
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DESIGNED BY: GTF

DRAWN BY: GTF

CHECKED BY: RJA

DATE: 08/20/2024

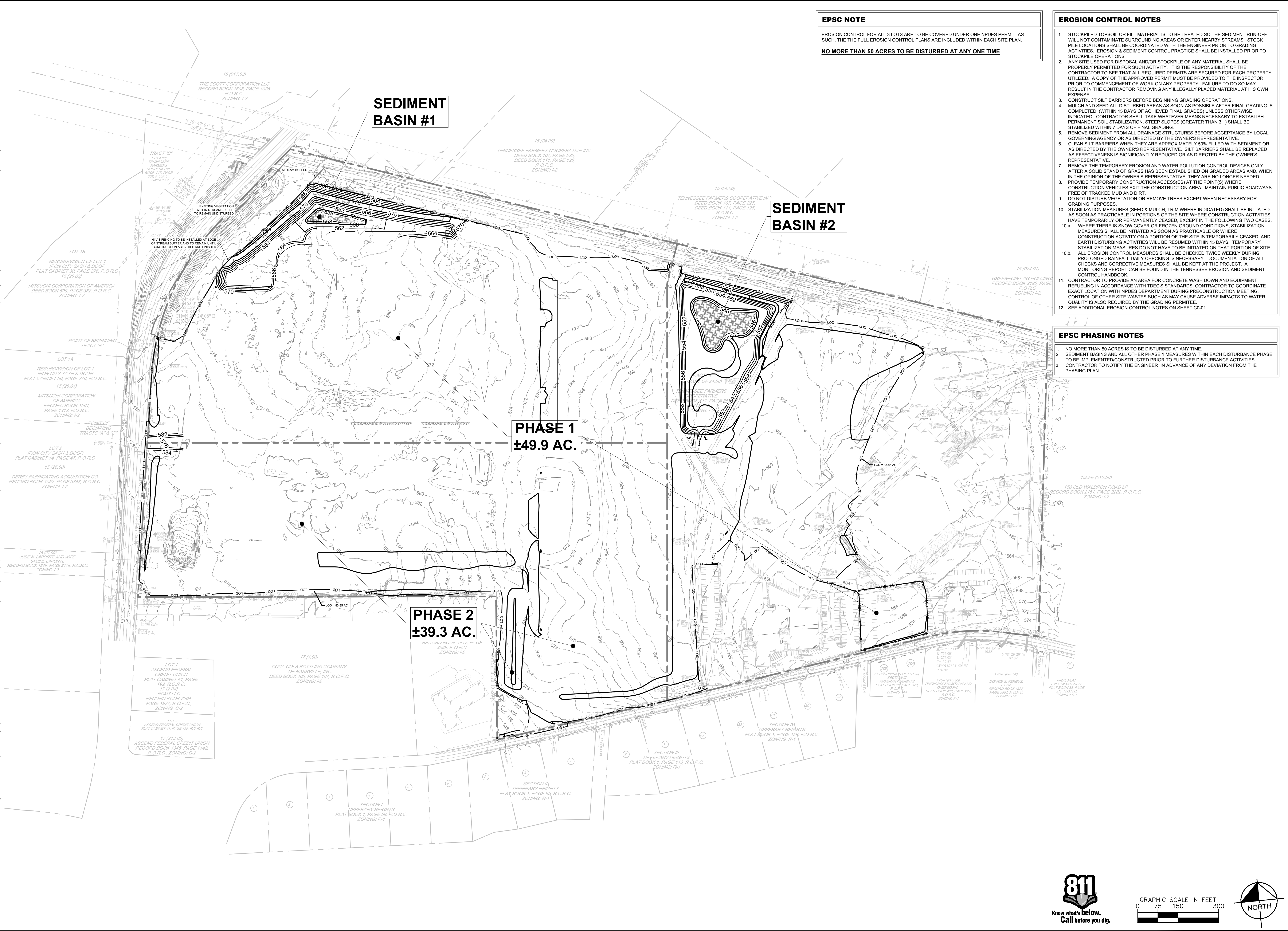
KIMLEY-HORN PROJECT NO. 118163044

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER

C2-12

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Drawing name: K:\NSH LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C3-10 EROSION CONTROL PLAN - PHASE 1.dwg C3-10 LOT 1 Jan 27, 2025 11:10am by: adrian.andrews



EROSION CONTROL FOR ALL 3 LOTS ARE TO BE COVERED UNDER ONE NPDES PERMIT. AS SUCH, THE THE FULL EROSION CONTROL PLANS ARE INCLUDED WITHIN EACH SITE PLAN.

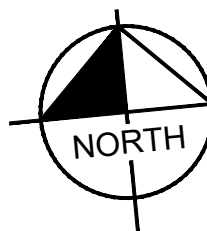
NO MORE THAN 50 ACRES TO BE DISTURBED AT ANY ONE TIME

1. STOCKPILED TOPSOIL, OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCKPILED TOPSOIL SHALL BE COVERED WITH PLASTIC OR OTHER MATERIAL TO PREVENT RUN-OFF TO 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 QUALITY INSPECTED 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. IF ANY UNLAWFUL OR UNAUTHORIZED ACTIVITY IS OBSERVED, THE CONTRACTOR SHALL RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MAINTAIN 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 VEGETATION ON SOIL STABILIZATION MIXTURES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL AGENCIES.
6. CONSTRUCT 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 NECESSARY, AFTER THE EROSION CONTROL DEVICES HAVE BEEN REMOVED AND REEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS AND DRIVEWAYS OPEN TO TRAFFIC AT ALL TIMES.
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 IMMEDIATELY UPON COMPLETION OF PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES:
 - a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY UPON THE REMOVAL OF SNOW OR FROZEN CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES SHALL BE MAINTAINED UNTIL THE PORTION OF THE SITE.
 - b. PROLONGED RAINFALL DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A RE-ENTRY REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT WASH DOWN. ACCORDING TO THE REQUIREMENTS OF THE TNP PERMITS, AN APPROPRIATE EXACT LOCATION WITH HPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE AVOIDER IMPACTS TO WATER QUALITY OR TO THE ENVIRONMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C-0-01.

1. INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT.
2. INSTALL SILT FENCE WITH WIRE BACKING AND TREE PROTECTION.
3. CONTRACTOR TO CONTACT STORMWATER DEPARTMENT TO OBTAIN LAND DISTURBANCE PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR INSPECTION OF EROSION CONTROL DEVICES AND TO OBTAIN FULL GRADING PERMIT.
4. ADD HIGH VISIBILITY FENCE TO BE INSTALLED AROUND ALL PROTECTED CHANNELS TO PREVENT DISTURBANCE.

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE CODES DEPARTMENT. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

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




 PANATTONI®


BY	DATE	REVISIONS	No.
			1
			2
			3
			4
			5
			6

DESIGNED BY:	GTR
DRAWN BY:	GTR
CHECKED BY:	RJR
DATE:	08/20/2024

KIMLEY-HORN PROJECT NO.
118163044

EROSION CONTROL PLAN - PHASE 1 ENLARGEMENT

SHEET NUMBER

C3-10

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EPSC NOTE

EROSION CONTROL FOR ALL 3 LOTS ARE TO BE COVERED UNDER ONE NPDES PERMIT. AS SUCH, THE FULL EROSION CONTROL PLANS ARE INCLUDED WITHIN EACH SITE PLAN.

NO MORE THAN 50 ACRES TO BE DISTURBED AT ANY ONE TIME

- EROSION CONTROL NOTES**
- 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.
 - 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.
 - CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
 - 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.
 - REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
 - 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.
 - 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.
 - 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.
 - DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
 - 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.
 - 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.
 - 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.
 - 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.
 - SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

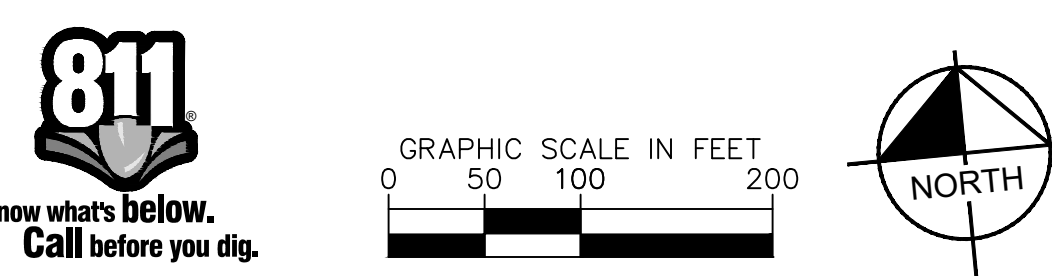
- EPSC PHASE 1 CONSTRUCTION SEQUENCE**
- INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT.
 - INSTALL SILT FENCE WITH WIRE BACKING AND TREE PROTECTION.
 - CONTRACTOR TO CONTACT STORMWATER DEPARTMENT TO OBTAIN LAND DISTURBANCE PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR INSPECTION OF EROSION CONTROL DEVICES AND TO OBTAIN FULL GRADING PERMIT.
 - ADD HIGH VISIBILITY FENCE TO BE INSTALLED AROUND ALL PROTECTED CHANNELS TO PREVENT DISTURBANCE.

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE CODES DEPARTMENT. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

EROSION CONTROL LEGEND

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



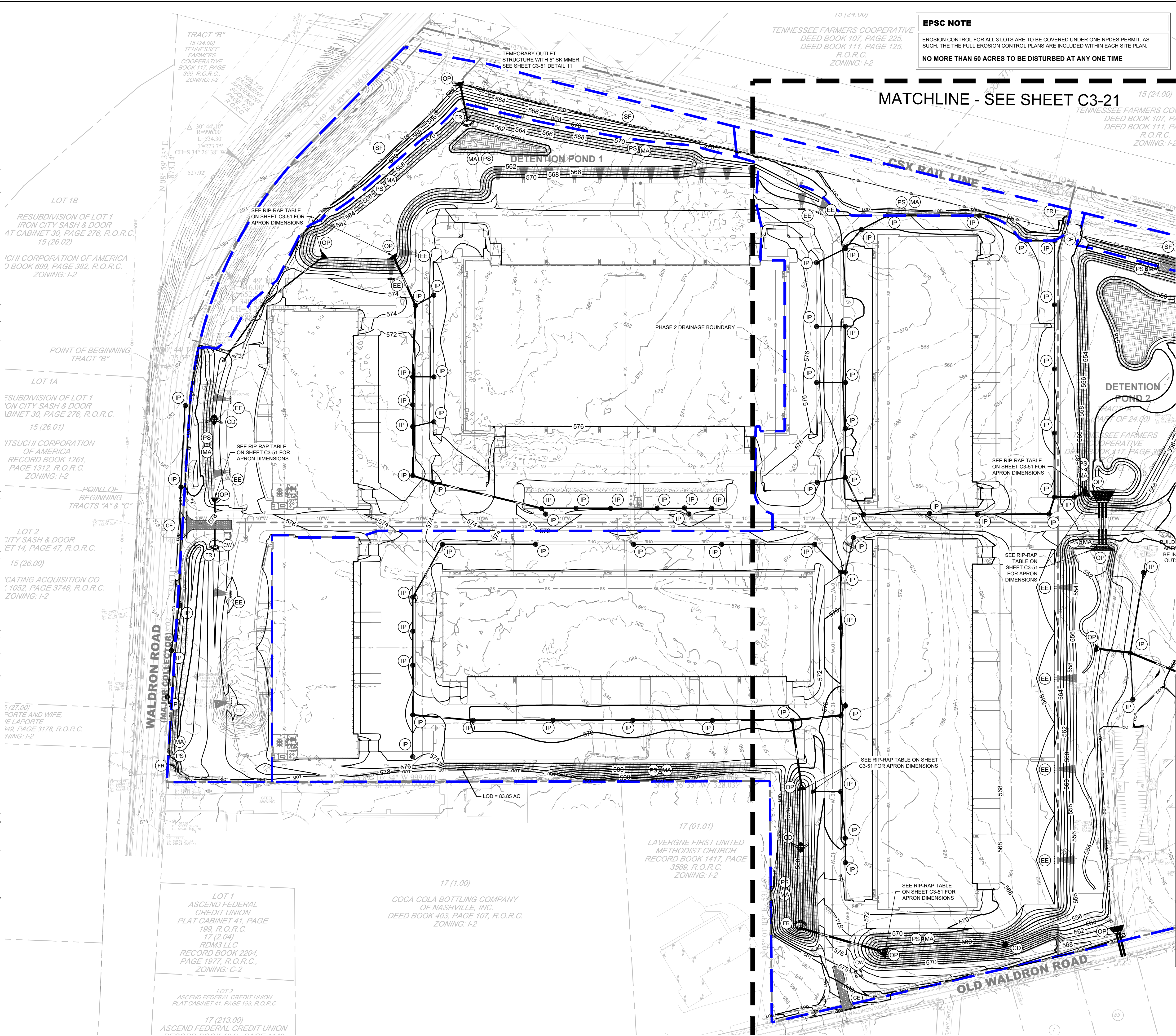
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CO-OP BUSINESS PARK
LOT 1
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

ROBERT JAMES ARTS
REGISTERED ENGINEER
No. 12104
STATE OF TENNESSEE
01/27/2025

REVISIONS	DATE	BY
No.	1	0
DESIGNED BY:	GTF	
DRAWN BY:	GTF	
CHECKED BY:	RJA	
DATE:	08/20/2024	
KIMLEY-HORN PROJECT NO. 118163044		
EROSION CONTROL PLAN - PHASE 1 ENLARGEMENT		
SHEET NUMBER C3-11		

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EPSC NOTE

EROSION CONTROL FOR ALL 3 LOTS ARE TO BE COVERED UNDER ONE NPDES PERMIT. AS SUCH, THE FULL EROSION CONTROL PLANS ARE INCLUDED WITHIN EACH SITE PLAN.

NO MORE THAN 50 ACRES TO BE DISTURBED AT ANY ONE TIME

- EROSION CONTROL NOTES**
- 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.
 - 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.
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 - REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
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 - 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.
 - 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.
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 - SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

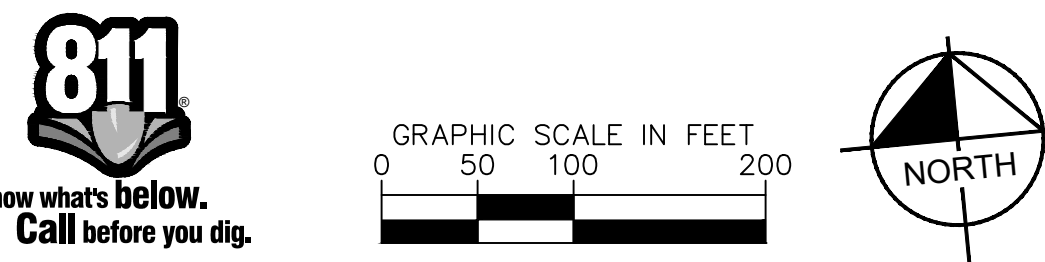
- EPSC PHASE 2 CONSTRUCTION SEQUENCE**
- CONTRACTOR TO BEGIN CLEARING, GRUBBING, AND EXCAVATING.
 - CLEAR, GRUB, AND GRADE REMAINING SITE.
 - INSTALL PROPOSED UTILITIES INCLUDING PROPOSED INLETS WITH PROTECTION.
 - CONSTRUCT REMAINING SITE ACCORDING TO THE APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE CODES DEPARTMENT. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

EROSION CONTROL LEGEND

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



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CO-OP BUSINESS PARK

LOT 1

PANATTONI DEVELOPMENT COMPANY

LA VERGNE, TENNESSEE

PANATTONI

ROBERT JAMES ARTS
REGISTERED ENGINEER
01/27/2025
STATE OF TENNESSEE

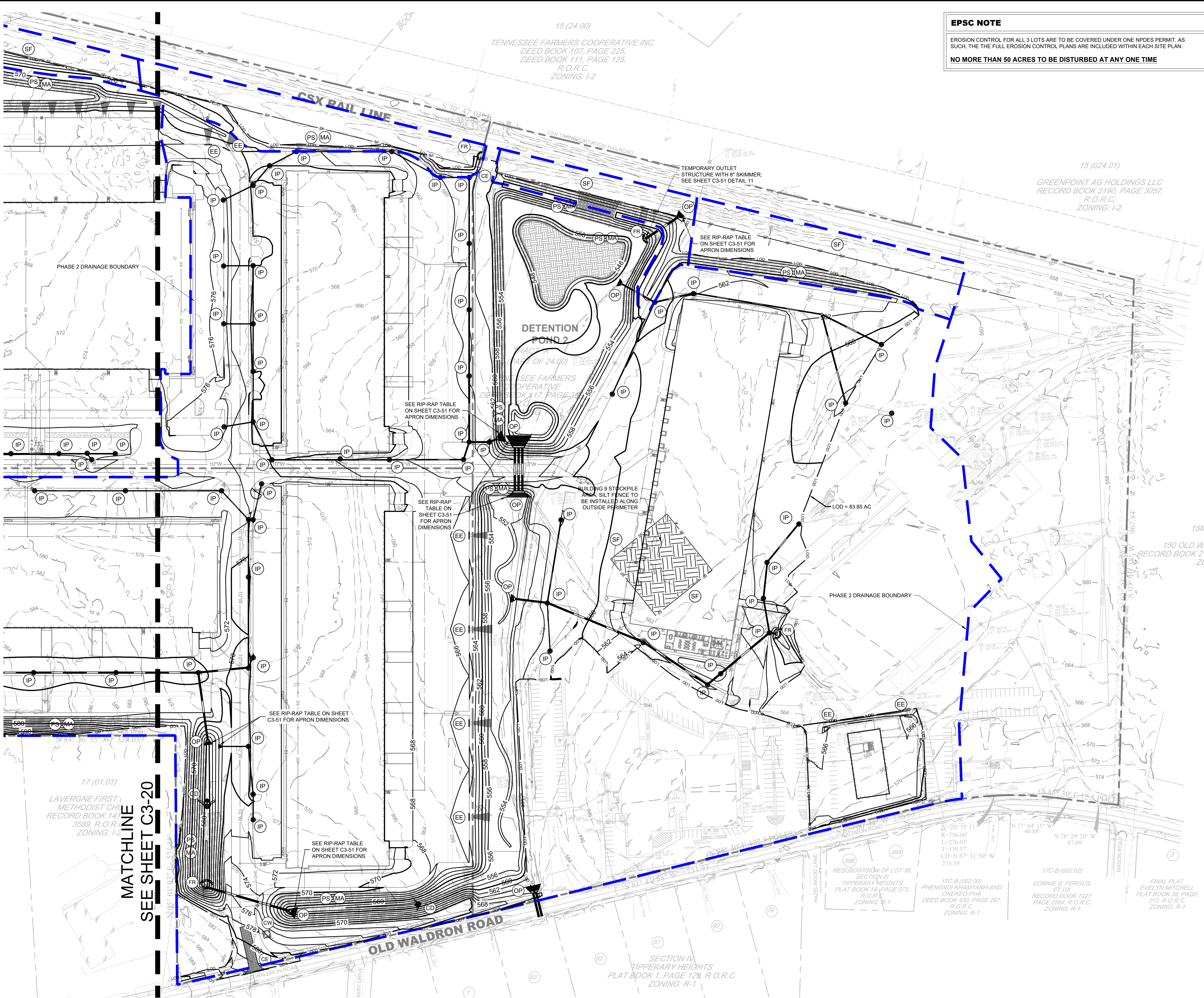
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KIMLEY-HORN PROJECT NO.
118163044

**EROSION CONTROL
PLAN - PHASE 2
ENLARGEMENT**

SHEET NUMBER
C3-20

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	LOD	LIMITS OF DISTURBANCE					
	••	CONSTRUCTION SIGN					

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0 50 100 200

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CO-OP BUSINESS PARK LOT 1

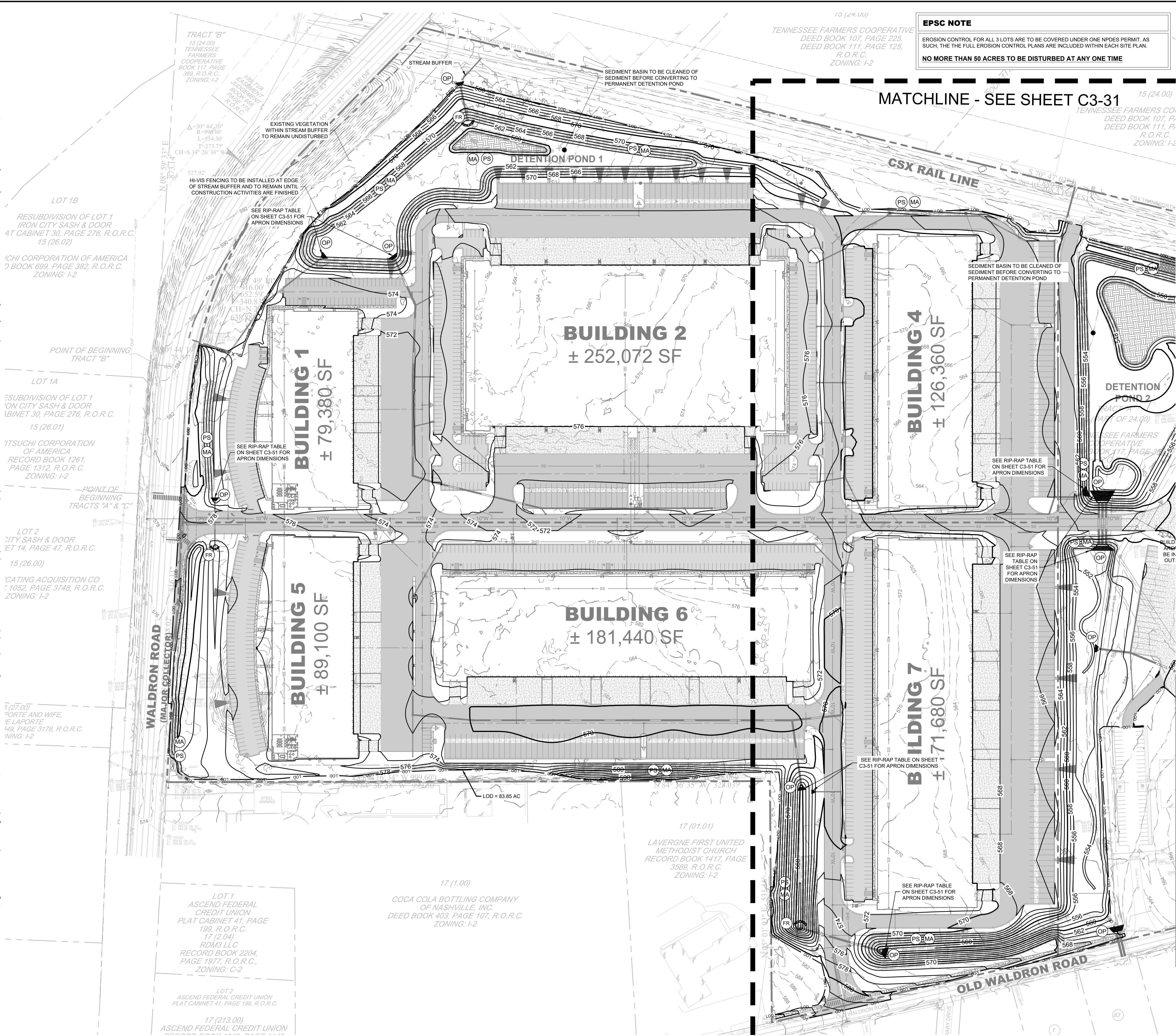
PANATTONI DEVELOPMENT COMPANY

LA VERGNE, TENNESSEE

PANATTONI

REVISIONS	DATE	BY					
No.	1	2	3	4	5	6	7
DESIGNED BY:	GTF						
DRAWN BY:	GTF						
CHECKED BY:	RJA						
DATE:	08/20/2024						
KIMLEY-HORN PROJECT NO. 118163044							
EROSION CONTROL PLAN - PHASE 2 ENLARGEMENT							
SHEET NUMBER C3-21							

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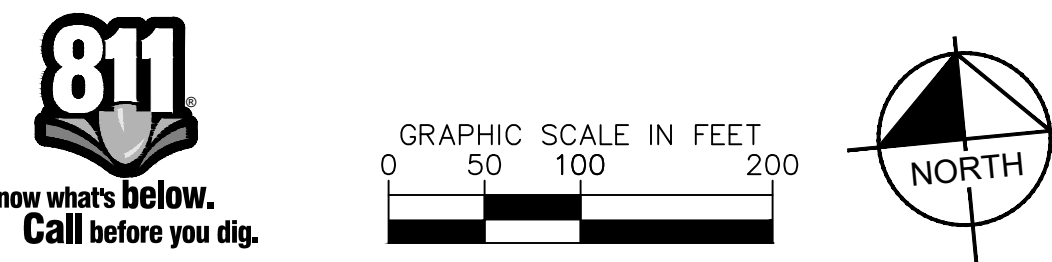
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 - REMOVE SEDIMENT FROM SEDIMENT BASIN, CONVERT TO DETENTION POND AND INSTALL PROPOSED OUTLET STRUCTURES.
 - FINISH INSTALLING PERMANENT STORMWATER BMP'S SHOWN ON PHASE 3 EROSION CONTROL PLANS.

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	LOD	LIMITS OF DISTURBANCE
		CONSTRUCTION SIGN



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CO-OP BUSINESS PARK LOT 1

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI

ROBERT JAMES ARTS
REGISTERED ENGINEER
01/27/2025
No. 12104
STATE OF TENNESSEE

REVISIONS	DATE	BY							
No.	1	0	1	2	3	4	5	6	7
DESIGNED BY:	GTF								
DRAWN BY:	GTF								
CHECKED BY:	RJA								
DATE:	08/20/2024								
KIMLEY-HORN PROJECT NO. 118163044									
EROSION CONTROL PLAN - PHASE 3 ENLARGEMENT									
SHEET NUMBER C3-30									

Drawing name: K:\NSH LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C3-10 EROSION CONTROL PLAN - PHASE 1.dwg C3-31 LOT 1 Jan 27, 2025 11:11am by: adrian.andrews



EROSION CONTROL FOR ALL 3 LOTS ARE TO BE COVERED UNDER ONE NPDES PERMIT. AS SUCH, THE THE FULL EROSION CONTROL PLANS ARE INCLUDED WITHIN EACH SITE PLAN.

NO MORE THAN 50 ACRES TO BE DISTURBED AT ANY ONE TIME

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5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL AGENCIES. THE CONTRACTOR SHALL MAINTAIN AGENCY OR OWNER'S REPRESENTATIVE.
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8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS AND DRIVEWAYS OPEN TO TRAFFIC AT ALL TIMES.
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 - b. EROSION CONTROL MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE FOR MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR SHALL 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.
12. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE AVOIDABLE IMPACTS TO WATER QUALITY IS ALSO REQUIRED.
13. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C-0-1.

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.

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE CODES DEPARTMENT. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

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



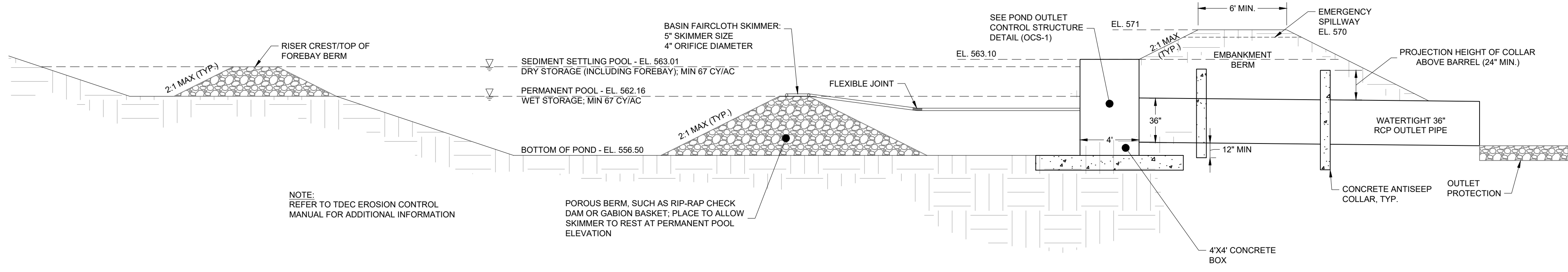
BY	DATE	REVISIONS
No.	1	0
DESIGNED BY:	GTR	
DRAWN BY:	GTR	
CHECKED BY:	RJF	
DATE:	08/20/2024	
KIMLEY-HORN PROJECT NO. 118163044		
EROSION CONTROL PLAN - PHASE 3 ENLARGEMENT SHEET NUMBER C3-31		

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9 SEDIMENT BASIN #1

SCALE:





SEEDIMENT BASIN #1 DESIGN CALCULATIONS

Project Name: CO-OP BUSINESS PARK

KHA Project #: 118163044

Designed by: GTF

Checked by:

Revised by:

Date: 11/13/2023

Date:

Date:

Sediment Basin #1

Basin Drainage Area (A) (ac)	36.00		
Runoff Coefficient (C)	0.80		
SCS Curve Number (CN)	87.00		
Time of Concentration (min)	5.00		
Rainfall Intensity (2-yr Storm) 1" (in/h)	5.48		
Rainfall Intensity (5-yr Storm) 1" (in/h)	6.25		
Rainfall Intensity (25-yr Storm) 1" (in/h)	7.33		
Flow (Q ₁) (cfs)	107.8	(Q¹=Q₁)	
Flow (Q ₂) (cfs)	182.8	(Q²=Q₂)	
Flow (Q ₃) (cfs)	228.4	(Q³=Q₃)	
WET Storage Volume (cfs)	65.124		
DRY Storage Volume (cfs)	65.124		
Required Total Volume (cfs)	130.248	(WET + DRY Volume)	
Freeboard Volume (cfs)	16.281		
Required Surface Area (sf)	79.683		
Storage Depth 1" (ft)	14.00		
Embankment Downstream Side Slope	3:1		
Embankment Upstream Side Slope	3:1		
Embankment Total Height	15.00		
Minimum Embankment Width	12.00		

Bottom Elevation

Elev (ft)	Area (SF)	Cumulative Volume (CF)
558.20	3,446	0
561.50	11,737	38,008
562.00	48,827	105,549
571.00	105,549	748,321

Total Basin Volume

748,321 CF

27,718 CY

17.18 Ac-Ft

Designed WET Storage Elev = 562.16

Designed WET Storage Volume (sf) = 65,527

Designed DRY Storage Elev = 563.01

Designed DRY Storage Volume (sf) = 65,622

Designed Total Volume (sf) = 748,321

O.K. > Minimum Required Volume



Sediment Basin #1 Design Calculations

Project Information

Project Name: CO-OP BUSINESS PARK

KHA Project #: 118163044

Designed by: GTF

Checked by:

Revised by:

Date: 11/13/2023

Date:

Date:

Skimmer Design

Desludging Volume = Dry Storage Volume

Skimmer Flow Rate

Skimmer Size

65.124

0.377

33.562

CFS

ft³/Day

8.0 in

Detention Time

Head (ft)

Orifice Area

2.00 days

0.233

19.86 sq ft

Orifice Diameter

9.0 in

Principal Spillway Design

Spillway Type

Opening Length

Opening Width

Office Area

Spillway Elevation

Box

4.0 ft

4.0 ft

18.00

563.10

ft

ft

ft

ft

Spillway Foundation Type

Base Thickness

Base Length/Width

Top of Foundation Elevation

N/A

N/A

N/A

N/A

5-yr H

25-yr H

5.61

7.60

ft

ft

5-yr Q

25-yr Q

162.50

212.33

CFS

CFS

Emergency Spillway Design

Weir Width

Weir Elevation

Weir C-Value

5-yr H

25-yr H

10.0

570.00

2.70

1.29

0.70

ft

ft

ft

ft

5-yr Q

25-yr Q

0.00

15.88

CFS

CFS

Water Surface Elevations

5-yr Elevation

5-yr Freeboard

25-yr Elevation

25-yr Freeboard

568.71

2.29

570.70

0.30

ft

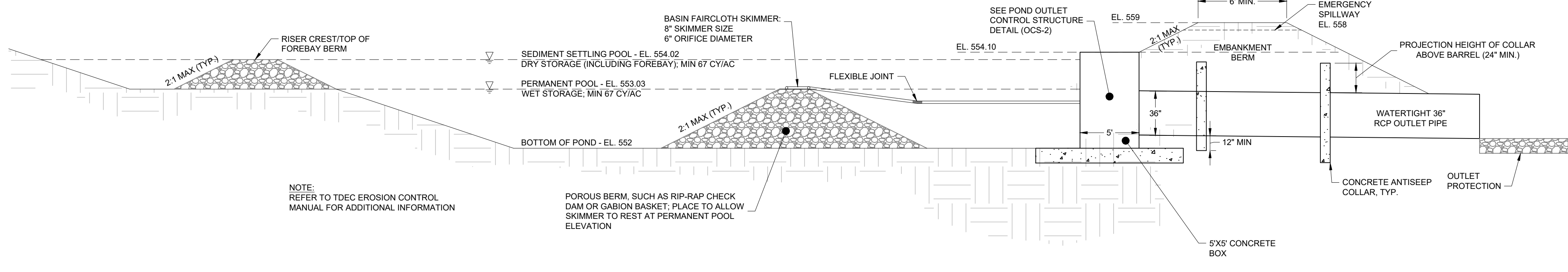
ft

ft

ft

10 SEDIMENT BASIN #2

SCALE:





SEDIMENT BASIN #2 DESIGN CALCULATIONS

Project Information

Project Name: CO-OP BUSINESS PARK	
KHA Project #: 118163044	
Designed by: GTF	Date: 11/13/2023
Checked by:	Date:
Revised by:	Date:

Sediment Basin #2

Basin Drainage Area (A) (ac)	63.00				
Runoff Coefficient (C)	0.80				
SCS Curve Number (CN)	88.00				
Time of Concentration (min)	5.00				
Rainfall Intensity (2-yr Storm) 1" (in/hr)	5.48				
Rainfall Intensity (5-yr Storm) 1" (in/hr)	6.25				
Rainfall Intensity (25-yr Storm) 1" (in/hr)	7.33				
Flow (Q ₁) (cfs)	7.60				(D-CYA)
Flow (Q ₂) (cfs)	276.2				(D-CYA)
Flow (Q ₃) (cfs)	309.7				(D-CYA)
Flow (Q ₄) (cfs)	309.7				
WET Storage Volume (sf)	113,967				
DRY Storage Volume (sf)	113,967				
Required Total Volume (sf)	227,934				(WET + DRY Volumes)
Freeboard Volume (sf)	28,462				
Required Surface Area (sf)	139,409				
Storage Depth 1" (ft)	7.00				
Embankment Downstream Side Slope	3:1				
Embankment Upstream Side Slope	3:1				
Embankment Total Height	7.00				
Minimum Embankment Width	12.00				

Bottom Elevation

Elev (ft)	Area (SF)	Volume (CF)
563.00	109,000	114,450
553.00	113,000	111,000
564.00	117,000	126,666
568.00	183,666	526,666
569.00	216,517	838,666
569.00	242,000	1,169,108

Total Basin Volume

1,169,108 CF
43,200 CY
26.84 Ac-Ft

Designed WET Storage Elev =	563.03
Designed WET Storage Volume (sf) =	114,450
Designed DRY Storage Elev =	564.02
Designed DRY Storage Volume (sf) =	114,507
Designed Total Volume (sf) =	1,169,108 O.K. > Minimum Required Volume



Sediment Basin #2 DESIGN CALCULATIONS

Project Information

Project Name: CO-OP BUSINESS PARK

KHA Project #: 118163044

Designed by: GTF

Checked by:

Revised by:

Date: 11/13/2023

Date:

Date:

Skimmer Design

Desludging Volume = Dry Storage Volume

Skimmer Flow Rate

Skimmer Size

113.967

6.165

8.0

in

0.800

CFS

11"Day

Drainage Time

8.00

Days

Head (ft)

0.500

ft

Office Area

25.00

sf

Circle Diameter

8.0

in

Principal Spillway Design

Spillway Type

Opening Length

Opening Width

Office Area

Spillway Elevation

5-yr H

25-yr H

Box

5.0

5.0

25.00

564.10

4.51

4.89

ft

ft

ft

ft

ft

ft

Spillway Foundation Type

Base Thickness

Base Length/Width

Top of Foundation Elevation

5-yr Q

25-yr Q

N/A

N/A

N/A

N/A

255.65

266.17

CFS

CFS

Emergency Spillway Design

Weir Width

Weir Elevation

Weir C-Value

5-yr H

25-yr H

50.0

570.00

2.70

0.81

0.99

ft

ft

ft

ft

Spillway Foundation Type

Base Thickness

Base Length/Width

Top of Foundation Elevation

5-yr Q

25-yr Q

N/A

N/A

N/A

N/A

63.83

122.54

CFS

CFS

Water Surface Elevations

5-yr Elevation

5-yr Freeboard

25-yr Elevation

25-yr Freeboard

568.61

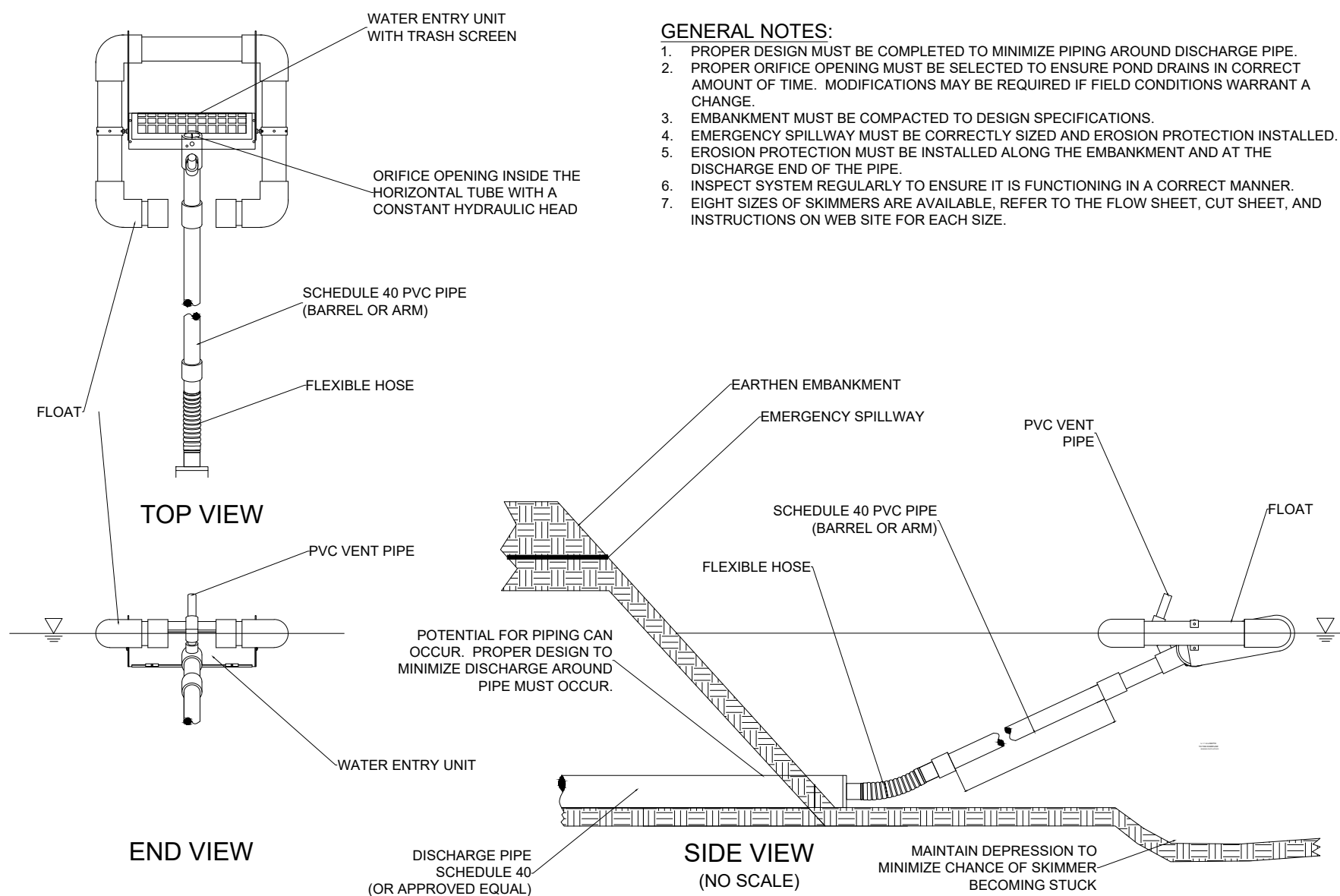
0.38

568.99

0.21

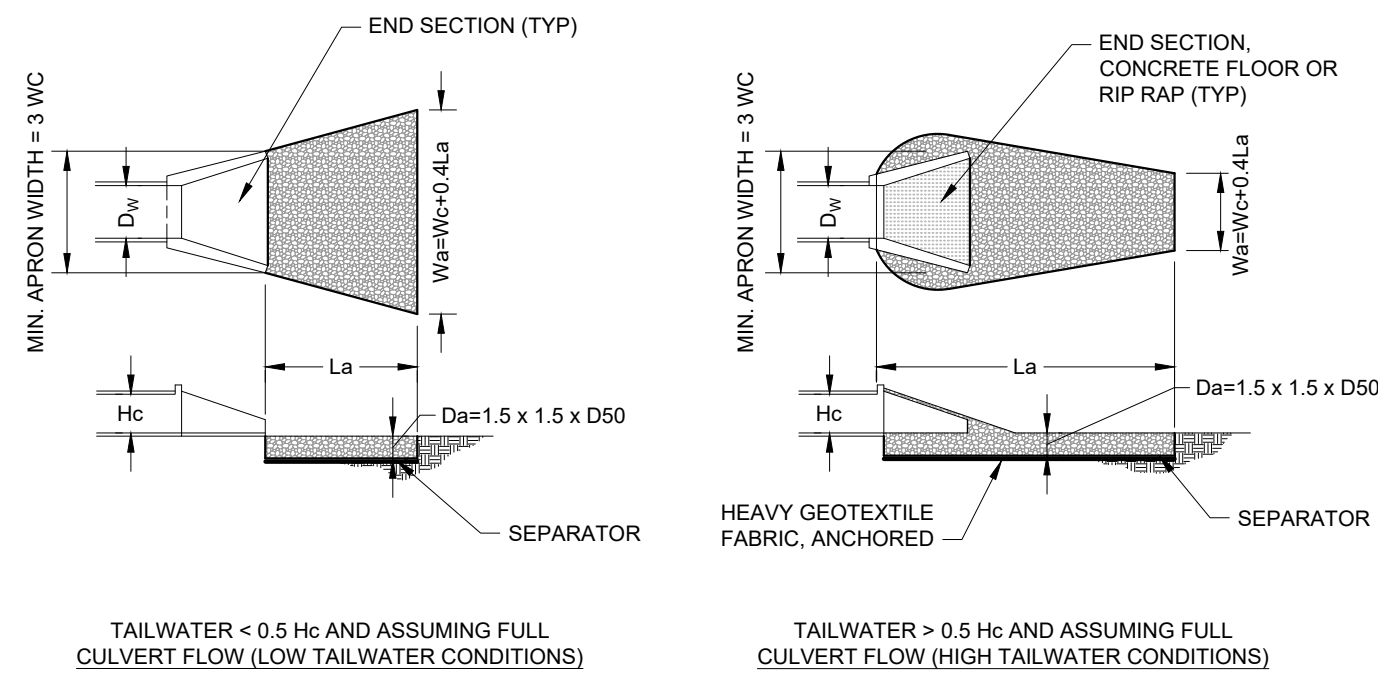
11 EMBANKMENT DISCHARGE - FAIRCLOTH SKIMMER

NOT TO SCALE

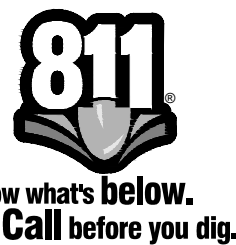


12 OUTLET PROTECTION

NOT TO SCALE



RIP-RAP APRON CHARACTERISTICS		SYMBOL	A0	B0	C0	D0	D3	E0	F0	G0	J0	K0	L0	L2	M0	N0	N1	HW-1	HW-2
NOMINAL RIP-RAP SIZE (INCHES)		D ₅₀	15.0	12.0	15.0	12.0	15.0	20.0	20.0	20.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	20.0	20.0
10-YEAR DISCHARGE (CFS)		Q	24.34	51.14	44.17	17.37	16.40	134.13	109.02	124.84	31.78	70.87	101.81	71.37	13.09	169.44	169.44	83.00	83.00
CONDUIT DIAMETER (FT)		D _W	2.50	3.50	3.00	2.00	2.00	4.00	4.00	4.00	2.50	3.50	4.00	3.50	1.50	4.00	4.00	3.00	3.00
START APRON WIDTH (FT)		W _C	7.5	10.5	9.0	6.0	6.0	12.0	12.0	12.0	7.5	10.5	12.0	10.5	4.5	12.0	12.0	9.0	9.0
LENGTH (FT)		L _A	10.0	14.0	12.0	8.0	8.0	20.0	20.0	20.0	10.0	14.0	16.0	14.0	6.0	16.0	16.0	15.0	15.0
APRON DEPTH (INCHES)		D _A	50.0	50.0	50.0	50.0	50.0	48.0	48.0	48.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	48.0	48.0
END APRON WIDTH (FT)		W _A	15.0	20.00	17.00	12.00	12.00	26.00	26.00	26.00	15.00	20.00	23.00	20.00	9.00	23.00	23.00	19.00	19.00
RIP-RAP CLASS PER TDOT		-	B	B	B	B	B	C	C	C	B	B	B	B	B	B	B	C	C



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CO-OP BUSINESS PARK

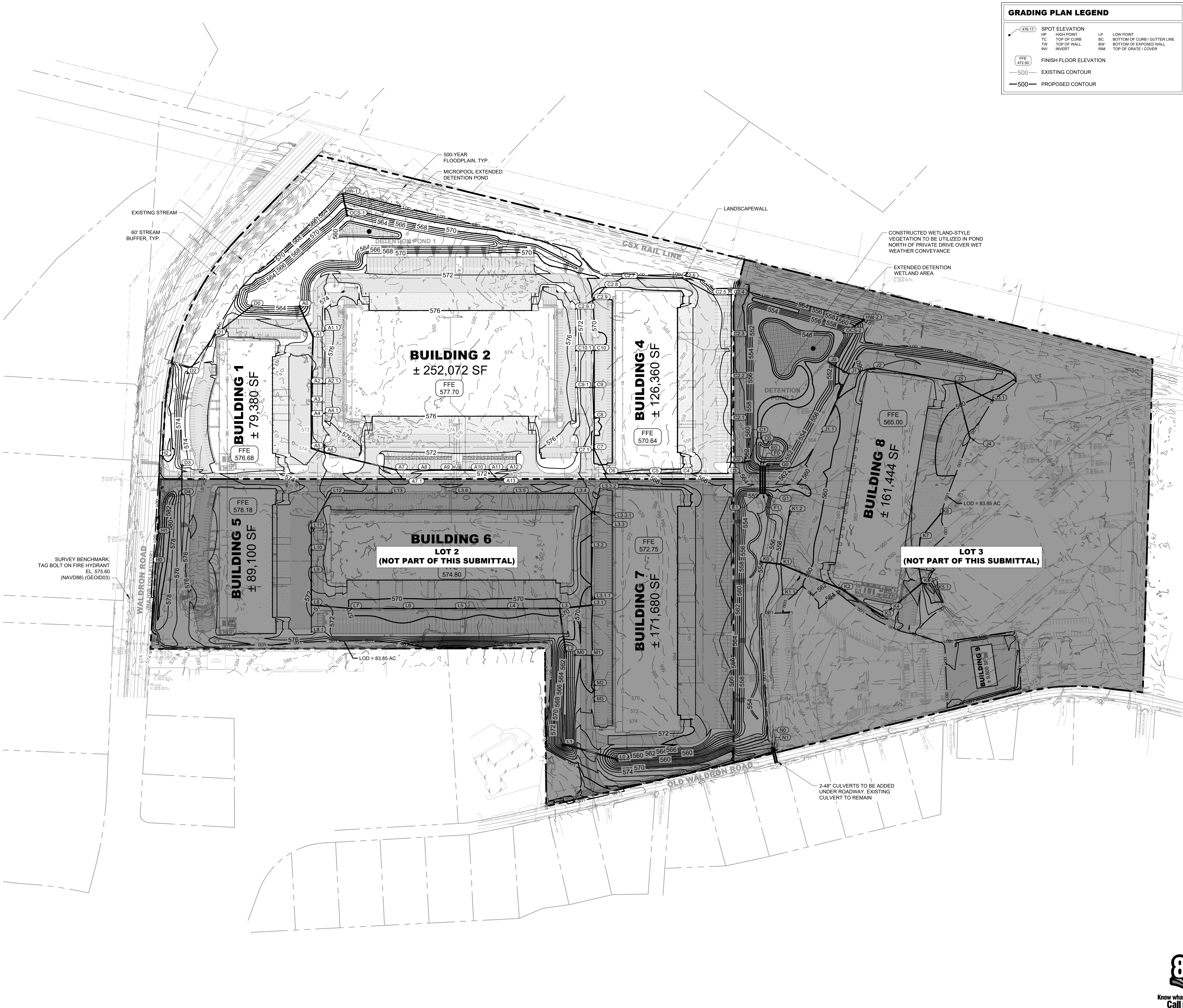
LOT 1

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE



BY		DATE		REVISIONS		No.		DESIGNED BY:		DRAWN BY:		CHECKED BY:		DATE:		KIMLEY-HORN PROJECT NO.	
										GTF		GTF		08/20/2024		118163044	

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Grading Plan Legend			
	SPOT ELEVATION	LP	LOW POINT
	HIGH POINT	BC	BOTTOM OF CURB / GUTTER LINE
	TOP OF WALL	BW	BOTTOM OF EXPOSED WALL
	INVERT	RM	TOP OF GRATE / COVER
	FINISH FLOOR ELEVATION		
	EXISTING CONTOUR		
	PROPOSED CONTOUR		

- Grading Notes**
- CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
 - AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
 - DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
 - WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDING 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.
 - THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
 - EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
 - SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
 - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 - EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 - CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
 - SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
 - INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
 - TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
 - ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 - UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL-811 OR 1-800-755-6007.
 - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

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CO-OP BUSINESS PARK

LOT 1

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARTS
REGISTERED ENGINEER
No. 12104
STATE OF TENNESSEE
01/27/2025

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

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DRAWN BY:

CHECKED BY:

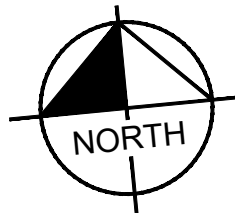
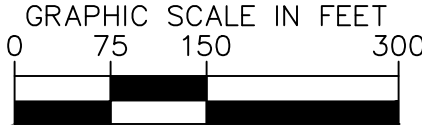
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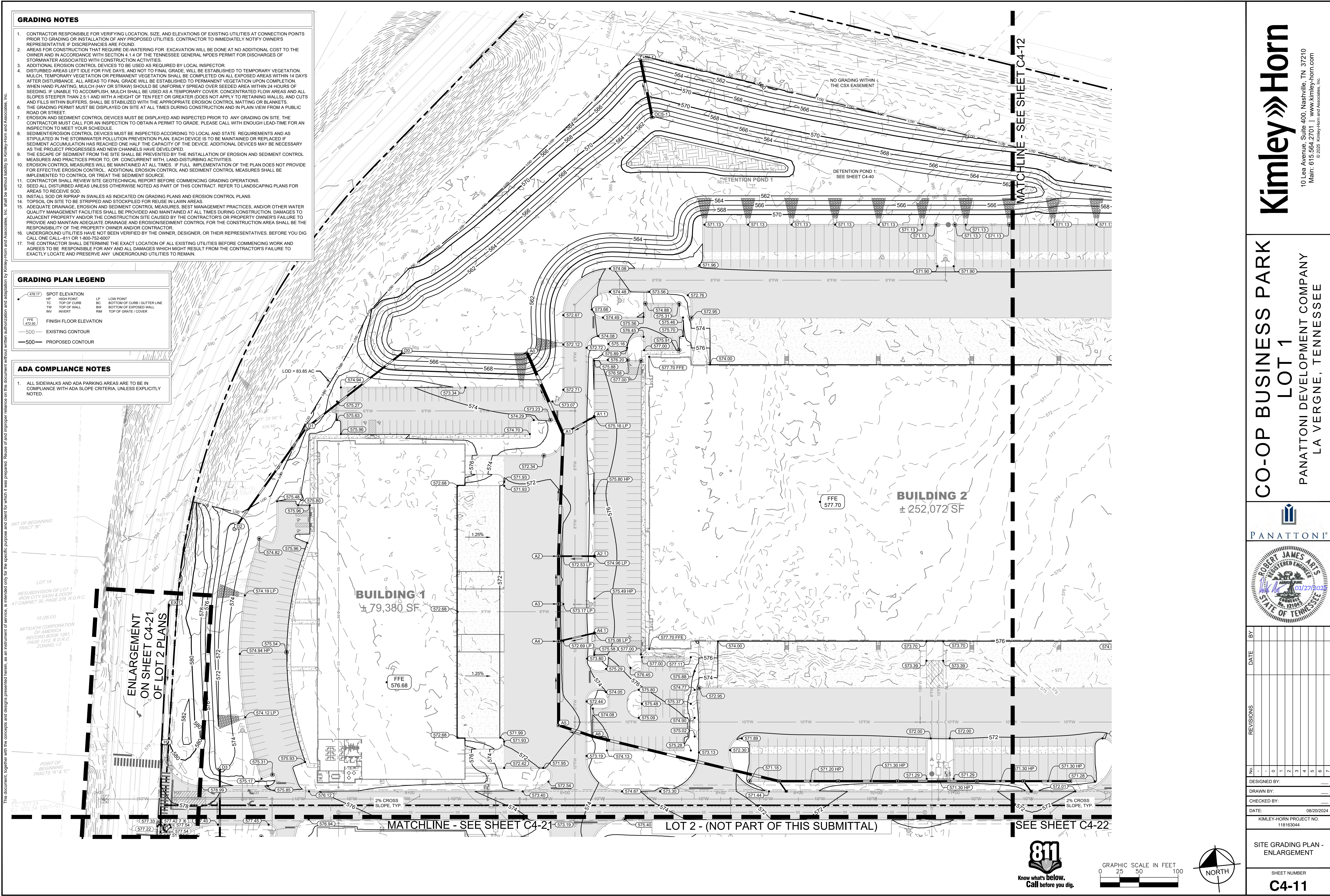
KIMLEY-HORN PROJECT NO. 118163044

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER

C4-10





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CO-OP BUSINESS PARK

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PANATTONI DEVELOPMENT COMPANY

LA VERGNE, TENNESSEE

PANATTONI

REGISTERED ENGINEER

ROBERT JAMES ARTS

01/27/2025

STATE OF TENNESSEE

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DATE: 08/20/2024

KIMLEY-HORN PROJECT NO. 118163044

811

Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET

0 25 50 100

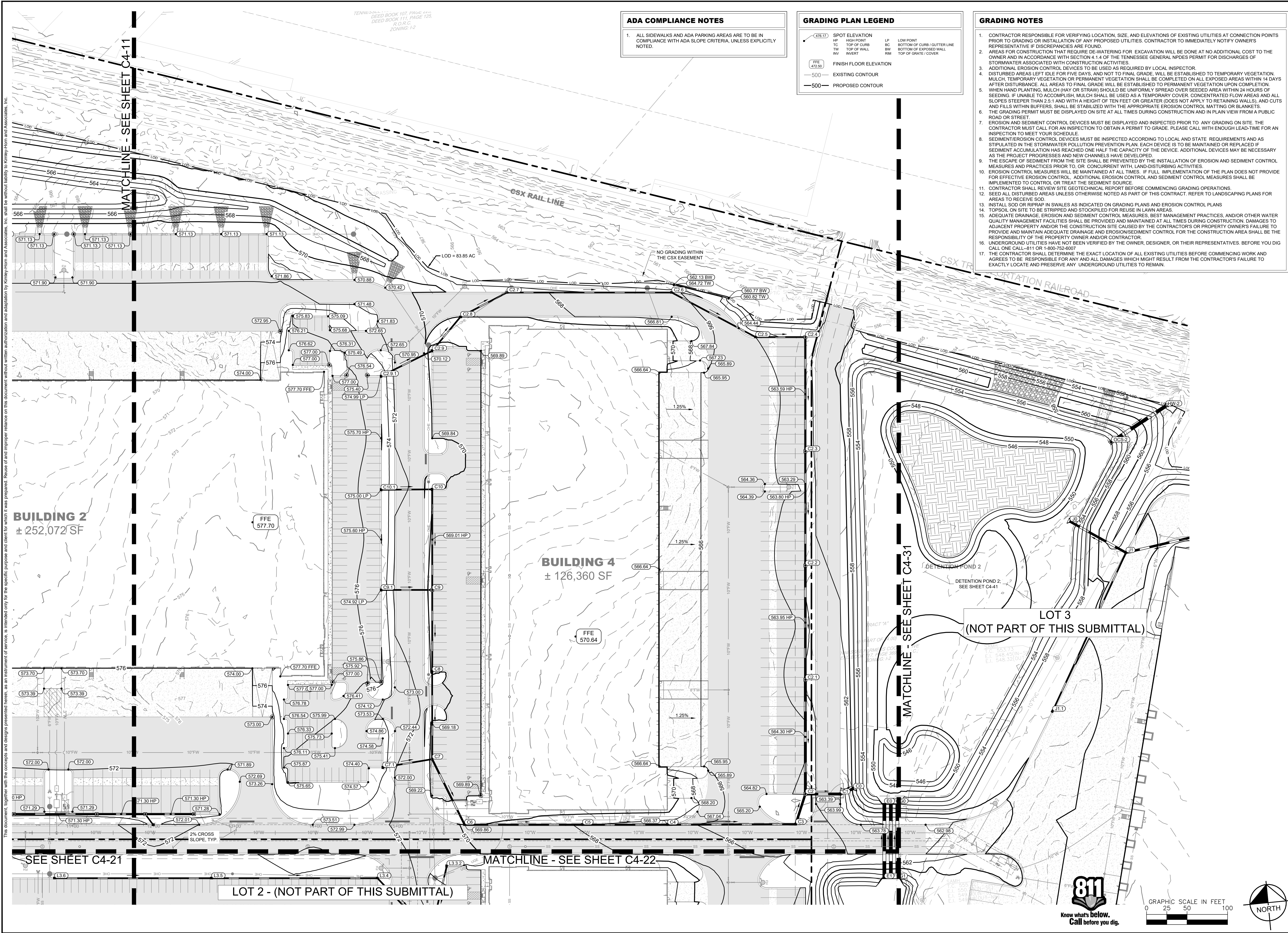
NORTH

SITE GRADING PLAN - ENLARGEMENT

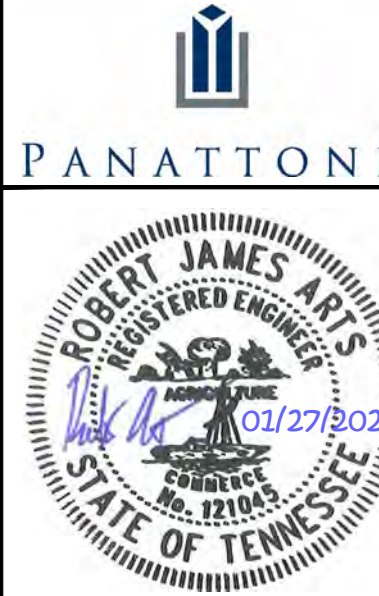
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PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

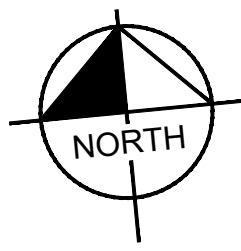
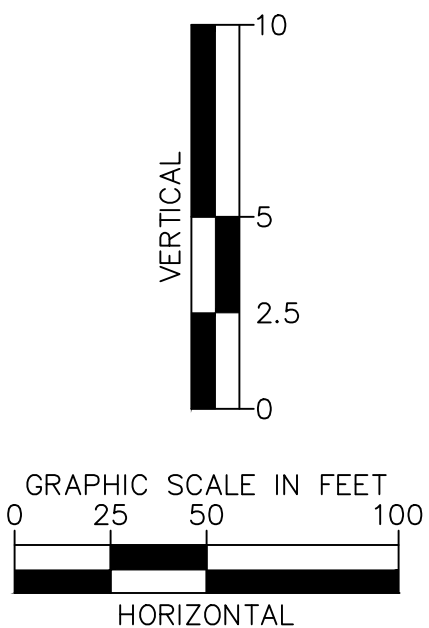
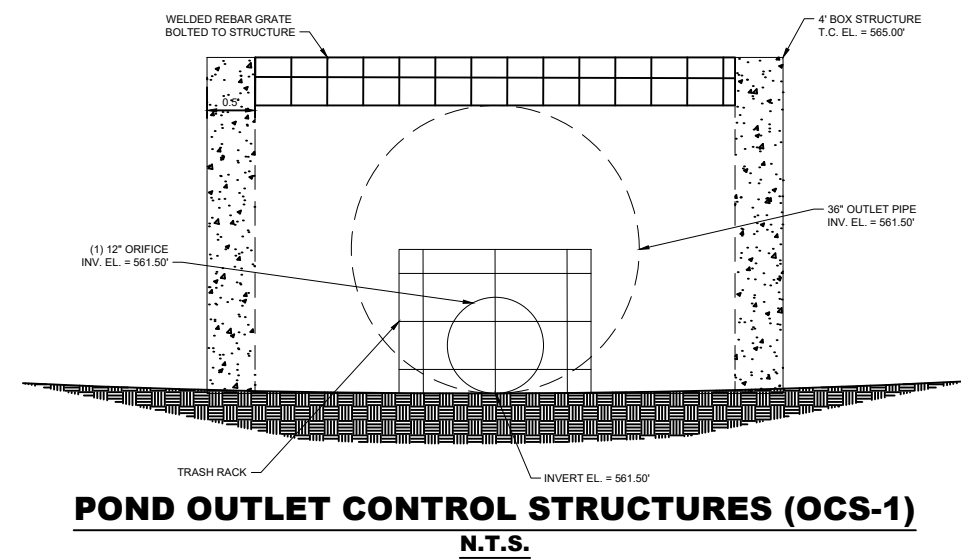


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	2			
	3			
	4			
	5			
	6			
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DRAWN BY:			G	
CHECKED BY:			R	
DATE:			08/20/2024	
KIMLEY-HORN PROJECT NO. 118163044				
SITE GRADING PLAN - ENLARGEMENT				
SHEET NUMBER C4-12				

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Profile view of the proposed road grade. The vertical axis shows elevation in feet (552 to 575). The horizontal axis shows stationing from -0+50 to 7+00. The profile includes a berm, a micro-pool, and a proposed grade line. Key elevations are marked: TOP OF BERM EL. = 571.00', MICROPOOL EL. = 561.50', and EXISTING GRADE, TYP. The profile shows a proposed grade line that is higher than the existing grade in some areas and lower in others.



CO-OP BUSINESS PARK
LOT 1
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE



BY	DATE	REVISIONS
No.		
DESIGNED BY:		GTB
DRAWN BY:		GTB
CHECKED BY:		RJA
DATE:	08/20/2024	
KIMLEY-HORN PROJECT NO. 118163044		

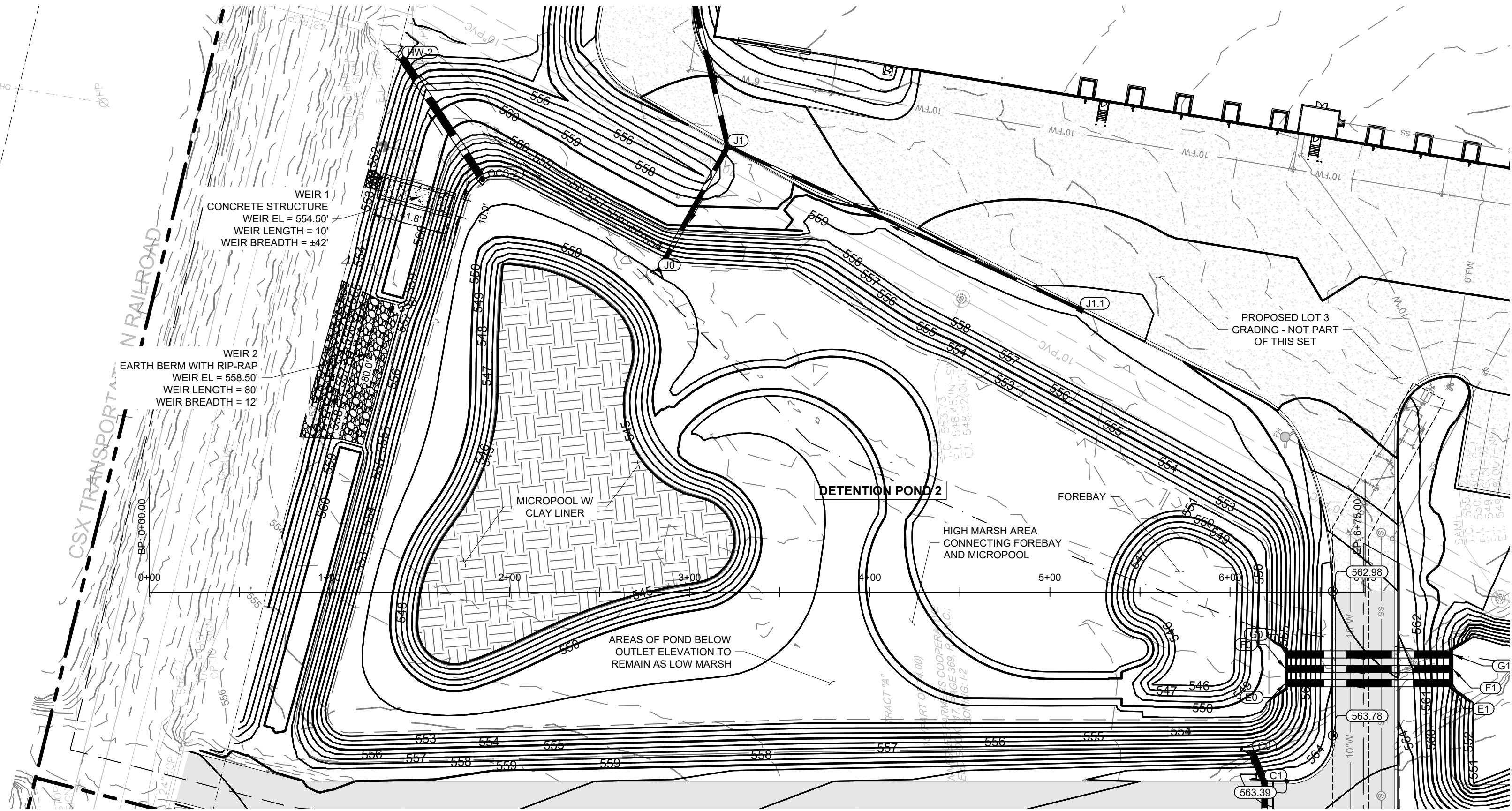
SITE GRADING PLAN -
ENLARGEMENT

SHEET NUMBER
C4-40

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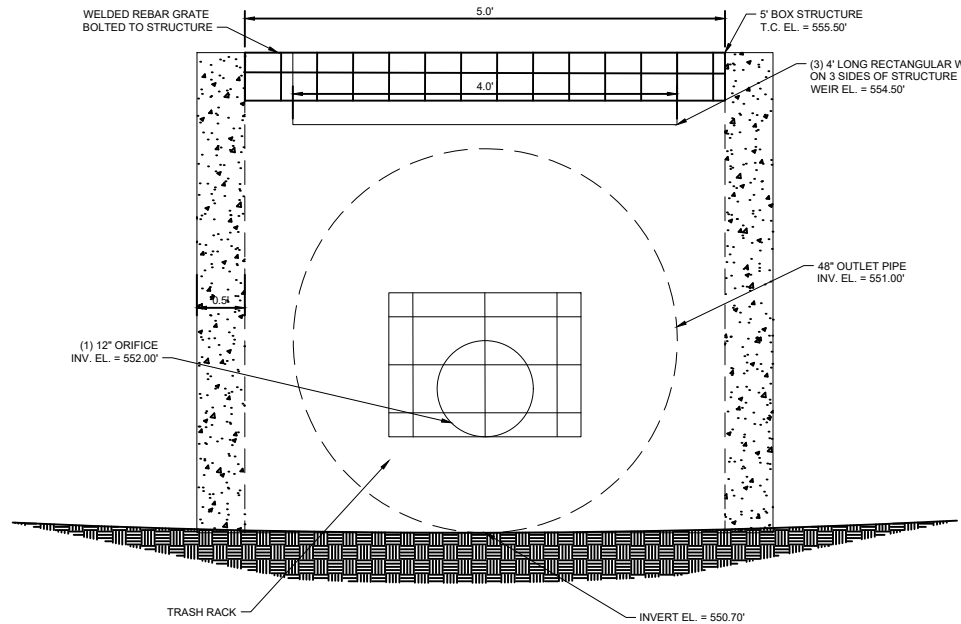
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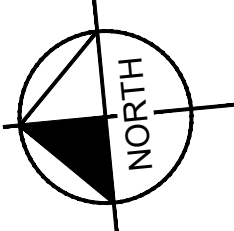
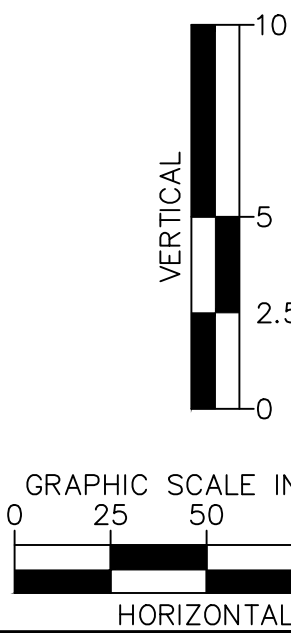
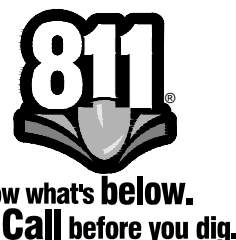
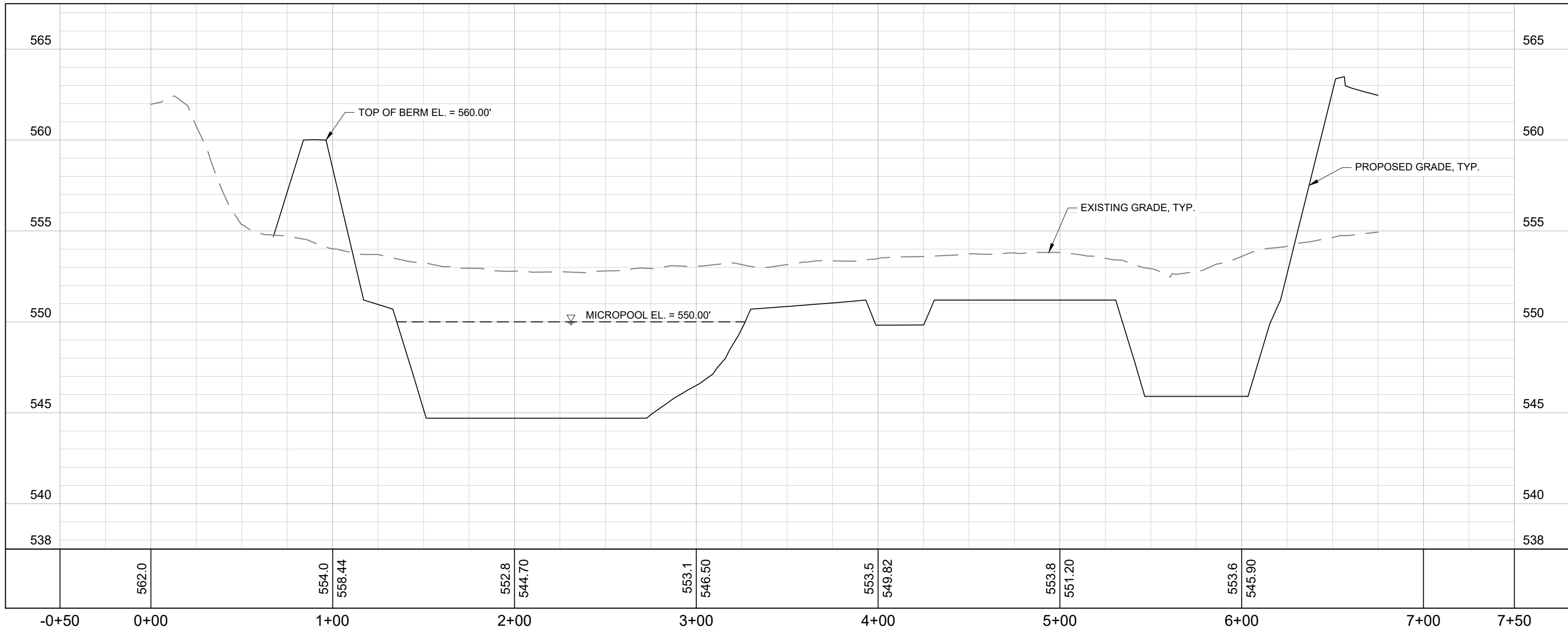
GRADING PLAN LEGEND					
	SPOT ELEVATION	HP	HIGH POINT	LP	LOW POINT
	TC	TOP OF CURB	BC	BOTTOM OF CURB / GUTTER LINE	
	TW	TOP OF WALL	BW	BOTTOM OF EXPOSED WALL	
	INV	INVERT	RM	TOP OF GRATE / COVER	
	FFE	FINISH FLOOR ELEVATION			
	500	EXISTING CONTOUR			
	500	PROPOSED CONTOUR			

- ### GRADING NOTES
- CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
 - AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.14 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
 - DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
 - WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER 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.
 - THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
 - EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
 - SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
 - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 - EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 - CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
 - SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
 - INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
 - TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
 - ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 - UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL-811 OR 1-800-752-8007.
 - 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.



POND 2 OUTLET CONTROL STRUCTURE (OCS-2)
N.T.S.

SECTION A-A



Kimley»Horn

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Main: 615.564.2701 | www.kimley-horn.com
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CO-OP BUSINESS PARK LOT 1

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

REVISIONS

No.	DATE	BY
1		
2		
3		
4		
5		
6		
7		

DESIGNED BY: GTF
DRAWN BY: GTF
CHECKED BY: RJA
DATE: 08/20/2024
KIMLEY-HORN PROJECT NO. 118163044

SITE GRADING PLAN - ENLARGEMENT

SHEET NUMBER
C4-41

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STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A0	HEADWALL	N/A
A1	JBS 3101	572.89
A1.1	JBS 3101	575.16
A2	JBS 4310	570.97
A2.1	JBS 3101	574.98
A3	JBS 4310	571.05
A4	JBS 4310	571.05
A4.1	JBS 3101	575.06
A5	JBS 4310	571.23
A6	JBS 3101	573.72
A7	JBS 4310	N/A
A7.1	JBS 3101	570.93
A8	JBS 4310	570.93
A9	JBS 4310	570.99
A10	JBS 4310	571.04
A11	JBS 4310	571.04
A12	JBS 4310	571.04
A13	JBS 3101	571.40
C0	HEADWALL	N/A
C1	JBS 3101	563.34
C2	JBS 4310	563.59
C2.1	JBS 4310	563.24
C2.2	JBS 4310	562.89
C2.3	JBS 4310	562.89
C2.4	JBS 4310	562.89
C2.5	JBS 3101	564.00
C2.6	JBS 3101	566.21
C2.7	JBS 3101	568.61
C2.8	JBS 3101	569.41
C2.9	JBS 3101	568.76
C2.9.1	JBS 3101	574.99
C3	JBS 3101	564.68
C4	JBS 3101	566.37
C5	JBS 3101	567.84
C6	JBS 3101	569.86
C7	JBS 3101	568.73
C7.1	JBS 3101	574.23
C8	JBS 3101	569.19
C9	JBS 4310	568.39
C9.1	JBS 3101	574.92

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
C10	JBS 3101	568.39
C10.1	JBS 3101	575.00
D0	HEADWALL	567.52
D1	MANHOLE	N/A
D2	JBS 2272	570.92
D3	HEADWALL	574.15
D4	HEADWALL	N/A
E0	HEADWALL	N/A
E1	HEADWALL	N/A
EX 0	EXISTING CB TO REMAIN	N/A
EX 1	EXISTING CB TO REMAIN	N/A
F0	HEADWALL	N/A
F1	HEADWALL	N/A
G0	HEADWALL	N/A
G1	HEADWALL	N/A
H0	JBS 3101	N/A
H1	JBS 3101	575.40
H2	JBS 3101	578.72
HW-1	HEADWALL	560.08
HW-2	HEADWALL	N/A
J0	HEADWALL	N/A
J1	JBS 3101	N/A
J1.1	JBS 3101	558.60
J2	JBS 3101	560.49
J3	MANHOLE	562.17
J3.1	JBS 4310	558.23
J4	JBS 4310	557.81
K0	HEADWALL	556.72
K1	JBS 4310	N/A
K1.1	JBS 3101	559.87
K1.2	JBS 4310	557.80
K2	JBS 3101	563.27
K3	JBS 3101	563.56
K4	JBS 2272	562.40
K5	JBS 3101	563.22
K5.1	HEADWALL	563.04
K6	JBS 4310	N/A
K7	JBS 4310	560.59
K8	JBS 4310	560.59
L0	HEADWALL	561.33

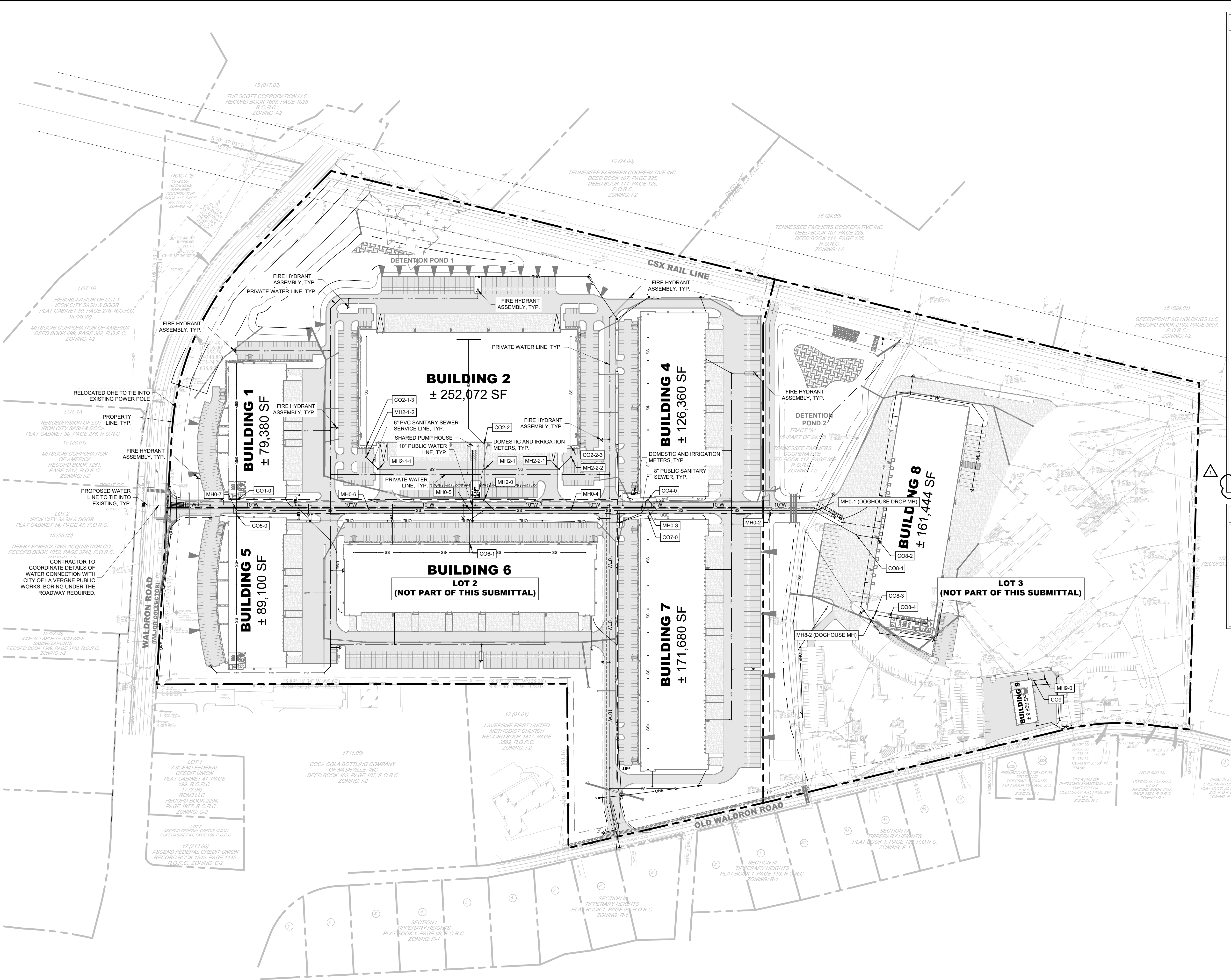
STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
L1	HEADWALL	N/A
L2	HEADWALL	N/A
L3	JBS 4310	N/A
L3.1	JBS 3101	568.92
L3.1.1	JBS 3101	569.94
L3.2	JBS 3101	568.78
L3.3	JBS 3101	572.14
L3.3.1	JBS 3101	569.94
L3.3.2	JBS 3101	571.06
L3.4	JBS 3101	572.43
L3.5	JBS 3101	572.43
L3.6	JBS 3101	572.54
L4	JBS 4310	569.04
L5	JBS 4310	569.04
L6	JBS 4310	568.82
L7	JBS 4310	569.70
L8	JBS 4310	571.45
L8.1	JBS 2272	572.80
L9	JBS 4310	571.67
L10	JBS 4310	571.67
L11	JBS 4310	571.67
L12	JBS 3101	572.43
L13	JBS 3101	572.43
M0	HEADWALL	566.79
M1	JBS 3101	N/A
M2	JBS 3101	570.31
M3	JBS 3101	570.58
N0	HEADWALL	564.42
N0.1	Null Structure	N/A
N1	HEADWALL	N/A
N1.1	Null Structure	N/A
OCS-1	OUTLET CONTROL STRUCTURE	N/A
OCS-2	OUTLET CONTROL STRUCTURE	N/A

PIPE TABLE								
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL	MIN. COVER	
A1 - A0	562.07 (A1)	561.50 (A0)	42"	114'	0.50%	RCP	-2.885 FT.	
A1.1 - A1	570.57 (A1.1)	566.33 (A1)	18"	46'	9.25%	RCP	2.439 FT.	
A2 - A1	562.85 (A2)	562.07 (A1)	42"	158'	0.50%	RCP	4.245 FT.	
A2.1 - A2	570.57 (A2.1)	567.21 (A2)	18"	47'	7.23%	RCP	1.554 FT.	
A3 - A2	563.16 (A3)	562.85 (A2)	42"	62'	0.50%	RCP	4.014 FT.	
A4 - A3	563.40 (A4)	563.16 (A3)	42"	48'	0.50%	RCP	3.774 FT.	
A4.1 - A4	568.75 (A4.1)	567.96 (A4)	18"	48'	1.66%	RCP	1.382 FT.	
A5 - A4	563.94 (A5)	563.40 (A4)	42"	108'	0.50%	RCP	3.415 FT.	
A6 - A5	564.17 (A6)	563.94 (A5)	36"	47'	0.50%	RCP	3.956 FT.	
A6 - A7	564.17 (A6)	565.40 (A7)	36"	247'	0.50%	RCP	2.154 FT.	
A7 - A7.1	565.40 (A7)	565.64 (A7.1)	15"	17'	1.50%	RCP	3.850 FT.	
A7 - A8	565.40 (A7)	565.78 (A8)	30"	77'	0.50%	RCP	2.352 FT.	
A8 - A9	565.78 (A8)	566.17 (A9)	30"	77'	0.50%	RCP	2.029 FT.	
A9 - A10	566.17 (A9)	566.68 (A10)	24"	103'	0.50%	RCP	2.118 FT.	
A10 - A11	566.68 (A10)	566.98 (A11)	24"	61'	0.50%	RCP	1.816 FT.	
A11 - A12	566.98 (A11)	567.28 (A12)	24"	60'	0.50%	RCP	1.516 FT.	
A11 - A13	566.97 (A11)	567.05 (A13)	15"	17'	0.50%	RCP	2.632 FT.	
C1 - C0	551.21 (C1)	551.02 (C0)	36"	18'	1.04%	RCP	4.975 FT.	
C2 - C1	554.32 (C2)	554.10 (C1)	36"	43'	0.50%	RCP	5.904 FT.	
C2.1 - C2	556.28 (C2.1)	555.58 (C2)	36"	141'	0.50%	RCP	3.624 FT.	
C2.2 - C2.1	557.09 (C2.2)	556.38 (C2.1)	30"	141'	0.50%	RCP	3.008 FT.	
C2.3 - C2.2	557.89 (C2.3)	557.19 (C2.2)	24"	142'	0.50%	RCP	2.744 FT.	
C2.4 - C2.3	558.70 (C2.4)	557.99 (C2.3)	24"	141'	0.50%	RCP	1.939 FT.	
C2.5 - C2.4	559.93 (C2.5)	558.80 (C2.4)	18"	62'	1.83%	RCP	2.365 FT.	
C2.6 - C2.5	562.18 (C2.6)	560.03 (C2.5)	18"	118'	1.83%	RCP	2.265 FT.	
C2.7 - C2.6	563.29 (C2.7)	562.28 (C2.6)	18"	204'	0.50%	RCP	2.221 FT.	
C2.8 - C2.7	563.72 (C2.8)	563.39 (C2.7)	18"	65'	0.50%	RCP	3.506 FT.	
C2.9 - C2.8	564.09 (C2.9)	563.82 (C2.8)	18"	55'	0.50%	RCP	2.959 FT.	
C2.9.1 - C2.9	568.72 (C2.9.1)	564.22 (C2.9)	18"	71'	6.37%	RCP	1.840 FT.	
C3 - C2	556.49 (C3)	555.48 (C2)	30"	40'	2.59%	RCP	5.323 FT.	
C4 - C3	560.69 (C4)	556.59 (C3)	24"	159'	2.59%	RCP	3.436 FT.	
C5 - C4	561.31 (C5)	560.79 (C4)	24"	105'	0.50%	RCP	3.336 FT.	

PIPE TABLE								
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL	MIN. COVER	
C6 - C5	562.04 (C6)	561.31 (C5)	24"	146'	0.50%	RCP	4.275 FT.	
C7 - C6	562.99 (C7)	562.04 (C6)	24"	91'	1.05%	RCP	3.487 FT.	
C7.1 - C7	567.59 (C7.1)	564.00 (C7)	18"	63'	5.78%	RCP	3.017 FT.	
C8 - C7	563.53 (C8)	562.99 (C7)	18"	108'	0.50%	RCP	3.957 FT.	
C9 - C8	564.03 (C9)	563.53 (C8)	18"	101'	0.50%	RCP	2.649 FT.	
C9.1 - C9	570.51 (C9.1)	565.00 (C9)	18"	64'	8.71%	RCP	0.372 FT.	
C10 - C9	564.65 (C10)	564.03 (C9)	18"	125'	0.50%	RCP	2.028 FT.	
C10.1 - C10	570.73 (C10.1)	566.25 (C10)	18"	64'	7.08%	RCP	0.430 FT.	
D1 - D0	565.99 (D1)	564.00 (D0)	24"	158'	1.26%	RCP	-3.365 FT.	
D2 - D1	566.88 (D2)	566.09 (D1)	24"	159'	0.50%	RCP	1.790 FT.	
D4 - D3	572.25 (D4)	571.82 (D3)	24"	98'	0.45%	RCP	-1.204 FT.	
E1 - E0	550.85 (E1)	550.39 (E0)	48"	93'	0.50%	RCP	-4.504 FT.	
EX 1 - H2	576.66 (EX 1)	574.72 (H2)	18"	180'	1.08%	RCP	0.000 FT.	
F1 - F0	550.85 (F1)	550.39 (F0)	48"	93'	0.50%	RCP	-4.504 FT.	
G1 - G0	550.85 (G1)	550.39 (G0)	48"	93'	0.50%	RCP	-4.504 FT.	
H0 - EX 0	571.19 (H0)	570.75 (EX 0)	18"	103'	0.43%	RCP	1.550 FT.	
H1 - H0	571.73 (H1)	571.29 (H0)	18"	101'	0.43%	RCP	-0.050 FT.	
H2 - H1	574.62 (H2)	571.83 (H1)	18"	261'	1.07%	RCP	-0.167 FT.	
J1 - J0	551.56 (J1)	551.20 (J0)	30"	80'	0.46%	RCP	-2.942 FT.	
J1.1 - J1	555.14 (J1.1)	551.81 (J1)	18"	216'	1.55%	RCP	1.748 FT.	
J2 - J1	552.05 (J2)	551.66 (J1)	30"	86'	0.46%	RCP	4.627 FT.	
J3 - J2	553.41 (J3)	552.15 (J2)	24"	278'	0.46%	RCP	6.091 FT.	
J3 - J3.1	554.15 (J3)	554.53 (J3.1)	30"	143'	0.26%	-	1.792 FT.	
J4 - J3	554.39 (J4)	553.41 (J3)	30"	196'	0.50%	-	1.105 FT.	
K1 - K0	553.10 (K1)	552.76 (K0)	42"	69'	0.50%	RCP	-3.605 FT.	
K1 - K1.2	553.15 (K1)	554.05 (K1.2)	24"	180'	0.50%	RCP	1.505 FT.	
K1.1 - K1	556.93 (K1.1)	554.54 (K1)	15"	103'	2.33%	RCP	0.079 FT.	
K2 - K1	554.21 (K2)	553.10 (K1)	42"	222'	0.50%	RCP	1.317 FT.	
K3 - K2	555.03 (K3)	554.21 (K2)	42"	164'	0.50%	RCP	4.657 FT.	
K4 - K3	555.21 (K4)	555.03 (K3)	42"	38'	0.50%	RCP	3.307 FT.	
K5 - K4	555.89 (K5)	555.21 (K4)	42"	135'	0.50%	RCP	3.307 FT.	
K5 - K5.1	555.89 (K5)	556.00 (K5.1)	36"	14'	0.83%	RCP	-1.841 FT.	

PIPE TABLE								
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL	MIN. COVER	
K6 - K5	556.20 (K6)	555.89 (K5)	30"	75'	0.43%	RCP	1.965 FT.	
K7 - K6	556.64 (K7)	556.20 (K6)	30"	78'	0.56%	-	2.028 FT.	
K8 - K7	557.17 (K8)	556.64 (K7)	30"	107'	0.50%	-	1.436 FT.	
L1 - L0	557.75 (L1)	556.83 (L0)	48"	186'	0.50%	RCP	-4.910 FT.	
L3 - L2	560.33 (L3)	559.61 (L2)	42"	146'	0.50%	RCP	-3.875 FT.	
L3.1 - L3	562.08 (L3.1)	560.94 (L3)	42"	108'	1.07%	RCP	2.963 FT.	
L3.1.1 - L3.1	565.54 (L3.1.1)	564.74 (L3.1)	18"	25'	3.27%	RCP	2.479 FT.	
L3.2 - L3.1	564.25 (L3.2)	562.18 (L3.1)	24"	193'	1.07%	RCP	2.280 FT.	
L3.3 - L3.2	565.65 (L3.3)	564.35 (L3.2)	24"	123'	1.07%	RCP	2.180 FT.	
L3.3.1 - L3.3	565.75 (L3.3.1)	565.65 (L3.3)	18"	10'	1.00%	RCP	2.474 FT.	
L3.3.2 - L3.3.1	566.54 (L3.3.2)	565.75 (L3.3.1)	18"	79'	1.00%	RCP	2.474 FT.	
L3.4 - L3.3	567.07 (L3.4)	565.65 (L3.3)	18"	85'	1.69%	RCP	3.643 FT.	
L3.5 - L3.4	568.10 (L3.5)	567.07 (L3.4)	18"	205'	0.50%	RCP	2.619 FT.	
L3.6 - L3.5	569.00 (L3.6)	568.10 (L3.5)	18"	194'	0.47%	RCP	1.828 FT.	
L4 - L3	561.31 (L4)	560.43 (L3)	42"	176'	0.50%	RCP	3.855 FT.	
L5 - L4	562.29 (L5)	561.41 (L4)	42"	176'	0.50%	RCP	2.877 FT.	
L6 - L5	563.27 (L6)	562.39 (L5)	36"	176'	0.50%	RCP	2.222 FT.	
L7 - L6	564.24 (L7)	563.37 (L6)	36"	176'	0.50%	RCP	2.122 FT.	
L8 - L7	565.01 (L8)	564.34 (L7)	30"	134'	0.50%	RCP	2.564 FT.	
L8.1 - L8	570.40 (L8.1)	566.13 (L8)	12"	93'	4.63%	RCP	1.236 FT.	
L9 - L8	565.66 (L9)	565.11 (L8)	30"	110'	0.50%	RCP	3.218 FT.	
L10 - L9	566.13 (L10)	565.76 (L9)	24"	76'	0.50%	RCP	3.285 FT.	
L11 - L10	566.61 (L11)	566.23 (L10)	24"	76'	0.50%	RCP	2.810 FT.	
L12 - L11	567.38 (L12)	566.71 (L11)	24"	134'	0.50%	RCP	2.710 FT.	
L13 - L12	568.50 (L13)	567.48 (L12)	24"	205'	0.50%	RCP	1.676 FT.	
M1 - M0	565.87 (M1)	565.00 (M0)	18"	57'	1.55%	RCP	1.041 FT.	
M2 - M1	567.00 (M2)	565.97 (M1)	18"	103'	1.00%	RCP	1.230 FT.	
M3 - M2	567.37 (M3)	567.10 (M2)	18"	55'	0.50%	RCP	1.065 FT.	
N0.1 - N0	560.67 (N0.1)	559.92 (N0)	48"	53'	1.43%	RCP	1.051 FT.	
N1.1 - N1	560.67 (N1.1)	559.92 (N1)	48"	53'	1.43%	RCP	1.047 FT.	
OCS-1 - HW-1	561.50 (OCS-1)	560.50 (HW-1)	36"	75'	1.34%	RCP	-2.718 FT.	
OCS-2 - HW-2	550.70 (OCS-2)	550.30 (HW-2)	48"	81'	0.50%	RCP	-3.107 FT.	

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 - WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE.
 - THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
 - THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
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 - THE CITY OF LA VERGNE AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS IN FIELD AS REQUIRED.
 - CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
 - PRIVATE WATER MAIN AND LINES TO HAVE MINIMUM OF 30" COVER.
 - CONTRACTOR SHALL BE A STATE OF TENNESSEE LICENSED CONTRACTOR APPROVED TO INSTALL PUBLIC WATER MAINS.
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 - PROCEDURES FOR DISINFECTING POTABLE WATERLINES SHALL CONFORM TO THE REQUIREMENTS OF A.W.W.A. C651. ALL WATERLINES SHALL BE DISINFECTED, BACTERIOLOGICAL TESTED, AND PRESSURE TREATED ACCORDING TO THE CITY OF LA VERGNE'S SPECIFICATIONS PRIOR TO LINE ACCEPTANCE AND THE WATERLINE BEING PLACED INTO SERVICE.
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 - ALL METERS ARE REQUIRED TO BE BADGER AUTOMATIC READ METERS.
 - ALL MATERIALS AND CONSTRUCTION SHALL BE PER LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION, LATEST EDITION.
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LEGEND

	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	FIRE HYDRANT
	WATER LINE
	WATER METER
	BACKFLOW PREVENTER
	FIRE DEPARTMENT CONNECTION

FIRE FLOW TEST

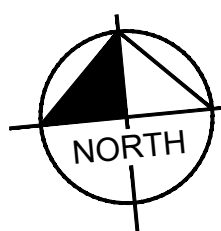
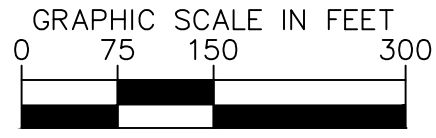
COMPLETED BY: SCOTT TATALOVICH
CITY OF LA VERGNE

DATE COMPLETED: SEPTEMBER 9, 2022

STATIC/RESIDUAL HYDRANT
FH # FH248
LOCATION: HAZELWOOD LANE & OLD WALDRON ROAD
STATIC PRESSURE: 80 PSI
RESIDUAL PRESSURE: 66 PSI
FLOW: 6,768 GPM

FLOW HYDRANT 1
FH # FH1603
LOCATION: MASON ROAD & OLD WALDRON ROAD
STATIC PRESSURE: 80 PSI
RESIDUAL PRESSURE: 32 PSI
FLOW: 1,898 GPM

FLOW HYDRANT 2
FH # FH605
LOCATION: TIPPERARY DRIVE & OLD WALDRON ROAD
STATIC PRESSURE: 80 PSI
RESIDUAL PRESSURE: 50 PSI
FLOW: 1,186 GPM



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CO-OP BUSINESS PARK LOT 1

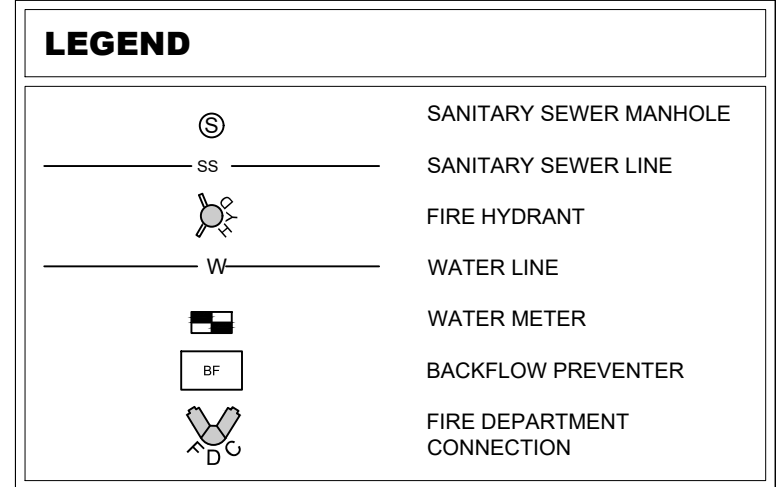
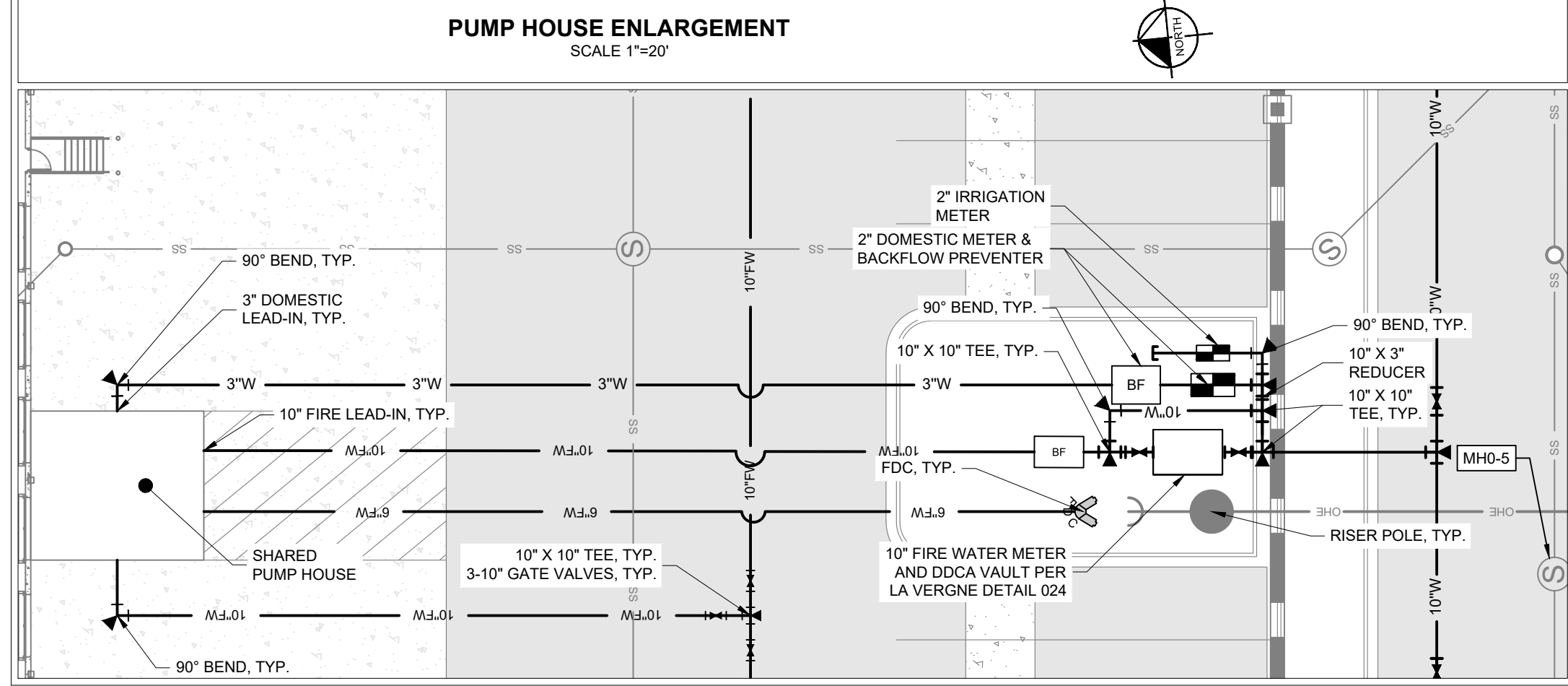
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

ROBERT JAMES ARTS
REGISTERED ENGINEER
No. 12104
STATE OF TENNESSEE

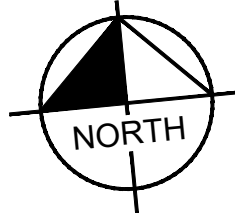
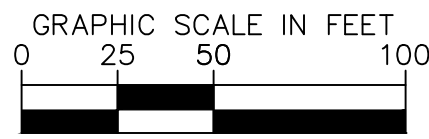
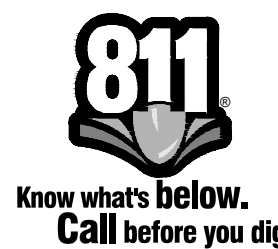
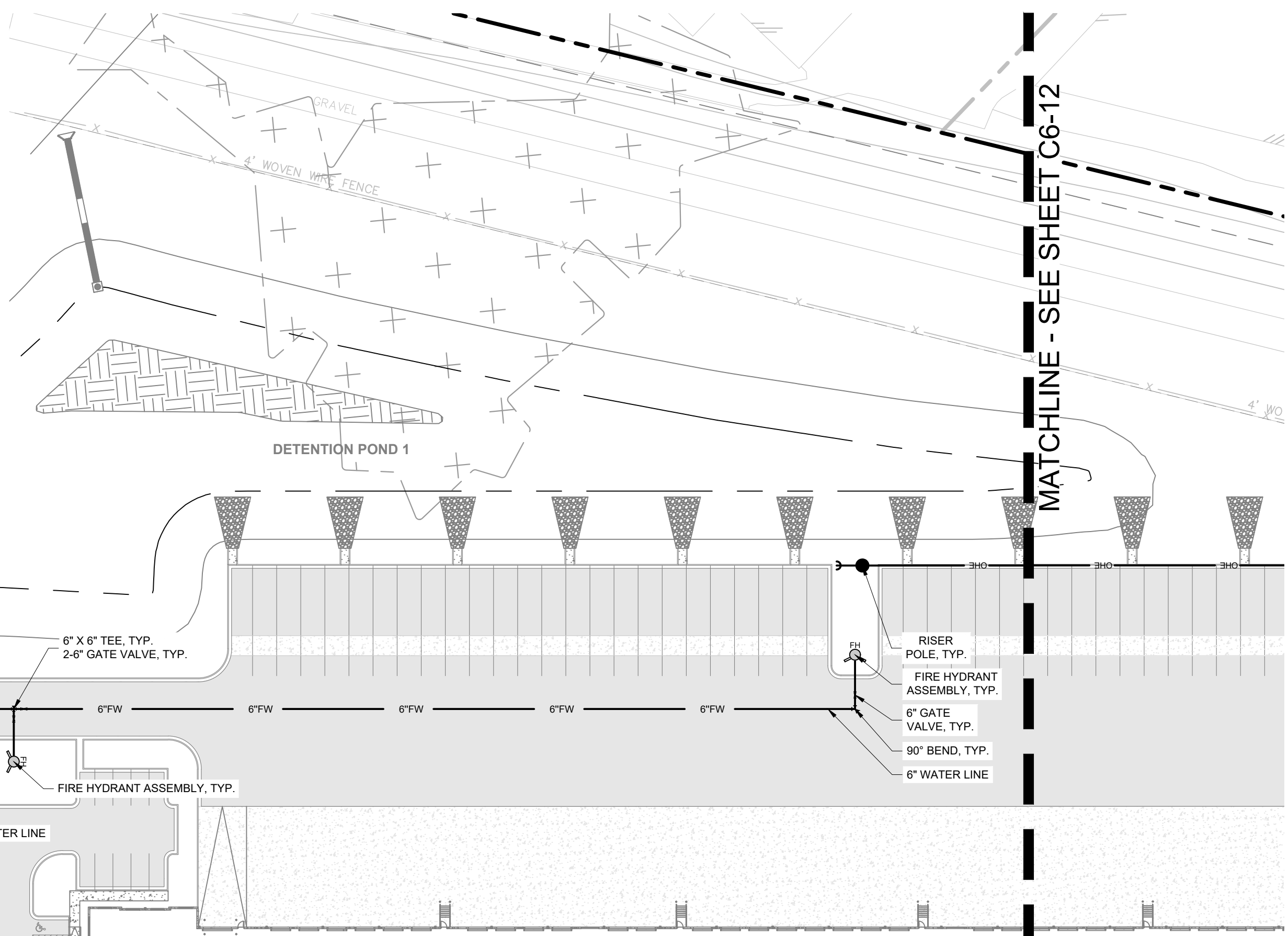
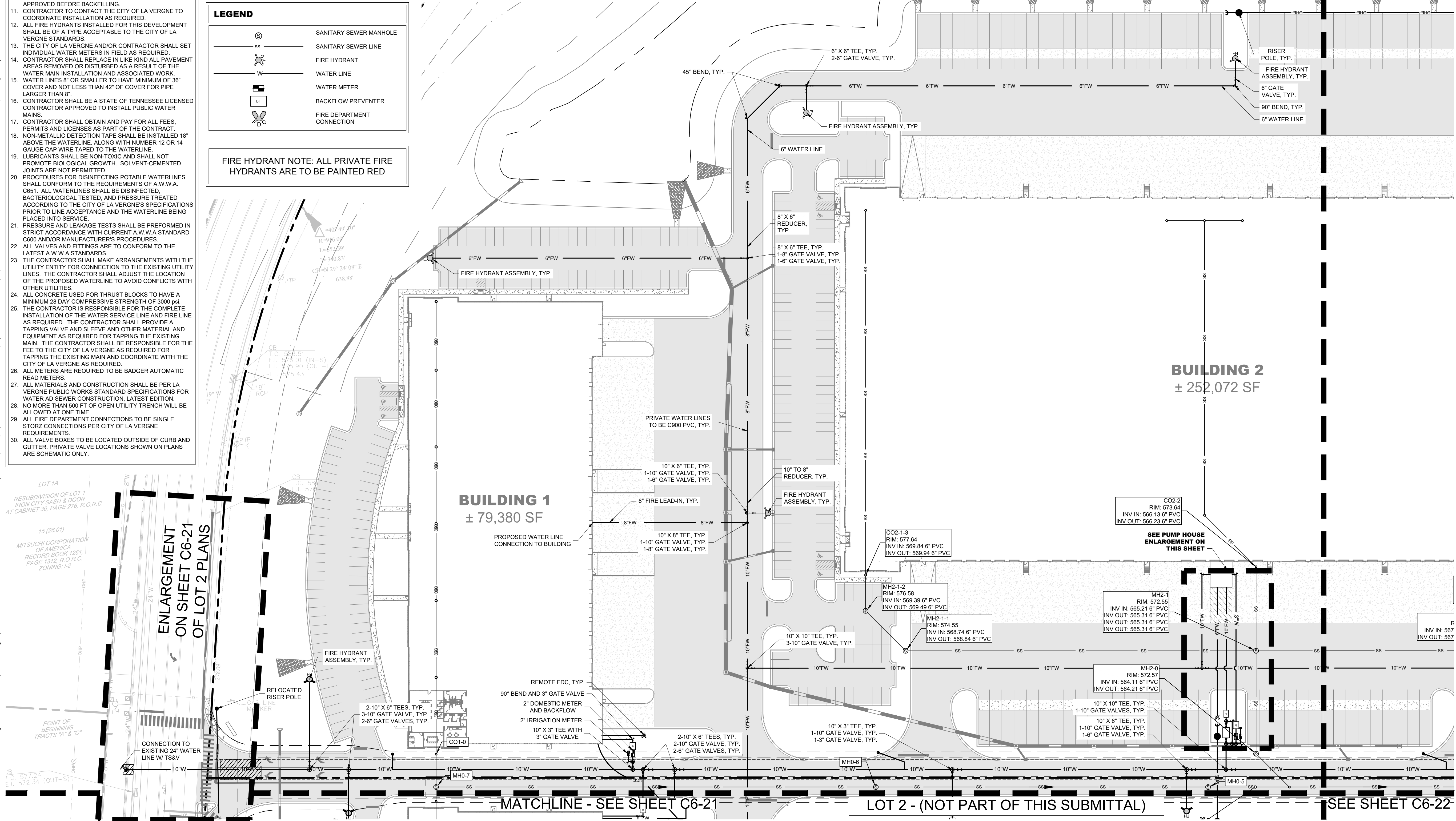
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DRAWN BY:									
CHECKED BY:									
DATE: 08/20/2024									
KIMLEY-HORN PROJECT NO. 118163044									
UTILITY PLAN - OVERALL									
SHEET NUMBER C6-10									

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 - CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
 - WATER LINES 8" OR SMALLER TO HAVE MINIMUM OF 36" COVER AND NOT LESS THAN 42" OF COVER FOR PIPE LARGER THAN 8".
 - CONTRACTOR SHALL BE A STATE OF TENNESSEE LICENSED CONTRACTOR APPROVED TO INSTALL PUBLIC WATER MAINS.
 - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE CONTRACT.
 - NON-METALLIC DETECTION TAPE SHALL BE INSTALLED 18" ABOVE THE WATERLINE, ALONG WITH NUMBER 12 OR 14 GAUGE CAP WIRE TAPED TO THE WATERLINE.
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 - NO MORE THAN 500 FT OF OPEN UTILITY TRENCH WILL BE ALLOWED AT ONE TIME.
 - ALL FIRE DEPARTMENT CONNECTIONS TO BE SINGLE STORZ CONNECTIONS PER CITY OF LA VERGNE REQUIREMENTS.
 - ALL VALVE BOXES TO BE LOCATED OUTSIDE OF CURB AND GUTTER. PRIVATE VALVE LOCATIONS SHOWN ON PLANS ARE SCHEMATIC ONLY.



FIRE HYDRANT NOTE: ALL PRIVATE FIRE HYDRANTS ARE TO BE PAINTED RED



CO-OP BUSINESS PARK
LOT 1
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE



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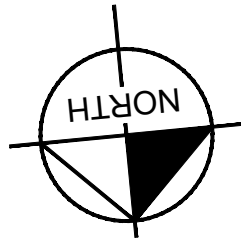
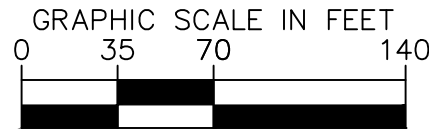
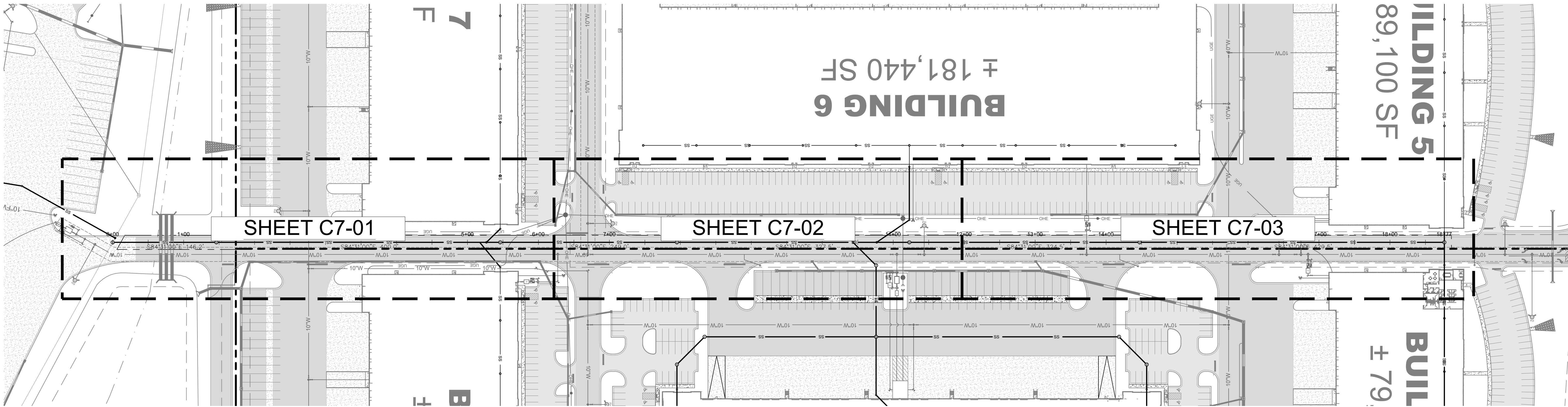
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DRAWN BY: _____
CHECKED BY: _____
DATE: 08/20/2024
KIMLEY-HORN PROJECT NO. 118163044

UTILITY PLAN - ENLARGEMENT
SHEET NUMBER
C6-11

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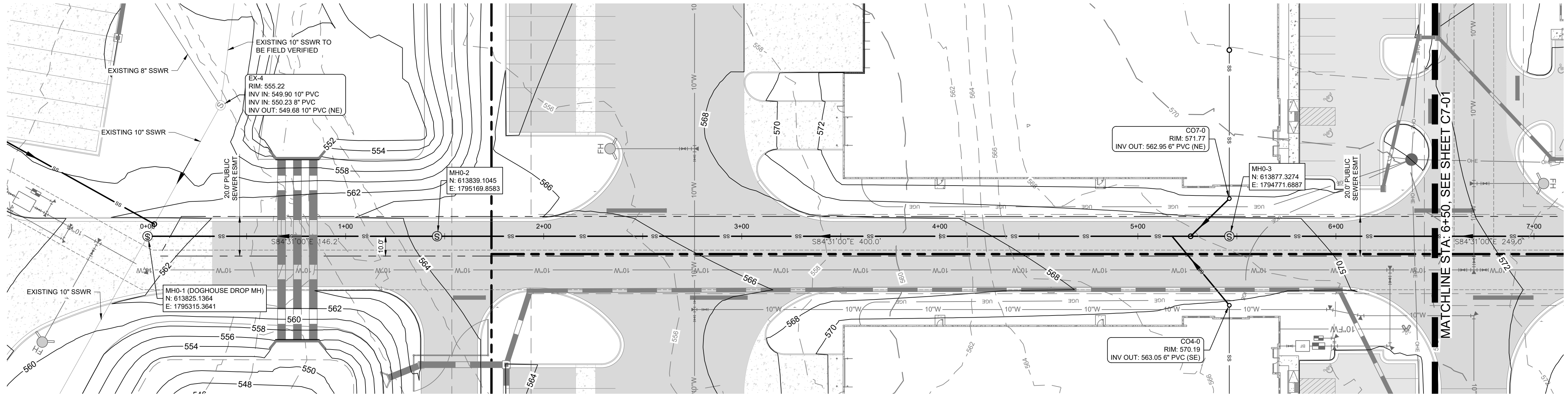
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KIMLEY-HORN PROJECT NO. 118163044			
PUBLIC SANITARY SEWER - OVERALL			
SHEET NUMBER C7-00			



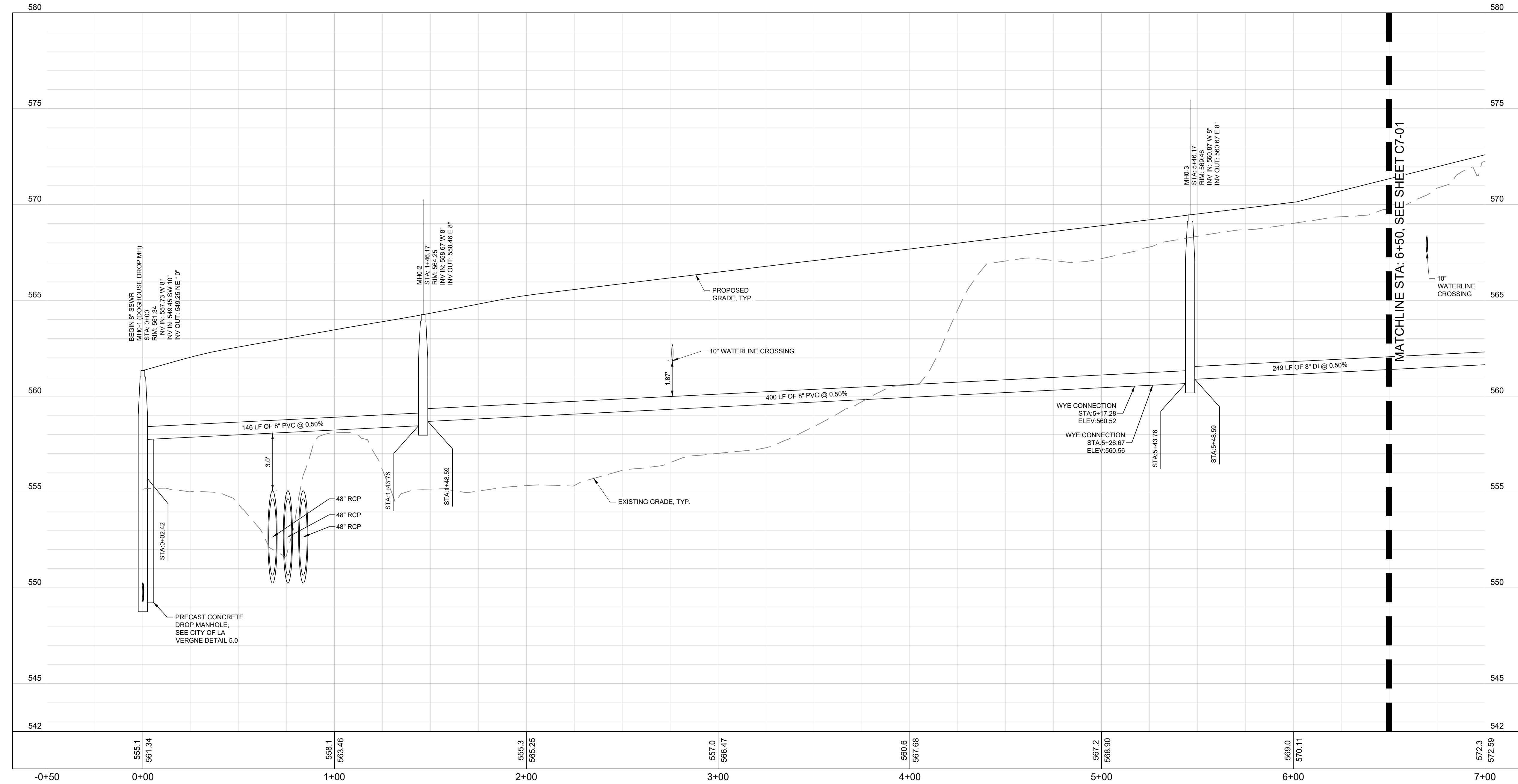
CO-OP BUSINESS PARK
LOT 1
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

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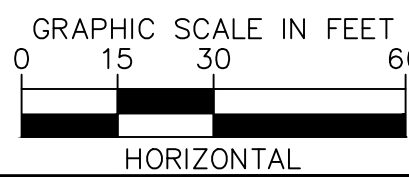
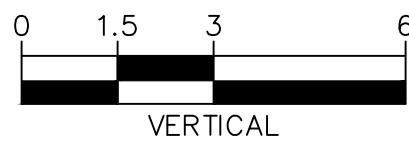
PUBLIC SANITARY SEWER PLAN
STA. 0+00 TO STA. 6+50



PUBLIC SANITARY SEWER PROFILE
STA. 0+00 TO STA. 6+50

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- ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO LA VERGNE UTILITY DISTRICT STANDARDS
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- CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
- PUBLIC WATER MAIN TO HAVE MINIMUM OF 36\"/>
- ALL WATER LATERALS TO HAVE A MINIMUM OF 18\"/>
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- NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM WILL BE PERMITTED UNTIL THE NEW SANITARY SEWER WORK HAS BEEN INSPECTED AND IS APPROVED BY THE APPROPRIATE UTILITY DEPARTMENT/DISTRICT.
- TEN-FOOT MINIMUM HORIZONTAL SEPARATION AND 18\"/>
- ALL SANITARY SEWER SERVICES WILL BE TEE OR WYE-CONNECTED TO MAIN LINE
- ALL MANHOLES TO HAVE TRAFFIC BEARING FRAMES AND COVERS UNLESS NOTED OTHERWISE ON THE PLAN/PROFILE SHEETS



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CO-OP BUSINESS PARK

LOT 1

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE



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DESIGNED BY: GTF

DRAWN BY: GTF

CHECKED BY: RJA

DATE: 08/20/2024

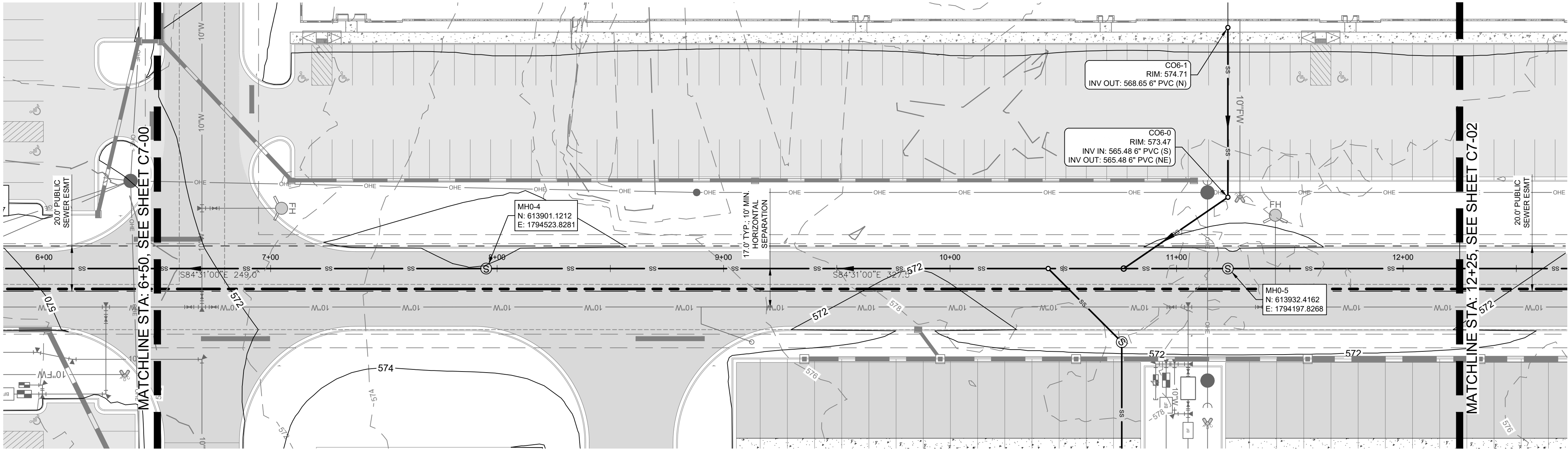
KIMLEY-HORN PROJECT NO. 118163044

PUBLIC SANITARY
SEWER - PLAN &
PROFILE

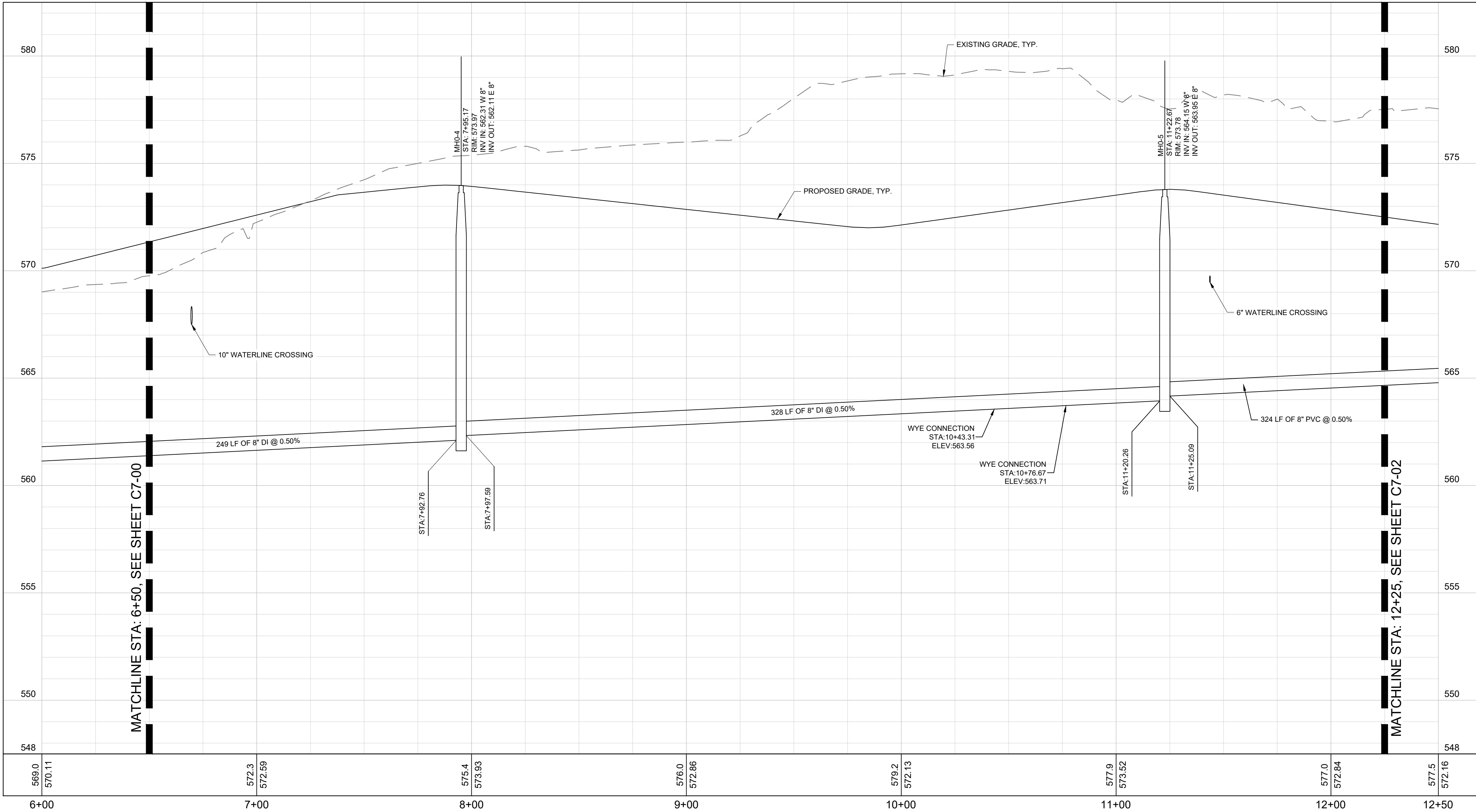
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PUBLIC SANITARY SEWER PLAN
STA. 6+50 TO STA. 12+25



PUBLIC SANITARY SEWER PROFILE
STA. 6+50 TO STA. 12+25

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- PUBLIC WATER MAIN TO HAVE MINIMUM OF 36" COVER.
- ALL WATER LATERALS TO HAVE A MINIMUM OF 18" COVER.
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- PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A. STANDARD C600 AND/OR MANUFACTURER'S PROCEDURES.
- ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST A.W.W.A. STANDARDS.
- THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY ENTITY FOR CONNECTION TO THE EXISTING UTILITY LINES. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATERLINE TO AVOID CONFLICTS WITH OTHER UTILITIES.
- ALL CONCRETE USED FOR THRUST BLOCKS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 psi.
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- TEN-FOOT MINIMUM HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES WHEREVER POSSIBLE.
- ALL SANITARY SEWER SERVICES WILL BE TEE OR WYE-CONNECTED TO MAIN LINE.
- ALL MANHOLES TO HAVE TRAFFIC BEARING FRAMES AND COVERS UNLESS NOTED OTHERWISE ON THE PLAN/PROFILE SHEETS.

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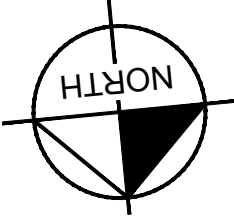
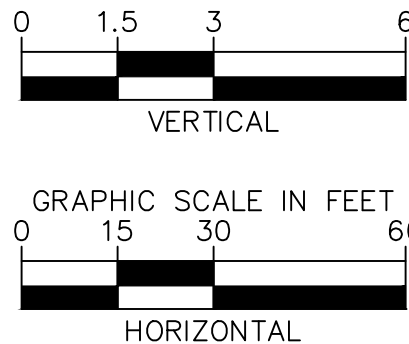
CO-OP BUSINESS PARK

LOT 1

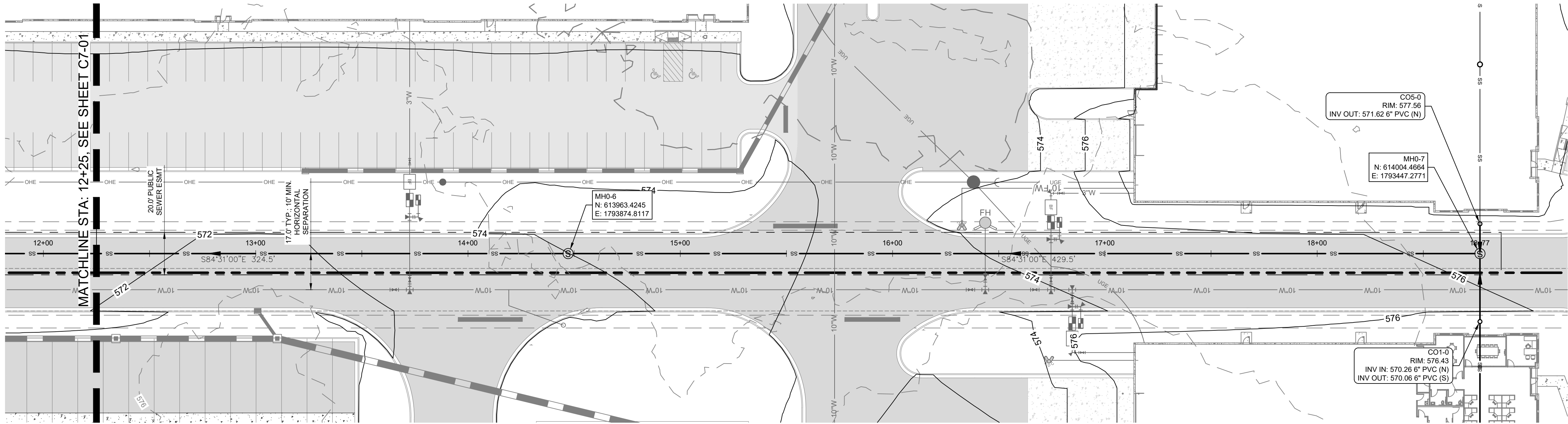
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE



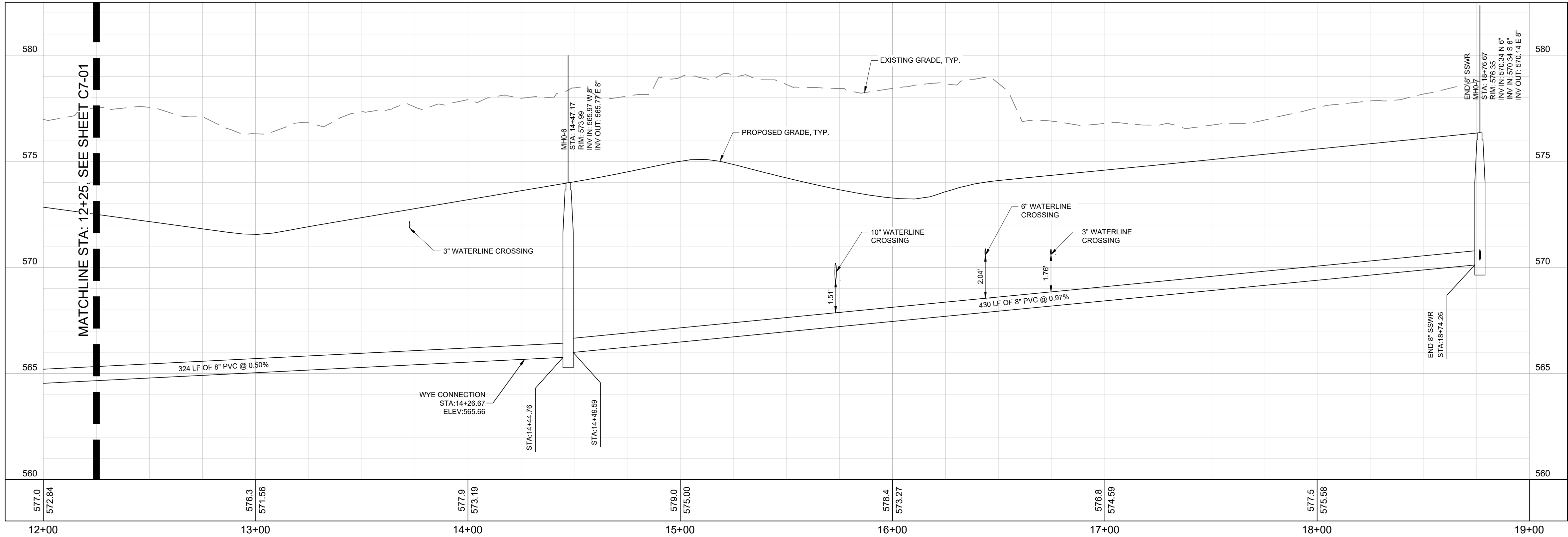
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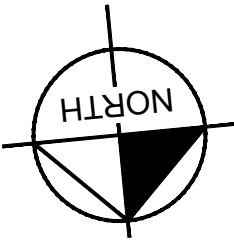
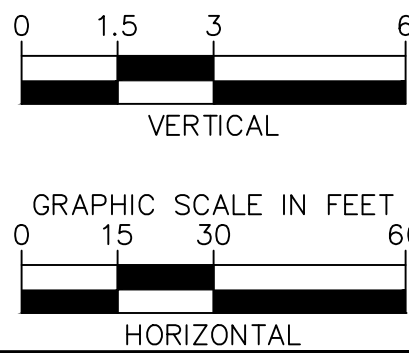
PUBLIC SANITARY SEWER PLAN
STA. 12+25 TO STA. 19+00



PUBLIC SANITARY SEWER PROFILE
STA. 12+25 TO STA. 19+00

SITE UTILITY NOTES

- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
- THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
- THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
- CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT PROVIDED IN THESE CONSTRUCTION DOCUMENTS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF LA VERGNE AND O.H.S.A. STANDARDS.
- ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH TOWN OF LA VERGNE AND THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION CURRENT SPECIFICATIONS.
- ALL FILL IS TO BE PLACED AND COMPACTED PRIOR TO INSTALLATION OF PUBLIC UTILITIES.
- ALL PIPES UNDER STREETS OR PAVED AREAS IN R.O.W. SHALL BE BACKFILLED WITH CRUSHED STONE.
- ALL AREAS BACKFILLED SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN R.O.W.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
- THE CONTRACTORS AUTHORIZED FIELD REPRESENTATIVE SHALL NOTIFY THE APPROPRIATE UTILITY DEPARTMENT 48 HOURS PRIOR TO COMMENCING ANY WORK ON THE PROPOSED SANITARY SEWER LINE EXTENSIONS.
- ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO LA VERGNE UTILITY DISTRICT STANDARDS.
- LA VERGNE UTILITY DISTRICT AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS IN FIELD AS REQUIRED.
- CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
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LOT 1

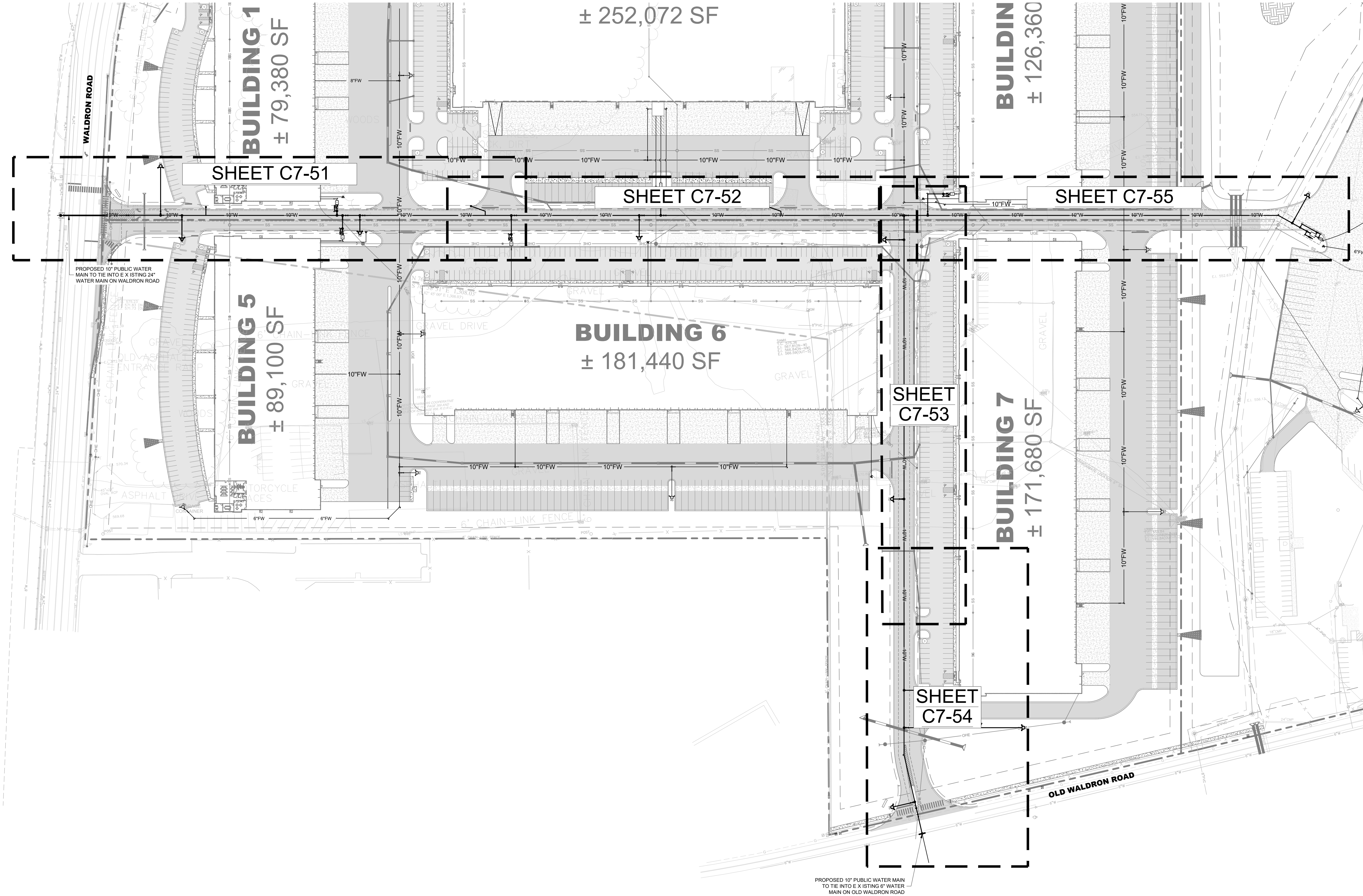
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LA VERGNE, TENNESSEE



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C7-03

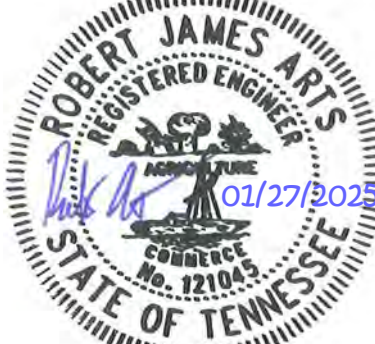
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CO-OP BUSINESS PARK
LOT 1

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LA VERGNE, TENNESSEE


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6			
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DESIGNED BY: GTF
DRAWN BY: GTF
CHECKED BY: RJA
DATE: 08/20/2024
KIMLEY-HORN PROJECT NO. 118163044

PUBLIC WATER MAIN -
OVERALL PLAN

SHEET NUMBER
C7-50

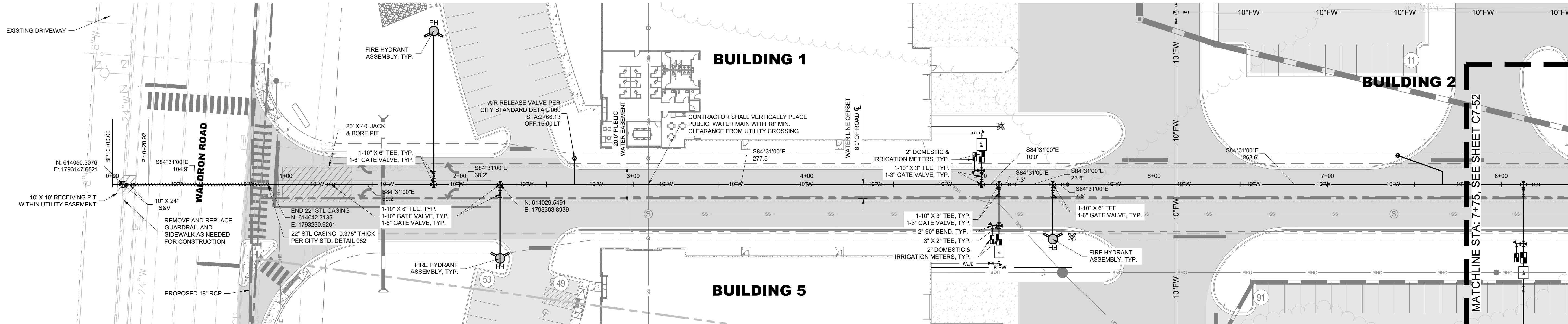

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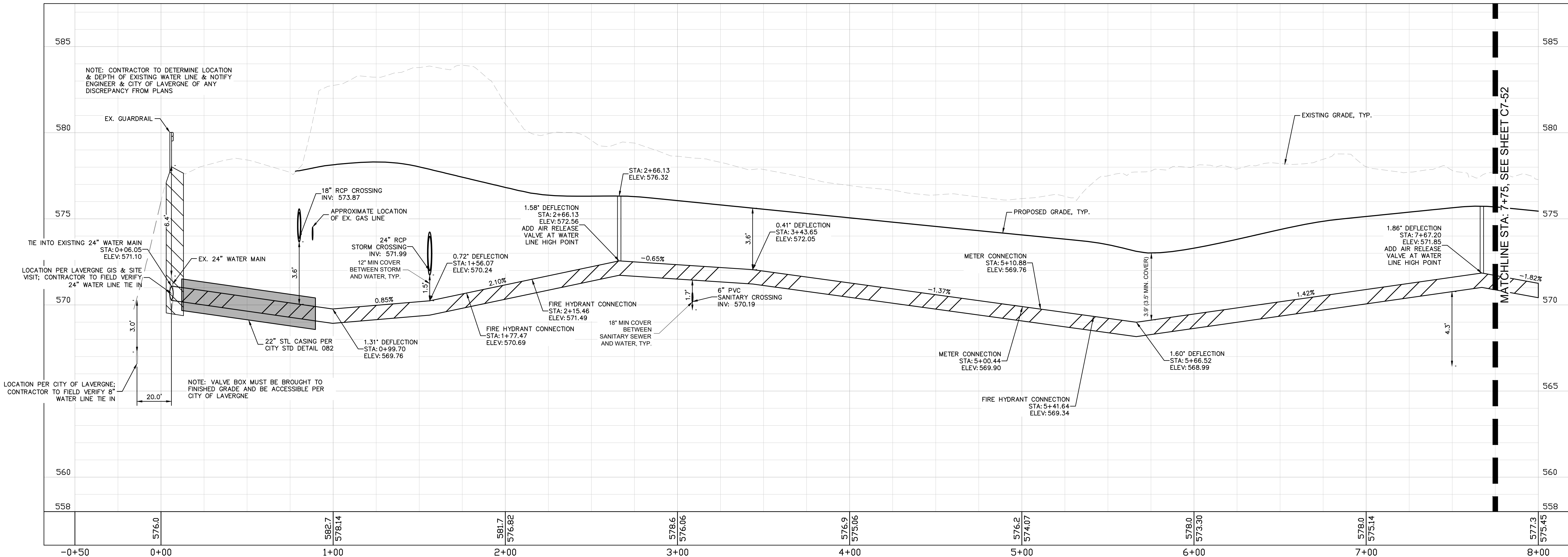
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Page 58 of 103

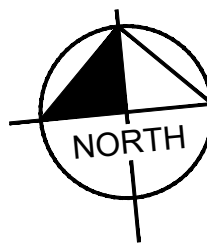
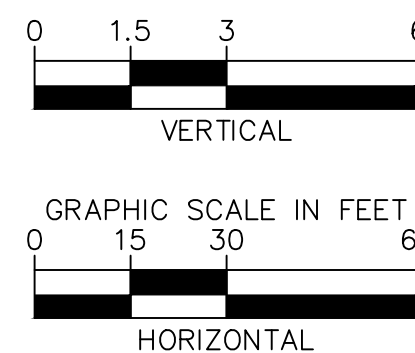
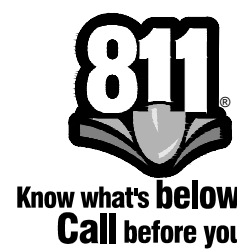
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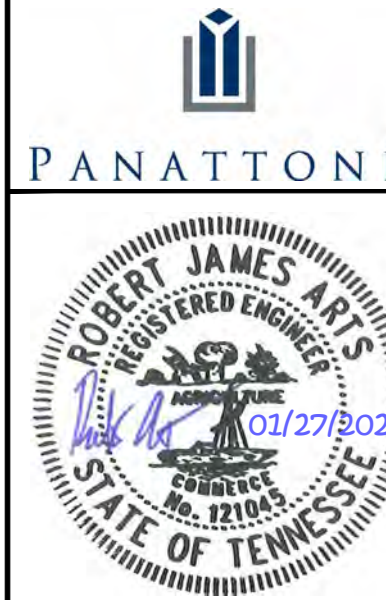
PUBLIC WATER MAIN - PLAN
STA. 0+00 TO STA. 7+75



PUBLIC WATER MAIN - PROFILE
STA. 0+00 TO STA. 7+75



CO-OP BUSINESS PARK
LOT 1
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

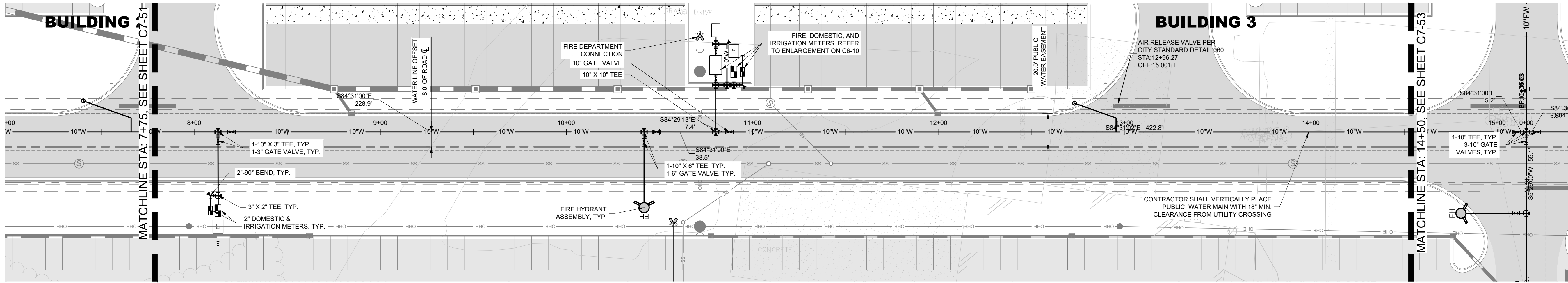


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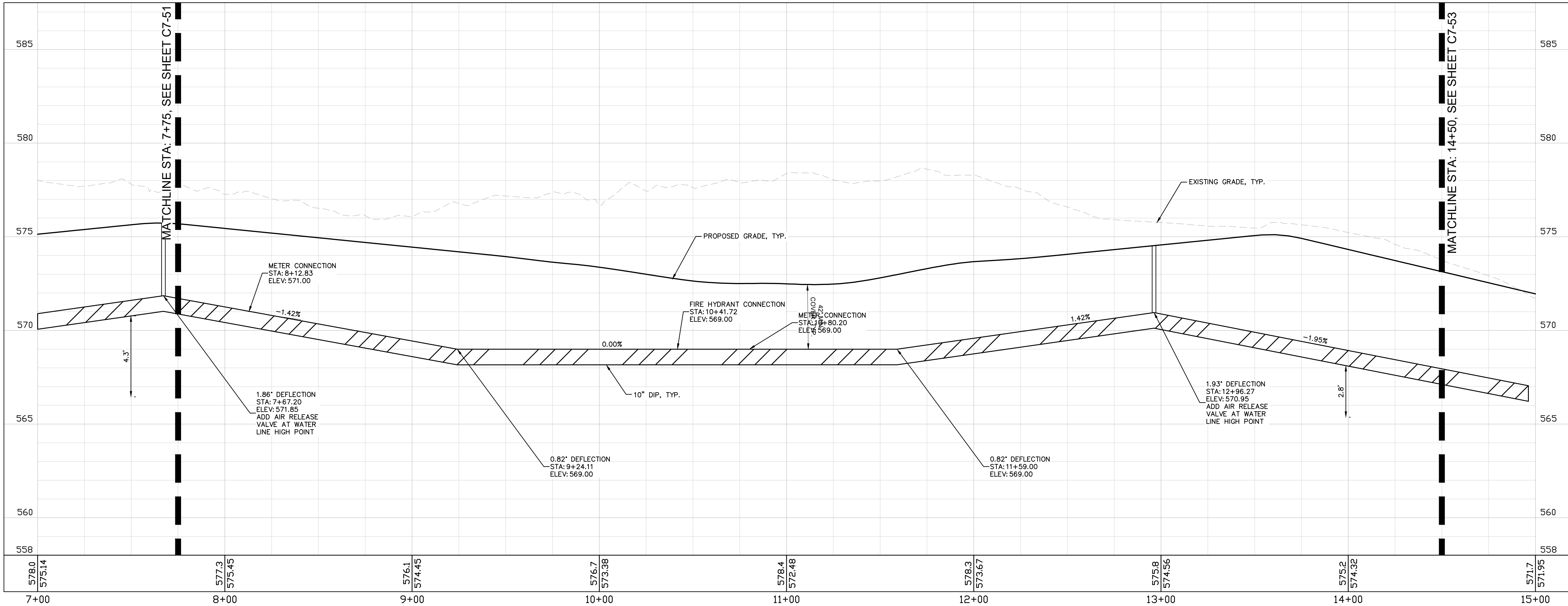
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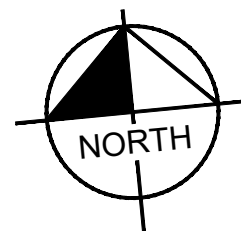
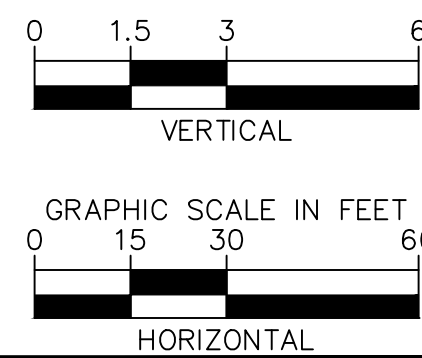
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PUBLIC WATER MAIN - PLAN
STA. 7+75 TO STA. 14+50



PUBLIC WATER MAIN - PROFILE
STA. 7+75 TO STA. 14+50



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CO-OP BUSINESS PARK
LOT 1
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

REVISIONS	DATE	BY

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DRAWN BY:	GTF						
CHECKED BY:	RJA						
DATE:	08/20/2024						
KIMLEY-HORN PROJECT NO. 118163044							
PUBLIC WATER MAIN - PLAN & PROFILE							
SHEET NUMBER C7-52							

MATCHLINE STA: 14+50, SEE SHEET C7-52

MATCHLINE STA: 21+75, SEE SHEET C7-54

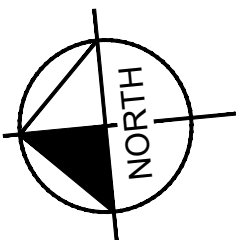
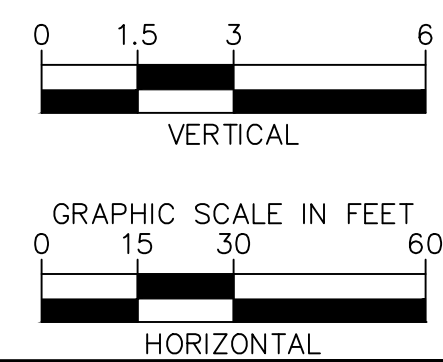
Key components shown include:
 - 20' PUBLIC WATER EASEMENT
 - 2" DOMESTIC & IRRIGATION METERS, TYP.
 - 2'-90° BEND, TYP.
 - 3" X 2" TEE, TYP.
 - 1-10" X 3" TEE, TYP.
 - 1-10" GATE VALVE, TYP.
 - 1-3" GATE VALVE, TYP.
 - 1-10" X 10" TEE, TYP.
 - 3-10" GATE VALVES, TYP.
 - CONTRACTOR SHALL VERTICALLY PLACE PUBLIC WATER MAIN WITH 18" MIN. CLEARANCE FROM UTILITY CROSSING
 - 1-10" X 6" TEE, TYP.
 - 1-6" GATE VALVE, TYP.
 - FIRE HYDRANT ASSEMBLY, TYP.
 - 20' PUBLIC WATER EASEMENT

This profile view illustrates the proposed roadway grade and existing ground conditions. The vertical axis represents elevation in feet, ranging from 558 to 585. The horizontal axis shows stationing from 14+00 to 22+00. The proposed grade is shown as a solid black line, while the existing ground is indicated by a dashed line. The roadway is designed with a 10° dip, typical for this section. Key features include:

- Proposed Grade, TYP.**: The solid black line representing the planned roadway profile.
- Existing Grade, TYP.**: The dashed line representing the current ground surface.
- Storm Crossings**: Three 18" RCP storm crossings are shown at stations 15+60.04 (Elev: 565.80), 19+50.08 (Elev: 560.03), and 21+69.75 (Elev: 565.12).
- Sanitary Crossing**: An 8" DI sanitary crossing is located at station 15+06.53 (Elev: 561.49).
- Fire Hydrant Connections**: Two fire hydrant connections are marked at stations 15+60.04 (Elev: 565.80) and 20+23.26 (Elev: 561.72).
- Deflections**: Specific deflection points are noted at stations 16+06.53 (Elev: 564.89) and 19+50.08 (Elev: 560.03).
- Grades**: The proposed grade includes segments with -1.95%, -1.30%, and 2.32% slopes.

Matchlines at both ends of the sheet refer to sheets C7-52 and C7-54.

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



PANATTONI



5						
4						
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DRAWN BY: GT

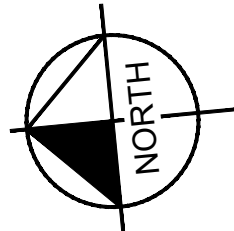
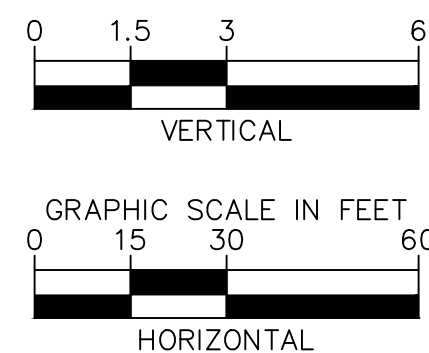
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PUBLIC WATER MAIN -
PLAN & PROFILE

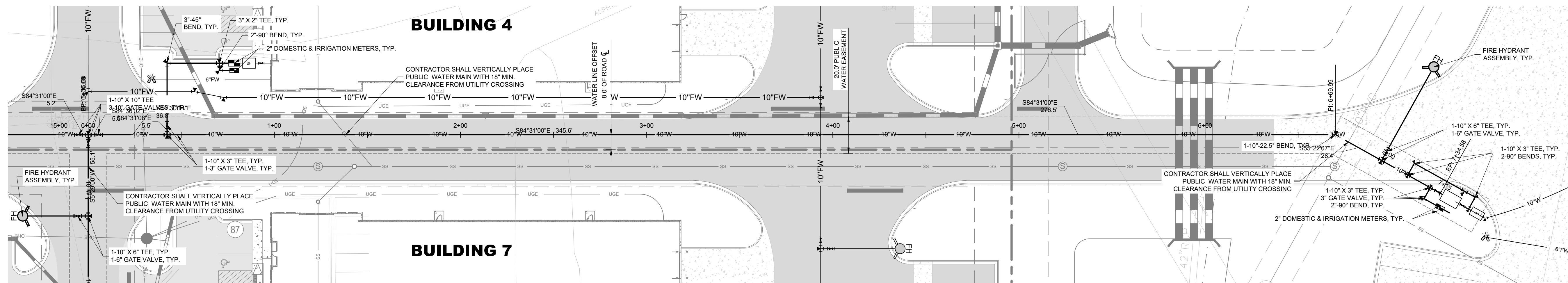
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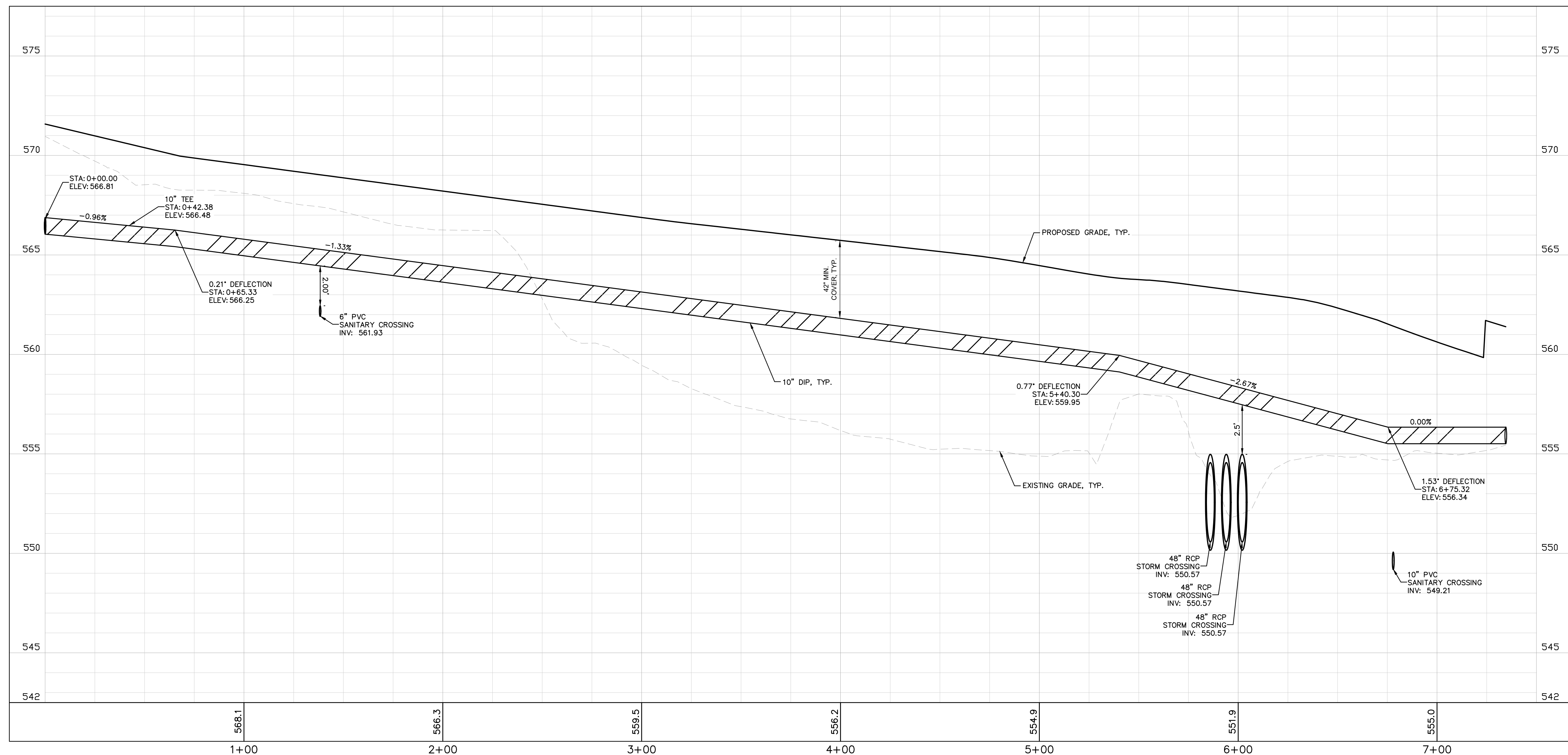
CO-OP BUSINESS PARK
LOT 1
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

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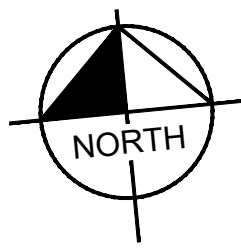
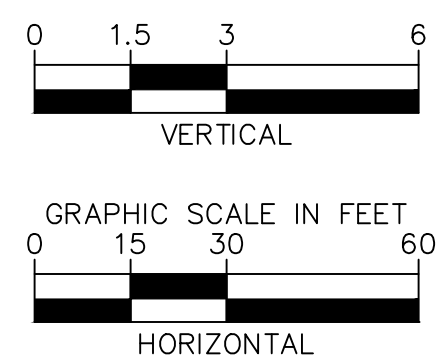
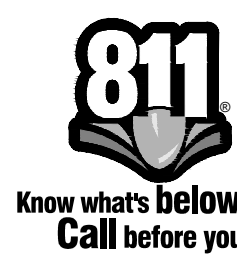
PUBLIC WATER MAIN - PLAN

STA. 0+00 TO STA. 7+35



PUBLIC WATER MAIN - PROFILE

STA. 0+00 TO STA. 7+35



CO-OP BUSINESS PARK
LOT 1
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

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DESIGNED BY: G

DRAWN BY: G

CHECKED BY: R

DATE: 08/20/20

KIMLEY-HORN PROJECT NO.
118163044

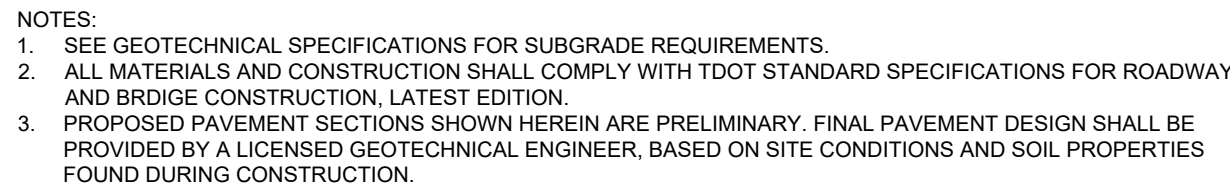
PUBLIC WATER MAIN
PLAN & PROFILE

SHEET NUMBER

C7-55

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Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C8-00 SITE DETAILS.dwg C8-10 LOT 1 Jan 27, 2025 11:21am by: adrian.andrews



2 #10 DOWELS SET 1'-6" FROM EACH END

6" X 7'-0" LONG PRECAST CONCRETE WHEEL STOP

PAVEMENT SURFACE - SEE LIGHT DUTY ASPHALT PAVEMENT DETAIL

6"

6"

SECTION VIEW

PAVEMENT SUBGRADE

NOTE: CENTERLINE OF WHEEL STOP SHALL BE LOCATED 2'-0" FROM EDGE OF PAVEMENT

7'-0"

4'-0"

1'-6"

1'-6"

6"

ISOMETRIC VIEW

A cross-sectional diagram of a concrete curb. The curb has a total width of 24 inches. The top surface is 1 foot 5 inches (1'-5") wide. The vertical face of the curb is 6 inches high. The curb is composed of concrete paving on top and asphalt paving on the sides. The base of the curb is 6 inches wide. The curb is supported by a compacted subgrade. The diagram also shows a cross-section of the road surface, which is labeled 'VARIES'.

NOTES:

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

USE 3500 PSI CONCRETE;
 SYNTHETIC FIBER REINFORCEMENT
 PROVIDE CONTROL JOINTS @ 5' CENTERS
 PROVIDE EXPANSION JOINTS @ 20' CENTERS
 AND WHERE SIDEWALKS ADJUT RIGID MATERIAL

VARIABLES - SEE PLAN

SLOPE 2% MAX., 1% MIN.

TOPSOIL TO BE PLACED WITHIN 1/2" OF WALKWAY SURFACE

1" CLEAR

CONCRETE WALK REINFORCED WITH SYNTHETIC FIBER

4" AGGREGATE BASE

NOTE:

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

NOTES:

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

The image contains two cross-sectional diagrams of concrete joint construction. The left diagram, labeled 'EXPANSION JOINT', shows a joint with a 'SYNTHETIC FIBER' at the top, a 'BROOM FINISH' on the concrete surface, a '2" POLYURETHANE SEALANT' in the joint, and a '1/2" PREMOLDED EXP. JT. MATERIAL' at the bottom. The joint is filled with 'CONCRETE' and 'GRAVEL'. The right diagram, labeled 'CONTROL JOINT', shows a joint with a '1/4" HAND-GROOVED JOINT' at the top, a 'BROOM FINISH' on the concrete surface, and a '1/2" CONCRETE WALK' at the bottom. The joint is filled with 'CONCRETE' and 'GRAVEL'.

1. **NOTES:**
2. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
3. FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WMM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
4. OUTSTANDINGS AND PROJECTIONS SHALL COMPLY WITH DOT STANDARD SPECIFICATIONS FOR ROADWAYS AND BRIDGE CONSTRUCTION, LATEST EDITION.
5. BROOK FINISH SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
6. PRELIMINARY PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.
7. PLACE EXPANSION JOINTS AT A MAXIMUM OF 75' O.C.
8. PLACE CONTROL JOINTS AT A MAXIMUM OF 15' O.C.

Diagram illustrating the cross-section of a concrete curb and its base layers. The curb is 6" wide and 1" high, with a 5" base width and an R3/4" radius. The base layers include compacted subgrade, aggregate base stone, and applicable pavement. The diagram also shows an expansion joint required if the curb abuts a sidewalk.

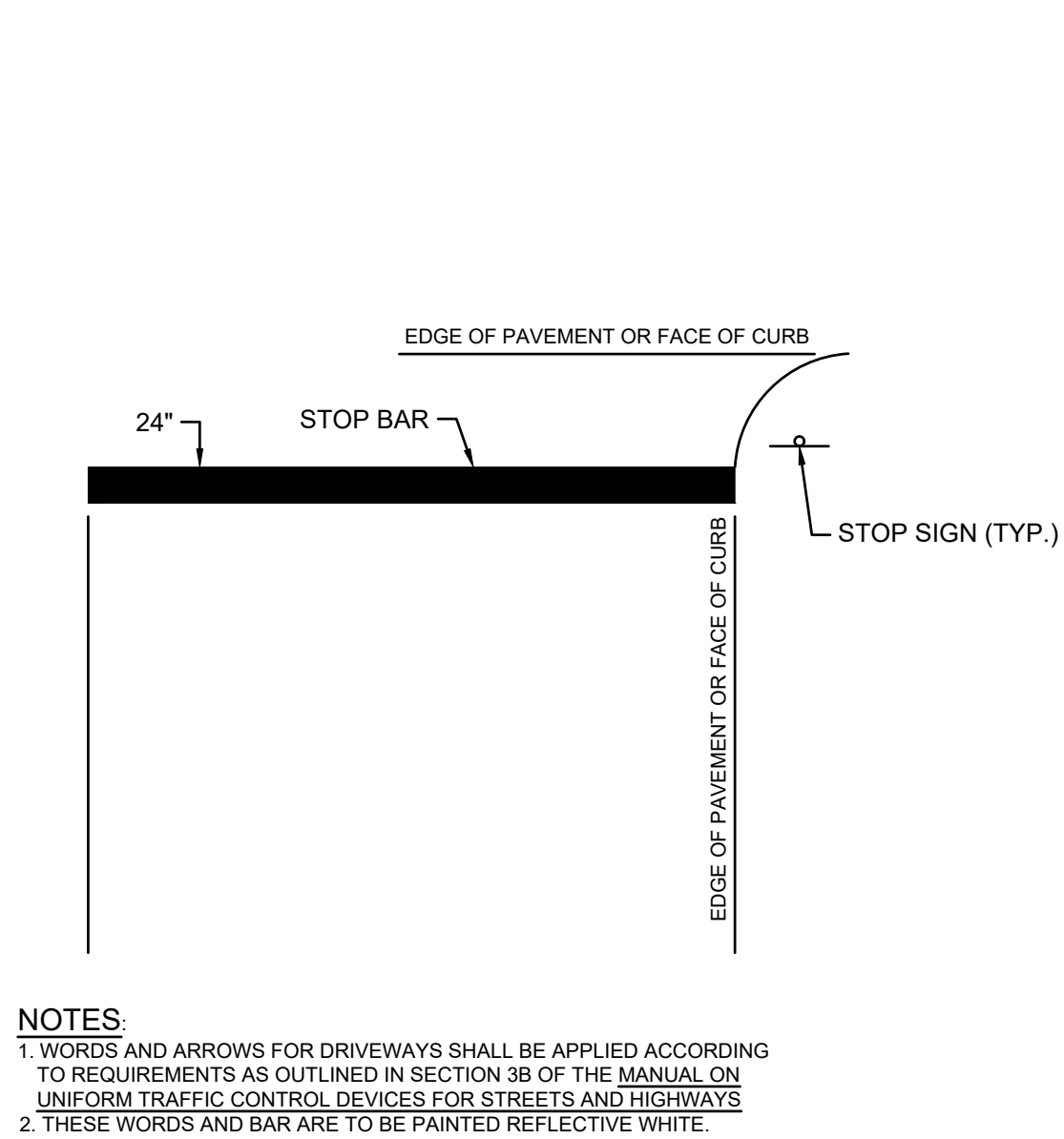
Labels and Dimensions:

- EXPANSION JOINT REQUIRED IF CURB ABUTS SIDEWALK
- 6"
- 5"
- 1"
- R3/4"
- R3/4"
- APPLICABLE PAVEMENT
- COMPACTED SUBGRADE
- 24" OR TO BOTTOM DEPTH OF APPLICABLE PAVEMENT SECTION SUBBASE LAYER
- AGGREGATE BASE STONE
- COMPACTED SUBGRADE
- CONCRETE CURB

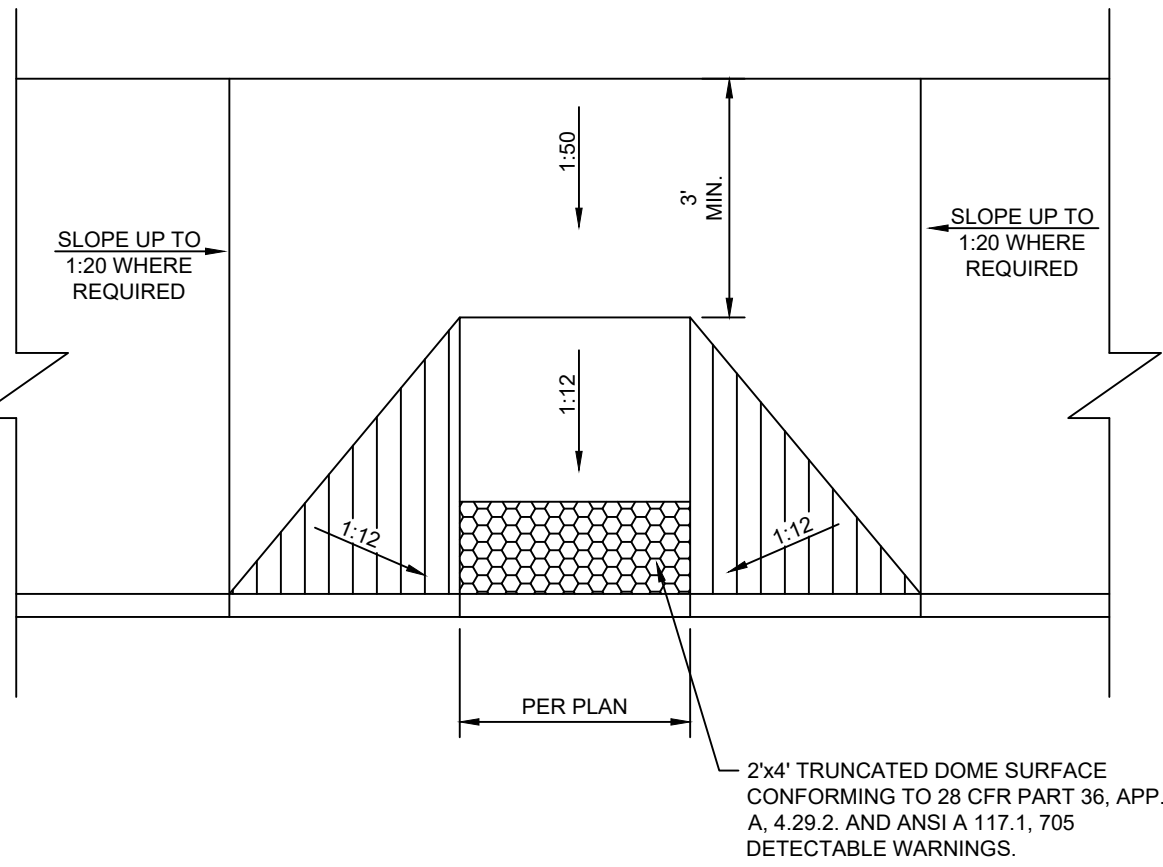
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Page 64 of 103

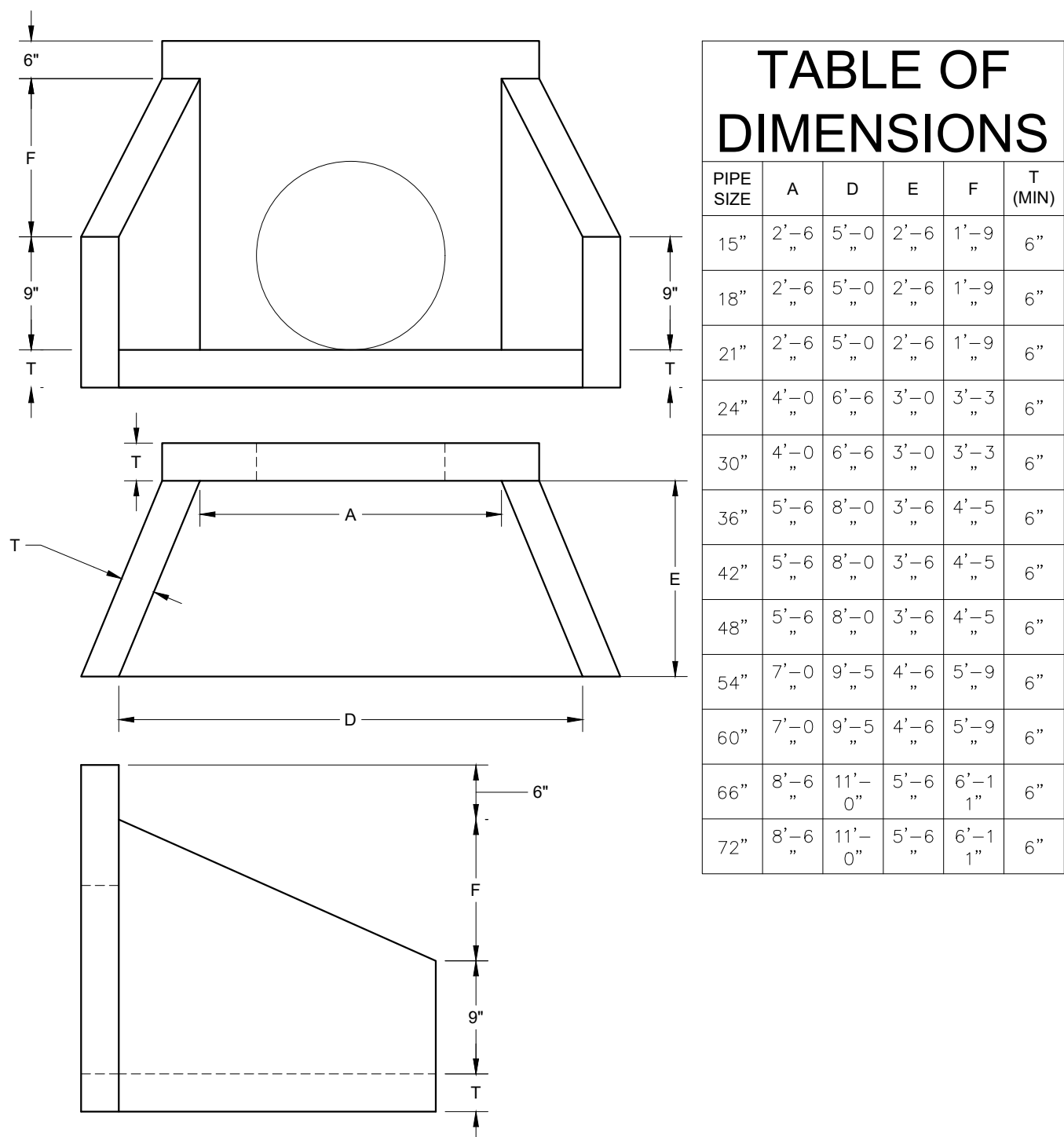
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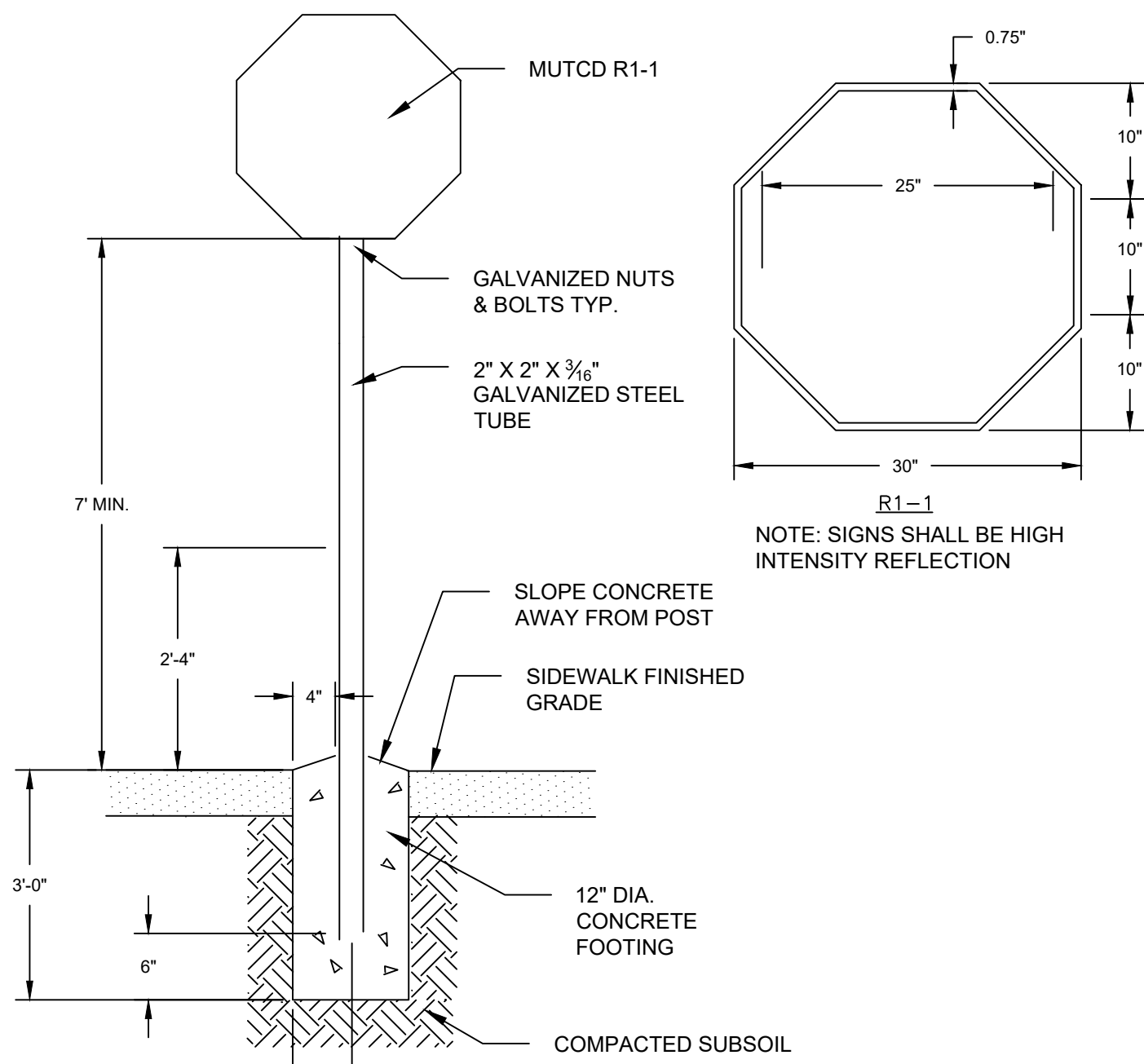
13 TYPICAL STOP BAR DETAIL
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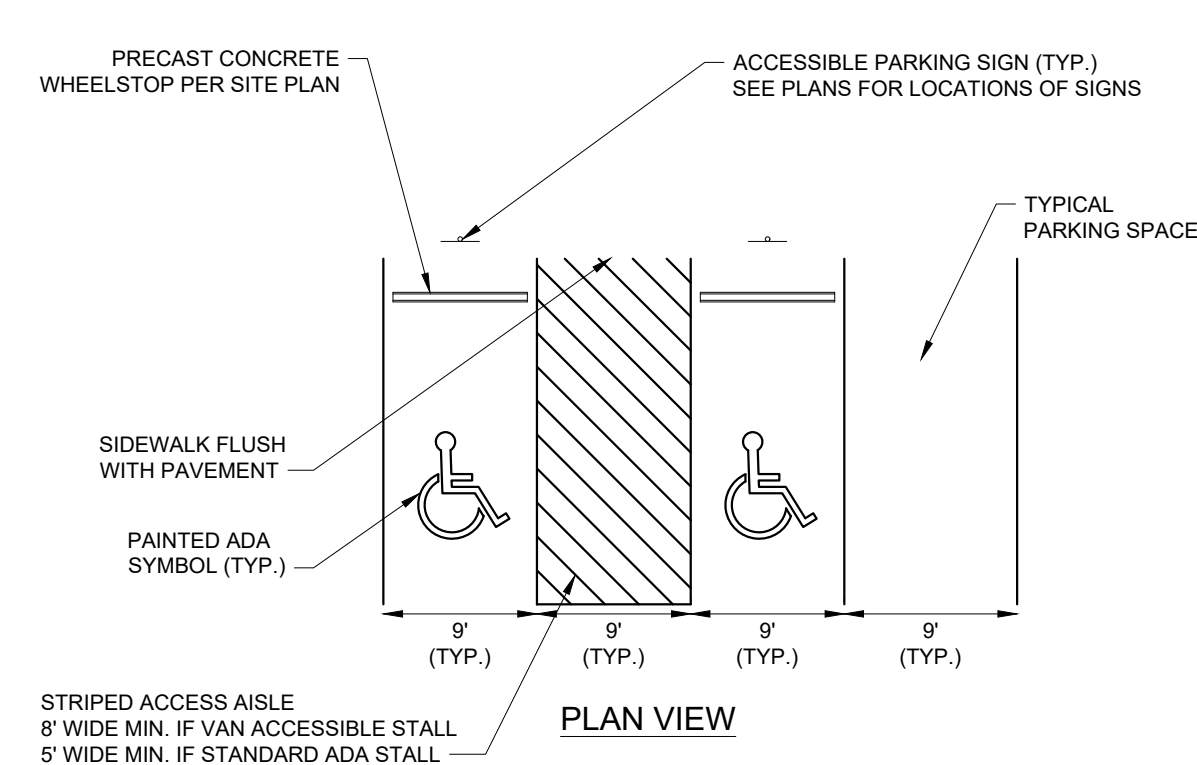
17 TYPICAL ADA RAMP
NOT TO SCALE



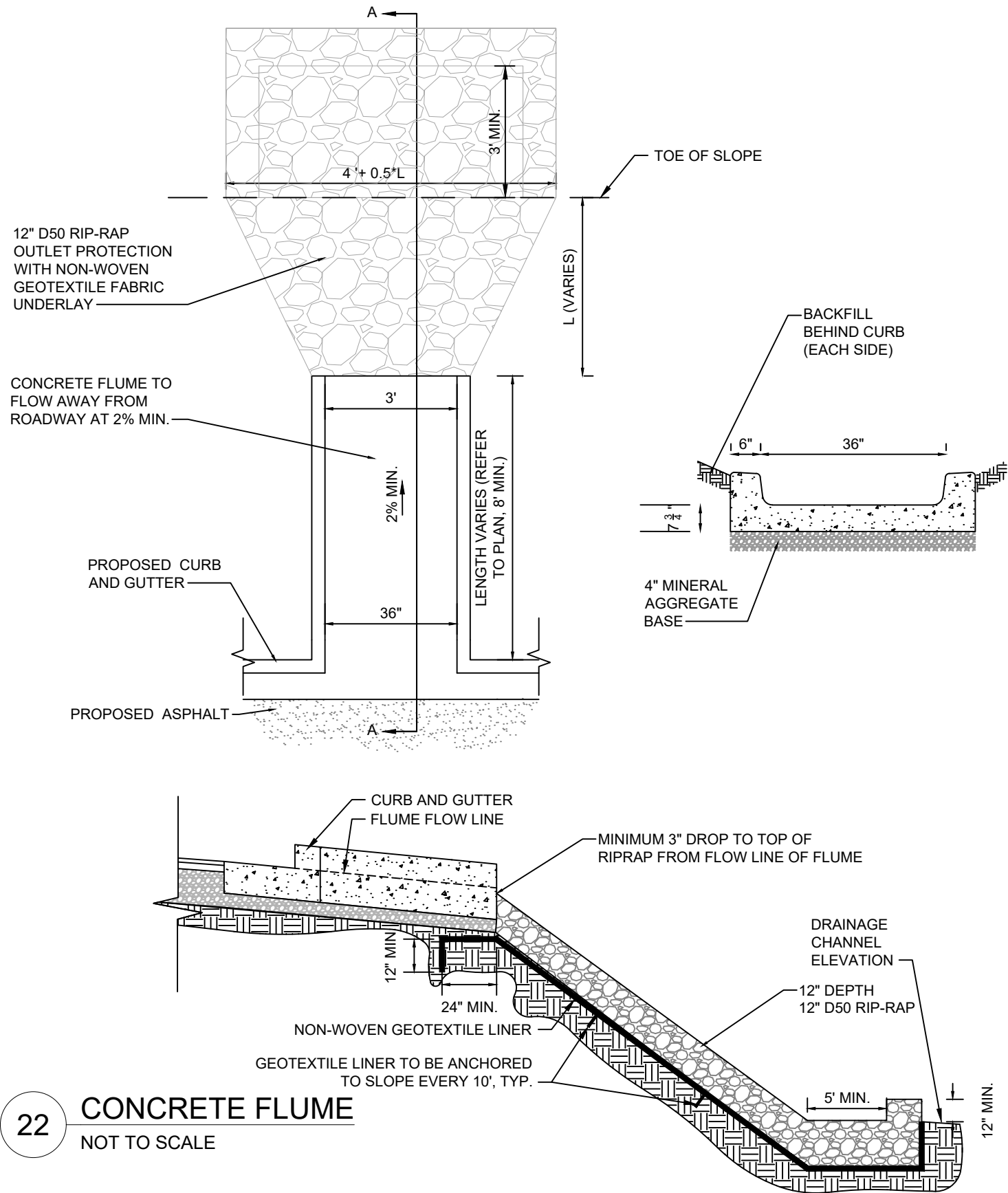
21 PRECAST CONCRETE HEADWALL
NOT TO SCALE



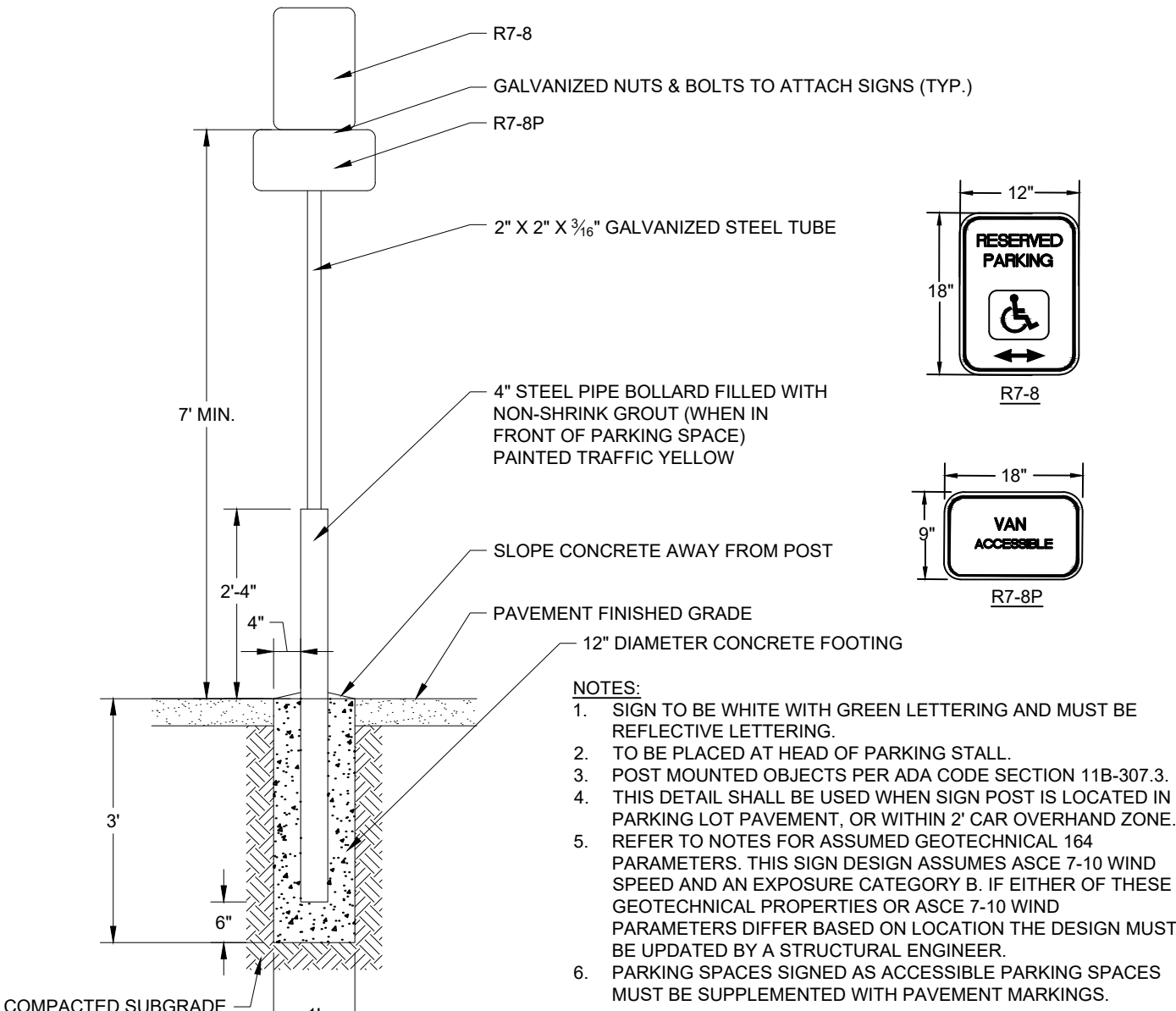
14 TYPICAL STOP SIGN DETAIL
NOT TO SCALE



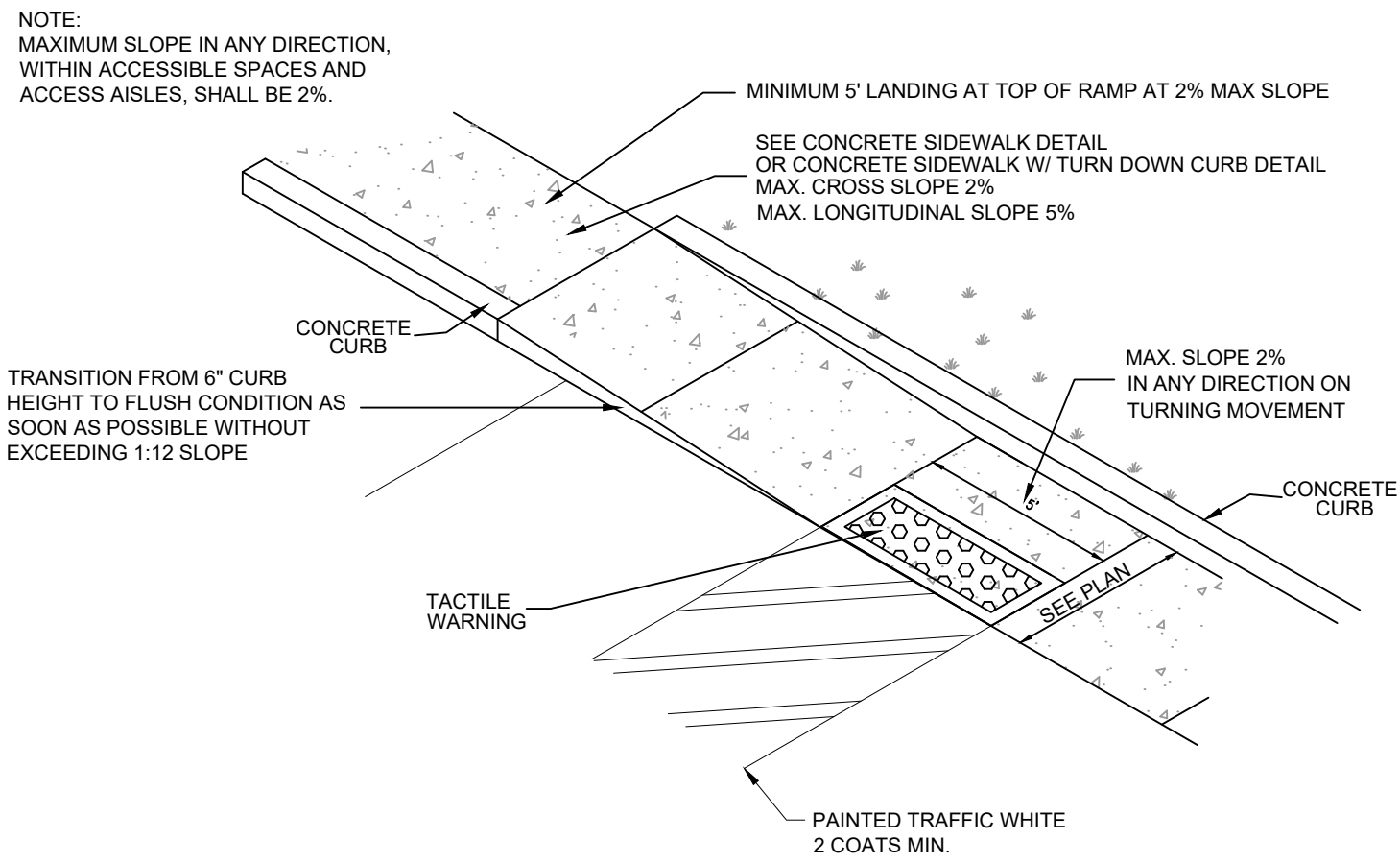
18 ADA PARKING STALL LAYOUT
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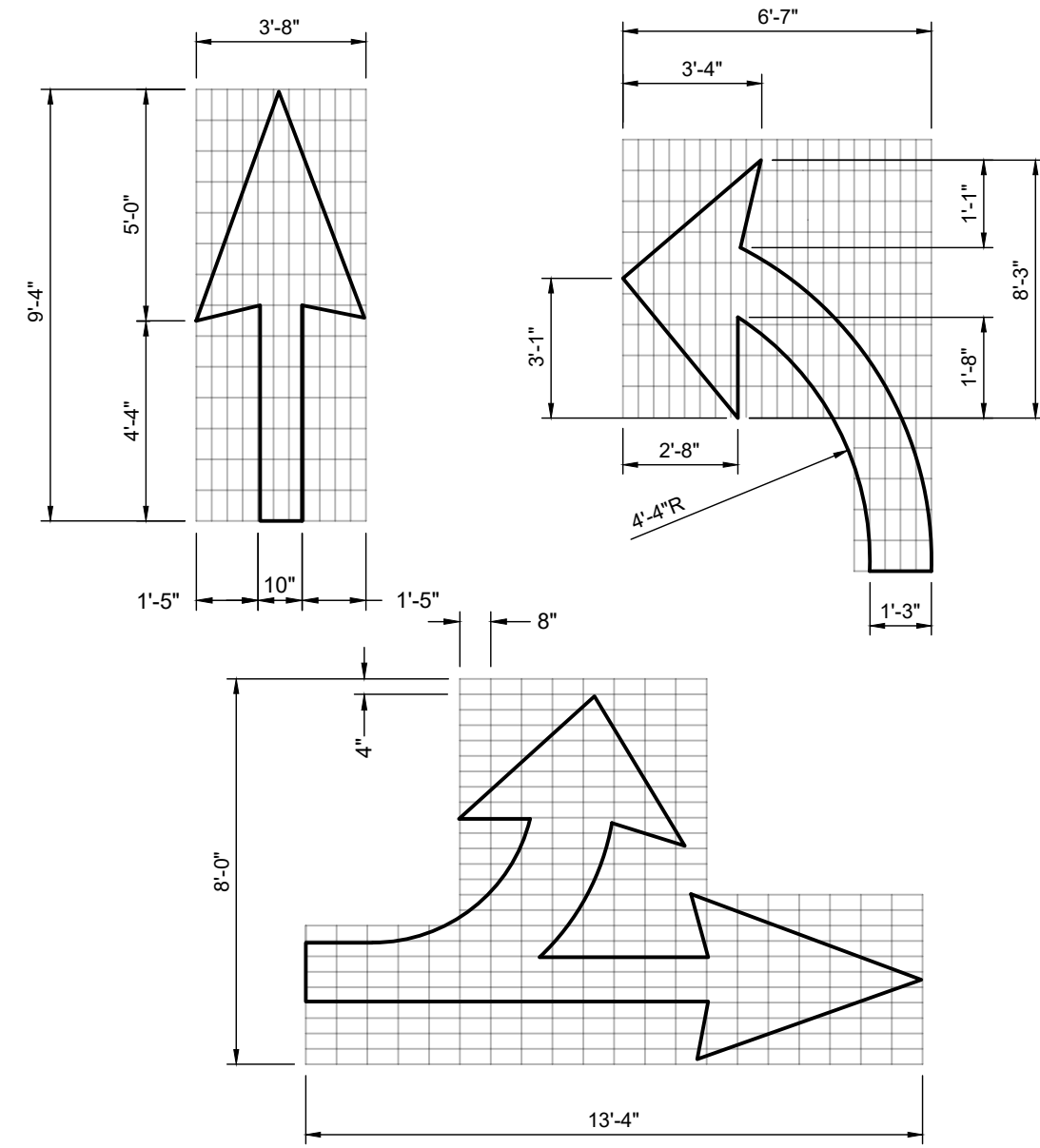
22 CONCRETE FLUME
NOT TO SCALE



15 ADA PARKING SIGN DETAIL
NOT TO SCALE



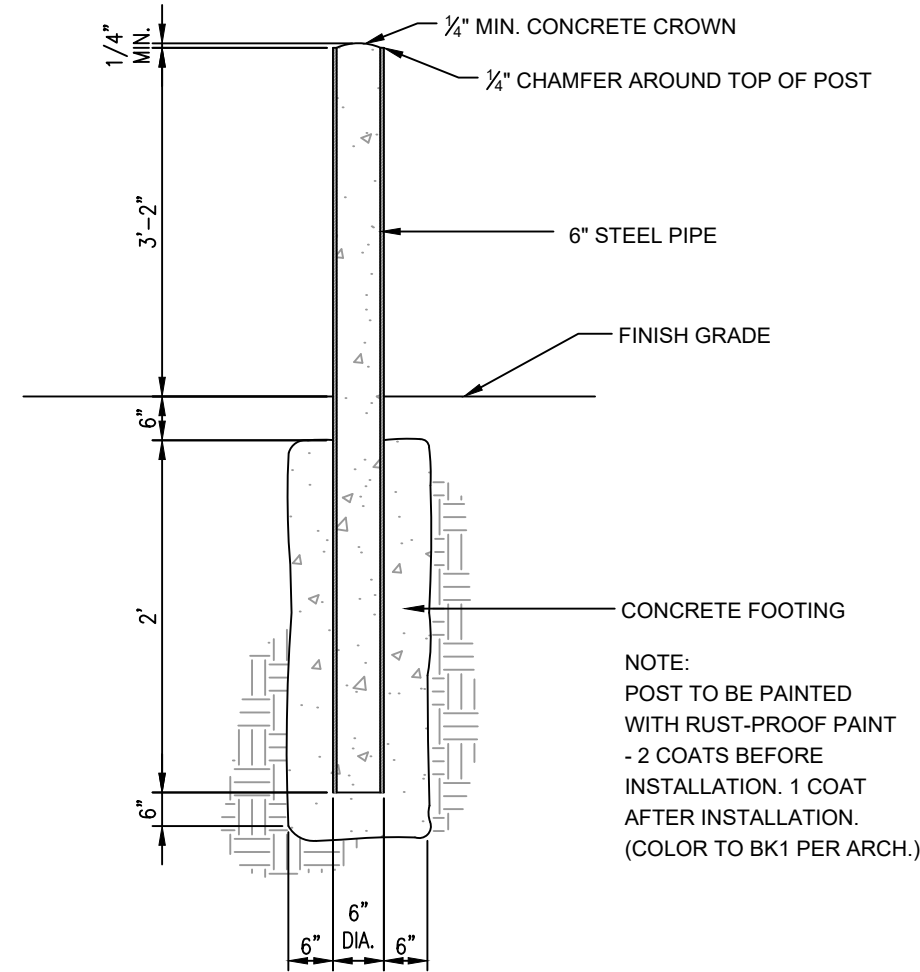
19 ADA CURB RAMP
NOT TO SCALE



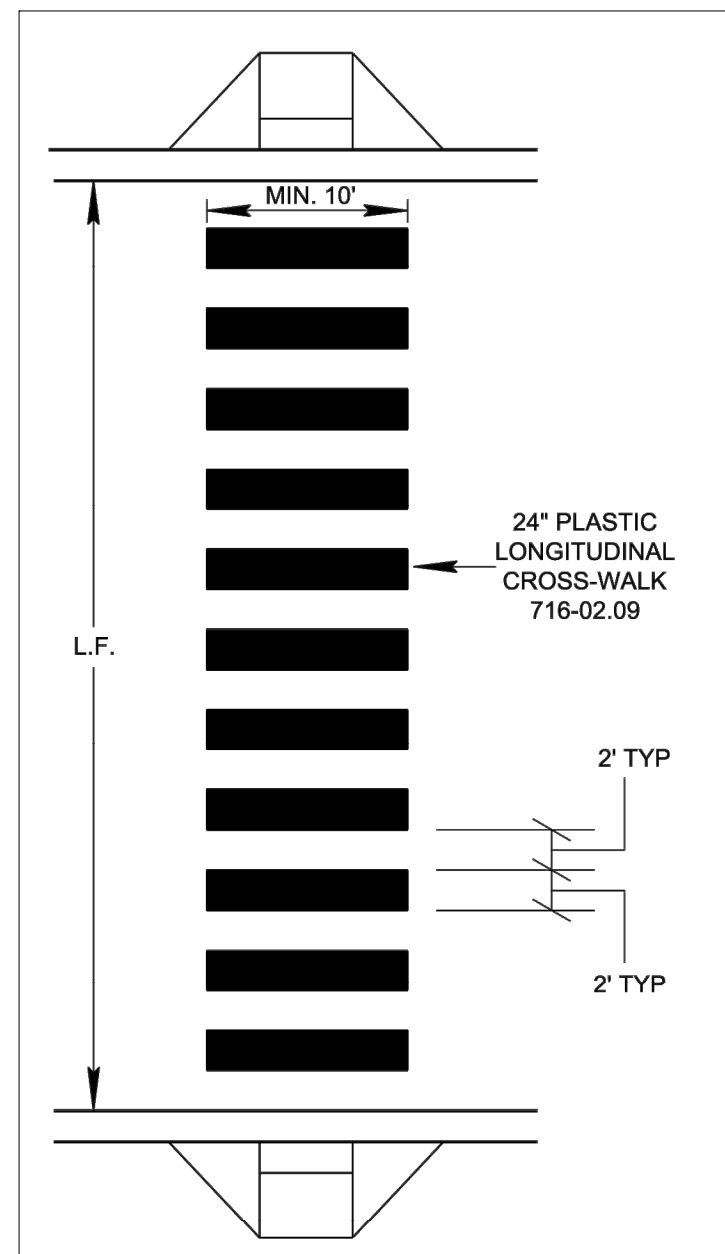
23 ROADWAY DIRECTIONAL ARROWS
NOT TO SCALE



16 ADA PARKING SPACE SYMOL
NOT TO SCALE



20 6" STEEL BOLLARD
NOT TO SCALE



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

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CO-OP BUSINESS PARK
LOT 1

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARTS
REGISTERED ENGINEER
No. 12104
EXPIRATION DATE 01/27/2025
STATE OF TENNESSEE

BY:	
DATE:	
REVISIONS:	
No.	1
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	08/20/2024
KIMLEY-HORN PROJECT NO.	118163044

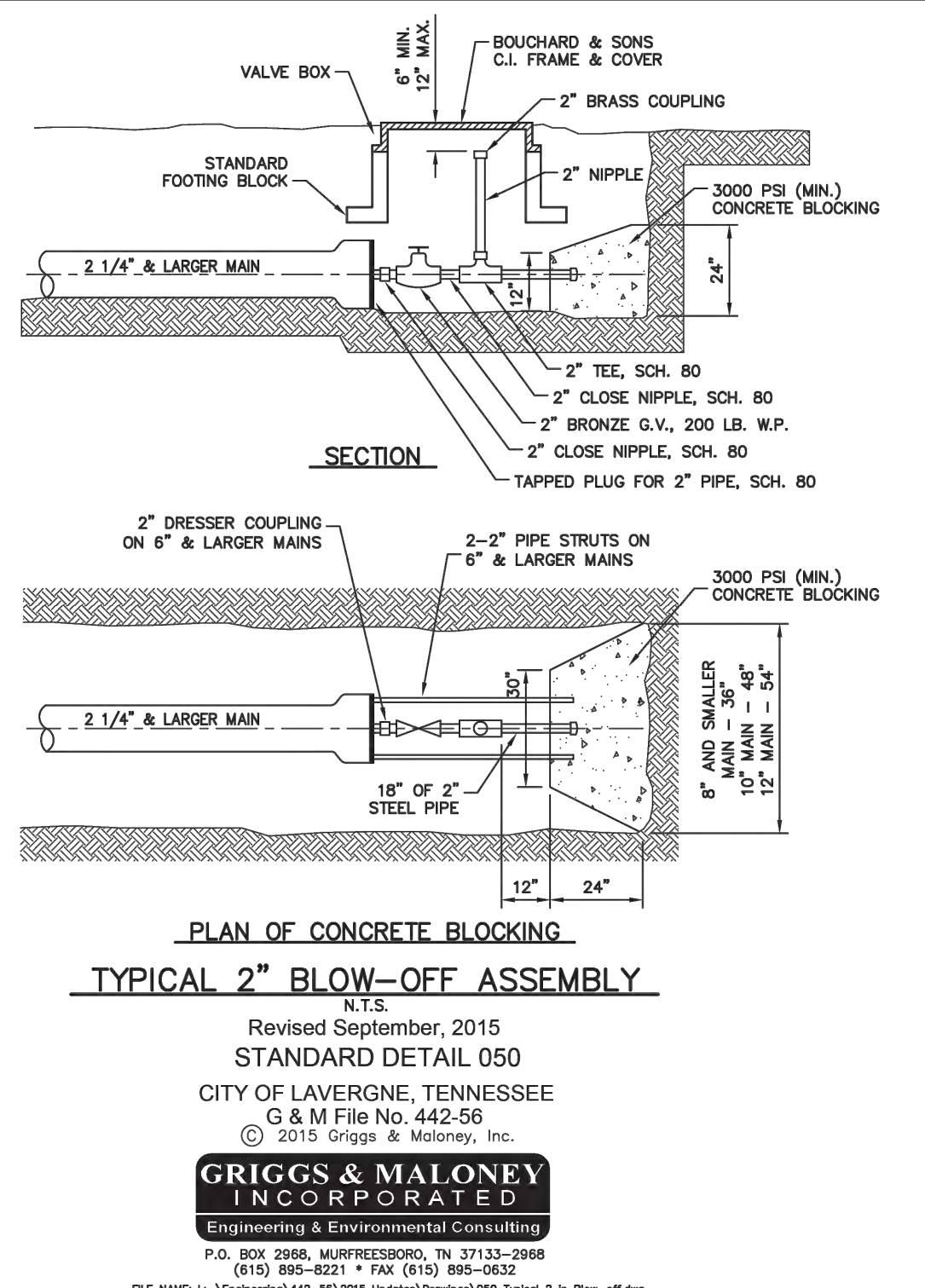
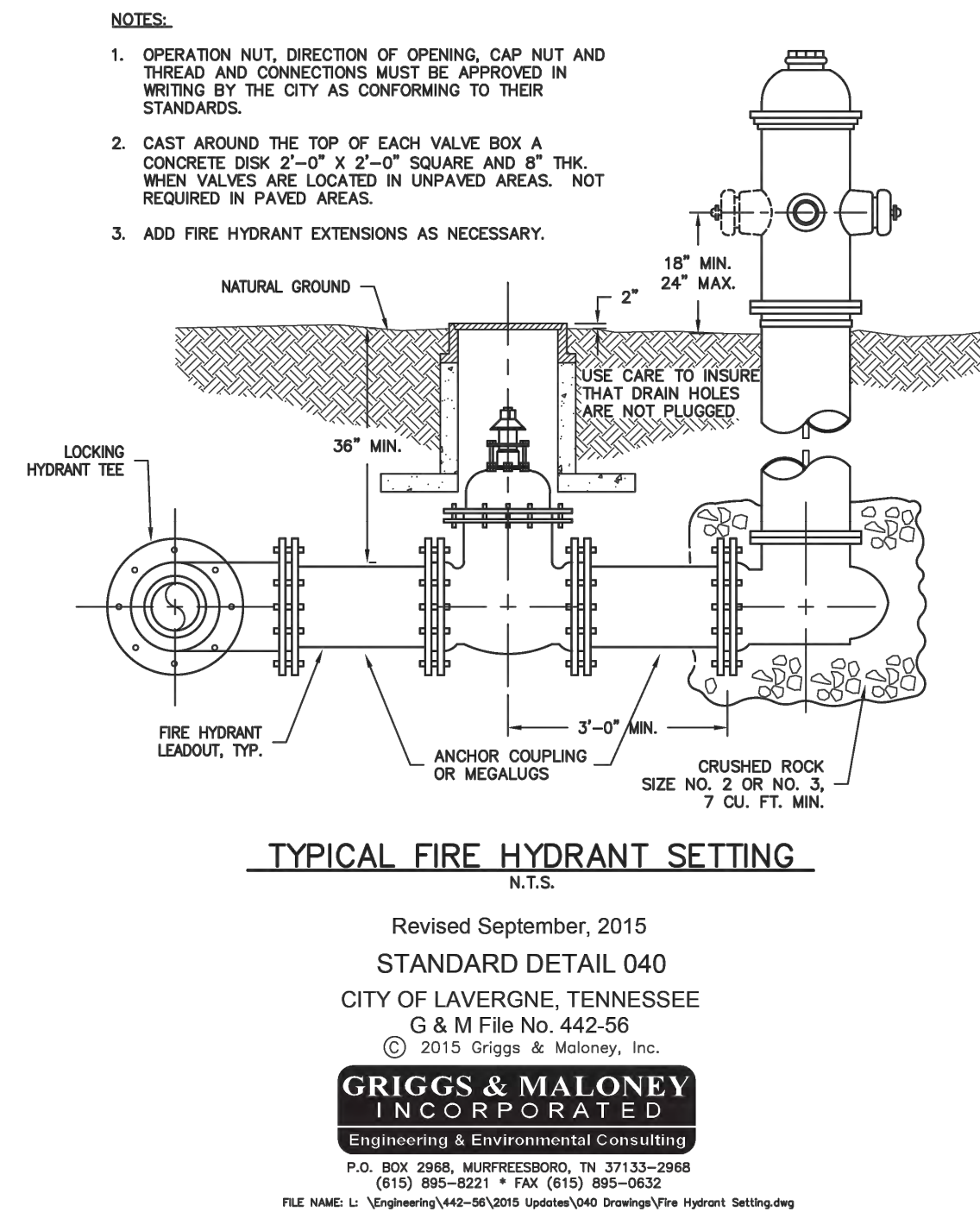
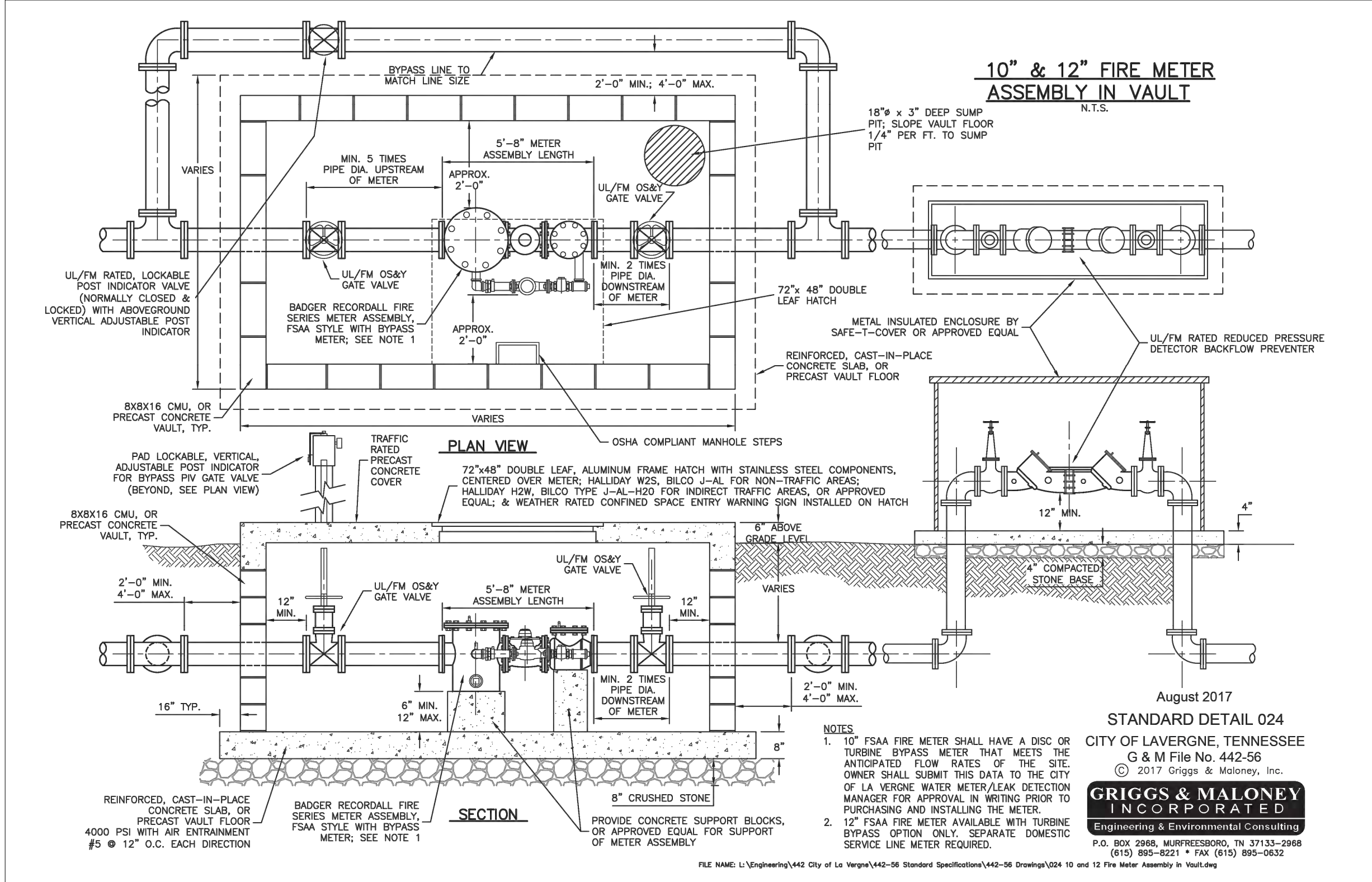
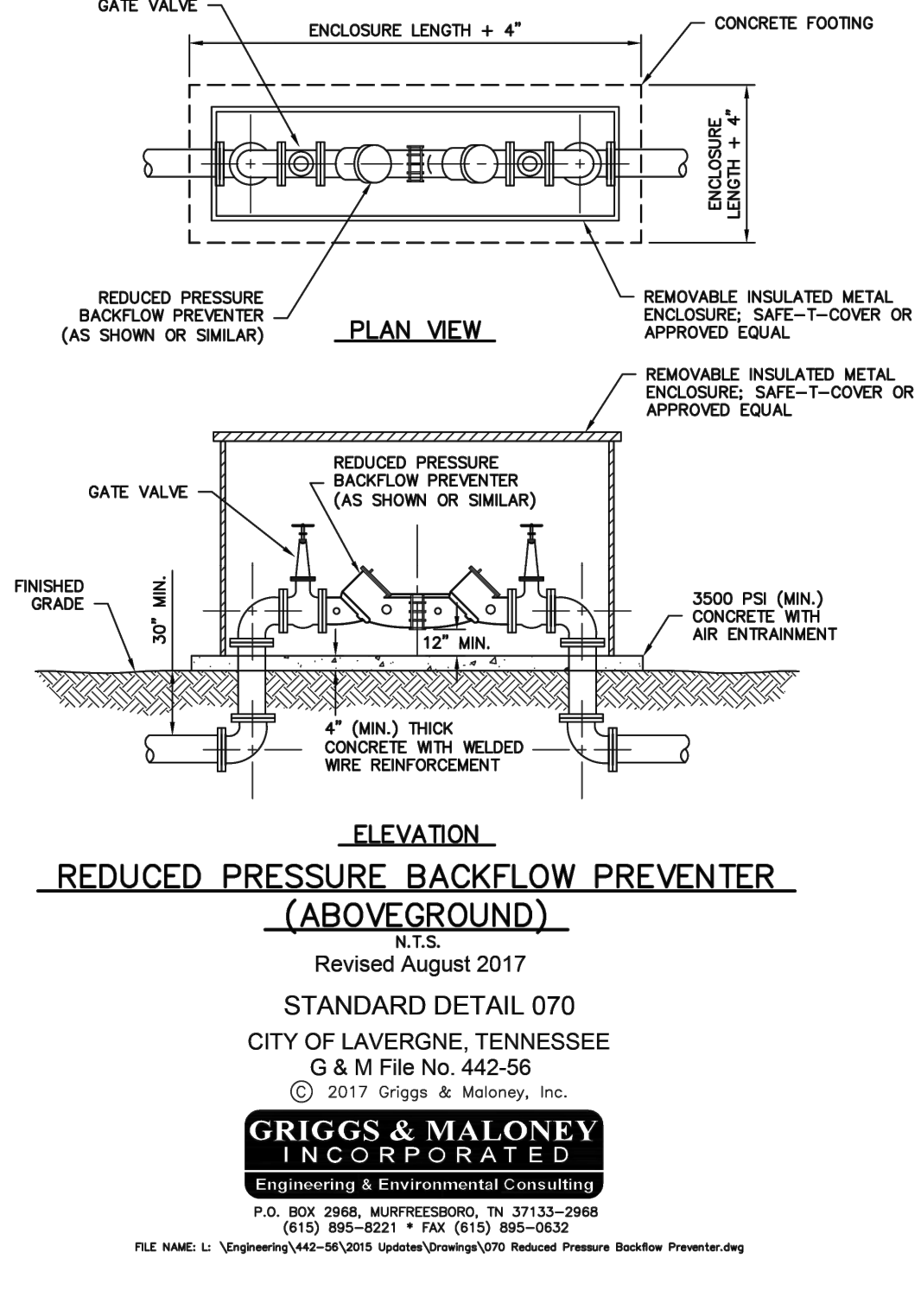
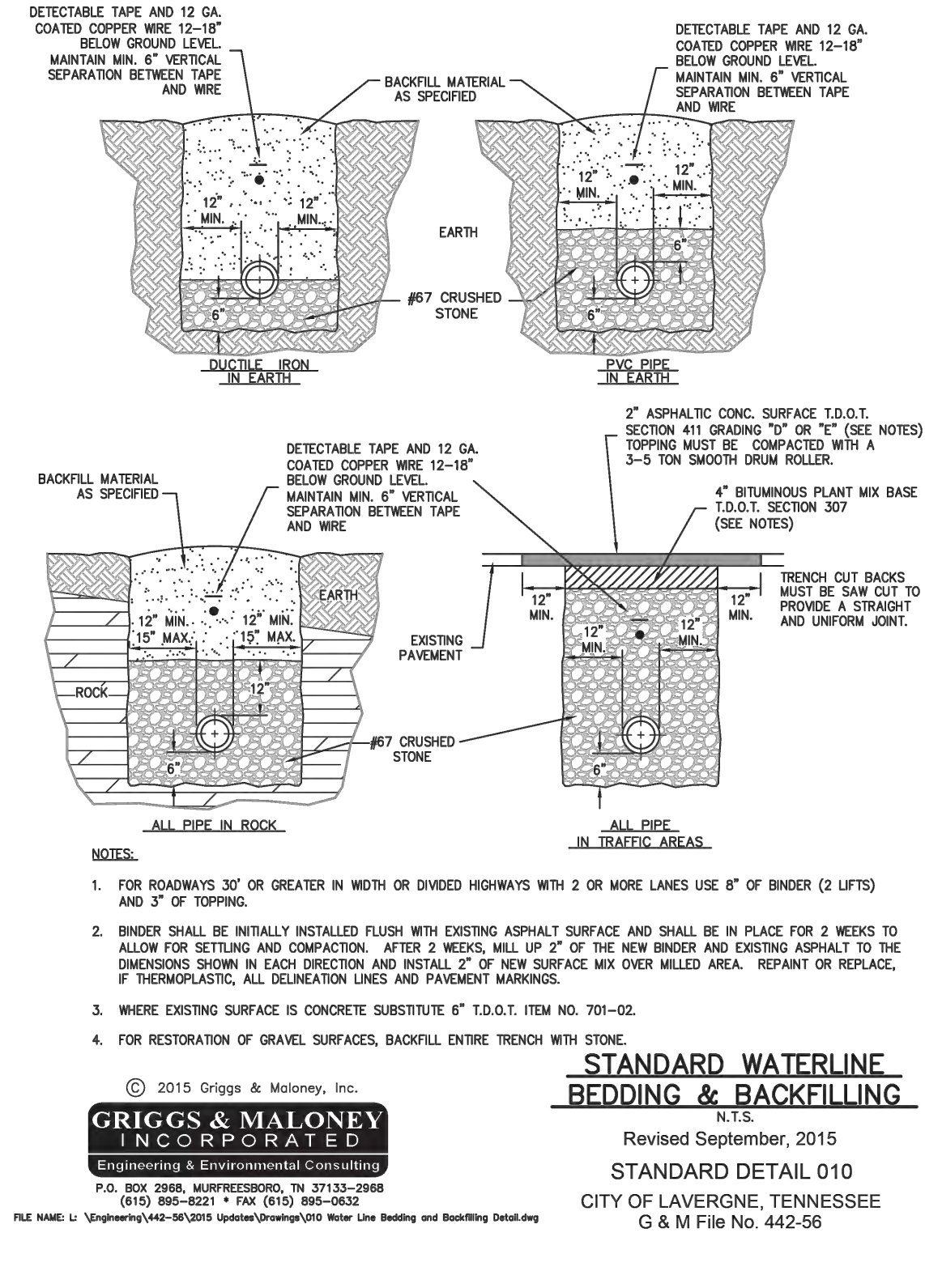
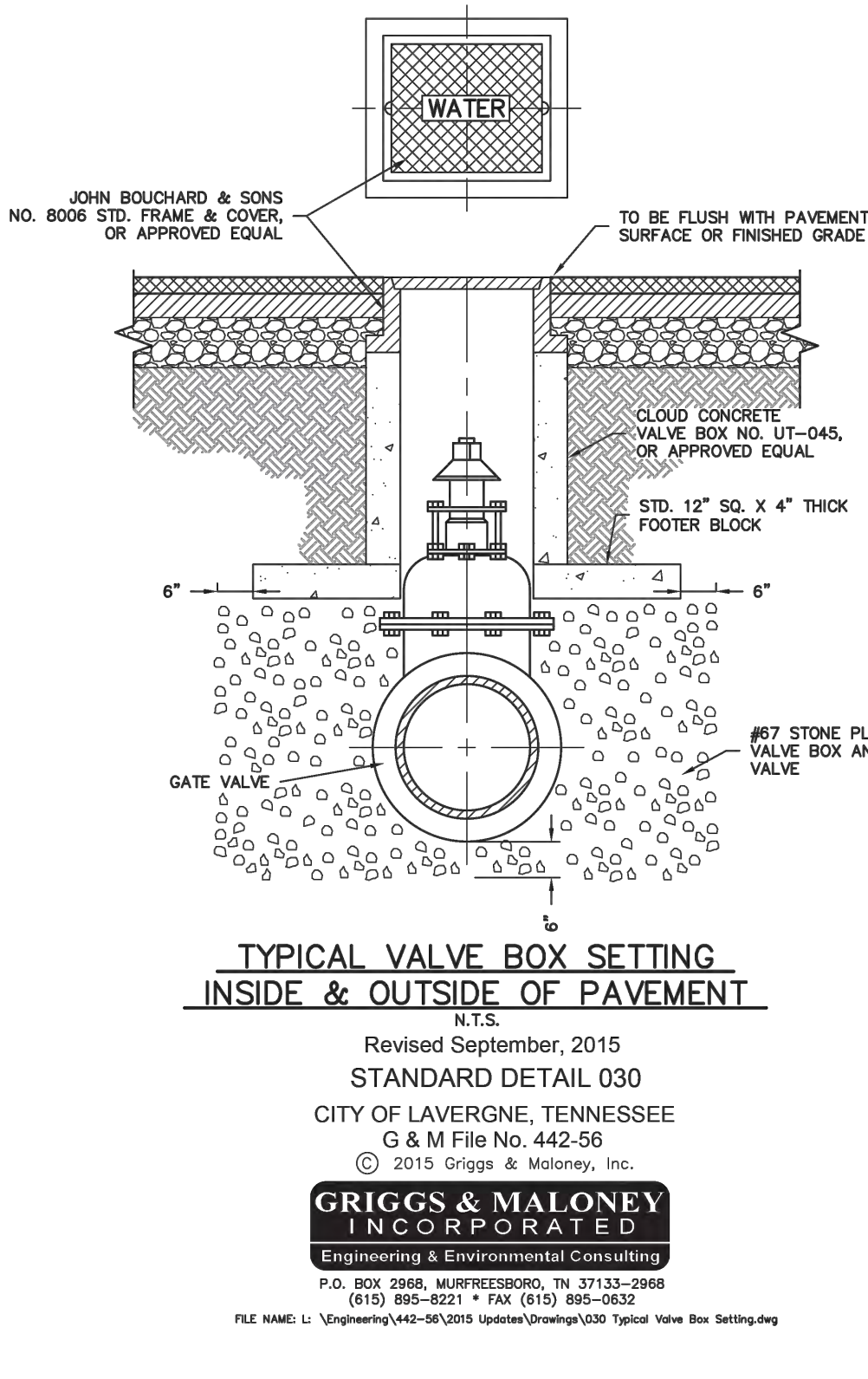
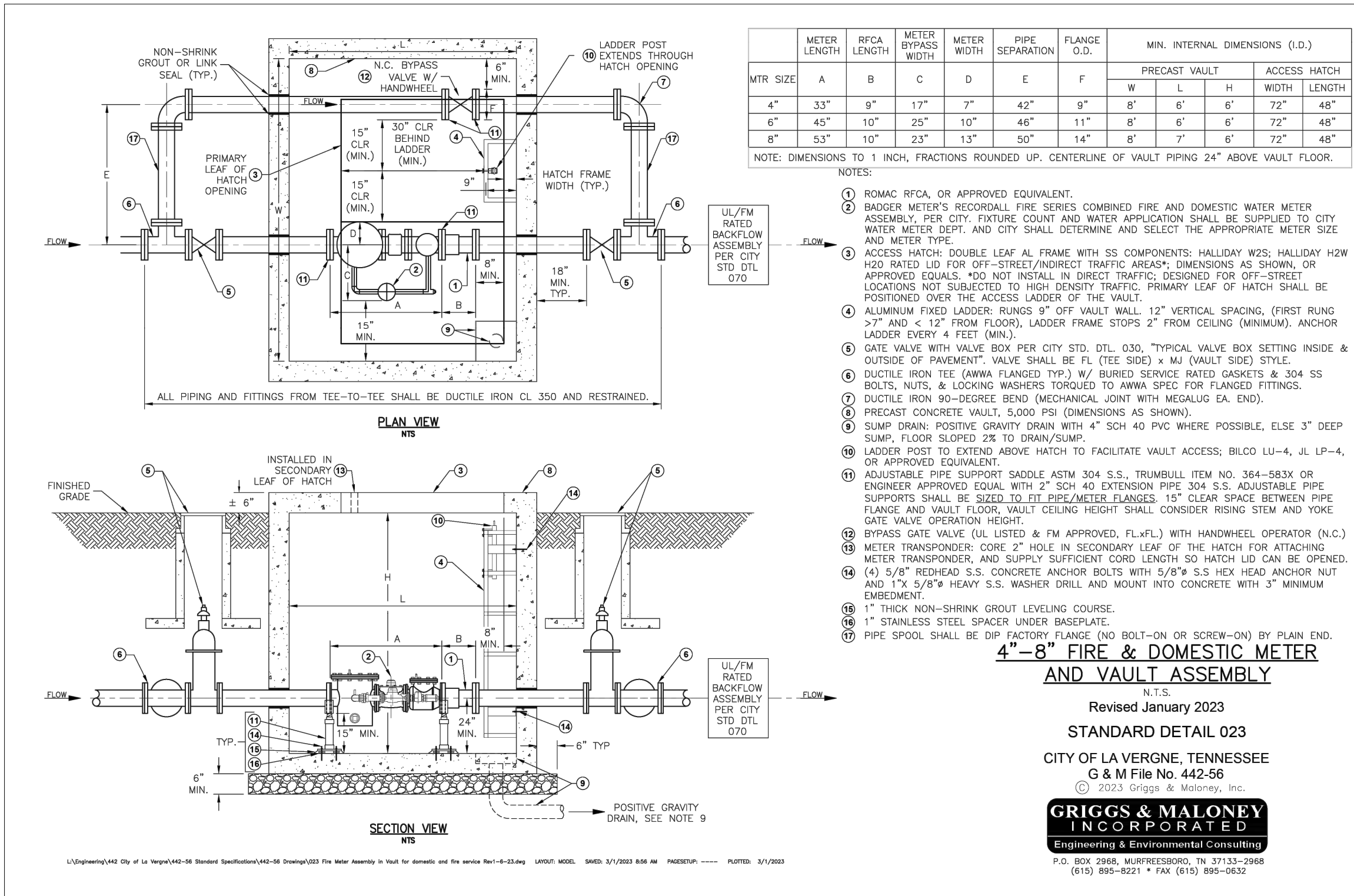
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SHEET NUMBER
C8-11

Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C8-00 SITE DETAILS.dwg C8-11 LOT 1 Jan 27, 2025 11:22am by: adrian.andrews

Page 65 of 103

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CO-OP BUSINESS PARK LOT 1

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI
REGISTERED ENGINEER
No. 12104
STATE OF TENNESSEE
01/27/2025

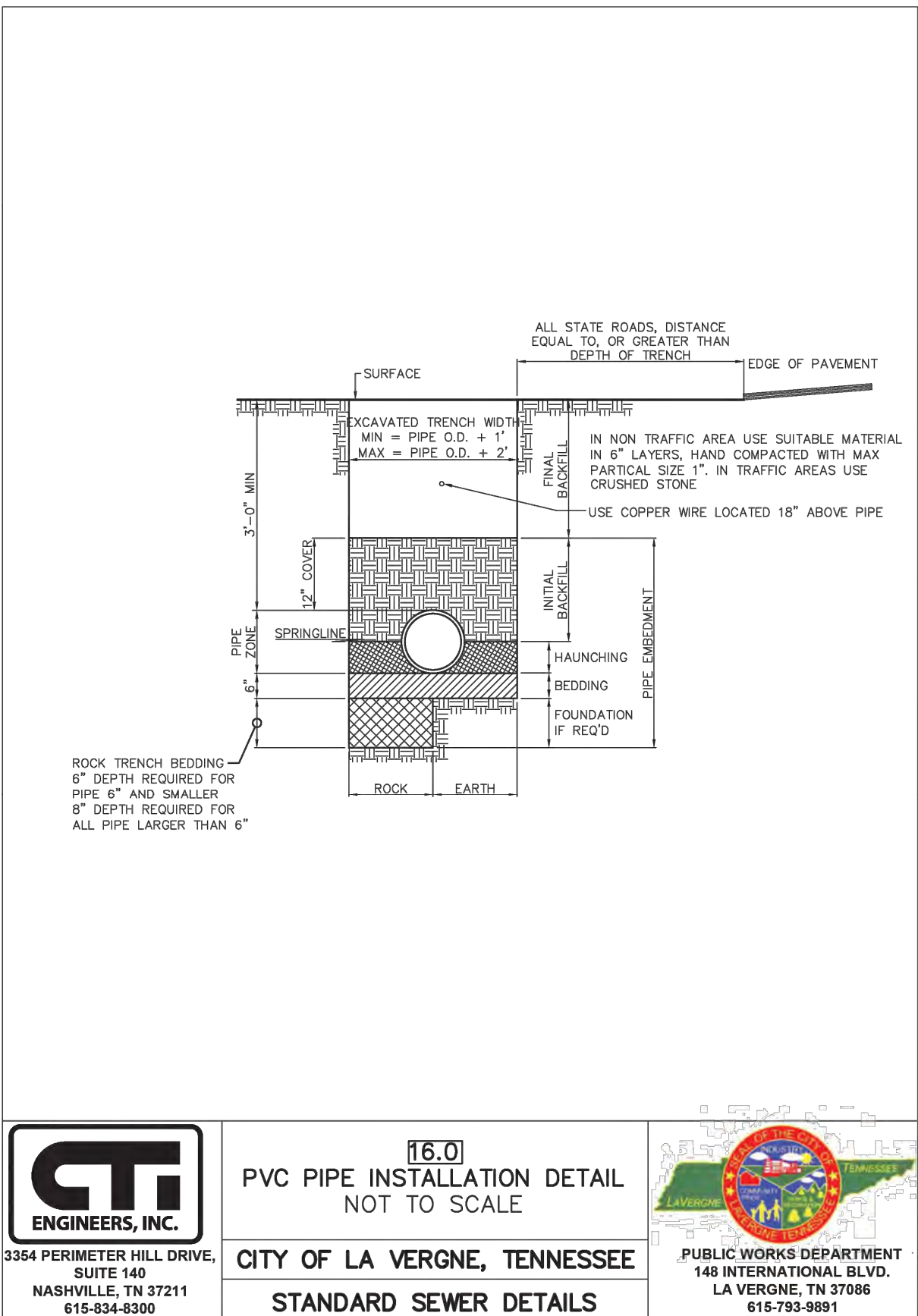
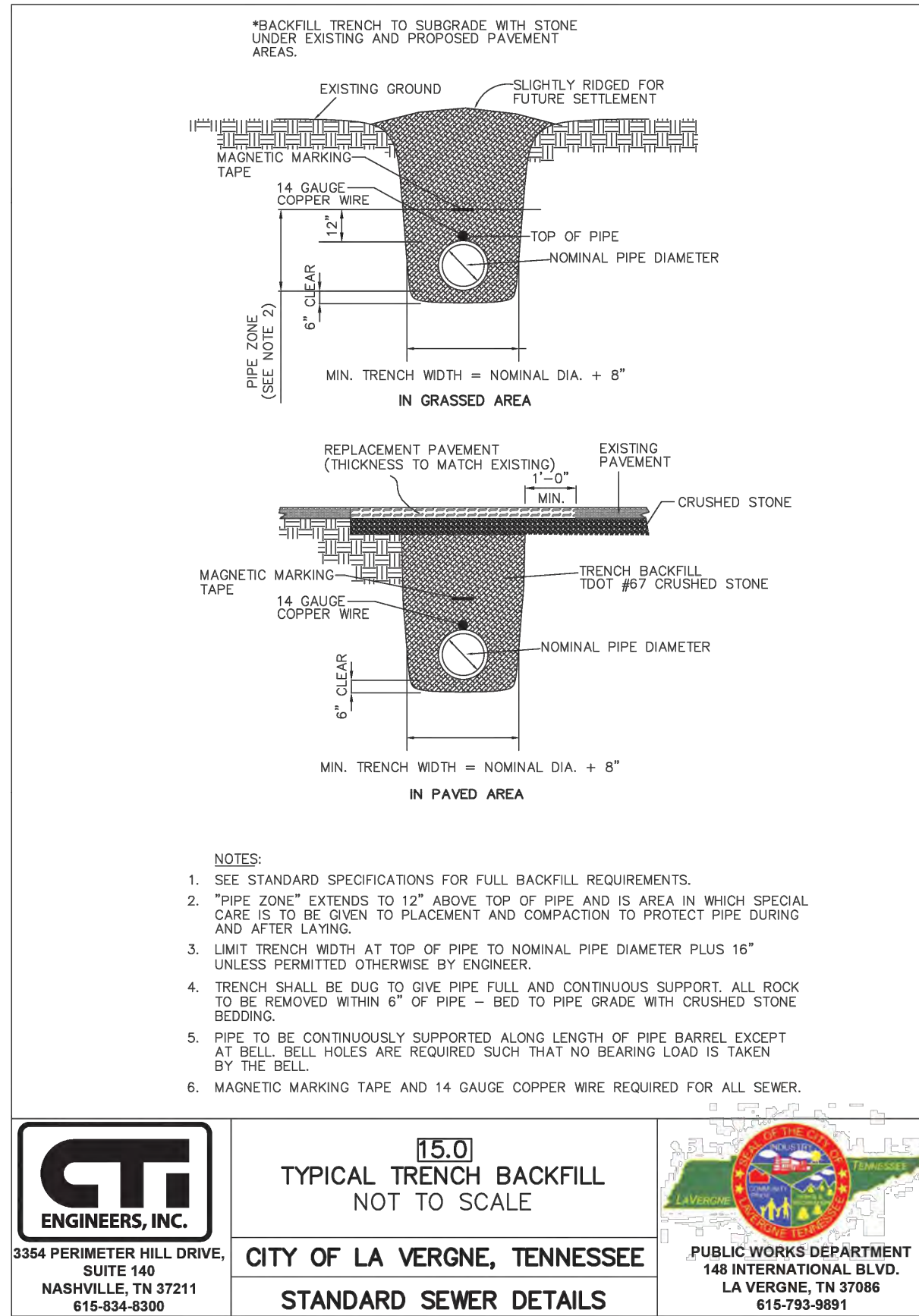
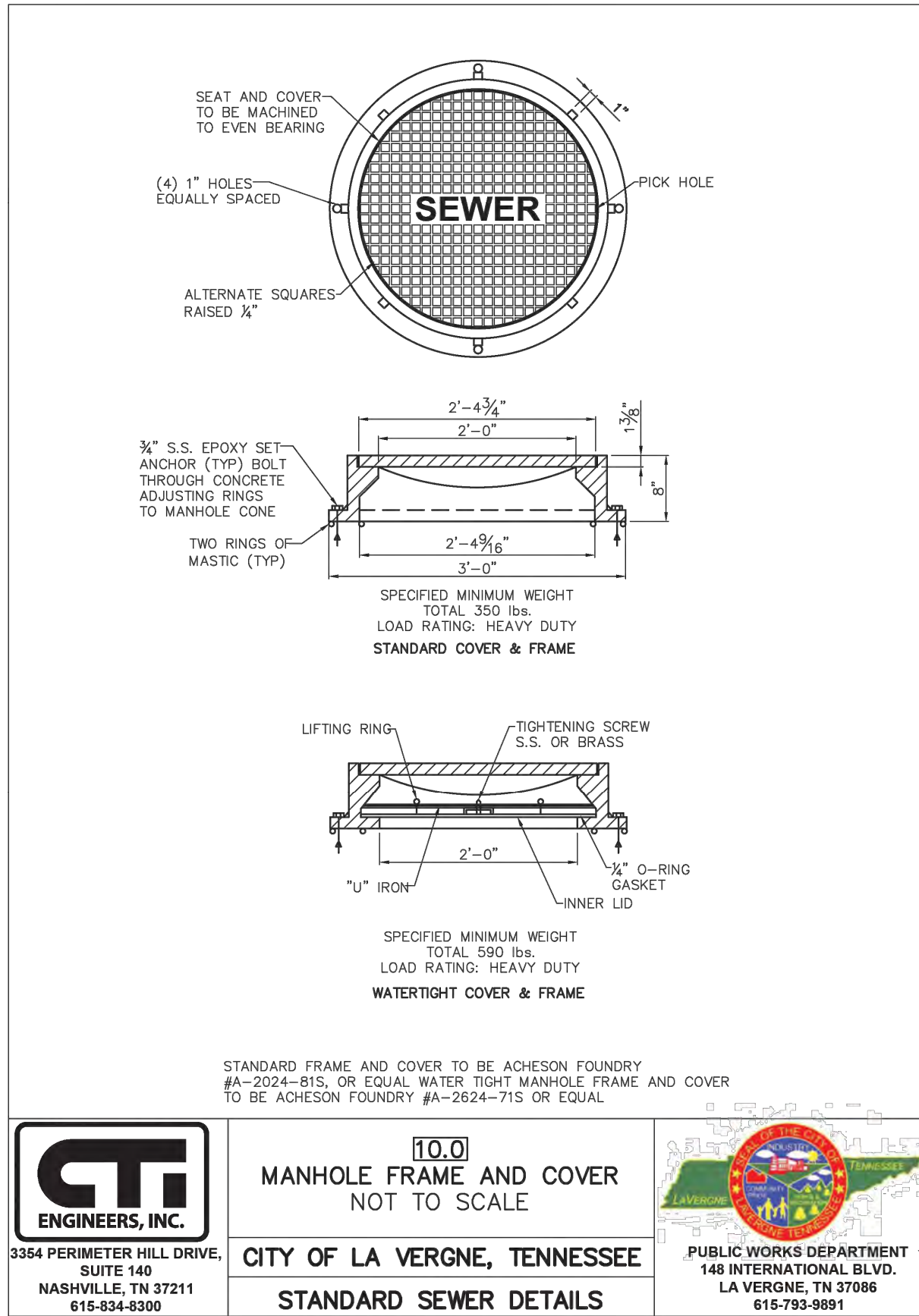
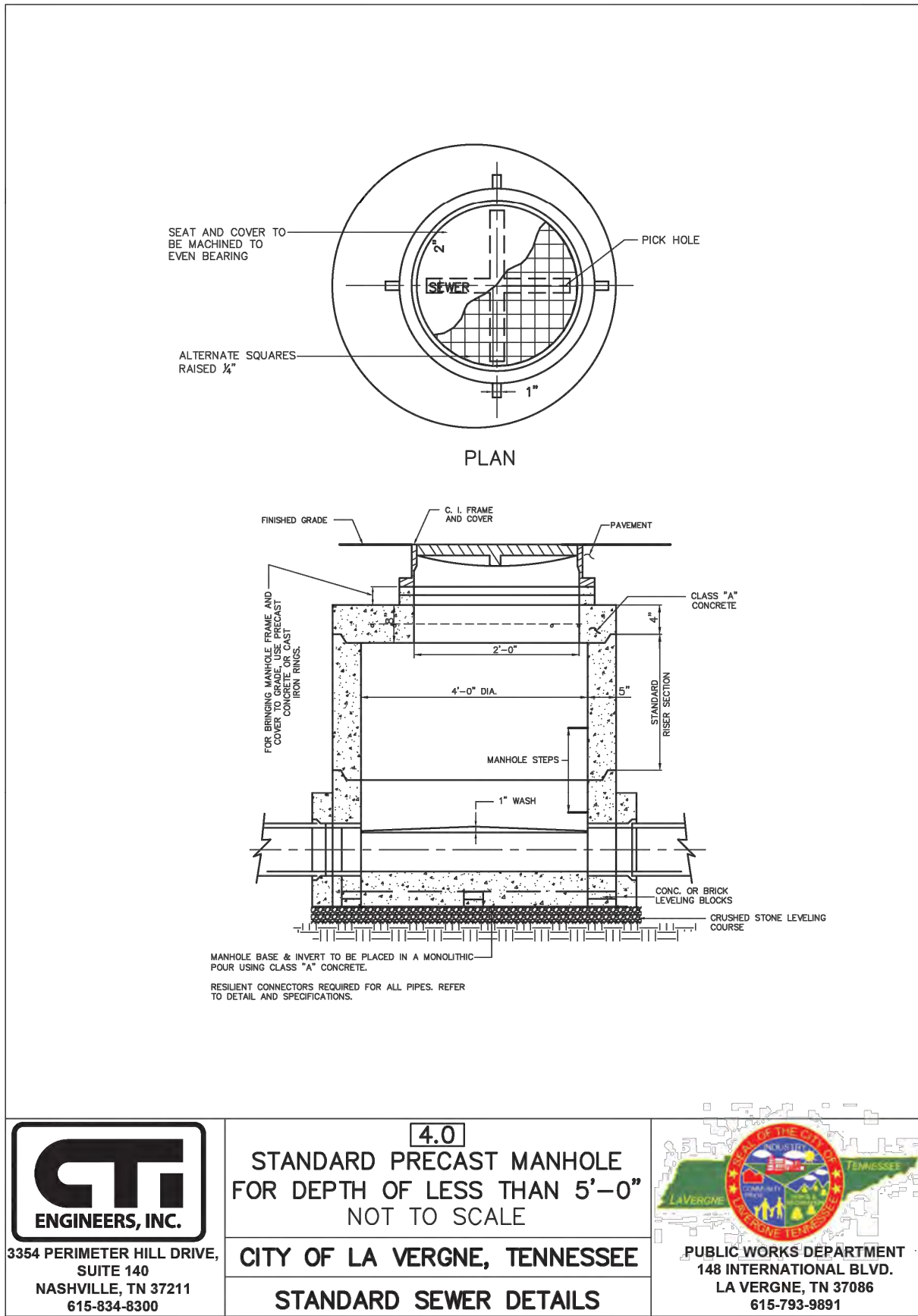
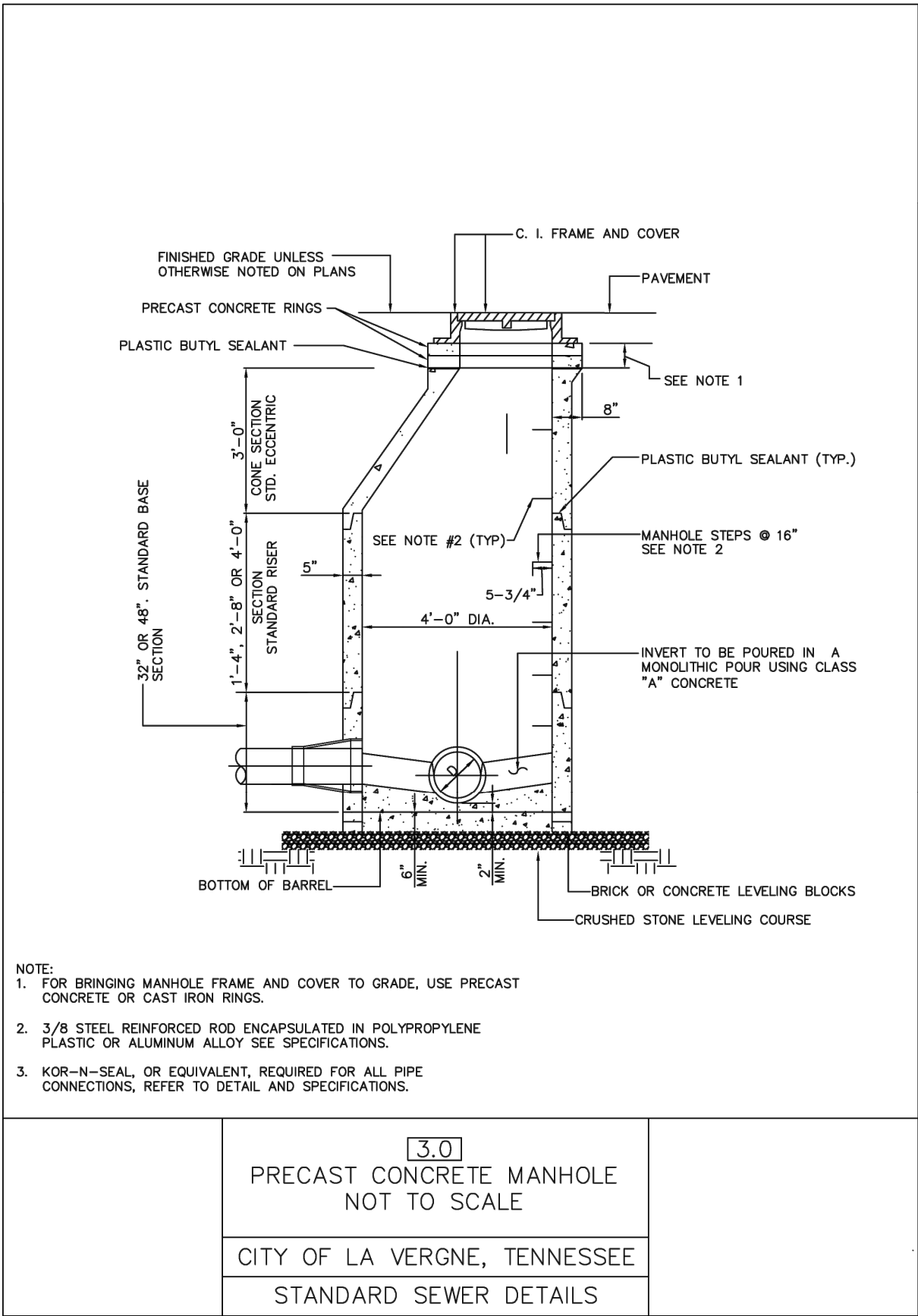
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DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: 08/20/2024
KIMLEY-HORN PROJECT NO. 118163044

UTILITY DETAILS

C8-20

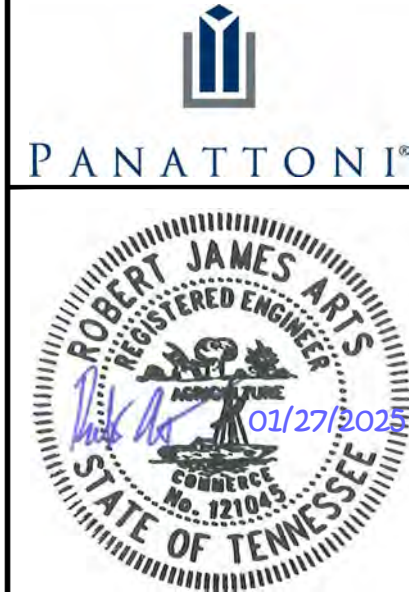
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CO-OP BUSINESS PARK
LOT 1
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

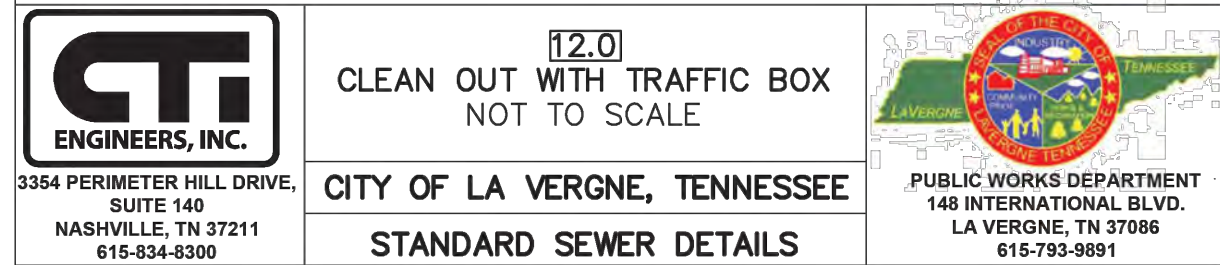
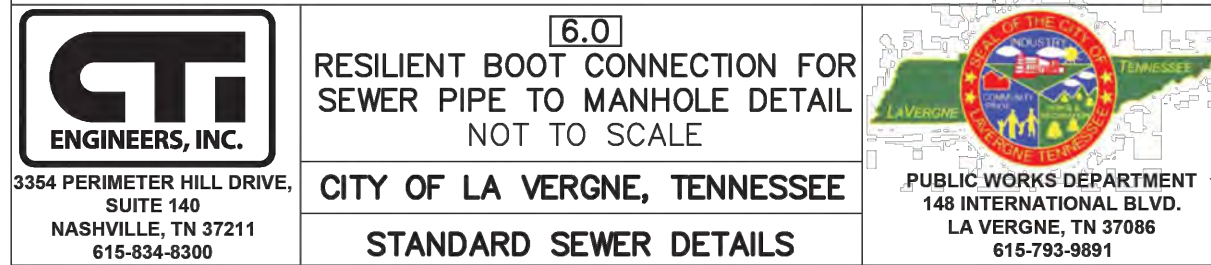
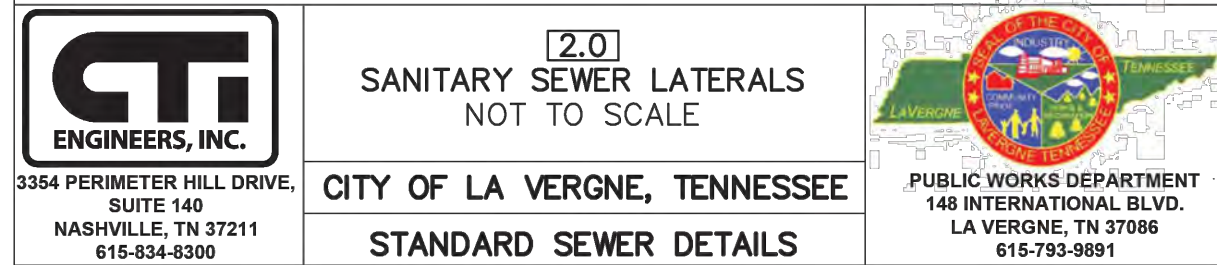
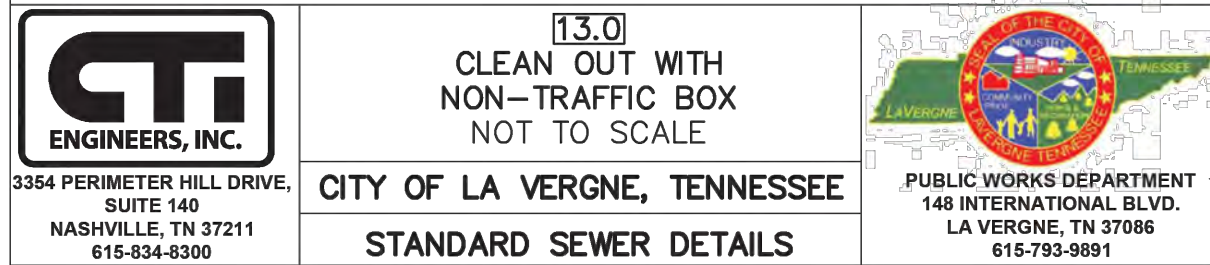


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1				08/20/2024	118163044

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BY	DATE	REVISIONS															
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DATE:	08/20/20																
KIMLEY-HORN PROJECT NO. 118163044																	

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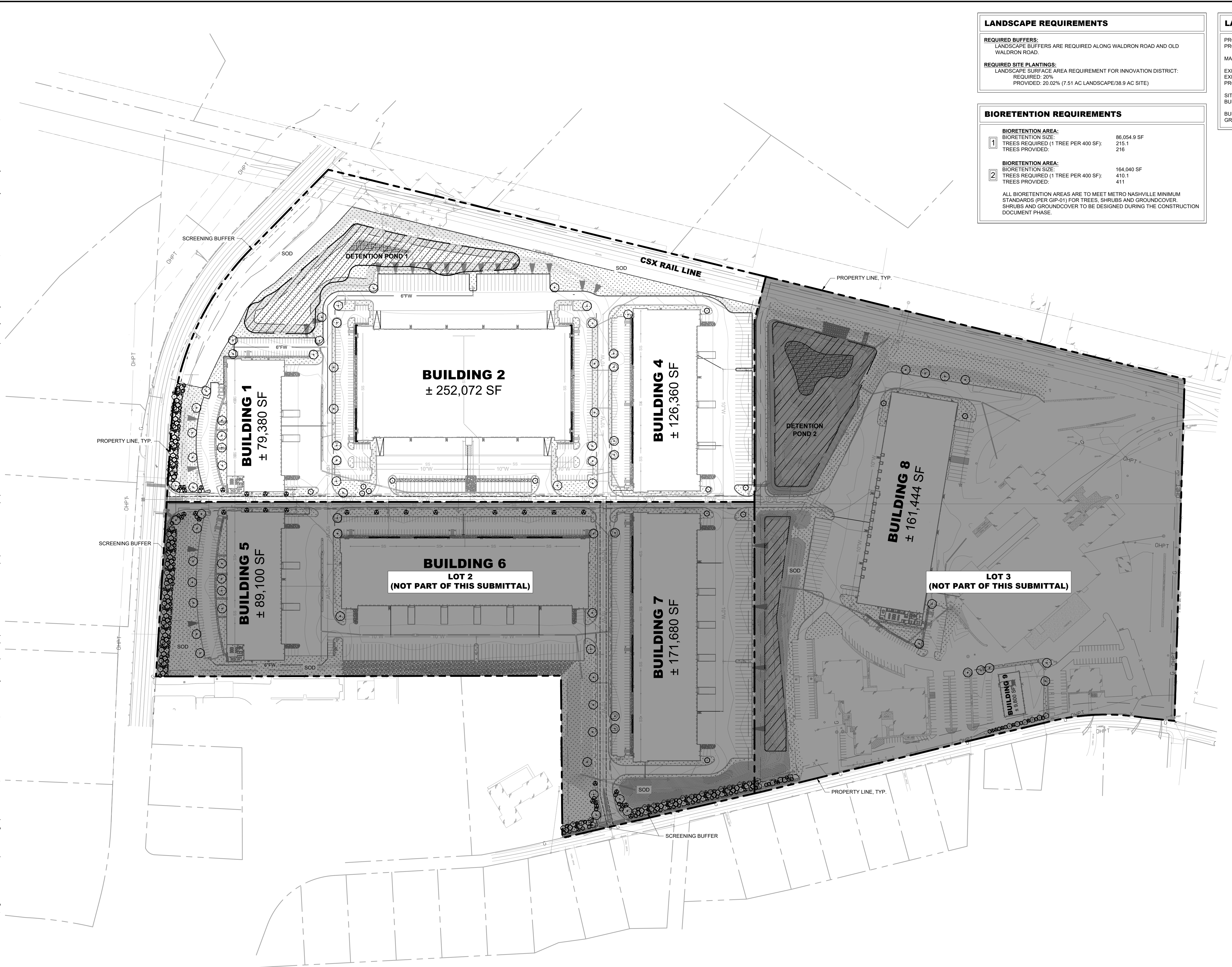
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LANDSCAPE REQUIREMENTS	
REQUIRED BUFFERS:	LANDSCAPE BUFFERS ARE REQUIRED ALONG WALDRON ROAD AND OLD WALDRON ROAD.
REQUIRED SITE PLANTINGS:	LANDSCAPE SURFACE AREA REQUIREMENT FOR INNOVATION DISTRICT: REQUIRED: 20% PROVIDED: 20.02% (7.51 AC LANDSCAPE/38.9 AC SITE)

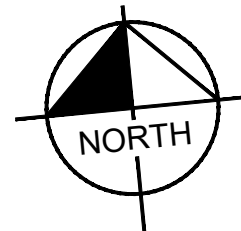
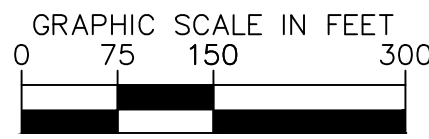
BIORETENTION REQUIREMENTS	
BIORETENTION AREA:	
1	BIORETENTION SIZE: 86,054.9 SF TREES REQUIRED (1 TREE PER 400 SF): 215.1 TREES PROVIDED: 216
2	BIORETENTION AREA: BIORETENTION SIZE: 164,040 SF TREES REQUIRED (1 TREE PER 400 SF): 410.1 TREES PROVIDED: 411
ALL BIORETENTION AREAS ARE TO MEET METRO NASHVILLE MINIMUM STANDARDS (PER GIP-01) FOR TREES, SHRUBS AND GROUNDCOVER. SHRUBS AND GROUNDCOVER TO BE DESIGNED DURING THE CONSTRUCTION DOCUMENT PHASE.	

LANDSCAPE DATA TABLE	
PROJECT NAME:	CO-OP BUSINESS PARK
PROPERTY ADDRESS:	MURFREESBORO ROAD LA VERGNE, TENNESSEE 37086
MAP AND PARCEL ID:	MAP 015 PARCEL 02400, 02800
EXISTING ZONING:	I-2
EXISTING LAND USE:	HEAVY INDUSTRIAL/MANUFACTURING
PROPOSED LAND USE:	HEAVY INDUSTRIAL/MANUFACTURING
SITE AREA:	±114.9 AC
BUILDING AREA:	±915,768 SF
BUILDING PERMIT:	TBD
GRADING PERMIT:	TBD

SCREENING BUFFER
1" = 30'-0"

PLANT SCHEDULE	
SYMBOL	COMMON NAME
DECIDUOUS TREES	
	AUTUMN FLAME RED MAPLE
	BALD CYPRESS
EVERGREEN TREES	
	GREENLEAF AMERICAN HOLLY
	NELLIE STEVENS HOLLY
	TREE FORM BURFORD HOLLY
UNDERSTORY TREES	
	AUTUMN BRILLIANCE SERVICEBERRY
DECIDUOUS SHRUBS	
	ARROWWOOD VIBURNUM
	LIMELIGHT HYDRANGEA
EVERGREEN SHRUBS	
	CARISSA HOLLY
GROUND COVERS	
	SHOT ROCK
	TENNESSEE RIVER ROCK
SOD/SEED	
	TIFWAY 419 BERMUDA SOD

LANDSCAPE NOTES	
SEE SHEET L1-50 FOR COMPLETE PLANTING SCHEDULE.	



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CO-OP BUSINESS PARK
LOT 1
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

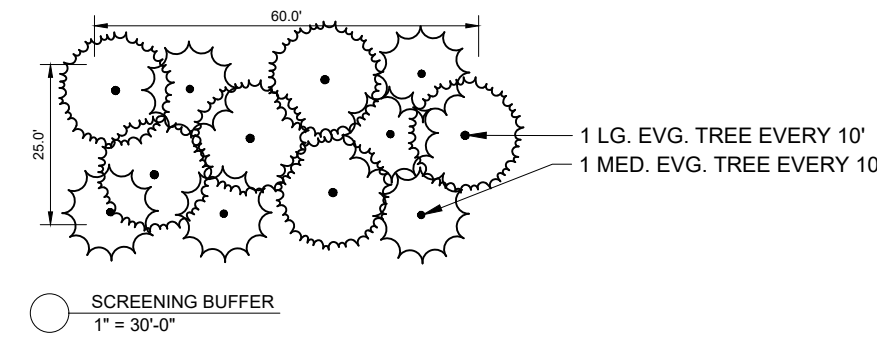
ROBERT JAMES ARTS
REGISTERED ENGINEER
No. 12104
01/27/2025
STATE OF TENNESSEE

BY:							
DATE:							
REVISIONS:							
No.	1	2	3	4	5	6	7
DESIGNED BY:	OAS						
DRAWN BY:	OAS						
CHECKED BY:	JLR						
DATE:	08/20/2024						
KIMLEY-HORN PROJECT NO. 118163044							
LANDSCAPE PLAN - OVERALL							
SHEET NUMBER L1-10							

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LANDSCAPE DATA TABLE	
PROJECT NAME:	CO-OP BUSINESS PARK
PROPERTY ADDRESS:	MURFREESBORO ROAD
MAP AND PARCEL ID:	LA VERGNE, TENNESSEE 37086 MAP 015 PARCEL 02400, 02800
EXISTING ZONING:	I-2
EXISTING LAND USE:	HEAVY INDUSTRIAL/MANUFACTURING
PROPOSED LAND USE:	HEAVY INDUSTRIAL/MANUFACTURING
SITE AREA:	±114.9 AC
BUILDING AREA:	±915,768 SF
BUILDING PERMIT:	TBD
GRADING PERMIT:	TBD

LANDSCAPE NOTES	
SEE SHEET L1-50 FOR COMPLETE PLANTING SCHEDULE.	



LANDSCAPE BUFFER, TYP.
SPADED LANDSCAPE EDGING, TYP.
PROPERTY LINE, TYP.

BUILDING 1
± 79,380 SF

CONTRACTOR TO CENTER TREES
BETWEEN BUILDING WINDOWS

CONTRACTOR TO CENTER TREES
BETWEEN BUILDING WINDOWS

BUILDING 2
± 252,072 SF

DETENTION POND 1

DETENTION POND 1

PLANT SCHEDULE

SYMBOL COMMON NAME

DECIDUOUS TREES

- AUTUMN FLAME RED MAPLE
- BALD CYPRESS
- GREENLEAF AMERICAN HOLLY
- NELLIE STEVENS HOLLY
- TREE FORM BURFORD HOLLY

UNDERSTORY TREES

- AUTUMN BRILLIANCE SERVICEBERRY

DECIDUOUS SHRUBS

- ARROWOOD VIBURNUM
- LIMELIGHT HYDRANGEA

EVERGREEN SHRUBS

- CARISSA HOLLY

GROUND COVERS

- SHOT ROCK
- TENNESSEE RIVER ROCK

SOD/SEED

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CO-OP BUSINESS PARK

LOT 1

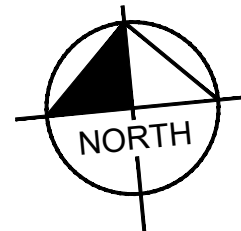
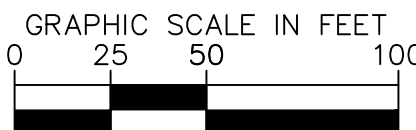
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE



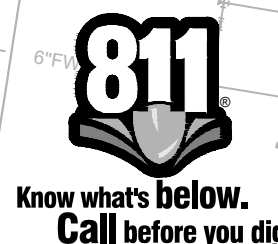
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No.	1	2	3
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DRAWN BY:	OAS		
CHECKED BY:	JLR		
DATE:	08/20/2024		
KIMLEY-HORN PROJECT NO. 118163044			

LANDSCAPE PLAN -
ENLARGEMENT

SHEET NUMBER
L1-11

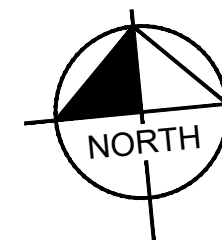


Drawing name: K:\NSH LDEV\118163044 - co-op la vergne\4-CADD\plansheets\L1-10 LANDSCAPE PLAN - ENLARGEMENT.dwg L1-12 Jan 27, 2025 11:24am by: adrian.andrews



GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 25, 50, and 100 feet. The bar is divided into alternating black and white segments. The first 25-foot segment is white, the next 25-foot segment is black, the next 25-foot segment is white, and the final 25-foot segment is black.



PLANT SCHEDULE

SYMBOL	COMMON NAME
<u>DECIDUOUS TREES</u>	
	AUTUMN FLAME RED MAPLE
	BALD CYPRESS
<u>EVERGREEN TREES</u>	
	GREENLEAF AMERICAN HOLLY
	NELLIE STEVENS HOLLY
	TREE FORM BURFORD HOLLY
<u>UNDERSTORY TREES</u>	
	AUTUMN BRILLIANCE SERVICEBERRY
<u>DECIDUOUS SHRUBS</u>	
	ARROWWOOD VIBURNUM
	LIMELIGHT HYDRANGEA
<u>EVERGREEN SHRUBS</u>	
	CARISSA HOLLY
<u>GROUND COVERS</u>	
	SHOT ROCK
	TENNESSEE RIVER ROCK

LANDSCAPE NOTES

SEE SHEET L1-50 FOR COMPLETE PLANTING SCHEDULE.

 Kimley»»Horn 10 Lea Avenue, Suite 400, Nashville, TN 37210 Main: 615.564.2701 www.kimley-horn.com © 2025 Kimley-Horn and Associates, Inc.		CO-OP BUSINESS PARK LOT 1 PANATTONI DEVELOPMENT COMPANY LA VERGNE, TENNESSEE						<table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td>No.</td><td></td><td></td><td></td></tr> <tr><td>1</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> </tbody> </table>		REVISIONS		DATE	BY	No.				1				2				3				4				5				6				7				<table border="1"> <tr> <td>DESIGNED BY:</td> <td>OAS</td> </tr> <tr> <td>DRAWN BY:</td> <td>OAS</td> </tr> <tr> <td>CHECKED BY:</td> <td>JLR</td> </tr> <tr> <td>DATE:</td> <td>08/20/2024</td> </tr> </table>		DESIGNED BY:	OAS	DRAWN BY:	OAS	CHECKED BY:	JLR	DATE:	08/20/2024	KIMLEY-HORN PROJECT NO. 118163044		LANDSCAPE PLAN - ENLARGEMENT		SHEET NUMBER L1-12	
REVISIONS		DATE	BY																																																										
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CHECKED BY:	JLR																																																												
DATE:	08/20/2024																																																												

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

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

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

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

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

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.
- 1.02 PROTECTION OF EXISTING STRUCTURES
- A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

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

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- 1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK
- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- 1.04 MATERIALS
- A. GENERAL

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

MATERIAL

SAMPLE SIZE

MULCH ONE (1) CUBIC FOOT

TOPSOIL MIX ONE (1) CUBIC FOOT

PLANTS ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60 1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. PLANTS SHALL BE PLANTED IN THE CORRECT 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, FRABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

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

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

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

1.06 WATER

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

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

1.07 FERTILIZER

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

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

1.08 MULCH

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

1.09 DIGGING AND HANDLING

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

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

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

1.10 CONTAINER GROWN STOCK

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

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

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

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

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

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

1.12 FINE GRADING

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

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

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
- 1.13 PLANTING PROCEDURES
- A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

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

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

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

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

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

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

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

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

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

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN 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 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-GRADEING 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 THE 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 WARRANTED 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.
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- CO-OP BUSINESS PARK
- LOT 1
- PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE
-
- | No. | DESIGNED BY: | DATE | BY | REVISIONS | | | | | | | | | | | |
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| DRAWN BY: | OAS |
| CHECKED BY: | JLR |
| DATE: | 08/20/2024 |
| KIMLEY-HORN PROJECT NO. 118163044 | |
- LANDSCAPE NOTES
- SHEET NUMBER
- L1-50
- Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\L1-50 LANDSCAPE DETAILS.dwg NOTES - LOT 1 Jan 27, 2025 11:25am by: adrian.andrews
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DO NOT CUT CENTRAL LEADER

NO MORE THAN 40% CLEAR TRUNK UNLESS OTHERWISE SPECIFIED

FLARE OF TRUNK VISIBLE ABOVE SOIL LINE

ROOTBALL EVEN WITH OR SLIGHTLY HIGHER THAN FINISHED GRADE

FINISHED GRADE

REMOVE ALL BURLAP AND WIRE FROM 1/2 OF ROOTBALL

PLANTING SOIL MIX
SEE SECTION 1.05 IN LANDSCAPE NOTES

UNDISTURBED SOIL

MIN. 2X ROOTBALL DIAMETER

MULCH LAYER AS SPECIFIED
SEE SECTION 1.08 IN LANDSCAPE NOTES

TOP OF ROOT BALL KEPT FREE OF ALL BUT A 1" LAYER OF MULCH. DO NOT PILE MULCH OR SOIL AGAINST TRUNK.

DEPTH VARIES BASED ON SIZE OF ROOTBALL

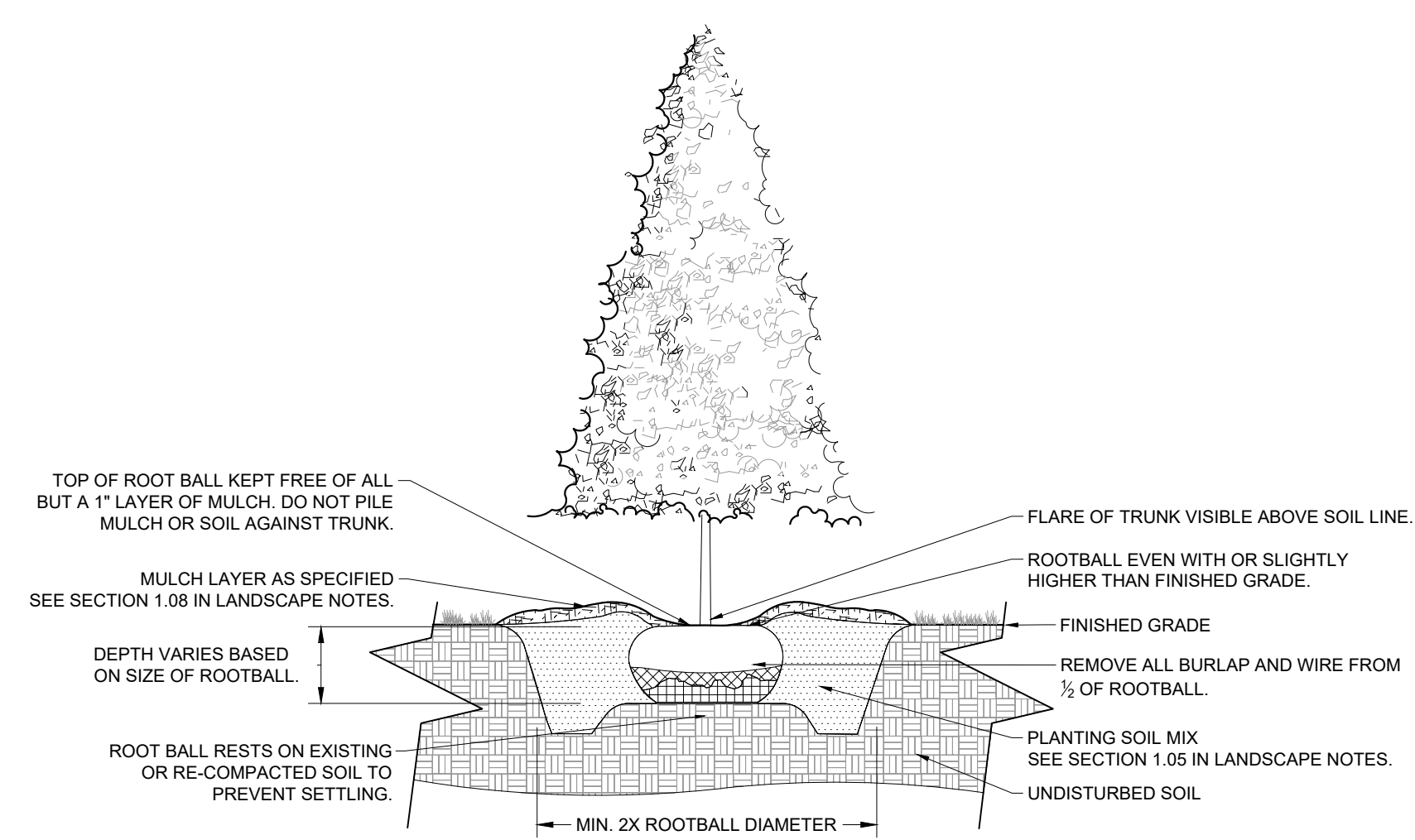
ROOT BALL RESTS ON EXISTING OR RE-COMPACTED SOIL TO PREVENT SETTLING.

NOT TO SCALE

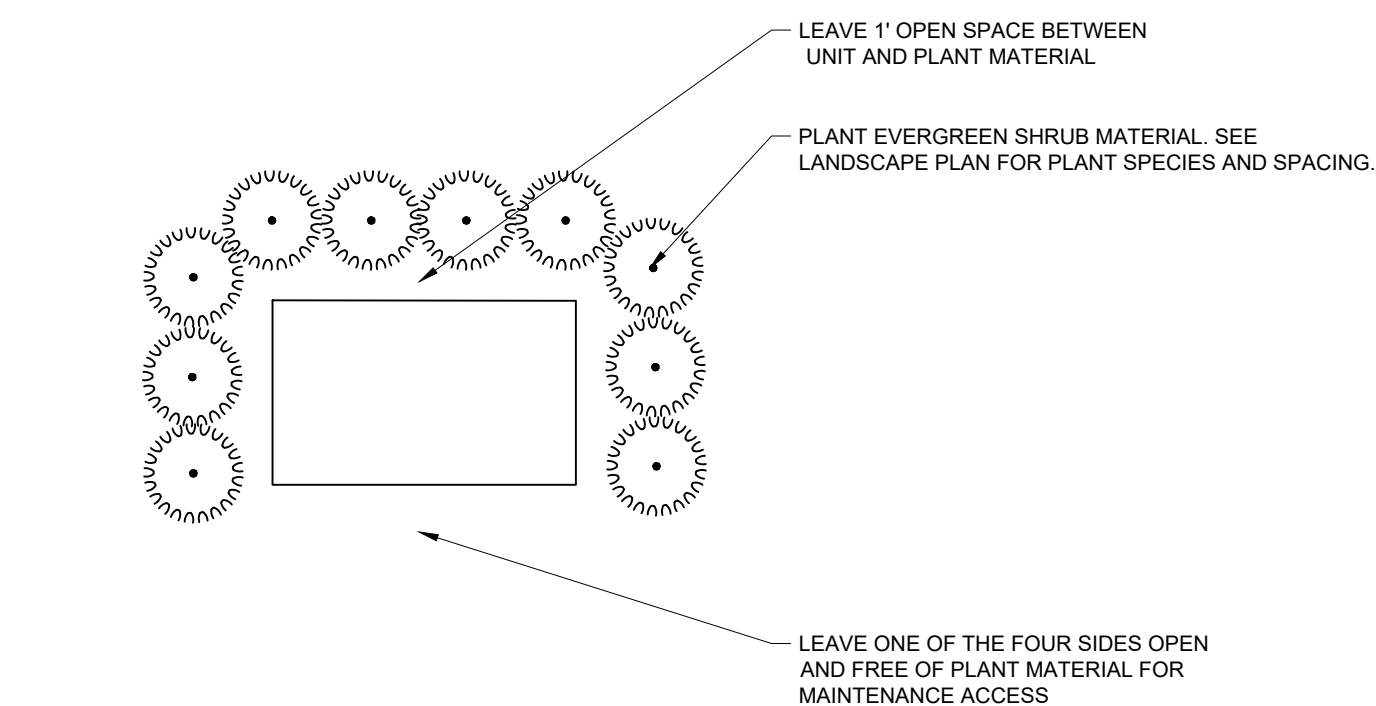


4 NOT TO SCALE

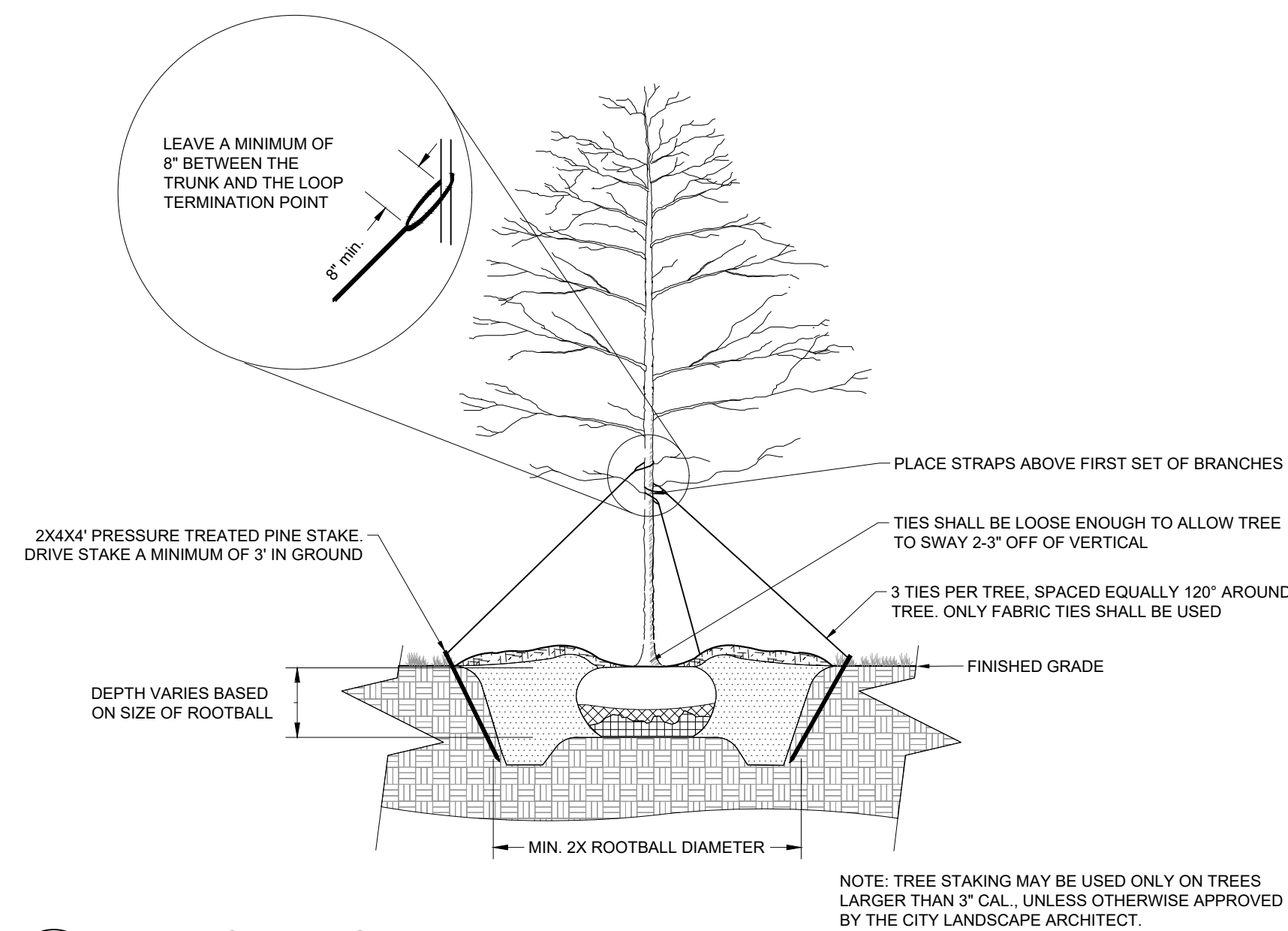
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
<u>DECIDUOUS TREES</u>							
	ARA 38	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	AS SHOWN	3" CAL; 10'-12' HT.	B&B	FULL; MATCHED
	TD 26	TAXODIUM DISTICHUM	BALD CYPRESS	AS SHOWN	3" CAL; 10'-12' HT.	B&B	FULL; MATCHED
<u>EVERGREEN TREES</u>							
	ICB 15	ILEX CORNUTA 'BURFORDII' (TREE FORM)	TREE FORM BURFORD HOLLY	AS SHOWN	2" CAL; 8-10' HT.	B&B	FULL; MATCHED
	IG 15	ILEX OPACA 'GREENLEAF'	GREENLEAF AMERICAN HOLLY	AS SHOWN	3" CAL; 10'-12' HT.	B&B	FULL; MATCHED
	IN 20	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	AS SHOWN	2" CAL.; 8-10' HT.	B&B	FULL; MATCHED
<u>UNDERSTORY TREES</u>							
	ACA 8	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	AS SHOWN	2" CAL. MIN; 8'-10' HT.	B&B	FULL CANOPY, MATCHED
<u>DECIDUOUS SHRUBS</u>							
	HPL 75	HYDRANGEA PANICULATA 'LIMELIGHT' TM	LIMELIGHT HYDRANGEA	5' O.C.	24" MIN. HT.	3 GAL.	MATCHED; FULL
	VD 35	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	5' O.C.	30" MIN. HT.	5 GAL.	MATCHED; FULL
<u>EVERGREEN SHRUBS</u>							
	ICH 66	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	4' O.C.	36" MIN. HT.	CONT	MATCHED, FULL, FREE OF WEEDS
<u>GROUND COVERS</u>							
	T9 6,842 SF	TENNESSEE RIVER ROCK - -	TENNESSEE RIVER ROCK	AS SHOWN			
<u>SOD/SEED</u>							
	SOD 313,454 SF	-	TIFWAY 419 BERMUDA SOD	SOD	-	SOD	TIGHT, SAND ROLLED JOINTS, FREE OF WEEDS & DEBRIS



2 NOT TO SCALE

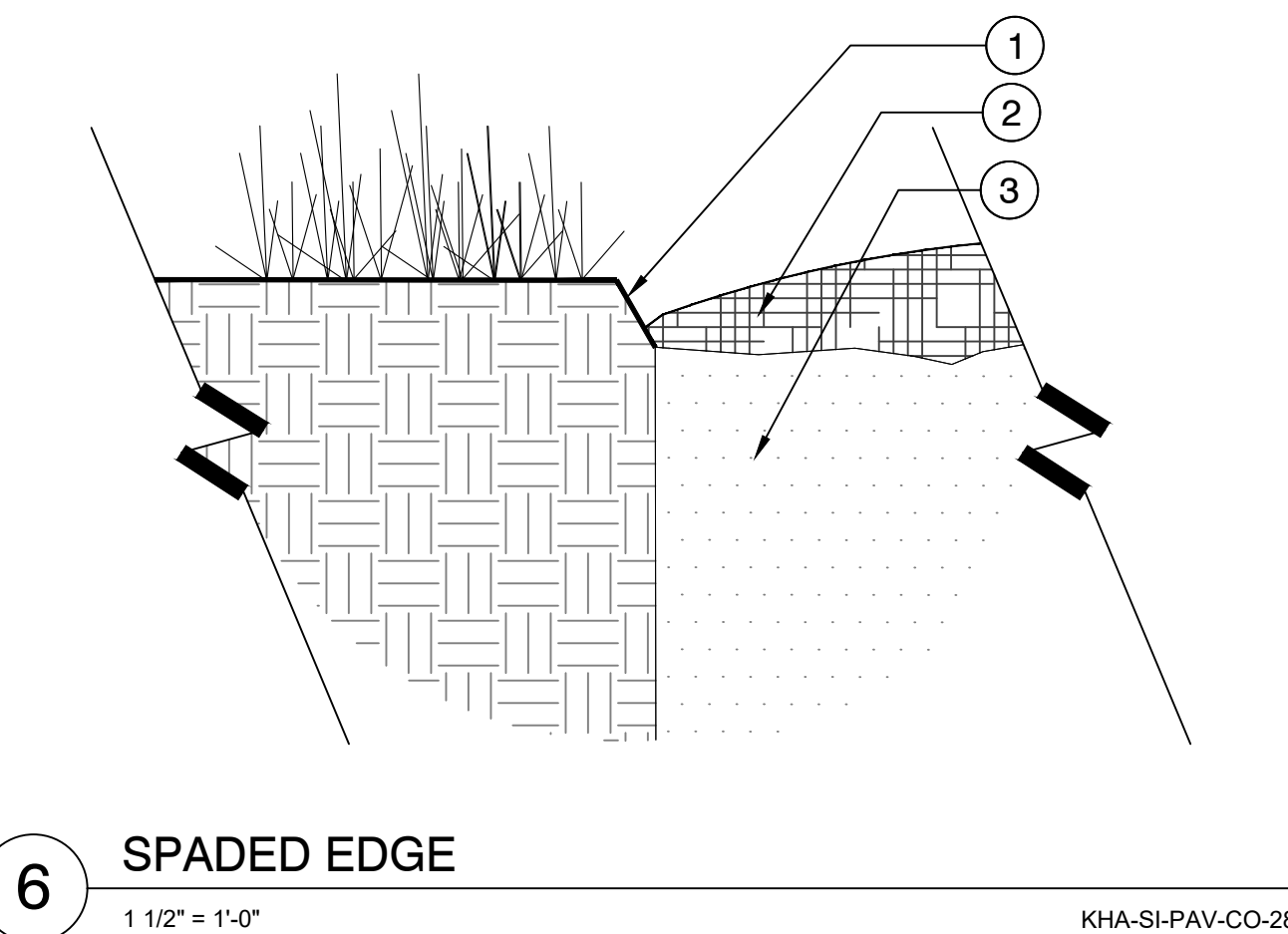


NOT TO SCALE



3 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



1 1/2" = 1'-0"

KHA-SI-PAV-CO-28

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GENERAL NOTES

- 1

PAVEMENT MARKINGS

FINAL PAVEMENT MARKING

(1) PERMANENT PAVEMENT LINE MARKINGS SHALL BE 4" ENHANCED FLATLINE THERMOPLASTIC INSTALLED TO PERMANENT STANDARDS AT THE END OF EACH DAY'S WORK. SHORT UNMARKED SECTIONS SHALL NOT BE ALLOWED. PAVEMENT MARKINGS WILL BE MEASURED AND PAID FOR UNDER ITEM NO. 716-12.01, ENHANCED FLATLINE THERMO PVMT MRKNG (4IN LINE), L.M. THE CONTRACTOR SHALL HAVE THE OPTION OF USING REFLECTORIZED PAINT INSTALLED TO PERMANENT STANDARDS AT THE END OF EACH DAY'S WORK AND THEN INSTALLING THE PERMANENT MARKINGS AFTER THE PAVING OPERATION IS COMPLETED. THE TEMPORARY MARKINGS FOR THE FINAL SURFACE WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COSTS ARE TO BE INCLUDED IN THE PRICE BID FOR THE PERMANENT MARKINGS.
- 2

PAVEMENT

PAVING

(1) THE CONTRACTOR SHALL BE REQUIRED TO COLD PLANE AND PAVE IN THE DIRECTION OF TRAFFIC.

RESURFACING

(2) WHERE DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL BE REQUIRED TO SHAPE PUBLIC SIDE ROADS, BUSINESS ENTRANCES, AND PRIVATE DRIVES, AS WELL AS CLEANING OF EXISTING DRAINS BEFORE PLACING MATERIALS. ALL COSTS ARE TO BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.

(3) ALL PUBLIC SIDE ROADS SHALL BE PAVED ONE PAVER WIDTH THROUGH THE INTERSECTION AS A MINIMUM. A SATISFACTORY TRANSITION FROM THE NEW PAVEMENT TO THE EXISTING GRADE OF THE INTERSECTING PUBLIC ROAD OR BUSINESS ENTRANCE SHALL BE PROVIDED. SHOULD THE PAVEMENT OF THE INTERSECTING PUBLIC ROAD BE DISTRESSED, THE RESURFACING WIDTH MAY BE INCREASED TO THE NORMAL RIGHT OF WAY LINE.

(4) PRIVATE DRIVEWAYS, FIELD ENTRANCES, AND BUSINESS ENTRANCES WILL BE RESURFACED A PAVER WIDTH (LANE WIDTH) AS A MINIMUM. A PAVEMENT TAPER TO TRANSITION THE NEW PAVEMENT SHALL BE REQUIRED. IT SHALL BE BASED ON AN ADDITIONAL ONE FOOT OF WIDTH PER ONE INCH DEPTH OF PAVEMENT. IF THE SHOULDER IS NARROW ENOUGH THAT THE SUM OF THE SHOULDER AND THE TRANSITION ARE LESS THAN A PAVER WIDTH, THE TRANSITION SHALL OCCUR WITHIN THE PAVER WIDTH. IF THE SUM OF THE SHOULDER AND THE TRANSITION IS GREATER THAN A PAVER WIDTH (LANE WIDTH), THE TRANSITION SHALL OCCUR OUTSIDE OF THE PAVER WIDTH.

(5) IN ALL CASES, THE LENGTH OF THE PAVEMENT TRANSITION, THE THICKNESS AND WIDTH OF THE RESURFACING AND ANY ADDITIONAL PAVEMENT MATERIALS SHALL BE AS DIRECTED BY THE ENGINEER.

- 3

EROSION PREVENTION AND SEDIMENT CONTROL

SEDIMENT CONTROL

(1) THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN A PROACTIVE METHOD TO PREVENT THE OFFSITE MIGRATION OR DEPOSIT OF SEDIMENT OFF THE PROJECT LIMITS (E.G. R.O.W., EASEMENTS, ETC.), INTO WATERS OF THE STATE/U.S., OR ONTO ROADWAYS USED BY THE GENERAL PUBLIC. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFFSITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS (E.G., FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN A STREET MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS). ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE NEGOTIATED WITH THE ADJOINING PROPERTY OWNER BEFORE REMOVAL OF SEDIMENT.

NATURAL RESOURCES

- (2) THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS PRIOR TO ANY CONSTRUCTION AND MAINTENANCE ACTIVITIES TO ENSURE THAT ENVIRONMENTAL FEATURES (E.G., STREAMS, WETLANDS, SPRINGS, ETC.) ARE NOT IMPACTED BEYOND PERMITTED LOCATIONS. IF THE CONTRACTOR IS UNSURE OF THE IDENTITY OF AN ENVIRONMENTAL FEATURE, THE INSPECTOR SHALL CONTACT THE ENGINEER IMMEDIATELY. DESIGNS AT LEAST THIRTY (30) DAYS PRIOR TO CONSTRUCTION.
- GOOD HOUSEKEEPING MEASURES & WASTE DISPOSAL
- (3) THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN A PROACTIVE METHOD TO PREVENT LITTER AND CONSTRUCTION WASTES FROM ENTERING WATERS OF THE STATE/U.S. THESE MATERIALS SHALL BE REMOVED FROM STORMWATER EXPOSURE PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFFSITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES.

- AFTER USE, MATERIALS USED FOR EPSC SHALL BE REMOVED FROM THE SITE.
- (4) THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO ENSURE THAT PETROLEUM PRODUCTS OR OTHER CHEMICAL POLLUTANTS ARE PREVENTED FROM ENTERING WATERS OF THE STATE/U.S. ALL EQUIPMENT REFUELING, SERVICING, AND STAGING AREAS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS, RULES, REGULATIONS, AND ORDINANCES, INCLUDING THOSE OF THE NATIONAL FIRE PROTECTION ASSOCIATION. APPROPRIATE CONTAINMENT MEASURES FOR THESE AREAS SHALL BE USED.
- (5) CONTRACTORS SHALL PROVIDE DESIGNATED TRUCK WASHOUT AREAS ON THE SITE. THESE AREAS MUST BE SELF CONTAINED, NOT CONNECTED TO ANY STORMWATER OUTLET OF THE SITE, AND PROPERLY SIGNED. WASH DOWN OR WASTE DISCHARGE OF CONCRETE TRUCKS SHALL NOT BE PERMITTED ONSITE UNLESS PROPER SETTLEMENT AREAS HAVE BEEN PROVIDED IN ACCORDANCE WITH BOTH STATE AND FEDERAL REGULATIONS.
- (6) WHEEL WASH WATER SHALL BE COLLECTED AND ALLOWED TO SETTLE OUT SUSPENDED SOLIDS PRIOR TO DISCHARGE. WHEEL WASH WATER SHALL NOT BE DISCHARGED DIRECTLY INTO ANY STORMWATER SYSTEM OR STORMWATER TREATMENT SYSTEM.
- (7) IF PORTABLE SANITARY FACILITIES ARE PROVIDED ON CONSTRUCTION SITES, SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS IN A TIMELY MANNER BY A LICENSED WASTE MANAGEMENT CONTRACTOR OR AS REQUIRED BY ANY REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS TO DISPOSE OF SANITARY WASTE.
- (8) ONLY CONSTRUCTION PRODUCTS NEEDED SHALL BE STORED ONSITE BY THE CONTRACTOR. THE CONTRACTOR SHALL STORE ALL MATERIALS UNDER COVER AND IN APPROPRIATE CONTAINERS. PRODUCTS MUST BE STORED IN ORIGINAL CONTAINERS AND LABELED. MATERIAL MIXING SHALL BE CONDUCTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR'S RESPONSIBLE PARTY SHALL INSPECT MATERIALS STORAGE AREAS REGULARLY TO ENSURE PROPER USE AND DISPOSAL.
- (9) WHEN POSSIBLE, ALL PRODUCTS SHALL BE USED COMPLETELY BEFORE PROPERLY DISPOSING OF THE CONTAINER OFFSITE. THE MANUFACTURER'S DIRECTIONS FOR DISPOSAL OF MATERIALS AND CONTAINERS SHALL BE FOLLOWED.
- (10) ALL PAINT CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND APPLICABLE STATE AND LOCAL REGULATIONS.
- (11) ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN A MANNER WHICH IS COMPLIANT WITH LOCAL OR STATE REGULATIONS. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES, AND THE INDIVIDUAL DESIGNATED AS THE CONTRACTOR'S RESPONSIBLE PARTY SHALL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS TO DISPOSE OF HAZARDOUS MATERIAL.
- (12) OPEN BURNING IS PROHIBITED UNLESS IT IS SPECIFICALLY ALLOWED BY LAW. IF ALLOWED, NATURAL VEGETATION, TREES, AND UNTREATED LUMBER SHALL BE THE ONLY MATERIALS THAT CAN BE OPEN BURNED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE STATE AND LOCAL PERMITS PRIOR TO ANY BURNING.
- (13) WASTE MATERIAL (EARTH, ROCK, ASPHALT, CONCRETE, ETC.) NOT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT WILL BE DISPOSED OF BY THE CONTRACTOR. IMPACTS TO WATERS OF THE STATE/U.S. SHALL BE AVOIDED IF POSSIBLE. IF UNAVOIDABLE, THE CONTRACTOR WILL OBTAIN ANY AND ALL NECESSARY PERMITS INCLUDING, BUT NOT LIMITED TO NPDES, AQUATIC RESOURCES ALTERATION PERMIT(S), CORPS OF ENGINEERS SECTION 404 PERMITS, AND TVA SECTION 26A PERMITS TO DISPOSE OF WASTE MATERIALS.

SPILL PREVENTION, MANAGEMENT & NOTIFICATION

- (14) ALL ONSITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE AND SPILLS.
- (15) FOR ALL HAZARDOUS MATERIALS STORED ONSITE, THE MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN UP SHALL BE CLEARLY POSTED. SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATIONS OF THE INFORMATION AND CLEANUP SUPPLIES.
- (16) APPROPRIATE CLEANUP MATERIALS AND EQUIPMENT SHALL BE MAINTAINED BY THE CONTRACTOR IN THE MATERIALS STORAGE AREA ONSITE AND UNDER COVER. SPILL RESPONSE EQUIPMENT SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR AS NECESSARY TO REPLACE ANY MATERIALS USED IN SPILL RESPONSE ACTIVITIES.
- (17) ALL SPILLS SHALL BE CLEANED IMMEDIATELY AFTER DISCOVERY AND THE MATERIALS DISPOSED OF PROPERLY. THE SPILL AREA SHALL BE KEPT WELL

- VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- (18) THE CONTRACTOR'S RESPONSIBLE PARTY SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SITE SUPERINTENDENT HAS HAD APPROPRIATE TRAINING FOR HAZARDOUS MATERIALS HANDLING, SPILL MANAGEMENT, AND CLEANUP.
- (19) IF AN OIL SHEEN IS OBSERVED ON SURFACE WATER (E.G. SETTLING PONDS, DETENTION PONDS, SWALES), ACTION SHALL BE TAKEN IMMEDIATELY TO REMOVE THE MATERIAL CAUSING THE SHEEN. THE CONTRACTOR SHALL USE APPROPRIATE MATERIALS TO CONTAIN AND ABSORB THE SPILL. THE SOURCE OF THE OIL SHEEN WILL ALSO BE IDENTIFIED AND REMOVED OR REPAIRED AS NECESSARY TO PREVENT FURTHER RELEASES.
- (20) IF A SPILL OCCURS THE CONTRACTOR'S RESPONSIBLE PARTY SHALL BE RESPONSIBLE FOR COMPLETING THE SPILL REPORTING FORM AND FOR REPORTING THE SPILL TO THE TDOT PROJECT RESPONSIBLE PARTY. ALL SPILLS MUST BE REPORTED TO THE APPROPRIATE AGENCY, AND MEASURES SHALL BE TAKEN IMMEDIATELY TO PREVENT THE POLLUTION OF WATERS OF THE STATE/U.S., INCLUDING GROUNDWATER, SHOULD A SPILL OCCUR.
- (21) WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTABLE QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24 HOUR PERIOD, SEE THE LATEST TENNESSEE GENERAL PERMIT NO. TNR100000 STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES SECTION 5.1 FOR REPORTING REQUIREMENTS.
- (22) CONTRACTOR'S BULK FUEL AND PETROLEUM PRODUCTS STORED ONSITE OR ADJACENT TO THE R.O.W. IN ABOVE GROUND STORAGE CONTAINERS WITH A COMBINED CAPACITY OF 1320 GALLONS OR MORE SHALL HAVE SECONDARY CONTAINMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN FOR THE BULK STORAGE AND BE SOLELY RESPONSIBLE FOR OBTAINING ANY NECESSARY LOCAL, STATE, AND FEDERAL PERMITS. THE SPCC PLAN AND/OR PERMITS SHALL BE KEPT ONSITE AND A COPY PROVIDED TO THE TDOT PROJECT RESPONSIBLE PARTY PRIOR TO STORING 1320 GALLONS ON SITE.

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CO-OP BUSINESS PARK

PANATTONI DEVELOPMENT COMPANY

LA VERGNE, TENNESSEE





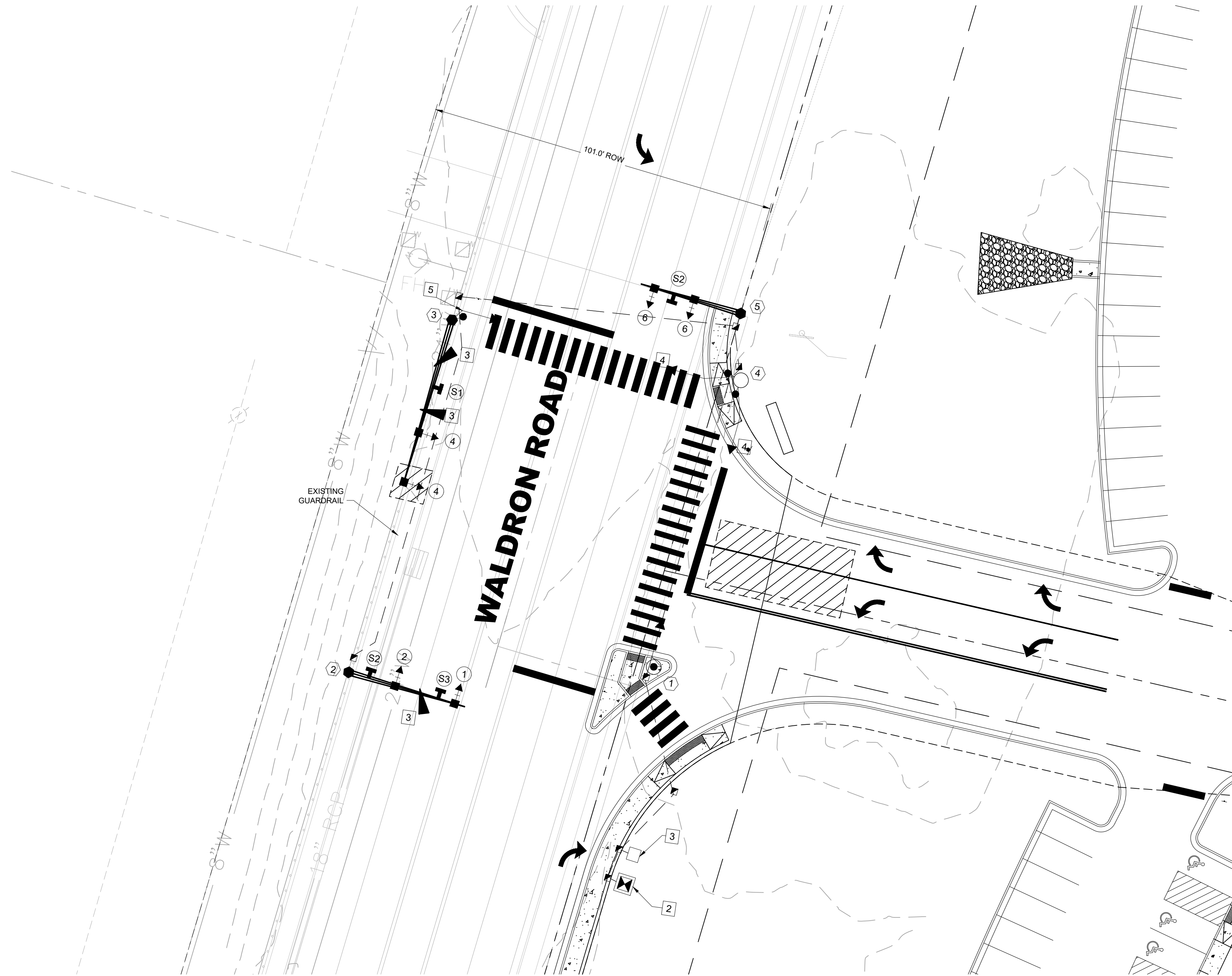
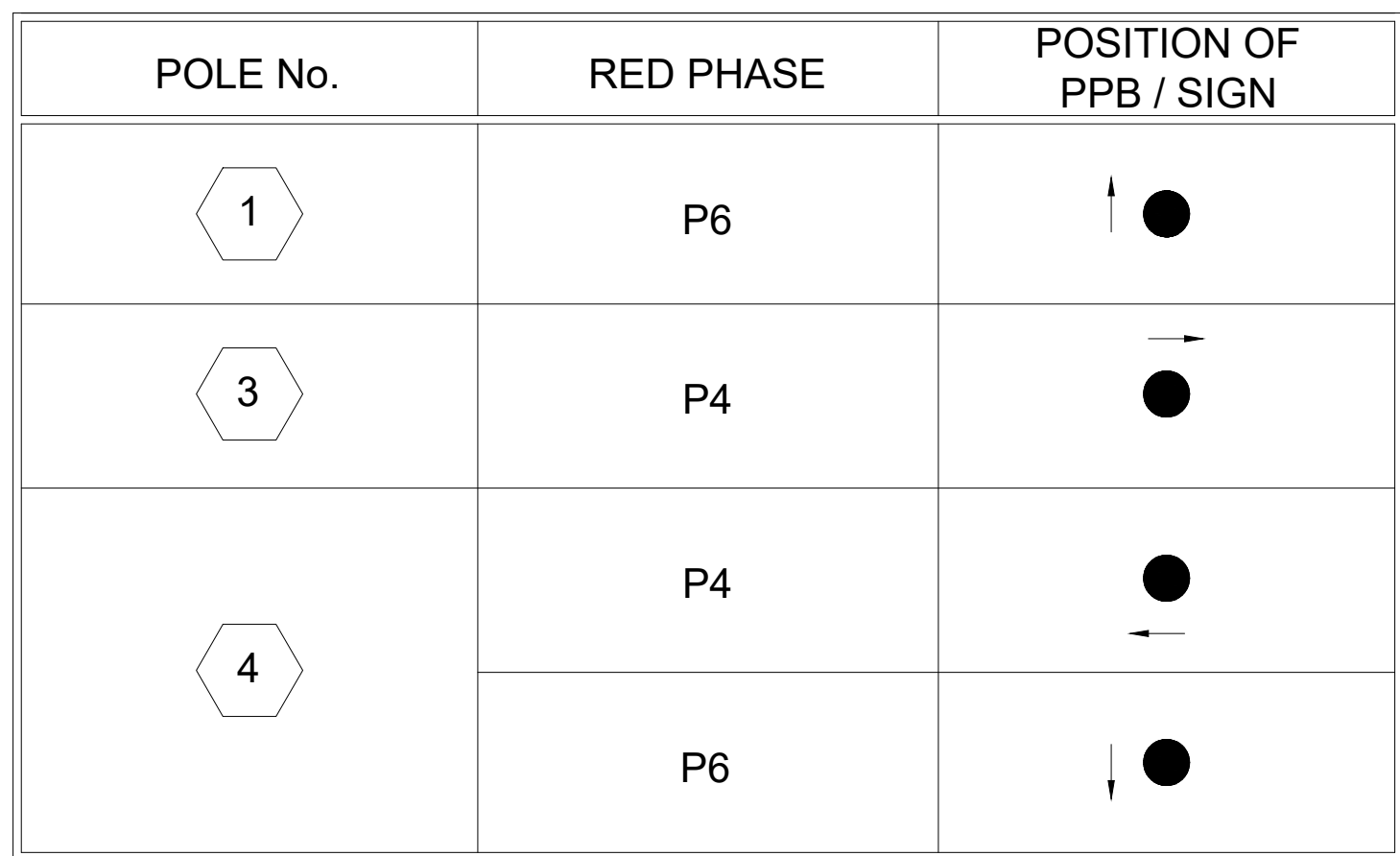
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DRAWN BY: ZTB										
CHECKED BY: ---										
DATE: 01/27/2025										
KIMLEY-HORN PROJECT NO. 118163044										
GENERAL NOTES										
SHEET NUMBER T2-00										

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Page 74 of 103

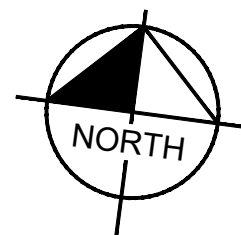
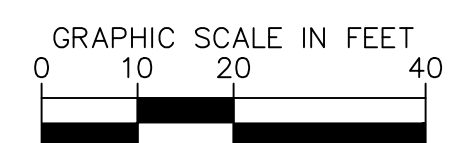
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- ## LEGEND



ϕ_1 OMIT	ϕ_2 OMIT	ϕ_3 OMIT	ϕ_4 OMIT
ϕ_5 OMIT	ϕ_6 OMIT	ϕ_7 OMIT	ϕ_8 OMIT

	PROTECTED MOVEMENT
	PERMISSIVE MOVEMENT
	PEDESTRIAN MOVEMENT



Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\T2-00 TRAFFIC SIGNAL PLAN.dwg Proposed Signal Jan 27, 2025 11:25am by: adrian.andrews

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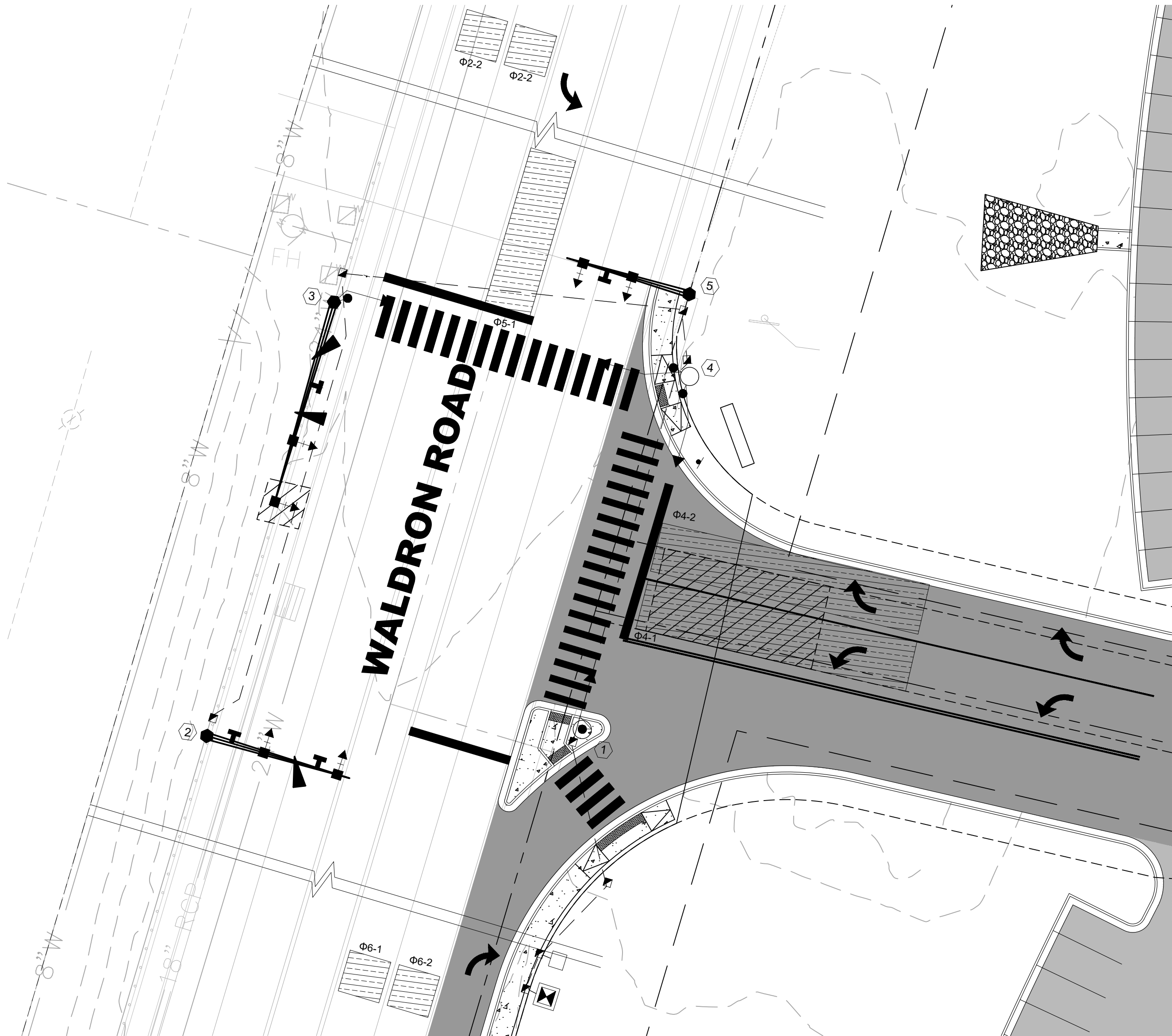


P A N A T T O N I®



REVISIONS										BY	DATE									
No.	1	2	3	4	5	6	7	8	9	10										
DESIGNED BY:											LEE									
DRAWN BY:											ZTB									
CHECKED BY:											---									
DATE:											01/27/2025									
KIMLEY-HORN PROJECT NO. 118163044																				
PROPOSED SIGNAL LAYOUT																				
SHEET NUMBER T2-01																				

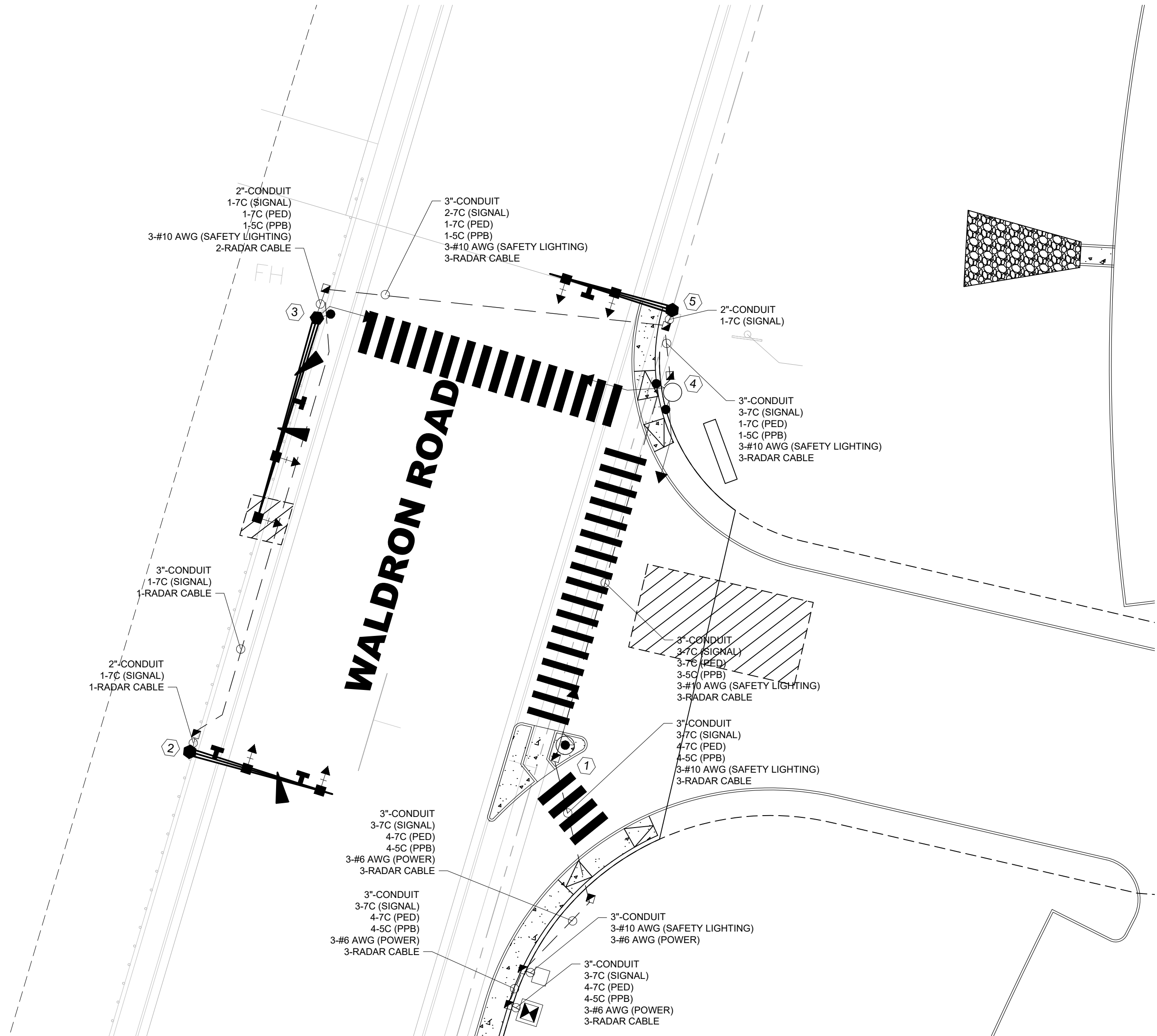
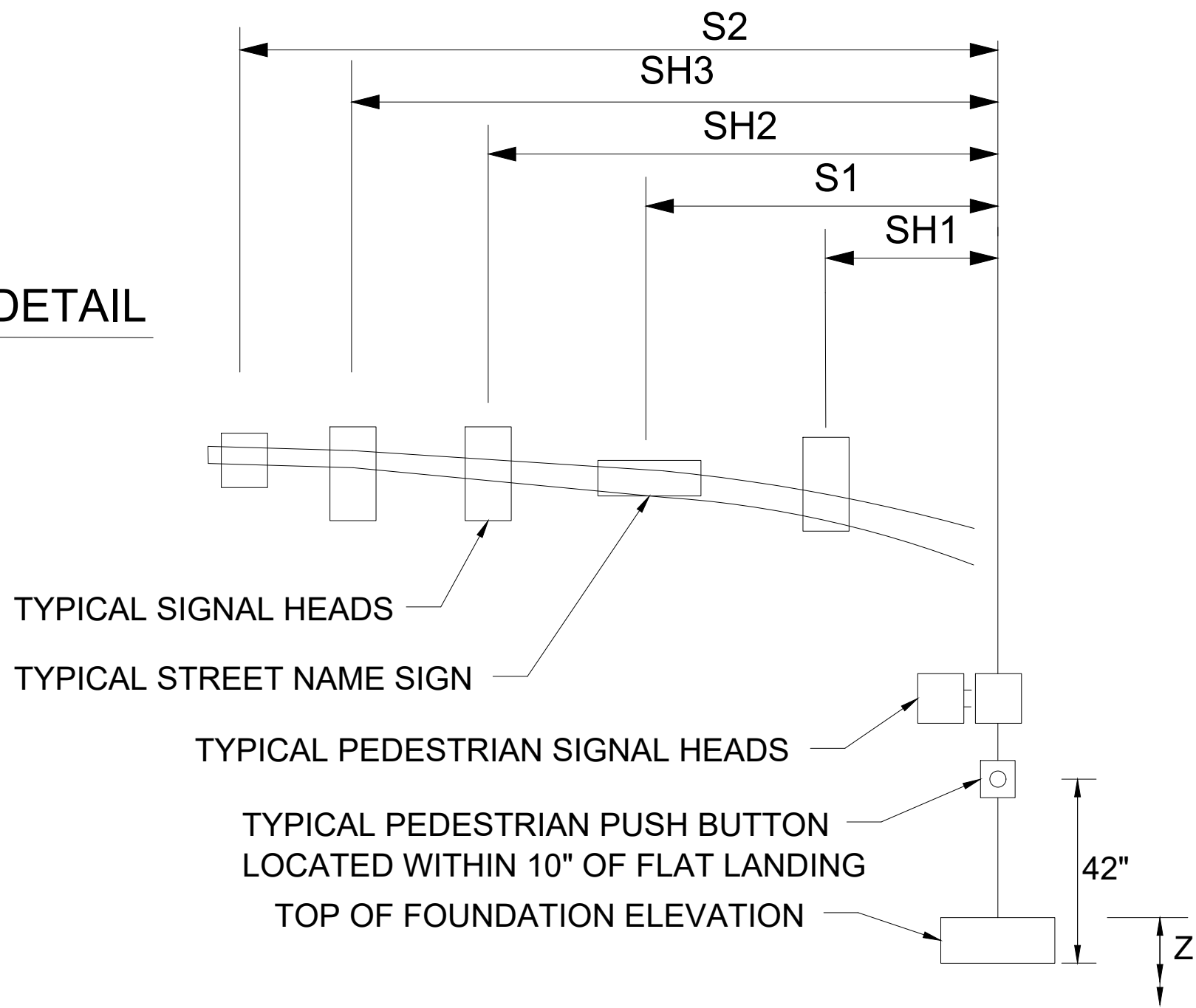
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DETECTION DIAGRAM

ZONE	ZONE DIMENSIONS	PHASE	RADAR TYPE	MODE	COMMENTS
Φ 2-1	8' X 8'	2	WAVETRONIX ADVANCE	PULSE	
Φ 2-2	8' X 8'	2	WAVETRONIX ADVANCE	PULSE	
Φ 4-1	8' X 50'	4	WAVETRONIX MATRIX	PRESENCE	
Φ 4-2	8' X 50'	4	WAVETRONIX MATRIX	PRESENCE	
Φ 5-1	8' X 50'	5	WAVETRONIX MATRIX	PRESENCE	
Φ 6-1	8' X 8'	6	WAVETRONIX ADVANCE	PULSE	
Φ 6-2	8' X 8'	6	WAVETRONIX ADVANCE	PULSE	

POLE SUMMARY DETAIL
N.T.S.



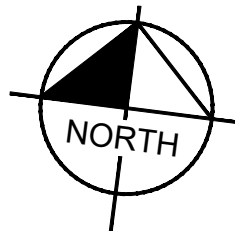
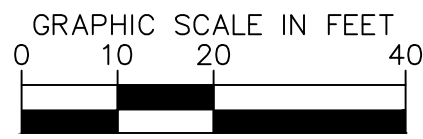
WIRING DIAGRAM

POLE SUMMARY TABLE

POLE NO.	POLE TYPE	HEIGHT	ARM LENGTH	S1	S2	SH1	SH2	Z*
1	POST	10'	--	--	--	--	--	**
2	CANTILEVER	30'	35'	6'	27'	14'	32'	**
3	CANTILEVER	30'	50'	20'	--	34'	49'	**
4	POST	10'	--	--	--	--	--	**
5	CANTILEVER	30'	30'	20'	--	14'	26'	**

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

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



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DRAWN BY:			ZTB							
CHECKED BY:			--							
DATE:			01/27/2025							
KIMLEY-HORN PROJECT NO. 118163044										

WIRING DIAGRAM

SHEET NUMBER
T2-02



Item #: 5. **Item Title: Final Plat - Mission Hills, Section 2 - 49 Lots on 13.57 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:

Gary Lide, City Engineer
Bo Logan, City Planner

Summary:

On behalf of their client, SEC, Inc. is requesting approval of the final plat for AR-2 located on 13.57 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 49 new lots. Also shown is the layout of the new streets.

All streets show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

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

No Comments.

Engineering (Gary Lide - glide@lavergneth.gov)

1. Performance bond cost estimate has been submitted and is under review. Four Star Paving quote has expired.
2. Correct contact person's name for BRS Development.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

No comments.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

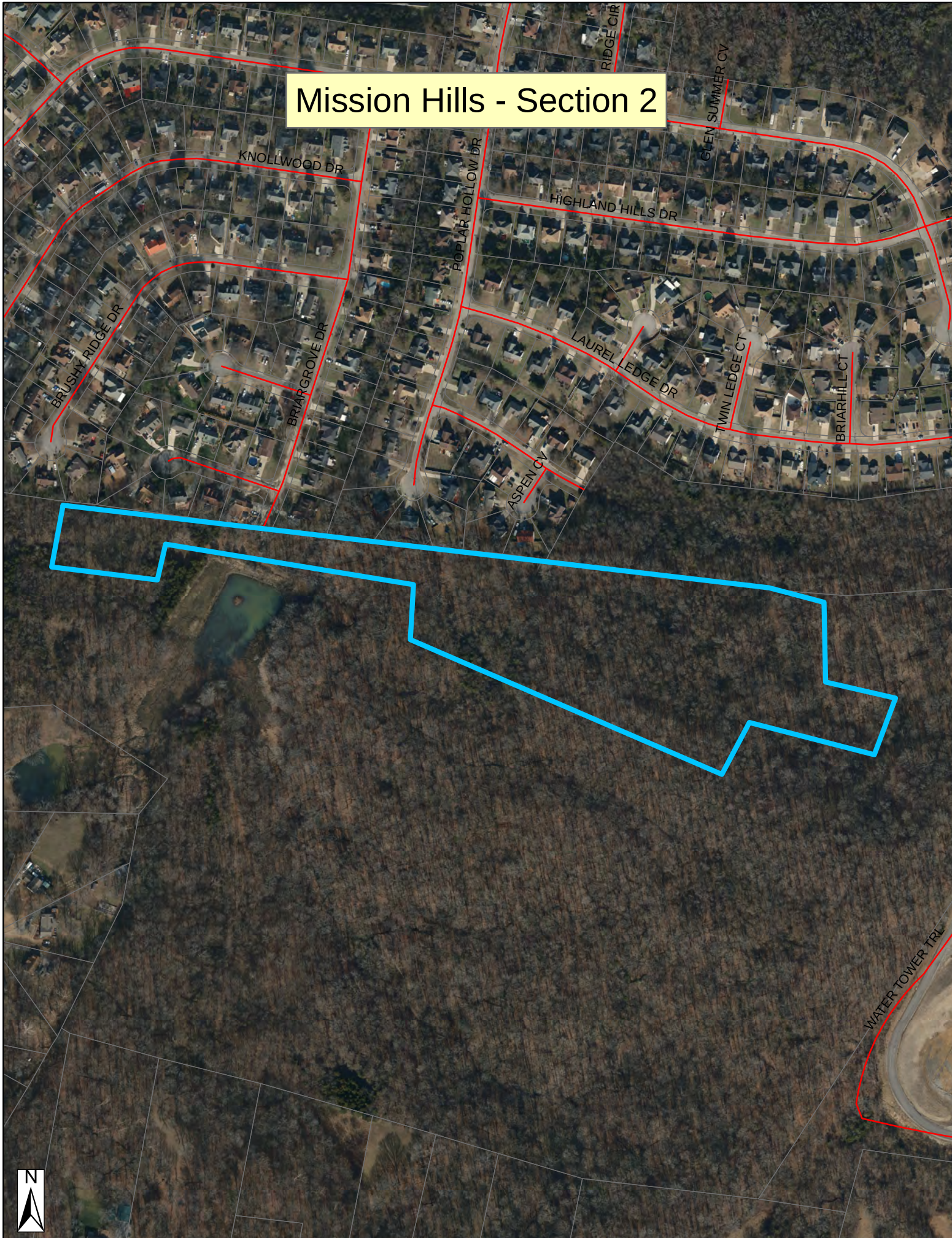
Police

No comments.

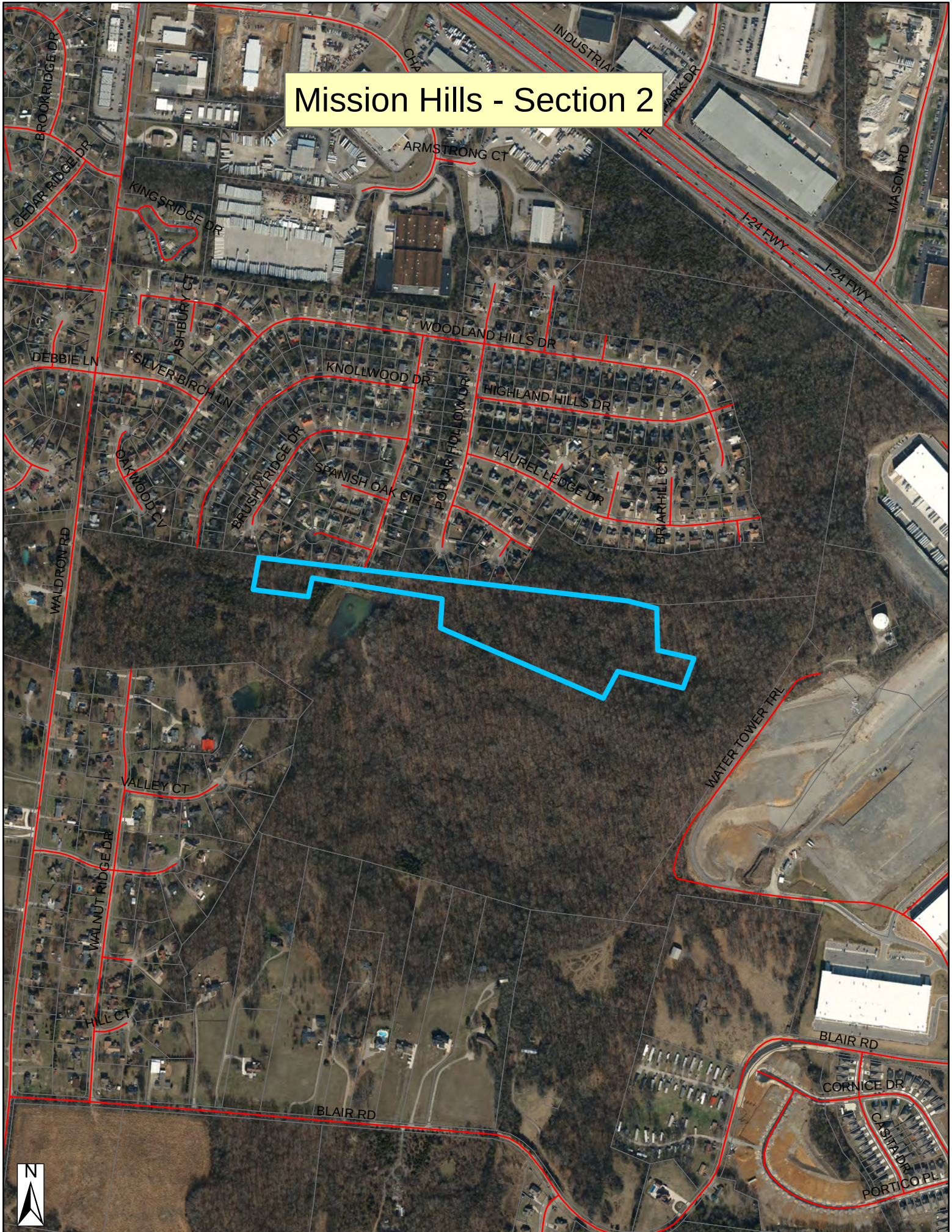
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items

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

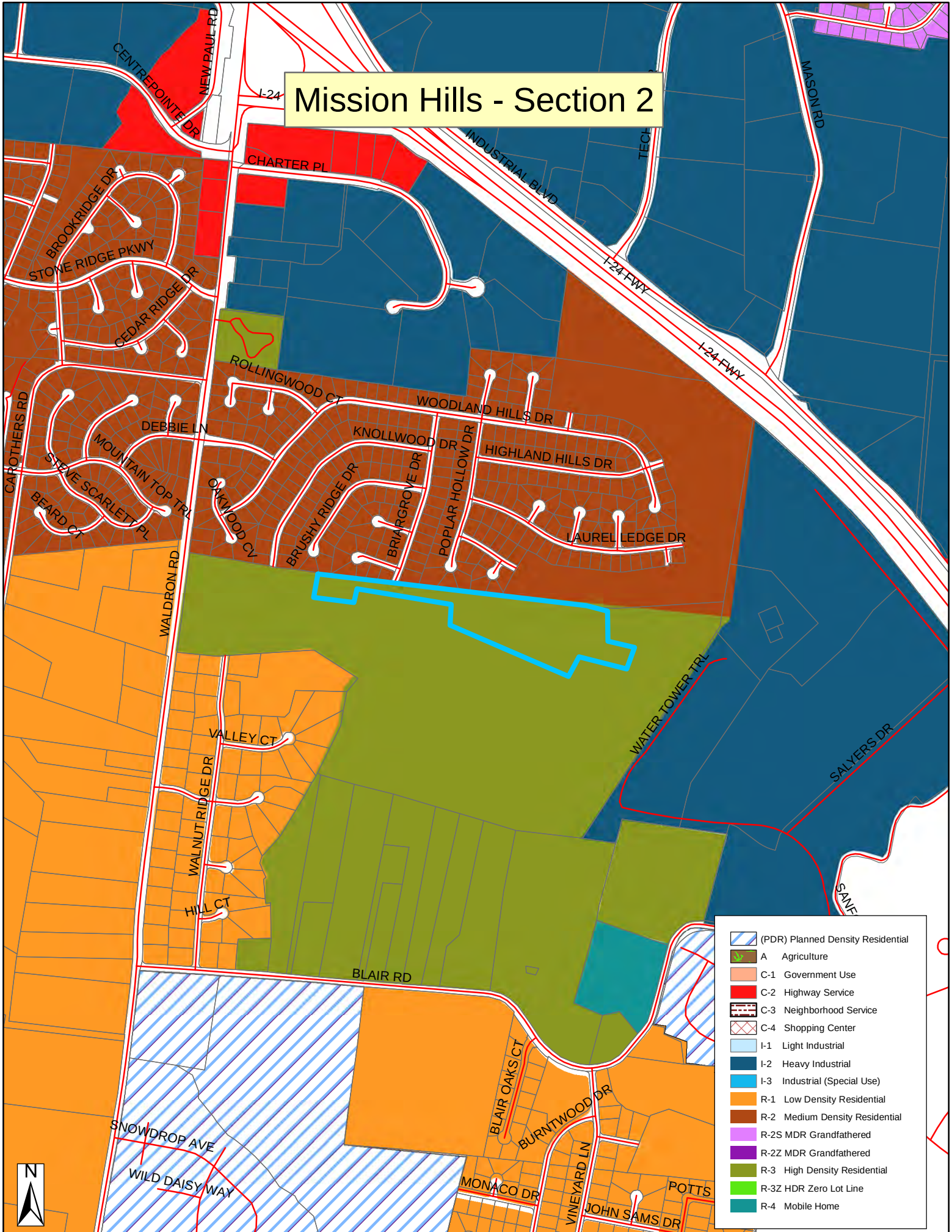
Mission Hills - Section 2



Mission Hills - Section 2



Mission Hills - Section 2









GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 49 SINGLE FAMILY LOTS AND SANITARY SEWER EASEMENT AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105, EFFECTIVE DATE: MAY 9, 2023.
- PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE:
FRONT = 35' FT.
SIDE = 5' FT.
REAR = 20' FT.
- ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
- ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. _____, PG. _____. R.O.R.C., TN.

LOT AREA TABLE

AREA	Sq. Feet	Acres
16	5,500	0.13
17	5,500	0.13
18	5,500	0.13
19	5,499	0.13
20	5,499	0.13
21	5,573	0.13
22	6,009	0.14
23	6,003	0.14
24	5,500	0.13
25	5,500	0.13
26	6,589	0.15
27	5,500	0.13
28	6,583	0.15
29	6,586	0.15
30	5,504	0.13
31	5,592	0.13
32	5,500	0.13
33	5,872	0.13
34	5,336	0.14
35	5,603	0.13
36	6,243	0.14
37	7,417	0.17
38	6,530	0.15
39	6,050	0.14
40	7,009	0.16
41	6,600	0.20
42	7,956	0.18
43	6,697	0.15
44	6,521	0.15
45	7,132	0.16
46	6,007	0.18
47	5,500	0.13
48	5,500	0.13
49	5,500	0.13
50	5,560	0.13
259	5,500	0.13
256	6,540	0.15
257	6,594	0.15
258	5,500	0.13
259	5,500	0.13
260	5,500	0.13
261	5,528	0.13
262	5,777	0.13
263	6,606	0.15
264	5,703	0.13
265	5,500	0.13
266	5,500	0.13
267	5,500	0.13
268	5,500	0.13
269	5,500	0.13

LINE TABLE

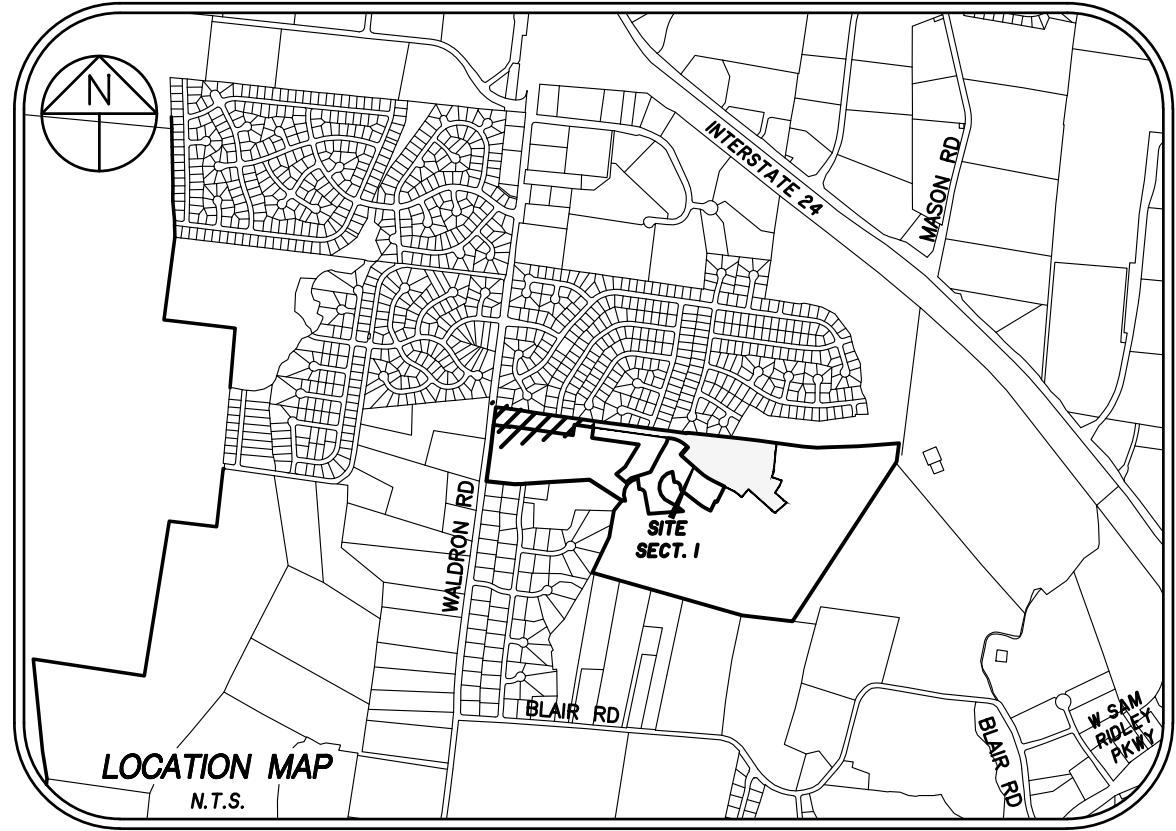
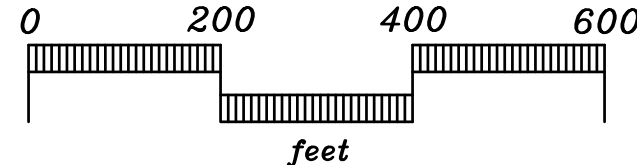
LINE	BEARING	DISTANCE
L1	N 37°46'17" E	8.05'
L2	S 82°07'16" E	36.86'
L3	S 07°52'44" W	74.31'
L4	S 24°59'42" W	28.99'
L5	N 47°45'53" W	50.00'
L6	N 54°31'09" W	44.94'
L7	N 63°37'50" W	49.92'
L8	N 63°39'22" W	50.72'
L9	N 60°35'50" W	57.73'
L10	N 55°20'56" W	58.50'
L11	N 50°14'05" W	55.76'
L12	N 48°21'51" W	39.00'
L13	N 24°06'55" E	3.69'
L14	N 63°40'52" W	28.00'

AREA TABLE (OTHER)

COMMON AREA #5	10,465	0.24
COMMON AREA #6	15,321	0.35
COMMON AREA #7	29,650	1.37
COMMON AREA #8	14,435	0.33
COMMON AREA #9	2,481	0.06
RIGHT-OF-WAY	160,285	3.68

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CURV BEARING	CURV LENGTH
C1	33°32'29"	275.00'	160.99'	N 63°08'05" W	158.70'
C2	18°19'58"	525.00'	109.25'	S 18°19'58" W	108.74'
C3	0°46'23"	525.00'	7.08'	N 48°08'44" E	7.08'
C4	0°46'23"	475.00'	6.41'	S 48°08'44" E	6.41'
C5	90°00'00"	25.00'	39.27'	N 09°45'13" W	35.36'
C6	90°00'00"	25.00'	39.27'	S 87°14'27" W	35.36'
C7	16°37'56"	325.00'	94.33'	N 33°55'28" E	94.02'
C8	35°13'37"	275.00'	172.28'	S 24°17'59" W	169.47'
C9	64°37'23"	50.00'	36.39'	S 55°57'51" E	23.45'
C10	244°37'23"	55.00'	234.82'	S 64°02'09" W	92.97'
C11	90°00'00"	25.00'	39.27'	S 18°40'55" E	35.36'
C12	90°00'00"	25.00'	39.27'	N 71°02'01" E	35.36'
C13	19°58'14"	325.00'	115.28'	S 16°19'58" W	112.71'
C14	19°58'14"	275.00'	95.85'	N 16°19'58" E	95.37'
C15	18°19'58"	525.00'	140.36'	S 58°07'23" E	139.94'
C16	16°19'05"	475.00'	126.99'	N 56°01'23" W	126.61'
C17	33°32'29"	325.00'	190.26'	N 63°08'05" W	187.55'
C18	63°24'03"	25.00'	36.39'	N 40°12'08" W	33.26'
C19	73°58'46"	25.00'	32.28'	S 67°06'18" W	30.08'



CERTIFICATE OF OWNERSHIP AND DEDICATION

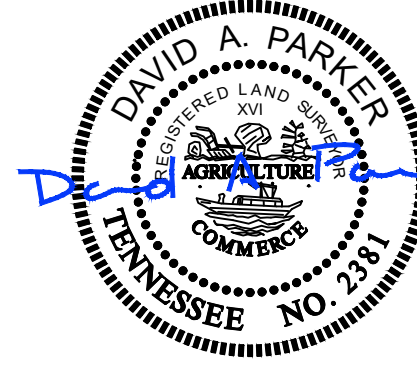
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2384, PAGE 3117, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION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

DATE _____ NAME _____
DEED REFERENCE: TROY WAHLBERG, VICE PRESIDENT
TAX MAP 52, P/O PARCEL 4.04 BROOKFIELD HOLDINGS (ARBOR) LLC
RECORD BOOK 2384, PAGE 317

CERTIFICATE OF ACCURACY

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

DATE: 1-27-2025 David A. Parker
REGISTERED LAND SURVEYOR
TENN. R.L.S. NO. 2381



CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "MISSION HILLS, SECTION 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 _____ 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 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 _____ 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 2
MISSION HILLS
SUBDIVISION

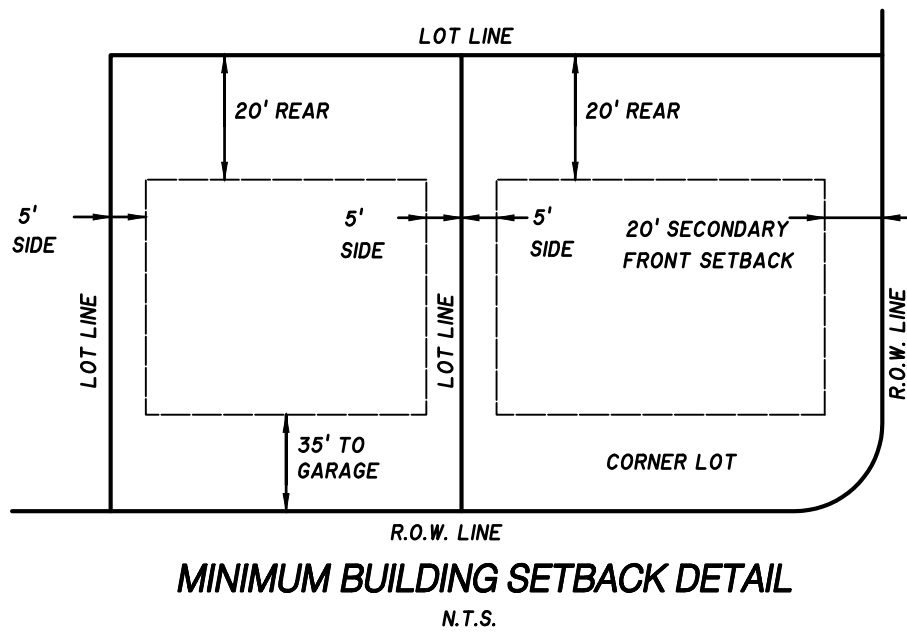
CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc.

SITE ENGINEERING CONSULTANTS

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

PROJ. # 22078 DATE: 1-27-25 REV: FILE: MISSION HILLS SEC 2 FINAL PLAT DRAWN BY: ATS SCALE: 1" = 200' SHEET 1 OF 3



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

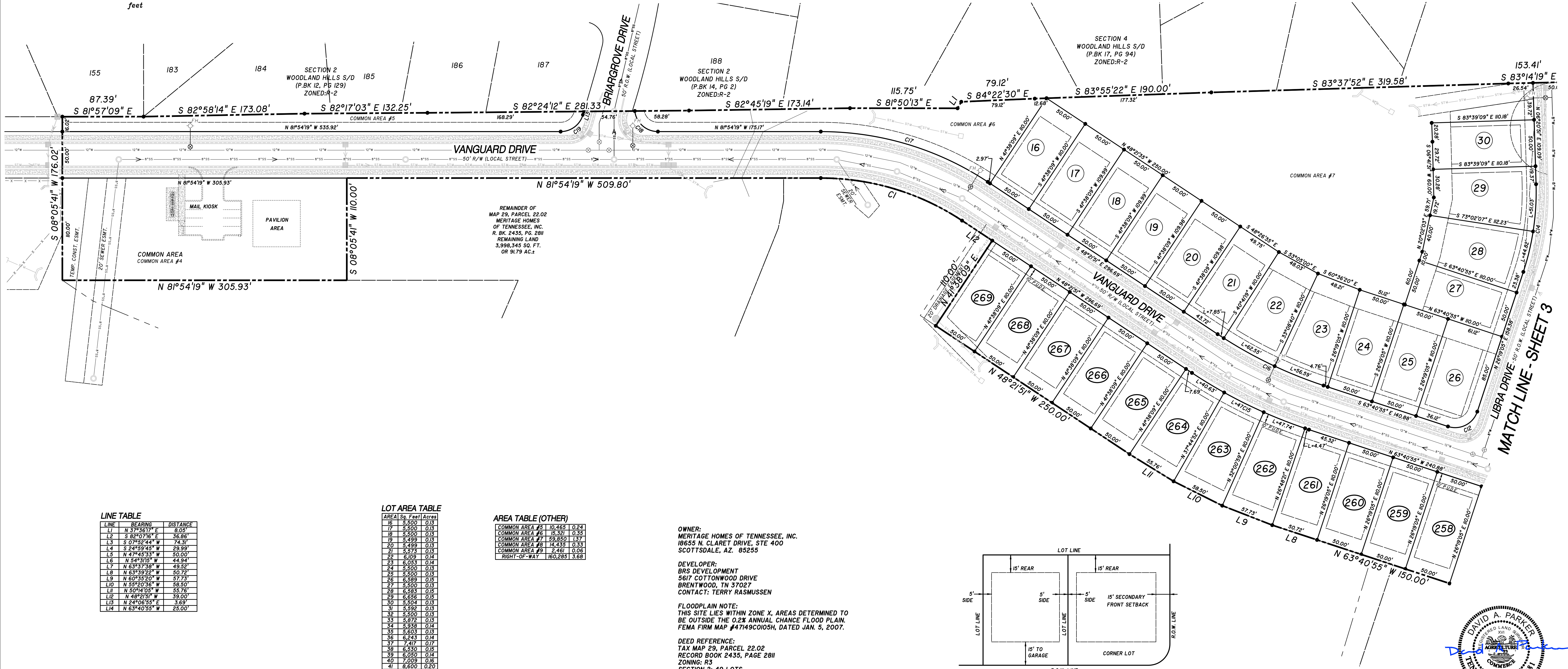
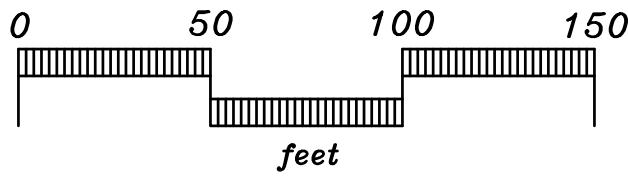
DEVELOPER:
BRS DEVELOPMENT
5617 COTTONWOOD DRIVE
BRENTWOOD, TN 37027
CONTACT: TERRY RASMUSSEN

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.

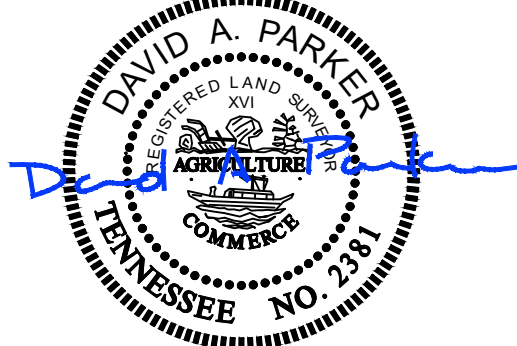
DEED REFERENCE:
TAX MAP 29, PARCEL 22.02
RECORD BOOK 2435, PAGE 2811
ZONING: R3
SECTION 2: 49 LOTS
SECTION 2 LAND AREA: 13.57± ACRES
MIN. LOT SIZE = VARIES

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.



MATCH LINE - SHEET 3



FINAL PLAT

SECTION 2

MISSION HILLS SUBDIVISION

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

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

PROJ. # 22078	DATE: 1-27-25 REV:	FILE: MISSION HILLS SEC 2 FINAL PLAT	DRAWN BY: ATS	SCALE: 1" = 50'	SHEET 2 OF 3
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PLAT BOOK _____, PAGE _____
TIME OF RECORDING: _____
DATE OF RECORDING: _____

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 31°36'17" E	8.03
L2	S 82°07'16" E	36.86'
L3	S 07°52'44" W	74.31'
L4	S 24°59'43" W	29.99'
L5	N 47°46'53" W	90.00'
L6	N 54°31'05" W	44.94'
L7	N 63°37'39" W	49.58'
L8	N 63°39'22" W	50.72'
L9	N 60°35'20" W	57.73'
L10	N 55°20'36" W	58.50'
L11	N 50°04'03" W	55.76'
L12	N 48°21'51" W	39.00'
L13	N 24°06'55" E	3.69'
L14	N 63°40'55" W	25.00'

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	33°32'29"	275.00'	160.99'	N 5°08'03" W	158.70'
C2	19°19'39"	325.00'	109.29'	S 19°58'40" W	108.74'
C3	0°46'23"	325.00'	7.08'	N 48°08'44" W	7.08'
C4	0°46'23"	475.00'	6.41'	S 48°08'44" E	6.41'
C5	90°00'00"	25.00'	39.27'	N 02°48'33" W	35.36'
C6	90°00'00"	25.00'	39.27'	S 87°14'27" W	35.36'
C7	18°37'58"	325.00'	94.35'	N 33°55'28" E	94.02'
C8	34°53'57"	275.00'	172.99'	S 24°17'59" W	169.47'
C9	64°37'23"	50.00'	56.39'	S 25°57'51" E	53.45'
C10	244°37'23"	55.00'	234.82'	S 64°02'09" W	92.97'
C11	90°00'00"	25.00'	39.27'	S 18°40'55" E	35.36'
C12	90°00'00"	25.00'	39.27'	N 7°19'05" E	35.36'
C13	19°58'14"	325.00'	113.28'	S 16°19'58" W	112.77'
C14	19°58'14"	275.00'	95.85'	N 16°19'58" E	93.37'
C15	15°19'05"	325.00'	140.36'	S 56°01'23" E	139.94'
C16	15°19'05"	475.00'	126.99'	N 56°01'23" W	126.61'
C17	33°32'29"	325.00'	190.26'	N 53°08'03" W	187.55'
C18	63°24'03"	25.00'	36.39'	N 4°02'16" W	33.25'
C19	73°58'46"	25.00'	32.28'	S 6°06'18" W	30.08'

LOT AREA TABLE

AREA	Sq. Feet	Acres
16	5,500.03	0.13
17	5,500.03	0.13
18	5,500.03	0.13
19	5,499.03	0.13
20	5,499.03	0.13
21	5,573.03	0.13
22	6,029.04	0.14
23	6,053.04	0.14
24	5,500.03	0.13
25	5,500.03	0.13
26	5,500.03	0.13
27	5,500.03	0.13
28	6,583.05	0.15
29	6,656.05	0.15
30	5,504.03	0.13
31	5,592.03	0.13
32	5,500.03	0.13
33	5,872.03	0.13
34	5,358.04	0.12
35	5,603.03	0.13
36	6,243.04	0.14
37	7,417.07	0.17
38	6,330.05	0.15
39	6,050.04	0.14
40	7,009.06	0.16
41	8,600.020	0.20
42	7,956.08	0.18
43	6,697.05	0.15
44	6,521.05	0.15
45	7,132.06	0.16
46	8,007.08	0.18
47	5,500.03	0.13
48	5,500.03	0.13
49	5,500.03	0.13
50	5,560.03	0.13
51	5,500.03	0.13
52	5,500.03	0.13
53	5,500.03	0.13
54	5,500.03	0.13
55	5,500.03	0.13
56	5,500.03	0.13
57	5,500.03	0.13
58	5,500.03	0.13
59	5,500.03	0.13
60	5,500.03	0.13
61	5,528.03	0.13
62	5,777.03	0.13
63	5,406.03	0.13
64	5,703.03	0.13
65	5,500.03	0.13
66	5,500.03	0.13
67	5,500.03	0.13
68	5,500.03	0.13
69	5,500.03	0.13

AREA TABLE (OTHER)

COMMON AREA #5	10.465	0.24
COMMON AREA #6	15.321	0.35
COMMON AREA #7	59.050	1.37
COMMON AREA #8	14.435	0.33
COMMON AREA #9	2.461	0.06
RIGHT-OF-WAY	160.285	3.68

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

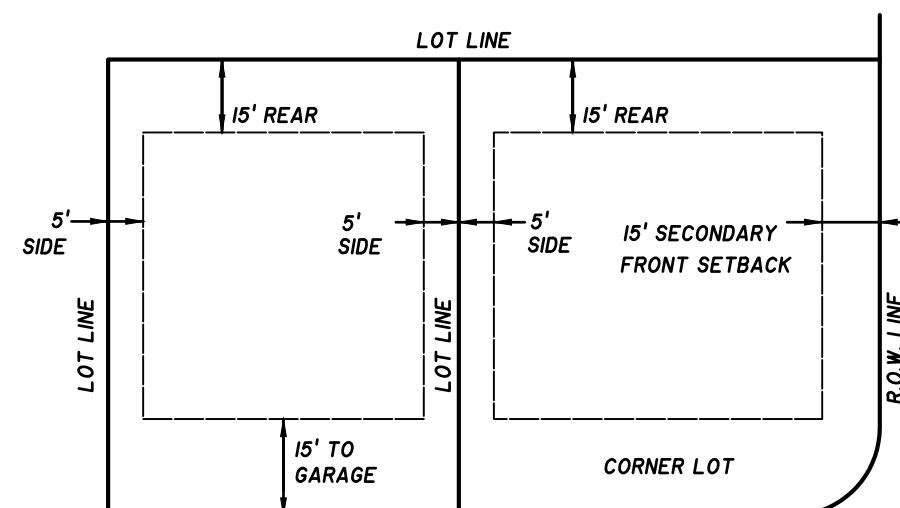
DEVELOPER:
BRS DEVELOPMENT
5617 COTTONWOOD DRIVE
BRENTWOOD, TN 37027
CONTACT: TERRY RASMUSSEN

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.

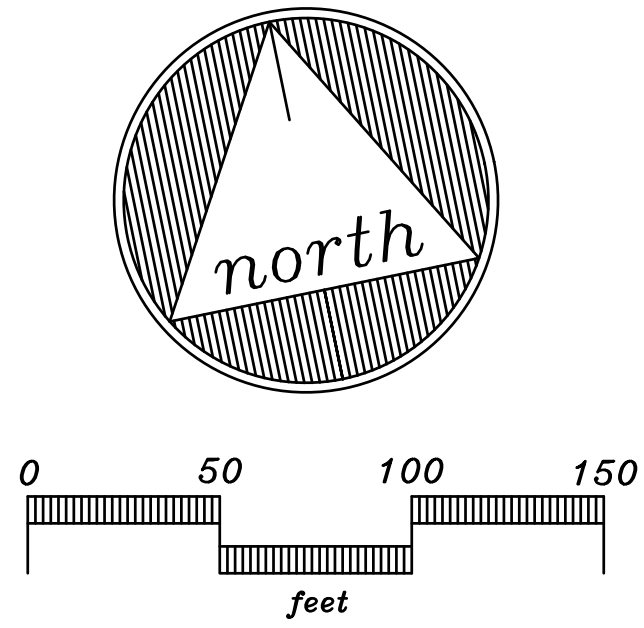
DEED REFERENCE:
TAX MAP 29, PARCEL 22.02
RECORD BOOK 2435, PAGE 281
ZONING: R3
SECTION 2: 49 LOTS
SECTION 2 LAND AREA: 13.57± ACRES
MIN. LOT SIZE = VARIES

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.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 3°36'17" E	8.05'
L2	S 62°07'16" E	36.86'
L3	S 07°52'44" W	74.31'
L4	S 24°59'45" W	29.99'
L5	N 47°45'33" W	50.00'
L6	N 54°3'05" W	44.94'
L7	N 63°37'58" W	49.52'
L8	N 63°19'22" W	36.72'
L9	N 60°35'20" W	57.73'
L10	N 55°20'36" W	58.50'
L11	N 50°14'05" W	55.76'
L12	N 48°21'51" W	39.00'
L13	N 24°06'55" E	3.69'
L14	N 63°40'55" W	25.00'

CURVE DATA

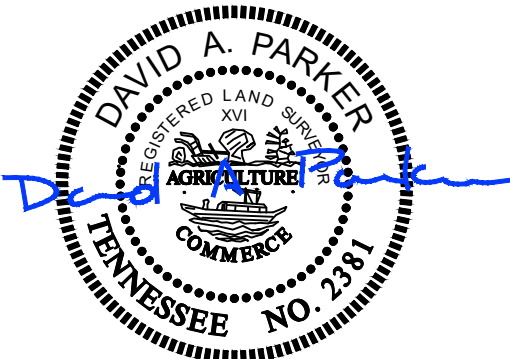
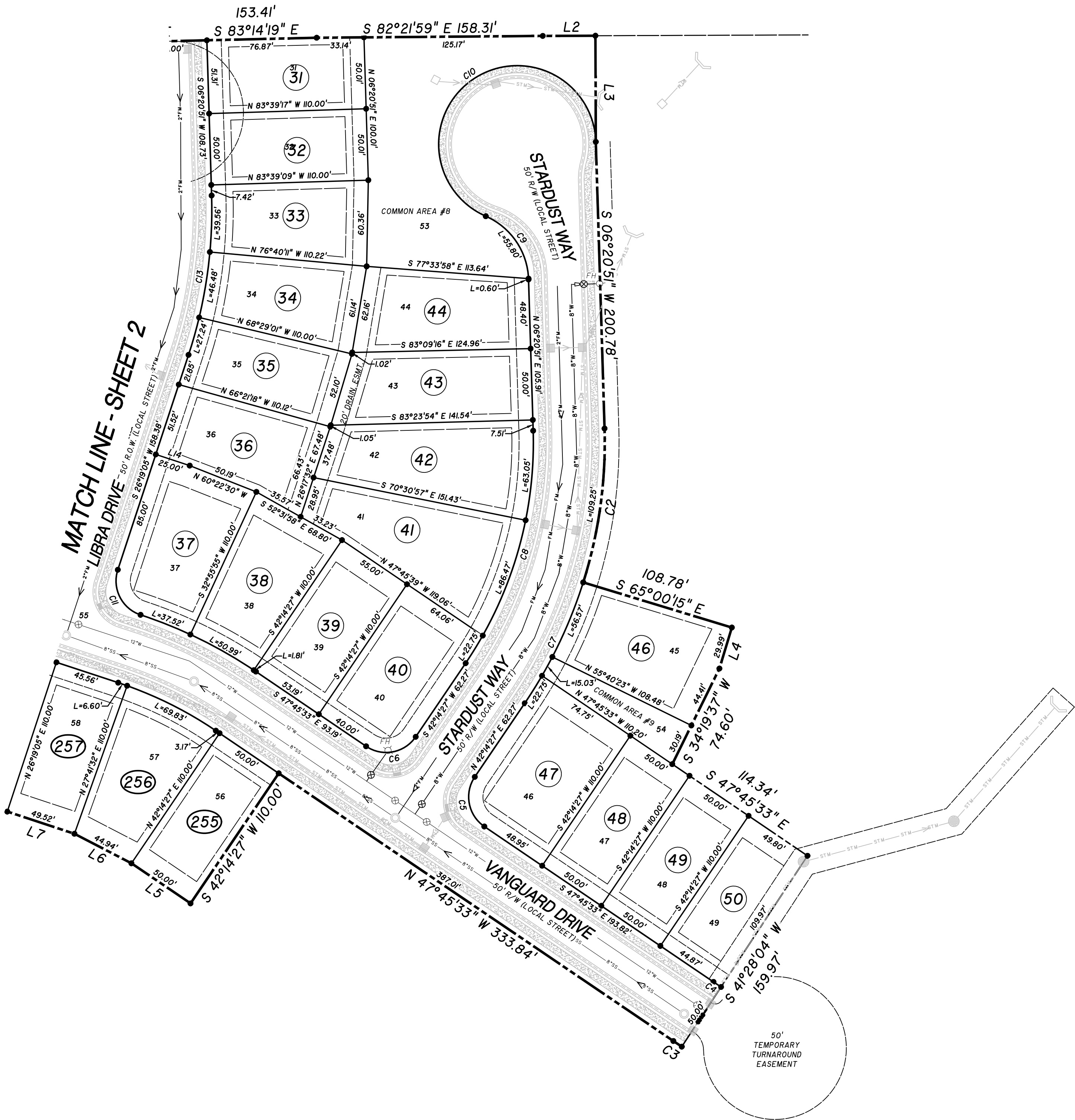
CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	33°12'25"	275.00'	160.59'	N 65°08'03" W	158.70'
C2	19°19'56"	325.00'	109.25'	S 18°58'40" W	108.74'
C3	0°46'23"	525.00'	7.08'	N 48°08'44" W	7.08'
C4	0°46'23"	475.00'	6.41'	S 48°08'44" E	6.41'
C5	90°00'00"	25.00'	39.27'	N 02°45'33" W	35.36'
C6	90°00'00"	25.00'	39.27'	S 87°14'27" W	35.36'
C7	16°37'58"	325.00'	94.35'	N 33°55'28" E	94.02'
C8	35°53'37"	275.00'	172.28'	S 24°17'39" W	169.47'
C9	64°37'23"	50.00'	56.39'	S 25°57'51" E	53.45'
C10	244°37'23"	55.00'	234.82'	S 64°02'09" W	92.97'
C11	90°00'00"	25.00'	39.27'	S 18°40'05" E	35.36'
C12	90°00'00"	25.00'	39.27'	N 77°19'05" E	35.36'
C13	19°58'14"	325.00'	113.28'	S 16°19'58" W	112.71'
C14	19°58'14"	275.00'	95.68'	N 69°19'58" E	95.37'
C15	15°19'05"	525.00'	140.36'	S 56°01'23" E	135.94'
C16	15°19'05"	475.00'	126.99'	N 56°01'23" W	126.67'
C17	33°12'25"	325.00'	190.28'	N 65°08'03" W	187.55'
C18	83°24'03"	25.00'	36.39'	N 40°12'18" W	33.26'
C19	73°58'46"	25.00'	32.28'	S 6°06'18" W	30.08'

LOT AREA TABLE

AREA	Sq. Feet	Acres
16	5,500	0.13
17	5,500	0.13
18	5,500	0.13
19	5,499	0.13
20	5,499	0.13
21	5,573	0.13
22	6,109	0.14
23	6,053	0.14
24	5,500	0.13
25	5,500	0.13
26	6,589	0.15
27	5,500	0.13
28	6,583	0.15
29	6,556	0.15
30	5,504	0.13
31	5,592	0.13
32	5,500	0.13
33	5,872	0.13
34	5,338	0.14
35	5,503	0.13
36	6,243	0.14
37	7,417	0.17
38	6,530	0.15
39	6,050	0.14
40	7,009	0.16
41	8,600	0.20
42	7,356	0.18
43	6,897	0.16
44	6,521	0.15
46	7,132	0.16
47	8,001	0.18
48	5,500	0.13
49	5,500	0.13
50	5,560	0.13
255	5,500	0.13
256	5,500	0.13
257	5,594	0.13
258	5,500	0.13
259	5,500	0.13
260	5,500	0.13
261	5,528	0.13
262	5,777	0.13
263	5,506	0.13
264	5,703	0.13
265	5,500	0.13
266	5,500	0.13
267	5,500	0.13
268	5,500	0.13
269	5,500	0.13

AREA TABLE (OTHER)

COMMON AREA #5	10,485	0.24
COMMON AREA #6	15,321	0.35
COMMON AREA #7	59,850	1.37
COMMON AREA #8	14,435	0.33
COMMON AREA #9	2,461	0.06
RIGHT-OF-WAY	160,285	3.68



FINAL PLAT

SECTION 2
MISSION HILLS SUBDIVISION

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

SEC, Inc.

SITE ENGINEERING CONSULTANTS

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

PROJ. # 22078	DATE: 1-27-25 REV:	FILE: MISSION HILLS SEC 2 FINAL PLAT	DRAWN BY: ATS	SCALE: 1" = 50'	SHEET 3 OF 3
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OWNER:
MERITAGE HOMES OF TENNESSEE, INC.
18655 N. CLARET DRIVE, STE 400
SCOTTSDALE, AZ. 85255

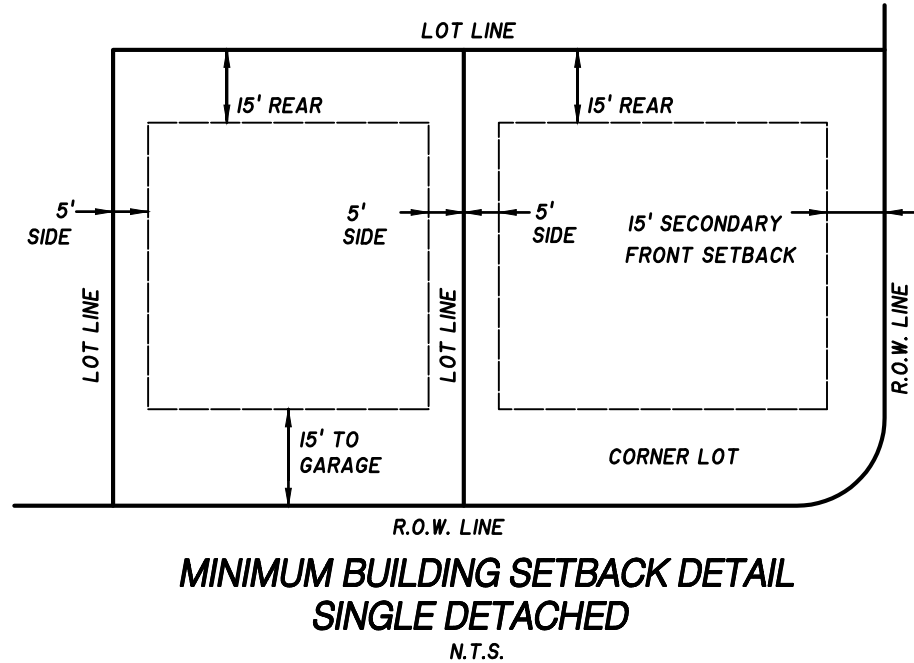
DEVELOPER:
BRS DEVELOPMENT
5617 COTTONWOOD DRIVE
BRENTWOOD, TN 37027
CONTACT: TERRY RASMUSSEN

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 281
ZONING: R3
SECTION 2: 49 LOTS
SECTION 2 LAND AREA: 13.57± 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.



PLAT BOOK _____, PAGE _____

TIME OF RECORDING: _____

DATE OF RECORDING: _____



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

February 4, 2025

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

RE: Mission Hills Subdivision Section 2
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	\$131,769
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	\$28,000

Total opinion of probable cost = \$177,269

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, 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

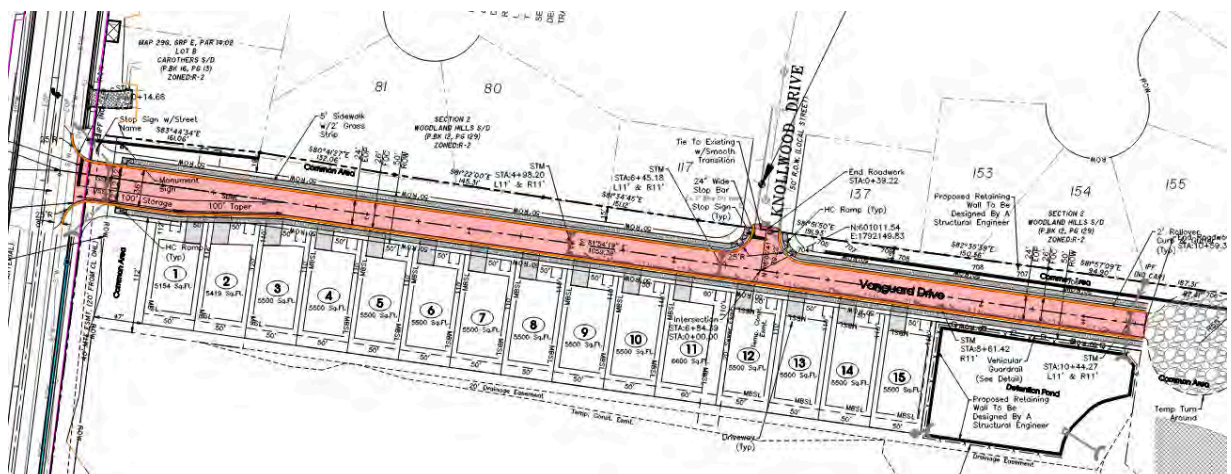
We propose to complete the above work in accordance with the above specifications for the sums provided below. If you wish to select individual scopes of work, please indicate so with a check mark next to the scope below.

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

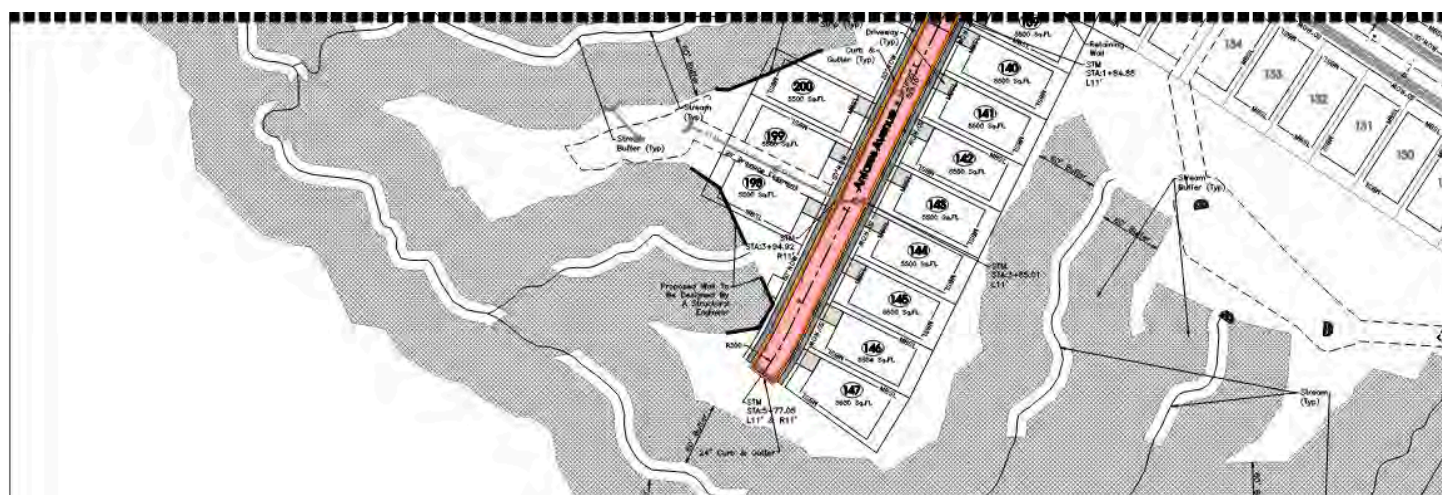
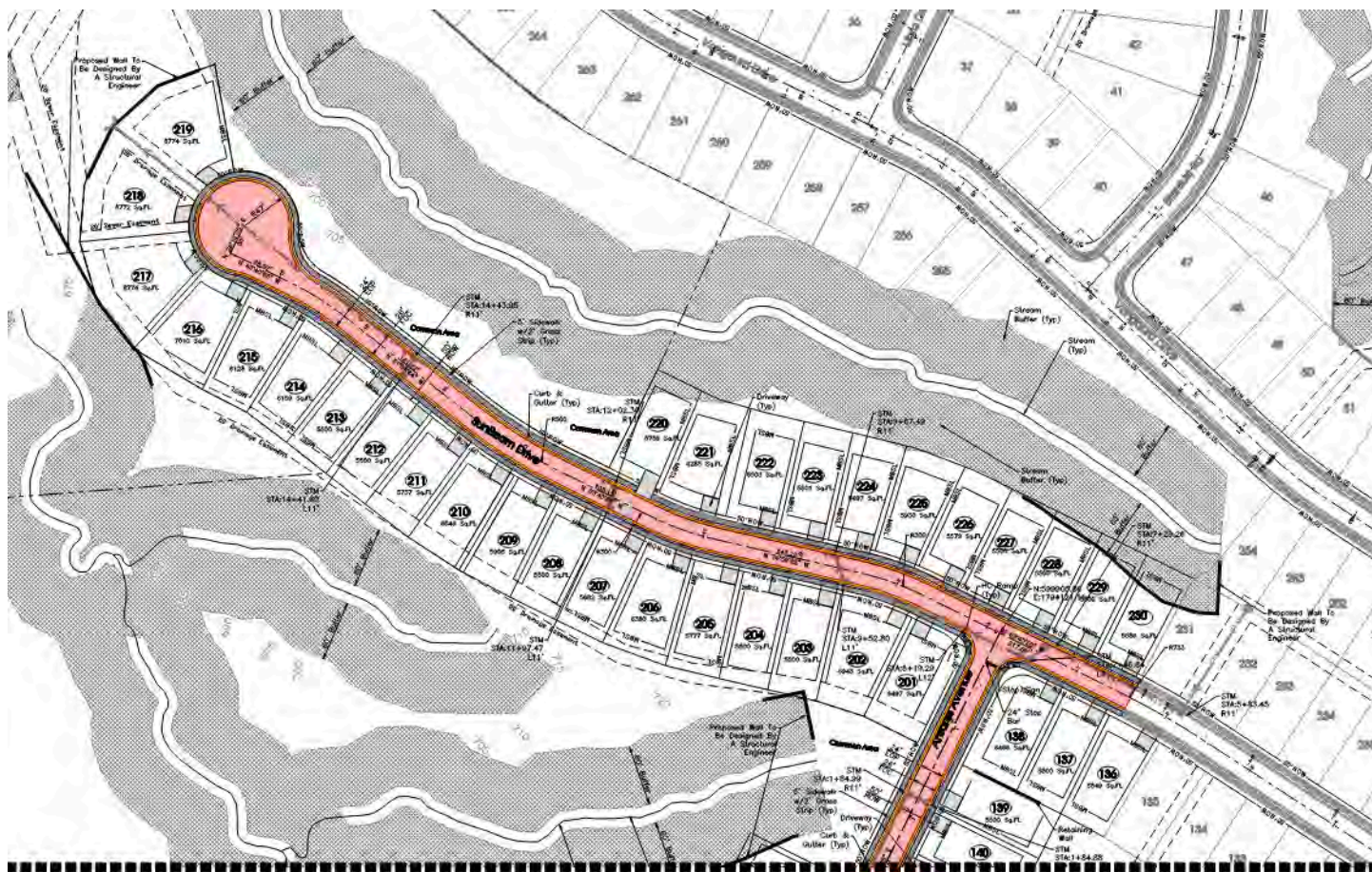
✓	CONCRETE		QUOTE
	CURB & GUTTER	\$ 23.00/LF	\$ 90,206.00
	SECTION 3	\$/UNIT	QUOTE
✓	PAVING	\$/UNIT	QUOTE
	STONE & BINDER	\$ 37.97/SY	\$ 229,964.98
	TOPPING	\$ 13.96/SY	\$ 84,553.50
✓	CONCRETE		QUOTE
	CURB & GUTTER	\$ 23.00/LF	\$ 102,235.00
	SECTION 4	\$/UNIT	QUOTE
✓	PAVING	\$/UNIT	QUOTE
	STONE & BINDER	\$ 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







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 AML) 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 AML to perform towing services, in which the owner/representative is responsible for reimbursing AML for services rendered.)
- AML 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. AML 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.
- AML will provide safety cones around the work area to prevent pedestrian traffic. AML is not responsible for guarding the new concrete after it has been put in place. AML 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.
- AML 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. AML 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 AML'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 AML, the customer understands that the pricing for their project may be adjusted to reflect any registration fees incurred by AML 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



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.

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.

11. Pricing good thru December 2024. 5% added to each unit cost after. $\rightarrow \$121,171.25 * 1.05 = \$127,229.81$

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

Company:

Meritage Homes

Phone:

615-992-2004

Email:Project Name:

Mission Hills 1-4 Paving

Project Address:

Waldron Road

Plans Date:

5/3/24

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

[Signature]
 U.P. of Operations
 1-18-25

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



Item #: 7. 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.