

WORKSHOP AGENDA

Planning Commission

April 15, 2025 @ 5:30 PM

For the April 29, 2025 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: March 25, 2025 Regular Meeting and April 15, 2025 Workshop.
2. Public Comment Period.

OLD BUSINESS

3. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Equitable Property Company, LLC - 76.55 Acres. Property located on and near Waldron and Blair Roads (Tax Map 32, Parcels 3.04 and 3.05 and Tax Map 29, Parcels 41.01 and 41.02). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: PDR R-3 (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential). Property owned by the Industrial Development Board of the City of La Vergne.

NEW BUSINESS

4. Final Plat - Arbor Ridge, Sec. 11 - 19 Lots on 6.58 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor), LLC.
5. Site Plan – Fifth Third Bank – New Building of 2,014 Square Feet on 0.77 Acres. Requested by Infinity. Property located at 5343 Murfreesboro Road (Tax Map 14, Parcel 72.1). C-2 (Highway Service) Zoning District. Property owned by Woodhaven La Vergne, LLC.
6. Discussion - New Zoning Ordinance.
7. Bonds/Letters of Credit Update.

ADJOURN



Item #: 3. **Item Title: Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Equitable Property Company, LLC - 76.55 Acres. Property located on and near Waldron and Blair Roads (Tax Map 32, Parcels 3.04 and 3.05 and Tax Map 29, Parcels 41.01 and 41.02). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: PDR R-3 (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential). Property owned by the Industrial Development Board of the City of La Vergne.**

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

Summary:

Equitable Property Company is requesting approval of a concept plan and rezoning for Rock Springs Mixed Use, a mixed use PDR to consist of 76.55 acres. The accompanying rezoning request would change the 76.55 acres from R-1 to R-3 PDR, Planned Density Residential Zoning District (High Density Residential).

The property is located along the west side of Waldron Road and south of Blair Road in the southern part of LaVergne. Furthermore, this site lies east of The Ridge subdivision. Arbor Ridge, under construction, is across Waldron Rd. A future connection point is shown to Blair Road West when it is completed.

Directly across the street to the east (Arbor Ridge) of this site is zoned R-1 PDR. All the property to the south of this site is zoned R-1. Nextdoor to this site The Ridge is zoned R-1 and later phases R-2.

The purpose of the plan is to develop the property for construction of 614 dwelling units to include single-family homes and multi-family units.

This proposal also calls for approximately 208,000 square feet of space to be used as commercial and office uses including property for restaurant and/or retail purposes. The developers will also designate approximately 2 acres to be set aside for a future fire hall. The Concept Plan also calls for amenities including a pool, club house, walking trail and a playground among others.

The development would extend to the south near Rock Springs Elementary School, although it will stop short of Lake Road. It is conceivable that one day in the future children living in Rock Springs could walk to the school.

Staff Comments / Technical Items:

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

1. Per staff's request, the Design Book has been updated to state the exact percentage of brick and stone that will be applied to the front of every home and/or dwelling - The Planning Commisison needs to be in agreement with the last 6 bullets on page 26 (under single-family and multi-fam);
2. For heights above 35 feet this development must make application to BOZA for a hearing;

3. The upward of 90% of the total number of dwelling units will be allowed to be multi-family as long as the development is a private community with a Homeowners Association and a property management policy.
4. The Design Book indicates a possible 50,000 SF grocery store & this store will be allowed to exceed Section 5.052.6 (allows a maximum commercial size of 3,000 SF per establishment) because this Design Book has offered sufficient design considerations and presented those to the Planning Commission. These designs include building footprint placement and the use of buffers.

Engineering (Gary Lide - glide@lavergneth.gov)

1. The requested hydraulic calculations required by the La Vergne Stormwater Management Ordinance Section 14-603 (5) (c) (i) for Concept Plans were not submitted. The exhibits that were submitted on 03 April 2025 were insufficient for engineering review. The developer's engineer was provided with a listing of the items required at this stage by the Stormwater Management Ordinance on 04 April 2025. The items that are still outstanding are as follows:
 - a. Detention methodology and sizing
 - b. Outlet Control structure design calculations
 - c. Curve Number Calculations
 - d. Time of Concentration Calculations
 - e. Pre-development (existing conditions), hydrograph-based peak flow calculations for the 2-, 5-, 10-, 25-, 50-, 100-year, 24-hour design storms (including hydrographs)
 - f. Post-development (proposed conditions WITH detention or other means of peak flow reduction), hydrograph-based peak flow calculations for the 2-, 5-, 10-, 25-, 50-, 100-year, 24-hour design storms (including hydrographs)
 - g. Provide a table comparing the peak flow rates resulting from the above three hydrograph calculations

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

No comments.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

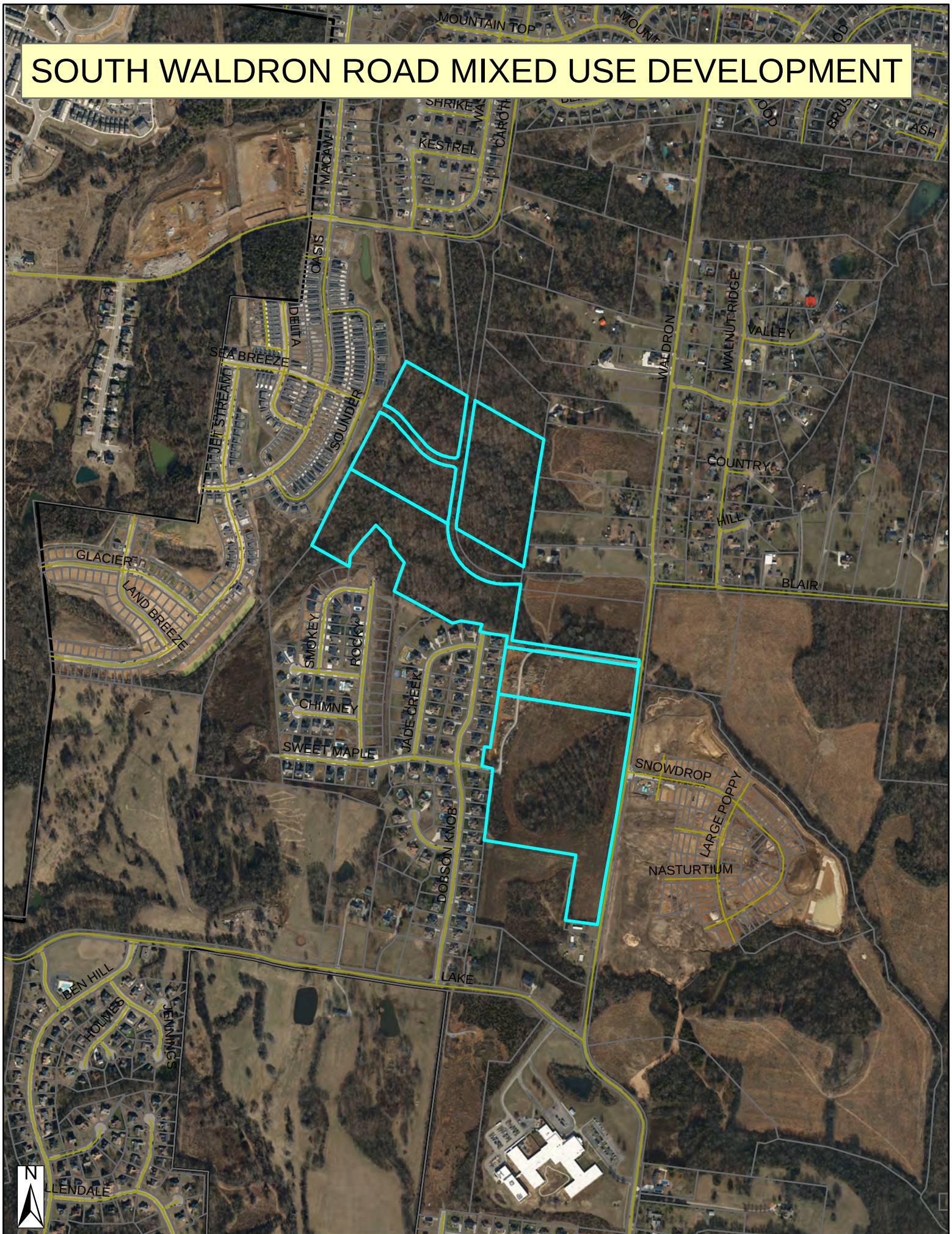
No comments.

Police

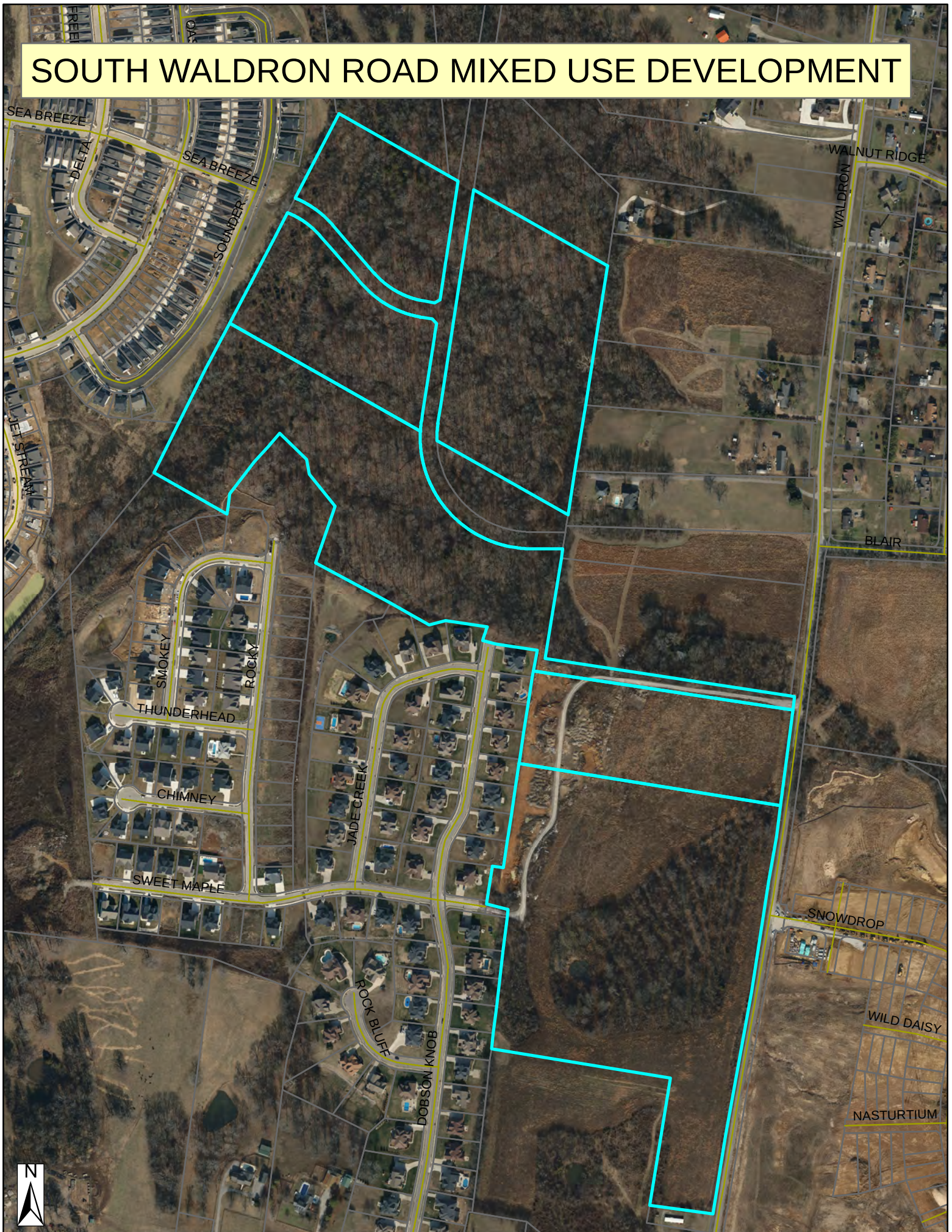
No comments.

***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.

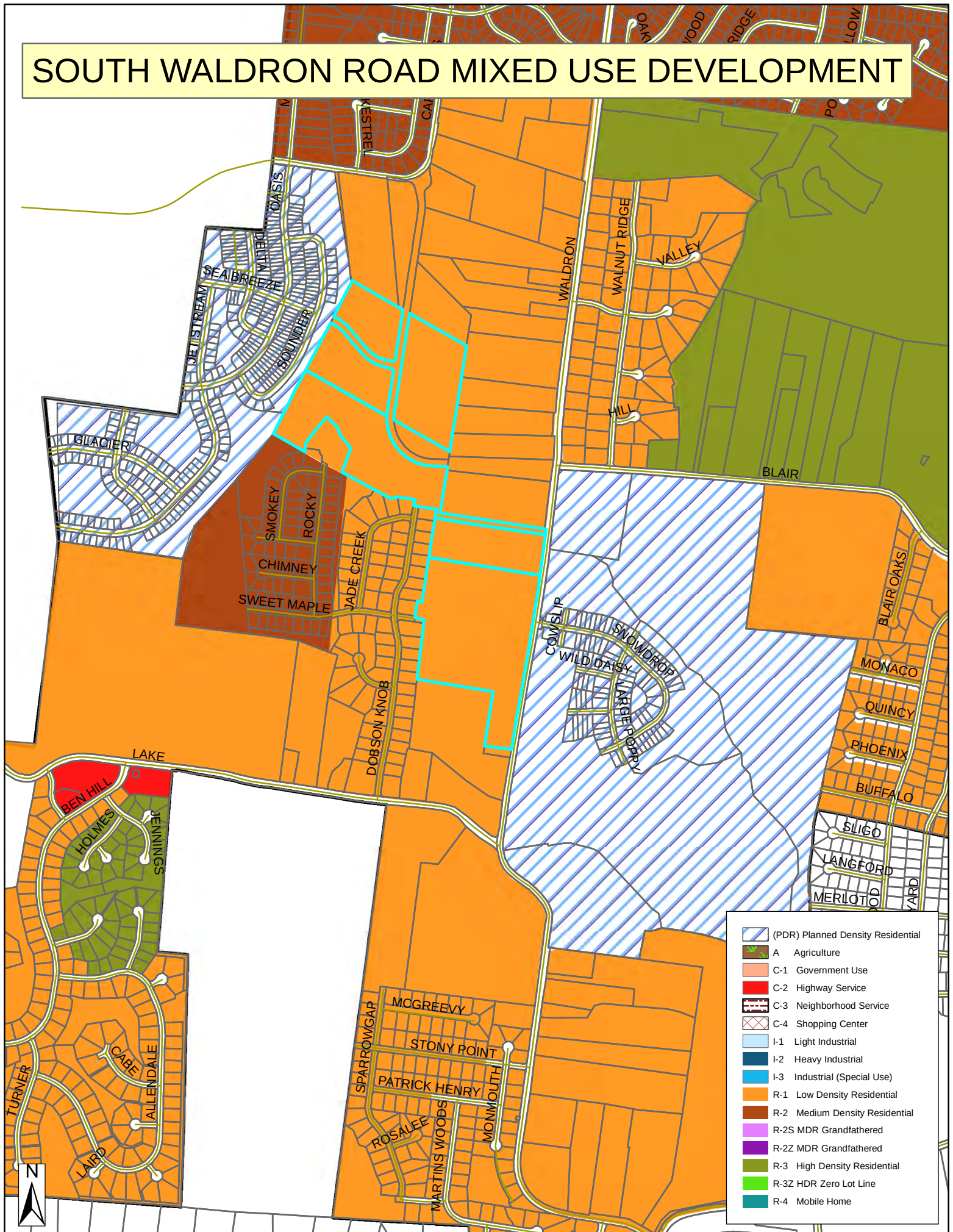
SOUTH WALDRON ROAD MIXED USE DEVELOPMENT



SOUTH WALDRON ROAD MIXED USE DEVELOPMENT



SOUTH WALDRON ROAD MIXED USE DEVELOPMENT









SOUTH WALDRON ROAD MIXED USE DEVELOPMENT

CITY OF LA VERGNE, TN

A REQUEST FOR REZONING FROM LOW DENSITY RESIDENTIAL (R-1) TO PLANNED DENSITY RESIDENTIAL (PDR) with (R-3) Base Zone

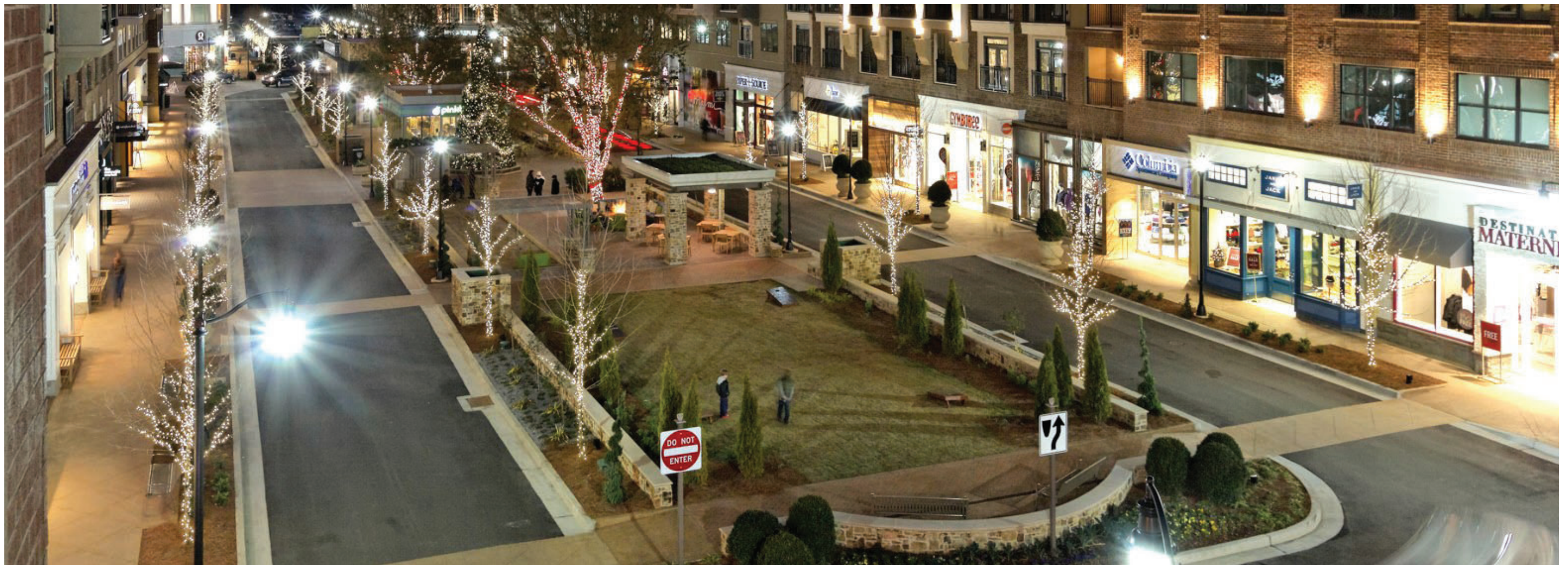


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PROJECT VISION

The proposed South Waldron Mixed-Use Development encompasses approximately 76.55 acres and is designed to establish a vibrant, integrated community that harmonizes residential, commercial, and recreational elements. The master-planned development will feature a balanced mix of housing, retail, and open spaces, fostering pedestrian connectivity and long-term growth potential. This project is positioned to become a key destination for living, working, shopping, and leisure, attracting both local and national interest.

Rezoning Request & Site Plan

The subject property is strategically located along Waldron Road, with direct integration into the planned Blair Road Extension. To accommodate the proposed development, we seek rezoning from Low-Density Residential (R-1) to PDR with R-3 as basis zone to support a diverse range of residential and commercial uses.

Approximately 4 acres will be allocated for road infrastructure improvements, ensuring enhanced connectivity with the city's broader transportation network.

Residential Component

The development shall include a mix of single family, multi-family, and townhomes.

- Single-Family Homes – 16 lots featuring masonry facades and two-car garages to maintain a high-quality streetscape.
- Townhomes – 36 units with fifty percent masonry exteriors and options for front-entry or alley-loaded garages, ensuring architectural consistency.

- Multifamily Residences – The residential and pedestrian-friendly section will feature 336 units within three- to four-story buildings, offering a mix of on-street, surface, garage, and carport parking for resident convenience. Additionally, the commercial and mixed-use portion of the development will include 242 additional units, integrating residential living with retail and office spaces for a dynamic, walkable community.

All residential units will feature foundation landscaping and sod in the primary and secondary front yards, while strategically placed street lighting will enhance both aesthetics and public safety.

Town Center & Retail Spaces

At the heart of the development, the Town Center will serve as a pedestrian-friendly hub, integrating retail, dining, and community gathering spaces.

- Retail / Office – 164,782 square feet of scale retail space, strategically positioned on out parcels and along the central median to maximize visibility and accessibility.
- Grocery Store – A ±49,224 square-foot grocery store to serve both residents and the surrounding community.
- Sidewalk & Trail Connectivity – Pedestrian access will be prioritized through an interconnected network of walkways and mulched walking trails, seamlessly linking retail, dining, and residential areas.
- Vibrant Streetscape – Designed to promote foot traffic, featuring dining terraces and retail frontages, fostering an active and engaging environment for both residents and visitors.

Amenities & Open Spaces

Approximately 25% of the total site is dedicated to open space, ensuring a high quality of life for residents and visitors. These areas will include:

- Pocket Parks & Village Greens – Strategically distributed throughout the development to provide accessible green spaces.
- Amenity Center – A central clubhouse with a pool, sun deck, playgrounds, and fire pits, fostering a sense of community.
- Trail System – Designed to complement natural tributaries, providing scenic walking and biking opportunities while ensuring connectivity across the development.
- Creek - Restoration of the creek creating natural buffer areas throughout the site.

Community Oversight & Maintenance

A Residential and Commercial Homeowners Association (HOA) will be established to oversee:

- Common area maintenance
- Primary entrance aesthetics and upkeep
- Signage regulations to maintain cohesive branding and architectural consistency

This rezoning request is critical to achieving the envisioned mixed-use development, which will increase housing diversity, enhance economic vitality, and strengthen the community's overall infrastructure.

DEVELOPMENT VISION

South Waldron Site represents versatile commercial properties designed to serve a wide range of business needs and community services providing convenience and connectivity. With thoughtfully planned infrastructure, ample parking, and enhanced landscaping, the site is ideal for businesses seeking a dynamic location with easy access and sustainable design with the goal to provide a well-integrated and sustainable environment for businesses to thrive.

- Diverse Business Potential: Approved uses include retail, food and beverage, professional services, animal care, daycare, medical services, and more.
- Strategic Accessibility: Located along Waldron and Blair Roads, featuring pedestrian and vehicular connections for easy access.
- Sustainable & Aesthetic Design: Includes foundation planting, architectural details, and landscaping that enhance property value and appeal.
- Functional & Safe Spaces: Compliance with safety standards, solid waste management, and the latest in stormwater systems.
- Modern Signage and Lighting: Exterior illumination aligned with La Vergne's zoning standards and lighting ordinance.
- Building Design: Up to 4 stories with architectural enhancements such as base differentiation and main entry articulation.
- Landscaping & Screening: Landscape screening for parking, perimeter edge screening, and foundation planting around buildings.
- Parking & Accessibility: Setbacks of 10 feet from rights-of-way, shared parking options, and connectivity with nearby roads.
- Waste & Utilities Management: Private solid waste collection, screened equipment, and shared drainage and parking maintenance by an owners' association where applicable.
- Community Safety: Donation of land for a new fire department, an essential resource for La Vergne. The new fire station will serve the growing community's needs. Located within close proximity to both residential and commercial zones, this new facility will bolster emergency response capabilities, benefiting residents, businesses, and surrounding neighborhoods alike.



OVERALL SITE PLAN



NORTHERN PARCEL | ENLARGED SITE PLAN



typical townhouse unit

- (38) total units
- 3 bedroom w/ garage & rear loaded guest parking
- 2,658 sq. ft. heated area



central amenity center

- street side elevation



central amenity center

- view looking plan southeast



central amenity center

- view looking plan south



building style 'a'

- plan south building elevation



building style 'a'

- perspective looking northeast



building style 'b'

- plan south building elevation



building style 'b'

- perspective looking northeast



building style 'c'

- plan east building elevation



building style 'c'

- perspective looking southwest



building style 'd'

- plan west building elevation



building style 'd'

- perspective looking south

building #2 | style 'a'

- (12) one bed units
- (12) two bed units

building #8 | style 'b'

- (24) two bed units

building #11 | style 'c'

- (12) two bed units
- (12) three bed units

building #13 | style 'd'

- (24) one bed units

central amenity center

- 5,416 gross sf
- resident lounge
- fitness center
- leasing office

northwest quadrant - building elevation key

NORTHERN PARCEL | ENLARGED SITE PLAN

NORTHERN PARCEL | UNIT COUNT

Multi Family						Townhomes	
Gross SF		820.00	1,135.00	1,460.00		Quantity	38.00
Net SF		738.00	1,040.00	1,340.00		Conditioned Space	2,658.00
Phase Two-Multi Family	One Bedroom	Two Bedroom	Three Bedroom	Total		Garage Area	480.00
Building #1	12.00	12.00	0.00	24.00		TH Gross SF	3,138.00
Building #2	24.00	0.00	0.00	24.00			
Building #3	12.00	12.00	0.00	24.00		Total Gross SF	119,244.00
Building #4	12.00	12.00	0.00	24.00			
Building #5	0.00	24.00	0.00	24.00		Single Family	
Building #6	24.00	0.00	0.00	24.00		Quantity	16.00
Building #7	12.00	12.00	0.00	24.00		Conditioned Space	2,920.00
Subtotals	96.00	72.00	0.00	168.00		Garage Area	480.00
Unit Mix	57.14%	42.86%	0.00%	100.00%		SF Avg SF	3,400.00
Total Gross SF	78,720.00	81,720.00	0.00	160,440.00			
Total Net SF	70,848.00	74,880.00	0.00	145,728.00		Total Gross SF	54,400.00
Phase One-Multi Family	One Bedroom	Two Bedroom	Three Bedroom	Total			
Building #8	12.00	12.00	0.00	24.00		Miscellaneous	
Building #9	0.00	24.00	0.00	24.00		Fire Station	6,000.00
Building #10	12.00	12.00	0.00	24.00		Amenity Center	5,416.00
Building #11	24.00	0.00	0.00	24.00		Total Gross SF	11,416.00
Building #12	0.00	12.00	12.00	24.00			
Building #13	12.00	12.00	0.00	24.00			
Building #14	24.00	0.00	0.00	24.00			
Subtotals	84.00	72.00	12.00	168.00		Residential Scope	Gross SF
Unit Mix	50.00%	42.86%	7.14%	100.00%		Single Family	54,400.00
Total Gross SF	68,880.00	81,720.00	17,520.00	168,120.00		Northern Townhomes	119,244.00
Total Net SF	61,992.00	74,880.00	16,080.00	152,952.00		Northern Multifamily	328,560.00
Total Phases-Multi Family	One Bedroom	Two Bedroom	Three Bedroom	Total		Southern Multifamily	249,444.00
Total Units	180.00	144.00	12.00	336.00	Average Unit SF 977.86	Total Residential	697,248.00
Overall Unit Mix	53.57%	42.86%	3.57%	100.00%			
Total Gross SF	147,600.00	163,440.00	17,520.00	328,560.00			
Total Net SF	132,840.00	149,760.00	16,080.00	298,680.00			



SOUTHERN PARCEL | ENLARGED SITE PLAN

SOUTHERN PARCEL | UNIT COUNT

Multi Family Unit Mix											
Unit Type	% Mix	Unit Count	Net Rentable	Total Net Rentable	Parking Ratio	Estimated Parking					
Studio	10.00%	24.20	610.00	14,762.00	1.00	24.20					
One Bedroom	45.00%	108.90	720.00	78,408.00	1.00	108.90					
Two Bedroom	35.00%	84.70	920.00	77,924.00	1.50	127.05					
Three Bedroom	10.00%	24.20	1,100.00	26,620.00	2.00	48.40					
		100.00%	242.00	197,714.00		308.55					
				Gross SF Factor	1.25						
				Project Gross SF	247,142.50						
				Projected Unit Count	242.00						
Mixed Use Summary											
Level	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Building 7				
1st Floor								26,880.00			
2nd Floor	11,520.00	0.00	12,596.00	0.00	12,596.00	12,596.00		26,880.00			
3rd Floor	11,520.00	0.00	12,596.00	0.00	12,596.00	12,596.00		26,880.00			
4th Floor	11,520.00	0.00	12,596.00	0.00	12,596.00	12,596.00		20,880.00			
Total Multi Family	34,560.00	0.00	37,788.00	0.00	37,788.00	37,788.00	101,520.00	249,444.00			
Level	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Building 7				
1st Floor Retail	11,520.00	15,360.00	12,596.00	15,360.00	12,596.00	12,596.00	0.00	80,028.00			
2nd Floor Office	0.00	15,360.00	0.00	15,360.00	0.00	0.00	0.00	30,720.00			
1st Floor Amenity	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00			
Total Retail	11,520.00	30,720.00	12,596.00	30,720.00	12,596.00	12,596.00	6,000.00	116,748.00			
				Retail Park Factor	4.00	Per 1,000 SF					
				1st Floor Retail Parks	320.11						
				Total Parks for Bldg 1 - 7	628.66						
				Provided Parks for Bldg 1- 7	737.00						
Outparcel Information		Outparcel #1	Outparcel #2	Outparcel #3	Outparcel #4	Outparcel #5	Outparcel #6	Jewel Box #7	Outparcel #8	Grocery	Total SF
Planned Use		Full-Service	FF Coffee	Retail	Retail	Retail	Retail	Retail	Retail	Retail	
Gross SF		5,000.00	2,246.00	6,700.00	8,600.00	5,467.00	5,467.00	1,625.00	7,140.00	49,224.00	91,469.00
Retail Total		208,217.00									
Retail Outparcel		91,469.00									
Retail Inboard		80,028.00									
Office 2nd Flr above Retail		30,720.00									
Amenity		6,000.00									
Multifamily Total		249,444.00	Unit Count	242.00	Gross SF/Unit	1,030.76	Efficiency Factor	0.82	Avg. Net Rentable	845.22	

OPEN SPACE

The South Waldron Mixed Use Site will transform over 25% of its area into thoughtfully designed open space, fostering a welcoming environment for residents and visitors alike. This extensive open space will include a mix of pocket parks, communal green areas, village greens, and natural buffers around existing tributaries. Recreational trails will wind through these green spaces, connecting the community with preserved natural stream buffers and enhancing accessibility to outdoor areas.

Central to the development, the Amenity Center will serve as a community hub, providing a variety of recreational and social amenities. Residents will enjoy a community clubhouse and cabana, a large pool with a sun deck, playgrounds, outdoor fire pits, and convenient access to a comprehensive walking trail network that spans the community. This center will offer ample outdoor seating areas, providing spaces for relaxation and community gatherings, as well as a dedicated playground for children.

In the heart of the mixed-use town center, a pedestrian-friendly network of sidewalks and trails will link the central village green with other community features. Retail jewel boxes, positioned along a central median, will create a dynamic retail experience, while pedestrian zones and robust streetscapes dotted with retail outlets and dining terraces will enrich the community’s social scene. This interconnected design will encourage foot traffic, promoting a vibrant, accessible town center where residents can shop, dine, and enjoy outdoor areas in a cohesive, lively environment.



OPEN SPACE EXHIBIT



RESIDENTIAL BUFFER ZONE

The South Waldron Mixed Use Site plans include the integration of buffers for residential, commercial, and recreational spaces, promoting walkability, reducing commute times, and fostering community engagement. A critical component to ensure seamless transition between different land uses while minimizing potential conflicts.

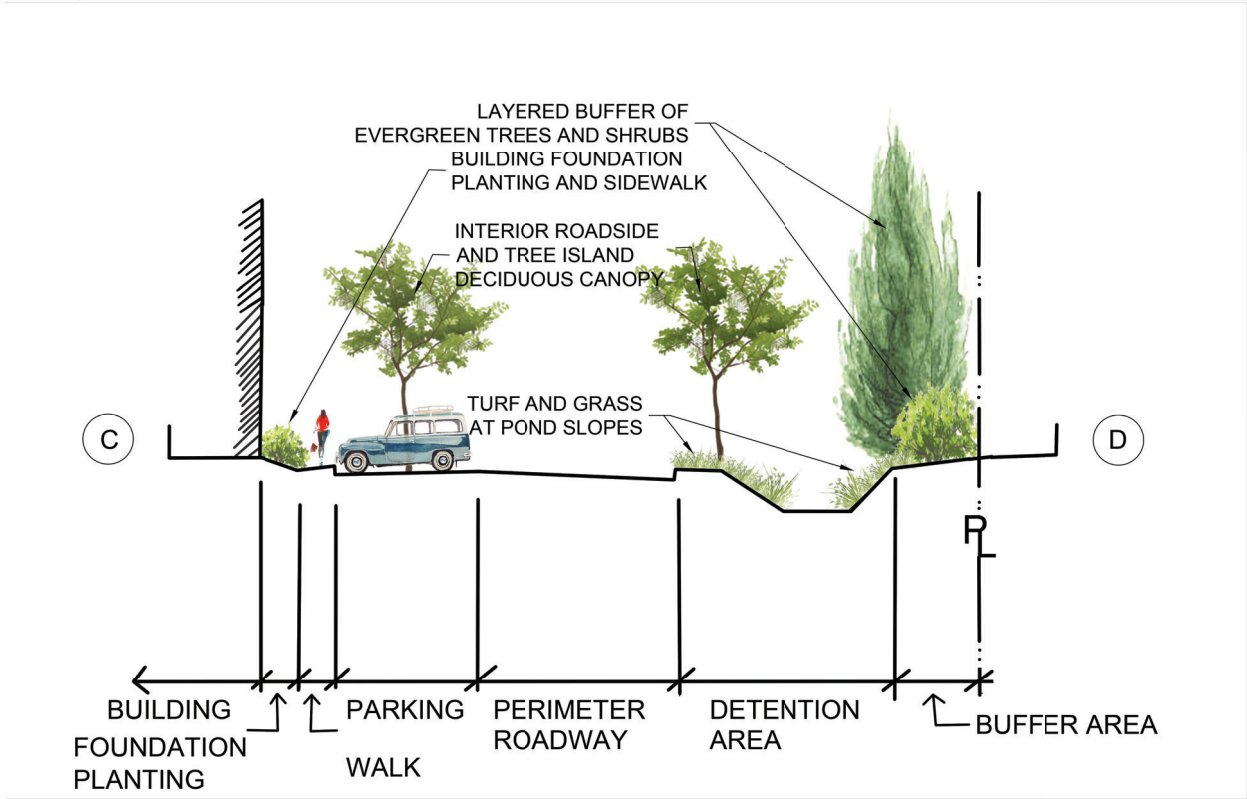
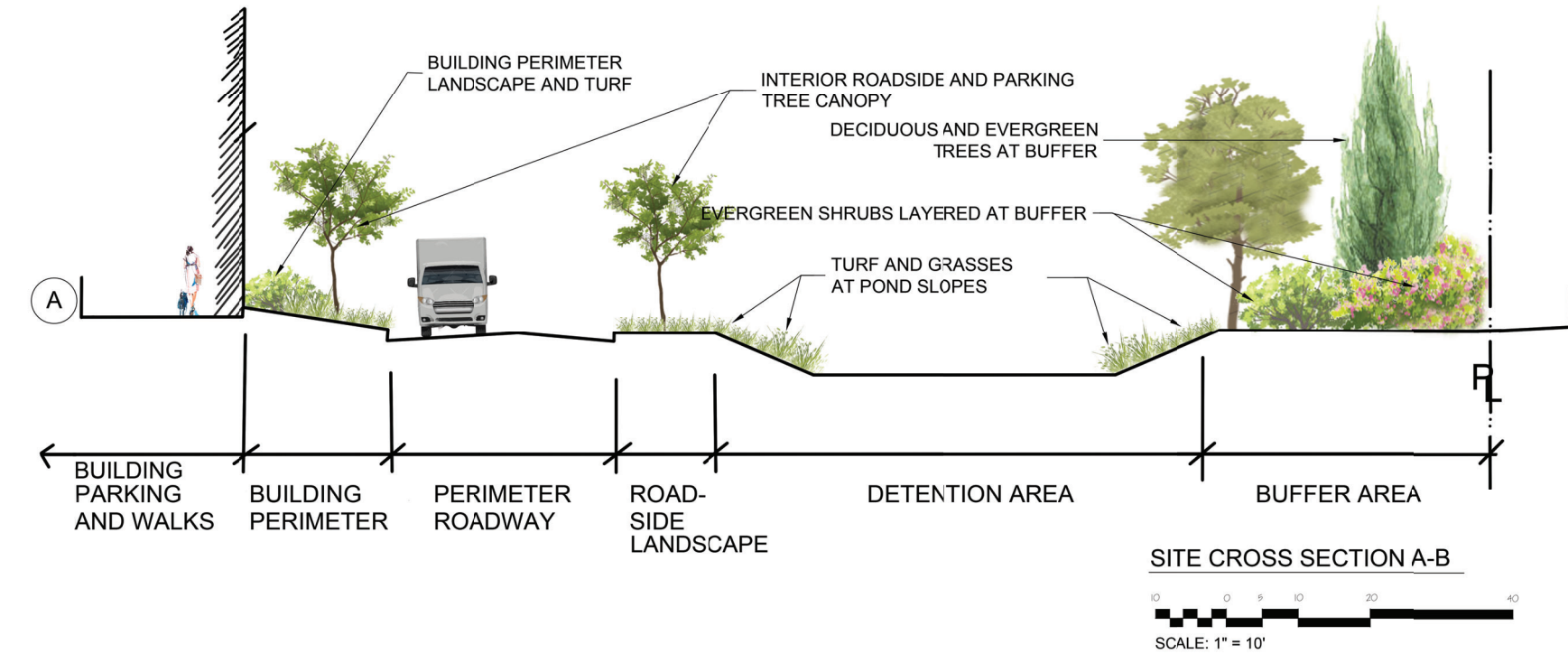
Buffer zone will serve multiple functions:

- Mitigating Land Use Conflicts: Reduces noise, visual, and operational disruptions between residential, commercial, and industrial areas.
- Enhancing Aesthetic Appeal: Provides green spaces, tree lines, and landscape features that contribute to the overall ambiance of the development.
- Environmental Protection: Manages stormwater, reduces heat islands, and preserves natural habitats.
- Improving Community Livability: Creates a pleasant environment for pedestrians and residents by integrating parks, trails, and open spaces.

Implementation Strategies

- Master Planning Integration: Incorporating buffers early in the site design ensures cohesive land use transitions.
- Zoning and Density Adjustments: Using buffer zones to balance development intensity while meeting regulatory requirements.
- Community Engagement: Gathering input from stakeholders to align buffer features with community expectations.
- Sustainability Initiatives: Implementing green infrastructure (rain gardens, bioswales) to enhance ecological benefits.
- 35 Foot transistional buffers meeting all requirements of a Transitional Screening 2 per the Zoning Ordinance Section 3.130
- 50 Foot transistional buffers meeting all requirements of a Transitional Screening 3 per the Zoning Ordinance Section 3.130

Buffer zones are essential components mixed-use developments, providing functional, environmental, and aesthetic benefits. Proper planning and implementation of buffers will contribute to the long-term success and desirability of the development by fostering a balanced and harmonious environment.



RESIDENTIAL BUFFER ZONE EXHIBIT

BUILDING TYPOLOGY

COMMERCIAL / MIXED USE DISTRICT



BUILDING TYPOLOGY

AMENITY AREAS VISION IMAGERY



BUILDING TYPOLOGY

RESIDENTIAL VISION IMAGERY



BUILDING TYPOLOGY

MEDICAL, OFFICE, AND FIRE HALL VISION IMAGERY



PEDESTRIAN-FOCUSED VISION

The master plan for La Vergne places a strong emphasis on pedestrian sidewalks and access to a network of trails, creating a community where walkability and connectivity are central. Sidewalks throughout the development will be wide, well-lit, and landscaped, offering a comfortable and safe environment for walking, jogging, and biking. These pathways will connect key areas within the site, including residential zones, retail spaces, and public amenities, ensuring that all destinations within the community are easily accessible on foot.

To further enhance connectivity, the plan integrates access points to multiple trails that wind through and around the site. These trails will link green spaces, pocket parks, and natural areas, providing scenic routes for recreation and relaxation. Along these trails, residents will find benches, shaded rest areas, and viewpoints that allow them to take in the area's natural beauty, promoting both active lifestyles and community engagement.

The interconnected sidewalk and trail system will also connect to La Vergne's broader pedestrian and bike network, allowing easy access to surrounding neighborhoods, schools, and community centers. This design not only supports sustainability by reducing the need for car travel but also creates an inviting pedestrian experience that encourages residents and visitors to explore the area, fostering a vibrant, active community atmosphere.



PEDESTRIAN | STREET ACCESS



PEDESTRIAN | STREET ACCESS

VEHICULAR STREET ACCESS

The South Waldron Mixed Use Site has been strategically designed to integrate seamlessly with existing and planned infrastructure, promoting strong vehicular connectivity and accommodating anticipated traffic demands on key thoroughfares. The site will benefit from access to both the current and proposed improvements on Waldron Road and the future Blair Road Extension. To support traffic flow, the design incorporates primary, secondary, and tertiary street patterns within the development.

With the increased traffic expected from the South Waldron development, both Waldron Road and Blair Road are poised for enhancements by the City of La Vergne. Waldron Road is set to become a 3-lane roadway through realignment, with potential expansion to 5 lanes in the future, ensuring capacity for projected vehicular demands. Blair Road improvements include widening to 3 lanes, along with the installation of a traffic signal at the Waldron Road intersection. Additionally, Lake Road will be realigned to intersect with Waldron Road, facilitating smoother transitions and access points.

The South Waldron Mixed Use Site will feature four residential access points and include five commercial entrances onto Waldron and Blair Roads, equipped with designated travel lanes for efficient ingress and egress. An internal street network will promote connectivity within the development, as well as link to the surrounding roadways, providing accessible routes throughout.

All infrastructure will meet City of La Vergne Standards, with any deviations requiring approval from the City Engineer, ensuring that the development aligns with local regulations and supports community growth effectively.



ECONOMIC IMPACT OVERVIEW

One-Time Impact from Construction									
	Economic Impact	Direct/ Indirect Jobs	Wages	Indirect Local Sales Tax	Direct Local Sales Tax	Local Other Taxes	Indirect Property Tax	Direct Property Tax	Total Local Taxes & Fees
Construction	\$ 570,174,180	2,258	\$ 138,338,771	\$ 2,233,134	\$ 3,707,463	\$ 355,068	N/A	N/A	\$ 6,295,665
Annual Impact from Operations - At Full Operation									
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Indirect Local Sales Tax	Direct Local Sales Tax	Local Other/Hotel Taxes	Indirect Property Tax	Annual Average Direct Property Tax (City/County Debt Service & Fees)	Total Local Taxes & Fees
Privately-Owned Residential	\$ 322,007	2	\$ 119,743	\$ 1,933	N/A	\$ 306	\$ 2,580	\$ 116,528	\$ 121,347
Multi-Family Residential	\$ 7,444,382	30	\$ 1,871,644	\$ 30,213	N/A	\$ 4,804	\$ 39,812	\$ 894,566	\$ 969,395
Hotel	\$ 7,463,960	38	\$ 1,162,218	\$ 18,761	\$ 120,780	\$ 332,383	\$ 49,868	All Commercial and Land Included in Total Above	\$ 521,792
Retail	\$ 234,214,657	1,478	\$ 47,960,274	\$ 774,199	\$ 3,449,916	\$ 123,098	\$ 1,951,599		\$ 6,298,812
Commercial Office	\$ 27,358,650	140	\$ 8,469,970	\$ 136,726	N/A	\$ 21,740	\$ 184,723		\$ 343,189
Medical Office	\$ 18,225,180	79	\$ 5,398,817	\$ 87,150	N/A	\$ 13,857	\$ 104,368		\$ 205,375
Total	\$ 295,028,837	1,767	\$ 64,982,666	\$ 1,048,982	\$ 3,570,696	\$ 496,187	\$ 2,332,951	\$ 1,011,094	\$ 8,459,911
20-Year Impact from Operations Plus One-Time Construction of Development									
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Indirect Local Sales Tax	Direct Local Sales Tax	Local Other/Hotel Taxes	Indirect Property Tax	Direct Property Tax (City/County Debt Service and Fees)	Total Local Taxes & Fees
Privately-Owned Residential	\$ 6,440,148	2	\$ 2,394,852	\$ 38,653	N/A	\$ 6,121	\$ 51,600	\$ 2,330,566	\$ 2,426,941
Multi-Family Residential	\$ 148,887,648	30	\$ 37,432,873	\$ 604,260	N/A	\$ 96,077	\$ 796,249	\$ 17,891,318	\$ 19,387,905
Hotel	\$ 138,083,260	38	\$ 21,501,028	\$ 347,080	\$ 2,234,430	\$ 6,149,086	\$ 922,558	All Commercial and Land Included in Total Above	\$ 9,653,155
Retail	\$4,607,002,309	1,478	\$ 943,378,598	\$15,228,489	\$67,859,853	\$ 2,421,330	\$ 38,387,961		\$ 123,897,633
Commercial Office	\$ 519,814,350	140	\$ 160,929,430	\$ 2,597,803	N/A	\$ 413,051	\$ 3,509,743		\$ 6,520,597
Medical Office	\$ 346,278,420	79	\$ 102,577,525	\$ 1,655,858	N/A	\$ 263,281	\$ 1,982,993		\$ 3,902,132
Construction	\$ 570,174,180	Transient	\$ 138,338,771	\$ 2,233,134	N/A	\$ 355,068	N/A	N/A	\$ 6,295,665
Total	\$6,336,680,315	1,767	\$ 1,406,553,077	\$22,705,277	\$70,094,283	\$ 9,704,014	\$ 45,651,105	\$ 20,221,884	\$ 172,084,027

Benefit/Cost Ratio: (Ratio of Taxes Designated to TIF to Local Taxes Generated From Construction and Operations, as well as Taxes Designated for Debt Service and Admin Fees.)

Rutherford County and City of LaVergne Tax Summary					
Real Property					
Year	Net New Tax on Incremental Assessed Value	Total Tax Designated for Debt Service	Total Admin Fee	Total Designated to TIF	Total Remaining Taxes After All Designations
Year 1 - 2026	\$ 1,779,298	\$ 366,592	\$ 14,127	\$ 1,059,529	\$ 339,049
Year 2 - 2027	\$ 2,237,384	\$ 461,954	\$ 17,754	\$ 1,331,572	\$ 426,103
Year 3 - 2028	\$ 2,462,778	\$ 507,411	\$ 19,554	\$ 1,466,526	\$ 469,288
Year 4 - 2029	\$ 2,462,778	\$ 507,411	\$ 19,554	\$ 1,466,526	\$ 469,288
Year 5 - 2030	\$ 2,326,879	\$ 480,432	\$ 18,464	\$ 1,384,835	\$ 443,147
Year 6 - 2031	\$ 2,419,954	\$ 499,650	\$ 19,203	\$ 1,440,229	\$ 460,873
Year 7 - 2032	\$ 2,419,954	\$ 499,650	\$ 19,203	\$ 1,440,229	\$ 460,873
Year 8 - 2033	\$ 2,419,954	\$ 499,650	\$ 19,203	\$ 1,440,229	\$ 460,873
Year 9 - 2034	\$ 2,516,753	\$ 519,636	\$ 19,971	\$ 1,497,838	\$ 479,308
Year 10 - 2035	\$ 2,516,753	\$ 519,636	\$ 19,971	\$ 1,497,838	\$ 479,308
Year 11 - 2036	\$ 2,516,753	\$ 519,636	\$ 19,971	\$ 1,497,838	\$ 479,308
Year 12 - 2037	\$ 2,516,753	\$ 519,636	\$ 19,971	\$ 1,497,838	\$ 479,308
Year 13 - 2038	\$ 2,617,423	\$ 540,421	\$ 20,770	\$ 1,557,751	\$ 498,480
Year 14 - 2039	\$ 2,617,423	\$ 540,421	\$ 20,770	\$ 1,557,751	\$ 498,480
Year 15 - 2040	\$ 2,617,423	\$ 540,421	\$ 20,770	\$ 1,557,751	\$ 498,480
Year 16 - 2041	\$ 2,617,423	\$ 540,421	\$ 20,770	\$ 1,557,751	\$ 498,480
Year 17 - 2042	\$ 2,722,120	\$ 562,038	\$ 21,601	\$ 1,620,061	\$ 518,420
Year 18 - 2043	\$ 2,722,120	\$ 562,038	\$ 21,601	\$ 1,620,061	\$ 518,420
Year 19 - 2044	\$ 2,722,120	\$ 562,038	\$ 21,601	\$ 1,620,061	\$ 518,420
Year 20 - 2045	\$ 2,722,120	\$ 562,038	\$ 21,601	\$ 1,620,061	\$ 518,420
Total	\$ 49,954,160	\$ 10,311,126	\$ 396,430	\$ 29,732,276	\$ 9,514,328
Net Present Value**				\$ 16,637,893	

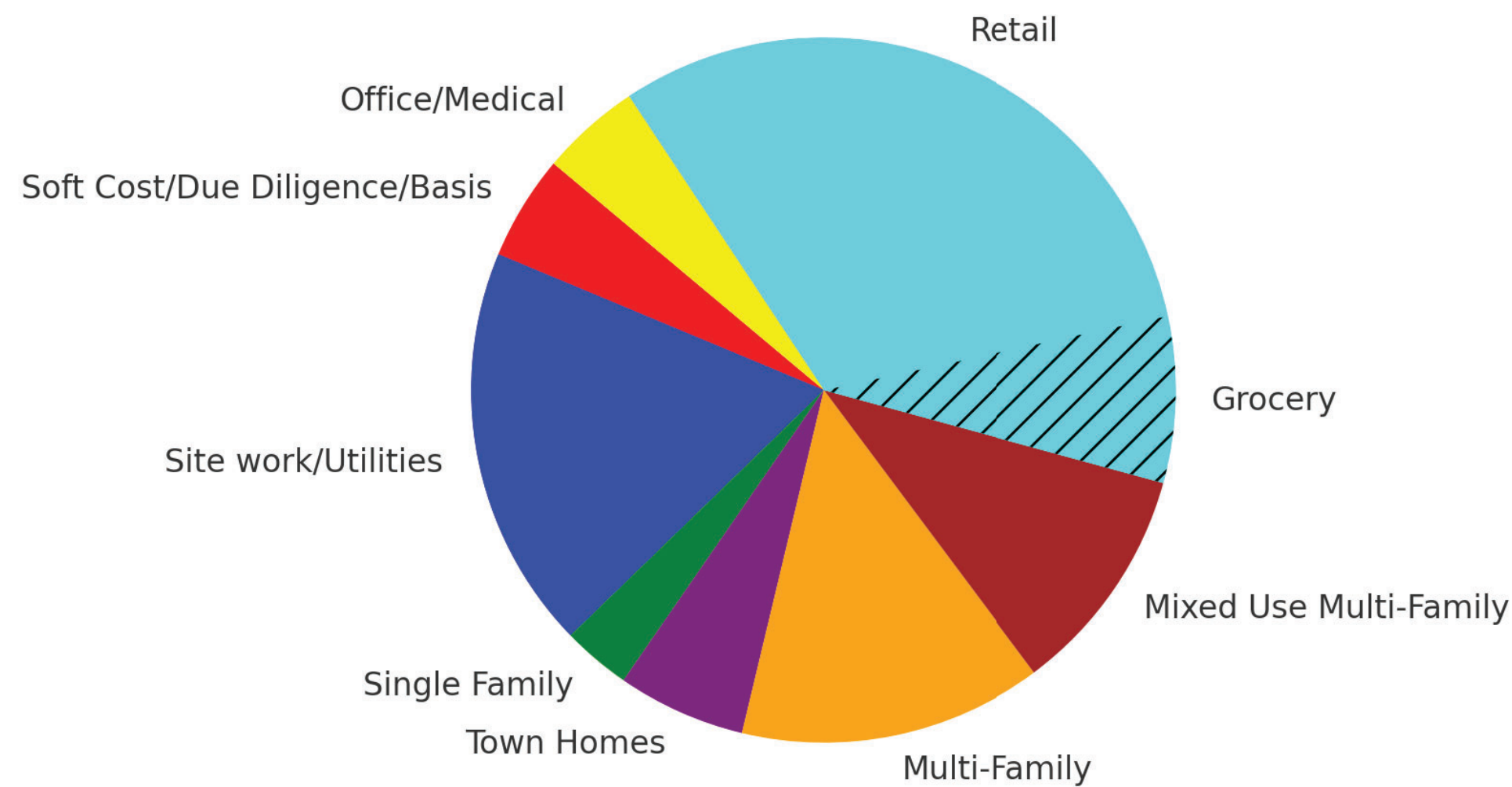
* Bold indicates reappraisal year where a 4% increase in value is assumed.

**Discount Rate of NPV Calculation is 6%



DEVELOPMENT INVESTMENT

COST IMPACT DISTRIBUTION



\$243,560,000
TOTAL COSTS



POTENTIAL MERCHANDISING PLAN

A strong tenant mix in a suburban mixed-use town center is critical for maximizing foot traffic, ensuring long-term sustainability, and driving economic success. The most important elements include:

Anchor Tenants

- Grocery Store or Specialty Market – A high-traffic grocer (e.g., Whole Foods, Trader Joe’s, or a regional chain) draws consistent daily visitors.
- Fitness Center or Boutique Gym – Health-conscious tenants (e.g., OrangeTheory, CycleBar) provide steady foot traffic.
- Entertainment Venue – A small movie theater or event space can create evening and weekend foot traffic

Food & Beverage Mix

- Casual Dining & Fast Casual – Popular chains or unique local spots (e.g., Panera, Shake Shack, or a chef-driven bistro).
- Cafés & Coffee Shops – A Starbucks, local roaster, or European-style café fosters social interaction and remote work.
- Bars & Breweries – Wine bars, breweries, or cocktail lounges encourage evening and weekend traffic.
- Grab-and-Go – Juice bars, bakeries, or dessert shops (e.g., Crumbl Cookies) create impulse visits.

Retail & Shopping

- Daily Needs & Convenience Retail – Drugstores, dry cleaners, and convenience stores provide essential services.
- Fashion & Lifestyle – A mix of national brands and local boutiques enhances the shopping experience.
- Home & Décor – Stores like West Elm, Pottery Barn, or a local home goods shop align with suburban lifestyles.
- Office & Professional Services
Coworking Spaces & Small Offices – WeWork-style spaces or traditional office tenants create daytime demand.
- Medical & Wellness Services – Urgent care, dental, and physical therapy clinics provide steady daytime visits.
- Financial & Legal Services – Banks, mortgage lenders, and law firms offer essential community services.

Residential & Hospitality Component

- Apartments or Condominiums – Mixed-income housing supports local businesses with built-in foot traffic.

Public & Community Spaces

- Parks, Plazas, & Event Spaces – Outdoor gathering areas encourage events, farmers’ markets, and seasonal activities.
- Cultural & Educational Tenants – Libraries, art galleries, or pop-up exhibition spaces enhance community appeal.

Experiential & Specialty Concepts

- Health & Beauty – Spas, nail salons, and wellness studios attract steady female foot traffic.
- Entertainment & Recreation – Escape rooms, VR arcades, or golf simulators add interactive elements.

Key Considerations for Success:

- Balanced Uses: Ensure synergy between residential, office, retail, and hospitality.
- Traffic Flow: Strategically place anchors and destination tenants to maximize visibility.
- Diversity & Uniqueness: A mix of national brands and local businesses creates an authentic community feel.
- Seamless integration with enhancing existing neighborhoods providing daily conveniences and expanding evening and weekend options enriching the experience for both long time and new residents.

POTENTIAL MERCHANDISING PLAN

DINING | GROCERY | SPECIALTY

FAST CASUAL DINING

- Tazikis Mediterranean Cafe
- Velvet Taco
- Desaneos Pizza
- Slim and Husky
- Martin's BBQ Joint
- Shake Shack
- Smash Burger
- Hugh Babies
- Edley's BBQ
- Prince's Hot Chicken
- Corner Pub
- In Town Golf
- City BBQ
- Clyde's HiFi
- Moe's Southwest Grill
- Chipotle Mexican Grill
- Panera
- The Picnic Cafe
- Jimmy John's
- Hattie B's Hot Chicken
- Jack Browns

SIT DOWN DINING

- Blue Fish
- Del Friscos
- Burger Up
- Dough Baby
- Magianos Italian Classics
- Stir
- State of Confusion
- Balter Beerworks
- Thai Ensane
- Strawberry Alley
- The Mailroom
- Sperry's Restaurant
- Fleming's
- Stoney River
- Uncle Julio's
- Superica

BREWERY / WINE / BARS

- Black Abbey
- Bearded Iris
- Tail Gate
- YeeHaw
- Vino Fiesta
- Carolina Brewery
- Top of the Rock
- Sixty Vines

COFFEE

- Starbucks
- Black Rifle
- Coffee Ya'll
- Dose
- Frothy Monkey

DESSERTS

- Jeni's Ice Creams
- Nothing Bunt Cake
- No Bake Cookie Dough
- Sweet Cici's
- Godiva
- Jamba Juice
- Planet Smoothie

GROCERY

- Publix
- Whole Foods
- Sprouts
- Fresh Market
- Food City



*THIS IS A SAMPLING OF PROSPECTIVE TENANTS THAT WILL BE TARGETED FOR THE DEVELOPMENT AND IN NO WAY SHALL BE CONSTRUED AS A COMMITMENT FROM THESE COMPANIES IN THE DEVELOPMENT.

POTENTIAL MERCHANDISING PLAN

COMMERCIAL / MIXED USE DISTRICT



* THIS IS A SAMPLING OF PROSPECTIVE TENANTS THAT WILL BE TARGETED FOR THE DEVELOPMENT AND IN NO WAY SHALL BE CONSTRUED AS A COMMITMENT FROM THESE COMPANIES IN THE DEVELOPMENT.

POTENTIAL MERCHANDISING PLAN

HEALTH AND WELLNESS | SOFT GOODS

SOFT GOODS

- Binks Outfitters
- Lulu Lemon
- Kendra Scott
- J. McLaughlin
- White’s Mercantile
- Peter Millar
- Hemline Woodway
- Lizard’s Thicket
- fab’ rik
- Katy’s Hallmark
- Monkee’s
- REI Co-Op
- Serendipity
- Draper James
- Finnleys

HEALTH AND WELLNESS

- Hand and Stone Massage and Facial
- The Cosmetic Market
- Ulta Beauty
- Sephora
- Manduu Pulse Fitness
- Pure Barre
- Pure Sweat and Float studio
- Orange Theory
- Cycle Bar
- Club Pilates
- Lash Lounge
- European Wax Center
- Salons by JC
- Paul Mitchell Salon
- Elan Skin Care
- Skoah Facial Shop
- Massage Envy
- The Lotus Room
- Fitness Anytime
- Escape Day Spa + Salon



* THIS IS A SAMPLING OF PROSPECTIVE TENANTS THAT WILL BE TARGETED FOR THE DEVELOPMENT AND IN NO WAY SHALL BE CONSTRUED AS A COMMITMENT FROM THESE COMPANIES IN THE DEVELOPMENT.

POTENTIAL MERCHANDISING PLAN

HEALTH AND WELLNESS | SOFT GOODS



* THIS IS A SAMPLING OF PROSPECTIVE TENANTS THAT WILL BE TARGETED FOR THE DEVELOPMENT AND IN NO WAY SHALL BE CONSGTRUED AS A COMMITMENT FROM THESE COMPANIES IN THE DEVELOPMENT.



R.O.W. DEDICATION

The South Waldron Mixed Use Site is strategically positioned to leverage existing and planned infrastructure improvements as outlined in the City of La Vergne's 2040 Comprehensive Transportation Plan (CTP). This alignment ensures enhanced connectivity and accessibility for both residents and businesses within the development.

Access and Infrastructure Compliance

The development will have access to existing public rights-of-way via proposed entrances on Waldron Road and future Blair Road improvements. All infrastructure will adhere to City of La Vergne standards, with any exceptions requiring approval from the City Engineer.

Planned Roadway Improvements

The CTP details specific projects aimed at upgrading key roadways adjacent to the development:

- Waldron Road (55-Feet from centerline .77 acres): Currently a two-lane roadway without curbs or sidewalks, Waldron Road is slated for realignment under CTP Projects 1 and 2. These projects aim to enhance traffic flow and safety in the area.
- Lake Road: Also a two-lane roadway lacking curbs or sidewalks, Lake Road is set to receive improvements, including the addition of 2-foot shoulders, as specified in CTP Project 15. These enhancements will improve vehicular and pedestrian safety.
- Blair Road (40-Feet from centerline 3.19 acres): Currently a two-lane roadway without curbs or sidewalks, Blair Road is planned for improvements under CTP Project 40. These upgrades will support increased traffic volumes and improve overall accessibility.

Development Integration

The South Waldron Mixed Use Site's design incorporates primary, secondary, and tertiary street patterns to facilitate strong vehicular connectivity. The internal street network will provide seamless access throughout the development and to the surrounding roadways, aligning with the city's transportation objectives.

By integrating these planned infrastructure improvements, the South Waldron Mixed Use Site will contribute to a more connected and accessible community, supporting La Vergne's growth and development goals.

DEVELOPMENT STANDARDS

RESIDENTIAL

- Uses Permitted:**
- Single family detached homes shall be on its own lot of record and sold fee simple.
 - Townhomes shall be its own land record as fee simple or horizontal property regime.
 - Multifamily dwelling units shall be for rent.
- Residential Development Standards:**
- Entrances off of Waldron Road and Blair Road shall have new entrance signage constructed of masonry materials and anchored by landscaping.
 - Building heights shall not exceed 4 stories in height.
 - Builders shall install sod and landscaping along foundations of all primary and secondary front yards along R.O.W.s of all buildings. Seed/Straw will be installed on the side and rear foundations of all buildings.
 - All townhome buildings shall be comprised of fifty percent masonry and brick.
 - All mechanical equipment (i.e. HVAC and transformers) to be screened and located in the rear/side of all units.
 - All on-site utilities shall be underground.
 - All unit types will be serviced by a 3rd party trash company.
 - Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed.
 - Parking for the residential units will comply with the City of La Vergne requirements.
 - Residential units shall have a mix of concrete and asphalt driveways.
 - All streets will be classified as a mix of public rights-of-way or private drives.
 - All streets have been designed to comply with City of La Vergne Streets Standards.
 - Public sidewalks will be provided on both sides of all public streets throughout the development to create a pedestrian friendly community. There will also be pedestrian connections between the residential portion of the development to the mixed uses town center.
 - Mail service will be provided via CBU.
 - Decorative street lights will be coordinated with MTEMC.
 - All home owners shall be required to be a member of the H.O.A.
 - As a member of the H.O.A., the residents shall be subject to restrictive covenants, and be required to pay membership dues as determined by a 3rd party management company.
 - HOA will be managed by independent 3rd party management company.
 - The common areas will be owned and maintained by an H.O.A.
 - All infrastructure shall comply with City of La Vergne Standards. Any exceptions must be approved by the City Engineer.
 - Fencing shall be constructed of durable materials. Wooded and chain-link fences are prohibited.
 - All parking shall be located at least 10-feet from the public R.O.W. along Waldron and Blair Road.
 - All parking areas to be screened from public rights-of-way by landscaping or in combination with berms.
 - A mix of Type 1 & Type 2 Transitional Screening applications shall be provided at the perimeter edges of the proposed development and as identified/labeled.
 - Monument signage shall be placed no closer than 5-ft to the R.O.W. along Waldron and Blair Roads.
 - Monument signage shall have materials consistent with the building architecture, and be accented with landscaping. Signage lighting will be exterior or push-thru style illumination. Signage shall comply with applicable zoning ordinance at the time of request.
 - All mechanical equipment located on the ground (i.e. hvac and transformers) to be screened with landscape or fencing. If mechanical equipment is located on the roof, then they shall be screened from view.
 - Any solid waste enclosures shall be constructed of materials consistent with building architecture, be at least 8-feet tall, with opaque gates, and shall be screened with landscaping. Solid waste collection service shall be provided by a private hauler.
 - All on-site utilities will be underground.
 - On-site lighting will comply with the LZ-2 standards outlined in the Model Lighting Ordinance by the International Dark-Sky Association to prevent light pollution and provide safety for patrons and employees.
 - Parking will comply with the City of La Vergne Zoning Ordinance for the allowable uses outlined to the right. Shared parking shall be implemented as needed/requested.
 - All parking will have curbing.
 - Fencing shall be constructed of durable materials. Wooded and chain-link fences are prohibited.
 - Multi-Family: 74% Concrete masonry board, glazing/doors, natural wood, composite wood, metal, and 26% masonry for exterior materials. Building elevations exempld provided in slide. Note, the long faces carry most of the masonry so the buildings look to have more masonry than as calculated.
 - Townhomes: 60% Concrete masonry board, composite wood material, natural wood , and 40% masonry or stone for the exterior materials.
 - Single Family Homes: 20% Concrete masonry board, composite wood material, natural wood, and 80% masonry or stone for the exterior materials.

COMMERCIAL

- While the exact uses for the commercial properties are unknown at this time, the allowable uses for this development are listed below. The list of allowable uses is based on the allowable uses listed under (C-2) Highway Service District and (C-3) Neighborhood Service Business District in the current zoning ordinance. Therefore, additional standards for those anticipated uses have been outlined below. The proposed sites will provide for adequate parking (including shared parking), vehicular and pedestrian circulation, solid waste management, stormwater management and landscaping.
- Uses Permitted:**
- Convenience retail sales and services
 - Consumer Repair Services
 - Financial, insurance, real estate and consulting services
 - Food and beverage services
 - Food Service (take out and drive-thru)
 - Animal Care & Veterinarian (provided no outside housing of animals)
 - General business services
 - General personal services
 - General retail trade
 - Medical Services
 - Professional Services (not otherwise listed)
 - Religious facilities
 - Daycare
 - Grocery Stores
 - Gasoline Station (including beer and tobacco sales)
 - Beauty Parlor
 - Barbershops
 - Hardware Store
 - Drug Store & Pharmacy
 - Liquor Store
 - Hotel
 - Professional Office
- Uses Prohibited:**
- Bus transit station
 - Bus or truck vehcile repair, meaintenance or storage facility
 - Building materials and farm equipment sales
 - Concrete or asphalt plant
 - Rock quarry
 - Residential homes leased on a short term basis of less than 30 days, such as VRBO and Air B&B, but hotels and motels are expressly permitted
 - Automobile sales, rental (other than as part of a hote’s services) and delivery, aircraft dealers, boat dealers, recretaional and utility trailer dealers
 - Wholesale sales
 - Plant and forest nurseries
 - Mortuaries, crematoriums and funeral homes
 - Self-Storage, Mini Storage and Mini-Warehousing
 - Outside kennels/Stables
 - Manufacturing, Industrial and Warehousing
 - Sporting and recreational vehcile campgrounds and tracks
 - Automotive Repairs & Service
 - Cellular Towers over 25’ tall
 - Automotive wrecking & recycling
 - Junk or salvage yards
 - Vehicle Storage Areas
 - Truck Terminals
 - Automotive, marine craft, aircraft and accessories
 - Self-Service Laundries
 - Marijuana Dispensoaary and/or Marijuana Paraphernalia
 - Beer & Tobacco Store (but spcifically excluding convenience retail sales, grocery, and services)
 - Vape/CBD Tattoo or Check Cashing Store
- Commercial Development Standards:**
- Building heights shall not exceed 4 stories in height.
 - All parking shall be located at least 10-feet from the public R.O.W. along Waldron and Blair Road.
 - All parking areas to be screened from public rights-of-way by landscaping or in combination with berms.
 - A mix of Type 1 & Type 2 Transitional Screening applications shall be provided at the perimeter edges of the proposed development and as identified/labeled.
 - Drive-thru windows shall be permitted for uses such as restaurants, financial institutions, dry cleaners, etc.
 - Commercial buildings shall have a well defined architectural base by use of different materials, colors or change in pattern or a combination of these techniques.
 - Building elevations will have articulation or multiple building planes to promote quality architecture, and main entrances that are well defined and easily recognizable.
 - Buildings shall have a minimum of 3’ of foundation planting, except where access for drive-through windows are needed.
 - The commercial lots shall have a pedestrian network that connects to Waldron Road and Blair Road. There will also be pedestrian connections between the residential portion of the development from the commercial property.
 - Monument signage shall be placed no closer than 5-ft to the R.O.W. along Waldron and Blair Roads.
 - Monument signage shall have materials consistent with the building architecture, and be accented with landscaping. Signage lighting will be exterior or push-thru style illumination. Signage shall comply with applicable zoning ordinance at the time of request.
 - Building signage shall follow standards outlined in the City of La Vergne sign ordinance.
 - All mechanical equipment located on the ground (i.e. hvac and transformers) to be screened with landscape or fencing. If mechanical equipment is located on the roof, then they shall be screened from view.
 - Any solid waste enclosures shall be constructed of materials consistent with building architecture, be at least 8-feet tall, with opaque gates, and shall be screened with landscaping. Solid waste collection service shall be provided by a private hauler.
 - All on-site utilities will be underground.
 - On-site lighting will comply with the LZ-2 standards outlined in the Model Lighting Ordinance by the International Dark-Sky Association to prevent light pollution and provide safety for patrons and employees.
 - Parking will comply with the City of La Vergne Zoning Ordinance for the allowable uses outlined to the right. Shared parking shall be implemented as needed/requested.
 - All parking will have curbing.
 - Commercial lots will not be a part of the residential H.O.A.
 - Commercial lots that utilize communal facilities shall be part of an owners organization responsible for the care and upkeep of shared drainage, parking, etc.
 - Fencing shall be constructed of durable materials. Wooded and chain-link fences are prohibited.
 - Commercial will be 50% masonry, 50% glazing doors, wood accents, metal, composite wood material.

ARCHITECTURAL CHARACTERISTICS - TOWNHOMES AND MULTIFAMILY

ROOFING MATERIALS

PERMITTED	DIMENSIONAL ASPHALT SHINGLES LAMINATED SHINGLES COPPER FINISHES STANDING SEAM METAL ROOFS
NOT PERMITTED	ROLLED ASPHALT ASBESTOS CEMENT SHINGLES BRIGHTLY COLORED METAL ROOFING

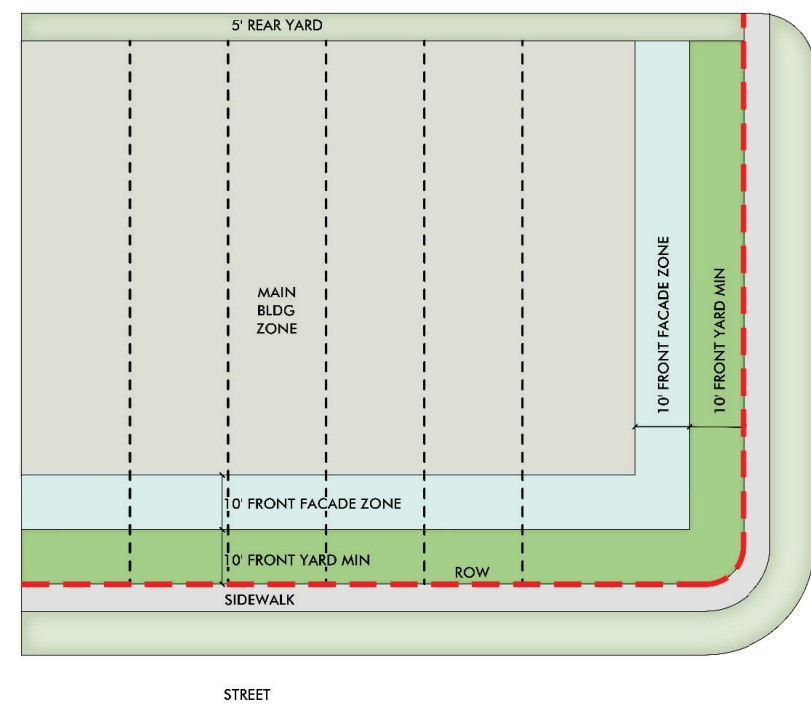
EXTERIOR SIDING MATERIALS

PERMITTED	BRICK STONE STUCCO NATURAL WOOD ACCENTS CEMENTITIOUS PANELS + LAP/PLANK SIDING
NOT PERMITTED	ALL PLASTICS/VINYL SIDING PLYWOOD CONCRETE BLOCK

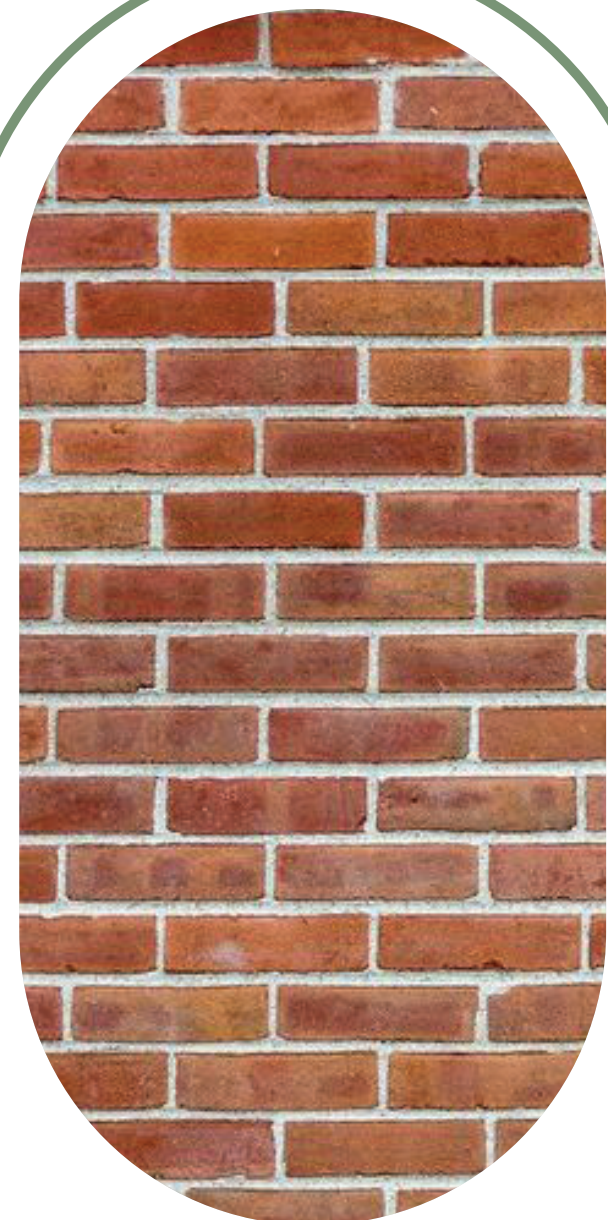
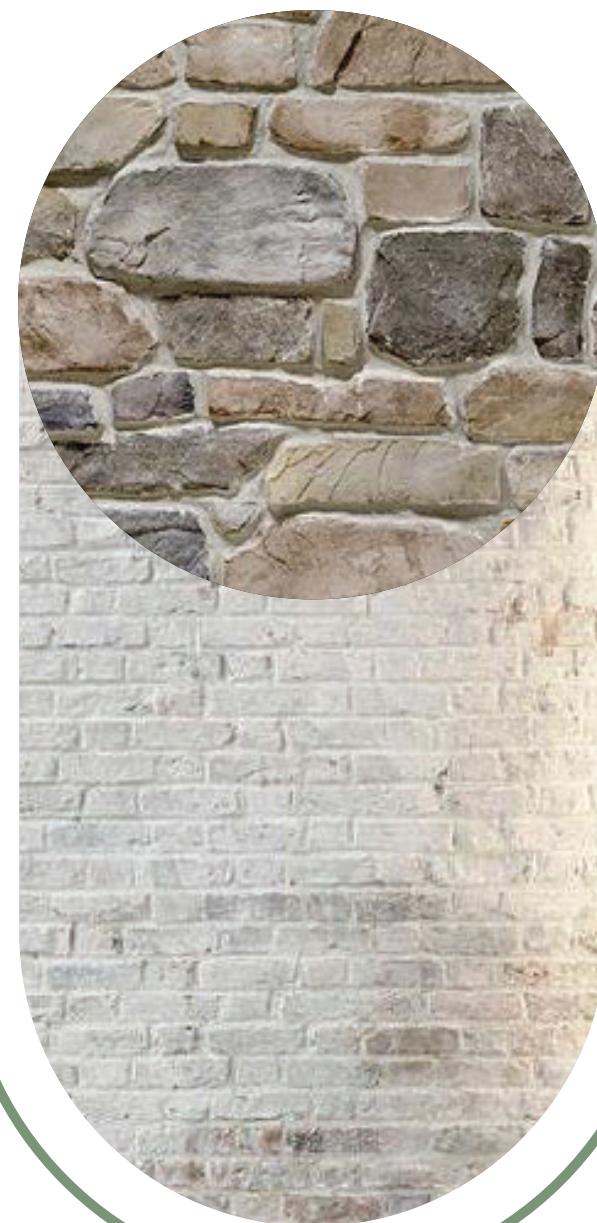
EXTERIOR COLORS

PERMITTED	MUTED NATURAL EARTH TONES
NOT PERMITTED	BRIGHT PRIMARY COLORS

TOWNHOMES



Width: Ranges from 16-20 feet
Depth: Range from 70 - 120 feet
Front Yard Setback: 10 feet
Front Facade Zone: 10 feet
Side Street Setback (Corner Lots): 10 feet.
Side Street Facade Zone (Corner Lots): 10 feet
Side Yard Setback: Townhomes must be at least 10 feet apart.
Rear Loaded Garages: May be placed at either 5 feet or 22 feet from the edge of the alley, and within the side facade zones.
Porches, Bay Windows, and Stoops: May extend into the Front Yard Setback, but no closer than 5 feet to sidewalk
Front loading townhomes shall provide either surface parking spaces along the front facade with a sidewalk and a minimum 5 foot landscape to front facade, or front loading garages set back 5 feet from the main entrance and provide a minimum 22' driveway parking space from back of sidewalk to face of garage.
Townhomes shall be its own land record as fee simple or horizontal property regime.



ARCHITECTURAL CHARACTERISTICS - SINGLE FAMILY DETACHED HOMES

ROOFING MATERIALS

PERMITTED	DIMENSIONAL ASPHALT SHINGLES LAMINATED SHINGLES COPPER FINISHES STANDING SEAM METAL ROOFS
NOT PERMITTED	ROLLED ASPHALT ASBESTOS CEMENT SHINGLES BRIGHTLY COLORED METAL ROOFING

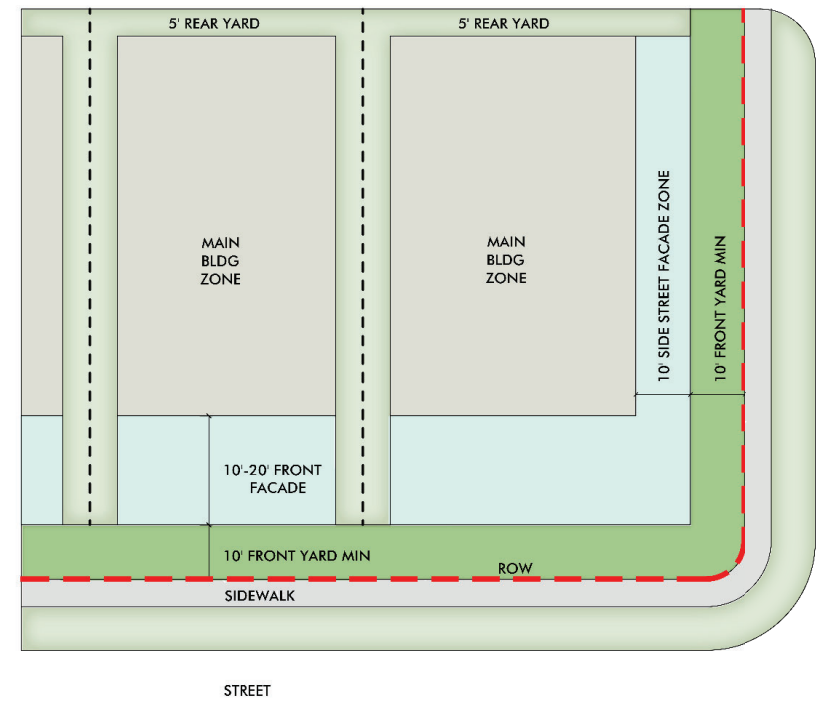
EXTERIOR SIDING MATERIALS

PERMITTED	BRICK STONE STUCCO NATURAL WOOD ACCENTS CEMENTITIOUS PANELS + LAP/PLANK SIDING
NOT PERMITTED	ALL PLASTICS/VINYL SIDING PLYWOOD CONCRETE BLOCK

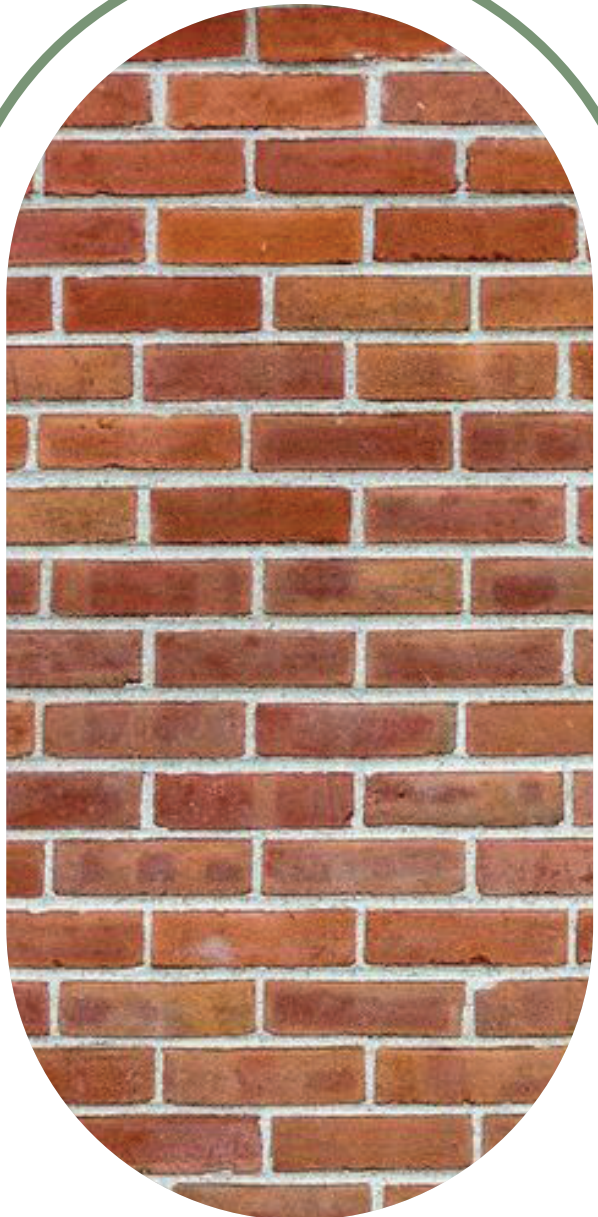
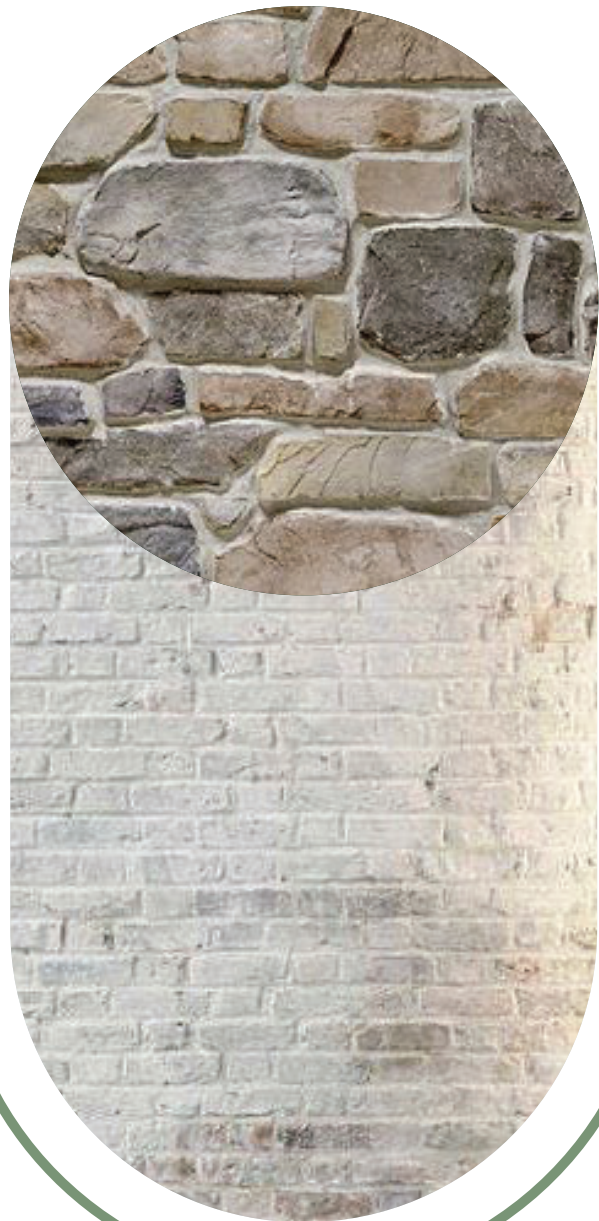
EXTERIOR COLORS

PERMITTED	MUTED NATURAL EARTH TONES
NOT PERMITTED	BRIGHT PRIMARY COLORS

SINGLE FAMILY



Width: Ranges from 50 - 75 feet
Depth: Range from 110 - 130 feet
Front Yard Setback: 10 feet
Front Facade Zone: Generally 10 - 20 feet deep.
Side Street Setback (Corner Lots): 10 feet.
Side Street Facade Zone (Corner Lots): 10 feet.
Side Yard Setback: Minimum setbacks for all structures are 5 feet. Houses must be at least 10 feet apart
Garages: Lots with driveway access from the street shall have garages placed min. 3 feet behind the front facade of the Main Body of the house.
Porches, Bay Windows, and Stoops: May extend into the Front Yard Setback, but no closer than 5' to sidewalk.



ARCHITECTURAL CHARACTERISTICS - COMMERCIAL

ARCHITECTURAL CHARACTER STANDARDS:

- Elevated Architectural Detail
- Cohesive Design Aesthetic for All Buildings
- Similar Themes between adjacent Structures
- Rooflines and Cornices to vary to create interest
- Mechanical Screening from Pedestrian View
- Color Scheme to be consistent within General Design
- One and Two-Level Structures to be comparable in heights with roof lines and features
- Glazing at the main retail spaces on the main level is beneficial for pedestrian interest
- Building and Dumpster enclosure elevations sown with materials notes and colored to accurately represent built appearance
- Prototype designs, indicate how they have been adapted to La Vergne setting and guidelines
- Location of building service areas noted, with screening provided
- Location of exterior mechanical equipment noted, plans for screening

MASSING, PROPORTION AND SCALE:

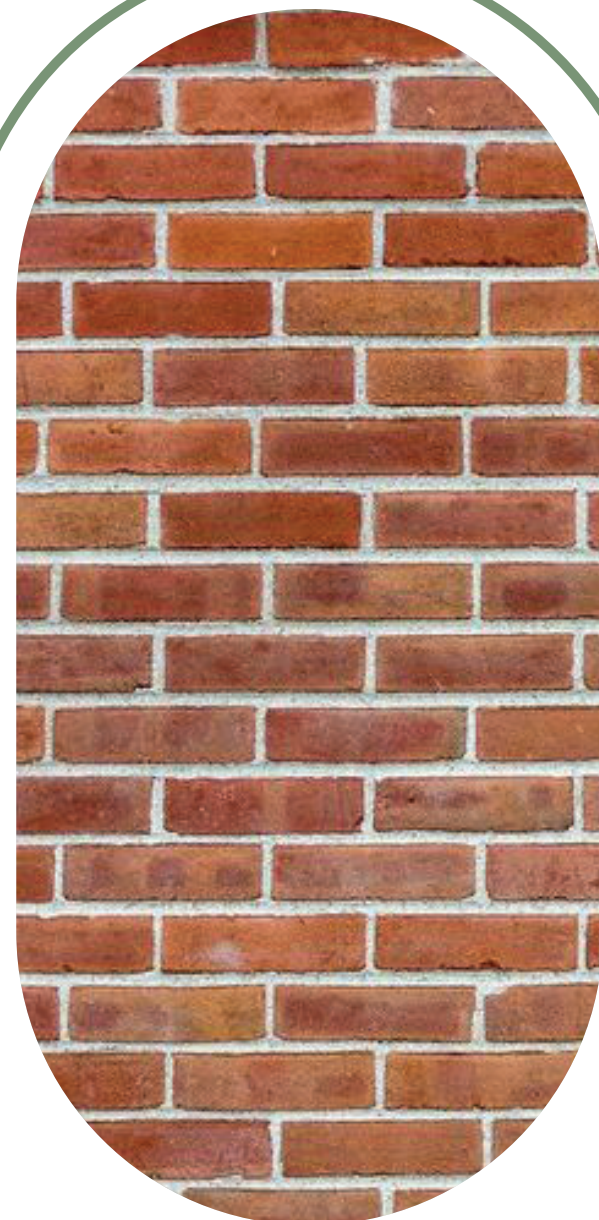
- Create appropriate massing and scale per adjacent structures and context
- Awnings, canopies and Main level retail window openings
- Vertical masonry columns between glazing
- Common design elements with masonry
- Utilize nominal masonry and not utility sized brick
- Main level window height to be 10'-0" with clear glazing
- Building entries to be visible and defined
- Facades shall not be flat and shall have stepping and breaks

BUILDING HEIGHT AND SETBACKS:

- All architectural building design shall follow the La Vergne City Zoning and Design Ordinance
- Roof cornices shall create shadow lines
- Clock tower and Roof features such as Gables and Tower Features shall be provided at main corner elements
- Symmetrical building heights and roof features may be required at gateway elements between buildings
- One story and two story shall be designed not to create drastic building height changes
- Setbacks with entrances and differentiating setbacks within buildings is encouraged for shadowing etc.
- Mechanical roof screening with parapets, roof structures or placed where not visible from grade
- No long Roof line designs will be appropriate without variation in parapets and cornices

BUILDING COMPOSITION AND PATTERNING:

- Repetition is good for patterning
- Mix of masonry and metal panels and sim. limestone
- Create pedestrian visual connections between structures
- Symmetry should be used in mirrored building structures for "gateway" effect
- Roof line should be designed to vary and provide rhythm
- No large wall areas without varying depths and breaks in elevation
- Windows, Columns and vertical elements to break up facades
- Lighting sconces and other lighting features to be used
- Base, Body and Cap for architectural standards
- Main Level Retail windows areas to be 40% min.



ARCHITECTURAL CHARACTERISTICS - COMMERCIAL

MATERIAL SELECTIONS AND STANDARDS AND PERCENTAGES:

All visible Sides of buildings shall be consistent for material use.
All materials to be durable and of high quality for longevity and maintenance purposes

PRIMARY MATERIALS – 70%: Nominal Full brick or thin brick
Natural or Simulated/Synthetic Stone
Smooth Cast Stone
SECONDARY MATERIALS – 20%: Exterior Insulation Finish System or EIFS (Cornices etc.)

ACCENT MATERIALS – 10%: [NOTE: No More that 10% of Accent Material is Allowed]
Architectural Metal Wall Panels
Simulated Prefinished Wood
Smooth-Faced Concrete Masonry
Simulated stone (Lick and Stick)
CMU or Split-Faced CMU
Corrugated R-Panels (Prefab Structures)

DISCOURAGED MATERIAL USE:
Large areas of EIFS/Dryvit
Simulated stone (Lick and Stick)
CMU or Split-Faced CMU
Corrugated R-Panels (Prefab Structures)

WINDOWS:

1” Insulated Aluminum Storefront Marvin
Elevate or Equal
Iron Lion Metal Frame or Equal
False Windows and Spandrel Glass may be used as accent

ROOFING:

Standing Seam Metal Roofing
Pre- Finished Metal Coping
TPO for typical non-visible roofing

AWNINGS AND CANOPIES:

Standing Seam Metal Awnings
Smooth ACM Metal for Canopies etc.
Fabric Awnings

LIGHTING:

Consistent Pole Type Lighting, Black in Color
Sconce Lighting, should have varying standards
Uplighting recessed in walkway or building mounted accent

GENERAL PALETTE:

Retail/Mixed use, along center entry drive or “Avenues” architectural aesthetic may have a similar aesthetic to create a more cohesive well-organized shopping environment.

Commercial outparcels and other structures would follow the primary and secondary material options.

Prototype retail parcels would follow the primary and secondary material options but allow the prototypical design and their material concepts to remain.

- “Avenue” or retail/Mixed use section may be lighter stucco and brick with main level glazing
- Colors for accents may be placed for interest or signage
- Number of varying colors may be limited depending on tone changes
- Lighting and window type frames to be considered

HARDSCAPES:

- Masonry site landscape and seat walls, planter walls and landscape features to create pedestrian gathering spaces with benches and light poles along walkways.
- Pathways to be added from parking to retail spaces

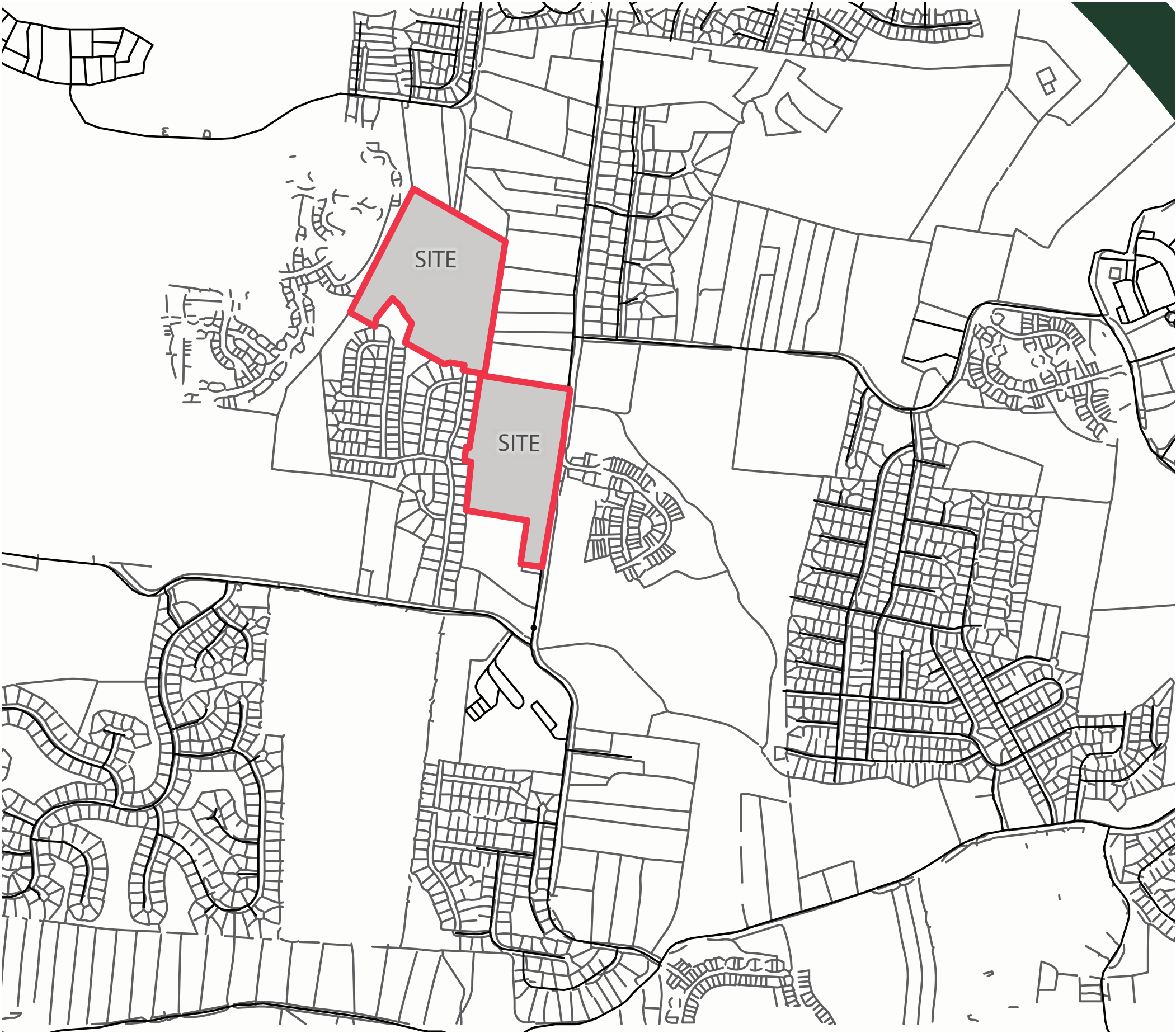
ROOF AND PARAPET:

- Long facades should have vertical features and varying roof lines
- Cornice lines with masonry detail shadow lines
- Gable roof and Corner Tower Features with varying roof lines
- Parapets and cornices shall create detail and provide shadowing
- Metal Roofing features and coping detail shall be consistent
- Stepping facades in plan and roof line
- Varying heights
- Rear roof side parapets visible form grade shall have finished material all sides
- Roof pitch in all areas shall be the same pitch for consistency

SIGNAGE:

- All building signage shall follow the La Vergne City Zoning and Design Ordinance
- Signage should be contextual in height and scale with neighboring or adjacent structures
- Way finding signage will be designed to be throughout the development with a consistent aesthetic
- Neon Signage is not encouraged outside of “OPEN” type at retail storefronts





EXISTING CONDITIONS - VICINITY MAP

SUBDIVISION DEVELOPMENTS

Subdivision Name	TYPE	Existing 2024	Proposed Build-out	Exiting Plus Permitted
Cedar Ridge Apt	Apartment	150	150	150
Farmingdale	Single Family	267	267	267
Dove Creek	Single Family	133	133	133
Carother's Crossing (Metro)	Mixed Use	414	2300	414
Carother's Crossing (La Vergne)	Mixed Use	166	343	210
Brookside	Single Family	189	198	189
Summit View	Single Family	117	117	117
Woodland Hills	Single Family	366	451	366
Walnut Ridge	Single Family	68	68	68
The Ridge	Single Family	112	145	117
Arbor Ridge	Mixed Use	0	571	0
Portico Place	Single Family	71	163	87
Woodsong	Single Family	208	208	208
Vineyards	Single Family	353	353	353
McFarlin Point	Single Family	350	350	350
Pinnacle Point	Single Family	120	143	120
Woods at Martins Bend	Single Family	32	32	32
Gwynne Farms (Smyrna)	Mixed Use	135	540	135
Mission Hills	Mixed Use	0	599	0
Blair Ridge	Townhome	0	141	0
Total:		3251	7272	3316

AREA DEMOGRAPHICS

Population Summary

2010 Total Population	32,888
2020 Total Population	38,719
2023 Total Population	40,760
2028 Total Population	43,518
2023-2028 Annual Rate	1.32%
2023-2028 Total Growth	6.60%
2020 Group Quarters	61
2023 Group Quarters	61
2023 Total Daytime Population	37,307
Workers	17,469
Residents	19,838

Housing Unit Summary

2023 Housing Units	13,653
Owner Occupied Housing Units	68.8%
Renter Occupied Housing Units	27.6%
Vacant Housing Units	3.5%
2028 Housing Units	14,597
Owner Occupied Housing Units	71.0%
Renter Occupied Housing Units	25.6%
Vacant Housing Units	3.4%

Household Summary

2010 Households	11,049
2010 Average Household Size	2.98
2020 Total Households	12,472
2020 Average Household Size	3.10
2023 Households	13,170
2023 Average Household Size	3.09
2028 Households	14,095
2028 Average Household Size	3.08
2023-2028 Annual Rate	1.37%
2010 Families	8,523
2010 Average Family Size	3.34
2023 Families	9,668
2023 Average Family Size	3.55
2028 Families	10,296
2028 Average Family Size	3.54
2023-2028 Annual Rate	1.27%



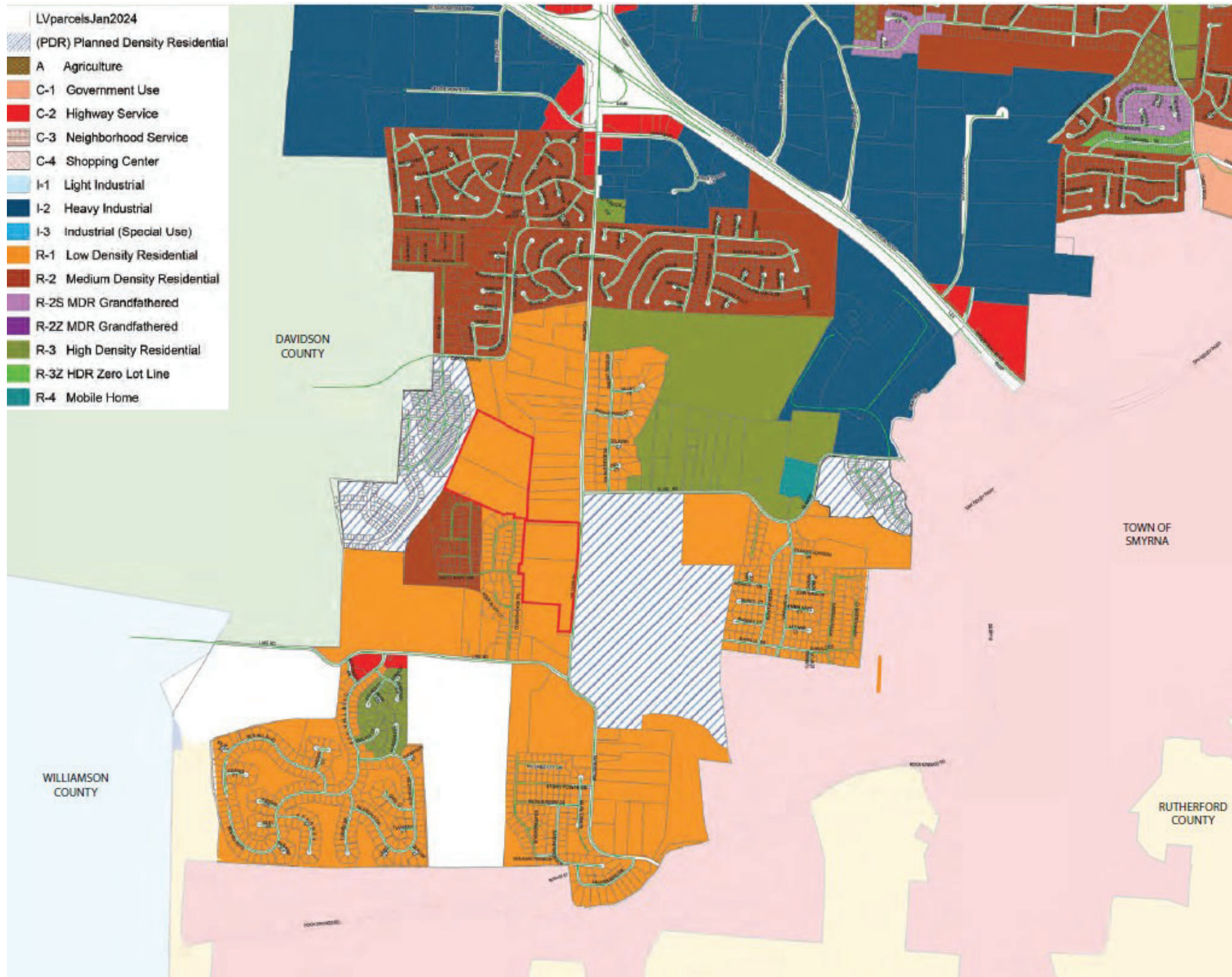
SUBDIVISION MAP

EXISTING SUBDIVISIONS

The South Waldron Mixed Use Site is centrally located amidst a diverse array of residential subdivisions, each contributing to the area's established character and appeal.

- East: Arbor Ridge PDR along Waldron Road offers a mix of residential types, commercial spaces, and trails. Further east, Ivy Pointe consists of two-story, single-family homes with garages and brick facades.
- North: Walnut Ridge Estates on Walnut Ridge Drive features single-family homes, primarily one and two stories, with vinyl and brick exteriors.
- West: The Ridge includes two-story single-family homes with garages and brick facades.
- Northwest: Carothers Crossing offers two-story homes with front and rear garages, featuring brick and stone exteriors.
- South: Pinnacle Point Subdivision, located behind Rock Springs Elementary, consists of two-story single-family homes.

This mix of established subdivisions enhances the South Waldron Mixed Use Site's potential for seamless integration of commercial and retail development as part of the local residential fabric, provides a well-rounded, community-oriented environment. With architectural consistency, and frequent use of brick and stone, combined with accessible amenities, positions the development as a complementary addition to the surrounding neighborhoods.



EXISTING ZONING

The South Waldron Mixed Use Site is Located in a diverse zoning area within La Vergne, the site brings together residential and commercial opportunities to create a thriving community-oriented environment. The surrounding area is largely zoned Low Density Residential (R-1), preserving the peaceful and residential character of the neighborhood while offering a seamless integration for commercial development.

Proximity to Planned Development Residential (PDR) Areas:

- Carothers Crossing (Northwest of the site): This PDR-zoned area provides a unique community feel with a blend of housing types, creating a versatile neighborhood that fosters interaction and accessibility. The mixed residential styles within Carothers Crossing attract a dynamic community that would benefit from nearby commercial conveniences.
- Arbor Ridge (East, along Waldron Road): Another PDR-zoned area, Arbor Ridge combines diverse residential options with amenities like trails and open spaces, supporting an active, walkable environment. This development emphasizes community connectivity, making it a natural fit for businesses that value foot traffic and neighborhood engagement.

This mix of R-1 and PDR zoning around the South Waldron site offers a balanced array of land use options, promoting a harmonious blend of residential density and commercial accessibility. The integration of these zoning types encourages connectivity, providing residents with easy access to essential services, retail options, and amenities. The site's proximity to these mixed-use and residential areas makes it an ideal location for businesses aiming to serve a well-established and growing community, ultimately enhancing the neighborhood's appeal and functionality.

EXISTING ZONING MAP - CITY OF LA VERGNE

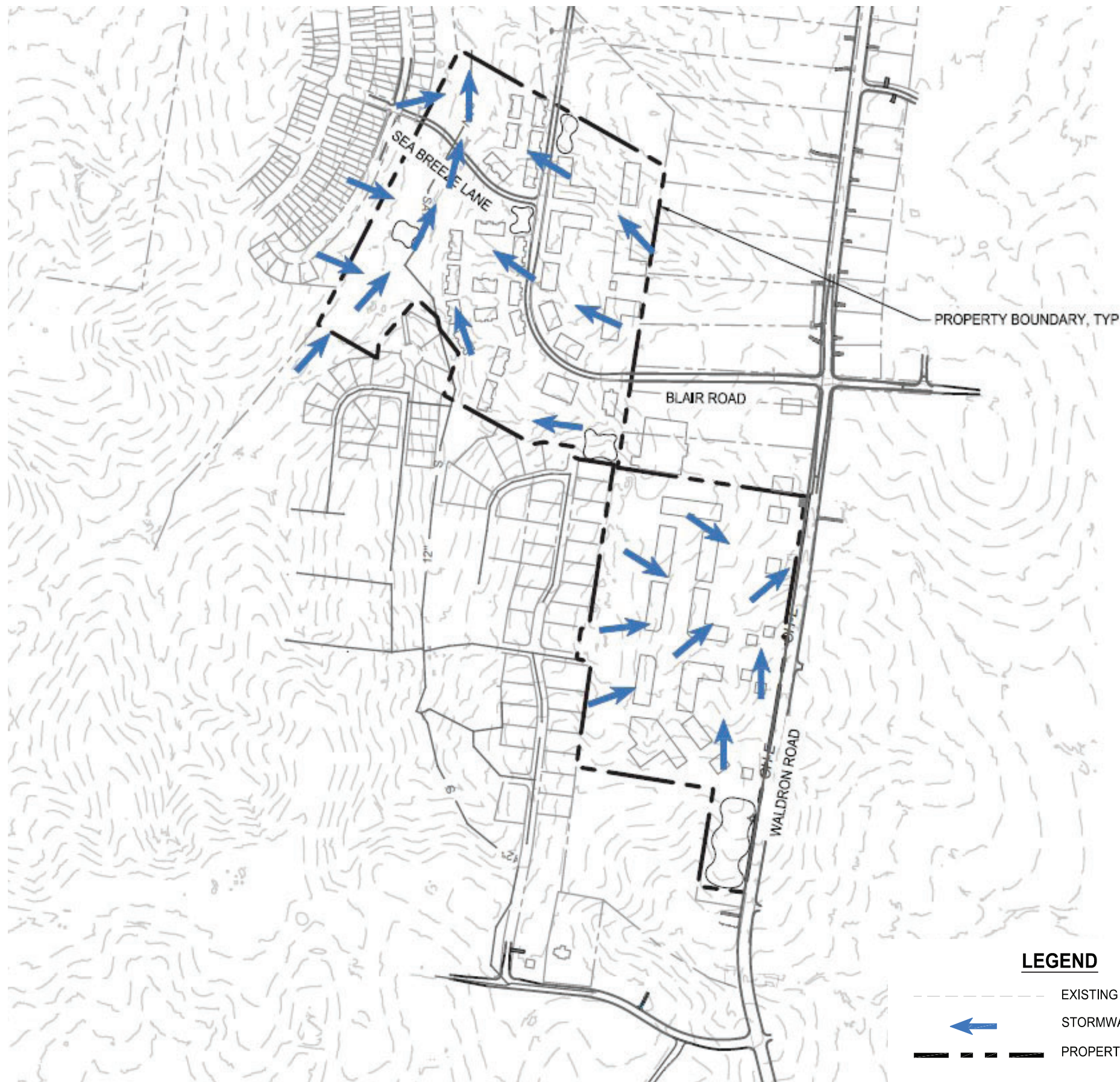
SITE UTILITIES



- Water Service will be provided by the City of La Vergne Public Utilities Department.
- As part of the Blair Road extension project, a 12" and 8" water main will be extended through the northern half of the property. As a part of the Waldron Road widening project, the existing 12" and 8" water mains will eventually be replaced by a single 18" water main.
- Sanitary sewer exists in the northern half of the project boundary along side Hurricane Creek, a 12" gravity main for a portion of the limits before upsizing to an 18" gravity sewer main. The southern half of the project is currently served by a lift station, gravity connections are currently being explored.
- Electric Service will be provided by Middle Tennessee Electric Membership Corporation, MTEMC. Service will be extended from Waldron Road into all areas of the site.



SITE UTILITY EXHIBIT



SITE TOPOGRAPHY

- The topographic map above shows the site's topographic contours and general drainage patterns in the existing condition.
- The northern portion of the site drains east to west towards Hurricane Creek, which runs south to north. The southern portion of the project drains west to east and south to north.
- This property does not lie within any floodplain areas and is fully within Zone "X" as shown on panel 47149C0105J, EFF. 5/9/2023.

HYDROLOGY AND TOPOGRAPHY

PENDING

PER SECTION 3-101.2.4 OF THE SUBDIVISION REGULATIONS

SITE TOPOGRAPHY | 5 FOOT CONTOUR LINES

PENDING

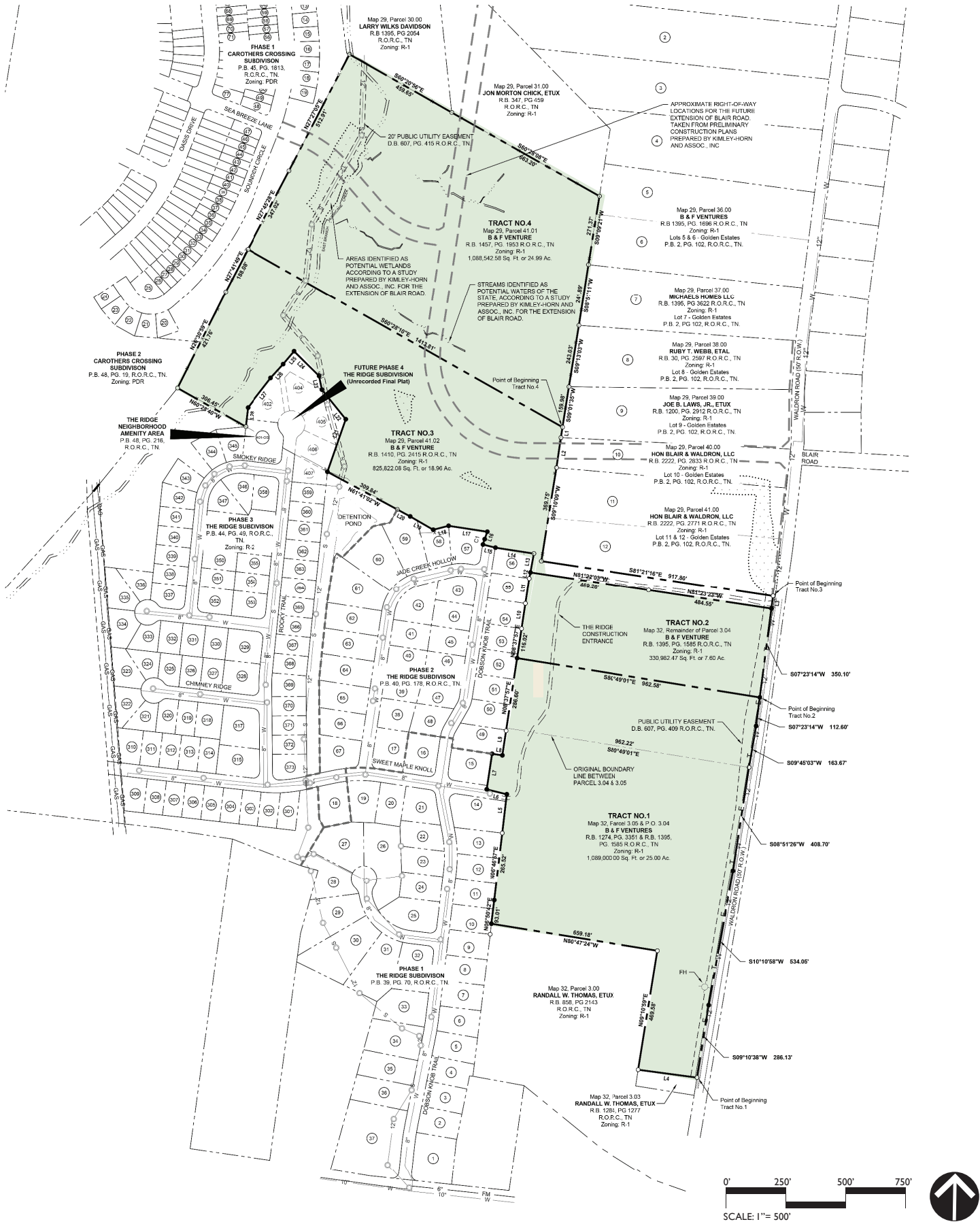
PER ORDINANCE SECTION 14-603(5)(C)(I) STORM DETENTION CALCULATIONS



APPROXIMATE FLOODPLAIN LOCATION



SITE SURVEY



SITE SURVEY

The South Waldron Mixed Use Site is meticulously planned to harmonize with its surrounding environment while providing a high-quality aesthetic that supports retail, commercial, and community engagement. The design incorporates key architectural elements to create a welcoming and cohesive space that aligns with nearby structures, enhancing the area’s overall character and appeal.

Proposed Site Work Elements:

- **Massing and Scale:** The building forms will be thoughtfully scaled and massed to match the context of adjacent structures, ensuring compatibility with the surrounding neighborhood.
- **Awnings, Canopies, and Retail Window Openings:** Ground-level retail spaces will feature awnings and canopies to add depth to the façade while providing shelter for patrons. Large retail windows will foster visibility and a welcoming ambiance, inviting pedestrian engagement and street activity.
- **Vertical Masonry Columns:** Vertical masonry columns between window glazing provide a rhythm and solidity to the structure, enhancing its architectural integrity and visual appeal.
- **Masonry Design Consistency:** Common design elements will include high-quality masonry detailing, incorporating nominal-sized bricks (not utility-sized) to ensure refined, cohesive design. This masonry approach strengthens the building’s presence while promoting durability and timeless appeal.
- **Main Level Windows with Clear Glazing:** Large 10-foot high clear-glazed windows on the main level will increase natural light, support visual connections to the interior, and create an open and transparent atmosphere for retail spaces.
- **Defined Building Entries:** The entrances will be highly visible and thoughtfully defined, creating an inviting and accessible entry experience for customers and visitors.
- **Dynamic Facade Design:** To avoid flat facades, the buildings will feature architectural stepping and breaks that add depth and interest, promoting a varied and visually engaging streetscape. This articulation creates a human scale and ensures that the development complements the surrounding area’s architectural diversity.

These design and site work elements come together to create a visually appealing, functional, and community-oriented development that enhances the local architectural landscape while supporting businesses and community interaction.

Line Table		
Line #	Direction	Length
L1	S08°58'31"W	41.20'
L2	S08°21'17"W	118.97'
L3	S08°00'17"W	49.68'
L4	N82°23'01"W	231.77'
L5	N06°41'29"E	152.28'
L6	N76°05'41"W	80.86'
L7	N08°39'15"E	140.13'
L8	S81°19'11"E	40.45'
L9	N08°37'55"E	97.36'
L10	N08°40'09"E	100.00'

Line Table		
Line #	Direction	Length
L11	N08°40'47"E	100.02'
L12	N10°34'07"E	24.56'
L13	N10°34'07"E	75.13'
L14	N81°21'20"W	152.03'
L15	N75°21'15"W	50.00'
L16	N19°36'48"E	30.73'
L17	N81°21'20"W	152.82'
L18	S75°52'08"W	62.10'
L19	N80°00'51"W	103.94'
L20	N61°35'37"W	57.19'

Line Table		
Line #	Direction	Length
L21	N19°12'06"E	217.46'
L22	N38°56'35"W	148.60'
L23	N11°21'07"W	54.97'
L24	N45°31'30"W	137.19'
L25	S40°12'09"W	65.87'
L26	S42°34'30"W	72.93'
L27	S37°43'40"W	146.97'
L28	S06°41'10"W	74.83'

Curve Table				
Curve #	Radius	Length	Chord Direction	Chord Length
C1	250.00'	21.82'	N17°08'47"E	21.81'



PLANT PALETTE



OCTOBER GLORY
MAPLE
*Acer rubrum 'October
Glory'*
Fall color: Red
Deciduous Tree



WILDFIRE BLACK
GUM
Nyssa sylvatica 'Wildfire'
Fall color: Red/Orange/Purple
Deciduous Tree
Bloom: White; Spring
Fruit: Black; Fall



SHUMARD OAK
Quercus shumardii
Fall color: red
Deciduous



HIGHTOWER WILLOW
OAK
*Quercus phellos 'QPSTA'
PP13,677*
Fall color: Orange/Yellow
Deciduous



RIVER BIRCH
Betula nigra
Fall color: Yellow
Deciduous



MOONGLOW
SWEETBAY MAGNOLIA
*Magnolia virginiana 'Jim
Wilson'*
Fall color: Green
Semi-Evergreen
Bloom: White; Summer



RISING SUN REDBUD
*Cercis canadensis 'Rising
Sun'*
Fall color: Red/Orange
Deciduous
Bloom: Pink; Spring
Fruit: Dark brown pod; Winter



APPALACHIAN
SPRING DOGWOOD
*Cornus florida
'Appalachian Spring'*
Fall color: Red/Purple
Deciduous
Bloom: White; Spring



AMERICAN HOLLY
Ilex opaca
Fall color: Green
Evergreen
Fruit: Red; Fall to Winter



GREEN GIANT
ARBORVITAE
*Thuja occidentalis 'Green
Giant'*
Fall color: Green
Evergreen



NELLIE STEVENS
HOLLY
Ilex x 'Nellie R Stevens'
Fall color: Green
Evergreen Shrub
Bloom: White; Spring
Fruit: Red; Fall to Winter



EMERALD
ARBORVITAE
*Thuja occidentalis
'Emerald'*
Fall color: Green
Evergreen Tree



SKY PENCIL
JAPANESE HOLLY
Ilex crenata 'Sky Pencil'
Fall color: Green
Evergreen Shrub
Bloom: White; Spring
Fruit: Black; Fall to Winter



HOOGENDORN
JAPANESE HOLLY
Ilex crenata 'Hoogendorn'
Fall color: Green
Evergreen Shrub
Bloom: White; Spring
Fruit: Black; Fall to Winter



CARISSA HOLLY
Ilex cornuta 'Carissa'
Fall color: Green
Evergreen Shrub
Bloom: White flower; Spring
Fruit: Red; Fall to Winter



SHAMROCK
INKBERRY
Ilex glabra 'Shamrock'
Fall color: Green
Evergreen
Bloom: White; Spring
Fruit: Black; Winter to Spring



LITTLE LIME
HYDRANGEA
*Hydrangea paniculata
'Little Lime'*
Fall color: Pink/Burgundy
Deciduous
Bloom: Light green; Summer



WALKERS LOW CATMINT
*Nepeta x Faassenii
'Walker's Low'*
Fall color: Red/Orange
Herbaceous Perennial
Bloom: Purple; Spring to Fall



OAKLEAF HYDRANGEA
Hydrangea quercifolia
Fall color: Red/Maroon
Deciduous
Bloom: White; Spring to Summer



VIRGINIA SWEETSPIRE
Itea virginica
Fall color: Red/Maroon
Deciduous
Bloom: white; Spring to Summer



ARROWWOOD
VIBURNUM
*Viburnum dentatum
'Arrowwood'*
Fall color: Red/Orange
Deciduous
Bloom: White; Spring
Fruit: Black; Fall



CASSIAN FOUNTAIN
GRASS
*Pennisetum alopecuroides
'Cassian's Choice'*
Fall color: Gold/Yellow
Deciduous
Bloom: Cream Pink; Summer



AUTUMN FERN
*Dryopteris erythosora
'Brilliance'*
Fall color: Red/Orange/Green
Evergreen



Item #: 4. **Item Title: Final Plat - Arbor Ridge, Sec. 11 - 19 Lots on 6.58 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor), LLC.**

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, SEC, Inc. is requesting approval of the final plat for AR-Section 11 located on 6.58 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned PDR which allows varying densities.

The property is located off of Waldron Road. The proposed layout shows 19 new lots with common areas. The common area (incl the detention pond) is 3.89 acres and the residential lots comprise the remaining acreage. Also shown is the layout of a new street, Cowslip Way.

All streets show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

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

No comments

Engineering (Gary Lide - glide@laveragnetn.gov)

1. Performance Bond amount meeting the requirements of Subdivision Regulations Section 5-101 must be submitted.
2. (for information) The plat will not be signed by the city until the LTMA/LTMP has been recorded and the book and page are written on the plat.
3. (for information) The plat will not be signed by the city until the performance bond has been posted.
4. (for information) The plat will not be signed by the city until all infrastructure other than what is bonded has been installed.

Utilities (Scott Tatalovich - statalovich@laveragnetn.gov)

1. Show a sewer lateral for Lot 496.
2. Under Certificate of Approval of Water System (bottom right of sheet) – update text from *Arbor Rdige Section 3* to *Arbor Ridge Section 11*.
3. Under Certificate of Approval of Sewer System (bottom right of sheet) – update text from *Arbor Rdige Section 3* to *Arbor Ridge Section 11*.

Codes (Joe White - jwhite@laverghnetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@laverghnetn.gov)

No comments.

Police

No comments.

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

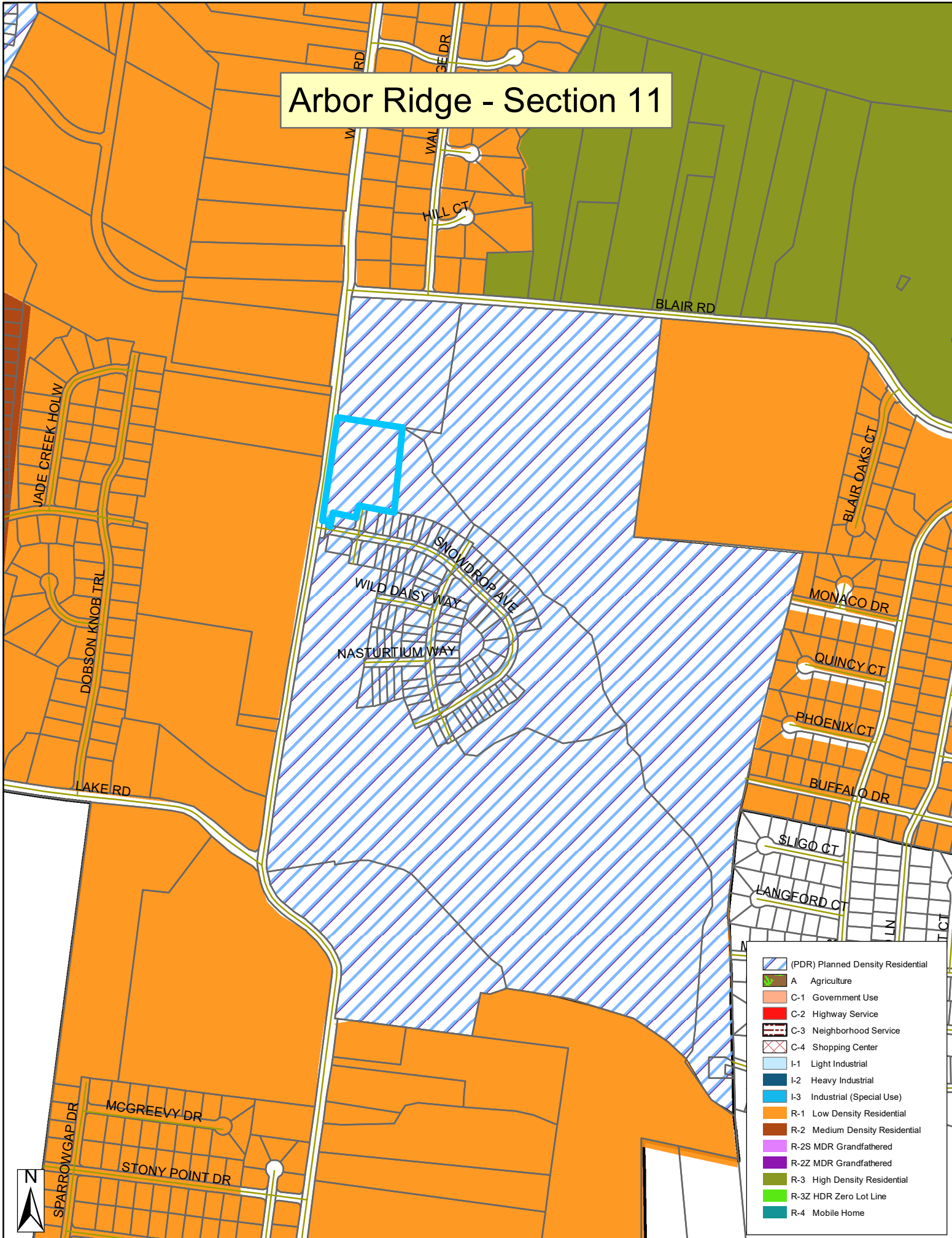
Arbor Ridge - Section 11



Arbor Ridge - Section 11



Arbor Ridge - Section 11



- (PDR) Planned Density Residential
- A Agriculture
- C-1 Government Use
- C-2 Highway Service
- C-3 Neighborhood Service
- C-4 Shopping Center
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial (Special Use)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2S MDR Grandfathered
- R-2Z MDR Grandfathered
- R-3 High Density Residential
- R-3Z HDR Zero Lot Line
- R-4 Mobile Home





GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 19 SINGLE FAMILY LOTS, A COMMON AREA, DEDICATE RIGHT OF WAY, RECORD SANITARY SEWER AND WATER EASEMENT AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-01 (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0105, EFFECTIVE DATE: MAY 9, 2023.
- PARCELS MAY BE SUBJECT TO ADDITIONAL ESMY'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE:
FRONT = 35' FT.
SIDE = 5' FT.
REAR = 20' FT.
- ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
- ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. _____, PG. _____. R.O.R.C. TN.
- THIS IS A CATEGORY IV SURVEY DONE IN ACCORDANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE SET FORTH IN CHAPTER 0820-03-07.

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.00'	80.32'	73.37'	S 57°47'19" E	83°40'32"
C2	25.00'	36.39'	33.26'	N 32°35'53" W	83°23'39"
C3	2,055.00'	57.18'	57.18'	N 08°18'07" E	P 35°59"

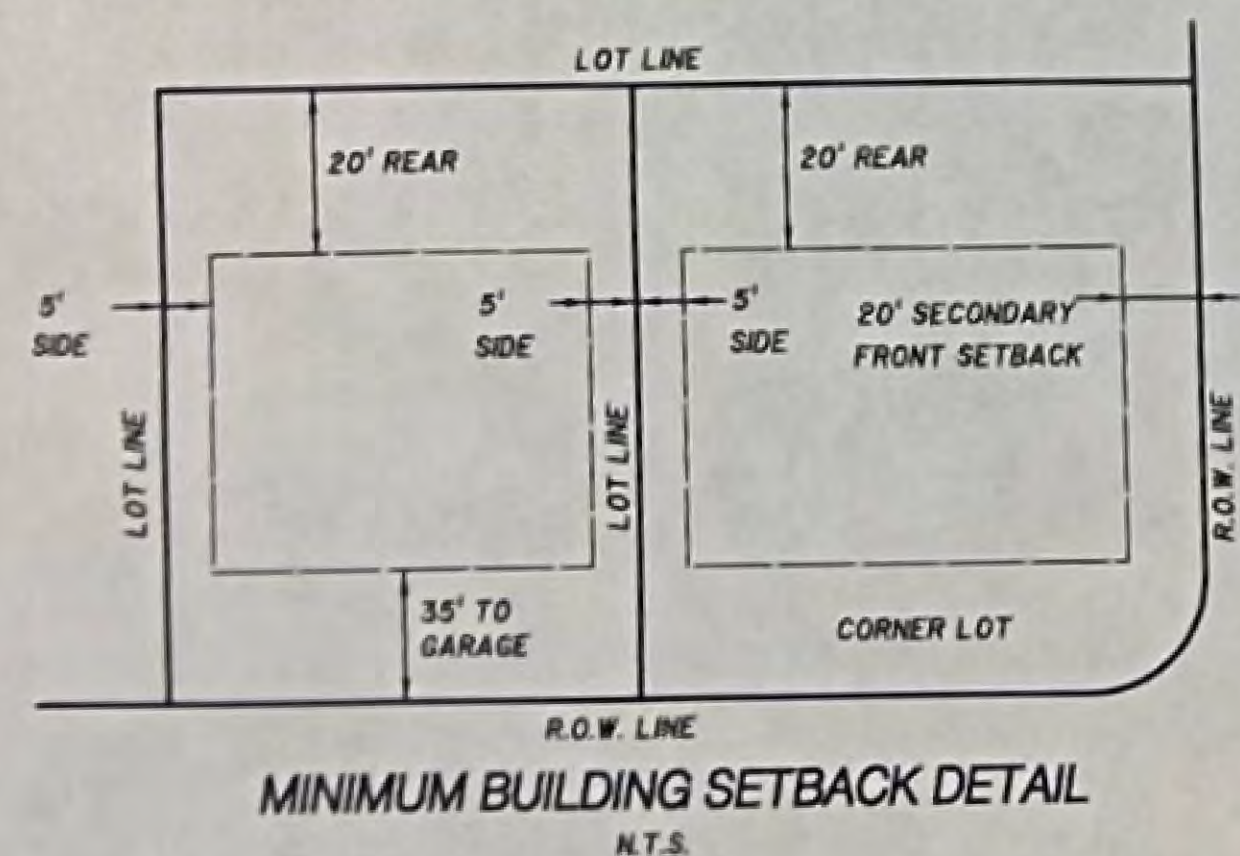
LOT AREA TABLE

LOT	SQ. FEET	ACRES
485	8,241	0.189
486	6,257	0.144
487	6,257	0.144
488	6,257	0.144
489	6,257	0.144
490	7,265	0.167
491	6,276	0.144
492	5,753	0.132
493	6,668	0.153
494	5,786	0.133
495	5,740	0.132
496	5,740	0.132
497	5,740	0.132
498	5,740	0.132
499	5,740	0.132
500	5,740	0.132
501	5,740	0.132
502	5,740	0.132
503	5,740	0.132
Total	117,097	2.688

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 09°07'48" W	41.01'
L2	S 2°18'54" W	41.78'
L3	S 34°03'47" W	44.82'
L4	S 36°52'28" W	45.86'
L5	N 79°45'10" W	50.00'
L6	S 10°14'50" W	68.86'
L7	S 09°37'35" E	14.56'
L8	S 10°14'50" W	71.02'
L9	N 80°53'38" W	56.05'
L10	S 80°59'34" E	54.58'
L11	S 05°38'53" W	49.35'
L12	S 33°12'38" E	40.45'
L13	S 54°12'34" E	11.63'
L14	N 59°23'03" W	50.71'
L15	N 57°41'18" W	51.93'
L16	N 62°09'50" W	51.93'
L17	N 66°38'23" W	51.93'
L18	N 71°06'55" W	51.93'
L19	N 75°35'28" W	51.93'
L20	N 79°16'58" W	45.70'
L21	N 79°45'10" W	82.00'

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



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

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #4749C0105, DATED MAY 9, 2023.

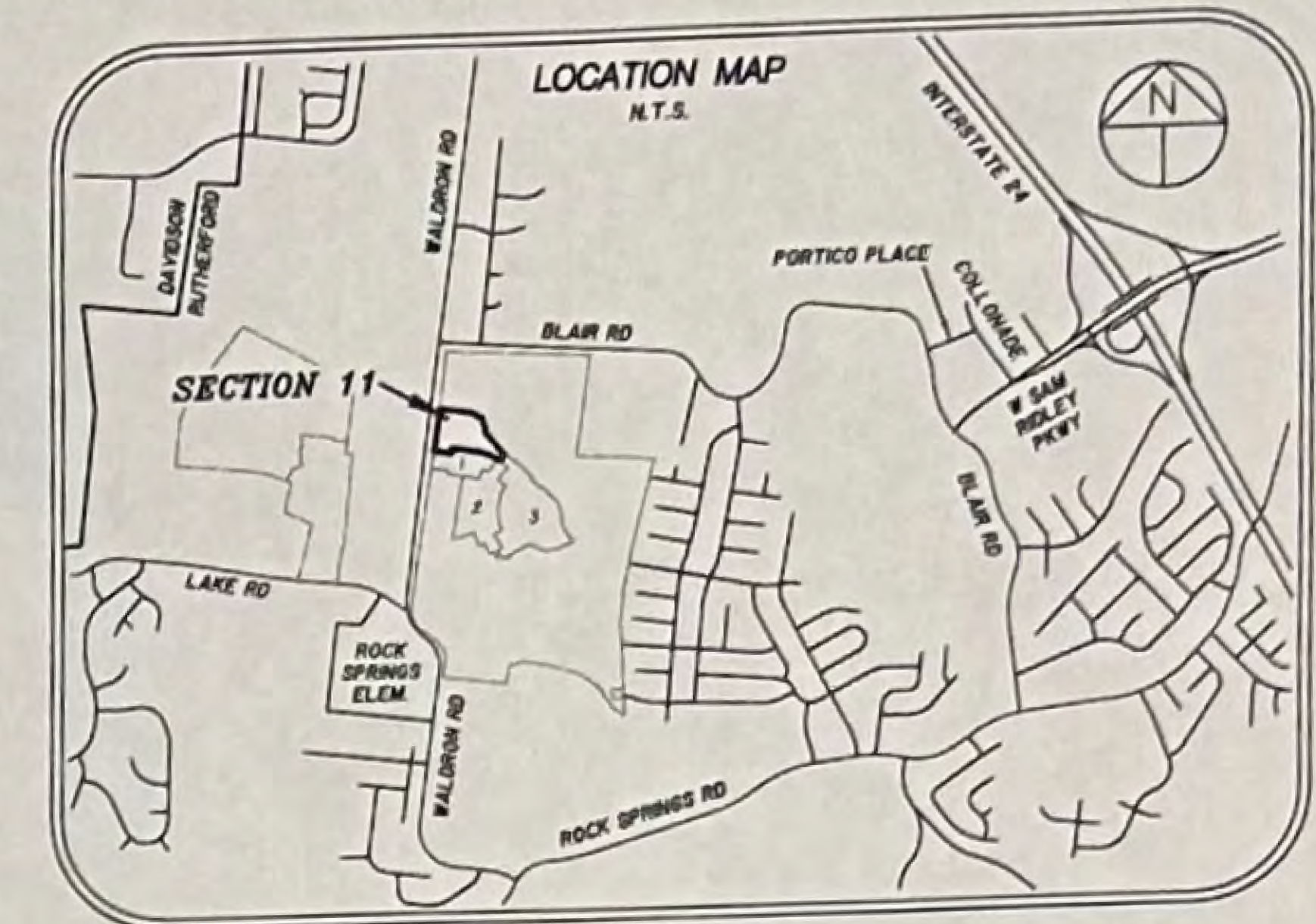
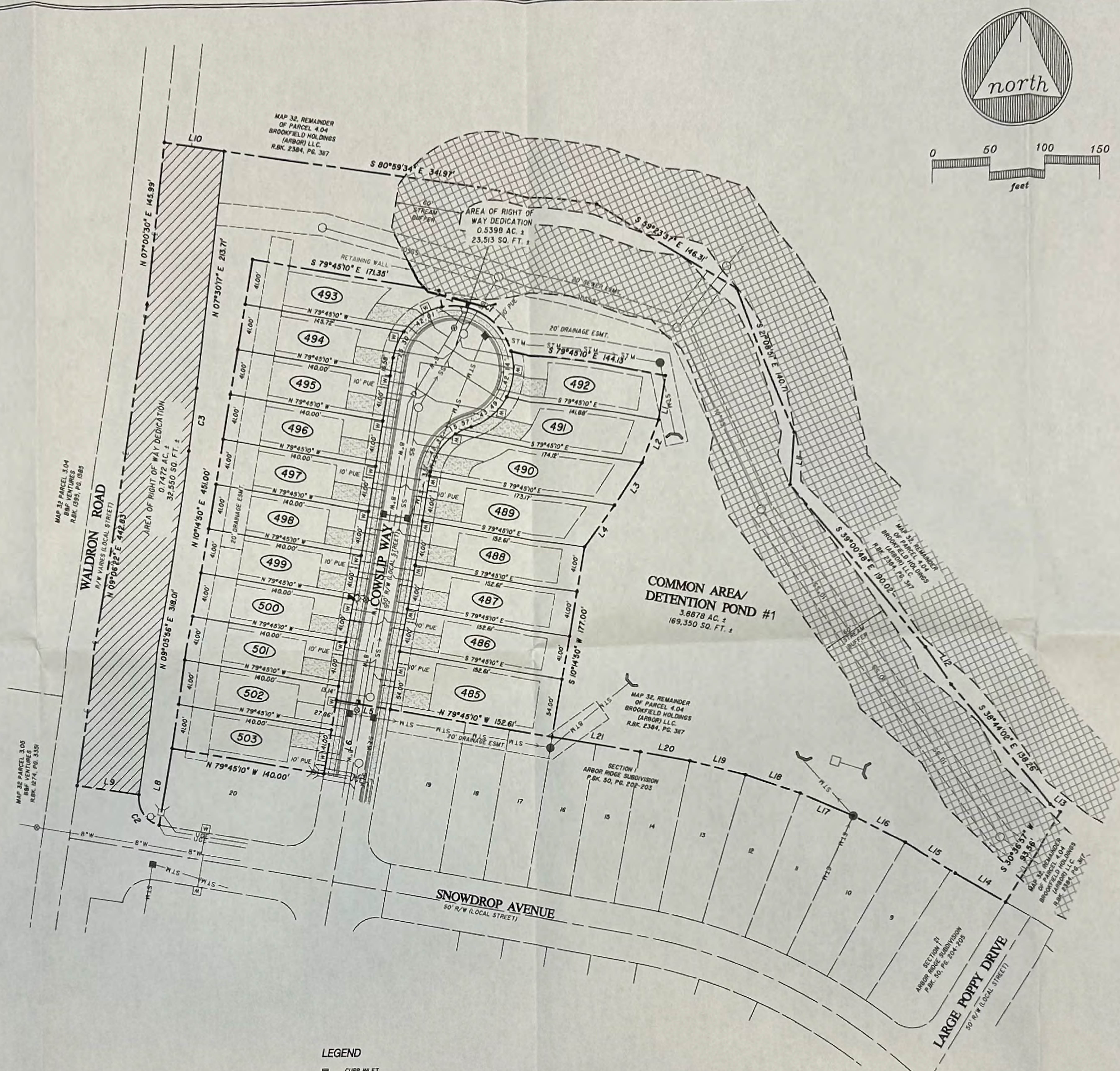
DEED REFERENCE:
TAX MAP 32, PORTION OF PARCEL 4.04
R.B.K. 2384, PG. 387 R.O.R.C. TN

ZONING: PDR
SECTION 11: 19 LOTS ON 2.688 ACRES +/-
MIN. LOT SIZE = 41' WIDE; 5,740 S.F. MINIMUM

TOTAL AREA = 7.8630

LEGEND

- CURB INLET
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MAN-HOLE
- HEAD WALL
- WATER VALVE
- AREA DRAIN
- SANITARY SEWER LINE
- WATER LINE
- STORM PIPE
- UNDERGROUND ELEC.
- DRIVE WAY
- SIDEWALK



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 387, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE: _____ NAME: MATTHEW CALDWELL, SENIOR ASSOCIATE
DEED REFERENCE: TAX MAP 32, P/O PARCEL 4.04
RECORD BOOK 2384, PAGE 387

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 "A", 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 150,000.

DATE: 3/28/25
TENN. R.L.S. NO. 2381
REGISTERED LAND SURVEYOR



CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "ARBOR RIDGE, SECTION 11" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE: _____ NAME: _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "ARBOR RIDGE, SECTION 11" 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 AN ACCEPTABLE MANNER AND ACCORDING TO CURRENT LOCAL SPECIFICATIONS OR (2) THAT A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: _____ NAME: _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: _____ NAME: _____
SECRETARY, PLANNING COMMISSION

FINAL PLAT

SECTION 11 ARBOR RIDGE SUBDIVISION

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

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

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

PROJ. # 18314-43 DATE: 3-21-25 FILE: ARBOR RIDGE SEC 10
REV: _____ REV: _____ FINAL PLAT DRAWN BY: JWK SCALE: 1" = 50' SHEET 1 OF 1



Item #: 5. **Item Title: Site Plan – Fifth Third Bank – New Building of 2,014 Square Feet on 0.77 Acres. Requested by Infinity. Property located at 5343 Murfreesboro Road (Tax Map 14, Parcel 72.1). C-2 (Highway Service) Zoning District. Property owned by Woodhaven La Vergne, LLC.**

Reviewed By:
Bo Logan, City Planner

Summary:

The applicant is requesting site plan approval for a bank totaling 2,014 SF at a site located on Murfreesboro Road. The site is 0.77 acres. Structures will consist of the bank, associated parking areas and driveways.

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

The property is currently vacant.

The driveways on the plan are indicated as 32 feet wide. Thirty (30) parking spaces are being provided where only 15 are required.

Staff Comments / Technical Items:

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

1. Sidewalk along Murfreesboro Road must be 6 feet wide.

Engineering (Gary Lide - glide@lavernetn.gov)

1. (C03.02 and C05.06) Given the comparative inverts between the existing 21" RCP and the new incoming pipe, the city would prefer a complete manhole rather than a doghouse for ST-9. If you choose to proceed with the doghouse, please add a detail which shows how you are going to cut the existing pipe and take it down to the new inlet invert and maintain an enclosed bottom.
2. (C03.02) Pipe ST-8 should be run perpendicular from ST-7 to the existing 21" RCP at ST-9. If this is not possible, let us know why.
3. (C02.01) Show monument sign location if one is proposed.
4. (C02.01) Architectural details of new trash enclosure must be included with this submittal.
5. (C03.01) Add note that this sheet is the Final Erosion and Sediment Control Plan as well as the Grading Plan.
6. (C02.01) Show distance to nearest fire hydrant from east property line. Fire hydrant is shown on survey but it assists fire department review to have this distance on the Site Plan sheet.
7. (C02.01) Concrete sidewalk along Murfreesboro must be 6 feet wide.
8. (C06.02, C06.03, and C06.04) Crushed Stone Construction Exit must be shown as 100 feet long.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

1. Sht C00.01 – Water System Notes 3 and 5-15 do not apply to this project, but are in conflict with City Standard Specifications and Details. Since they do not apply, it's not worth the time to correct the notes.
2. Sht C00.01 – Sanitary Sewer Notes 6-12 do not apply to this project, but are in conflict with City Standard Specifications and Details. Since they do not apply, it's not worth the time to correct the notes.
3. Sht C04.01, Utility Plan – Show and label existing 16" HDPE sewer force main at front of property.
4. Sht C04.01, Utility Plan – Show and label existing 12" high pressure gas line (Piedmont/Duke Energy) at front of property along Murfreesboro Rd.
5. Sht C04.01, Utility Plan – Show and label existing Town of Smyrna natural gas (distribution) line at front of property along Murfreesboro Rd. This is the line that will serve this property.
6. Sht C04.01, Utility Plan – Proposed private sewer plumbing onsite may be 4" PVC, Schedule 40 (minimum).
7. Sht C04.01, Utility Plan – Proposed private sewer plumbing onsite shall not be more than 50 feet between cleanouts.
8. Sht C04.01, Utility Plan – Detail of water service connection, states 1"x12" double strap saddle by City of La Vergne. As a clarification, the City does not tap waterlines, that is the Contractors' responsibility. The contractor installs everything except the 1" meter, which the City will supply and install in the setter, once the service is completed by the Contractor.
9. Sht C04.01, Utility Plan – Regarding detail of water service connection, rather than two saddle taps (one for DW and the other for irrigation), the City will allow a single tap to the 12" public waterline and a tee and valve off the 1" service for serving the irrigation line, if desired.

Codes (Joe White - jwhite@laveragnetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@laveragnetn.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.

5343 Murfreesboro Rd

VETERANS MEMORIAL PKWY

MURFREESBORO RD

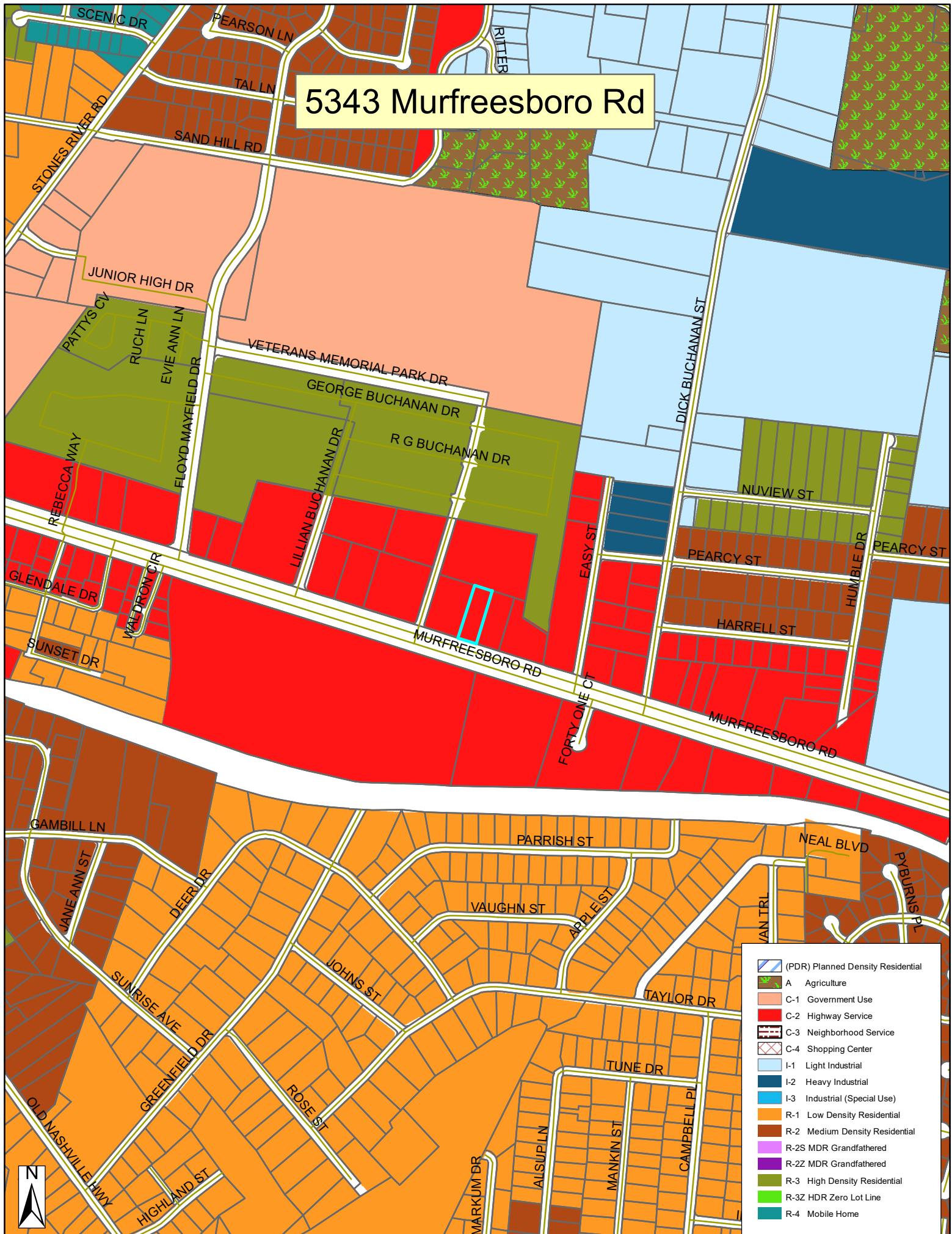
MURFREESBORO RD



5343 Murfreesboro Rd



5343 Murfreesboro Rd







SPEED
LIMIT
25

CONSTRUCTION PLANS FOR:



FIFTH THIRD

LA VERGNE (ALDI)

5343 MURFREESBORO ROAD
LA VERGNE, TENNESSEE 37086

PROJECT TEAM

PROPERTY OWNER:
RICHLAND SOUTH LLC
749 DUNCAN COURT
BRENTWOOD, TENNESSEE 37027

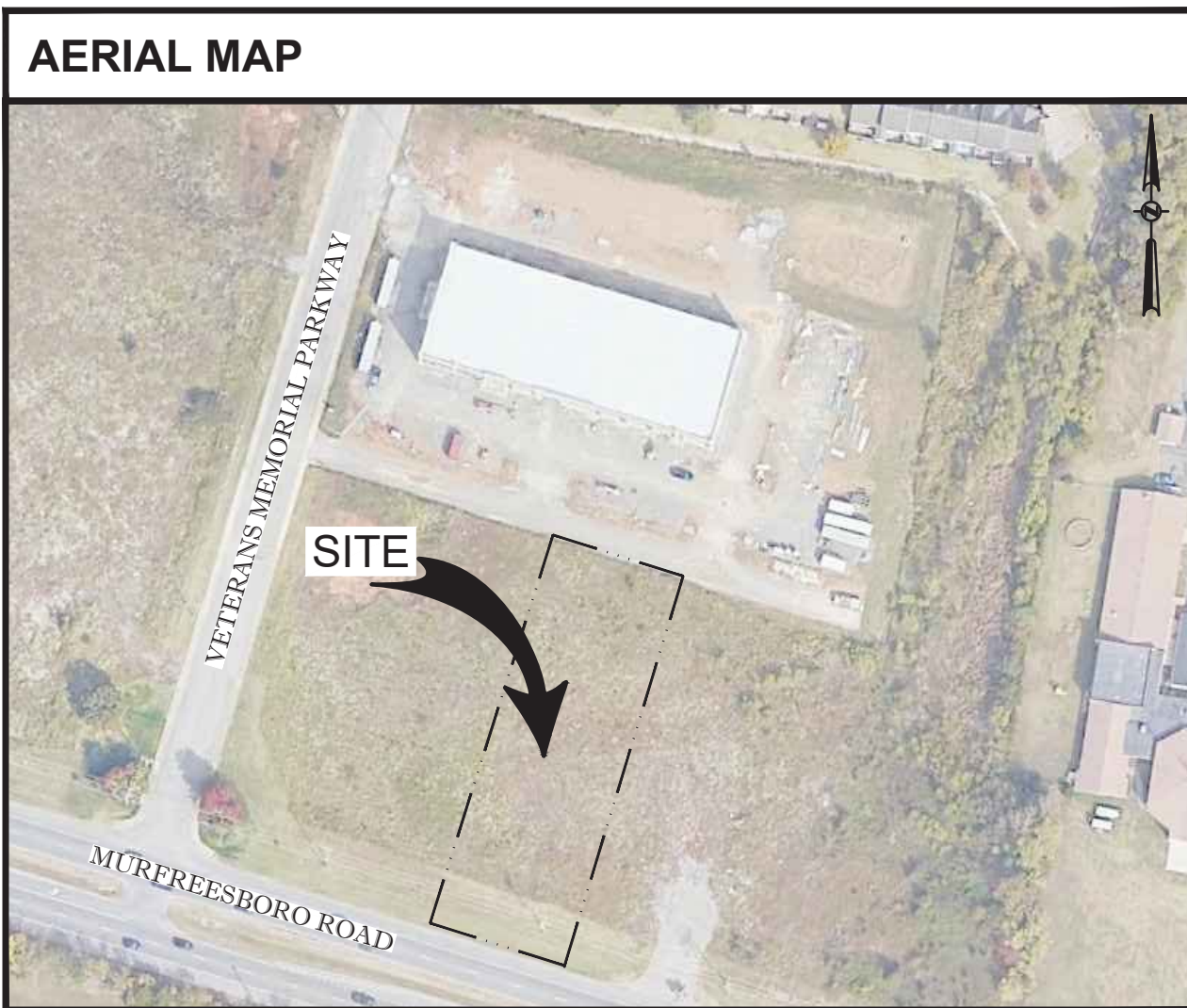
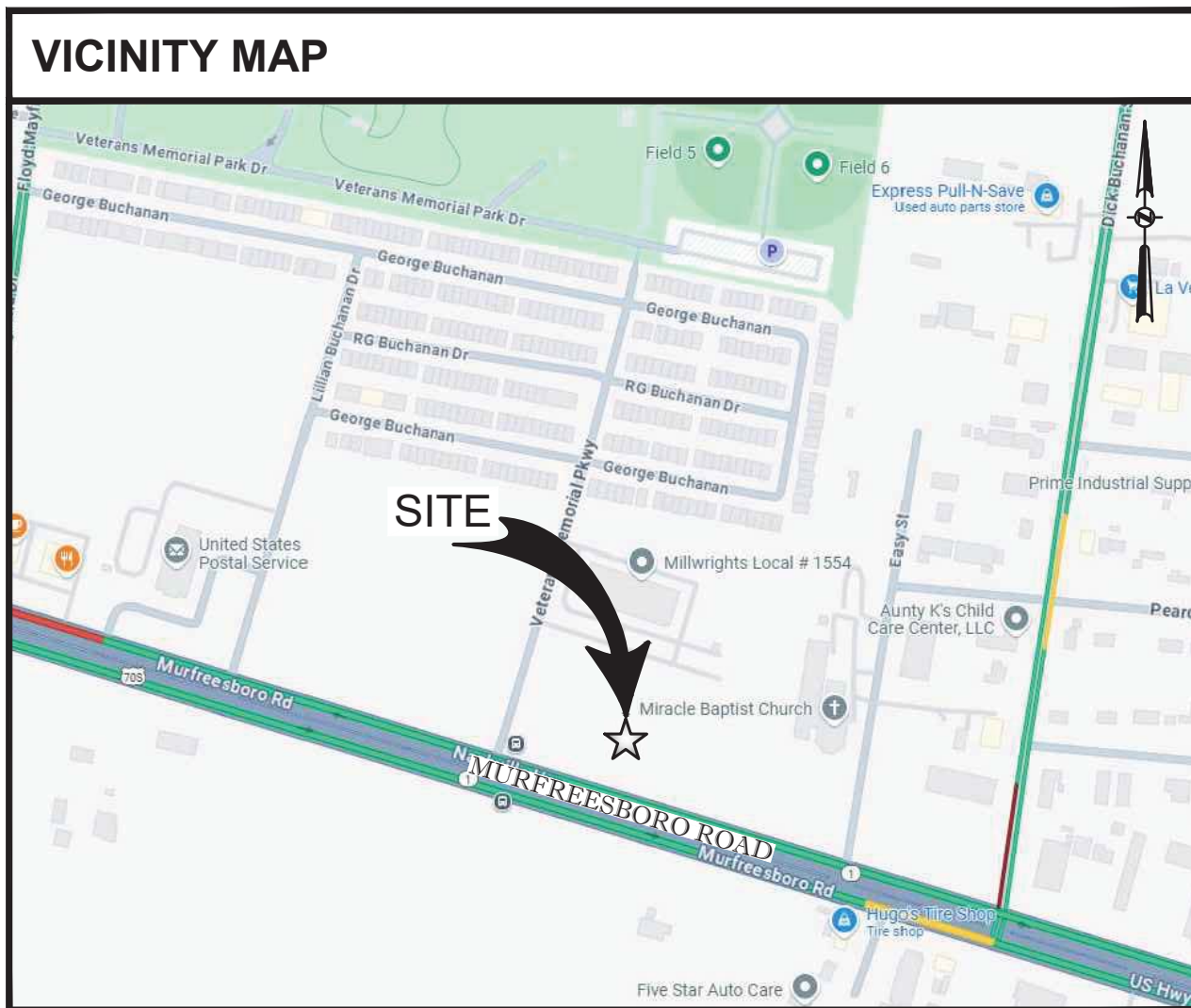
DEVELOPER:
FIFTH THIRD BANK
MD 10ATA1 CORP FAC
38 FOUNTAIN SQUARE PLZ
CINCINNATI, OHIO 45202-3102
PH: (513) 579-5203

SURVEYORS:
GREENBURG FARROW
1230 PEACHTREE ST. NW, SUITE 2900
ATLANTA, GA 303309
PH: (770) 422-8181

GEOTECHNICAL:
PROFESSIONAL SERVICES INDUSTRIES
INC.
751 SOUTH 5TH STREET
NASHVILLE TENNESSEE 37206

CIVIL ENGINEER:
INFINITY ENGINEERING GROUP, LLC
1208 EAST KENNEDY BOULEVARD
SUITE 230
TAMPA, FLORIDA 33602
PH: (813) 434-4770
CONTACT: NISIT SAPPARKHAO

ARCHITECT:
BDG ARCHITECTS
550 SOUTH CALDWELL STREET
SUITE 1800
CHARLOTTE, NORTH CAROLINA 28202
PH: (704) 981-8951
CONTACT: ASA SANTA CRUZ
EMAIL: ASA.SANTACRUZ@BDGLLP.COM



PARCEL ID: 014-072.10-000
RUTHERFORD COUNTY, TENNESSEE

DRAWING INDEX	
SHEET NO.	SHEET TITLE
C00.00	COVER SHEET
C00.01	CIVIL SPECIFICATIONS
C01.01	DEMOLITION PLAN
C02.01	SITE PLAN
C03.01	GRADING PLAN
C03.02	STORM PIPING PLAN
C03.03	CROSS SECTIONS
C04.01	UTILITY PLAN
C05.01	DETAILS
C05.02	DETAILS
C05.03	CITY OF LA VERGNE DETAILS
C05.04	TNDOT DETAILS
C05.05	UTILITY DETAILS
C05.06	MANHOLE DETAILS
C06.01	SWPPP GENERAL REQUIREMENTS
C06.02	EROSION CONTROL PLAN PHASE I
C06.03	EROSION CONTROL PLAN PHASE II
C06.04	EROSION AND SEDIMENTATION CONTROL DETAILS
E-010	ELECTRICAL SITE PLAN AND REMOTE DRIVE THRU
E-011	ELECTRICAL PHOTOMETRIC SITE PLAN
E-012	ELECTRICAL SITE DETAILS
E-601	ELECTRICAL LIGHTING CUTSHEETS
E-602	ELECTRICAL LIGHTING CUTSHEETS
E-603	ELECTRICAL LIGHTING CUTSHEETS
GL-010	IRRIGATION SPECIFICATIONS
GL-011	LANDSCAPE SPECIFICATIONS
L-100	IRRIGATION PLAN
L-110	LANDSCAPE PLAN
L-500	IRRIGATION DETAILS
L-510	LANDSCAPE DETAILS
SA01.01	SITE ACCESS PLAN (FIRE TRUCK)
SA01.02	SITE ACCESS PLAN (GARBAGE TRUCK)
S-1	ALTA/NSPS LAND TITLE SURVEY
S-2	ALTA/NSPS LAND TITLE SURVEY



INFINITY ENGINEERING
GROUP, LLC

1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.445.4211
www.ieggroup.net
TN Cert. of Auth. No. 6526

IEG JOB NO. 15-366.00

SHEET

C00.00

GENERAL NOTE

1. ALL CONSTRUCTION SHALL BE EXECUTED AS SHOWN ON THESE PLANS. ANY REVISIONS AND/OR DEVIATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD AND MAY RESULT IN ADDITIONAL PERMITTING EFFORTS THROUGH THE RELATED PERMITTING AGENCY. THE CONTRACTOR SHALL ACKNOWLEDGE THAT REVISIONS AND/OR DEVIATIONS MAY RESULT IN ADDITIONAL PERMITTING REQUIREMENTS AND POSSIBLY AFFECT SCHEDULING OF WORK.
2. UNLESS OTHERWISE NOTED ON PLANS, OR WITHIN THE PROJECT SPECIFICATIONS, ALL MATERIALS AND CONSTRUCTION ARE TO BE IN ACCORDANCE WITH DESIGN AND CONSTRUCTION STANDARDS OF THE PERMITTING AGENCY HAVING JURISDICTION. THE LOCALLY ADOPTED BUILDING CODE; AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
3. PERMITS MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO ACKNOWLEDGE AND SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
4. THIS PARCEL OF LAND MAY BE SUBJECT TO ANY AND ALL RECORDED (AND POSSIBLY UNRECORDED) EASEMENTS, RESTRICTIONS, AND COVENANTS.
5. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. CALL AREA ONE CALL SYSTEM 48 HOURS PRIOR TO ANY EXCAVATION.
6. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IN A TIMELY MANNER.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS AND BENCHMARKS FROM DISTURBANCE. SURVEY MONUMENTS DISTURBED BY CONSTRUCTION ARE TO BE REPLACED AND ADJUSTED VIA A LAND SURVEYOR REGISTERED IN THE STATE FOR WHICH THE PROJECT IS LOCATED.
8. THE CONTRACTOR SHALL COORDINATE WORK EFFORTS WITH THE OWNER TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF THE FACILITIES.
9. NO BLASTING OR BURNING IS ALLOWED ON THE PROJECT, UNLESS OTHERWISE DIRECTED OR NOTED BY THE ENGINEER.
10. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED. HOWEVER IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. IMMEDIATELY NOTIFY ENGINEER AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.

REGULATORY STANDARDS AND REQUIREMENTS

1. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
2. COMPLY WITH ANSI A10.6, "SAFETY REQUIREMENTS FOR CONSTRUCTION AND DEMOLITION."
3. COMPLY WITH NFPA 241, "SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS."

DEMOLITION AND CLEARING

1. DEMOLITION AND CLEARING OPERATIONS SHALL CONFORM TO APPLICABLE REGULATIONS RELATING TO ENVIRONMENTAL REQUIREMENTS DISPOSAL OF DEBRIS, BURNING OF DEBRIS ON SITE, AND USE OF HERBICIDES.
2. DEMOLITION WASTE SHALL BE DISPOSED OF IN A LEGAL MANNER. REMOVED DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND DISPOSE OF WASTE IN AN EPA-APPROVED LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. DO NOT BURY OR BURN DEMOLITION WASTE ON-SITE.
3. HISTORIC ITEMS, RELICS, ANTIQUES, AND SIMILAR OBJECTS, INCLUDING, BUT NOT LIMITED TO CORNERSTONES AND THEIR CONTENTS, COMMEMORATIVE PLAQUES AND TABLETS, AND OTHER ITEMS OF INTEREST OF VALUE TO OWNER THAT MAY BE UNCOVERED DURING DEMOLITION REMAIN THE PROPERTY OF THE OWNER.
4. ARRANGE DEMOLITION SCHEDULE SO AS NOT TO INTERFERE WITH OWNERS ON-SITE OPERATIONS OR OPERATIONS OF ADJACENT OCCUPIED BUILDINGS.
5. CONDUCT BUILDING DEMOLITION AND DEBRIS REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
6. AUTHORITY FOR PERFORMING SITE CLEARING INDICATED ON PROPERTY ADJOINING OWNER'S PROPERTY MUST BE OBTAINED BY OWNER PRIOR TO COMMENCEMENT OF CLEARING. DO NOT PROCEED WITH WORK ON ADJOINING PROPERTY UNTIL DIRECTED BY ENGINEER.
7. PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS:
 - a. VERIFY THAT HAZARDOUS MATERIALS, IF PRESENT, HAVE BEEN REMEDIATED.
 - b. REVIEW PROJECT RECORD DRAWINGS OF EXISTING BUILDING AND EXISTING SITE IMPROVEMENTS.
 - c. INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND SALVAGED. TAKE DIGITAL PHOTOGRAPHS OR VIDEO OF PROJECT SITE AND SURROUNDINGS PROPERTIES, INCLUDING EXISTING ITEMS TO REMAIN DURING CONSTRUCTION OPERATIONS. RECORD CONDITIONS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY SALVAGE OPERATIONS.
 - d. CLEAN, PACK, IDENTIFY, AND TRANSPORT SALVAGED ITEMS TO STORAGE AREA DESIGNATED BY OWNER.
 - e. REMOVE REFRIGERANT FROM THE MECHANICAL EQUIPMENT ACCORDING TO 40 CFR 82 AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
 - f. COORDINATE ANY ADDITIONAL REQUIREMENTS FOR DEMOLISHING OR RELOCATING SITE MECHANICAL AND ELECTRICAL ITEMS WITH OWNER AND OTHER AUTHORITIES HAVING JURISDICTION.
 - g. ASSURE THAT ANY REQUIRED INITIAL EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED AND IN WORKING ORDER.
 - h. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP-OFF EXISTING UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED. CUT AND REMOVE PIPE OR CONDUIT A MINIMUM OF 24 INCHES BELOW GRADE. CAP, VALVE, PLUG AND SEAL REMAINING PORTION OF PIPE OR CONDUIT.
 - i. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTION AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
8. PRIOR TO COMMENCEMENT OF SITE CLEARING OPERATIONS, VERIFY THE FOLLOWING:
 - a. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER.
 - b. UTILITY LOCATOR SERVICE HAS DETERMINED AND FLAGGED THE LOCATION OF UNDERGROUND UTILITIES.
 - c. EXISTING SITE IMPROVEMENTS AND UTILITIES TO REMAIN HAVE BEEN PROTECTED.
 - d. BENCHMARKS AND SURVEY CONTROL POINTS HAVE BEEN PROTECTED FROM DISTURBANCE.
 - e. TREES AND VEGETATION TO REMAIN (OR TO BE RELOCATED) HAVE BEEN LOCATED AND CLEARLY FLAGGED IN ACCORDANCE WITH TREE PROTECTION AND TRIMMING REQUIREMENTS.
9. COORDINATE UTILITY DEMOLITION AND ABANDONMENT WITH UTILITY COMPANY OR AUTHORITY HAVING JURISDICTION.
10. IN THE EVENT BUILDINGS IMMEDIATELY ADJACENT TO THE DEMOLITION AREA WILL BE OCCUPIED, CONDUCT SITE DEMOLITION SO OPERATIONS OF OCCUPIED

- BUILDINGS WILL NOT BE DISRUPTED. MAINTAIN ACCESS TO AND FROM EXISTING WALKWAYS, EXITS, AND OTHER FACILITIES USED BY OCCUPANTS OF ADJACENT BUILDINGS.
11. PROTECT EXISTING FACILITIES AND ADJACENT WALKWAYS, LOADING DOCKS, BUILDING ENTRANCES, AND OTHER BUILDING FACILITIES DURING DEMOLITION OPERATIONS. MAINTAIN EXITS FROM EXISTING BUILDINGS.
 12. ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGeways, AS NECESSARY, AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. REMOVE TEMPORARY BARRIERS AND PROTECTIONS WHERE HAZARDS NO LONGER EXIST. WHERE OPEN EXCAVATIONS OR OTHER HAZARDOUS CONDITIONS REMAIN, LEAVE TEMPORARY BARRIERS AND PROTECTIONS IN PLACE.
 13. PROTECT EXISTING UTILITIES FROM DAMAGE DURING DEMOLITION OPERATIONS. MAINTAIN OPERATION OF UTILITY SERVICES TO REMAIN. PROVIDE AT LEAST 72 HOURS' NOTICE TO OCCUPANTS OF AFFECTED BUILDINGS IF SHUTDOWN OF SERVICE IS REQUIRED.
 14. IF REMOVAL, RELOCATION, OR ABANDONMENT OF UTILITY SERVICES WILL AFFECT ADJACENT OCCUPIED BUILDINGS, MAINTAIN CONTINUITY OF SERVICE TO ADJACENT BUILDINGS BY PROVIDING TEMPORARY UTILITIES THAT BYPASS BUILDINGS AND STRUCTURES TO BE DEMOLISHED. TEMPORARY BYPASS SERVICES SHALL BE PROVIDED IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITIES HAVING JURISDICTION.

15. TEMPORARY SHORING: PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT UNEXPECTED MOVEMENT OR COLLAPSE OF EXISTING IMPROVEMENTS BEING DEMOLISHED. ALL SHORING OPERATIONS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL AND INSTALLED PER OSHA REQUIREMENTS.
16. DEMOLITION OF STRUCTURAL FRAMING MEMBERS SHALL PROCEED SYSTEMATICALLY FROM HIGHER TO LOWER LEVEL. COMPLETE BUILDING DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL. REMOVE DEBRIS FROM ELEVATED PORTIONS OF THE BUILDING BY CHUTE, HOIST, OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL IN A CONTROLLED DESCENT.
17. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY BUILDING DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGAN.

18. CLEARING AND GRUBBING:
 - a. REMOVE OBSTRUCTIONS, TREES, SHRUBS, GRASS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION. DO NOT REMOVE TREES, SHRUBS, AND OTHER VEGETATION INDICATED TO REMAIN OR TO BE RELOCATED.
 - b. CUT MINOR ROOTS AND BRANCHES OF TREES INDICATED TO REMAIN IN A CLEAN AND CAREFUL MANNER AND ONLY WHERE SUCH ROOTS AND BRANCHES OBSTRUCT INSTALLATION OF NEW CONSTRUCTION.
 - c. CLEAR UNDERGROWTH AND DEADWOOD WITHOUT DISTURBING SUBSOIL.
 - d. GRIND STUMPS AND REMOVE ROOTS, OBSTRUCTIONS, AND DEBRIS EXTENDING TO A DEPTH BELOW EXPOSED SUBGRADE AS FOLLOWS:
 - FOOTINGS, SLABS ON GRADE AND BOTTOM SLABS OF STRUCTURES: 36 INCHES.
 - ROADS AND PAVEMENT AREAS: 18 INCHES.
 - AREAS TO BE GRADED OR LANDSCAPED: 8 INCHES.
 - AREAS TO BE FILLED: 12 INCHES.
 - e. USE ONLY HAND METHODS FOR GRUBBING WITHIN TREE PROTECTION ZONES.
 - f. CHIP REMOVED TREE BRANCHES AND DISPOSE OF OFF-SITE.
 - g. UNLESS FURTHER EXCAVATION OF EARTHWORK IS INDICATED, FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.
19. TOPSOIL STRIPPING:
 - a. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
 - b. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMIXING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS. REMOVE SUBSOIL AND NON-SOIL MATERIALS FROM TOPSOIL INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
 - c. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST. LIMIT HEIGHT OF TOPSOIL STOCKPILES TO 72 INCHES. DO NOT STOCKPILE TOPSOIL WITHIN TREE PROTECTION ZONES. STOCKPILE SURPLUS TOPSOIL TO ALLOW FOR RESPREADING DEEPER TOPSOIL.
20. SITE IMPROVEMENTS:
 - a. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. REMOVE SLABS, PAVING, CURBS, GUTTERS, AND AGGREGATE BASE AS INDICATED.
 - b. UNLESS EXISTING FULL-DEPTH JOINTS COINCIDE WITH LINE OF DEMOLITION, NEATLY SAW-CUT LENGTH OF EXISTING PAVEMENT TO REMAIN BEFORE REMOVING EXISTING PAVEMENT. SAWCUT ALL FACES VERTICALLY.
 - c. PAINT CUT ENDS OF STEEL REINFORCEMENT IN CONCRETE TO REMAIN TO PREVENT CORROSION.
21. DISPOSAL:
 - a. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS, INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - b. REMOVE AND TRANSPORT DEBRIS AND RUBBISH IN A MANNER THAT WILL PREVENT SPILLAGE ON STREETS OR ADJACENT AREAS. CLEAN UP SPILLAGE FROM STREETS AND ADJACENT AREAS.
 - c. COMPLY WITH FEDERAL, STATE AND LOCAL HAULING AND DISPOSAL REGULATIONS.
 - d. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NON-RECYCLABLE STOR OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

19. TOPSOIL STRIPPING:
 - a. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
 - b. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMIXING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS. REMOVE SUBSOIL AND NON-SOIL MATERIALS FROM TOPSOIL INCLUDING TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
 - c. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST. LIMIT HEIGHT OF TOPSOIL STOCKPILES TO 72 INCHES. DO NOT STOCKPILE TOPSOIL WITHIN TREE PROTECTION ZONES. STOCKPILE SURPLUS TOPSOIL TO ALLOW FOR RESPREADING DEEPER TOPSOIL.
20. SITE IMPROVEMENTS:
 - a. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. REMOVE SLABS, PAVING, CURBS, GUTTERS, AND AGGREGATE BASE AS INDICATED.
 - b. UNLESS EXISTING FULL-DEPTH JOINTS COINCIDE WITH LINE OF DEMOLITION, NEATLY SAW-CUT LENGTH OF EXISTING PAVEMENT TO REMAIN BEFORE REMOVING EXISTING PAVEMENT. SAWCUT ALL FACES VERTICALLY.
 - c. PAINT CUT ENDS OF STEEL REINFORCEMENT IN CONCRETE TO REMAIN TO PREVENT CORROSION.
21. DISPOSAL:
 - a. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS, INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - b. REMOVE AND TRANSPORT DEBRIS AND RUBBISH IN A MANNER THAT WILL PREVENT SPILLAGE ON STREETS OR ADJACENT AREAS. CLEAN UP SPILLAGE FROM STREETS AND ADJACENT AREAS.
 - c. COMPLY WITH FEDERAL, STATE AND LOCAL HAULING AND DISPOSAL REGULATIONS.
 - d. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NON-RECYCLABLE STOR OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

TREE PROTECTION AND TRIMMING

1. INSTALL TEMPORARY FENCING AROUND TREE PROTECTION ZONES TO PROTECT TREES AND VEGETATION DESIGNATED TO REMAIN FROM CONSTRUCTION DAMAGE. MAINTAIN TEMPORARY FENCING AROUND TREE PROTECTION ZONES. AND REMOVE WHEN CONSTRUCTION IS COMPLETE.
2. KEEP TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
3. DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL INSIDE TREE PROTECTION ZONE; OR PERMIT VEHICLES OR FOOT TRAFFIC WITHIN TREE PROTECTION ZONE, OR ALLOW FIRES WITHIN TREE PROTECTION ZONE.
4. PROTECT TREE ROOT SYSTEMS FROM THE FOLLOWING:
 - a. DAMAGE CAUSED BY RUNOFF OR SPILLAGE OF NOXIOUS MATERIALS WHILE MIXING, PLACING, OR STORING CONSTRUCTION MATERIALS;
 - b. DAMAGE CAUSED BY PONDING, ERODING, OR EXCESSIVE WETTING FROM DEWATERING OPERATIONS.
5. UNLESS OTHERWISE INDICATED, DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES. WHERE EXCAVATION FOR NEW CONSTRUCTION IS UNAVOIDABLE, HAND CLEAR AND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
6. WHERE UTILITY TRENCHES ARE UNAVOIDABLE WITHIN TREE PROTECTION ZONES, TUNNEL UNDER OR AROUND ROOTS BY DRILLING AUGER BORING, PIPE JACKING, OR DIGGING BY HAND. DO NOT CUT MAIN LATERAL ROOTS OR TAPROOTS.
7. PROMPTLY REPAIR TREES DAMAGED BY CONSTRUCTION OPERATIONS WITHIN 24 HOURS. TREAT DAMAGED TRUNKS, LIMBS, AND ROOTS ACCORDING TO

ARBORIST'S WRITTEN INSTRUCTIONS.

8. TREE PRUNING: PRUNE TREES ACCORDING TO ANSI A300 (PART 1), "TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES (PRUNING)."

EROSION AND SEDIMENTATION CONTROL

1. PRIOR TO COMMENCEMENT OF ANY CLEARING AND EXCAVATION WITHIN A WORK AREA, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND IN WORKING ORDER.
2. PERFORM WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE AND FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION AND SEDIMENT CONTROL FEATURES TO PREVENT AND CONTROL SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION AREAS AND ENTERING EXISTING STORMWATER FACILITIES AND SURFACE WATERS. ADDITIONAL MEASURES BEYOND THOSE SHOWN WITHIN THESE PLANS MAY BE NECESSARY DURING CONSTRUCTION, INCLUDING TEMPORARY VEGETATIVE MEASURES AND INSTALLATION OF OTHER SILT TRAPPING MEASURES.
4. THE CONTRACTOR IS REQUIRED TO ADJUST THE EROSION AND SEDIMENT CONTROLS AS NECESSARY AND AS SHOWN ON THE DRAWINGS; AND ADD ADDITIONAL CONTROL MEASURES AS REQUIRED TO INSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
5. ALL BEST MANAGEMENT EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY OPERATIONS; OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST EVERY OTHER WEEK AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR GREATER.
6. ALL BEST MANAGEMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

EARTHWORK

1. IN THE EVENT OF ANY UNFORESEEN CONDITIONS THAT ARE ENCOUNTERED AND NOT COVERED BY THESE NOTES DURING GRADING OPERATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FITS WITHIN THE LIMITS OF THIS PROJECT AND RELATED OFF-SITE WORK SO AS TO ESTABLISH THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SPECIFIED WITHIN THE PLANS.
3. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION. ALL SHORING AND ASSOCIATED TEMPORARY STRUCTURES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL AND INSTALLED PURSUANT TO OSHA REQUIREMENTS.

SOIL MATERIALS:

1. UNSATISFACTORY SOILS CONSIST OF SOIL CLASSIFICATION GROUPS ML, OL, CH, MH, OH, AND PT, OR A COMBINATION OF THESE GROUPS. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
 2. SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS AS IDENTIFIED ON THE DRAWINGS, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATERIAL
- SUBGRADE INSPECTION:
1. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH HEAVY PNEUMATIC-TIRED EQUIPMENT TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES.
 - a. COMPLETELY PROOF-ROLL SUBGRADE IN TWO DIRECTIONS. REPEATING PROOF ROLLING IN DIRECTION PERPENDICULAR TO FIRST DIRECTION. LIMIT VEHICLE SPEED TO 3 MPH.
 - b. PROOF-ROLL WITH A LOADED 10-WHEEL, TANDEM-AXLE DUMP TRUCK WEIGHING NOT MORE THAN 15 TONS.
 - c. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUITING, AS DETERMINED BY ENGINEER AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.
 2. RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES AS DIRECTED BY ENGINEER, WITHOUT ADDITIONAL COMPENSATION.

BACKFILL:

1. THE CONTRACTOR SHALL PLACE AND COMPACT BACKFILL IN EXCAVATIONS PROMPTLY, BUT NOT LATER THAN 72 HOURS AFTER EXCAVATING.
 - a. CONSTRUCTION BELOW FINISH GRADE INCLUDING, WHERE APPLICABLE, SUBDRAINAGE, DAMP PROOFING, WATERPROOFING, AND PERIMETER INSULATION.
 - b. SURVEYING LOCATIONS OF UNDERGROUND UTILITIES FOR RECORD DRAWINGS.
 - c. TESTING AND INSPECTING UNDERGROUND UTILITIES.
 - d. REMOVING CONCRETE FORMWORK.
 - e. REMOVING TRASH AND DEBRIS.
 - f. REMOVING TEMPORARY SHORING AND BRACING, AND SHEETING.
 - g. INSTALLING PERMANENT OR TEMPORARY HORIZONTAL BRACING ON HORIZONTALLY SUPPORTED WALLS.

COMPACTION OF SOIL BACKFILLS AND FILLS:

1. CONTRACTOR SHALL PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8-INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT; AND NOT MORE THAN 4-INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
2. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
3. COMPACT SOIL MATERIALS TO NOT LESS THAN THE PLAN SPECIFIED PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 OR ASTM D 1557. (SEE CIVIL DETAILS FOR SUMMARY OF TRENCH BACKFILL AND BEDDING MATERIALS AND PLACEMENT SPECIFICATIONS).

GRADING:

1. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO DETAILED/INDICATED CROSS-SECTIONS, LINES, AND ELEVATIONS INDICATED IN PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
2. SITE GRADING: SLOPE GRADINGS TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
 - a. LAWN OR UNPAVED AREAS: PLUS OR MINUS ONE (1) INCH.
 - b. WALKS: PLUS OR MINUS ONE (1) INCH.
 - c. PAVEMENTS: PLUS OR MINUS ONE-HALF (1/2) INCH.
 - d. GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF

ONE-HALF (1/2) INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.

3. SUBBASE AND BASE COURSES:
 - a. PLACE SUBBASE AND BASE COURSE ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
 - b. PLACE SUBBASE AND BASE COURSE 6 INCHES OR LESS IN COMPACTED THICKNESS IN A SINGLE LAYER.
 - c. PLACE SUBBASE AND BASE COURSE EXCEEDING 6 INCHES IN COMPACTED THICKNESS IN LAYERS OF EQUAL THICKNESS, WITH NO COMPACTED LAYER MORE THAN 6 INCHES THICK OR LESS THAN 3 INCHES.
4. COMPACT SUBBASE AND BASE COURSE AT OPTIMUM MOISTURE CONTENT TO REQUIRED GRADES, LINES, CROSS SECTIONS, AND THICKNESS ACCORDING TO ASTM D 698 OR ASTM D 1557, AS INDICATED ON THE DRAWING DETAILS.

FIELD QUALITY CONTROL:

1. THE TESTING AGENCY WILL INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. CONTRACTOR SHALL PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
2. FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ENGINEER.
3. THE TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND ASTM D 2937. AS APPLICABLE, TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
 - a. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST FOR EVERY 10,000 SQ. FT. OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS.
 - b. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST 1 TEST FOR EACH 100 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN 2 TESTS.
 - c. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST 1 TEST FOR EACH 150 FEET OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN 2 TESTS.
5. IF THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL, TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
6. ALL FIELD QUALITY CONTROL TESTS THAT FAIL TO MEET THE SPECIFIED COMPACTION DENSITY SHALL BE REPORTED TO THE ENGINEER.

GENERAL UTILITY NOTES

1. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. CALL THE AREA ONE CALL SYSTEM 48 HOURS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
3. THE CONTRACTOR SHALL COORDINATE WORK EFFORTS WITH THE OWNER TO MINIMIZE TRAFFIC INTERFERENCE AND OPERATIONS OF THE FACILITIES.
4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS AND BENCHMARKS FROM DISTURBANCE. SURVEY MONUMENTS DISTURBED BY CONSTRUCTION ARE TO BE REPLACED AND ADJUSTED VIA A LAND SURVEYOR REGISTERED IN THE STATE FOR WHICH THE PROJECT IS LOCATED.
5. EXISTING UTILITIES SHOWN HEREIN ARE BASED ON AVAILABLE RECORDS AND FIELD INVESTIGATIONS. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO EXCAVATION WITHIN WORK AREAS. THE ENGINEER SHALL BE NOTIFIED UPON DISCOVERY OF ANY DISCREPANCIES THAT WILL AFFECT INSTALLATION OF WORK OR DISCOVERY OF UNCHARTED UTILITIES WHICH MAY REQUIRE RELOCATION. NOTIFICATION SHALL BE DONE IN A TIMELY MANNER.
6. WHERE APPLICABLE, THE CONTRACTOR SHALL MAINTAIN ALL FENCING, SIGNS, DETOURS, FLAGMEN, SIGNALS, ETC., FOR ANY OPEN TRENCHES, HOLES OR PITS. ALL TRENCHES, HOLES OR PITS SHALL BE CLOSED OR PROTECTED BY BARRICADES AT THE END OF THE DAY.
7. PERMITS MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO ACKNOWLEDGE AND SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW THE CONSTRUCTED CONDITIONS OF ALL WORK INSTALLED. SEE "AS-BUILT" REQUIREMENTS FOR ADDITIONAL INFORMATION.
9. ALL VALVE BOXES, METER BOXES, VAULTS, CLEANOUTS, HOLE COVERS, FIRE HYDRANTS AND OTHER APPURTENANCES THAT ARE TO REMAIN IN SERVICE WITHIN THE PROJECT AREA SHALL BE ADJUSTED TO CONFORM TO FINISHED GRADE.
10. ALL UNDERGROUND UTILITIES MUST BE IN PLACE, TESTED AND INSPECTED AS REQUIRED PRIOR TO BASE AND SURFACE CONSTRUCTION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
12. ALL UTILITIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, THE FOLLOWING SHOULD BE CONTACTED BY THE CONTRACTOR:
 1. GAS
 2. TELEPHONE
 3. CABLE
 4. POWER
 5. CITY/COUNTY WATER AND SEWER
 6. CITY/COUNTY/STATE TRAFFIC SIGNAL UTILITY (FIBER, HARDWIRE TRAFFIC SIGNAL INTERCONNECT)
13. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY COMPANIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE OF THESE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
14. COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES

1. GAS
2. TELEPHONE
3. CABLE
4. POWER
5. CITY/COUNTY WATER AND SEWER
6. CITY/COUNTY/STATE TRAFFIC SIGNAL UTILITY (FIBER, HARDWIRE TRAFFIC SIGNAL INTERCONNECT)

13. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY COMPANIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE OF THESE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
14. COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES

1. WHITE - PROPOSED EXCAVATION. PINK - TEMPORARY SURVEY MARKINGS. RED - ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES. YELLOW - GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS. ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT. BLUE - POTABLE WATER. PURPLE - RECLAIMED WATER, IRRIGATION AND SLURRY LINES. GREEN - SEWERS AND DRAIN LINES.

WATER SYSTEM NOTES

1. A VERTICAL CLEARANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN SANITARY SEWERS AND WATER MAINS. IF CLEARANCE CANNOT BE ACHIEVED BY ADJUSTING WATER MAINS THE SANITARY SEWER SHALL BE CONSTRUCTED PER SANITARY NOTE No. 1 BELOW.
2. A HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER.
3. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
4. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
5. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.
6. ALL BURIED DUCTILE IRON PIPE SHALL BE CLASS 53 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C150) AND ANSI A 21.51 (AWWA C151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A (AWWA C 104-71).
7. ALL BURIED FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104.
8. CONTRACTOR TO INSTALL TEMPORARY BLOW-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
9. THRUST BLOCKS AND/OR RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS.
10. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241, AND COLOR CODED BLUE.
11. ALL FITTINGS 3" AND SMALLER SHALL BE CLASS 160 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
12. ALL WATER MAINS AND WATER SERVICES TO BE INSTALLED UNDER ROAD UNDERDRAIN SHALL MAINTAIN 18" SEPARATION.
13. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY DEPARTMENT OF PUBLIC UTILITIES.
14. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH WATER DEPARTMENT AND AWWA SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
15. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING REQUIRED TO OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM THROUGH LOCAL REGULATORY AGENCIES. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.

SANITARY SEWER NOTES

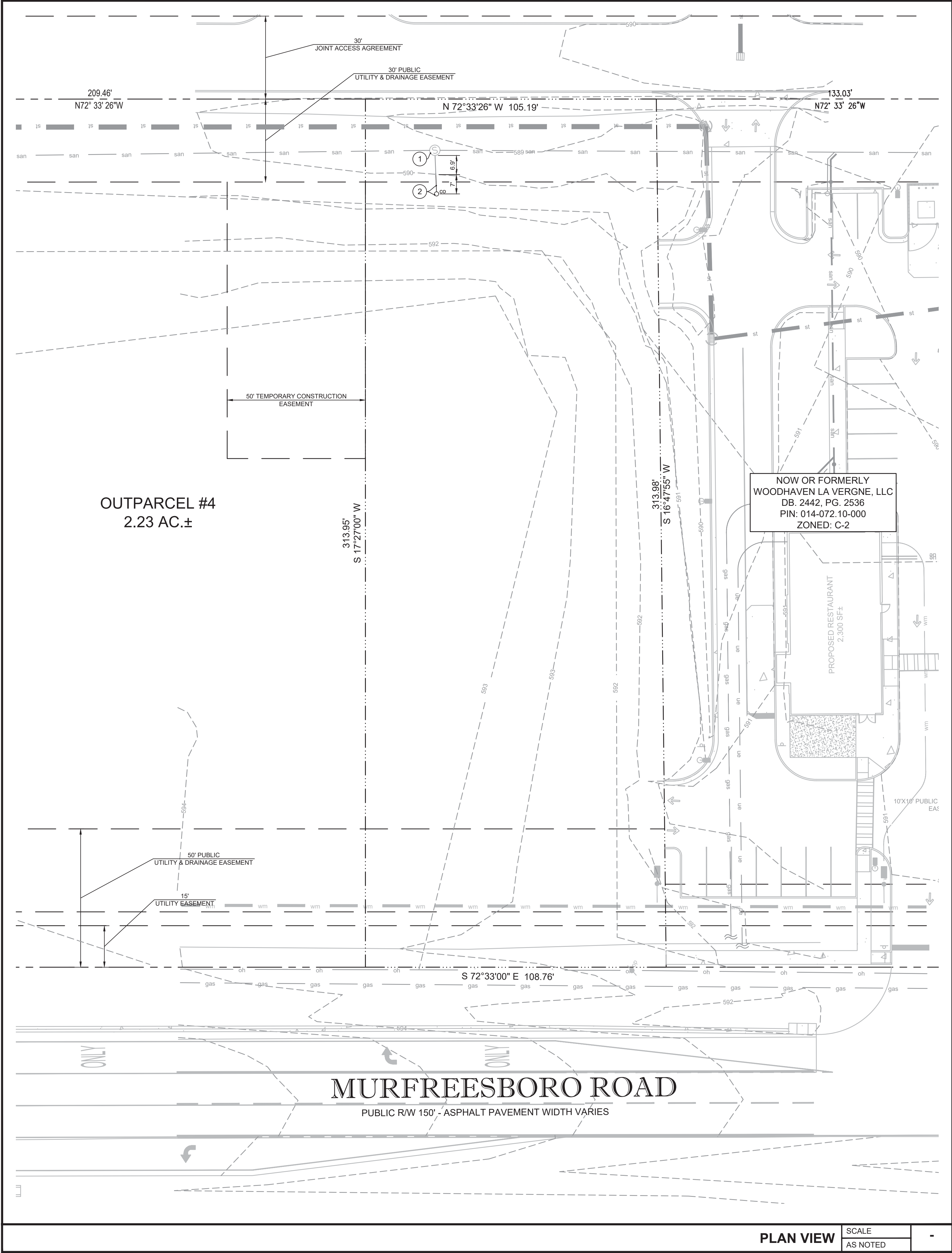
1. A HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER.
2. ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 26 AND COLOR CODED GREEN.
3. ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
4. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT. AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
5. PVC PIPE AND FITTINGS SHALL CONFORM WITH A.S.T.M. SPECIFICATIONS DESIGNATION D-3034-77C, MA SDR 26. INSTALLATION OF SDR PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF A.S.T.M. SPECIFICATION DESIGNATION D3231. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
6. ALL PVC FORCE MAINS WITHIN PUBLIC R/W SHALL BE CLASS 200, SDR 18, WITH MECHANICAL JOINTS, AND HAVE A GREEN MAGNETIC TAPE A MINIMUM OF 3" WIDE, PLACED 24" BELOW THE PROPOSED GRADE. THE PRINT ON THE MAGNETIC TAPE SHOULD READ "FORCE MAIN".
7. ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCE MAINS THAT REQUIRE D.I.P. ARE TO BE POLY-LINED OR EPOXY LINED.
8. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.
9. SANITARY SEWERS SHALL HAVE A MINIMUM COVER OF THREE (3) FEET AND SHALL BE INSTALLED ACCOMPANIED BY A METAL TAPE SIMILAR TO "TERRAPEPE" COLORED GREEN AND LAID ONE FOOT ABOVE THE PIPE.
10. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
11. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
12. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS CONTRACTOR'S RESPONSIBILITY.

GEOTECHNICAL NOTE

CONTRACTOR TO REVIEW AND FOLLOW CONSTRUCTION TECHNIQUES OUTLINED IN THE SITE GEOTECHNICAL REPORT.

STORM DRAINAGE

1. UNLESS OTHERWISE SHOWN ON PLANS, ALL PVC PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING:
 - a. PVC SEWER PIPE AND FITTINGS, NPS 15-INCH AND SMALLER ASTM D 3034, SDR 35, WITH BELL-AND-SPIOT ENDS FOR GASKETED JOINTS USING ASTM F 477, ELASTOMERIC SEALS.
 - b. PVC SEWER PIPE AND FITTINGS, NPS 18-INCH AND LARGER: ASTM F 679, T-1 WALL THICKNESS, WITH BELL-AND-SPIGOT ENDS FOR GASKETED JOINTS USING ASTM F 477, ELASTOMERIC SEALS.
 - c. PIPE JOINTS SHALL BE WATER-TIGHT.
2. UNLESS OTHERWISE SHOWN ON THE PLANS, ALL REINFORCED CONCRETE PIPE (RCP) AND FITTINGS SHALL CONFORM TO THE FOLLOWING:
 - a. ASTM C 76, WITH BELL-AND-SPIGOT OR GROOVE AND TONGUE ENDS AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.
 - b. RCP PIPE SHALL BE CLASS III, WALL B.
 - c. WHEN LOCATED IN TRAFFIC AREAS WITH LESS THAN 2 FEET OF COVER, RCP PIPE SHALL BE CLASS IV, WALL B.
 - d. WHEN LOCATED UNDER AIRCRAFT RAMPS OR RAILROAD OPERATIONS, RCP PIPE SHALL BE CLASS V, WALL B WITH O-RING JOINTS.
 - e. PIPE CLASS SHALL BE CLEARLY "STAMPED" ON EACH SEGMENT OF RCP PIPE DELIVERED TO THE PROJECT.
 - f. PIPE JOINTS SHALL BE WATER-TIGHT.
3. CONTRACTOR SHALL HANDLE AND STORE PIPE, FITTINGS, GASKETS, AND RELATED APPURTENANCES IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
4. CONTRACTOR SHALL HANDLE MANHOLES, DROP INLETS, CURB INLETS, PIPE END COMPONENTS AND RELATED APPURTENANCES ACCORDING TO MANUFACTURER'S WRITTEN RIGGING INSTRUCTIONS.
5. PVC PLASTIC PIPE AND FITTINGS SHALL NOT BE STORED IN DIRECT SUNLIGHT



KEYED NOTES	
①	EXISTING SANITARY MANHOLE TO REMAIN.
②	EXISTING SANITARY PIPE AND CLEANOUT TO BE REMOVED.

LEGEND	
	PROPERTY LINE
	EXISTING CONCRETE TO REMAIN
	EXISTING TO REMAIN
	EXISTING ASPHALT/CONCRETE TO BE REMOVED
	EXISTING SIDEWALK/CONCRETE TO BE REMOVED
	EXISTING TO BE REMOVED
	EXISTING GAS
	EXISTING SANITARY
	EXISTING TELEPHONE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD LINE
	EXISTING WATER
	EXISTING CONTOUR

DEMOLITION NOTES	
1.	CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
2.	ALL ABOVE AND BELOW GROUND HARDWARE, EQUIPMENT AND MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL MUNICIPALITY REQUIREMENTS.
3.	UTILITIES TO BE PLUGGED SHALL BE FILLED WITH A MINIMUM 1.0 CUBIC FT. OF NON SHRINK GROUT OR AS OTHERWISE APPROVED BY ENGINEER.
4.	TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL MUNICIPALITY STANDARDS.
5.	THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
6.	THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION, SEE "EROSION & SEDIMENT CONTROL DETAILS".
7.	THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.
8.	ALL DISTURBED AREA WITH THE RIGHT OF WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED.

TREE NOTE:	
CONTRACTOR TO INSTALL TREE BARRICADES SURROUNDING ALL TREES TO REMAIN. IRRIGATE ALL LANDSCAPING AS NEEDED.	

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02/28/25
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ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #240642

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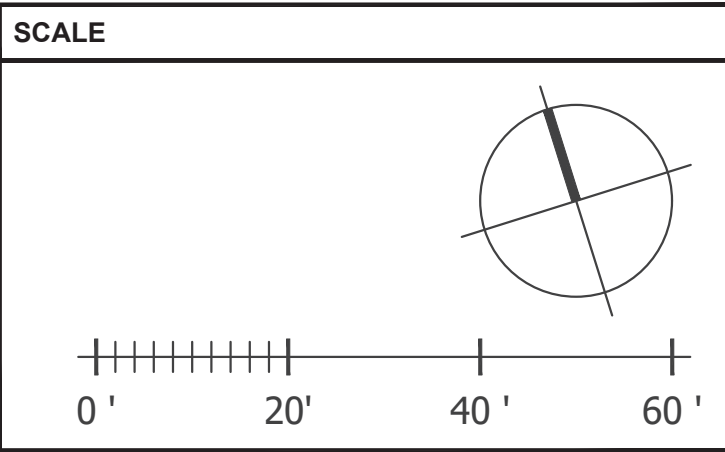
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DEMOLITION PLAN

SHEET NUMBER

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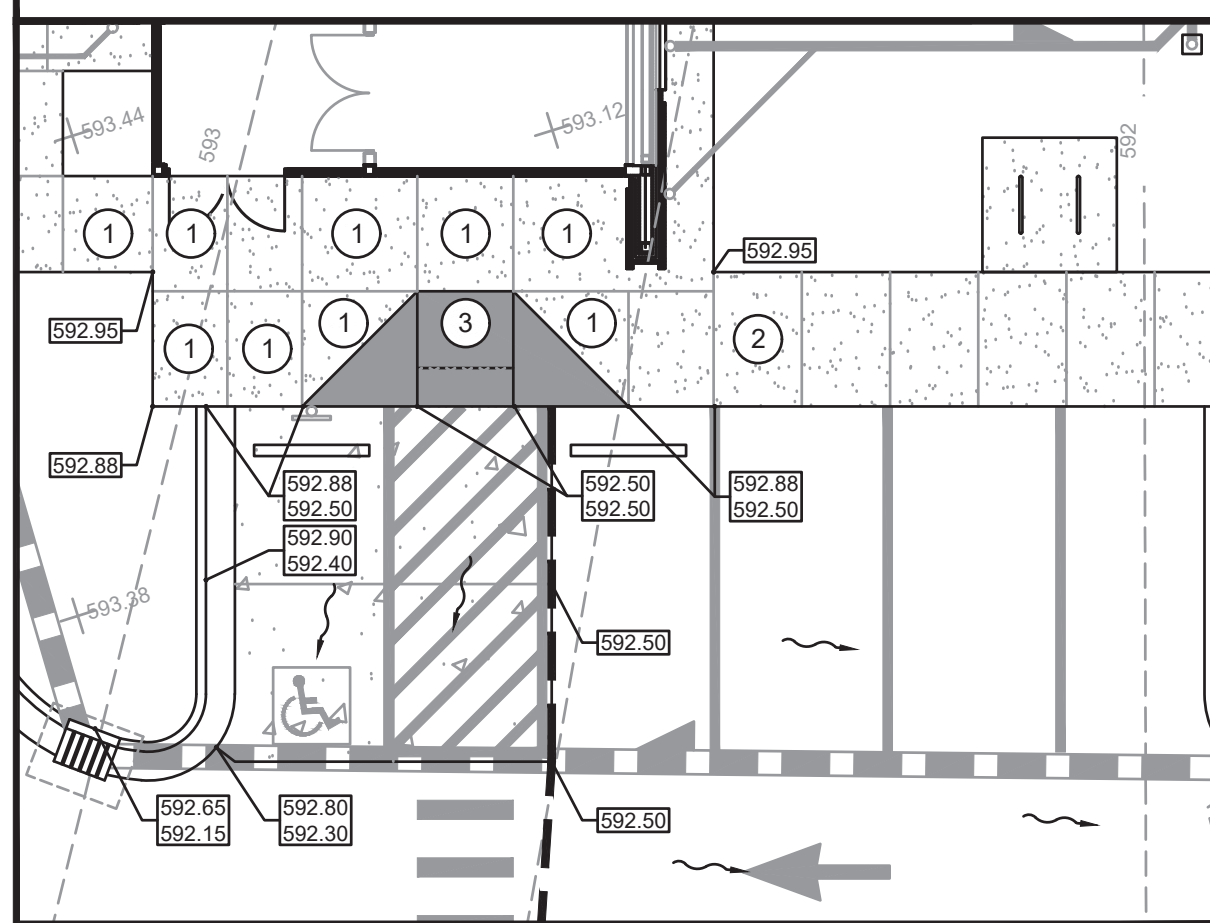


Tennessee 811
Know what's below.
Call before you dig.

①	SURFACE SLOPES NOT TO EXCEED 1:48 IN ALL DIRECTIONS.
②	SURFACE SLOPES NOT TO EXCEED 1:48 CROSS SLOPES AND 1:20 RUNNING.
③	SURFACE SLOPES NOT TO EXCEED 1:48 CROSS SLOPES AND 1:12 RUNNING.

1. THE DRAWINGS ARE DESIGNED TO MEET ACCESSIBILITY STANDARDS AT MINIMUM. LOCAL AND STATE REQUIREMENTS OR CODES MAY HAVE ADDITIONAL STANDARDS.
2. ACCESSIBLE PARKING SPACES, SIGNAGE, LOGOS, WHEEL STOPS AND ACCESSIBLE AISLES TO MEET ALL OF THE 2010 ADA STANDARDS REQUIREMENTS - PROVIDE SPACES IN SIZE, QUANTITY AND LOCATIONS REQUIRED BY THE ADA STANDARDS AND APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION. PROVIDE A MAXIMUM SLOPE IN EITHER DIRECTION OF 1:48 (1:64 RECOMMENDED).
3. ACCESSIBLE PARKING SIGNAGE ON POST. BOTTOM OF SIGNAGE TO BE MINIMUM 60" ABOVE GRADE. VERIFY ALL REQUIREMENTS WITH ACCESSIBILITY REQUIREMENTS AND LOCAL CODE.
4. CONCRETE WHEEL STOP. ALL ACCESSIBLE SPACES-LOCATE FIXED WHEEL STOP SO AS NOT TO REDUCE THE WIDTH OF THE ADJOINING ACCESSIBLE ROUTE.
5. ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY (1 REQUIRED). MAXIMUM RUNNING SLOPE OF 1:20 AND MAXIMUM CROSS SLOPE OF 1:48 (1:64 RECOMMENDED). ALL PAVED SURFINGS, CURB RAMPS AND TRANSITIONS ALONG PATH TO MEET ACCESSIBILITY REQUIREMENTS.
6. ACCESSIBLE PATH/WALKWAY TO BE 5'-0" MINIMUM. RUNNING SLOPE 1:20 MAXIMUM, CROSS SLOPE 1:48 MAXIMUM, SLOPE AWAY FROM BUILDING - BROOM FINISH CONCRETE.
7. CURB RAMP TO MEET ALL ACCESSIBILITY REQUIREMENTS, MAXIMUM SLOPE OF RUN 1:12 (1:14 RECOMMENDED), MAXIMUM CRISS SLOPE 1:48 (1:64 RECOMMENDED). REFER TO SITE DETAIL SHEET FOR ADDITIONAL INFORMATION. PROVIDE 36" LONG MINIMUM LANDING AT TOP AND 60" MINIMUM LANDING AT BOTTOM OF RAMP WITH MAXIMUM SLOPE IN EITHER DIRECTION OF LANDING TO BE 1:48 (1:64 RECOMMENDED)
8. SURFACE CONDITIONS AT ACCESSIBLE WALKWAYS AND ACCESSIBLE AREAS (PAVERS SYSTEMS AND/OR CONCRETE SURFACES) SHALL NOT HAVE DEEPS GREATER THAN 1/2" OR VERTICAL CHANGES AT JOINTS OR BETWEEN UNITS GREATER THAN 1/4" - UNLESS THE OVERALL LEVEL CHANGE DOES NOT EXCEED 1/2" AND THE LEVEL CHANGE IS BEVELED AT 1:2.
9. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALK/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
10. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

1"=10'



EL	ELEVATION
TP	TYPICAL
CO	CLEANOUT
IE	INVERT ELEVATION
SE	SUMP ELEVATION
X 49.58	EXISTING ELEVATION
	PROPOSED PAVEMENT ELEVATION
	TOP OF SIDEWALK/CURB EDGE OF PAVEMENT
	DITCH BOTTOM INLET
	CURB INLET
FFE	FINISH FLOOR ELEVATION
RCP	REINFORCED CONCRETE PIPE
HP	HIGH POINT
MEG	MATCH EXISTING GRADE
TOI	TOP OF ISLAND
DS	BUILDING DOWN SPOUT
	12" OR GREATER STORMWATER PIPE
	LESS THAN 12" STORMWATER PIPE
	PROPOSED SURFACE STORMWATER FLOW
	PROPOSED SWALE STORMWATER FLOW
	EXISTING CONTOUR
	PROPOSED CONTOUR

ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM-1988

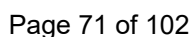
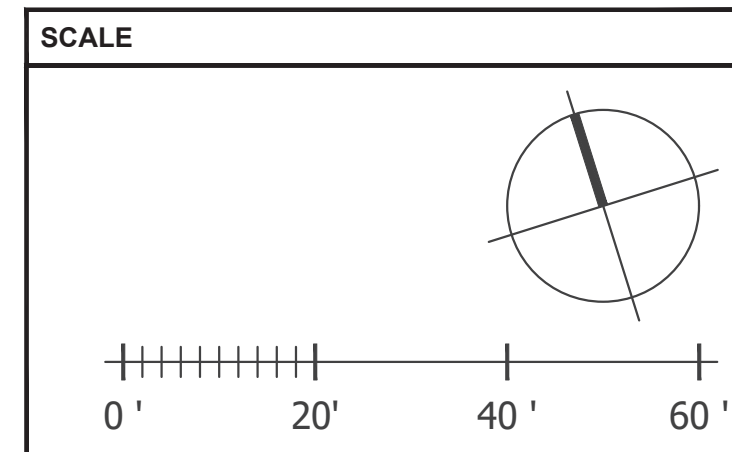
BENCHMARK #1
MAG NAIL SET
ELEVATION = 590.34'

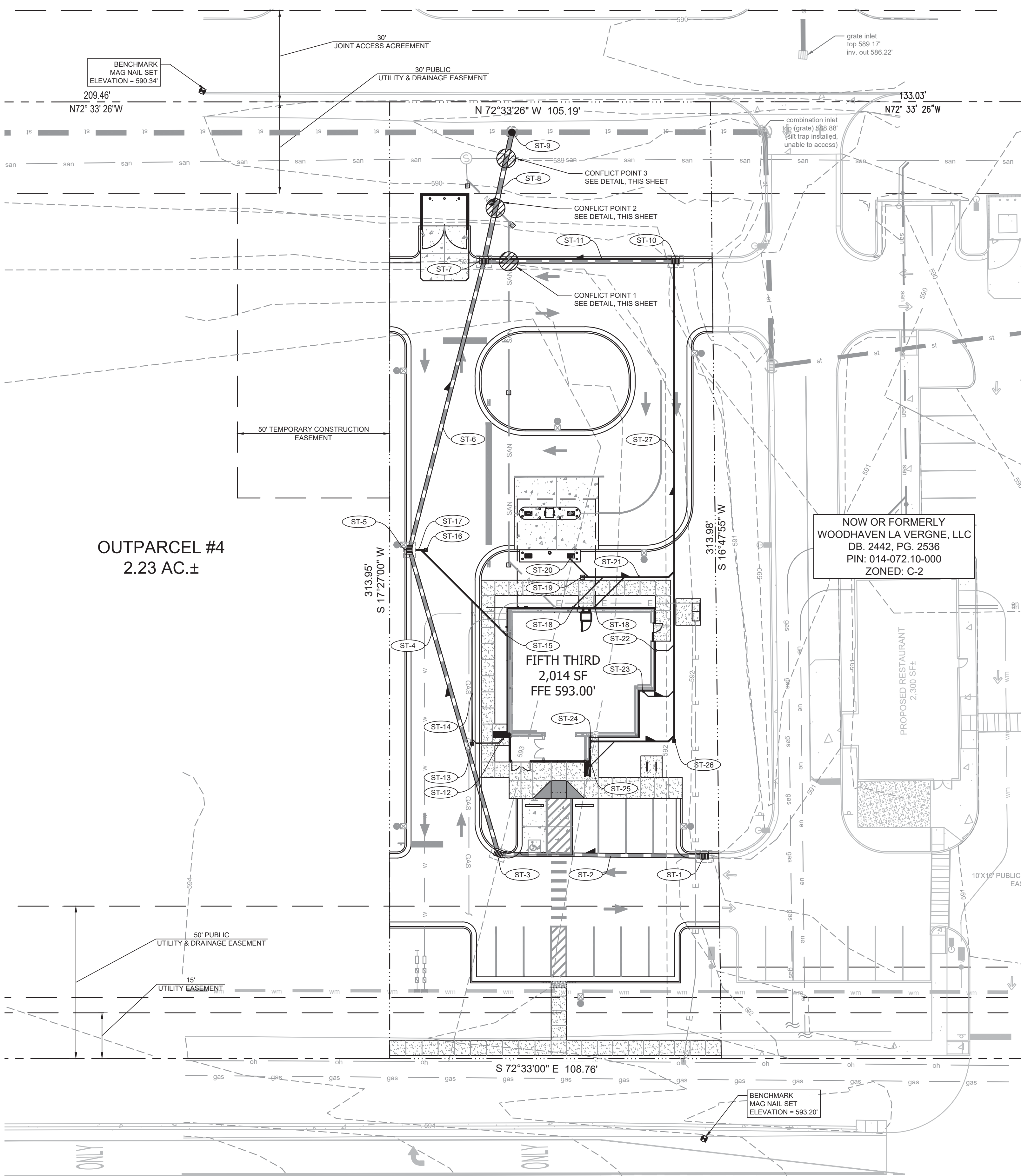
BENCHMARK #2
MAG NAIL SET
ELEVATION = 593.20'

NOTE:
CONTRACTOR TO ESTABLISH CONTROL BENCHMARKS BEYOND LIMITS OF DEMOLITION PRIOR TO CONSTRUCTION.

REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AS NEEDED AND MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AND INITIATION OF CIVIL PENALTY PROCEDURES.

1. SEE GENERAL NOTES SHEET FOR EROSION AND SILTATION CONTROL ALONG WITH GENERAL NOTES.
2. SEE SITE PLAN SHEET FOR SITE DATA.
3. SEE SURVEY FOR TEMPORARY BENCH MARK (TBM) LOCATIONS.
4. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS FOR LOCAL MUNICIPALITY AND THE DEPARTMENT OF TRANSPORTATION WITH REGARD TO IMPROVEMENTS WITHIN THEIR RESPECTIVE RIGHTS-OF-WAY.
5. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY TO BE RETURNED TO MATCH EXISTING CONDITION.
6. ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.
7. CONTRACTOR SHALL INSTALL EROSION CONTROL SILT FENCE AROUND THE PERIMETER OF THE SITE AND MUST MAINTAIN THE SILT FENCE IN GOOD REPAIR UNTIL ALL CONSTRUCTION IS COMPLETE AND THE AREA IS STABILIZED.
8. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO ANY CONSTRUCTION IF ANY PROBLEMS OR DISCREPANCIES EXIST.





STORM STRUCTURE/PIPING DATA

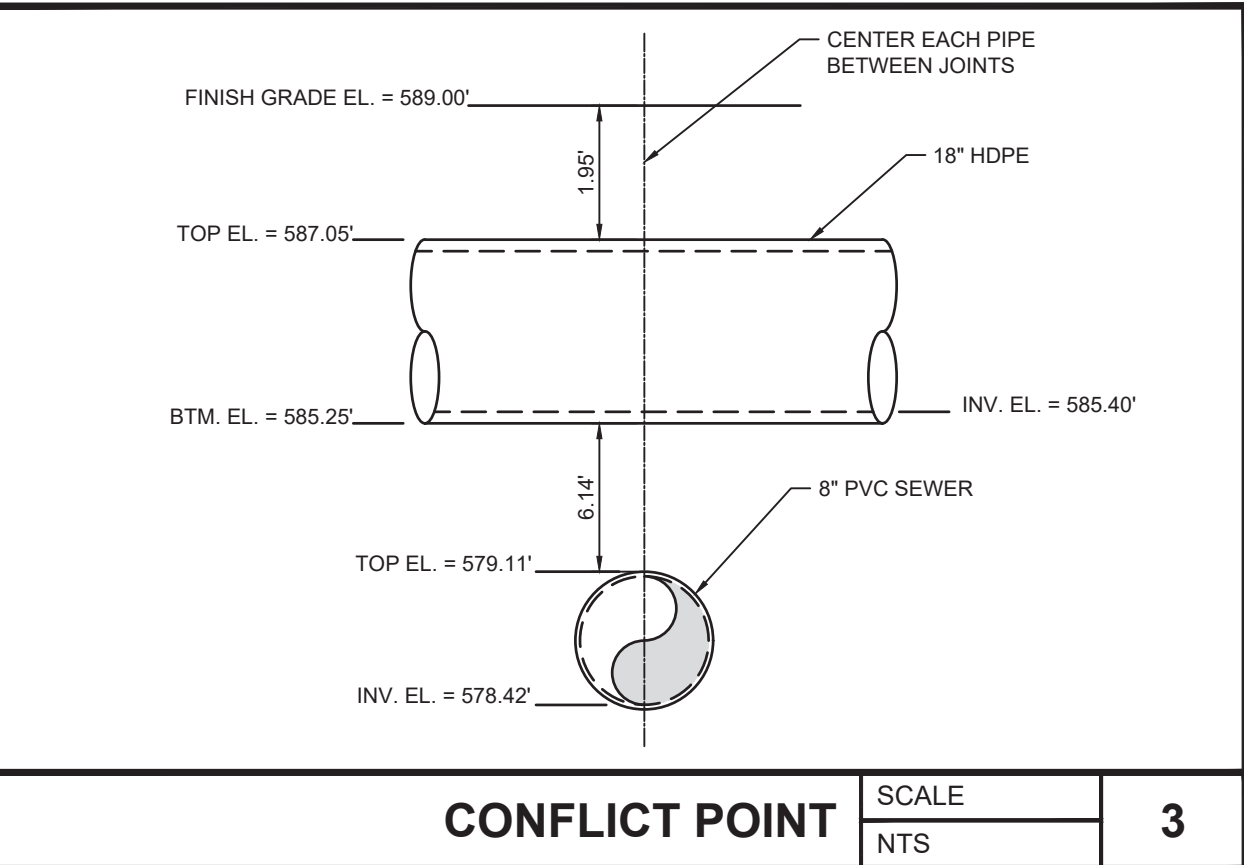
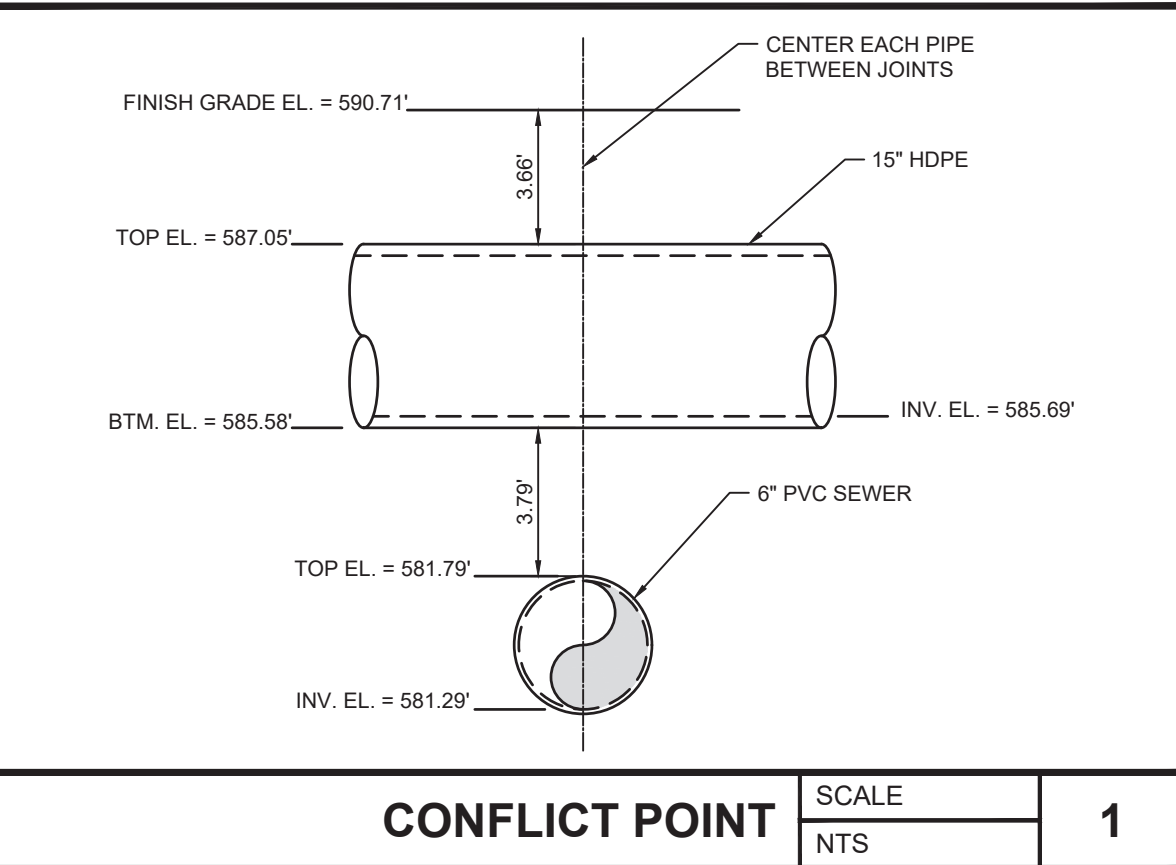
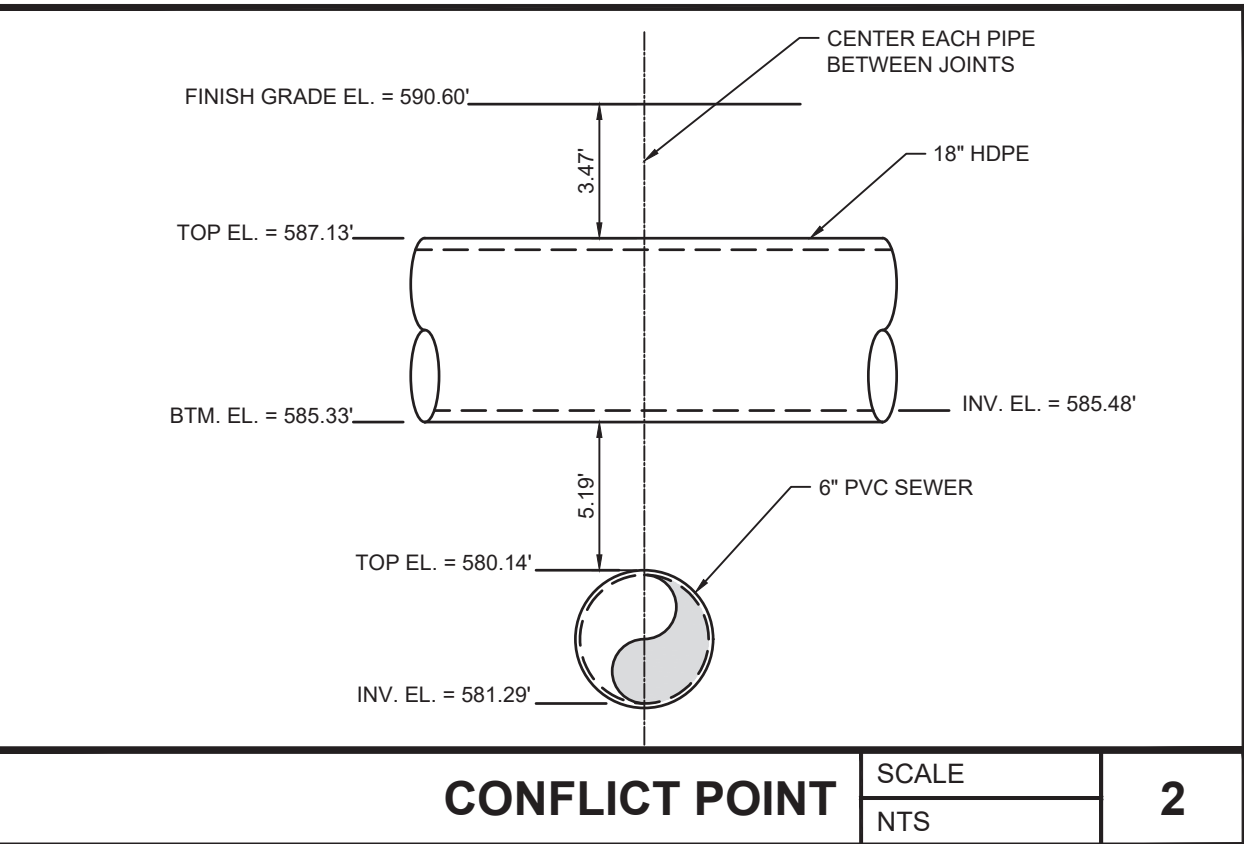
ST-1 STANDARD PRECAST RECTANGULAR CONCRETE NO. 12 CATCH BASIN PER TNDOT D-CB-12P GRATE = 590.70' IE (W) OUT = 587.00' (15" HDPE)	ST-15 BUILDING DOWNSPOUT AND CLEANOUT TOP TO BE SET AT GRADE 40 LF OF 6" PVC @ 8.30% SLOPE IE = 590.50'
ST-2 65 LF OF 15" HDPE @ 0.54% SLOPE	ST-16 CONSTRUCT CLEANOUT WITHIN CONCRETE PAD TOP TO BE SET AT GRADE IE = 587.20'
ST-3 STANDARD PRECAST RECTANGULAR CONCRETE NO. 12 CATCH BASIN PER TNDOT D-CB-12P GRATE = 592.15' IE (E) IN = 586.65' (15" HDPE) IE (NW) OUT = 586.65' (15" HDPE)	ST-17 4 LF OF 6" PVC @ 8.30% SLOPE
ST-4 100 LF LF OF 15" HDPE @ 0.55% SLOPE	ST-18 BUILDING DOWNSPOUT AND CLEANOUT TOP TO BE SET AT GRADE 14 LF OF 4" PVC @ 1.00% MIN. SLOPE (TYPICAL OF 2) IE = 590.50'
ST-5 STANDARD PRECAST RECTANGULAR CONCRETE NO. 12 CATCH BASIN PER TNDOT D-CB-12P GRATE = 591.70' IE (S) IN = 586.10' (15" HDPE) IE (E) IN = 586.85' (6" PVC) IE (N) OUT = 586.10' (15" HDPE)	ST-19 CONSTRUCT CLEANOUT WITHIN CONCRETE PAD TOP TO BE SET AT GRADE IE = 590.35'
ST-6 95 LF LF OF 15" HDPE @ 0.53% SLOPE	ST-20 CONCRETE ISLAND DRAIN TOP TO BE SET AT GRADE 9 LF OF 3" PVC @ 1.00 % MIN. SLOPE IE = 590.50'
ST-7 STANDARD PRECAST RECTANGULAR CONCRETE NO. 12 CATCH BASIN PER TNDOT D-CB-12P GRATE = 590.60' IE (S) IN = 585.60' (15" HDPE) IE (E) IN = 585.60' (15" HDPE) IE (N) OUT = 585.60' (18" HDPE)	ST-21 31 LF OF 6" PVC @ 1.00% MIN. SLOPE
ST-8 43 LF LF OF 18" HDPE @ 0.58% SLOPE	ST-22 BUILDING DOWNSPOUT AND CLEANOUT TOP TO BE SET AT GRADE 7 LF OF 3" PVC @ 1.00% MIN. SLOPE IE = 590.50'
ST-9 048" FOLEY COMPANY DOG HOUSE MANHOLE SEE DETAILS, SHEET C05.06. TOP/RIM = 589.50' IE = 585.25' (EXISTING 21" RCP) IE (S) IN = 585.35' (18"HDPE)	ST-23 BUILDING DOWNSPOUT AND CLEANOUT TOP TO BE SET AT GRADE 10 LF OF 3" PVC @ 1.00% MIN. SLOPE IE = 590.50'
ST-10 STANDARD PRECAST RECTANGULAR CONCRETE NO. 12 CATCH BASIN PER TNDOT D-CB-12P GRATE = 590.15' IE (W) OUT = 586.15' (15" HDPE) IE (S) IN = 586.90' (8" PVC)	ST-24 BUILDING DOWNSPOUT AND CLEANOUT TOP TO BE SET AT GRADE 30 LF OF 6" PVC @ 1.00% MIN. SLOPE IE = 590.50'
ST-11 63 LF LF OF 15" HDPE @ 0.87% SLOPE	ST-25 BUILDING DOWNSPOUT AND CLEANOUT TOP TO BE SET AT GRADE 11 LF OF 3" PVC @ 1.00% MIN. SLOPE IE = 590.50'
ST-12 BUILDING DOWNSPOUT AND CLEANOUT TOP TO BE SET AT GRADE 11 LF OF 3" PVC @ 1.00% MIN. SLOPE IE = 590.50'	ST-26 CONSTRUCT CLEANOUT WITHIN CONCRETE PAD TOP TO BE SET AT GRADE IE = 590.20'
ST-13 CONSTRUCT CLEANOUT WITHIN CONCRETE PAD TOP TO BE SET AT GRADE IE = 590.35'	ST-27 157 LF OF 8" PVC @ 2.10% SLOPE
ST-14 47 LF OF 3" PVC @ 1.00% MIN. SLOPE	

LEGEND

EL	ELEVATION
TYP	TYPICAL
CO	CLEANOUT
IE	INVERT ELEVATION
SE	SUMP ELEVATION
X49.58	EXISTING ELEVATION
	DITCH BOTTOM INLET
	CURB INLET
FFE	FINISH FLOOR ELEVATION
RCP	REINFORCED CONCRETE PIPE
	STORM SEWER STRUCTURE NUMBER
DS	BUILDING DOWN SPOUT
	12" OR GREATER STORMWATER PIPE
	LESS THAN 12" STORMWATER PIPE
	DIRECTION OF PIPE FLOW
	EXISTING CONTOUR
	PROPOSED CONTOUR

PAVING AND GRADING GENERAL NOTES

- SEE GENERAL NOTES SHEET FOR EROSION AND SILTATION CONTROL ALONG WITH GENERAL NOTES.
- SEE SITE PLAN SHEET FOR SITE DATA.
- SEE SURVEY FOR TEMPORARY BENCH MARK (TBM) LOCATIONS.
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CONTROL BENCHMARKS

ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM-1988

NOTE:
CONTRACTOR TO ESTABLISH CONTROL BENCHMARKS BEYOND LIMITS OF DEMOLITION PRIOR TO CONSTRUCTION.

EROSION CONTROL MEASURE NOTE

REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AS NEEDED AND MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AND INITIATION OF CIVIL PENALTY PROCEDURES.



PLAN VIEW

SCALE
AS NOTED

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02/28/25
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ISSUE FOR PERMIT - 02/28/2025

ISSUE	BY	DATE	DESCRIPTION

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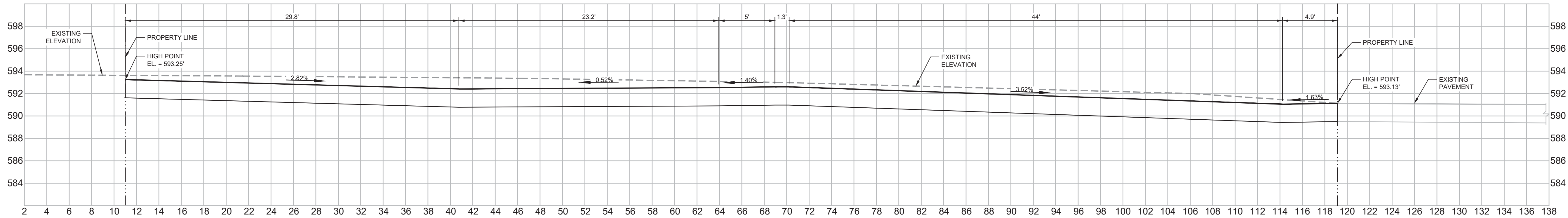
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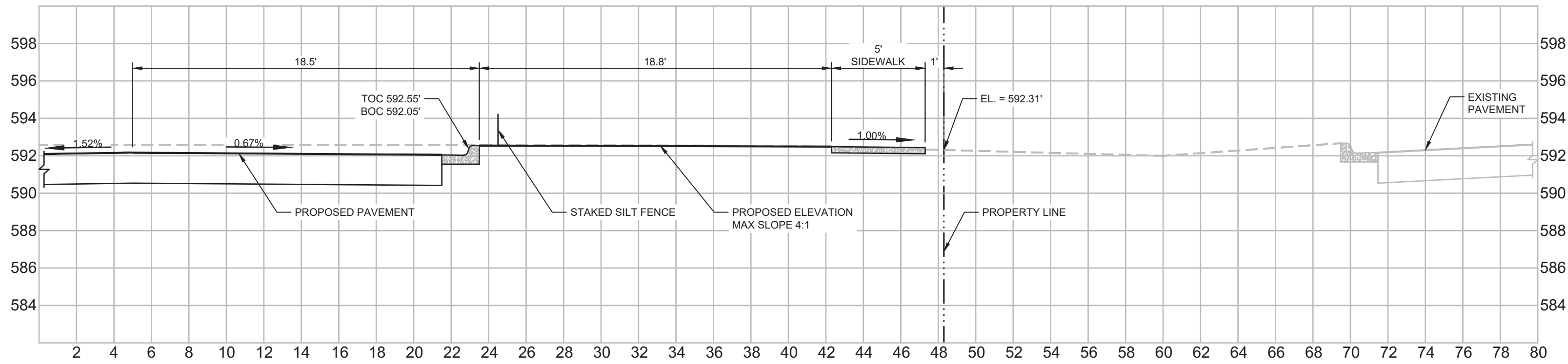
STORM PIPING PLAN

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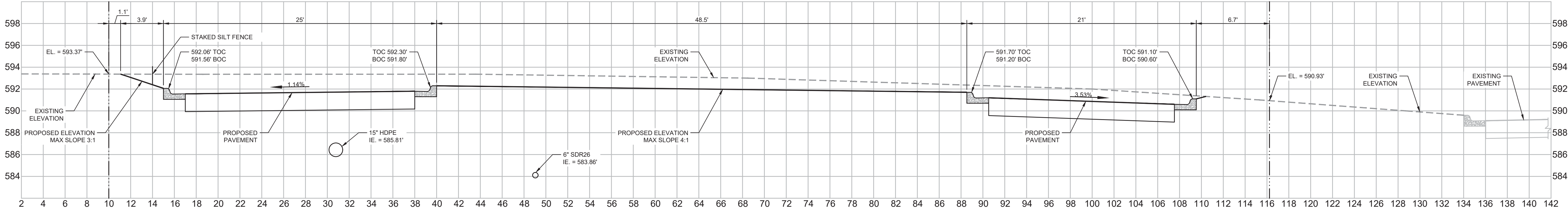
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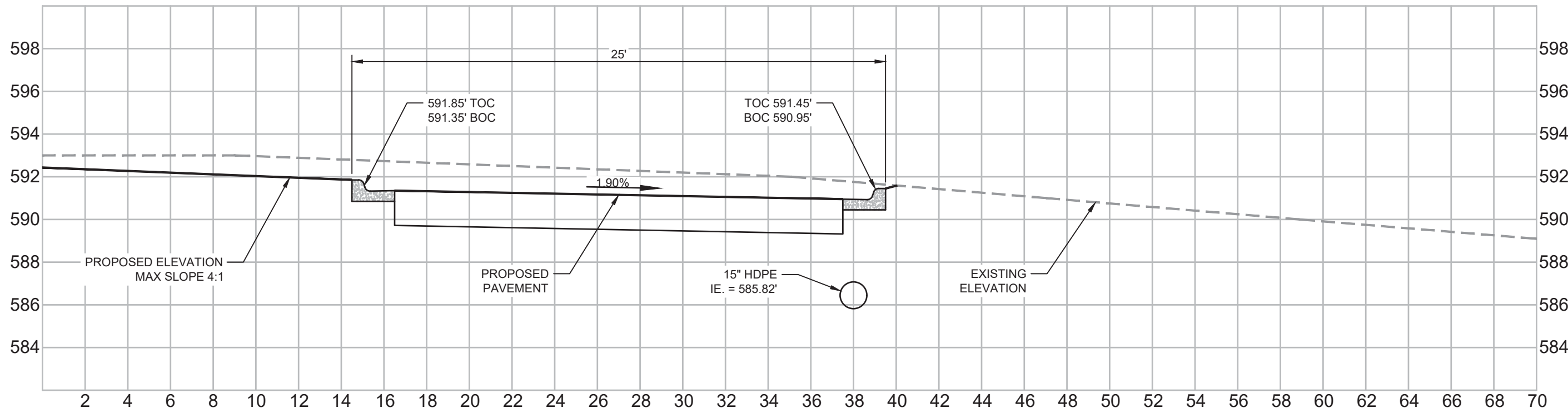
SECTION A-A
SCALE 1" = 5'



SECTION B-B
SCALE 1" = 5'



SECTION C-C
SCALE 1" = 5'



SECTION D-D
SCALE 1" = 5'

PLAN VIEW

SCALE
AS NOTED

-

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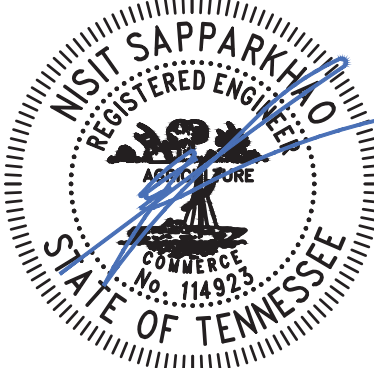
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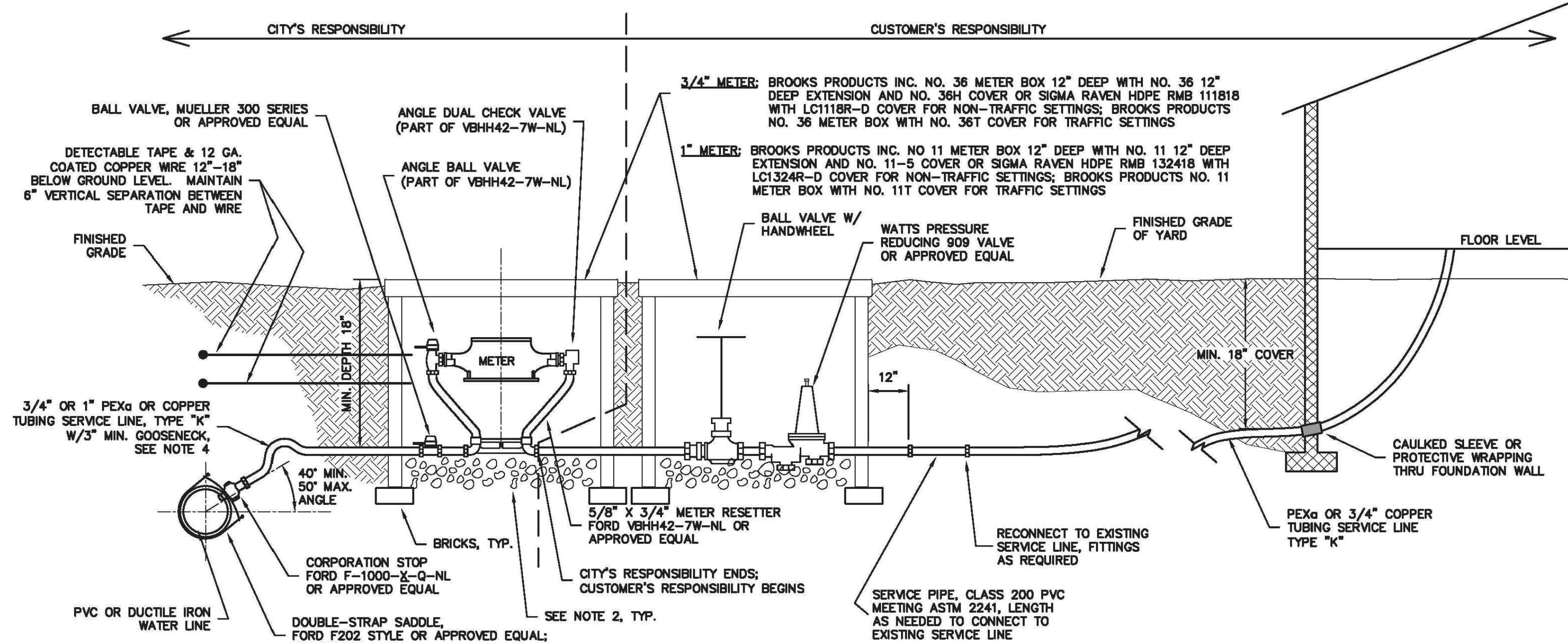
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DATE: 12/06/24
DRAWN BY: IEG
CHECKED BY: IEG

SHEET TITLE

CROSS SECTIONS

SHEET NUMBER

C03.03



NOTES:

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

WATER LINE INSPECTION

OBJECTIVE:

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

REQUIREMENTS:

New water supply service piping shall be tested and proven tight for 15 minutes under a water pressure of not less than 85 psi or not less than 25 psi above the working pressure under which it is to be operated, whichever is more. The water used for test shall be potable water service.

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

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

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

Revised August 2017

STANDARD DETAIL 020

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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INCORPORATED
Engineering & Environmental Consulting

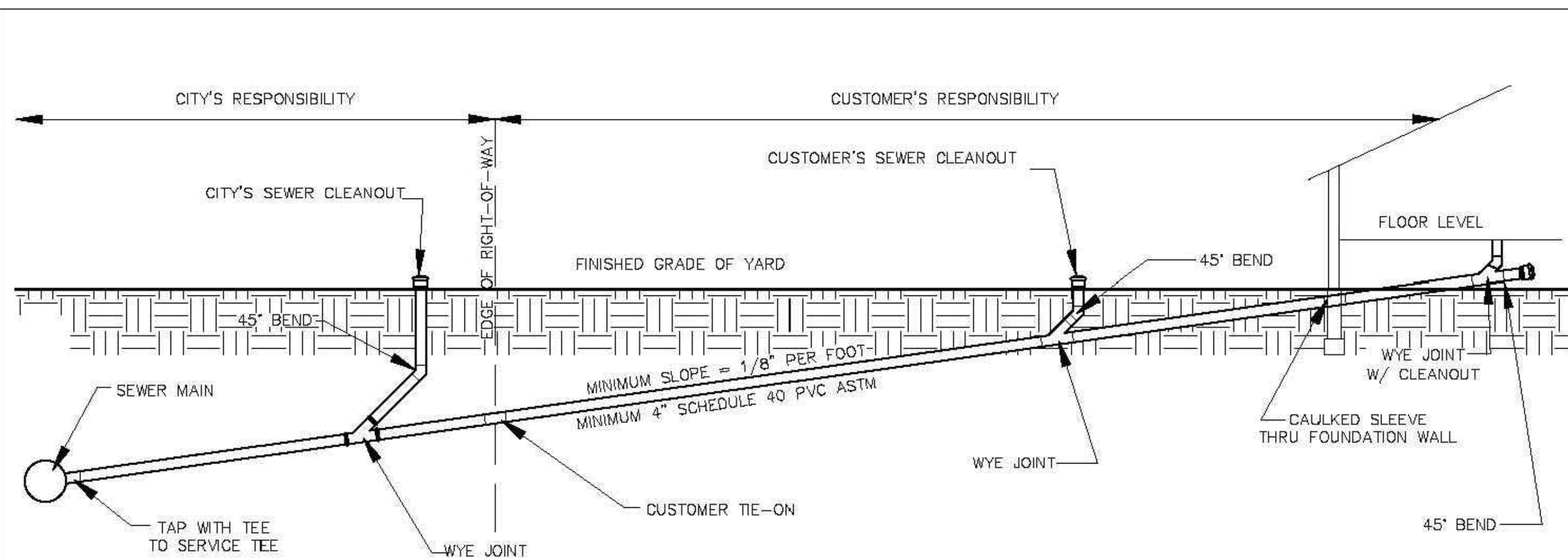
P.O. BOX 2968, MURFREESBORO, TN 37133-2968

(615) 895-9221 • FAX (615) 895-0632

FILE NAME: L:\Engineering\442-56\2015 Updated Drawings\020 Typical Water Service Install.dwg

TYPICAL 3/4" OR 1" WATER SERVICE INSTALLATION

N.T.S.



OBJECTIVE:

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

REQUIREMENTS:

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

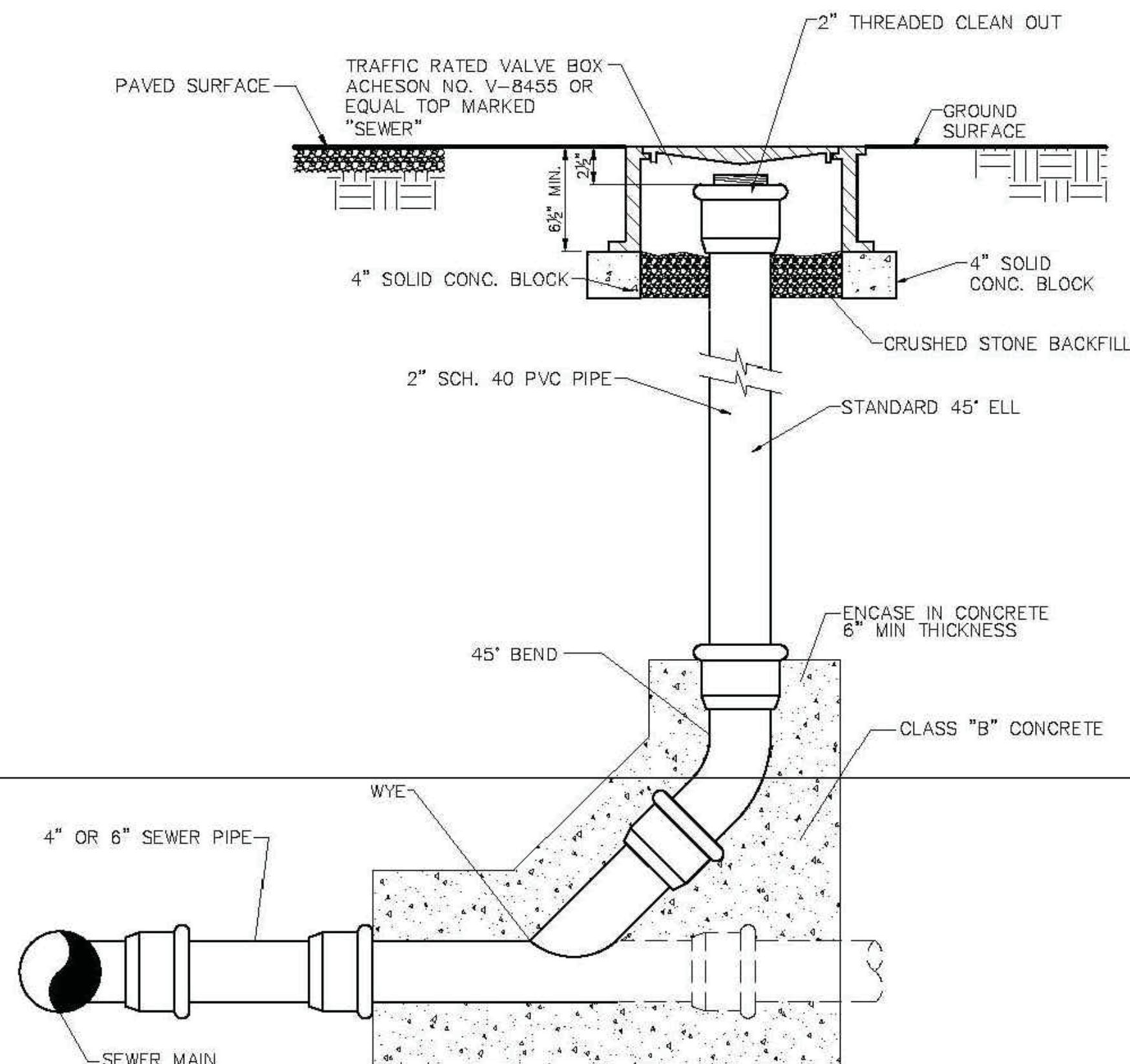
INSPECTION SHALL BE CARRIED OUT ON THE PORTION OF SEWER PIPING FROM THE BUILDING TO THE POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER.

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

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

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

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



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

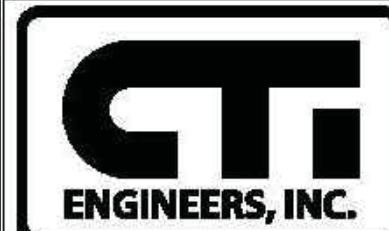
1.0
TYPICAL GRAVITY SEWER INSTALLATION

NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS



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



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

12.0
CLEAN OUT WITH TRAFFIC BOX
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS



PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
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FIFTH THIRD

FIFTH THIRD BANK
LA VERGNE (ALDI)

5343 MURFREESBORO ROAD
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TN Cert. of Auth. No. 6526
IEG JOB NO. 15-366.00

SEAL NISIT SAPPARKHAO, P.E.

TN REG. NO. 114923



02/28/25
DATE

ISSUE FOR PERMIT - 02/28/2025

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

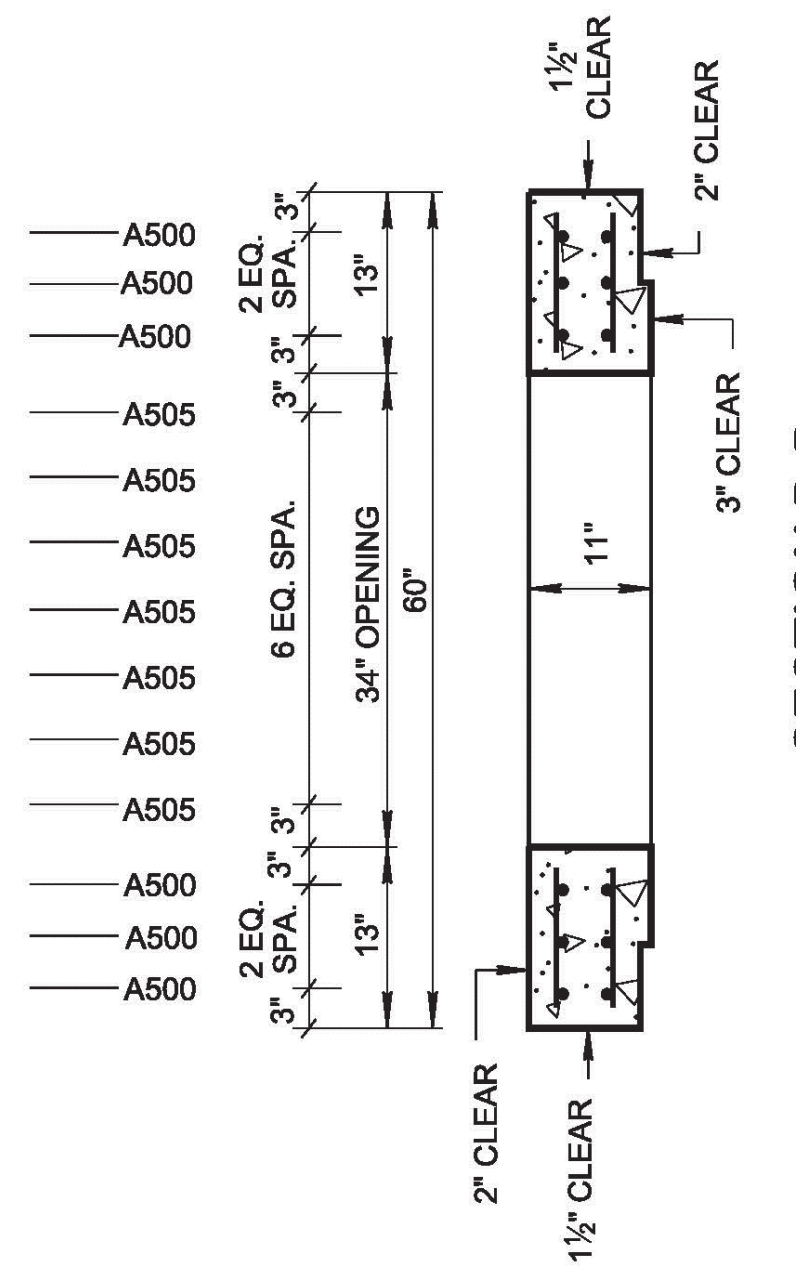
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DATE: 12/06/24
DRAWN BY: IEG
CHECKED BY: IEG

SHEET TITLE

CITY OF LA VERGNE
DETAILS

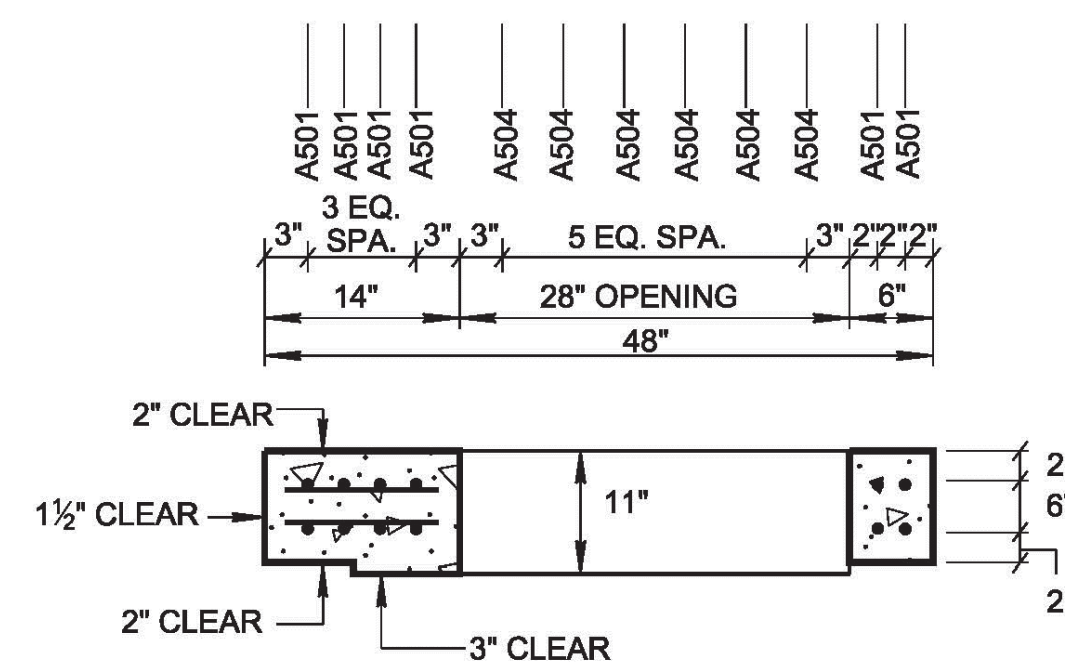
SHEET NUMBER

C05.03



CATCH BASIN DIMENSIONS				FOR DESIGN ONLY CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	
18	2½	25	51	3.90
24	3	32	58	4.44
④ 30	3½	39	65	4.98
④ 36	4	46	72	5.52

- ① CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
- ② ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-2.
- ③ CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCURT WILL NOT BE PERMITTED.
- ④ TO BE USED IN 48 INCH INTERIOR WALLS ONLY.



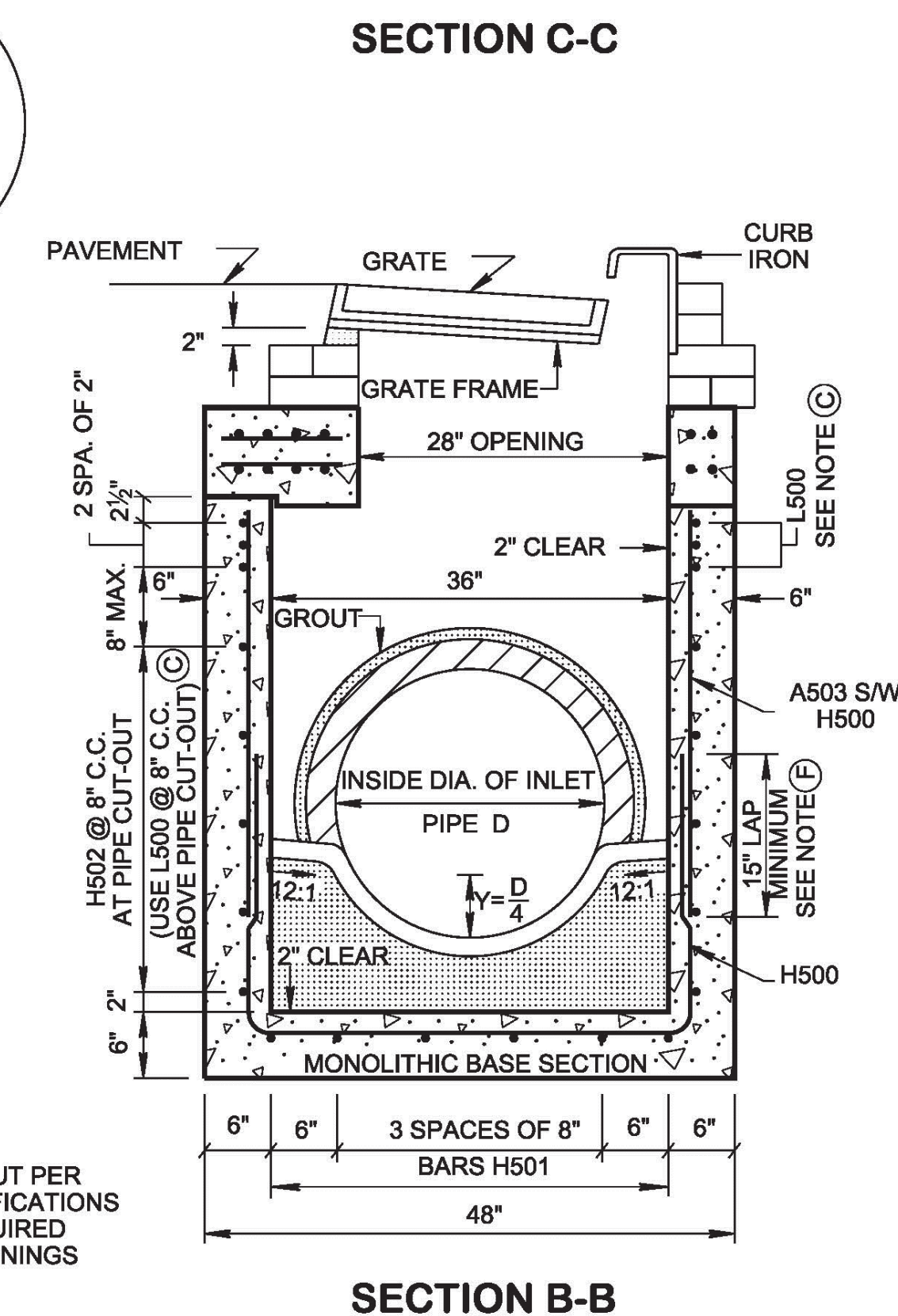
REINFORCING STEEL LEGEND

The legend defines the following dimensions for reinforcing steel:

- A500:** 45"
- A501:** 57"
- A502:** 30"
- A503:** VARIABLE
- A504:** 10"
- A505:** 11"

Hook and Bend Details:

- L500:** A U-shaped hook with a vertical leg of 54 1/2", a horizontal base of 42 1/2", and a vertical return leg of 12".
- H500:** A U-shaped hook with a vertical leg of 26", a horizontal base of 41 1/4", and a vertical return leg of 26".
- H501:** A U-shaped hook with a vertical leg of 28", a horizontal base of 53 1/4", and a vertical return leg of 28".
- H502:** A hook with a vertical leg of 42 1/2" MAX., a horizontal base of 6" MIN., and a vertical return leg of 42 1/2" MAX.
- H503:** A hook with a vertical leg of 54 1/2", a horizontal base of 6" MIN., and a vertical return leg of 42 1/2" MAX.



- ## GENERAL NOTES
- (A) DRAWING TO BE USED FOR ALL PRECAST NO. 12 CONCRETE CATCH BASINS THAT ARE BETWEEN MINIMUM DEPTH AND TWELVE FEET. SEE STANDARD DRAWING D-CB-12S FOR DETAILS OF CAST-IN-PLACE NO. 12 CONCRETE CATCH BASINS AND PRECAST NO. 12 CONCRETE CATCH BASINS THAT ARE GREATER TWELVE FEET IN DEPTH. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES & DETAILS.
 - (B) THIS DIMENSION MAY VARY FROM A MINIMUM OF 6 INCHES TO A MAXIMUM OF 24 INCHES AS LONG AS 23 INCHES IS SATISFIED. THE CONTRACTOR HAS THE OPTION OF USING BRICK OR STANDARD PRECAST CONCRETE RISER FRAMES. THE USE OF BRICK SHALL BE LIMITED TO 6 INCHES. IF THIS DIMENSION EXCEEDS 6 INCHES, PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-RF-1.
 - (C) THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF CATCH BASIN WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.
 - (D) ALL PRECAST ELEMENTS SHALL MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

CONCRETE: $f'_c = 4,000$ POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, $F_y = 60,000$ POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.
 - (E) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT THEIR OWN EXPENSE.
 - (F) THE FABRICATOR MAY ELIMINATE THE A503 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500/H501 BARS SO THAT 1½ INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.
 - (G) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.
 - (H) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.
 - (I) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.
 - (J) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.
 - (K) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 23 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.
 - (L) SEE STANDARD DRAWING D-CBB-12A FOR DETAILS REGARDING CAST IRON GRATES, FRAMES AND CURB INLETS.
 - (M) PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT INCLUDES RISER SECTION AND GRATE. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS:

611-12.01,	CATCH BASINS, TYPE 12, 0'-4' DEPTH,	EACH,	(THROUGH)
611-12.03.	CATCH BASINS, TYPE 12, > 8'-12' DEPTH.	EACH.	

REV. 02-20-2020: REDREW SHEET.

C05.04

ZURN Model 975XL2
Reduced Pressure Principle Assembly

Application
Ideal for use where Lead-Free* valves are required. Designed for installation on potable water lines to protect against both backsiphonage and backpressure of contaminated water into the potable water supply. Assembly shall provide protection where a potential health hazard exists. The assembly can be configured with a relief valve sensor that detects and signals excessive water discharge that, if left undetected, may cause property damage from flooding.

- Standards Compliance**
- ASSE® Listed 1013
 - cUPC® Listed
 - CSA® Certified B64.4
 - AWWA Compliant C511
 - Approved by the Foundation for Cross Connection Control and Hydraulic Research at the University of Southern California
 - Meets the requirements of NSF/ANSI/CAN 61 and 372* * (LESS THAN 0.25% WEIGHTED AVERAGE LEAD CONTENT)
 - UL® Classified (less shut-off valves or with OS&V valves)
 - C-UL® Classified

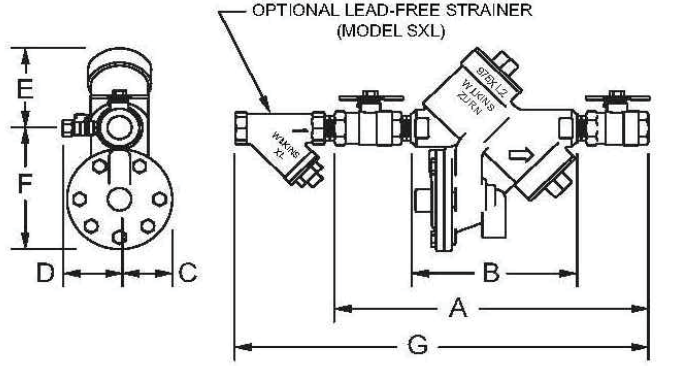
- Materials**
- | | |
|--------------------|---------------------------------|
| Main valve body | Low Lead Cast Bronze ASTM B 584 |
| Access covers | Low Lead Cast Bronze ASTM B 584 |
| Fasteners | Stainless Steel, 300 Series |
| Elastomers | Silicone |
| | Buna Nitrile |
| Polymers | Noryl™ |
| Springs | Stainless Steel, 300 series |
| Ball valve handles | Stainless Steel |

- Features**
- Sizes: 3/4", 1", 1-1/4", 1-1/2", 2"
- Maximum working water pressure 175 PSI
- Maximum working water temperature 180°F
- Hydrostatic test pressure 350 PSI
- End connections Threaded ANSI B1.20.1
- Relief Valve discharge port:
3/4" - 1" - 0.63 sq. in.
1-1/4" - 2" - 1.19 sq. in.



- Options**
(Suffixes can be combined)
- ☐ - with full port QT ball valves (standard)
 - ☐ MS - with relief valve excessive discharge sensor for flood detection and two-way connection
 - ☐ SE - with street elbows (3/4" & 1")
 - ☐ U - with union ball valves
 - ☐ FT - with integral male 45° flare SAE test fitting
 - ☐ S - with bronze "Y" type strainer

- Accessories**
- ☐ Air gap (Model AG)
 - ☐ Repair kits (rubber only)
 - ☐ Thermal expansion tank (Model XT)
 - ☐ Soft seated check valve (Model 40XL2)
 - ☐ Shock arrester (Model 1260XL)
 - ☐ QT-SET Quick Test Fitting Set
 - ☐ Relief Valve Monitoring Retrofit Kit (RFK-975XL2MS)



Dimensions & Weights (do not include pkg.)

MODEL SIZE	DIMENSIONS (approximate)														WITH BALL VALVES		
	A		B		C		D		E		F		G				
	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm			
3/4	20	12	305	7 3/4	197	2 1/8	54	3	76	3 1/2	89	5	127	16 1/8	410	12	5.5
1	25	13	330	7 3/4	197	2 1/8	54	3	76	3 1/2	89	5	127	17 3/8	441	14	6.4
1 1/4	32	17	432	10 15/16	278	2 3/4	70	3 1/2	89	5	127	6 3/4	171	22 9/16	573	28	12.7
1 1/2	40	17 3/8	441	10 15/16	278	2 3/4	70	3 1/2	89	5	127	6 3/4	171	24 1/16	611	28	12.7
2	50	18 1/2	470	10 15/16	278	2 3/4	70	3 1/2	89	5	127	6 3/4	171	26 1/2	673	34	15.4

Zurn Water, LLC | Wilkins
1747 Commerce Way, Paso Robles, CA U.S.A. 93446 Ph: 855-663-9876, Fax 805-238-6766
In Canada | Zurn Industries Limited
7800 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, 877-892-5216
www.zurn.com

Rev. N
Date: 8/24
Document No. DF-975XL2(LG)
Product No. Model 975XL2(LG)
Patent: zurn.com/patents

Page 1 of 2

SAFE-T-COVER®
ENCLOSURES DESIGNED FOR THE WORLD'S WATER SYSTEMS™

Materials

- Roof, walls, and drain panel – 5052-H32 marine grade aluminum (.050/18 gauge), mill finish, ASTM B209 outside
- Drain panel hinge and spring – stainless steel
- Insulation 1½" (9 "R" value) minimum thickness polyisocyanurate foam laminated to a glass fiber reinforced facer (each side), non-wicking
- Mounting hardware – 5052-H32 marine grade aluminum
- Masonry fasteners – metal hit anchors

Standards

- ASSE 1060
- ASTM B209

Advantages

- Fast and simple installation, no special tools required
- Durable
- Lockable

Dimensions

Model	Inside Dimensions			Concrete Pad			Ship Weight	Drain Opening	
	W	L	H	W	L	H		W	H
100S-AL	7	32	22	18	43	4 – 6	26	7	5½
200S-AL	14	43	29	25	54	4 – 6	44	14	5½

All dimensions in inches.

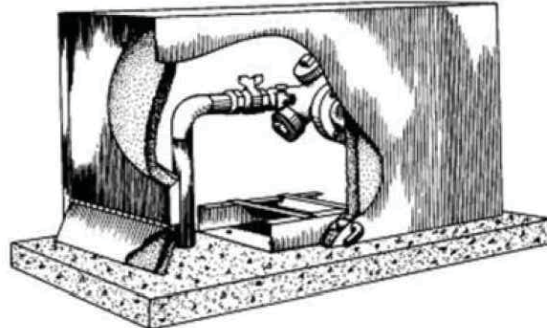
Specifications

A freeze and vandal protective enclosure shall be installed over above ground plumbing systems. The enclosure shall be constructed of 5052-H32 marine grade aluminum with a minimum R9 in the walls and roof. Cut board insulation shall be used for uniform insulation thickness. Sprayed insulation shall be reason for rejection. The enclosures shall have a fully insulated drain panel designed to remain closed, except when discharging water. The drain panel shall be sized to accommodate the maximum discharge for backflow installations. The enclosure shall be mounted securely to a concrete pad and completely removable by way of a lockable stainless steel rod only. All mounting hardware shall be furnished. When heat is required, a UL or ETL listed heat cable shall be provided that has been independently certified for damp or wet conditions. The enclosure shall be certified to the most recent ASSE Standard 1060 (Class I or Class II). The insulated enclosure shall be a Safe-T-Cover 100/200 Series.

Hydrocowl, Inc.
Nashville, TN • Phone 1-800-245-6333
FAX (615) 259-4481 • www.safe-t-cover.com

SS2 0421

Specification Submittal Sheet
Series 100/200 – Lift-off Design
Insulated Enclosures



Description

The enclosure is designed to provide freeze and vandal protection of above ground backflow prevention assemblies. The enclosure provides for safe and easy testing and maintenance or replacement of the backflow prevention assembly.

Heating Required

- ☐ Yes – Model = Heat Cable 30
18 ft, 90 Watts (5 Watts per foot), self-regulating heat cable, 120 V plug-in style
- ☐ No

bdg
architects

550 S. Caldwell Street
Suite 1800
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W: www.bdgllp.com

FIFTH THIRD

FIFTH THIRD BANK
LA VERGNE (ALDI)

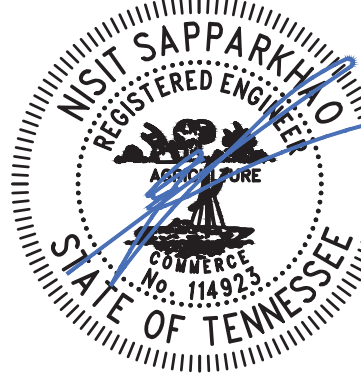
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02/28/25
DATE

ISSUE FOR PERMIT - 02/28/2025

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK
JOB # 240642
DATE: 12/06/24
DRAWN BY: IEG
CHECKED BY: IEG

SHEET TITLE

UTILITY DETAILS

SHEET NUMBER

C05.05

[illegible]

NOTES:
FLEXIBLE CONNECTORS ARE AVAILABLE

NOTES:
AVAILABLE IN ALL DIAMETERS

NOTES:
AVAILABLE IN ALL DIAMETERS

Ø 48" (5") 4'-0" CORDED Ø 28" DOG HO USE RESER.
Ø 48" (5") 4'-0" TUNNELED Ø 28" DOG HO USE: RESER.

NOTES:
Ø 27" OPENING IF REQUIRED (SPECIAL ORDER)
FLEXIBLE CONNECTORS ARE AVAILABLE

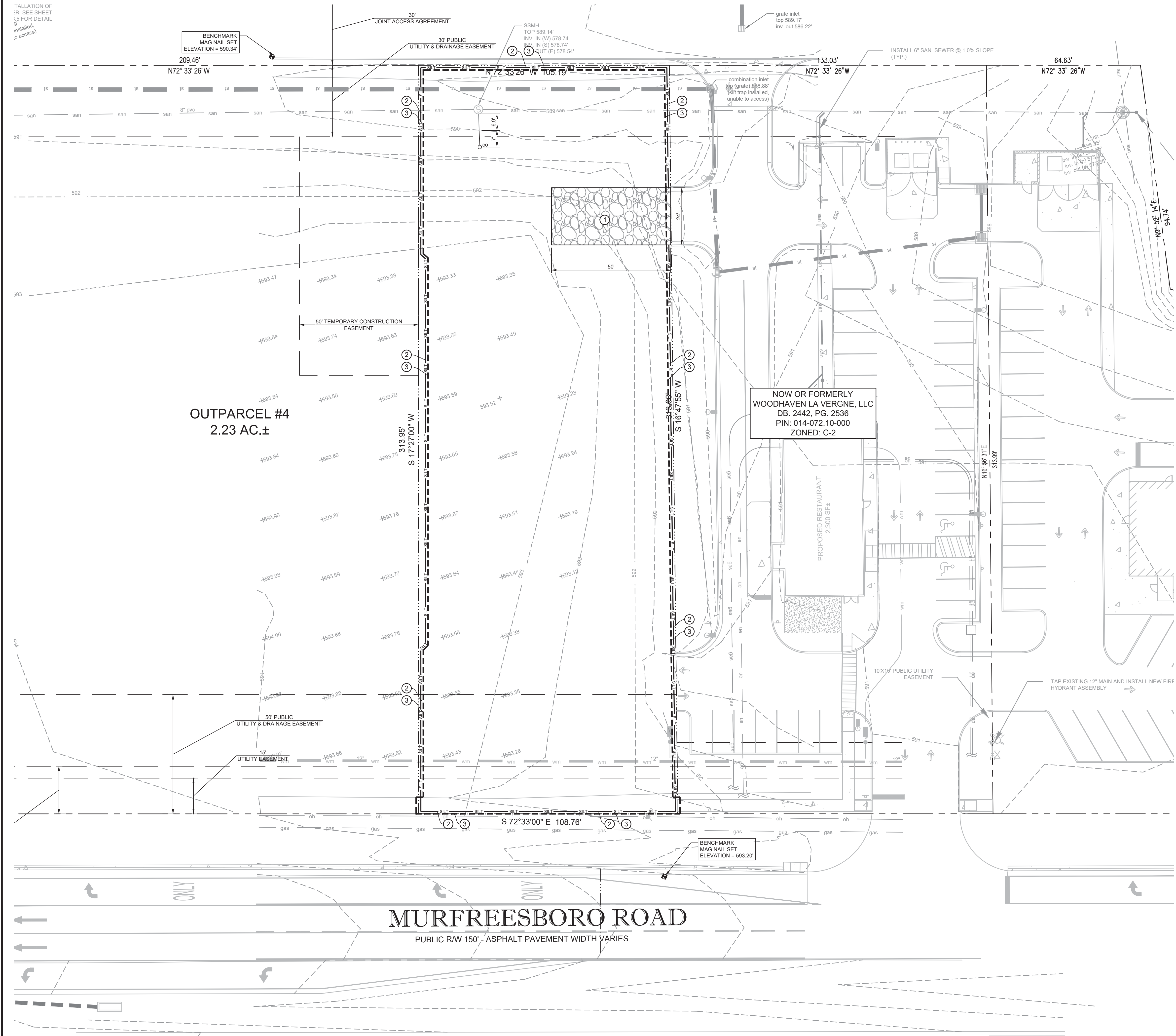
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FLEXIBLE CONNECTORS ARE AVAILABLE

	RO UND PREC AST	1.12
	DOG HOUSE RISERS	

	RO UND PREC AST	1.3
	Ø 48" (6") CONCENTRIC CONES	

OWNER'S REQUIREMENTS		CONTRACTOR'S REQUIREMENTS																
SITE DESCRIPTION	GENERAL	STABILIZATION PRACTICES EROSION AND SEDIMENT CONTROLS	OTHER CONTROLS	HAZARDOUS PRODUCTS	MAINTENANCE/INSPECTION PROCEDURES													
PROJECT NAME AND LOCATION: FIFTH THIRD BANK - LA VERGNE (ALDI) PROPERTY OWNER: FIFTH THIRD BANK MD 10ATA1 CORP FAC 38 FOUNTAIN SQUARE PLZ CINCINNATI, OHIO 45202-3102 SITE ADDRESS: 5343 MURFREESBORO ROAD LA VERGNE, TENNESSEE 37086 DESCRIPTION: CONSTRUCT NEW BUILDING AND PARKING LOT. MODIFY EXISTING SMS AS REQUIRED TO ACCOMMODATE IMPROVEMENTS PER AUTHORITIES WITH JURISDICTION. SOIL DISTURBING ACTIVITIES WILL INCLUDE: RE-GRADING, CONSTRUCTION OF FACILITY SOILS: SEE SOIL REPORT SITE MAPS: * SEE ATTACHED GRADING PLAN FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORMWATER DISCHARGE POINTS. * SEE ATTACHED EROSION & TURBIDITY CONTROL PLAN FOR TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS * SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION. NAME OF RECEIVING WATERS: EXISTING STORM PIPE	THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION. SEQUENCE OF MAJOR ACTIVITIES THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS: 1. INSTALL STABILIZED CONSTRUCTION ENTRANCE 2. INSTALL SILT FENCES AND HAY BALES AS REQUIRED 3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN 4. CONSTRUCT SEDIMENTATION BASIN 5. CONTINUE CLEARING AND GRUBBING 6. STOCK PILE TOP SOIL IF REQUIRED 7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED 8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE 9. INSTALL STORM SEWER AND IRRIGATION. 10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING 11. REMOVE ACCUMULATED SEDIMENT FROM BASINS 12. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED TIMING OF CONTROLS/MEASURES AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN. CONTROLS IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES. SPILL PREVENTION MATERIAL MANAGEMENT PRACTICES THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUNOFF. GOOD HOUSEKEEPING THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT. * AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB. * ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE. * PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL. * SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. * WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER. * MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED. * THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.	1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS: A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT. B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES. C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS. D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT. 2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS: A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT. B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES. 3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE. 4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE APPLIED ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. 5. STOCKPILED MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY. 6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW EXPOSED SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS. 7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET. 8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. 9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH. 10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS. 11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER. 12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED. 13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES. 14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.	WASTE DISPOSAL WASTE MATERIALS ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED. HAZARDOUS WASTE ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED. SANITARY WASTE ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS. OFFSITE VEHICLE TRACKING A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS SHALL BE MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPULIN. INVENTORY FOR POLLUTION PREVENTION PLAN THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION: <table><tr><td>☐ Concrete</td><td>☐ Fertilizers</td><td>☐ Wood</td></tr><tr><td>☐ Asphalt</td><td>☐ Petroleum Based Products</td><td>☐ Masonry Blocks</td></tr><tr><td>☐ Tar</td><td>☐ Cleaning Solvents</td><td>☐ Roofing Materials</td></tr><tr><td>☐ Detergents</td><td>☐ Paints</td><td>☐ Metal Studs</td></tr><tr><td>☐ _____</td><td>☐ _____</td><td>☐ _____</td></tr></table> STRUCTURAL PRACTICES 1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY. 2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN AN DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE: 1. BLOCK & GRAVEL SEDIMENT FILTER - THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. 2. GRAVEL SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS. 3. DROP INLET SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLET'S RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. 4. OUTLET PROTECTION: APPLICABLE	☐ Concrete	☐ Fertilizers	☐ Wood	☐ Asphalt	☐ Petroleum Based Products	☐ Masonry Blocks	☐ Tar	☐ Cleaning Solvents	☐ Roofing Materials	☐ Detergents	☐ Paints	☐ Metal Studs	☐ _____	☐ _____	☐ _____
☐ Concrete	☐ Fertilizers	☐ Wood																
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☐ Tar	☐ Cleaning Solvents	☐ Roofing Materials																
☐ Detergents	☐ Paints	☐ Metal Studs																
☐ _____	☐ _____	☐ _____																



LEGEND

PROPERTY LINE

EXISTING CONCRETE TO REMAIN

EXISTING TO REMAIN

SILT FENCE

LIMITS OF CONSTRUCTION

INLET PROTECTION

EXISTING CONTOUR

EXISTING GRADE ELEVATION

GENERAL NOTES

ALL MATERIALS INCLUDING FILL STOCKPILES SHALL NOT BE PERMANENTLY LOCATED ON THE UNDEVELOPED AREA OF PROPOSED DEVELOPMENT.

ALL DISTURBED AREAS OF UNDEVELOPED PROPERTY SHALL BE HYDROMULCHED WITH SEED TO ESTABLISH TURN AND PREVENT SILT RUNOFF INTO THE STREETS.

EROSION CONTROL KEYED NOTES

1

CRUSHED STONE CONSTRUCTION ENTRANCE AND CONCRETE TRUCK WASHOUT AREA

2

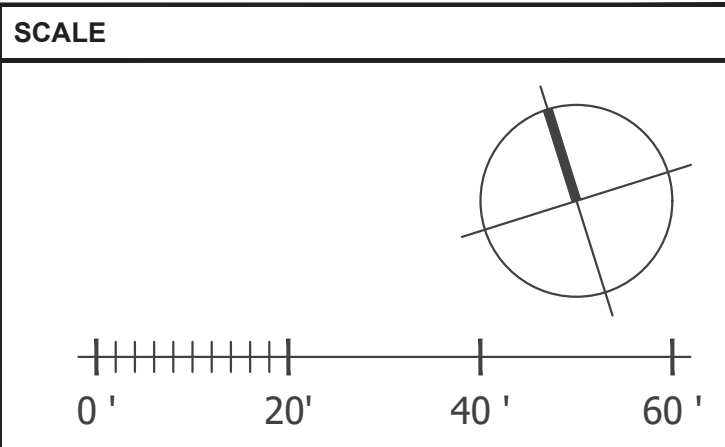
SILT FENCE

3

LIMITS OF CONSTRUCTION (0.68 AC)

4

INLET PROTECTION



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REGISTERED ENGINEER

NO. 114923

STATE OF TENNESSEE

02/28/25
DATE

ISSUE FOR PERMIT - 02/28/2025

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #

240642

DATE:

12/06/24

DRAWN BY:

IEG

CHECKED BY:

IEG

SHEET TITLE

EROSION CONTROL
PLAN PHASE I

SHEET NUMBER

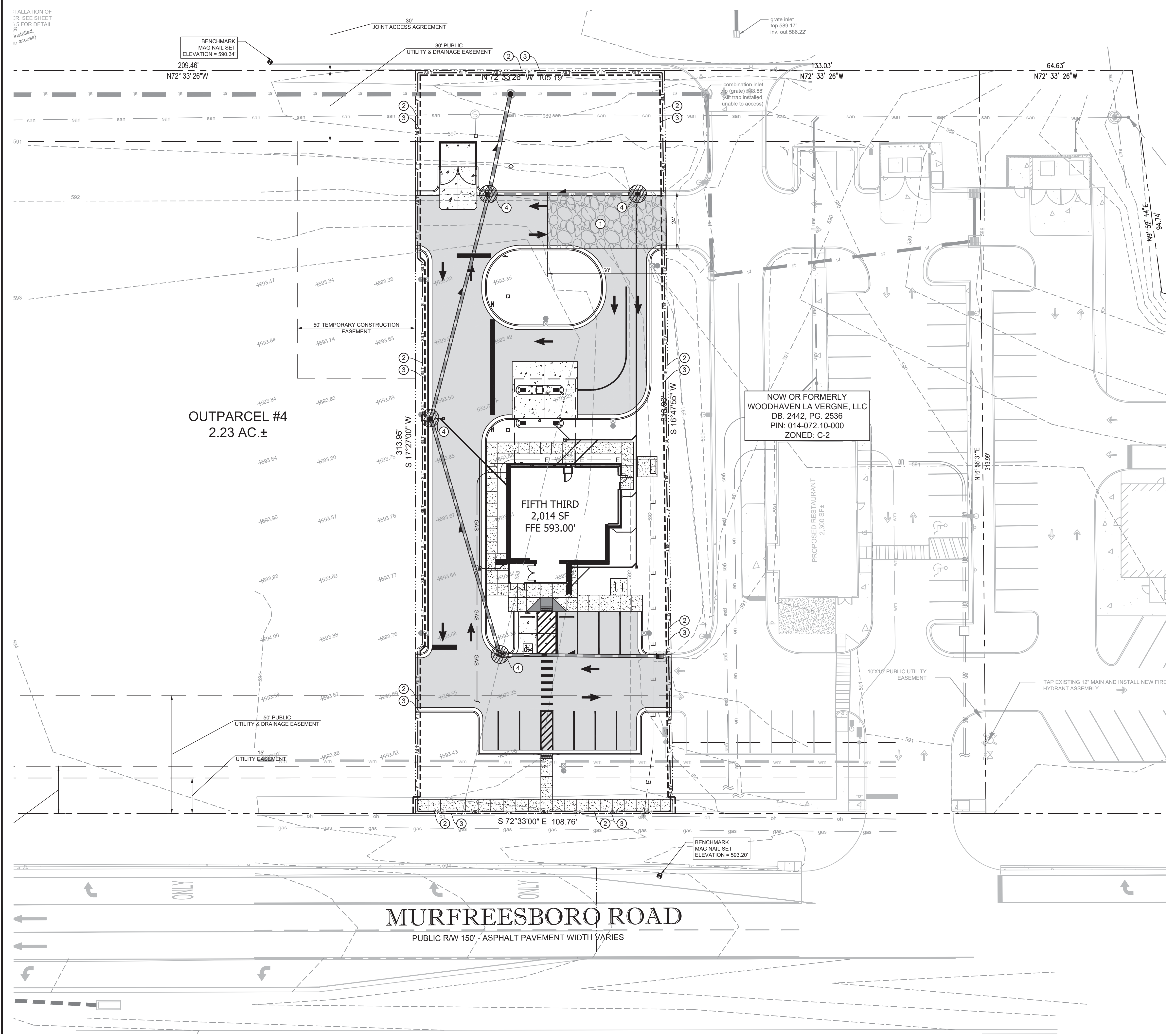
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PLAN VIEW

SCALE
AS NOTED

-

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LEGEND

PROPERTY LINE

EXISTING CONCRETE TO REMAIN

EXISTING TO REMAIN

SILT FENCE

LIMITS OF CONSTRUCTION

INLET PROTECTION

EXISTING CONTOUR

EXISTING GRADE ELEVATION

GENERAL NOTES

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EROSION CONTROL KEYED NOTES

1

CRUSHED STONE CONSTRUCTION ENTRANCE AND CONCRETE TRUCK WASHOUT AREA

2

SILT FENCE

3

LIMITS OF CONSTRUCTION (0.68 AC)

4

INLET PROTECTION

SCALE

0'20'40'60'

b

d

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PROJECT INFORMATION BLOCK

JOB #

240642

DATE:

12/06/24

DRAWN BY:

IEG

CHECKED BY:

IEG

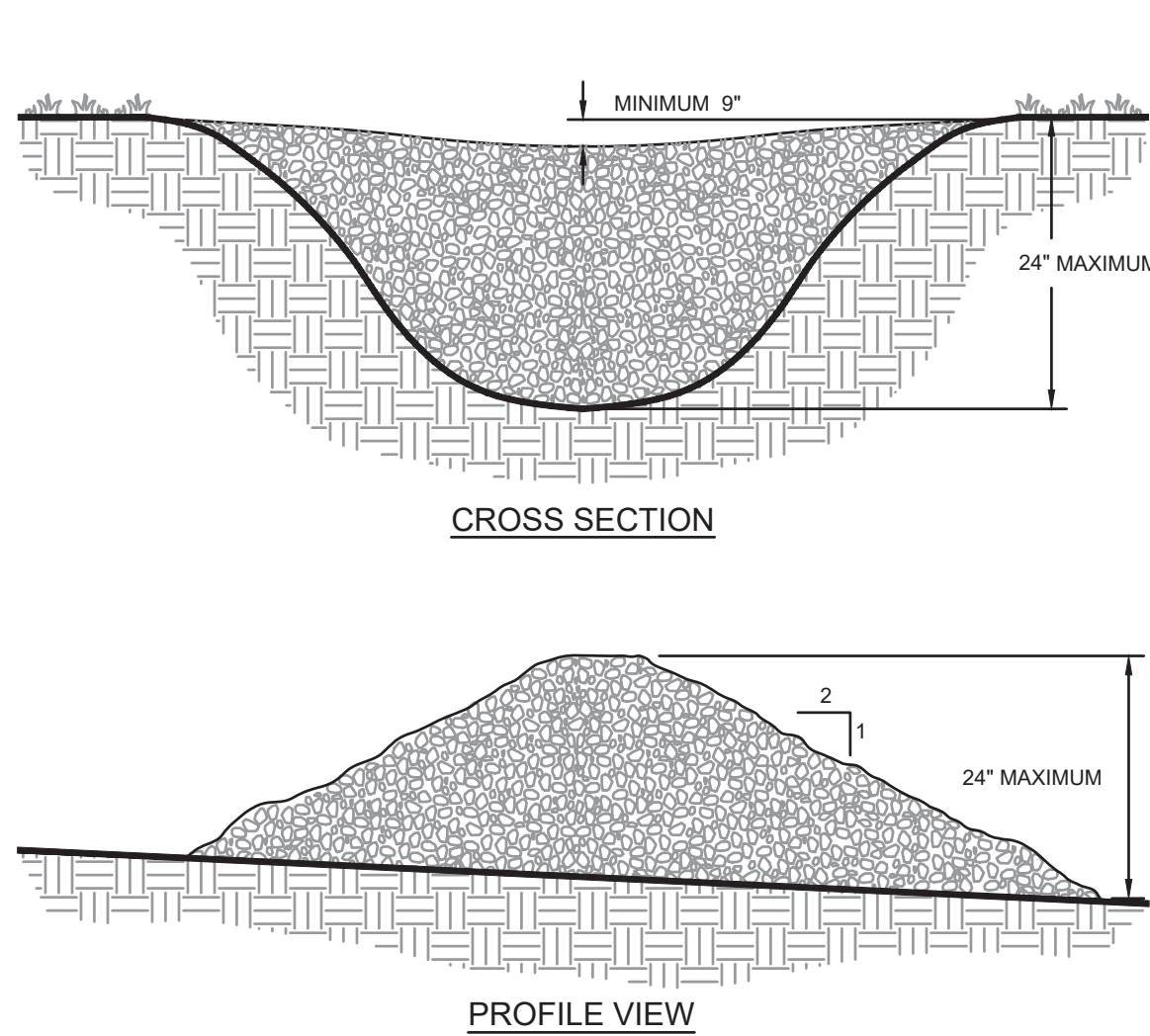
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EROSION CONTROL
PLAN PHASE II

SHEET NUMBER

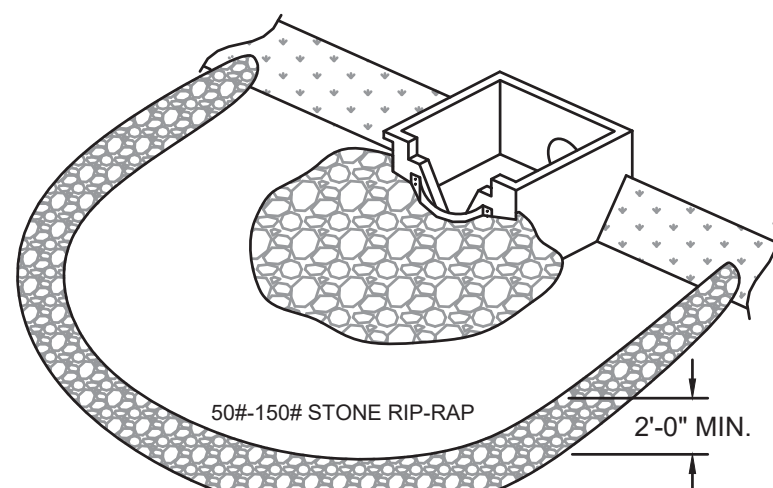
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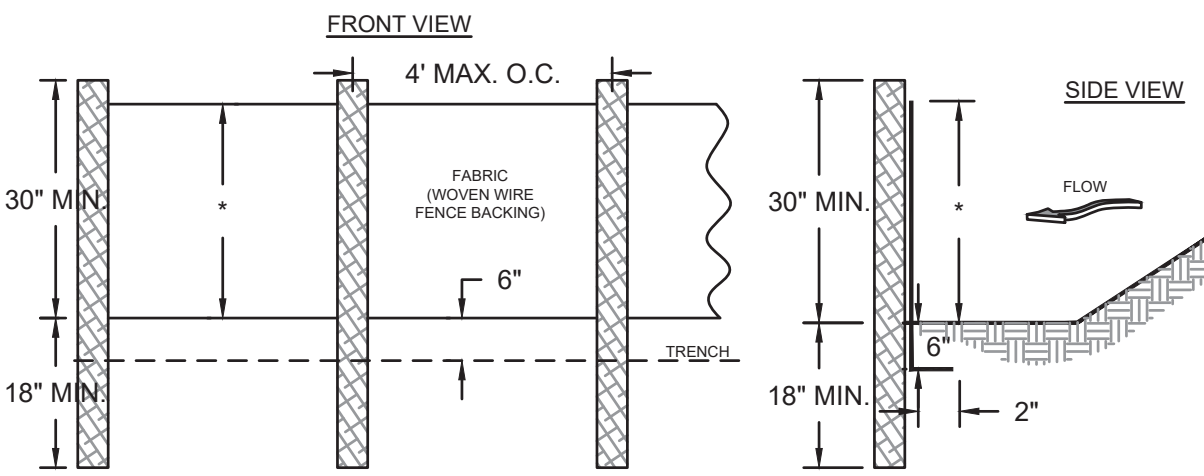
- NOTES:
- CHECK DAMS ARE TO BE USED **ONLY** IN SMALL OPEN CHANNELS (THEY ARE NOT TO BE USED IN LIVE STREAMS)
 - THE DRAINAGE AREA FOR STONE CHECK DAMS SHALL NOT EXCEED TWO ACRES.
 - THE CENTER OF THE CHECK DAM MUST BE AT LEAST 9 INCHES LOWER THAN THE OUTER EDGES.
 - THE DAM HEIGHT SHOULD BE A MAXIMUM OF 2 FEET FROM CENTER TO RIM EDGE.
 - THE SIDE SLOPES OF THE CHECK DAM SHALL NOT EXCEED A 2:1 SLOPE.
 - GEOTEXTILE SHALL BE USED TO PREVENT THE MITIGATION OF SUBGRADE SOIL PARTICLES INTO THE STONES (REFER TO AASHTO M288-96, SECTION 7.3, TABLE 3).

STONE CHECK DAM



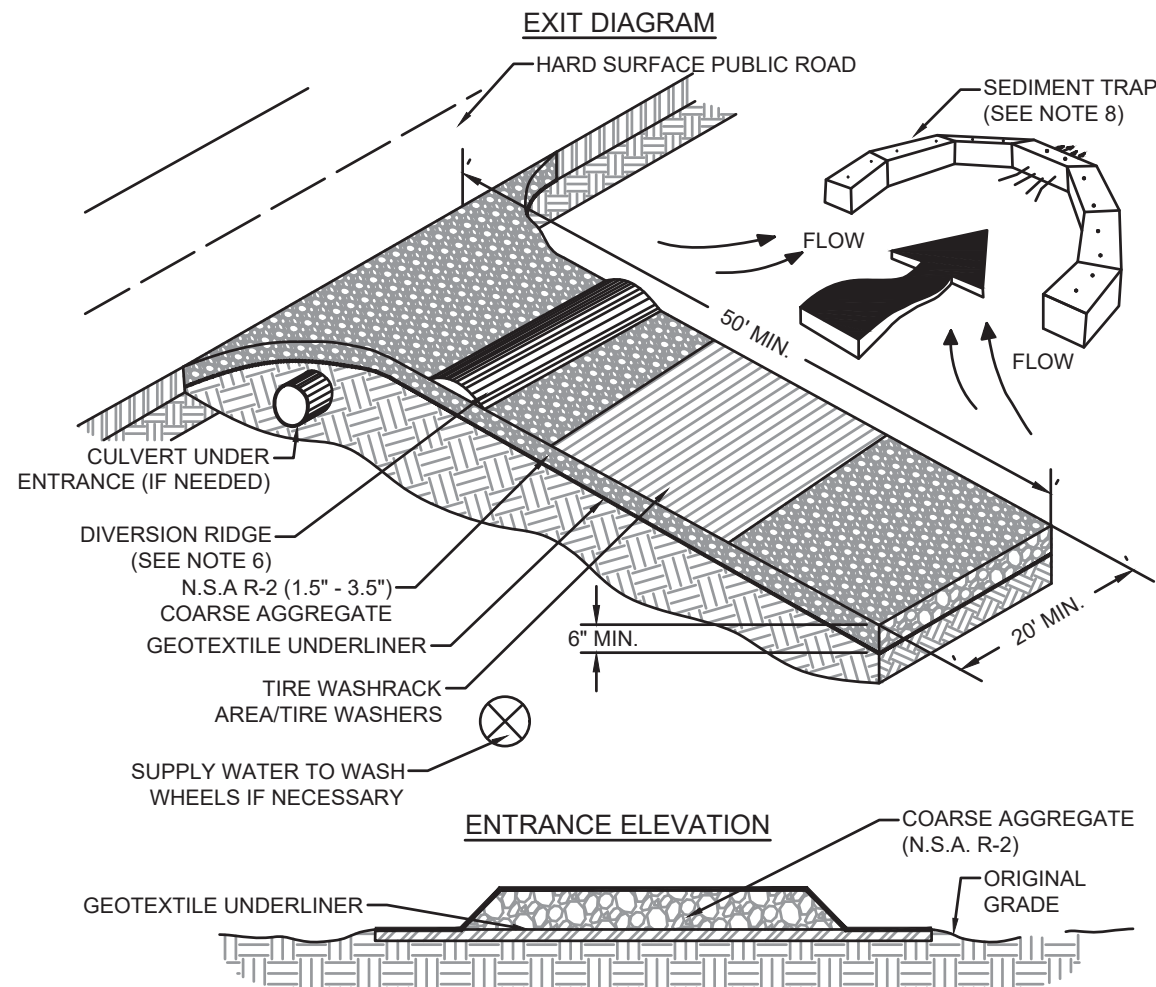
A TEMPORARY STONE BARRIER CONSTRUCTED AT STORM DRAIN INLETS AND POND OUTLETS TO REDUCE FLOW VELOCITIES, PREVENT FAILURE OF OTHER SEDIMENT CONTROL DEVICES AND TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING DRAINAGE SYSTEMS.

STONE FILTER RING



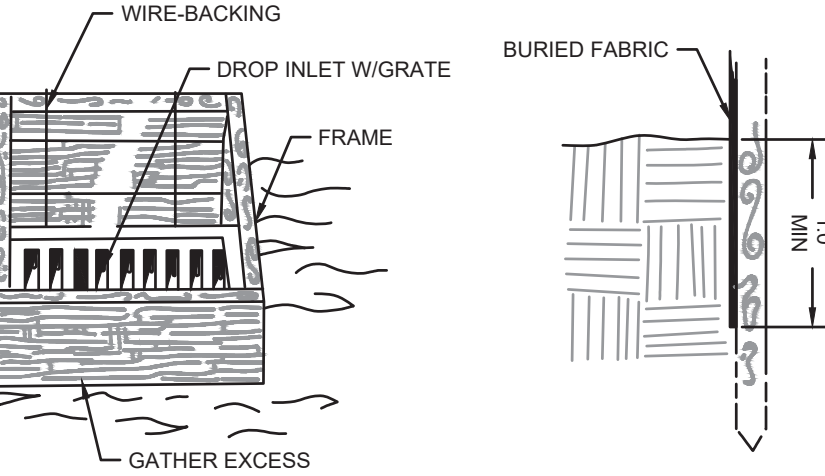
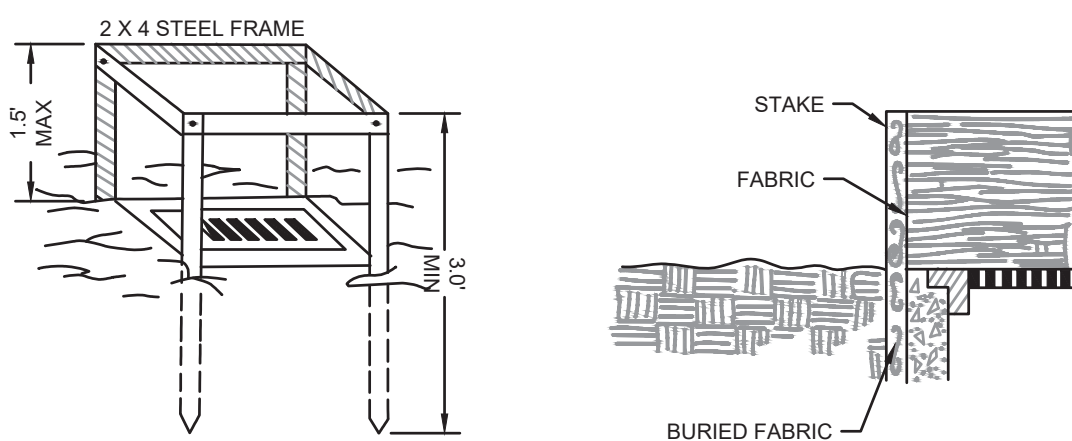
- NOTES:
- USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 - HEIGHT (P) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 - DOT ALTERNATIVE

Sd1-S SILT FENCE - TYPE SENSITIVE



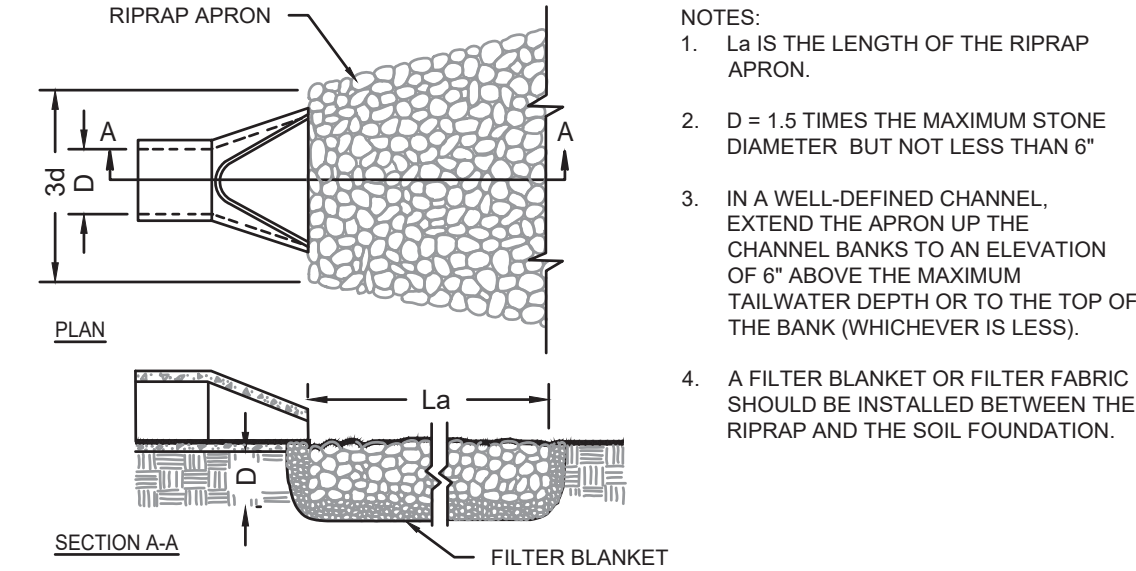
- NOTES:
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 - GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 - PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 - A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 - INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (OVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 - WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 - MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

CRUSHED STONE CONSTRUCTION EXIT



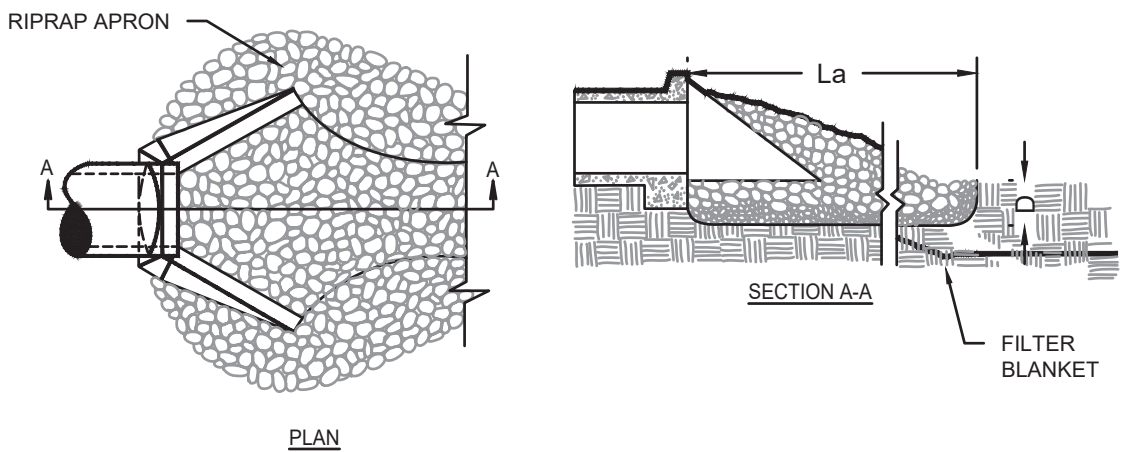
Sd2-F INLET SEDIMENT TRAP-FILTER FABRIC

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL

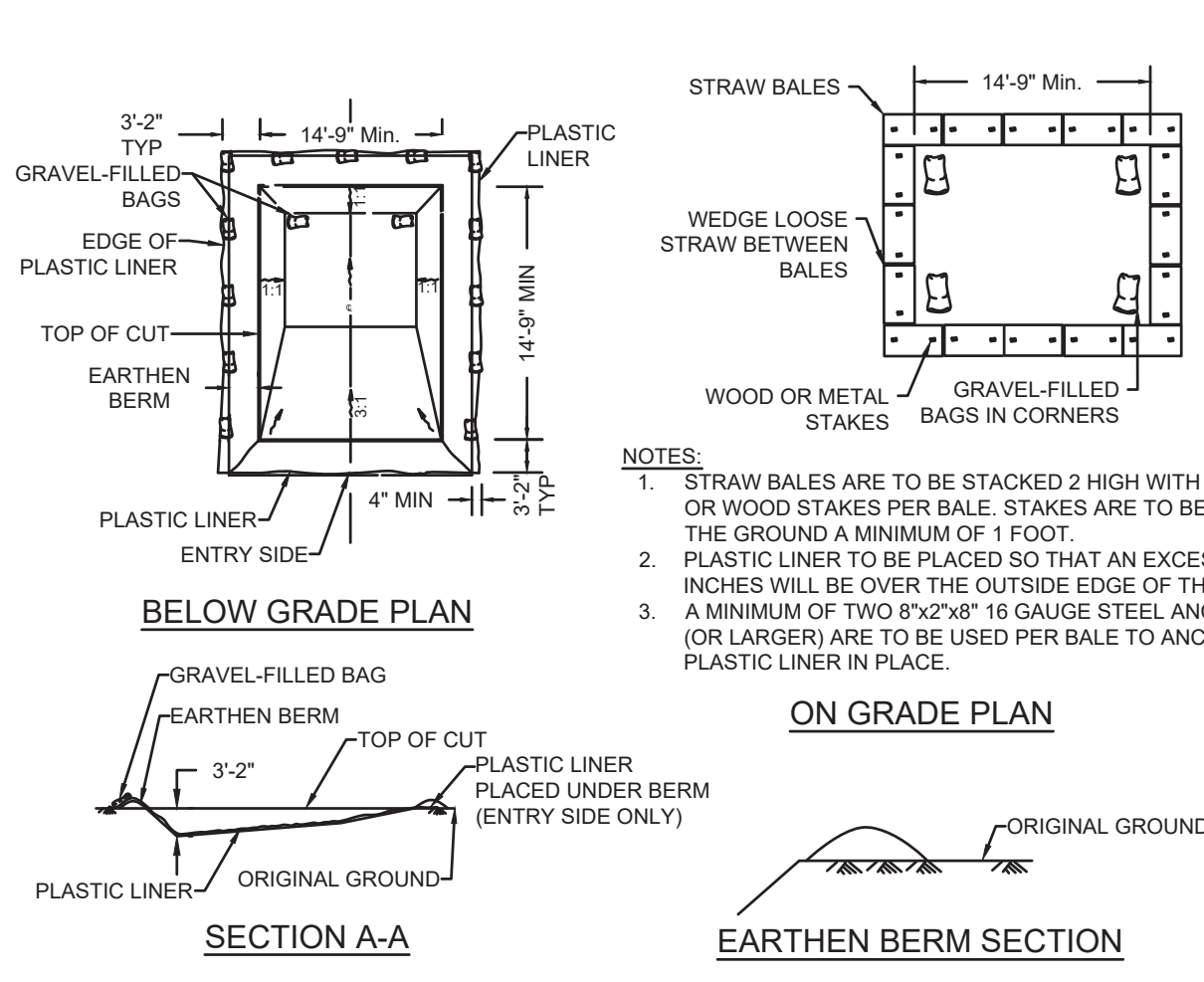


- NOTES:
- La IS THE LENGTH OF THE RIPRAP APRON.
 - D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
 - IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
 - A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

PIPE OUTLET TO WELL DEFINED CHANNEL

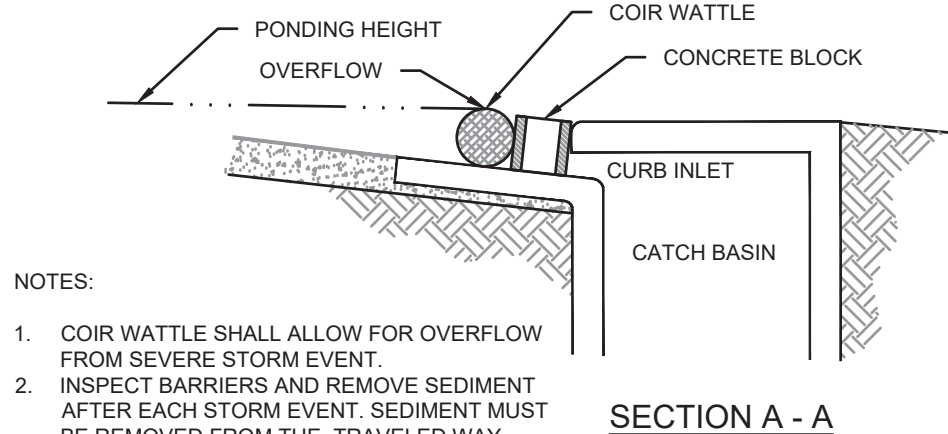
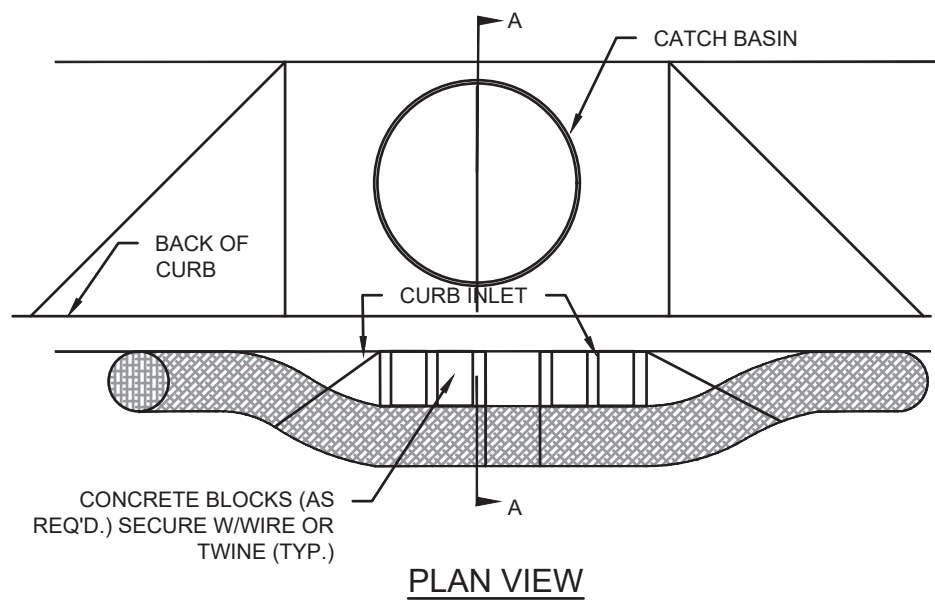


St STORM OUTLET PROTECTION



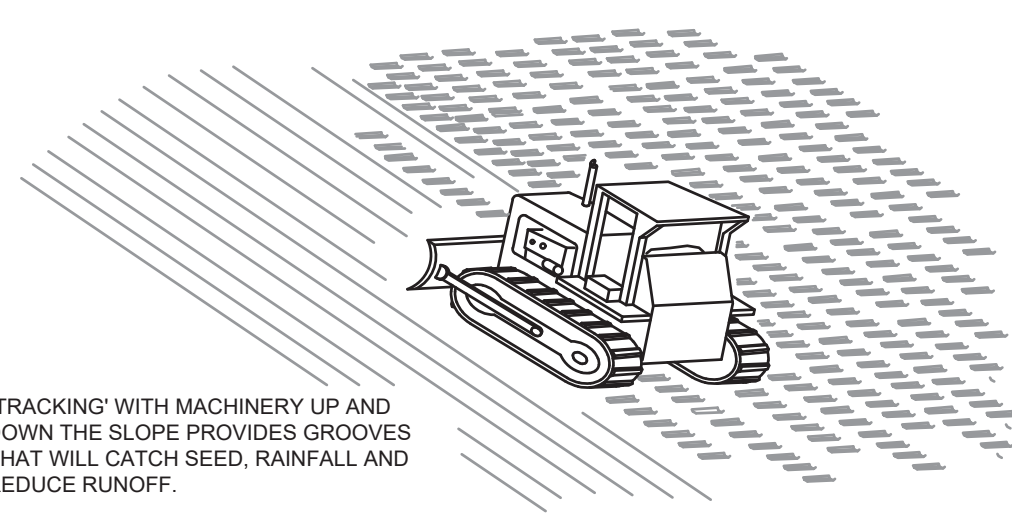
- NOTES:
- WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
 - A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS.
 - A 4'x2' WHITE SIGN WITH 6" BLACK LETTERS STATING "CONCRETE WASHOUT" IS TO BE PROVIDED SO DRIVERS ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
 - WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED, BUT FAR ENOUGH FROM OTHER VEHICULAR TRAFFIC TO MINIMIZE THE POTENTIAL FOR ACCIDENTAL DAMAGE OR SPILLS.
 - THE CONTRACTOR SHALL INSPECT THE WASH DOWN AREA INTERMITTENTLY TO ENSURE PROPER CONTAINMENT IS ACCOMPLISHED.
 - IN THE EVENT OF A SPILL OR LEAK THE CONTRACTOR SHALL IMMEDIATELY REPORT & REMEDIATE SAME IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.

Cw TEMPORARY CONCRETE WASHOUT FACILITY

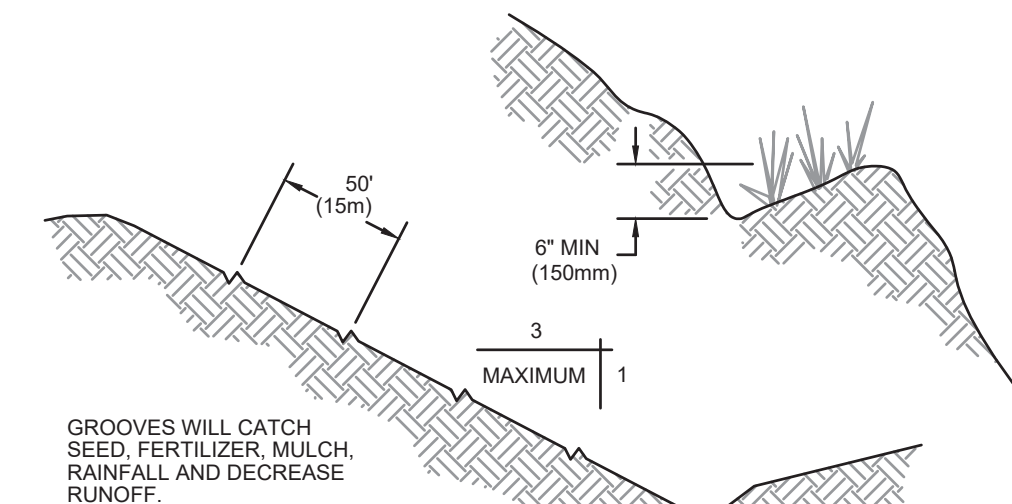


- NOTES:
- COIR WATTLE SHALL ALLOW FOR OVERFLOW FROM SEVERE STORM EVENT
 - INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

Sd2-P CURB INLET SEDIMENT BARRIER (COIR WATTLE)

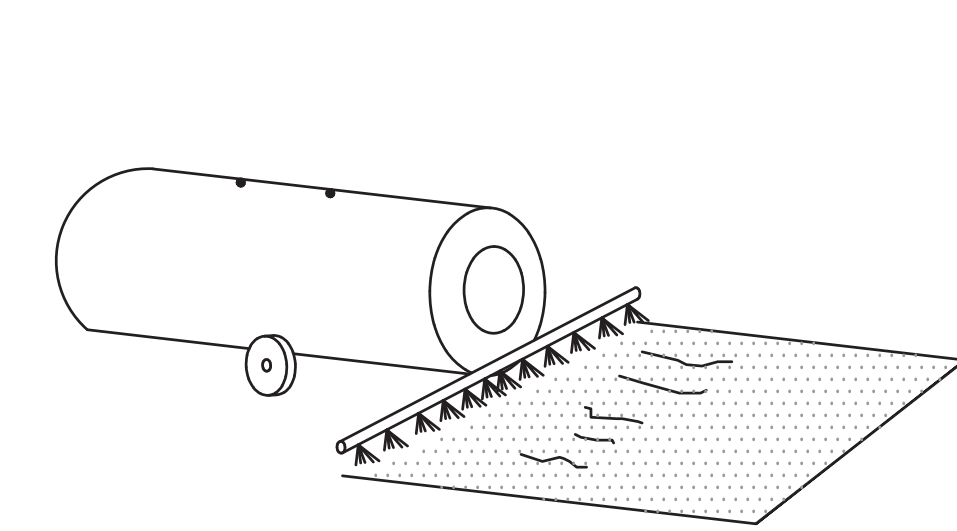
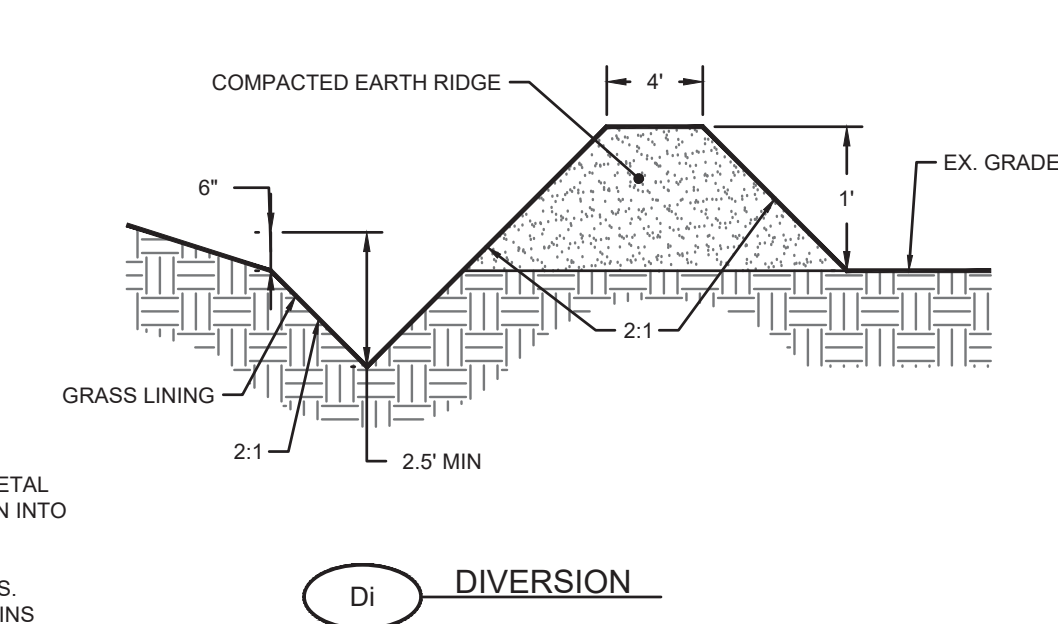


TRACKING



CONTOUR FURROWS

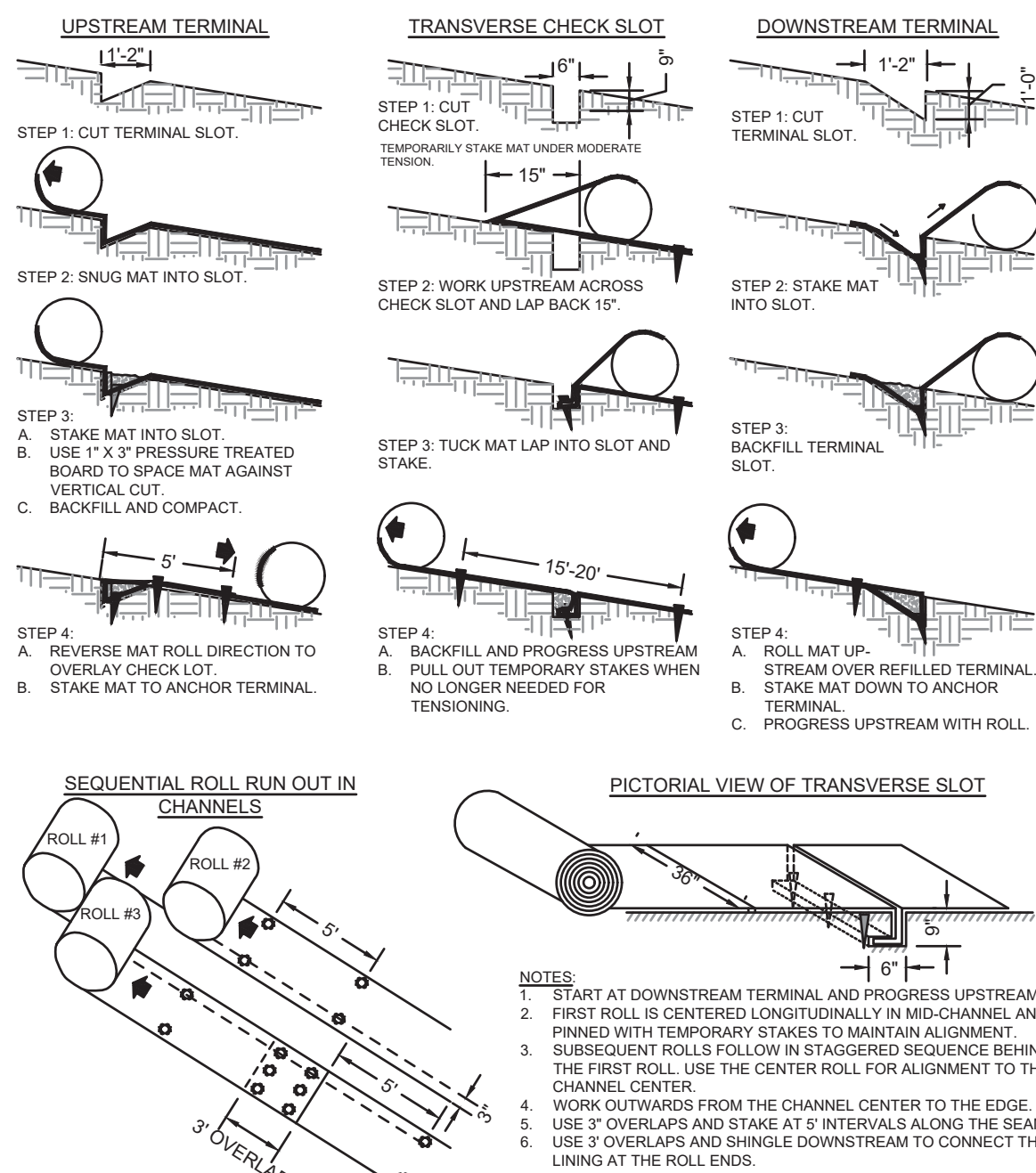
Su SURFACE ROUGHENING



CHEMICAL CONTROL			
ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
ANIOIC ASPHALT EMULSION	7:1*	SPRAY	1200
LATEX EMULSION	12 1/2:1*	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1*	FINE SPRAY	300

*USE MANUFACTURER'S RECOMMENDATIONS WHEN AVAILABLE

Du DUST CONTROL ON DISTURBED AREAS



Ss EROSION BLANKETS & TURF REINFORCEMENT MATS

GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
- ADDITIONAL PROTECTION - ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
- CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST MANAGEMENT PRACTICES (BMP) AND MOST CURRENT EROSION AND SEDIMENT CONTROL PRACTICES. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

PRE-Construction SITE PROTECTION:

- EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
- ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
- DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD (1/3) THE HEIGHT OF THE BARRIER OR INLET. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- ALL DISTURBED AREAS ARE TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, SYNTHETIC BALES, AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOD SOIL.

SITE PROTECTION:

- THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED PROPERLY. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6 INCHES. BARRIER IS STAKED, THE EXCAVATED SOIL OR GRAVEL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER. USING WIRE BACKING FOR SUPPORT IS DISCOURAGED DUE TO DISPOSAL PROBLEMS.
- WATER OR SLURRY USED TO CONTROL DUST SHALL BE RETAINED ON THE SITE AND NOT ALLOWED TO RUN DIRECTLY INTO WATERCOURSE OR STORMWATER CONVEYANCE SYSTEMS.
- SPECIAL AREAS SHALL BE DESIGNATED AS VEHICLE AND EQUIPMENT WASHING AREAS AND SUCH AREAS SHALL NOT ALLOW RUNOFF TO FLOW DIRECTLY INTO WATERCOURSE OR STORMWATER CONVEYANCE SYSTEMS.
- SILT FENCE BARRIERS ARE NOT TO BE USED WHERE CONCENTRATED FLOWS OF WATER ARE ANTICIPATED SUCH AS DRAINAGE DITCHES, AROUND INLETS OR ABOVE/BELOW WHERE CULVERTS DISCHARGE.
- SYNTHETIC BALES, SANDBAGS OR OTHER APPROVED DEVICE FACED WITH FILTER FABRIC SHALL BE USED IN HIGH VOLUME AREAS TO DECREASE THE RUNOFF VELOCITY AND SHALL BE SECURELY ANCHORED.
- ALL DEVICES INCLUDING SILT FENCE, FILTER BARRIERS, SYNTHETIC BALES AND/OR SANDBAGS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BARRIERS. END RUNS AND UNDERCUTTING BENEATH BARRIERS.
- ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

STORM DRAIN INLET PROTECTION:

- FILTER FABRIC SHALL BE LAID OVER INLETS SO THAT THE FABRIC EXTEND A MINIMUM OF 1 FOOT BEYOND EAST SIDE OF THE INLET STRUCTURE. IF MORE THAN ONE STRIP OF FABRIC IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
- 2 INCH - 3 INCH COARSE AGGREGATE SHALL BE PLACED OVER THE FILTER FABRIC. THE DEPTH OF STONE SHALL BE AT LEAST 6 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
- IF STONE FILTERS BECOME CLOGGED WITH SEDIMENT SO THAT THEY NO LONGER ADEQUATELY PERFORM THEIR FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
- POST-CONSTRUCTION SITE PROTECTION:
- ALL DEWATERING, EROSION AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE STABILIZED.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER TEMPORARY BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.
- ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

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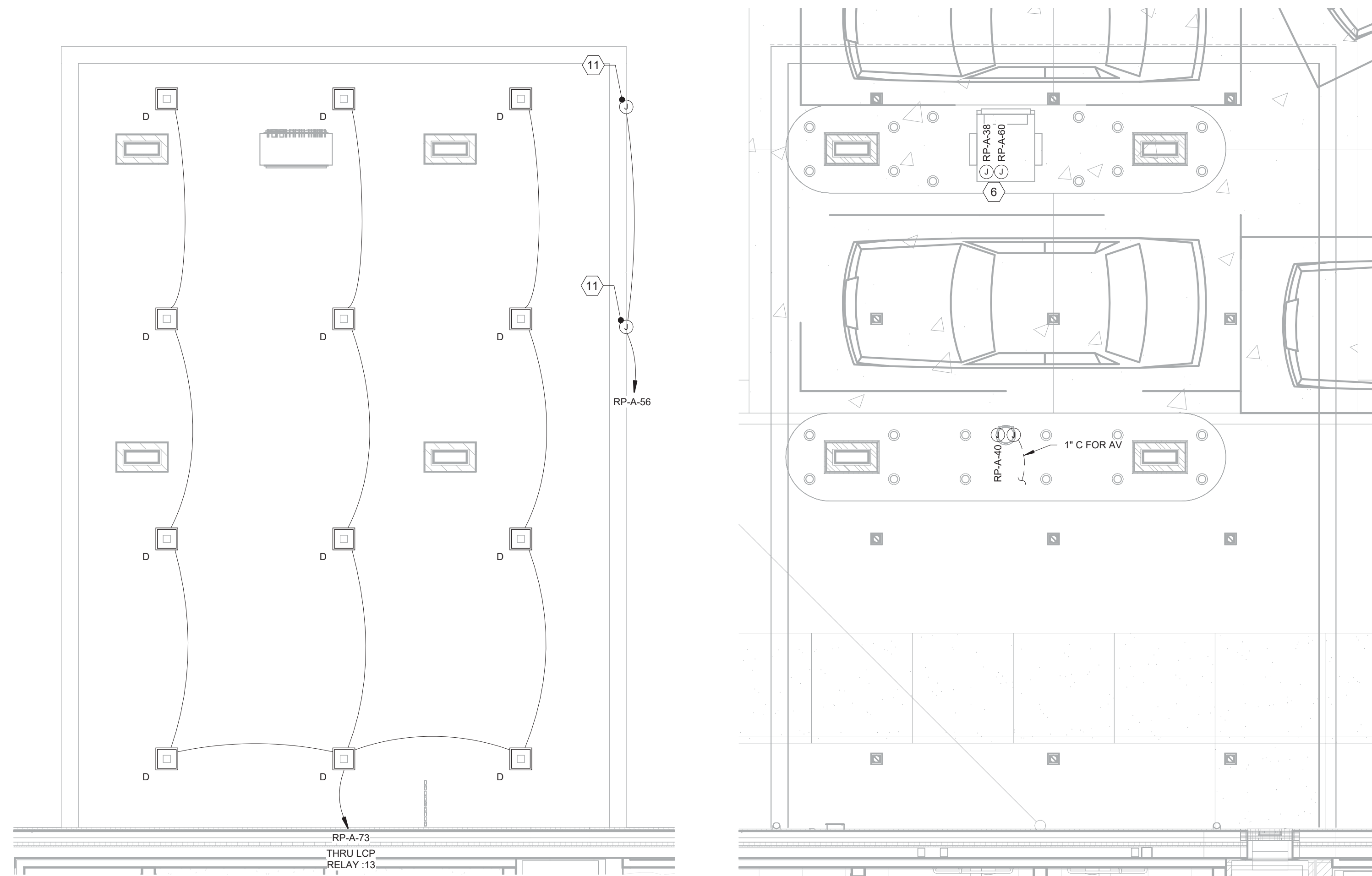
REGISTERED ENGINEER
STATE OF TENNESSEE
02/28/25
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SHEET TITLE	
EROSION AND SEDIMENTATION CONTROL DETAILS	
SHEET NUMBER	

C06.04



3 ELECTRICAL LIGHTING PLAN - RDT PLAN
1/4" = 1'-0"

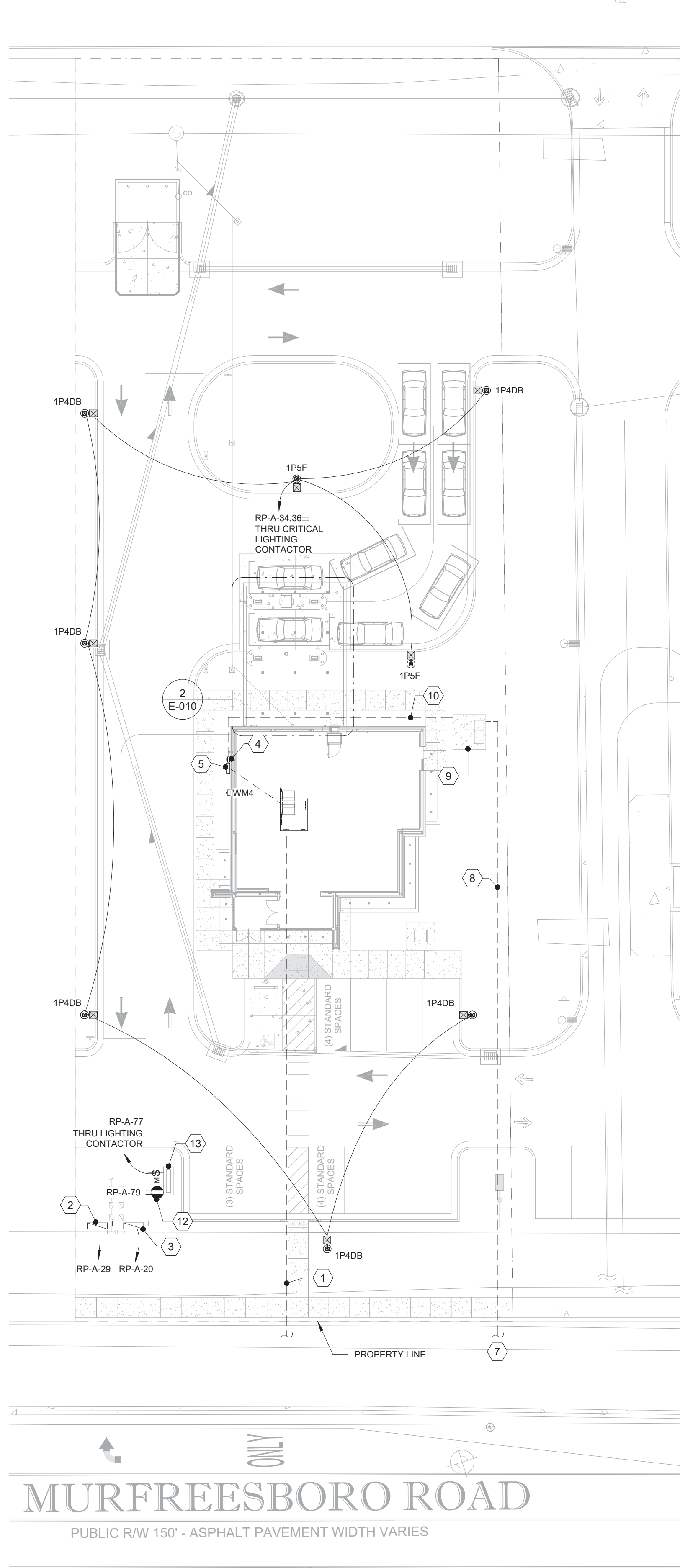
2 ELECTRICAL POWER & AUXILIARY RDT PLAN
1/4" = 1'-0"

LIGHTING FIXTURE SCHEDULE (SITE)

LABEL	DESCRIPTION	MFG.	MODEL NUMBER	MOUNTING	LAMP QTY AND TYPE	DIMMING	VOLTS	TOTAL FIXTURE WATTS	NOTES (REFER TO GENERAL AND LAMP AND BALLAST NOTES BELOW)
1P4DB	LED FULL CUTOFF AREA LUMINAIRE, 10000 LUMENS, FORWARD DISTRIBUTION, ALUMINUM HOUSING, UL LISTED FOR WET LOCATION, 1-HEAD WITH BACK SHIELD	GE / LSI(POLE)	FIXTURE: EALS 03 2 D4 AF 7 40 X D D1 DKBZ POLE: 4SQB5 S07G ** S BRZ - 4BC SHIELDING: ELS-EAL-RBL-BLCK	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	70 VA	
1P5F	LED FULL CUTOFF AREA LUMINAIRE, 15000 LUMENS, TYPE 5 DISTRIBUTION, ALUMINUM HOUSING, UL LISTED FOR WET LOCATION, 1-HEAD	GE / LSI(POLE)	FIXTURE: EALS 03 2 F5 SW 7 40 X D D1 DKBZ POLE: 4SQB5 S07G ** S BRZ - 4BC	POLE MOUNT, **SEE DETAIL FOR POLE HEIGHT	LED	-	208 V	101 VA	
D	LED 12"x12" SQUARE LENSED RECESSED LUMINAIRE, TEMPERED GLASS LENS, TRIM FINISHED IN MATTE WHITE COLOR, U.L. LISTED WET LOCATION	LSI	XSPS-S-LED-SS-NW-120-GWT-DFL	RECESSED	LED	-	120 V	31 VA	
WM4	WALL BRACKET LED LUMINAIRE, DIE CAST ALUMINUM HOUSING, TYPE 4 DISTRIBUTION, DARK BRONZE FINISH, FULL CUTOFF	LSI	XWM 4 LED 3L 40 UE BRZ	WALL MOUNTED AT 12'-0" ABOVE FINISHED GRADE TO CENTERLINE OF FIXTURE	LED	-	120 V	23 VA	SEE E-130 FOR CONNECTION

LIGHTING FIXTURE SCHEDULE NOTES:

- MANUFACTURER CATALOG NUMBERS ARE SHOWN FOR GENERAL DESCRIPTIVE PURPOSES AND TO ESTABLISH STANDARD OF QUALITY ONLY. CONTACT CHRIS YOUNG (cyoung@southernlightingsource.com) OR ADAM MAGGIO (amaggio@southernlightingsource.com) (770-242-4000) (53lights@southernlightingsource.com) SOUTHERN LIGHTING SOURCE ON LIGHTING AND LIGHTING CONTROLS. GC/EC SHALL PROVIDE LUMINAIRES COMPLETE WITH ALL OPTIONS AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. ALL PRODUCTS SHALL BE UL LISTED. POLE MOUNTED LIGHT FIXTURES SHALL MATCH EXISTING DEVELOPMENT AS SPECIFIED. NO EQUALS FOR POLE MOUNTED FIXTURES.
- POLE MANUFACTURER SHALL COORDINATE WITH LUMINAIRE MANUFACTURER TO PROVIDE ADEQUATE STRENGTH TO SUPPORT THE FIXTURE. PROVIDE APPROPRIATE MOUNTING HARDWARE, ANCHOR BOLTS, BOLT/BASEPLATE COVERS AND GROUNDING LUG. MANUFACTURER SHALL FURNISH AN ANCHOR BOLT TEMPLATE TO ENSURE PROPER MOUNTING AND LUMINAIRE ORIENTATION FOR CORRECT LIGHT DISTRIBUTION. APPROVED EQUAL POLE MANUFACTURERS: DURAGUARD AND VALMONT.
- REFER TO ELECTRICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT NECESSARILY BE REFLECTED IN CATALOG NUMBER AND/OR DESCRIPTION IN THIS SCHEDULE



1 ELECTRICAL SITE PLAN
1" = 20'-0"

SHEET NOTES:

- COORDINATE ALL SITE CONDUIT ROUTINGS WITH GENERAL CONTRACTOR.
- REFER TO CIVIL PLANS FOR FINAL LOCATION AND ELECTRICAL REQUIREMENTS OF ALL SIGNAGE, UTILITY CONNECTION POINTS, AND SITE UTILITIES/EQUIPMENT SUCH AS LIFT STATIONS, IRRIGATION PUMPS/CONTROLLERS, HOT BOXES, ETC.
- ALL UNDERGROUND WIRING SHALL BE LOCATED WITHIN 12" OF BACK OF CURB IN ALL LOCATIONS.
- BACKFILL, TAMP, AND RESURFACE ALL EXISTING PAVEMENT/ASPHALT AND RESTORE ALL EXISTING LANDSCAPING DISTURBED AS A RESULT OF TRENCHING AND/OR DIRECTIONAL BORING TO ITS ORIGINAL CONDITION. ALL UTILITY SERVICE SHALL BE VERIFIED WITH THE UTILITY COMPANIES PRIOR TO BIDDING AND ALL RESULTING COSTS SHALL BE INCLUDED IN BID.
- ACTUAL INSTALLATION OF ALL UTILITY SERVICES SHALL BE ACCORDING TO FINAL UTILITY COMPANY PLANS.
- PROVIDE PULLWIRE IN ALL EMPTY CONDUITS.
- USE JOINT TRENCHING WHEREVER POSSIBLE.

ELECTRICAL UTILITY CONTACT:
TBD

TELEPHONE UTILITY CONTACT:
TBD

KEYED NOTES:

- ROUTE (2)-4"C TO MAIN TELEPHONE SERVICE ENTRANCE. ROUTE TO CLEAR STRUCTURAL FOOTING. CONDUITS SHALL BE STUBBED UP AND CAPPED 12" A.F.F. IN BUILDING. AS-BUILT DRAWINGS MUST SHOW CONDUIT LENGTH AND ROUTE.
- IRRIGATION BACKFLOW. VERIFY LOCATION - DISCONNECT SHALL BE NEMA 3R.
- DDCV HOTBOX(ONLY NORTHERN PROJECT-REMOVE ON FL PROJECT). VERIFY LOCATION - DISCONNECT SHALL BE NEMA 3R.
- ELECTRIC UTILITY METER. PROVIDE ELECTRIC UTILITY METER PER POWER COMPANY REQUIREMENTS. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION. EXACT LOCATION TO BE DETERMINED BY UTILITY COMPANY REPRESENTATIVE IN FIELD.
- MANUAL TRANSFER SWITCH(MTS). PROPOSED ELECTRICAL SERVICE DISCONNECT MOUNTED ON BUILDING EXTERIOR. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION.
- DRIVE-THRU ATM. PROVIDE CONDUIT AND WIRING FOR ATM. REFER TO DETAIL ON SHEET E-500 FOR ADDITIONAL INFORMATION.
- STUB-OUT AND TERMINATE PER UTILITY COMPANY REQUIREMENTS. VERIFY LOCATION OF HIGH VOLTAGE SERVICE POINT PRIOR TO BIDDING AND INCLUDE ALL COST IN BID.
- (2)-5"C FOR HIGH VOLTAGE SERVICE FROM PROPERTY LINE TO TRANSFORMER SLABS - VERIFY LOCATION AND ROUTING. HIGH VOLTAGE CONDUIT SHALL BE 48" DEEP. TERMINATE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS INCLUDING TRENCHING AND BACKFILL TO 90% COMPACTION.
- TRANSFORMER SLAB-BOX WITH TRAFFIC GUARDS PER UTILITY COMPANY REQUIREMENTS. VERIFY SIZE, LOCATION AND ORIENTATION WITH UTILITY COMPANY. CONTRACTOR WILL PROVIDE TRANSFORMER SLABS INSTALLED COMPLETE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. PROVIDE ADEQUATE GUARD RAILING AROUND POWER TRANSFORMERS IN PARKING AREAS.
- SECONDARY FROM TRANSFORMER TO MAIN DISCONNECT. VERIFY ROUTING WITH UTILITY COMPANY AND ROUTE TO CLEAR STRUCTURAL FOOTING. SEE RISER DIAGRAM. TERMINATE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- DRIVE THROUGH LANE OPEN/CLOSE GANG SWITCHES. PROVIDE CONSTANT HOT & NEUTRAL. LCP SHALL NOT CONTROL OPEN/CLOSE/ATM SIGNS. SEE DETAIL 9 ON E-500. COORDINATE PLACEMENT WITH ARCHITECT PRIOR TO ROUGH-IN.
- MAINTENANCE RECEPTACLE: PROVIDE 120V, 20A, GFCI WEATHER-RESISTANT DUPLEX RECEPTACLE IN WEATHERPROOF SURFACE MOUNTED BELL BOX WITH "EXTRA DUTY WHILE-IN-USE" METALLIC COVER.
- MONUMENT SIGN POWER: COORDINATE EXACT LOCATION OF SIGNAGE. STUB-UP WITH SIGN VENDOR AND MAKE FINAL ELECTRICAL CONNECTIONS. PROVIDE 120V, 20A, TOGGLE SWITCH IN METALLIC BELL BOX WITH METALLIC WEATHERPROOF COVER IF DISCONNECT IS NOT FURNISHED WITH MONUMENT SIGN. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS.
- CANOPY LIGHT FIXTURE: FACTORY INSTALLED CANOPY LIGHT PROVIDED BY KIOSK MANUFACTURER. EC TO COORDINATE WITH THE MANUFACTURER AND MAKE FINAL CONNECTION.

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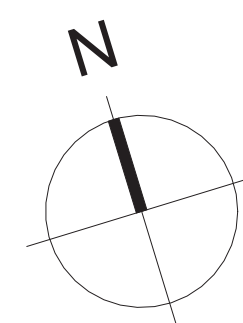
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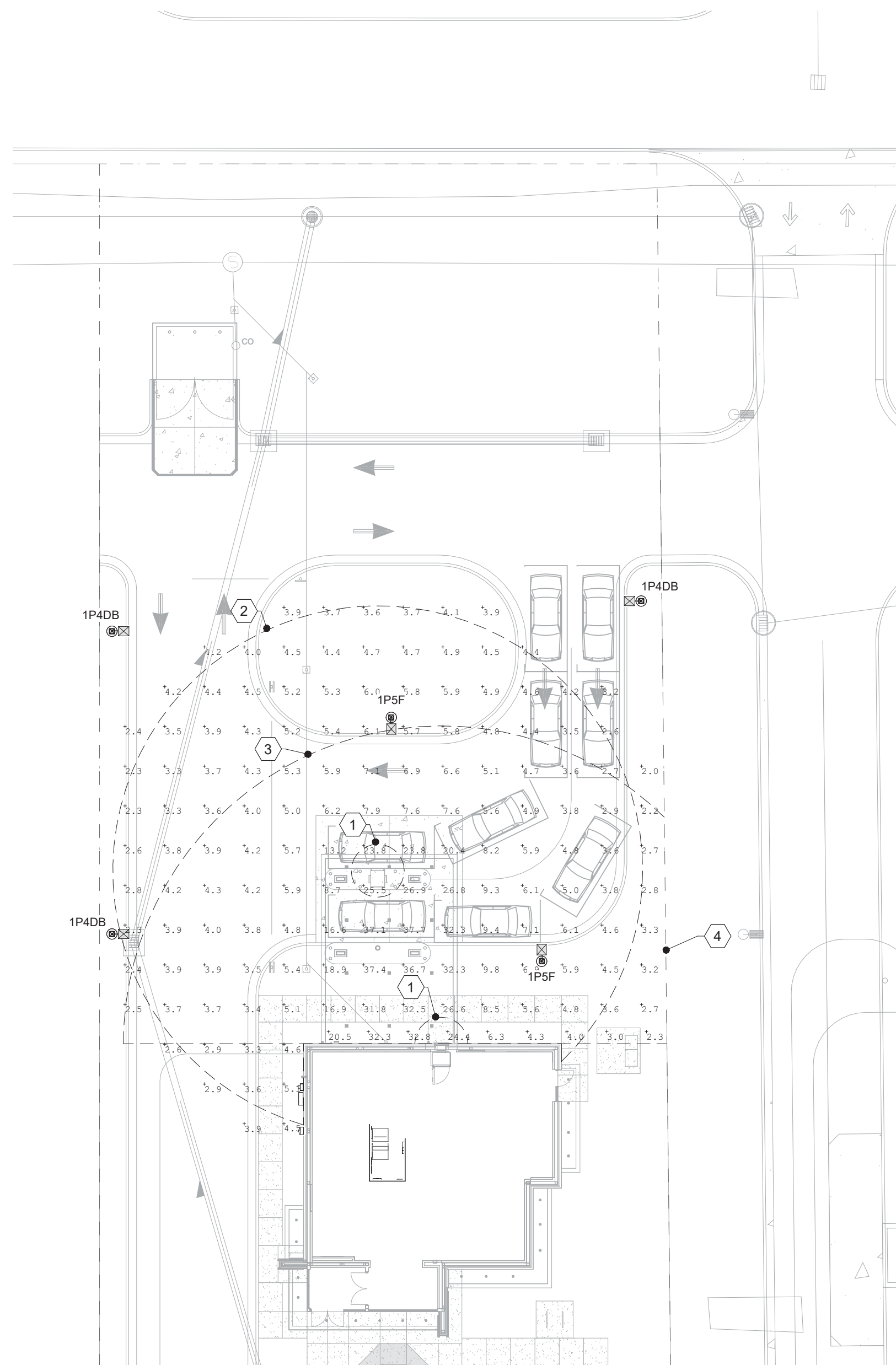
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ELECTRICAL SITE PLAN
AND REMOTE DRIVE
THRU

SHEET NUMBER

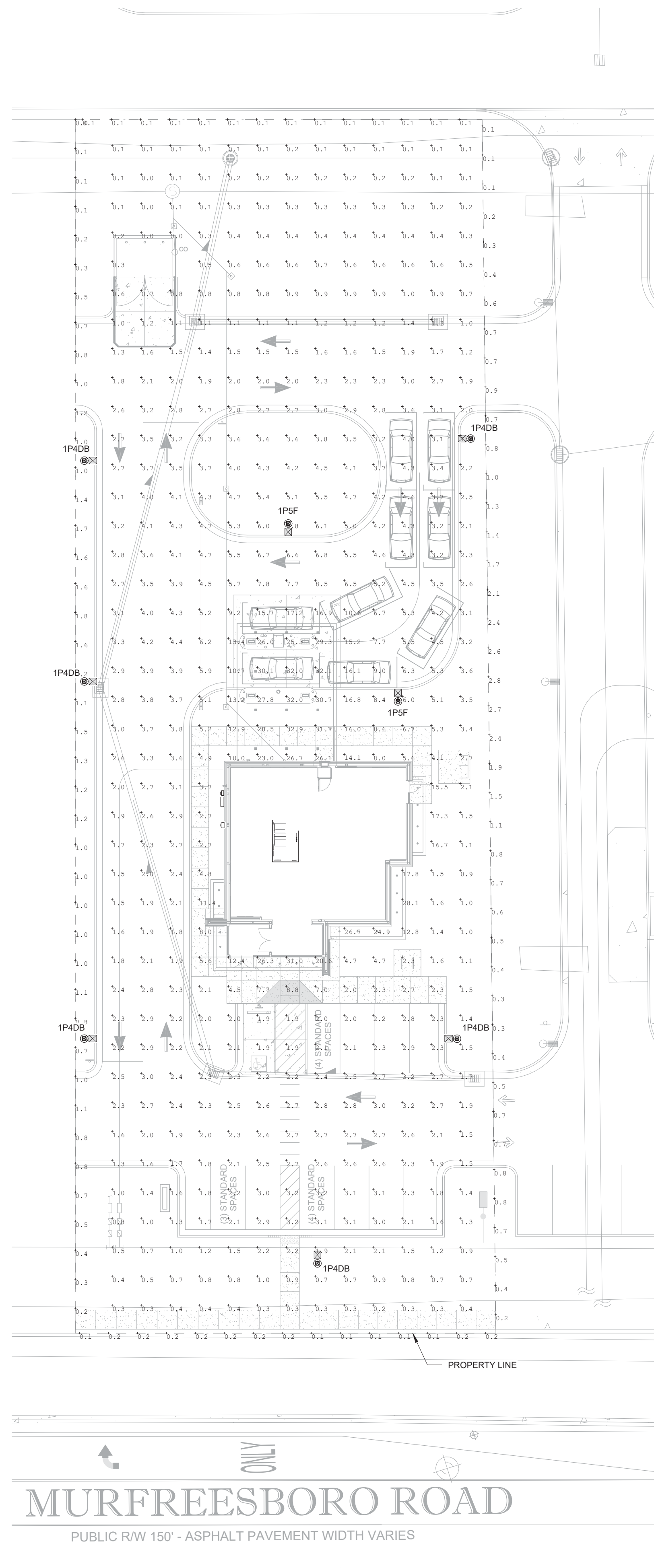
E-010





CALCULATION SUMMARY AT 36" AFG

LABEL	CALCTYPE	UNIT	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DRIVE-UP ATM - 5FT COMPLIANCE	ILLUMINANCE	FC	30.14	38.5	16.6	1.82	2.32
DRIVE-UP ATM - 50FT COMPLIANCE	ILLUMINANCE	FC	8.65	42.2	2.2	3.93	19.18
NIGHT DEPOSITORY - 5FT COMPLIANCE	ILLUMINANCE	FC	25.05	35.6	11.9	2.11	2.99
NIGHT DEPOSITORY - 60FT COMPLIANCE	ILLUMINANCE	FC	11.04	42.2	2.2	5.02	19.18



SHEET NOTES:

1. PHOTOMETRY CALCULATION: PHOTOMETRIC VALUES SHOWN HEREIN ARE INTENDED FOR DESIGN AND EVALUATION PURPOSES ONLY. THE CALCULATED POINT-BY-POINT VALUES SHOWN ON THIS SHEET ARE BASED ON A COMPUTER LIGHTING PROGRAM WITH APPROXIMATED PARAMETERS. AS A RESULT, PHOTOMETRIC VALUES MAY VARY FROM ACTUAL FIELD MEASUREMENTS.

MINIMUM STANDARD

- A MINIMUM OF TEN (10) FOOT CANDELE POWER AT THE FACE OF THE ATM OR AFTER-HOUR DEPOSITORY EXTENDING OUTWARD FIVE (5) FEET IN ALL UNOBSTRUCTED DIRECTIONS.
- A MINIMUM OF TWO (2) FOOT CANDELE POWER EXTENDING OUTWARDS IN ALL UNOBSTRUCTED DIRECTIONS FIFTY (50) FEET FROM THE FACE OF THE ATM AND AFTER-HOUR DEPOSITORY.
- A MINIMUM OF TWO (2) FOOT CANDELE POWER IN DEFINED PARKING AREAS WITHIN SIXTY (60) FEET OF THE ATM AND AFTER-HOUR DEPOSITORY. IN THE EVENT THE ATM OR AFTER-HOUR DEPOSITORY IS LOCATED WITHIN TEN (10) FEET OF THE CORNER OF THE BUILDING AND ACCESSIBLY ACCESSORILY ACCESSIBLE FROM THE ADJACENT SIDE, THERE SHALL BE A MINIMUM OF TWO (2) FOOT CANDELE POWER ALONG THE FIRST FORTY (40) UNOBSTRUCTED FEET OF THE ADJACENT SIDE OF THE BUILDING.
- IF THE ATM OR AFTER-HOUR DEPOSITORY IS LOCATED INSIDE A ACCESSIBLE VESTIBULE DURING ANY HOURS OF DARKNESS, A MINIMUM OF TWO FOOT CANDELE POWER AT THE FACE OF THE ATM OR AFTER-HOUR DEPOSITORY EXTENDING OUTWARD FIVE (5) FEET IN ALL UNOBSTRUCTED DIRECTIONS. THERE WILL BE A MINIMUM OF TWO (2) FOOT CANDELE POWER AT THE INSIDE OF THE VESTIBULE ENTRY/EXIT DOOR(S). A MINIMUM OF TWO (2) FOOT CANDELE POWER EXTENDING OUTWARDS IN ALL UNOBSTRUCTED DIRECTIONS FIFTY (50) FEET FROM THE VESTIBULE ENTRY/EXIT DOOR. A MINIMUM OF TWO (2) FOOT CANDELE POWER IN DEFINED PARKING AREAS WITHIN SIXTY (60) FEET OF THE VESTIBULE ENTRY/EXIT DOOR. IN THE EVENT THE VESTIBULE ENTRY/EXIT DOOR IS LOCATED WITHIN TEN (10) FEET OF THE CORNER OF THE BUILDING AND IS GENERALLY ACCESSIBLE FROM THE ADJACENT SIDE, THERE SHALL BE A MINIMUM OF TWO (2) FOOT CANDELE POWER ALONG THE FIRST FORTY (40) UNOBSTRUCTED FEET OF THE ADJACENT SIDE OF THE BUILDING. IN URBAN SETTINGS FOR WHICH THERE IS NO DEFINED BANK PARKING AND THE ONLY ACCESS AREA IS A PUBLIC SIDEWALK, A MINIMUM 2 FOOT CANDELE POWER SHALL BE FOR THE FIRST UNOBSTRUCTED FEET FROM THE DOOR. THE MINIMUM FOOT CANDELE READING WILL ALSO BE LIMITED TO BANK CONTROLLED PROPERTY LINES.
- A MINIMUM OF TWO (2) FOOT CANDELE POWER IN THE IMMEDIATE AREA OF THE DESIGNATED ASSOCIATE ENTRANCE/EXIT TO THE FACILITY.
- ALL LIGHTING MEASUREMENTS ARE TO BE TAKEN AT 36 INCHES ABOVE THE GROUND ON A HORIZONTAL PLANE, **UNLESS OTHERWISE SPECIFIED BY STATE LAW OR REGULATORY (OR).**
- THE MINIMUM STANDARD SHALL APPLY UNLESS A GREATER STANDARD IS REQUIRED BY AN APPLICABLE LAW FOR A PARTICULAR FACILITY LOCATION.

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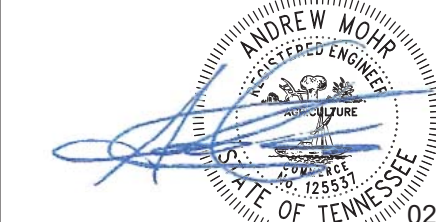


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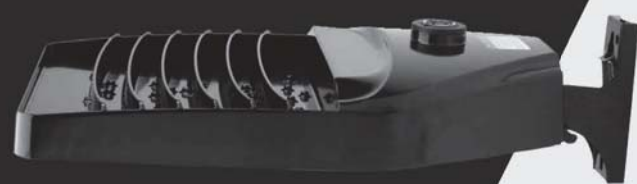
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ELECTRICAL PHOTOMETRIC SITE PLAN

SHEET NUMBER

E-011



EALS Series
LED Outdoor Area Light

Construction

Optical System

Upward Light Output
Ratio (ULOR): 0 Horizontal Orientation

Electrical

Surge Protection

Surge Protection

TYPICAL (120 STRIKES)

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OLP3111_ROA

EALS Series

Ordering Information

- * Not Available with Fusing, Must Choose a Discrete Voltage with "F" Option Code
- * None Standard Dimming is D-O-V
- * Not available in 277-480V
- * Supplied with 32k loads
- * Supplied with 16/18 Cable
- * Restricted Ambient Angle of 0-45°
- * Compatible with LightLink Wireless Control Nodes, Not Compatible with Motion Sensor Control
- * Not available in 347V, 480V or 347-480V
- * Only available with FALUX options
- * Recommended for installations within 750 feet from coast. Lead time varies, check with factory.
- * Select 3000C CRT for DA approved fixtures
- * For all metal led light distribution orientation, as assembled in manufacturing. Not applicable for Symmetrical Distribution
- * Required for CR optical codes only, not available for other optic codes
- * Not available with DALI
- * DALI option available with 347V, 480V, or 347-480V
- * Not available with S20/10V/100V

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EALS Series
LED Outdoor Area Light

**EALS03
ASYMMETRIC NARROW
(K2AN750)**
30300 Lumens
5000K
LS03_K2AN750.....IES

Grid Distance in Units of Mounting Height
at 40° Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at 58°
— Vertical plane through horizontal angle 34°

**EALS03
ASYMMETRIC WIDE
(K3AW750)**
30300 Lumens
5000K
S03_K3AW750.....IES

Grid Distance in Units of Mounting Height
at 40° Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at 45°
— Vertical plane through horizontal angle 58°

**EALS03
ASYMMETRIC FORWARD
(K4AF750)**
30000 Lumens
5000K
LS03_K4AF750.....IES

Grid Distance in Units of Mounting Height
at 40° Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at 20°
— Vertical plane through horizontal angle 58°

**EALS03
ASYMMETRIC HIGH ANGLE
(K4AH750)**
29000 Lumens
5000K
LS03_K4AH750.....IES

Grid Distance in Units of Mounting Height
at 40° Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at 45°
— Vertical plane through horizontal angle 70°

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SHEET TITLE

EXTERIOR LIGHTING CUTSHEETS

SHEET NUMBER

E-601



XSPS LED Soffit Light



OVERVIEW	
Lumen Package	4000 - 8000
Wattage Range	43 - 59
Efficacy Range (LPW)	96 -104
Weight lbs (kg)	7.6 (3.5)

QUICK LINKS

Ordering Guide	Performance	Photometrics	Dimensions
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FEATURES & SPECIFICATIONS

Construction

- Housing is die-formed aluminum with diffusing acrylic lens providing a water-resistant seal. Enclosure contains factory prewired driver and optical unit containing LEDs.
- Recess mount into an enclosed soffit with screws through the mounting frame. 8" clearance required for ease of installation.
- Finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is gloss white.
- Shipping weight: 7.6 lbs in carton.
- Suitable for wet locations.

Optical System

- Symmetric distribution with excellent uniformity and a BUG rating of B2-UO-G1. Diffuse lens is standard to minimizing visibility of LEDs.
- Select high-brightness LEDs.
- Available in 5000K, 4000K and 3000K
- Color temperatures per ANSI C78.377.
- Minimum CRI of 80.

Electrical

- High-performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral surge protection that meets IEEE C62.41.2 and ANSI C82.77 -5 Location Category C Low standards.
- 0-10 volt dimming (10% - 100%) standard.
- 120-347VAC 50/60Hz
- Thermal protector standard on 5000-8000 lumen versions.
- L80 Calculated Life: >100K Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to 40°C (-40°F to 104°F) for HD and VHD, -40°C to 45°C (-40°F to 113°F) for SS, -40°C to 35°C (-40°F to 95°F) for SHD.
- Power factor: >0.90
- Input power stays constant over life.
- High-efficiency LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750
- Suitable For Damp Locations
- Meets Buy American Act requirements.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DPL to confirm which versions are qualified.
- IDA compliant with 3000K or lower color temperature.



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XSPS LED Soffit Light

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: **XSPS S LED SS CW 120 GWT DFL**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Lens	Options
XSPS - LED Soffit	S - Symmetric	LED	SS - 4,000 Lumens HD - 5,000 Lumens VHD - 6,000 Lumens	CW - 5000K 80 CRI NW - 4000K 80 CRI WW - 3000K 80 CRI	120V - 120V 208 - 208V 240 - 240V 277 - 277V 347 - 347V	GWT - Gloss White	DFL - Diffused Acrylic Lens	CMT - Channel Bar Mounting Kit BB - Emergency Battery Pack ¹

1 - Emergency Battery Pack only available on the SS - 4000 lumen version (120, 208, 240 & 277V versions).

PERFORMANCE

DELIVERED LUMENS									
Lumen Package	Distribution	Lens Type	CRI	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating
SS	S	DFL	80	3816	123	B2-UO-G1	4022	129	B2-UO-G1
HD	S	DFL	80	4756	120	B2-UO-G1	5011	127	B2-UO-G1
VHD	S	DFL	80	5733	118	B2-UO-G1	6041	124	B2-UO-G1
SHD	S	DFL	80	7559	113	B3-UO-G1	7965	119	B3-UO-G1

LEDs are frequently updated therefore values are nominal.

Electrical Data (Amps)*							
Lumen Package	Wattage	120V	208V	240V	277V	347V	
SS	31	0.26	0.15	0.13	0.11	0.09	
HD	40	0.33	0.19	0.16	0.14	0.11	
VHD	49	0.41	0.23	0.2	0.18	0.14	
SHD	67	0.56	0.32	0.28	0.24	0.19	

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE						
Ambient Temp C	Initial ¹	25K hrs. ¹	50K hrs. ¹	75K hrs. ²	100K hrs. ²	
25 C	100%	95%	91%	86%	82%	

1 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 test duration for the device under testing.
2 - In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 test duration for the device under testing.



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Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce



OVERVIEW	
Lumen Package	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, PCI

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMa) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 95-95%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.

QUICK LINKS

Ordering Guide	Performance	Photometrics	Dimensions
----------------	-------------	--------------	------------

- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100K Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to +95°F).
- Power factor (PF) > .90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2)
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive Infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.

- LSI's AirLink™ blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMa bracket) or wall mounted.
- IP68 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/DPL to confirm which versions are qualified.

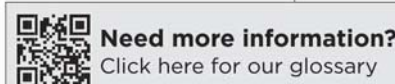
Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: XWM 2 LED OSL 30 UE BRZ ALSC					
Family	Distribution	Light Source	Lumen Package	Color Temperature	
XWM - Mirada Medium Wall Sconce	2 - Type 2	LED	3L - 3,000	30 - 3000K	
	3 - Type 3		4L - 4,000	40 - 4000K	
	4 - Type 4		6L - 6,000	50 - 5000K	
	FT - Type 4 Forward Throw		8L - 8,000	AMB - Phosphor Converted Amber ¹	
			12L - 12,000		
			15L - 15,000		
			18L - 18,000		
			21L - 21,000		
			Custom Lumen Packages ¹		
Voltage	Finish	Controls	Options		
UE - Universal Voltage (120-277V) HV - High Voltage (347-480V)	BLK - Black BRZ - Dark Bronze CMG - Gun Metal Gray GP - Graphite MSV - Metallic Silver PUP - Platinum Plus SWG - Satin Verde Green WHI - White	Blank - None Wireless Controls ALSC - Active Synapse Control System ALSC501 - Air-Link Synapse Control System with 8-12" Motion Sensor ALSC502 - Air-Link Synapse Control System with 12-20" Motion Sensor ALSC51 - Air-Link Blue Wireless Motion & Photo Sensor Controller (8-24 MHz) ALSC52 - Air-Link Blue Wireless Motion & Photo Sensor Controller (25-40 MHz) Standalone Controls DIM - 0-10V Dimming leads extended to housing exterior IMSBT - Integral Bluetooth SM Motion and Photo Sensor (8-24 MHz) IMSBT2 - Integral Bluetooth SM Motion and Photo Sensor (25-40 MHz) Button Type PhotoCells PC120 - 120V PC108-277 - 208 - 277V PC347 - 347V	Blank - None RB - Battery Back-up (0K) CWB - Cold Weather Battery Backup (-20°C) XPMa - Pole Mounting Bracket SP1 - 10KV Surge Protection TB - Terminal Block		



Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

FUSING ACCESSORY ORDERING INFORMATION⁴

Part Number	Description
FX120¹	FX120 - Single Fusing
FX277¹	FX277 - Single Fusing
FX347¹	FX347 - Single Fusing
DFK200²	DFK - Double Fusing
DFK240²	DFK - Double Fusing (240V)
DFK480²	DFK - Double Fusing (480V)

MOUNTING ACCESSORY ORDERING INFORMATION⁴

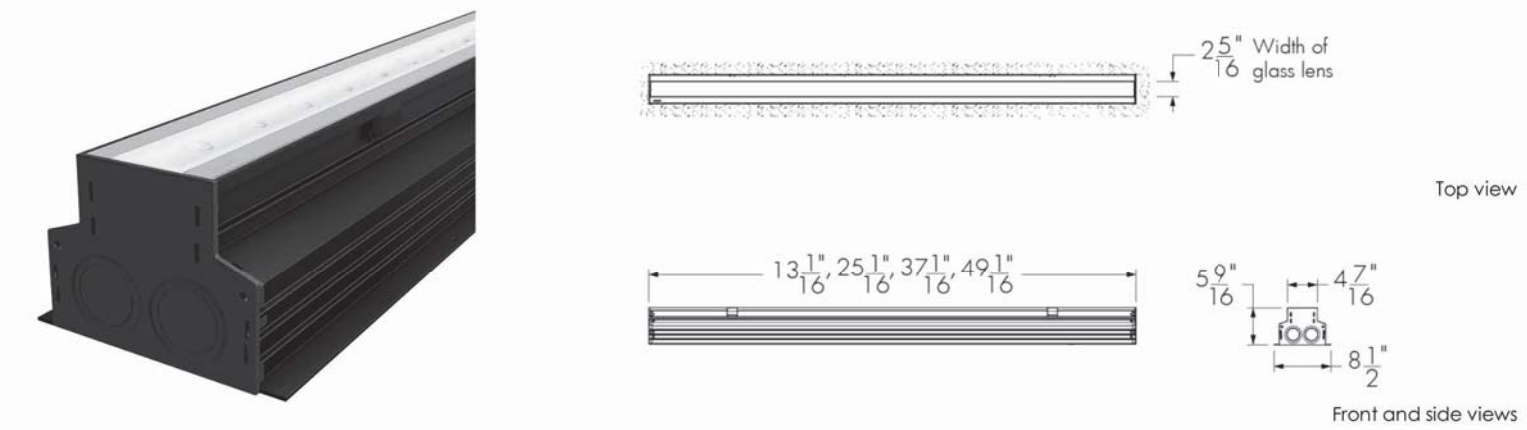
Part Number ¹	Description
5560150LR	XWM Wet Location Surface Conduit/Wiring Box
761562	10" Linear Bird Spike Kit (2" Recommended per Luminaire)

1 Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DC listed.
2 Only available in US Lumen Package. Consult factory for lead time and availability.
3 IMSBT and ALSC control options are not available in 3, 4, 6, 8, 12, 15, 18, 21, 24, 30, 36, 48, 60, 72, 96, 120, 144, 180, 216, 240, 270, 300, 360, 480, 540, 720, 864, 1080, 1296, 1512, 1814, 2160, 2592, 3024, 3628, 4353, 5224, 6328, 7680, 9216, 11040, 13248, 16128, 19200, 23040, 27648, 33792, 40960, 49920, 60480, 72864, 88224, 107040, 129600, 157440, 192000, 230400, 276480, 337920, 409600, 499200, 604800, 728640, 882240, 1070400, 1296000, 1574400, 1920000, 2304000, 2764800, 3379200, 4096000, 4992000, 6048000, 7286400, 8822400, 10704000, 12960000, 15744000, 19200000, 23040000, 27648000, 33792000, 40960000, 49920000, 60480000, 72864000, 88224000, 107040000, 129600000, 157440000, 192000000, 230400000, 276480000, 337920000, 409600000, 499200000, 604800000, 728640000, 882240000, 1070400000, 1296000000, 1574400000, 1920000000, 2304000000, 2764800000, 3379200000, 4096000000, 4992000000, 6048000000, 7286400000, 8822400000, 10704000000, 12960000000, 15744000000, 19200000000, 23040000000, 27648000000, 33792000000, 40960000000, 49920000000, 60480000000, 72864000000, 88224000000, 107040000000, 129600000000, 157440000000, 192000000000, 230400000000, 276480000000, 337920000000, 409600000000, 499200000000, 604800000000, 728640000000, 882240000000, 1070400000000, 1296000000000, 1574400000000, 1920000000000, 2304000000000, 2764800000000, 3379200000000, 4096000000000, 4992000000000, 6048000000000, 7286400000000, 8822400000000, 10704000000000, 12960000000000, 15744000000000, 19200000000000, 23040000000000, 27648000000000, 33792000000000, 40960000000000, 49920000000000, 60480000000000, 72864000000000, 88224000000000, 107040000000000, 129600000000000, 157440000000000, 192000000000000, 230400000000000, 276480000000000, 337920000000000, 409600000000000, 499200000000000, 604800000000000, 728640000000000, 882240000000000, 1070400000000000, 1296000000000000, 1574400000000000, 1920000000000000, 2304000000000000, 2764800000000000, 3379200000000000, 4096000000000000, 4992000000000000, 6048000000000000, 7286400000000000, 8822400000000000, 10704000000000000, 12960000000000000, 15744000000000000, 19200000000000000, 23040000000000000, 27648000000000000, 33792000000000000, 40960000000000000, 49920000000000000, 60480000000000000, 72864000000000000, 88224000000000000, 107040000000000000, 129600000000000000, 157440000000000000, 192000000000000000, 230400000000000000, 276480000000000000, 337920000000000000, 409600000000000000, 499200000000000000, 604800000000000000, 728640000000000000, 882240000000000000, 1070400000000000000, 1296000000000000000, 1574400000000000000, 1920000000000000000, 2304000000000000000, 2764800000000000000, 3379200000000000000, 4096000000000000000, 4992000000000000000, 6048000000000000000, 7286400000000000000, 8822400000000000000, 10704000000000000000, 12960000000000000000, 15744000000000000000, 19200000000000000000, 23040000000000000000, 27648000000000000000, 33792000000000000000, 40960000000000000000, 49920000000000000000, 60480000000000000000, 72864000000000000000, 88224000000000000000, 107040000000000000000, 129600000000000000000, 157440000000000000000, 192000000000000000000, 230400000000000000000, 276480000000000000000, 337920000000000000000, 409600000000000000000, 499200000000000000000, 604800000000000000000, 728640000000000000000, 882240000000000000000, 1070400000000000000000, 1296000000000000000000, 1574400000000000000000, 1920000000000000000000, 2304000000000000000000, 2764800000000000000000, 3379200000000000000000, 4096000000000000000000, 4992000000000000000000, 6048000000000000000000, 7286400000000000000000, 8822400000000000000000, 10704000000000000000000, 12960000000000000000000, 15744000000000000000000, 19200000000000000000000, 23040000000000000000000, 27648000000000000000000, 33792000000000000000000, 40960000000000000000000, 49920000000000000000000, 6048

Specification Sheet

lumenfacade
Inground
LOI
WHITE AND STATIC COLORS

Project Name _____ Qty _____
Type _____ Catalog / Part Number _____

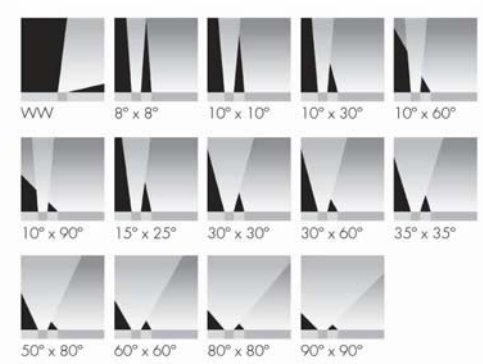


Photometric Summary

	Delivered output (lm)	Intensity (peak cd)
WW	3,634	10,795
8"x8"	4,512	59,238
10"x10"	4,410	33,872
10"x30"	4,586	25,296
10"x60"	3,876	12,062
10"x90"	4,077	6,927
15"x25"	4,345	19,773
30"x30"	4,730	16,886
30"x60"	4,035	5,317
35"x35"	4,612	11,616
50"x80"	4,656	3,904
60"x60"	3,868	3,368
80"x80"	4,548	2,992
90"x90"	4,070	2,132

Based on HO 40K full output, 4ft [1219mm], DMX/RDM configuration.
2.5° factory-set tilt setting for WW optic, 0° tilt setting for all other optics.
Photometric performance is measured in compliance with IESNA LM79-08.

Optics



Description

The Lumenfacade Inground is an LED luminaire designed for ground-recessed lighting applications, including asymmetric wall washing, grazing, and linear wayfinding. An innovative, plug and play design simplifies installation, protecting the system from water infiltration and ensuring long-lasting performance. Featuring second generation LED technology, the Lumenfacade Inground is available in four different sizes (12 in, 24 in, 36 in or 48 in), with a wide choice of outputs, color temperatures, color-mixing systems, optics and controls. A unique asymmetric wallwash distribution is also available, providing exceptional uniformity and brightness for walls and signage.

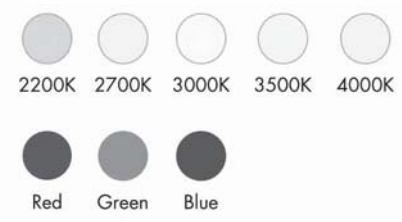
Features

Construction	Walk over compliant up to 500 kg in any type of ground. Walk over compliant up to 1000 kg in concrete
Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Length (nominal)	12 in, 24 in, 36 in, 48 in
Optics	Asymmetric wallwash, 8" x 8", 10" x 10", 10" x 30", 10" x 60", 10" x 90", 15" x 25", 30" x 30", 30" x 60", 35" x 35", 50" x 80", 60" x 60", 80" x 80", 90" x 90"
Tilt Setting (factory set)	0 degrees, 2.5 degrees, 5 degrees, 20 degrees
Optical Option	Internal louver
Options	Anti-slip lens, CE (certification covers European Economic Area)
Power Consumption	5 W/ft (meets ASHRAE standards for linear lighting on building facades - not available for 12 in fixture lengths), 8.5 W/ft (HO version), 15.25 W/ft (HO version), typically 20% higher for 12 in fixture lengths
Warranty	5-year limited warranty

Specification Sheet

lumenfacade
Inground
LOI
WHITE AND STATIC COLORS

Colors and Color Temperatures



Controls

ON/OFF 0-10V DALI

lumen talk DMX/RDM EcoSystem Enabled

Ratings

IP68 IK10

Certifications



Performance

Maximum Delivered Output	4,730 lm (48 in fixture, 4000K, 30° x 30°, 0° tilt setting, DMX/RDM)
Maximum Delivered Intensity	59,238 cd at nadir (48 in fixture, 4000K, 8° x 8°, 0° tilt setting, DMX/RDM)
Illuminance at Distance	Minimum 1 fc at 243 ft (48 in fixture, 4000K, 8° x 8°, 0° tilt setting, DMX/RDM)
Color Consistency	2 SDCM, 3 SDCM (2200K)
Color Rendering	Minimum CRI 80
Lumen Maintenance	L70 280,000 hrs, L95 35,000 hrs
Physical	
Optical Chamber Material	Aluminum
Blockout Material	Polymer recycled PVC reinforced with a stainless steel frame
Trim Material	Anodized aluminum
Lens Material	Tempered glass
End Cap Material	Die cast aluminum
Hardware Material	Stainless steel
Weight	12 in: 7.5 lbs, 24 in: 15.3 lbs, 36 in: 21.4 lbs, 48 in: 27 lbs
Electrical and control	
Voltage	120 to 277 volts
Fixture Cable	Power and data in one cable
Leader Cable Conductor	SC #16-5
Connectors	IP68 push-lock
Control	On/Off control, LumenTalk, 0-10V dimming, DALI dimming, Lutron® EcoSystem® Enabled dimming, DMX/RDM enabled
Resolution (DMX/RDM)	Per foot or per fixture (configured with LumenID V3 software), 8-bit or 16-bit

Environmental

Storage Temperature	-40 °F to 185 °F (device must reach start-up temperature value before operating)
Start-up Temperature	-13 °F to 122 °F
Operating Temperature	-40 °F to 122 °F
Ingress Protection Rating	IP68 rated for up to 1 ft, not suitable for permanent immersion applications
Impact Resistance Rating	IK10
Accessories (order separately)	
Cables	Lumenfacade Inground Leader Cable, Lumenfacade Inground Jumper Cable
Electrical Accessories	Lumenfacade Inground Junction Box

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FIFTH THIRD

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SEAL ANDREW MOHR
TN PE# 125537
02/28/2025

INFINITY
1208 East Kennedy Boulevard,
Suite 230
Tampa, Florida 33602
Phone: 813.434.4770
TN Cert. of Auth# 6526

ISSUE FOR PERMIT - 02/28/2025

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK
JOB # 240642/15-366.00
DATE: 02/28/2025
DRAWN BY: KL
CHECKED BY: AM

SHEET TITLE

EXTERIOR LIGHTING
CUTSHEETS

SHEET NUMBER

E-603

PART 1 – GENERAL

- A. Extent of underground irrigation system is shown on Drawings and in the schedules.
1. Provide all labor, materials and equipment required by or inferred from Drawings and Specifications to complete the Work of the Section.
 2. Provide additional Work and materials required by local authorities at no extra cost to Owner.
 3. Contractor shall provide all permits, applications, licenses and other qualifications to complete work at no additional cost to owner.
 4. Reference Standards: American Society for Testing and Materials, Annual Book of ASTM Standards, latest edition.
- B. Codes and Standards: Perform Irrigation Work in compliance with applicable requirements of governing authorities having jurisdiction. Notify Landscape Architect in writing of all discrepancies immediately.
- C. Do not make substitutions: If Contractor desires to make substitutions of materials, sufficient descriptive literature and material samples must be furnished to establish the material as an equal substitute. In addition, Contractor must state his reasons for desiring substitute materials. Submit this request and information to L. Architect.
- D. Approval and Selection of Materials and Work: The selection of all materials and execution of all operations required under the Drawings and Specifications is subject to the approval of Owner and Landscape Architect. They have the right to reject any and all materials and any and all Work, which in their opinion does not meet requirements of the Contract Documents at any state of operations. Contractor to remove rejected work and or materials from project site and replace promptly.
- E. "As-Built" Drawings: Any changes in layout and/or arrangements of the proposed irrigation system, or any other differences between proposed system and actual installed conditions are to be recorded by Irrigation Contractor in the form of an "As-Built" Drawing. All drawings are to be clearly and neatly drawn on a Mylar sepiu base of original design. With accurate as-built drawn, contractor shall provide electronic PDF copy as part of closeout documents (landscape contractor shall obtain this service thru print house of their choosing). Provide Owner and Landscape Architect with a reproducible Mylar copy of the "As-Built" Drawings and electronic PDF before Work under this Contract will be considered for acceptance. All automatic and manual valves, hose bibs or quick couplers and wire splice shall be shown with actual dimensions to reference points so they may be located easily in the field. Submittal of approved "As-Built" Drawings will preclude any Application for Final Payment by Contractor.
- F. Delivery, Storage and Handling: Deliver material and equipment in such a manner as to not damage parts or decrease the useful life of equipment.
1. Store materials away from all detrimental elements. Coordinate with General Contractor to secure a safe staging area.
 2. Handle, load, unload, stack and transport materials for irrigation system carefully to avoid damage. Handle pipe in accordance with Manufacturer's recommendations.
- H. Verify Tap: Test water conditions, as they exist immediately down stream from tap: If they do not meet design demands, notify Landscape Architect immediately of existing conditions.
- I. The irrigation system is designed to operate under the following conditions: a minimum of 60 psi of water pressure at tap and at least 60# gpm available water supply. Tie to existing system and verify.
- J. Job Conditions: Insurance on irrigation materials or equipment stored or installed is the responsibility of Irrigation Contractor. Such insurance shall cover fire, theft and vandalism. Should Contractor elect not to provide for such insurance, he will in no way hold Owner responsible for any losses incurred by the aforementioned acts. The Contractor is responsible for all costs incurred in replacing damaged or stolen materials.
1. Obtain all required permits and pay all required fees, at no additional cost to Owner. Any penalties imposed due to failure to obtain permits or pay fees are the responsibility of the Contractor.
 2. Provide and maintain all passageways, guard fences, warning lights and other protection devices required by local authorities.
 3. Existing site improvements shall be performed in a manner that will avoid possible damage. The Contractor is responsible for any damage of a mechanical nature as well as damage resulting from leaks in irrigation system whether due to negligence or otherwise.
 4. Keep project site clean and orderly at all times during construction.
- K. Sleeves are to be installed by the Irrigation Contractor.
- Coordination and scheduling for excavation of sleeve ends is the responsibility of the Irrigation Contractor.
1. Coordinate and schedule all Work with General Contractor.
 2. Damages resulting from irrigation installation to Work of other trades must be repaired at the expense of Contractor in a timely fashion.
 3. Make adjustments to system layout as may be required and requested to provide complete coverage at no additional cost to Owner.
- L. Warranty. All Work for a period of one year, starting on Date of Substantial Completion, against defects in material, equipment, Workmanship and any repair required resulting from leaks or other defects of Workmanship, material or equipment.
1. Repair unsatisfactory conditions promptly at no cost to Owner.
 2. Owner may make emergency repairs without relieving the Contractor of this warranty obligation.
 3. Irrigation Contractor to repair setting of backfilled trenches occurring during warranty period, including restoration of damaged plantings, paving or improvements resulting from settling of trenches or repair operations.
 4. Respond to Owner's request for repair Work within ten days. If not, Owner may proceed with such necessary repairs at Contractor's expense. In addition, Contractor shall be held responsible for replacement of any plant material (tree, shrubs, sod or seed) that becomes damaged or dies due to a lack of water during periods in which irrigation system is inoperable.

PART 1 - PRODUCTS:

- A. Specific requirements concerning the various materials and arrangements which safe to be installed are shown on drawings.
- B. Quality and Size: Material specified by name and/or model number in the Specifications, on the site or detailed drawings are used for the purpose of identification of materials and to insure specific use of that material in the construction of the system. No substitutions will be permitted without approval. (See Substitutions).
1. Plastic pipe for all main lines is schedule 40 (PVC white laterals 1 1/2" size and over is Class 200 PVC Type 1120 or 1220 as manufactured Cabot, John-Mansville (or approved equal) unless otherwise specified herein or on the drawings. All pipe, 1" size and less, is Class 160.
 2. PVC pipe is to be continuously marked with Manufacturer's identification, type, class and size and installed with these markings on the top of the pipe.
 3. All fittings should be Schedule 40 PVC Type 1, of domestic manufacture and identified as to pressure rating or schedule.
- C. Solvent Weld: Solvent weld for PVC pipe over 20' length must be installed with standard 20' length sections. Unnecessary joints or couplings are not acceptable.
- D. Risers: Provide threaded Schedule 80 PVC risers. All risers above grade to be either dark gray or black PVC pipe.
- E. Electric Wiring: All 110 volt AC wiring to controller must consist of three wires: one black, one white and one ground. Electrical service to be provided by General Contractor unless otherwise directed by Owner.
1. All splices in controller wiring shall be waterproofed by using Rainbird "Snap-Tite" wire connectors.
 2. All control wiring shall be 24-volt solid wire U.L. approved for direct burial in ground. Minimum wire size: 14 gauge.
 3. All control wiring and wiring connections from controller to valves shall be included in this contract.
- F. Sprinkler Heads: Provide as indicated on the plan. Heads perform to Manufacturer's specifications concerning radius of throw and volume in gallons per minute at given pressure. All sprinkler heads and hose bibs are to be on triple elbow swing joints.
- G. Automatic Controller: Is to be installed in the location (shown on drawings) identified by owner's representative. The controller location will be accessible as adjustments to drawing for maintenance. Provide for the possibility of making minor timing adjustments to the controller in the field.

1. Provide controller specified on drawing; fully automatic capability as well as manual operation of the system.
 2. Irrigation Contractor to coordinate sleeve through wall for irrigation controller (with General Contractor). General Contractor to provide power to controller. Coordinate with General Contractor.
 3. Provide controller specified on drawing that operates on a minimum of 110 volts AC power input and is capable of operation of 24-volt AC electric remote control valves, with a reset circuit breaker to protect from overload. Contractor is responsible for connection to 100V AC power to controller.
- H. Stations: Each station shall have a time setting knob that can be set for variable timing in increments from 6 to 60 minutes, or set to omit the station from irrigation cycle.
1. The controller, Rainbird clock, pedestal mounted. (Refer to plan for station amounts) A master "on-off" switch shall allow the valve power output to be interrupted without affecting the controller.
 2. Controller Construction: The controller must be constructed so that all internal parts are accessible through controller door without disturbing cabinet installation.
- I. Water Meter: Type approved by local municipality, size shown on drawing.
- J. Backflow Preventer: To be installed by General Contractor – Reference Civil Plans.
- K. Pressure Regulator: Provide Wilkins #600 or equal.
- L. Mastvalve: Rainbird # electric remote control valve w/brass body and bonnet. Valve shall be wired to open and close with each circuit valve. Size based on mainline.
- M. Valve Boxes: Ametek 12" rectangular valve box with cover or jumbo mechanical box with cover and Ametec 10" round valve box with cover as indicated on drawings. Place a minimum of 6" depth of gravel under each valve box, meter, and pressure regular and backflow preventer box.
- N. Sleeves: Class 200 PVC Pipe Type 1120 or 1220; Size as indicated on Detail by Irrigation Contractor.
- O. Hose Bibs: Hose bibs shall have an all cast brass or bronze body. Hose bibs to be 3/4" inside diameter and shall be installed below grade in Ametek 12" x 18" valve boxes. The cover over hose bib boxes shall be clearly marked with "non-potable water".
- P. Control Valves: Provide Rainbird Electric Remote Control Valve (size as indicated on Plan). Valve to conform to Manufacturer's Specifications concerning performance and at a given pressure.
- Q. Surge Protection Equipment: Provide General Electric Lightning Arrestor #GL 15 CC B 007 for controllers not equipped with primary surge protection.
1. Provide secondary surge protection installed on the 24V AC valve control wiring for systems controlling 24V AC solenoid operated valves.
 2. The Irrigation Contractor is responsible for determining whether the above mentioned surge protection equipment is provided for in controller as a "built-in" unit or if it must be supplied and installed separately.
- R. Isolation Valves: Provide all gate valves for isolation purposes allowing full diameter opening when in full open position.
1. Manually operated valves shall be same size as mainline.
- S. Automatic Drain Valves: Install at low point for each lateral line "Rainbird 16AP" drain valve in gravel sump 12" x 12" in size and with a minimum of 18" of cover over sump. Miscellaneous System Components: Provide risers, reducers, couplings, adapters, and fittings as necessary to complete irrigation system.

PART 2 - EXECUTION

- A. Provide a competent superintendent and necessary assistants on the job while Work is progress. The Superintendent represents Contractor in all functions and directives given to him by Owner are binding as if given to Contractor in person.
- B. During the installation Landscape Architect may make regular site visits and reject any Work and materials that do not meet the Standards called for in Contract Documents. Rejected work must be promptly corrected and no time extension will be allowed for this reason.
- C. Inspection: Inspect project area prior to start of Work to determine that all site conditions are acceptable for irrigation Work to begin. Inform Landscape Architect of unsuitable conditions. Do not proceed with installation of irrigation system until unsatisfactory conditions have been corrected in a manner acceptable to installer.
- D. Preparation: Flag all existing underground utilities prior to trenching and/or boring operations. Obtain utility locations from Owner and/or General Contractor and Utilize utility locating services when necessary.
- E. Excavation: All excavation is unclassified and includes all materials encountered.
1. Prior to excavation, remove sod, preserve and replace after backfilling is completed.
 2. After excavation and backfilling is completed, regrade trenched area consistent with surrounding area and re-establish with 100 percent pure type grass existing. Maintain as necessary for establishment and survival of grass.
 3. Backfill material is to be free from rock, large stones and other unsuitable substances that could damage the pipe or create unusual settling problems. Back fill in 6" layers and tamp after each layer to prevent excessive settling.
 4. Backfill trenches containing plastic pipe when pipe is cool to avoid excessive contraction in cold weather. Such backfilling can be done in early morning hours or pipe may be water cooled prior to backfilling procedures.
 5. Backfill material evenly in lifts not to exceed 6" and compact to 100 percent of maximum density.
 6. Contractor is responsible for establishing compaction in trenches equal to or exceeding overall compaction of paving base. Leave top of trench ready for asphalt by others. Minimum depth of cover of all pipe as follows:
3/4" – 1" pipe – minimum depth cover is 12"
1 1/2" – 1 1/2" pipe – minimum depth cover is 18".
- F. Sleeving: Location of sleeving shown on plans is schematic. Sleeving Contractor to make adjustments necessary to accommodate existing vegetation, utilities and other existing conditions. Repair of damage to existing utilities, structures or other construction resulting from installation of sleeves is the responsibility of Sleeving Contractor. Verify those installed previous by others. Install PVC sleeves according to detail.
- G. Pipe Joints: Follow Manufacturer's Recommendation.
1. Solvent weld PVC pipe, assemble according to Manufacturer's Recommendations, using appropriate PVC pipe cleaner/primer and solvent cement.
 2. PVC to metal connection, Work metal connection first then use Teflon pipe fitting
 3. Main line shall be installed according to Manufacturer's Recommendations.
- H. Pipe and Fittings Installation: Install according to Manufacturer's Recommendations including snaking-in of PVC pipe to prevent excessive strain when contracting in cold weather. Solvent weld fittings must conform to Schedule 40 or Schedule 80 PVC dimensions and specifications for solvent weld fittings and as manufactured by Lasco, Inc.
- I. Lateral lines and risers shall be as follows:
1. Install according to Manufacturer's Recommendations using standard techniques.
 2. Combine lateral lines and main supply lines in common trenches wherever possible with specified minimum depth of coverage over all pipe (see Backfilling).
 3. Install riser such that no excessive movement occurs while sprinkler head is in operation.
 4. Height of risers to be in accordance with planned and existing plant material. Height of all risers is subject to approval of Landscape Architect. Exchange of 4" pip-up to 12" high pop-in field by Landscape Architect is incidental.
 5. Plug lines immediately upon installation to minimize infiltration of foreign matter.
 6. Flush lateral lines and risers prior to installation of sprinkler heads.
 7. Above ground risers must be dark gray or black in color.
- J. Sprinkler Heads: Low pop-up sprinkler heads shall be installed in such a manner that tip is 1" above finished grade. Where finish grade has not been established, extend a riser a minimum of 12" above existing grade to mark location of head. After finish grade is established, install heads at specified height on trip elbow swing joint, no flex pip will be accepted.
1. High pop-up heads: High pop-up shrub heads shall have the finished height determined by Landscape Architect.
 2. Backfill around sprinkler head assembly in such a manner that sprinkler head is stabilized so that no lateral motion is exhibited during operation.
 3. Sprinkler Heads on Risers: Sprinkler heads on risers should be maintained on a schedule 80 PVC riser coupled by a Schedule 40 F.I.P.T. coupling (Lasco

- #420007) to polyethylene riser first out of lateral fitting. Height of all heads in bed areas to be determined in the field by Landscape Architect.
4. Install control wire in orderly fashion, locate in main line trench. Bundle wires together and tape at 10' intervals. Position wires under main line.
5. Allow for contraction of wires by providing looped slack at directional changes in supply line.
6. Keep wire splices to a minimum. All splices shall be waterproofed by using "Rainbird Snap-tite" wire connectors. All splice locations to be indicated on "as-built drawings".
7. Pass Wires under existing or future paving, construction, etc. through PVC sleeves provided by Irrigation Contractor.

- K. Control Equipment: Install automatic valves and controller according to Manufacturer's Recommendations. Appropriate locations are shown on the drawings.
- L. Valve Boxes: All valves are to be housed in valve boxes. Install according to Manufacturer's Recommendations and according to details. Position boxes at a height that will not cause them to interfere with maintenance machinery (e.g., movers) and such that soil and mulch do not wash into the box. Locate all valve boxes within plant bed areas wherever possible.
- M. Install surge protection equipment on primary (110 VAC) power lines. Connect each surge protect unit to at least on 5/8" diameter by 9' long copper clad grounding electrode driven into the soil to its full depth. Place electrodes no closer than 2' from controller cabinet or any control or power wire. Be consistent in locating ground rods throughout installation with respect to controller position and not locations on "As-Built" Drawings.
1. Ground wire between surge protection device and grounding electrode to be single to control unit. Route ground wire away from power and control wires where possible.
 2. When it is necessary to pass through controller cabinet wall use two #L-70 copper grounding lugs and brass bolt as noted in detailed drawings. Use #WE 5/8" ground rod clamp (single piece and bolt) to make connection between ground rod a minimum of 10". Cover the top of rod and clamp with a Toro #R50-00 cover with lid at grade level.
 3. Balancing and Adjusting: Balance and adjust the various components of system so that overall operation of the system is most efficient. This includes synchronization of controllers, adjustment to pressure regulators, part circle sprinkler heads and individual station adjustments on controllers. The Contractor has the right to call in the Designer or Owner's Representative to aid in balancing and adjustment of system.
- N. Operational Testing: Upon completion of irrigation system and after head installation, test entire system for proper operation. Flush all air from system and check components for proper operation.
- O. "As-Built" Drawings: "As-Built" Drawings are to include locations of all wire splices, valves (automatic and manual) with triangulated measurements to each location as well as any deviations in location of piping and heads as represented by Contract Documents.
- P. Owner Orientation: Upon completion of Work and final acceptance by Owner and Landscape Architect, Contractor is responsible for orientation of maintenance personnel in the operation, maintenance and repair of system. Furnish copies of all available parts lists, trouble-shooting lists and specification sheets to Owner prior to final payment.
1. Set initial watering schedules and programming on automatic controllers at the direction of Landscape Architect. Changes in schedules and programming and instructions on how to make such changes are under the responsibility of the Landscape Architect.
- Q. Winterizing the System: If Owner requires, irrigation piping must be winterized by first blowing system clear of water using compressed air (80 psi minimum) admitted into piping at a quick coupling valve or hose bib located at a higher elevation on the system piping. Activate individual zones; higher zones first, then proceed successively through the system towards lower elevations. Proceed through all zones twice. The air compressor used to winterize system must have an engine separate from compressor tanks to prevent high temperature air from being injected directly into PVC piping.
- R. Clean Up: During Irrigation Work, keep project site clean and orderly. Upon completion of Work, clear grounds of debris, superfluous materials and all equipment. Remove from site to the satisfaction of Landscape Architect and Owner.
- S. Protection: Protect Irrigation Work and materials from damage due to irrigation operations, operations by other contractors, trades and trespassers. Maintain protection until Date of Substantial Completion. Cover all openings into system as it is being installed to prevent obstructions in pipe and breakage, misuse or disfigurement of equipment.
1. Contractor is responsible for theft of equipment and material at job site before, during and after installation, until Date of Substantial Completion of the Work in total.
- T. Inspection and Acceptance: Upon completion of Work, notify Landscape Architect and Owner at least three days prior to requested Date of Inspection for Substantial Completion. Prior to contacting Landscape Architect for the purpose of demonstrating all or any part of the system, thoroughly test the system for proper operation and make adjustments and replace any defective parts prior to inspection for Substantial Completion. Where inspected irrigation Work does not comply with requirements, replace rejected Work promptly, within two weeks of inspection. In unusual circumstances Owner may grant a longer time period. If such replacements are not completed within time specified, Contractor may be considered to be in default of Contract and Owner may use Contract Retainage to hire other Contractors to finish the Work.

PART 4- ACCEPTANCE AND GUARANTEE

- A. Substantial Completion: Submit written requests for inspection for Substantial Completion to Landscape Architect at least three calendar days prior to anticipated Date of Inspection and Testing. Substantial Completion cannot be granted, and at the same time no further applications for payment shall be approved for more than 85% of contract
- until there has first been a walk-through for head coverage. At this time the Landscape Architect or Owner's Representative will prepare a "punch list" that consists of items to be addressed and corrected by Contractor immediately. Depending on the extent of the Work on the "punch list", the Landscape Architect will determine whether Substantial Completion is to be granted at that time or at a later date, pending the completion of the "punch list".
1. Submit record drawings and maintenance manuals to Landscape Architect with written request for inspection.
 2. Review "punch list" Work jointly with Owner and Landscape Architect for Substantial Completion of total (contract) Work.
 3. Upon satisfactory completion of repairs and replacements and completion of "As-Built" drawings, Landscape Architect and Owner will verify system for Substantial Completion and issue AIA Certificate of Substantial Completion if all items on "punch list" have been completed. If necessary another "punch list" will be written to itemize any deficiencies still existing and will be attached to AIA Certificate. Contractor shall complete all "punch list" items if possible within 30 days while continuing maintenance.
- B. Date of Substantial Completion: Date of Substantial Completion will constitute beginning Date of One-Year Guarantee. This Date also constitutes the beginning of the warranty responsibilities and acceptance by Owner and Landscape Architect.
1. Guarantee all Work, products, equipment and materials for one year, beginning at Date of Substantial Completion as per Written letter of notification.
 2. Make good any damage, loss, destruction or failure. Repairs and replacements shall be done promptly and at no additional cost to Owner.
 3. Repair damage to grade, plants and other Work or property as necessary.
 4. If replacement are not acceptable during or at end of Guarantee Period Owner may elect either subsequent replacement or credit. Replacement products shall have a similar one-year guarantee from time of replacement.
 5. Guarantee applies to all unacceptable conditions or losses with exception of those due to acts of nature, vandalism or Owner neglect, as determined by Landscape Architect. Acts of Nature include, but may not be limited to, high winds or hurricane or tornado force, sleet, hail, freezing rain and extreme cold (as determined by Landscape Architect). Contractor agrees to replace losses due to Acts of Nature at fifteen percent (15%) less than original contract price for the damaged Work.
- C. Final Inspection and Acceptance: One year after the Date of Substantial Completion of Work in total, the Landscape Architect and Owner will inspect Work for Final Acceptance. Upon satisfactory completion of repairs and/or replacements Landscape Architect certifies, in writing, the Final Acceptance of Work.
1. At the end of Guarantee Period and upon request for inspection, jointly review all guaranteed Work for Final Acceptance.
 2. Submit written request for inspection for Final Acceptance to Landscape Architect at least two weeks prior to anticipated Date of Inspection; include list of Work Substantially Complete and list of Work replaced during Guarantee Period.
 3. Upon completion by Contractor of all required replacements, Owner and Landscape Architect will confirm the Date of Final Acceptance of Work.

End of Section

b d g
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SEAL



2/28/25

ISSUE FOR PERMIT - 02/28/25

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK			
JOB #	240642		
DATE:	12/06/24		
DRAWN BY:	JCO		
CHECKED BY:	WRJ		

SHEET TITLE

**IRRIGATION
SPECIFICATIONS**

SHEET NUMBER

GL-010



2110 1ST AVENUE NORTH • BIRMINGHAM, AL 35203
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PART 1 – GENERAL

- A. Extent of the planting is shown on the drawings and in the schedules.
- (1) Provide all labor, materials and equipment required by or inferred from the Drawings and Specifications to complete the work of this section.
- (2) Providing, placing, grading topsoil for landscape grading as indicated in the Drawings.
- (3) Providing and installing trees, shrubs, seeding and solid sod for landscape planting, as per details.
- (4) To successfully dig existing plants and store them on or off-site during construction for replanting on-site per plans where they will reestablish and thrive.
- B. Specified Maintenance Period, and One-Year Guarantee Period.
- C. Verify plant count from plan, and provide and install all plant material on plan.
- D. All plants shall conform to or surpass minimum quality standards as defined by the American Association of Nurserymen, current edition of American Standards for Nursery Stock published by American Association of Nurseryman, Inc. and in addition shall conform to sizes and descriptions in the plant list. All work to be performed by a firm specializing in Landscaping, not a subcontractor.
- E. Substitution from the specified plant list will be accepted only when satisfactory evidence in writing is submitted to the Landscape Architect, prior to submitting bid – tree list, showing that the plant material is not available. This list shall be submitted prior to submitting bid.
- (1) Requests for approval of substitute plant material shall include common and botanical names and the size of substitute material.
- (2) Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material will be approved. The Landscape Architect will issue acceptance or rejection of substitute plant material in writing.
- F. Approval and selection of materials and work: The selection of all materials and the execution of all operations required under the Drawings and Specifications is subject to the approval of the owner and Landscape Architect. They have the right to reject any and all materials and any and all Work, which in their opinion does not meet the requirements of the Contract Documents at any stage of the operations. Remove rejected Work and or materials from the Project Site and replace promptly at no additional cost to the owner.
- G. Workmanship: Install all plant materials neatly.
- (1) Make minor adjustments to layout as may be required and requested by Landscape Architect at no additional cost to the owner.
- (2) Coordinate delivery of all plant material with time of installation to prevent any plant material from being stockpiled on site longer than 24 hours.
- (3) Deliver materials in such manner as to not damage or decrease the health and vigor of the plant materials.
- (4) Store materials away from detrimental elements. Coordinate with General Contractor to secure a safe staging area.
- (5) Handle, load, unload, and transport materials carefully to avoid damage.
- (6) Maintain and protect plant materials as necessary to insure health and vigor.
- (7) Guarantee plant materials and lawn areas for one year from the date of substantial completion. Contractor shall replace plants that fail to grow properly with plants as originally specified at the earliest practical date following plant failure, without additional charges to the owner.
- (8) Replacement materials will be guaranteed for one year from the date of replacement.
- (9) The Contractor shall not be responsible for replacing plants that are damaged by abuse or improper maintenance by Owner as reported by Contractor outlined below or by acts of nature occurring after acceptance.
- H. Acts of nature may include, but may not be limited to high winds of hurricane or tornado force, sleet, hail, freezing rain and extreme cold (as determined by the Landscape Architect). Contractor agrees to replace losses due to Acts of Nature at fifteen percent (15%) less than the original contract price for the damaged work.
- I. Contractor's Periodic Inspection: During guarantee period, Contractor shall make periodic inspections of the project to satisfy himself that maintenance by the Owner is adequate.
- (1) Any methods or products that he deems not normal or detrimental to good plant growth shall be reported to the Owner in writing.
- (2) Failure to inspect and report shall be interpreted as approval and the Contractor shall be held responsible for any and all necessary replacements.
- J. Soil Testing: Contractor shall have soil tested by a suitable laboratory chosen by the Contractor and subject to written approval of the Landscape Architect.
- (1) Soil test shall be completed in all planting areas to determine lime and fertilizer requirements. Submit test results to Landscape Architect for approval. Contractor shall adjust pH and fertility based upon these results. No addition to or placement of soil is to be done prior to initial soil test report approval.

II. PART 2 - PRODUCTS

- A. Topsoil: All topsoil shall be supplied from offsite stockpile and spread by the Landscape Contractor. The Landscape Contractor shall be responsible for fine grading. Topsoil shall be fertile, friable, sandy loam and a natural surface soil obtained from areas reviewed by Landscape Architect and possessing characteristics of representative soils in the project vicinity that produce heavy growths of crops, grass, or other vegetation.
- B. Topsoil shall be free of subsoil, brush, organic litter, or objectionable weeds, clots, slumps, stones, roots or other material harmful to plant growth or hindrance to planting or maintenance operations. Should regenerative materials be present in the soil, Contractor shall eradicate and remove such growth, both surface and root, which may appear in the imported materials within 1 year following acceptance of the Work.
- C. Topsoil shall not be handled in a frozen muddy condition. The acidity range for topsoil in planting beds shall be between 5.0 and 7.0 inclusive. The acidity range for topsoil to be placed in areas to receive sod shall be 6.0 – 7.0. The mechanical analysis of the soil shall be as follows:
- | Sieve Size | Percent Passing |
|--------------|------------------|
| 1" mesh | 99 – 100 percent |
| ½" mesh | 97 – 99 percent |
| No. 100 mesh | 40 – 60 percent |
| No. 200 mesh | 20 – 40 percent |
- D. Topsoil, regardless of source, shall meet all requirements of the paragraph above. Stockpile material that does not meet the requirements may, at the option of the Contractor, be improved by screening and the addition of organic matter and chemical admixtures.
- E. Planting Soil Mixture: Provide soil mix amended as per laboratory recommendations. Basic planting soil mix consists of:
- (1) 50% topsoil (as described above)
- (2) 50% prepared additives (by volume as follows)
- (3) 3 parts humus (forest peat or Nature's Helper)
- (4) 1 part sterilized cow manure, commercial fertilizer and lime as recommended in soil test analysis.
- F. The components shall be thoroughly mixed to uniform consistency by hand or machine methods prior to placement in and around plantings.
- G. Trees: All large deciduous shade trees and ornamental trees are to be field grown from rooted cuttings true to variety and not grafted material. No grafted material will be accepted for the initial installation or as guarantee replacement material.
- H. Alternate Growers – Will be considered by the Landscape Architect only if submitted with photographs of specified material within 10 days from date contract is awarded to General Contractor. The Landscape Architect will select and tag 100% of plant materials from acceptable alternate growers. The contractor will be responsible for all expenses related to tagging trips to alternate growers including usual fees charged by the Landscape Architect. The Contractor shall arrange for and provide transportation for the Landscape Architect. Contractor shall provide the Landscape Architect a minimum of three weeks advance notice. Contractor shall limit tagging trips to no more than two at

- a maximum of two days each. All tagging trips will be completed within 45 days from date contract is awarded to General Contractor.
- I. Contractor will submit confirmed orders from acceptable alternate growers within ten days of tagging by the Landscape Architect. Contractor is responsible for payment of deposits required by acceptable alternate growers.
- J. Fertilizer: Fertilizer for all trees, plants and ground covers shall be Sta-Green Nursery Special delivered to the site in unopened containers.
- K. Fertilize all areas according to the manufacturer's recommended rates in accordance with the monthly maintenance guideline herein.
- L. Cultivate and waterbeds or pits thoroughly after application.
- M. Adjust fertilizer in accordance with interim soil test reports.
- N. Fertilizer for sod: Fertilizer for sod shall be Sta-Green and sod fertilizer containing the following percentages by weight:
- | |
|----------------|
| 18% nitrogen |
| 24% phosphorus |
| 10% potash |
- O. Nursery Special or approved equal.
- P. Fertilizer shall be uniform in composition, dry and free flowing, and shall be delivered to the site in the original, unopened container, bearing the Manufacturer's guaranteed analysis. Fertilizer shall not have been exposed to weather prior to delivery to the site. After delivery, until used, it shall be completely protected at all times. It shall not be stored in direct contact with the ground.
- Q. Plants: All plants shall conform to or surpass minimum quality standards as defined by the American Association of Nurserymen (AAN), current edition of American Standard for Nursery Stock published by the AAN, Inc. and in addition, shall conform to sizes and descriptions in the plant list.
- R. Certificates of Inspection for Plant Material: All necessary inspection certificates shall be supplied, if requested, to the Landscape Architect's representative for each shipment of plant material, as required by law. Certificates showing source of origin shall be filed with Landscape Architect prior to acceptance of the material.
- S. Inspection: All plant materials shall be subject to inspection and approval. The Landscape Architect reserves the right to reject any and all plants that fail to meet this specification at any point during the installation of the job. The Contractor at no additional cost shall promptly remove all rejected materials from the site to the owner.
- T. Quality and size: All plant materials furnished shall be well branched, proportioned width to height, or normal habit, sound, healthy and vigorous in growth. The minimum acceptable sizes of plants shall be measured before pruning with branches in normal position and shall conform to measurements specified. Plants used where symmetry is required shall be matched as closely as possible. It is the responsibility of the Landscape Contractor to determine from the planting plan where matching plants should be used. Ask for clarification by Landscape Architect when necessary and do so before bids are submitted. Plants shall meet all requirements as listed in the plant list.
- U. Source of Plants: Plants shall be field nursery, container grown or collected material subject to the requirements of the Specifications.
- V. Field Tagged Plants: All deciduous and evergreen trees are to be sourced by the contractor at any of the approved nurseries, of the provided list, or equal as approved by the Landscape Architect. The owner will pay the Landscape Architect for tree tagging trips. The contractor should anticipate accompanying the Landscape Architect on the tagging trips but is not required to do so.
- W. Insect, Pests and Plant Diseases: All plants shall be of healthy stock, free from disease, insects, eggs, larvae and parasites of an objectionable or damaging nature.
- X. Substitutions: Substitutions from the specified list will be accepted only when satisfactory evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available. Requests for approval of substitute material shall include common and botanical names and size of plant material. Only those substitutions or at least equivalent size and having the essential characteristics similar to the originally specified material will be approved. The Landscape Architect will issue acceptance or rejection of substitute plant materials in writing. Substitutions may be made only prior to bidding.
- Y. Balled and burlapped plant material are to be wrapped with organic burlap wrapping only. Synthetic material will not be accepted. Remove all nursery-loading straps once plant material is placed in the pit.
- Z. Guying of trees: Stakes for supporting trees shall be sound timber, straight, sized as shown in planting details and of sufficient length to adequately support the plant. All visible surfaces shall be painted flat black.
- AA. Deadmen or stakes for anchoring guy wires in the ground shall be of size, material and strength adequate to hold guy taut and maintain tree firmly in an upright position.
- BB. Wire shall be # 12 gauge galvanized wire in double twisted strand to adjust tension.
- CC. Hose for encasing guy wires shall be new or suitable used ¾" diameter rubber or plastic garden hose, black in color.
- DD. Wrapping material for trees with 2" caliper trunks or larger shall be standard crinkled paper cemented together with bituminous material in strips 8 to 10" wide.
- EE. Twine for tying wrapping material shall be lightly tarred, medium or sisal yarn; no synthetic cord shall be used.
- FF. Mulch: Single shredded 2-3" long pinebark/hardwood mulch shall be clean, fresh, free of noxious weeds, seed, fire ants, Japanese beetles and/or fringed beetles. No nuggets will be accepted.
- GG. Sod: Sod shall be 100% specified grass, free of weeds, freshly dug.
- HH. Lime: Ground dolomitic limestone not less than 85 percent total carbonates and magnesium, ground so that 50 percent passes 100 mesh sieve and 90 percent 20 mesh sieve.
- II. Inoculants: Pure culture of nitrogen-fixing bacteria prepared specifically for the legume species. A mixing medium as recommended by the manufacturer shall be used to bond the inoculant to the seed.
- JJ. All necessary hand tools and materials typically used in planting operations.
- KK. Plastic labels or tags on which identification can be made.
- MM. "Nature's Helper" Soil conditioner
- NN. Foliar insecticide as needed to control damage
- OO. Anti-desiccant spray for minimizing transpiration during storage
- PP. Baling twine
- QQ. Burlap – 36" wide, rolled.

PART 3 – EXECUTION

- A. Execution of Digging and Holding: All transplanting work, and storage of plants is to be carefully coordinated with the General Contractor. Prior to digging, thoroughly water all plant material to be dug to moisten the root area. Root prune all plants using a sharpened shovel a minimum of one week in advance of the anticipated day when digging and storage will occur. Using a shovel, root prune by encircling the plant to be dug by pushing the shovel down at a 75-85° angle not less than 10" deep. Do not attempt to lift the plant or remove it from its current location at this time. Prune the circle around the plant per the following root size schedule. Deep water each plant and foliar mist in the first day to help the plant transition. Monitor the water and mist during the first week and until the digging occurs. Not less than one week after the root pruning carefully dig each plant by using the shovel to raise the plant slowly and onto a sheet of burlap cloth twice the size of the root ball. The plant should be then carried to the holding area supported equally on all four corners. When the plant is laid down in the holding area, the burlap is to be folded over the root ball/mass and secured with baling twine. Then cover the entire root ball with a soil conditioner. Clum's "Nature's Helper" or approved equal, and thoroughly water. Do not allow the rootball/mass dry out during the transplanting process. All dug plants are to be maintained and watered continuously where held until such time that they can be replanted. Maintenance should include pruning to thin, removal of dead branches, wilt-proof sprayings, insect treatments, etc., in addition to regular watering.
- Root Ball Size:
- | Plant Height / Size | Minimum root ball diameter |
|---------------------|----------------------------|
| 10' – 12" | 24" – 30" |
| 8' – 10' | 22" – 24" |
| 4' – 8' | 20" – 22" |
| 12" – 4' | 18" – 20" |
| 1' – 12" | Spread of foliage |
- B. Layout of major plants: Before commencing planting operations, location of major plants and outlines of areas to be planted shall be marked out on the ground, by the Contractor for approval by the Landscape Architect. Contact the Landscape Architect a minimum of 24 hours in advance of the anticipated review of the layout.
- C. Time and planting: Planting operations shall be during favorable weather in which conditions are neither extremely cold nor extremely hot to a point that the risk of loss is too great. The Contractor shall inform the Landscape Architect of high risks due to weather.

- D. Preparation of planting beds: Landscape Contractor will provide and spread 4" topsoil and provide finish grades in all planting beds. The Landscape Contractor will fine grade and provide minimum 3% positive drainage in all beds. This is to include debris removal and any grading required bringing the finished grade to the proper level for planting trees, shrubs and ground covers. Landscape Contractor shall grade for proper drainage. Contractor shall anticipate and allow for settling of soils.
- E. Circular plant pits with vertical sides shall be dug by hand or machine methods for planting and transplanting of trees and shrubs. Sides of pits should be scarified to allow for water percolation.
- F. Shrub pit diameter shall be a minimum of one foot greater than the spread of the root mass.
- G. All transplanted material is to be replanted the same day it is dug.
- H. Test excavated plant pits to determine if sufficient drainage is present for proper plant survival.
- I. Fill the area between the pits, if the individual pits are arranged in a group, to the required grade with single shredded pinebark/hardwood mulch to a depth of 3". Plant beds shall be neatly edged and kept free of weeds until the work is accepted.
- J. Excavation for planting ground covers: Ground cover beds shall be scarified by hand or machine method to a minimum depth of 8". 4" of pine bark additive and 20 lbs. / 1000 sq. ft. of Sta-Green Nursery Special fertilizer shall be uniformly incorporated into the soil to the full 6" of minimum depth.
- K. Drainage test for trees: Tree pits shall be filled with water. If percolation is less than 100% within a period of twelve hours, drill a 12" auger to a depth of 4' below the bottom of the pit. Retest the pit. In case drainage is still unsatisfactory, notify Landscape Architect, in writing of the condition before planting the trees in the questionable areas. Contractor is fully responsible for warranty of the trees.
- L. Drainage Test for Plants and Ground covers: Plants and ground cover beds shall be spot tested
- (1) Dispose of topsoil removed from landscape excavations. Do not mix with the planting soil. Do not use as back fill or to construct saucers around pits.
- (2) Balled and container plants shall be placed firmly upon scarified sub-grade and back filled with planting soil mixture. Remove all wire, cords, and burlap from top of root ball. Hand tamp carefully around and under ball to fill all voids. Water during back filling. Form saucer from planting soil mixture in order to retain water.
- (3) Gently loosen outer roots of container grown plants to encourage outward growth.
- (4) Fertilizer shall be thoroughly mixed and soaked into the top two inches of soil for all plant pits.
- M. Setting plants: Set plants uniformly 2-4" higher than surrounding grade or as necessary to provide adequate positive drainage away from roots. Slope soil gradually from saucer.
- (1) Cut rope, wire or string from top of ball after plant has been set; turn down and bury burlap.
- N. Tree transportation: The Contractor shall be responsible not only for the safe transportation of the plants to the site but also their condition upon arrival. Trees with abrasions of the bark, sunscalds, fresh cuts, or breaks of limbs that have not completely callused will be rejected. The Contractor at no additional cost will replace trees that have been damaged during transit. All plant unit costs will reflect all above listed specifications.
- O. Tree tags: All plants accepted at the nursery by the Landscape Architect shall be tagged with serialized self-locking tags. Trees delivered to the site without these tags or with broken tags will be rejected. The tags shall remain on the trees until the Landscape Architect for their removal has given the Contractor instructions.
- (1) Tree tags shall be removed immediately following the final Punch-list. The Contractor will replace any trees on which tags remain and become in grown.
- P. Stockpile of trees: All plant material stored on site will be untied and/or cut loose for proper storing and inspections periodically.
- Q. Pruning deciduous trees: Deciduous trees and shrubs shall be pruned only to thin out heavy growth.
- (1) Do not top or remove terminal growing point or leader of any plant.
- (2) Cuts over ¾" in diameter shall be painted with tree dressing paint. No paint containing lead shall be permitted.
- R. Guy trees 2" caliper and over: Space three guys equally about each tree, attached at approximately two-fifths up the trunk. Guys should be at a 45-degree angle from the ground plane and anchored in the ground with stakes. Guy to trunks with wire loops and black rubber hose drawn snug in all directions. These guys shall be equally taut.

- (1) Wrap trunks of deciduous trees larger than 2" caliper spirally with standard paper or fiber wrapping material from the base of the trunk to the second branch and the wrapping secured in place. Wrap the trunk with the plain side of wrapping to the outside with no writing visible. Tie off wrapping with sisal yarn at 24" intervals.
- (2) Stake trees less than 2" caliper with two wood stakes driven two feet into the ground with the portion extending above the ground approximately ½ of the trunk height. Stake 12" from trunk, fastened at approximately two-fifths of trunk height with wire run through rubber hose.
- S. Mulch all planting beds and other areas designated to be mulched, with 3" "settle" depth of specified mulch type. Individual plants are to be mulched as detailed. Mulch is to be measured after settling and maintained as specified.
- T. Preparation of lawn areas: Fine grade all lawn areas to finish grade. All areas shall have smooth and continual grade between the existing and fixed controls such as walks and curbs. Roll, scarify, rake and level as necessary to obtain true, even and firm lawn surfaces. All finished grades shall meet approval of the Landscape Architect before sodding or seeding operations begin.

- U. Areas to receive sod: Landscape Contractor will provide 4" topsoil & grade to finish grade all areas to receive sod. The Landscape Contractor will be responsible for fine grading. This is to include debris removal and any grading required bringing the finished topsoil grade to the proper level for applying sod.
- (1) On this grade spread specified fertilizer as per manufacturer's recommendations and lime at a rate of 50 lbs. / 1000 sq. ft. evenly over all areas to receive grass. A soil test shall be made prior to the beginning of fertilizing and liming and the quantities of the lime and fertilizer shall be adjusted, if necessary, to achieve a pH of 6.0 to 7.0.
- (2) Scarify prepared grade to depth of 6" thoroughly incorporating fertilizer and lime into the top 6" of existing soil in all areas to be grassed. Caution shall be exercised to avoid damage to underground utilities. All building debris, vegetation, sticks and stones over ¾" in any dimension shall be removed and the surface leveled and smoothed.
- V. Sodding operations: Delivery of sod shall be scheduled so as to allow laying of sod without delay. No sod shall remain stacked longer than 24 hours. In the event that sod cannot be laid immediately upon delivery, Contractor shall lay sod on a designated site, to be approved by the Landscape Architect. No sod shall overlap and it shall be lightly watered as necessary to keep moist.
- (1) Lay sod when bed is not excessively wet or frozen, but when soil is moist to the depth of 2" minimum.
- (2) Lay sod so that no voids occur. Sod shall be tamped and rolled by hand methods. The completed surface shall be true to finish grade and even and firm at all points. Stagger the sod seams / joints.
- (3) Do not move heavy objects over areas to be sodded after the soil has been prepared.
- W. Removal of existing grass: The Landscape Contractor is to remove existing grass and weeds from all areas for planting and resodding as designated on the plans. The existing stands are to be removed to a maximum depth of 1" so as not to disturb existing tree roots where present in those areas.
- (1) Aerate with a tined roller to break up the upper 3" lightly not to damage tree roots. Pick up solids for discarding and cut cleanly any roots damaged.
- (2) Spread a light layer of topsoil not more than 1" in depth over the aerated area and fine grade to meet acceptance by the Landscape Architect. Apply fertilizer and lime to these areas as specified previously under "Areas to receive sod" or "Preparation of planting beds" whichever the case may be.

IV. PART 4 - CLEANUP & PROTECTION

- A. Keep project site clean and orderly during planting operations.
- B. Clear grounds of debris, superfluous materials and all equipment upon completion of Work. Remove from site to the satisfaction of the Landscape Architect and Owner.

- C. Protect all work and materials from damage due to landscape operations and operations by other contractors, trades and trespassers. Maintain protection until Date of Substantial Completion.
- D. Contractor is responsible for theft of equipment and material at the job site before, during and after installation, until Date of Substantial Completion of Work in total.
- V. PART 5 - LANDSCAPE MAINTENANCE GUIDELINES
- A. Begin maintenance at commencement of Work of this section and continue until Substantial Completion, as part of Work of this section.
- B. Continue maintenance for a Maintenance Period of thirty calendar days after date of Substantial Completion.
- C. Provide labor, materials, equipment and means for proper maintenance of all materials and workmanship.
- D. Supervision: submit a written report and conduct joint inspection with Landscape Architect maintenance program and procedures, at inspection for Substantial Completion.
- E. Maintenance of trees, shrubs, sod and seed: Maintain all plants in a growing, well formed, healthy condition by watering, fertilizing, pruning, weeding, spraying, wrapping, straightening, replacement or by other necessary maintenance operations.
- F. Watering: Monitor owner's automatic watering system and schedule for proper watering of all plant material.
- G. Advise Landscape Architect immediately in writing of recommended alterations due to weather or other conditions.
- H. Water landscaped areas not covered by automatic watering system as frequently as necessary to maintain proper moisture level, using the following schedule as a guide:
- I. Twice a month during March, April, May
- J. Once a week during June, July, August, September
- K. No watering from October through February, except in drought conditions
- L. Fertilizing:
- Mid March application of 23-3-3 (slow release nitrogen)
- April 1 application of iron chelate
- Mid April application of 12-6-6
- August 1 application of 15-0-15
- M. Mowing: Mow grass to a height of 2-2 1/2" when it reaches a height of 3", or as directed by Landscape Architect. Seeded and sodded lawns shall have at least one mowing before receiving Substantial Completion.
- N. Resodding: Rework and reseed areas that fail to show a uniform stand of grass. Perform work with the same kind of sod applied and repeated until all areas are covered with a uniform stand of grass.
- O. Reseeding: Rework and reseed areas, which fail to show a uniform stand of grass. Perform work with the same kind of seed applied and repeated until all areas are covered with a uniform stand of grass.
- P. Site annual planting: Replace annual plantings according to schedule in Drawings. Blooming plants shall be in bloom at the time of planting and shall be replaced as necessary throughout specified Maintenance Period to maintain blooming condition.
- Q. Pruning: Remove dead wood as it becomes evident. Remove living portions of plants only at the direction of Landscape Architect.
- R. Wilt-proofing: Apply approved anti-desiccant to all evergreen trees during last two weeks of October (except pines).
- S. Spraying: For each spraying combine approved insecticide and fungicide to provide maximum protection for all plant materials. Three sprayings annually, in March, May and August.
- T. Weeding: Two applications (Spring and Fall) of chemical pre-emergent spray, approved. Two applications (during growing season) of chemical contact spray (Round-up, by Monsanto, or approved equal). Two days per month (every two weeks) manual weeding (by hand) during the period from March 1 through September 30, remove all visible weeds.
- U. Mulching: Keep planting areas neat and uniformly mulched to specified depth on a continuous basis. In addition to replacing and re-spreading mulch as necessitated during the maintenance period completely replenish mulch in all planting areas one time (during the last month of the one-year guarantee period or as directed by the Landscape Architect.)
- V. Straightening: Maintain plants in their stable upright position and at the proper grade by straightening and tightening staking and guying apparatus and as approved by the Architect.
- W. Clean-up: Keep all planting areas neat, weeded and uniformly mulched on a continuous basis. Clean up adjacent walks and pavement where lettered as a result of maintenance operations, on a continuous basis.
- (1) The 30-day maintenance period following Substantial Completion will be considered a lump sum item to be addressed as an item included in the contract.

PART 6 - ACCEPTANCE & GUARANTEE

- A. Substantial Completion: Submit written requests for inspection for Substantial Completion to the Landscape Architect at least three calendar days prior to anticipated date of inspection and testing.
- B. Substantial Completion cannot be granted and at the same time no further applications for payment shall be for more than 85% or less if the owner requests of the Contract until there has been a walk-through for planting at which time a "punch-list" will be written consisting of items to be addressed and corrected by the Contractor immediately. Depending on the extent of work on the "punch-list", the Landscape Architect will determine the job to be "Substantially Complete" or pending the completion of the "Punch-list".
- C. Submit Record Drawings and Maintenance manuals to the Landscape Architect with written request for inspection.
- D. Review the "punch-list" work jointly with the Owner and Landscape Architect for Substantial Completion of the total (contract) work. (See "General Conditions" Article No. 9).
- E. Upon completion of repairs and replacements found necessary at the time of review, the Owner and Landscape Architect will confirm the date of Substantial Completion and issue the written notice if all items on the punch-list have been completed. If necessary, another punch list will be written to itemize any deficiencies still existing and will be attached to the written notice. The contractor shall complete all "punch-list" items if possible within 30 days while continuing maintenance.
- F. The date of Substantial Completion will constitute the beginning date of the One-Year Guarantee. This date also constitutes the beginning of warranty responsibilities and acceptance by the Owner and Landscape Architect.
- G. Guarantee all work, products, equipment and materials for one year, beginning at the Date of Substantial Completion as per written notice.
- H. Make good any damage, loss destruction or failure. Repairs and replacements shall be done promptly and at no additional cost to the Owner.
- I. Repair damage to grade, plants and other work as necessary.
- J. If the replacement is not acceptable during or at the end of the Guarantee Period, the Owner may elect either subsequent replacement or credit. Replacement products shall have a similar one-year guarantee from the time of replacement.

END OF SECTION



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2/28/25

ISSUE FOR PERMIT - 02/28/25

ISSUE	BY	DATE	DESCRIPTION

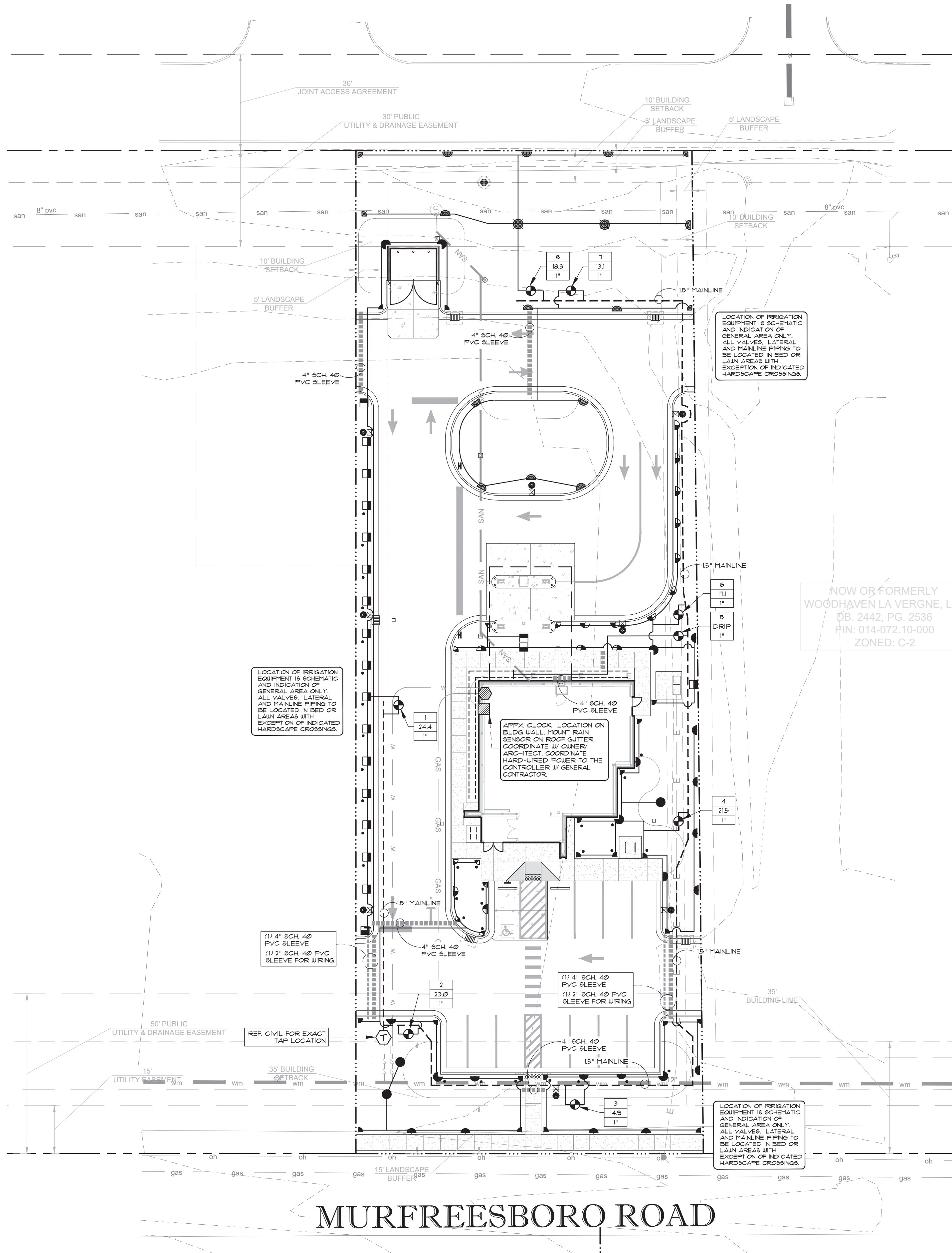
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CHECKED BY:		WRJ	

SHEET TITLE

**LANDSCAPE
SPECIFICATIONS**

SHEET NUMBER

GL-011



IRRIGATION NOTES

- THE CONTRACTOR'S ATTENTION IS CALLED TO THE FACT THAT THERE ARE OTHER ACTIVE UTILITIES AND SERVICES IN AND AROUND THE SITE. CONTRACTOR IS RESPONSIBLE FOR LOCATING THESE TO AVOID DAMAGE TO THEM.
- THE CONTRACTOR SHALL MAKE ANY NECESSARY ADJUSTMENTS IN THE PROPOSED IRRIGATION SYSTEM TO AVOID ANY DAMAGE TO EXISTING STRUCTURES, PAVING, AND UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ON-SITE UTILITIES, STRUCTURES, OR PAVING RESULTING FROM IRRIGATION CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO ALL CODES AND ORDINANCES RELEVANT TO THE WORK UNDER THIS CONTRACT. ALL WORK, ADJUSTMENTS, AND INSPECTIONS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR TO FULLY EXECUTE AND GUARANTEE, AS REQUIRED, THE TOTAL WORK SHOWN ON THIS PLAN IN ACCORDANCE WITH SPECIFICATIONS, AND ALSO AS PER INSTRUCTIONS OF THE LANDSCAPE ARCHITECT AND THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO ASSURE ADEQUATE INSTALLATION OF THE SYSTEM.
- THE LOCATION OF THE AUTOMATIC CONTROL CLOCK IS GENERALLY INDICATED ON THE DRAWINGS AND WILL BE SPECIFICALLY LOCATED ON-SITE BY THE LANDSCAPE ARCHITECT OR OWNER.
- LINE LOCATIONS AS INDICATED ON THE PLAN ARE SCHEMATIC. THE CONTRACTOR SHALL LOCATE ALL LINES IN SUCH A WAY AS TO CAUSE THE LEAST CONFLICT WITH THE LOCATION OF PROPOSED PLANT MATERIALS (AS SHOWN ON THE LANDSCAPE PLANTING PLAN) AND OTHER SITE AMENITIES. ALL MAIN LINES SHALL BE INSTALLED A MAXIMUM OF 2' FROM THE BACK OF CURBS WHERE POSSIBLE. LATERAL LINES SHALL BE INSTALLED LIKEWISE WHERE POSSIBLE.
- ALL MAINLINES SHALL BE INSTALLED AT A MINIMUM OF 18" DEEP AND ALL LATERAL LINES SHALL BE INSTALLED AT A MINIMUM OF 12" DEEP.
- ACTUAL HEAD PLACEMENT IN PARKING LOT ISLANDS IS TO BE 18" FROM BACK OF CURB FOR SHRUB PLANTINGS AND 6" FROM BACK OF CURB FOR LAWNS.
- THE CONTRACTOR SHALL ADJUST THE RADIUS AND ARC OF EACH HEAD TO MINIMIZE OVERTHROW AND TO ELIMINATE "DRY SPOTS".
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPLY AND INSTALLATION OF ADDITIONAL HEADS NEEDED TO COVER "DRY SPOTS" OR SLIGHT VARIATIONS FROM THE PLAN TO THE SITE. THE LOCATION AND ARRANGEMENT OF THESE HEADS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE ELECTRIC SUPPLY WILL BE STUBBED OUT AT THE CONTROL CLOCK LOCATION BY OTHERS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL CONNECTIONS FROM CONTROL VALVES TO THE CONTROL CLOCK. COORDINATE ELECTRIC SUPPLY WITH GENERAL CONTRACTOR.
- THE ENTIRE SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY THE IRRIGATION CONTRACTOR AGAINST ALL DEFECTIVE WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE.

SLEEVING NOTES

- THE LOCATION OF SLEEVES, AS SHOWN ON THIS PLAN, ARE SCHEMATIC. THE CONTRACTOR SHALL MAKE ANY ADJUSTMENT NECESSARY TO ACCOMMODATE EXISTING VEGETATION, UTILITIES, NATURAL BARRIERS OR OTHER MAJOR CONSTRUCTION.
- ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, OR OTHER CONSTRUCTION RESULTING FROM INSTALLATION OF SLEEVES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- WHERE A JOINT BETWEEN PIPE SECTIONS IS NECESSARY, THE INSIDE DIAMETER OF THE PIPE SHALL NOT BE SIGNIFICANTLY REDUCED.
- P.V.C. SLEEVES SHALL BE INSTALLED AT A DEPTH OF AT LEAST 18" BELOW PAVEMENT SURFACE, AND NO DEEPER THAN 24". END OF SLEEVE SHALL EXTEND 2' BEYOND CURB OR PAVEMENT EDGE.
- BACKFILL MATERIAL PLACED AROUND THE SLEEVES SHALL BE FREE OF ROCKS OR OTHER FOREIGN MATTER THAT MAY CAUSE DAMAGE TO THE PIPE. THE CONTRACTOR SHALL INSTALL A P.V.C. STUB THAT IS AT LEAST 18" ABOVE GRADE AT EACH END OF THE SLEEVE TO MARK ITS EXACT LOCATION. IRRIGATION SLEEVES SHALL BE INDICATED WITH BLUE RIBBON. ELECTRICAL SLEEVES SHALL BE INDICATED WITH ORANGE RIBBON. SEE SLEEVING DETAIL.
- ONCE THE SLEEVE IS INSTALLED, THE CONTRACTOR SHALL INSTALL A TEMPORARY CAP ON EACH END OF THE PIPE ACCORDING TO THE DETAIL TO PREVENT SOIL OR OTHER DEBRIS FROM ENTERING THE PIPE.
- ALL MODIFICATIONS OF THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL SUPPLY THE LANDSCAPE ARCHITECT WITH AN "AS-BUILT" PLAN OF THE LOCATION OF ALL SLEEVES PRIOR TO ACCEPTANCE OF WORK.
- ALL P.V.C. SHOULD BE SCH40 P.V.C. PIPE.

IRRIGATION DESIGNED TO PROVIDE SEPARATION BETWEEN LAWN AND SHRUB ZONES WHERE POSSIBLE. CONTRACTOR IS NOT TO CHANGE ZONE SEPARATION FROM PLANS UNLESS PRIOR APPROVAL IS MADE.

COMMISSIONING NOTES:

TO COMMISSION THE WEATHERMATIC SMART IRRIGATION CONTROLLER PLEASE DO THE FOLLOWING:

- CONFIRM THAT ALL THREE PIECES OF EQUIPMENT (CONTROLLER, WEATHER STATION, AND AIRCARD) ARE PROPERLY INSTALLED.
- PROVIDE WEATHERMATIC THE AIRCARD NUMBER THAT IS ON THE SIDE OF THE AIRCARD (20-DIGIT LONG NUMBER).
- WHEN SHARING THIS INFORMATION WITH WEATHERMATIC, YOU SHOULD ALSO NOTE THAT THIS IS A FIFTH THIRD BANK CORPORATE LOCATION AND PROVIDE THE SITE ID NUMBER AND ADDRESS.

CONTRACTOR TO CONTACT WEATHERMATIC REPRESENTATIVE KELSI VAQUERA WITH ANY QUESTIONS. CONTACT PRIOR TO WORK FOR COORDINATION OF INSTALLATION AND START IRRIGATION ACCOUNT ACTIVATION AND COMMISSIONING. KELS.VAQUERA@WEATHERMATIC.COM OR (316) 516-3625

CONTROLLER NOTES:

- MOUNT CONTROLLER ON THE EXTERIOR OF THE BUILDING PREFERABLY NEAR THE UTILITY ENTRANCE.
- MOUNT SENSOR ON THE EYE OF THE BUILDING SO IT HAS A CLEAR VIEW OF THE SKY FOR PROPER RAINFALL DETECTION AND IS AWAY FROM ANY ARTIFICIAL HEAT SOURCES.

IRRIGATION LEGEND

- RAINBIRD R-VAN-24-360 R-VAN SERIES ROTARY NOZZLES, 360-90° ARCS
- RAINBIRD SPRAYS - 15 SERIES MFR, 6" POP-UP, 360-90° ARCS
- RAINBIRD SPRAYS - 10 SERIES MFR, 6" POP-UP, 360-90° ARCS
- RAINBIRD SPRAYS - 15 STRIP SERIES, 6" POP-UP, END 4 SIDE STRIPS
- INDICATES HIGH POP
- RAINBIRD PGA SERIES / RAINBIRD XC2-100-FRB-COM - SPRAY/DRIP ZONE ELECTRIC REMOTE CONTROL VALVE, SIZE AS PER DRAWINGS
- RAINBIRD OPERIND - DRIP SYSTEM OPERATION INDICATOR KIT POP-UP VISUAL INDICATOR
- 3/4" BRASS QUICK COUPLING VALVE IN VALVE BOXES AS PER SPECIFICATIONS
- 1 1/2" MANUAL ISOLATION VALVE IN MAINLINE, STOCKHAM CLASS 150, B-103
- POINT OF CONNECTION - 1" TAP, BACKFLOW PREVENTER AND WATER METER BY GENERAL CONTRACTOR
- MANUAL DRAIN VALVE AT LOW POINT IN MAINLINE
- DRIP FLUSH VALVE - INSTALL AT ALL DRIP ZONES
- RAINBIRD PRESSURE COMPENSATING FULL-CIRCLE BUBBLERS 1400 SERIES - 1402 (3 GPM) FULL CIRCLE, TRICKLE PATTERN
- WEATHERMATIC SL1600 SMARTLINE CONTROLLER W/ SMARTLINK AIRCARD - COORDINATE HARD-WIRED POWER TO THE CONTROLLER W/ GENERAL CONTRACTOR
- WEATHERMATIC SLWS WIRELESS ON SITE WEATHER SENSOR COORDINATE LOCATION WITH ENGINEER/ARCHITECT
- MAINLINE SCH40 PVC, SIZE AS PER DRAWING
- LATERAL LINE CLASS 200 PVC SIZE AS PER DRAWING
- RAINBIRD XFS-06-18 - 606 SURFACE DRIP LINE
- SLEEVING SCH40 PVC BY IRRIGATION CONTRACTOR SIZE AS PER DRAWING. COORDINATE WITH GENERAL CONTRACTOR
- TOP LINE * INDICATES CONTROLLER CIRCUIT NUMBER
- MIDDLE LINE * IS CALCULATED FLOW IN GALLONS/MINUTE
- BOTTOM LINE * INDICATES SIZE OF VALVE REQUIRED
- SYSTEM DESIGN PRESSURE - 60 PSI

NOTES:

- POWER TO CONTROLLER BY ELECTRICAL CONTRACTOR
- USE VARIABLE ARC SPRAY HEADS WHEN NECESSARY
- THERE IS TO BE (2) 4" PVC SLEEVES EACH TIME MAINLINE CROSSES HARDSCAPE:
 - ONE (1) 4" PVC SLEEVE FOR MAINLINE CROSSING
 - ONE (1) 2" PVC SLEEVE FOR WIRING AT MAINLINE CROSSING
- THERE IS TO BE (1) 4" PVC SLEEVE AS REQUIRED FOR ALL LATERAL LINES CROSSING HARDSCAPE
- ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR
- VERIFY TAP: IRRIGATION CONTRACTOR TO TEST WATER CONDITIONS AS THEY EXIST, IMMEDIATELY DOWN STREAM FROM TAP. IF THEY DO NOT MEET DEMANDS,
- MATCH PRECIPITATION RATES ON ALL CIRCUITS.
- ALL WORK MUST COMPLY WITH LOCAL CODES.
- NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
- ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- ALL 24 VOLT WIRE SHALL BE #12 UFPL FOR COMMON WIRE, AND #14 UFPL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
- CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED, I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
- CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, I.E. VERIFY ROOTBALL SIZE FOR PLANTING.
- CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
- CONTRACTOR TO UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
- ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER.
 - TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEADS AND VALVE SUPPLIED.
 - TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
 - TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
- 24 VOLT WIRE SHALL BE COLOR CODED: COMMON-WHITE, CONTROL-RED.
- CONTRACTOR TO ADD EXTENSION RISER TO POP-UP HEADS WHEN NEEDED FOR PROPER COVERAGE.
- ELECTRIC VALVE CONTROL WIRE TO BE 14 GAUGE MINIMUM. IRRIGATION CONTRACTOR MUST PLACE ONE EXTRA "HOT" WIRE AND ONE EXTRA "COMMON" AT FURTHEST VALVE IN EACH DIRECTION FROM CLOCK.
- ALL MAIN LINES SHALL BE INSTALLED A MAXIMUM OF 2' FROM THE BACK OF CURBS WHERE POSSIBLE. LATERAL LINES SHALL BE INSTALLED LIKEWISE WHERE POSSIBLE.
- DO NOT MAKE SUBSTITUTIONS: IF CONTRACTOR DESIRES TO MAKE SUBSTITUTIONS OF MATERIALS, SUFFICIENT DESCRIPTIVE LITERATURE AND MATERIAL SAMPLES MUST BE FURNISHED TO ESTABLISH THE MATERIAL AS AN EQUAL SUBSTITUTE. IN ADDITION, THE CONTRACTOR MUST STATE HIS REASONS FOR DESIRING SUBSTITUTE MATERIALS. SUBMIT THIS REQUEST AND INFORMATION TO LANDSCAPE ARCHITECT.

Soil Type	Groundcover areas			Tree Rings		
	Clay	Loam	Sandy	Clay	Loam	Sandy
Dripper Flow	.26 GPH	.4 GPH	.6 GPH	.26 GPH	.4 GPH	.6 GPH
Dripper Interval	18"	18"	12"	18"	18"	12"
Row Spacing	18"	18"	18"	18"	18"	18"

NOTES:

- EXCEPT FOR OBVIOUS CROSSINGS, PIPE IS IN PAVING USE VARIABLE ARC SPRAY HEADS WHEN NECESSARY OR OUTSIDE OF PROPERTY LINE FOR GRAPHIC CLARITY ONLY.
- ALL WORK SHALL BE DONE WITH IN PROPERTY LINES.
- CONTRACTOR SHALL INSTALL AUTOMATIC DRAIN VALVES AT ALL LOW POINTS IN SYSTEM.
- ALL HEADS IN SHRUB BEDS SHALL BE INSTALLED ON 12" RISERS.



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SEAL



2/28/25

ISSUE FOR PERMIT - 02/28/25

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB # 240642
DATE 12/06/24
DRAWN BY: JCO
CHECKED BY: WRJ

SHEET TITLE

IRRIGATION PLAN

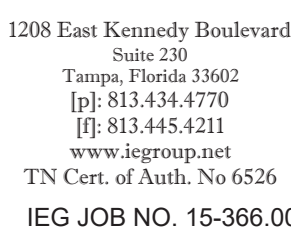
SHEET NUMBER

L-100



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ISSUE FOR PERMIT - 02/28/25

JOB #	24064
DATE:	12/06/2012
DRAWN BY:	JC
CHECKED BY:	WR

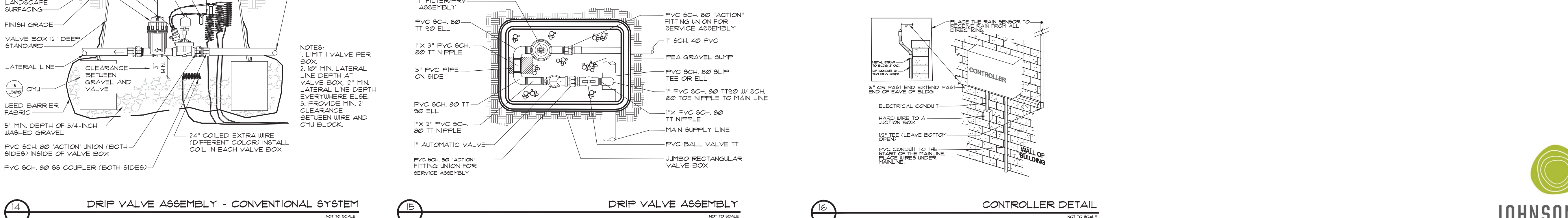
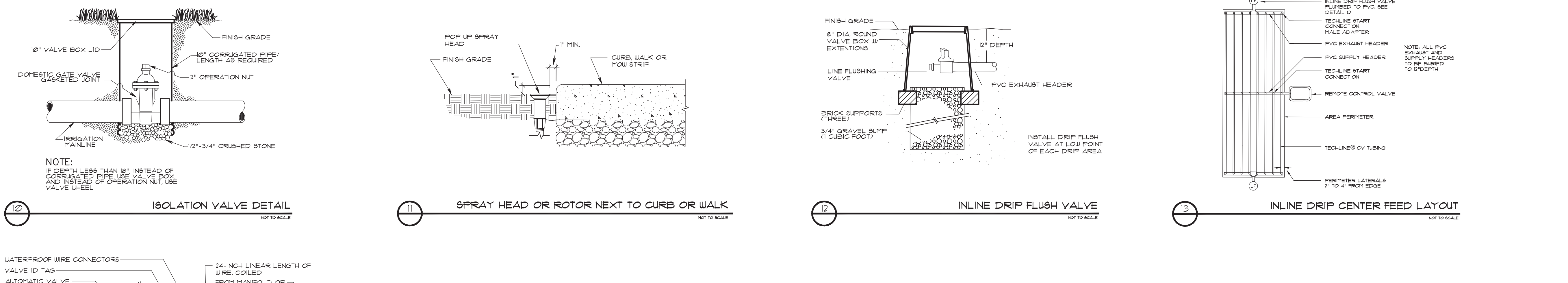
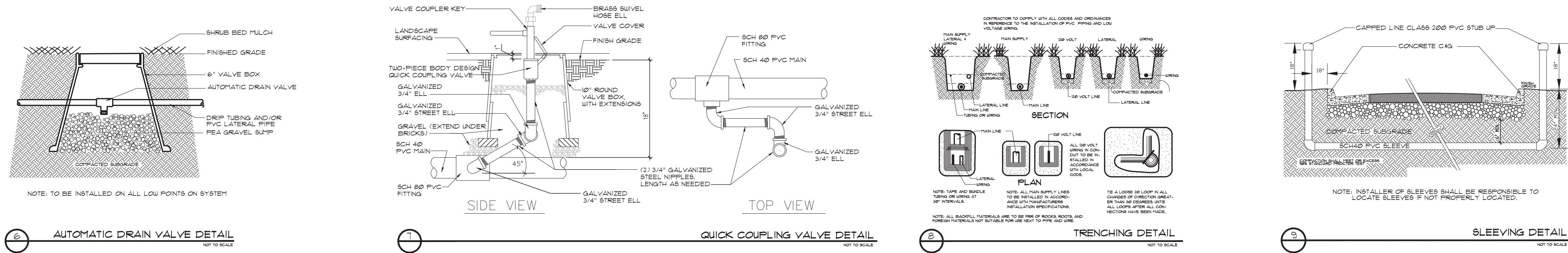
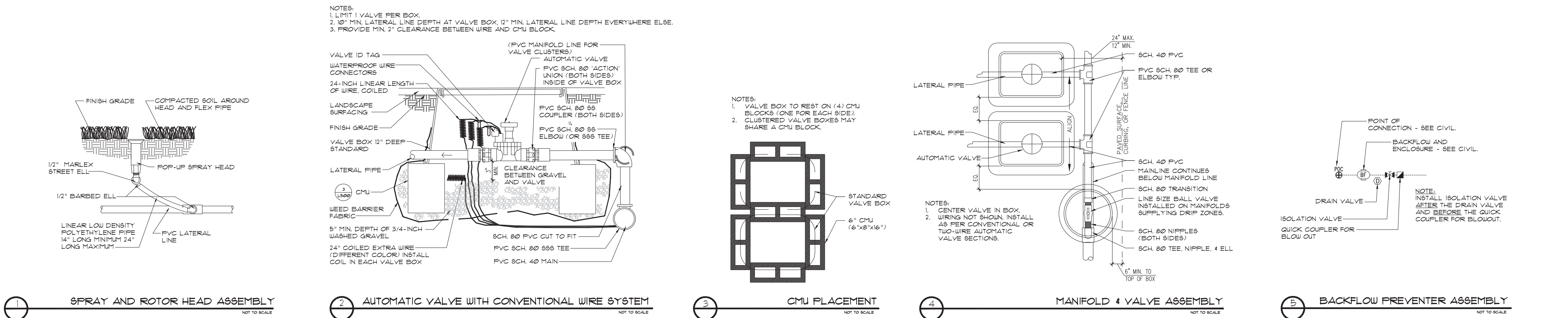
SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L-110





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ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB # **240642**

DATE **12/06/24**

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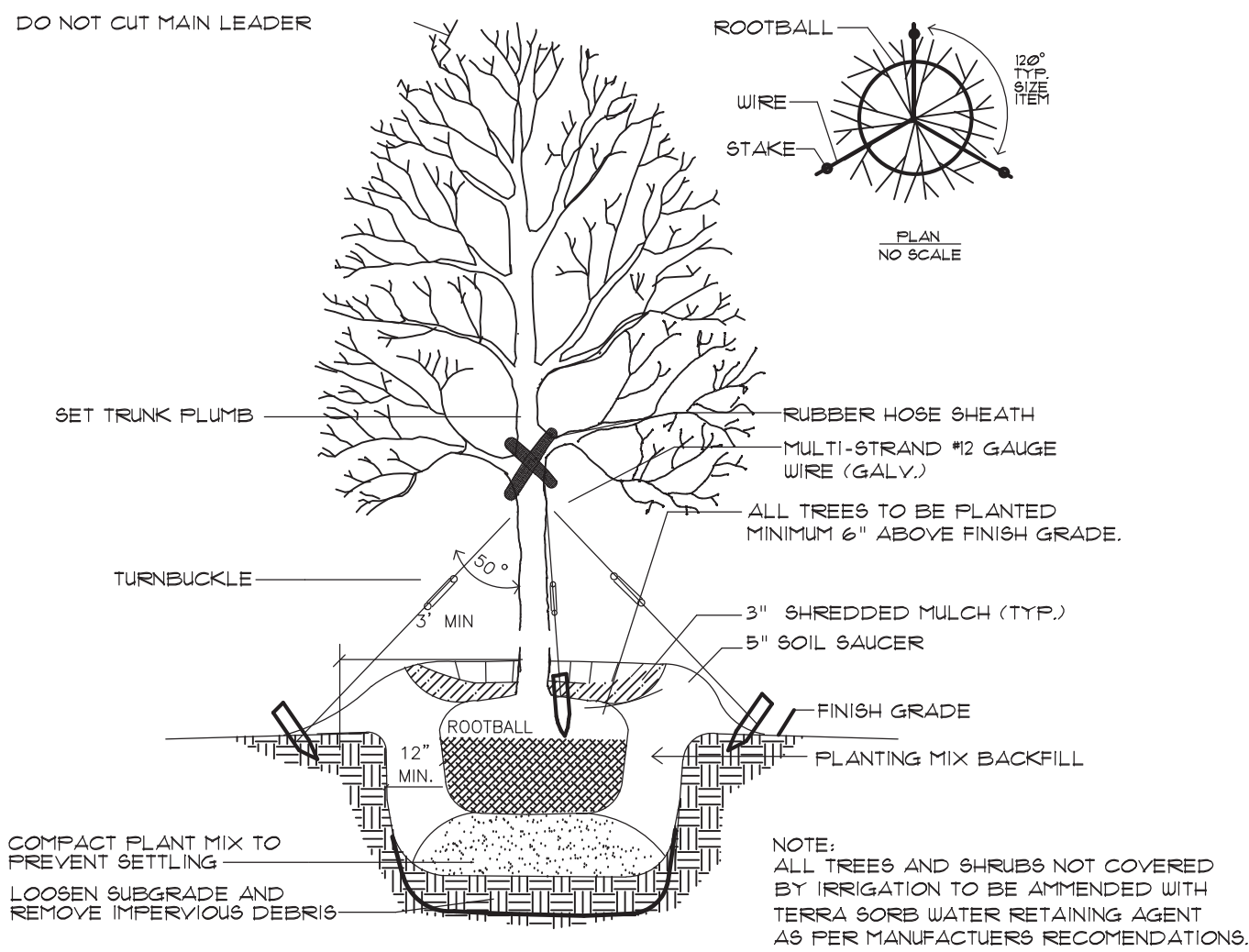
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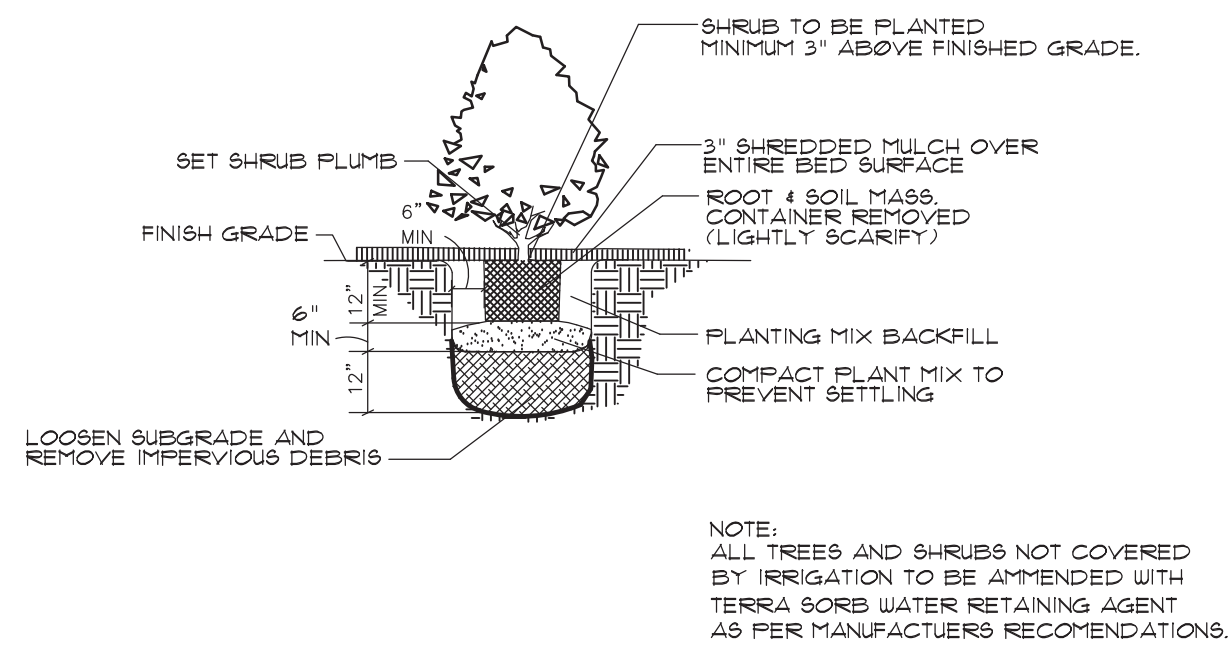
IRRIGATION DETAILS

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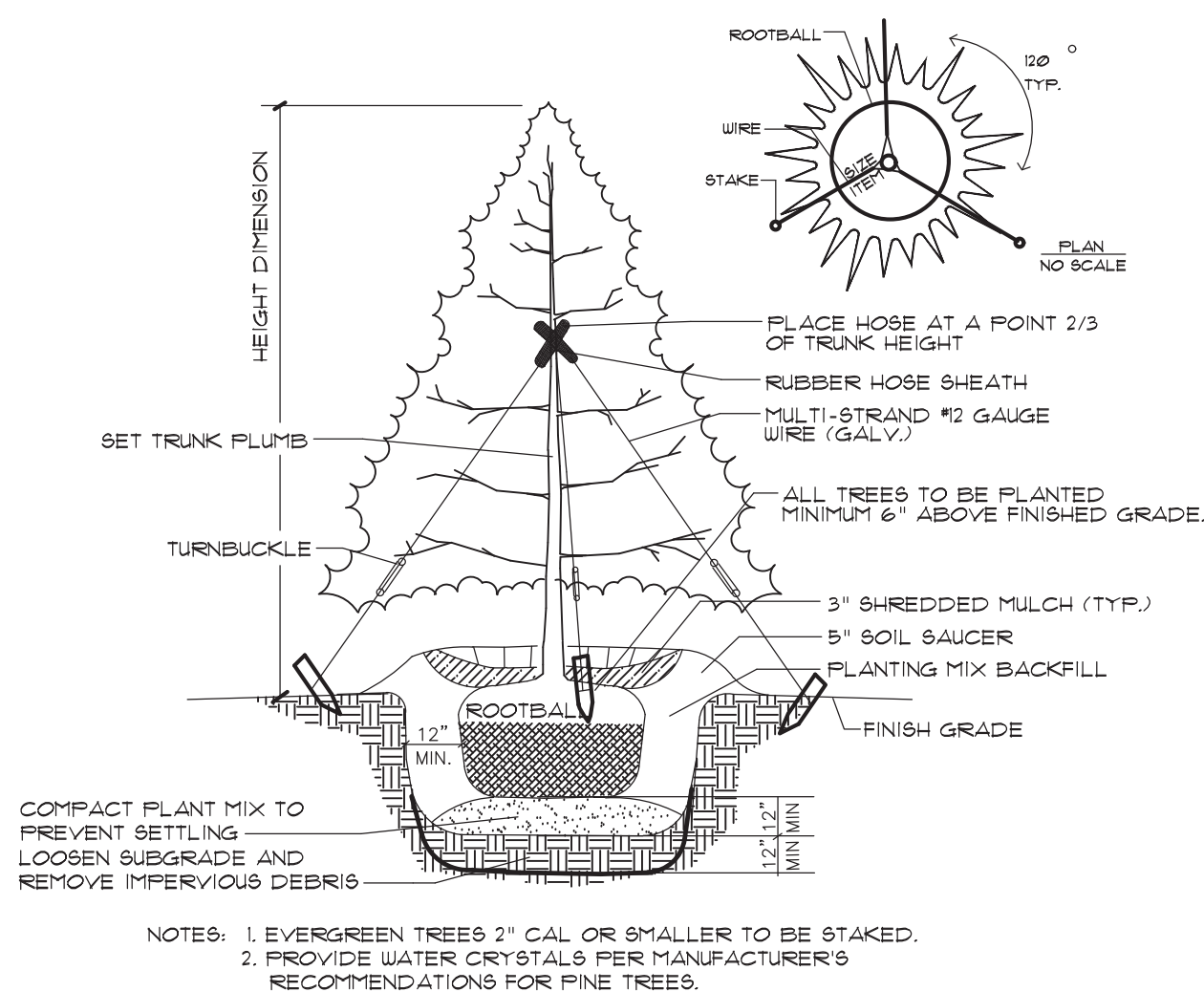
L-500



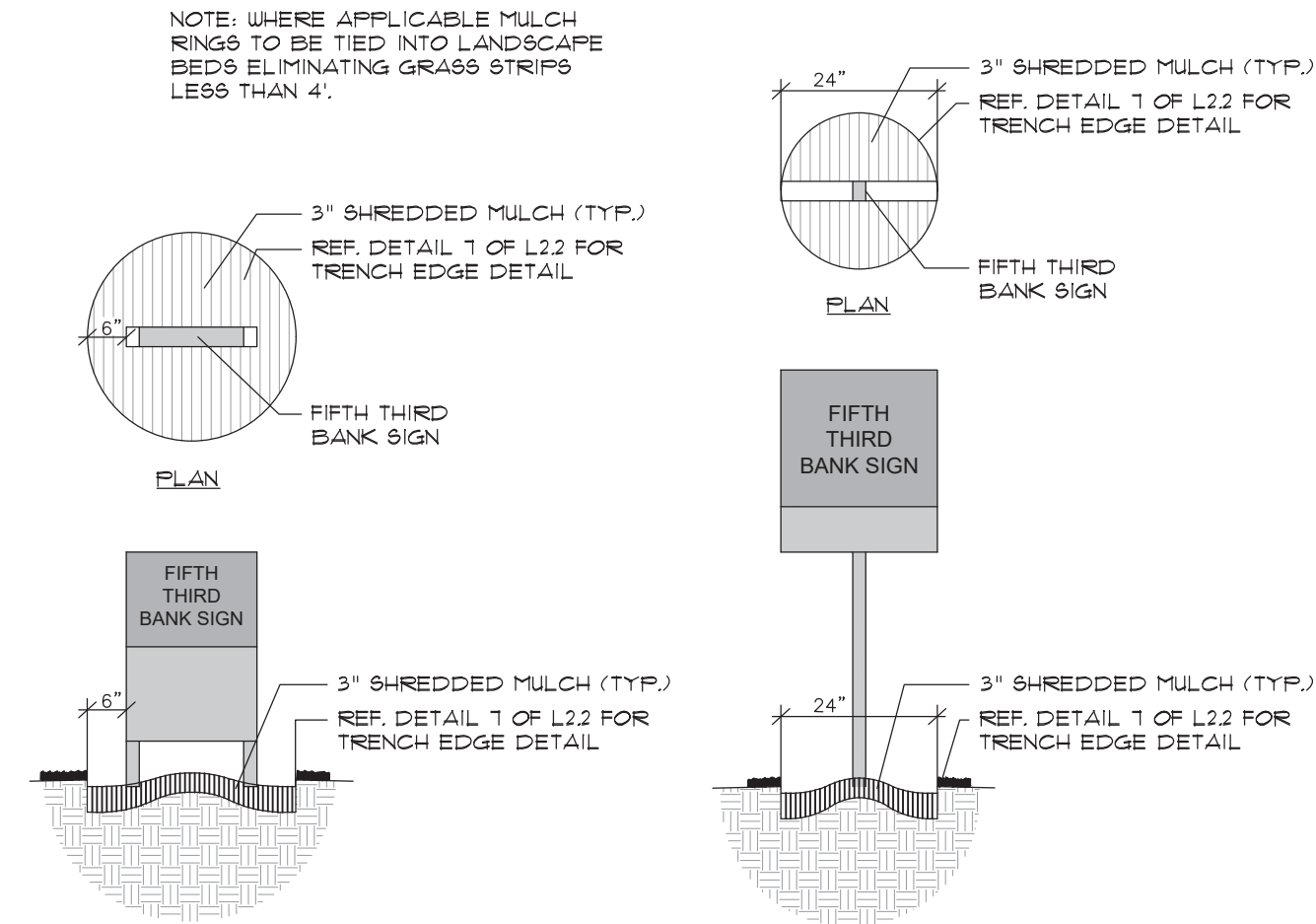
1 DETAIL TYPICAL TREE PLANTING AND GUYING
NOT TO SCALE



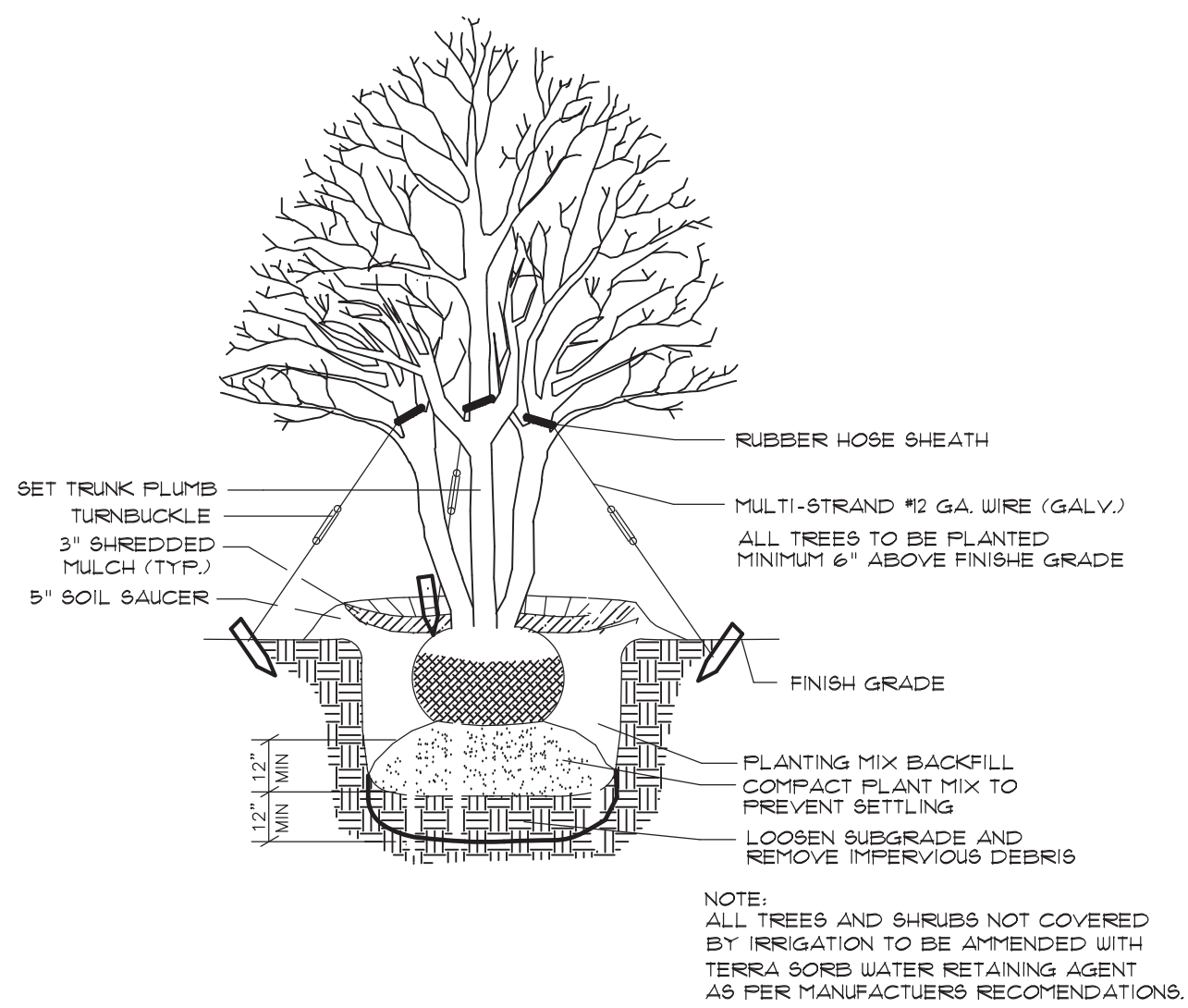
2 DETAIL TYPICAL CONTAINERIZED SHRUB PLANTING
NOT TO SCALE



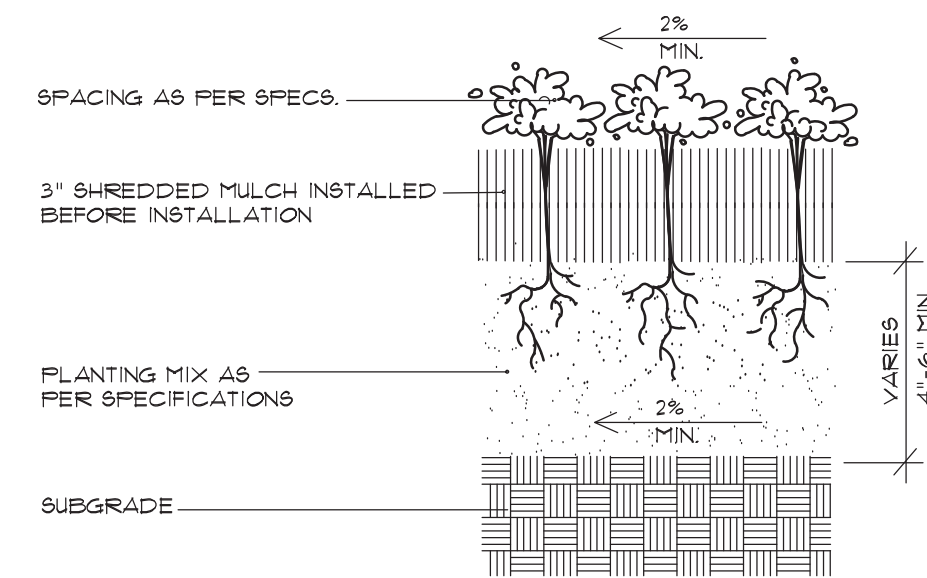
3 DETAIL EVERGREEN TREE PLANTING
NOT TO SCALE



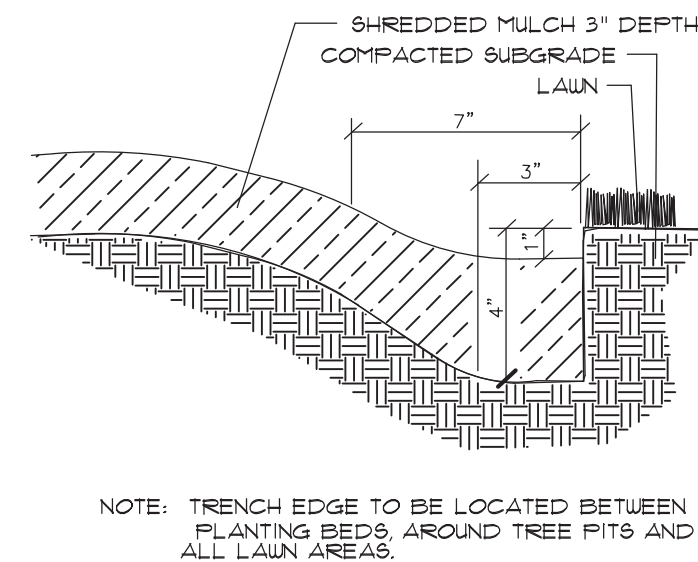
4 MULCH DETAIL FOR ALL SIGNS IN LAWN AREA
NOT TO SCALE



5 DETAIL MULTI-TRUNKED TREE PLANTING
NOT TO SCALE



6 GROUND COVER DETAIL
NOT TO SCALE



7 TRENCH EDGER DETAIL FOR ALL BEDS
NOT TO SCALE

GENERAL NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.

CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.

ALL TREES AND SPECIMEN PLANT MATERIAL SHALL BE LOCATED BY THE CONTRACTOR AT APPROVED NURSERIES OR THEIR EQUAL APPROVED PRIOR TO BIDDING.

ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LANDSCAPE ARCHITECT AT THE JOB SITE.

CONTRACTOR SHALL LAYOUT TREES AND BED LINES FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. A MINIMUM 24 HOUR NOTICE SHOULD BE GIVEN AND ANTICIPATED BY THE CONTRACTOR FOR THIS REVIEW.

CONTRACTOR SHALL SUPPLY AND SPREAD 4" TOP SOIL IN SHRUB BEDS AND ALL AREAS TO BE SEEDED UNLESS OTHERWISE NOTED IN SPECIFICATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANT AREAS.

PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL BE EQUAL OR SUPERIOR QUALITY AS DEFINED IN THE CURRENT ISSUE OF NURSERY "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSEYMEN, INC.

ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.

ALL SHRUBS, TREES AND GROUND COVERS SHALL BE PLANTED WITH A SOIL MIXTURE CONSISTING OF 50% TOPSOIL AND 50% ORGANIC MATERIAL AND PER SPECIFICATIONS.

FRONT ROW OF SHRUBS SHALL BE PLANTED MINIMUM 24" BEHIND BED LINE & LAWNS OR WALKS AND MINIMUM 36" BACK OF CURB & PARKING SPACES.

BACK ROW OF SHRUB PLANTING SHALL BE PLANTED 36" OFF FACE OF BUILDING WALL. GROUND COVERS SHALL BE 7" OUT FROM BUILDING AS REQUIRED BY PLANT SPECIFICATIONS.

EXCAVATE EDGE OF ALL PLANTING BEDS TO 4" DEPTH TO FORM A NEAT CRISP DEFINITION.

ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" SETTLED LAYER OF SINGLE SHREDDED MULCH - NO NUGGETS, IF WITHIN A DEVELOPMENT REQUIRING PARTICULAR MULCH, CONTRACTOR TO INSTALL AS REQUIRED WITH BANK APPROVAL.

GRASS - ALL AREAS TO BE GRASSED SHALL BE TILLED AND GRADED TO A DEPTH OF 6". SLABS OF LIME SHALL BE APPLIED AT A RATE OF 100 POUNDS PER 1000 SQ. FT. ADD TURF GREEN OR EQUAL (2.5-3.5 SLOW RATE) AT A RATE OF 50 POUNDS PER 1000 SQ. FT. SEEDED AREAS SHALL BE COVERED WITH A THIN LAYER OF WHEAT STRAW.

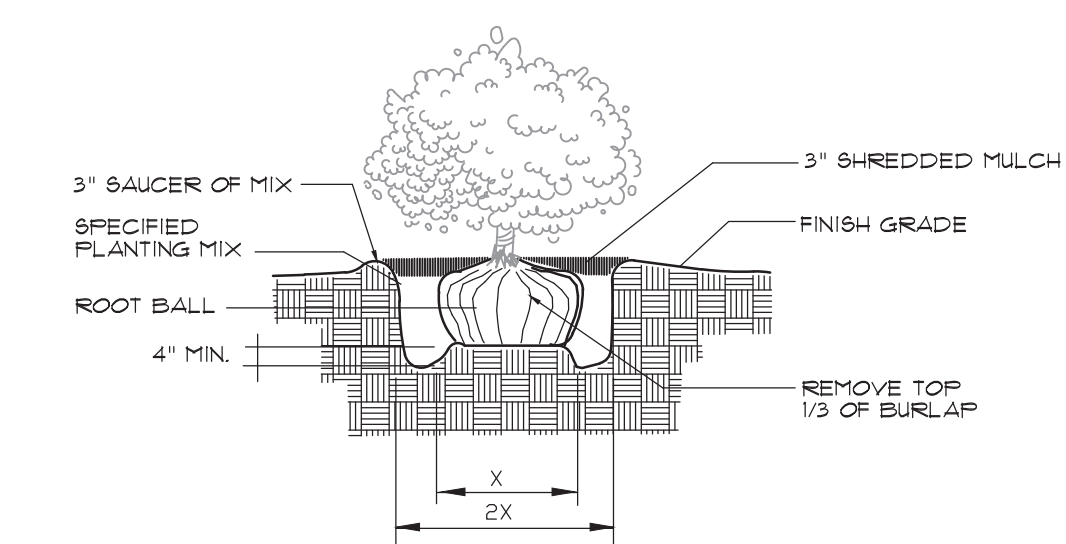
GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE BIDDING.

SEASONAL COLOR SHALL BE PLANTED IN FLOWERING STATE.

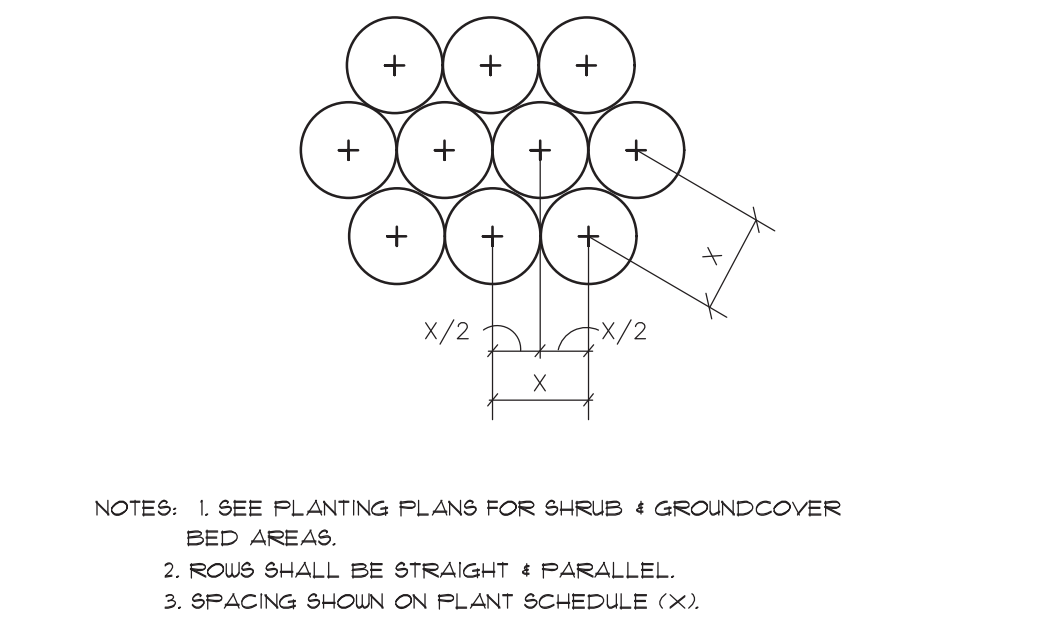
CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS FOR ONE FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

REMOVE ALL GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.

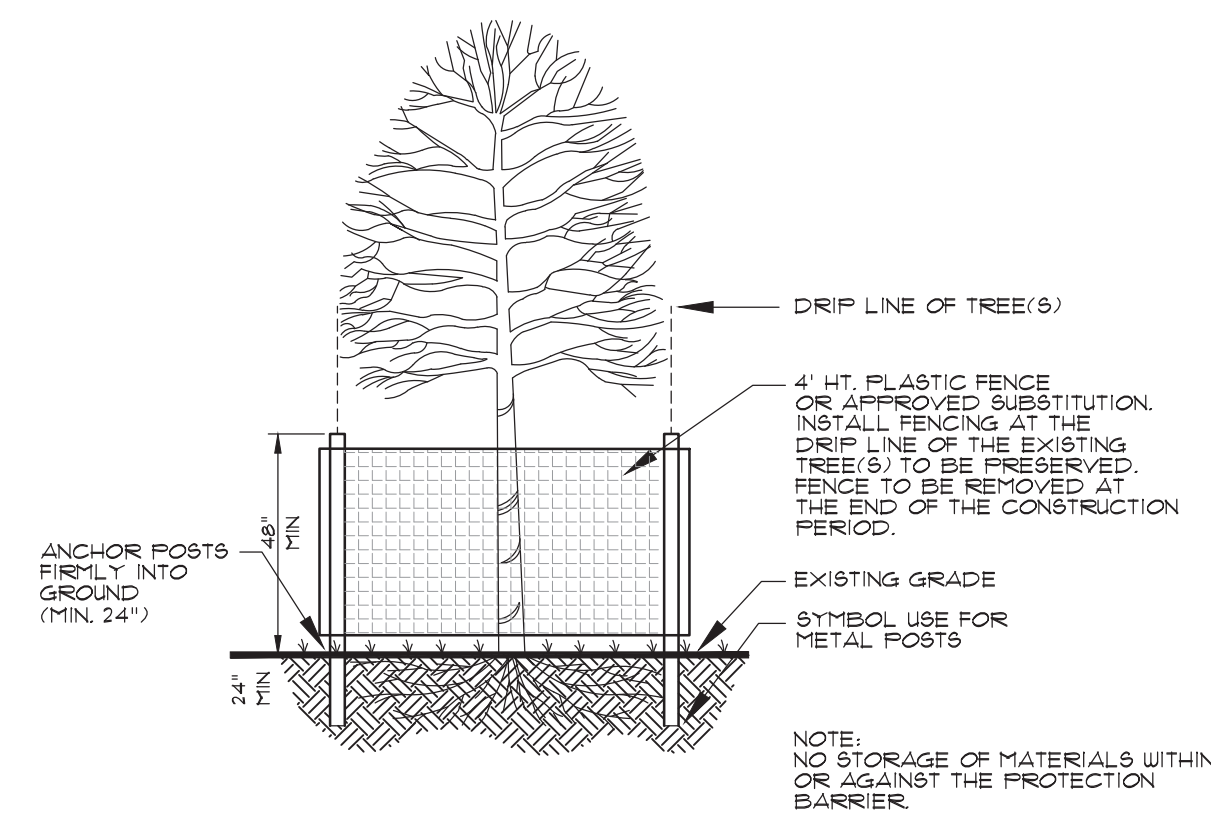
WHEN TREES ARE PLANTED THE MONTHS OF MARCH THRU OCTOBER, THE LANDSCAPE CONTRACTOR SHALL AMEND THE SOIL MIX WITH A MOISTURE RETENTION AGENT AS 'TERRA-SORB' OR EQUAL FOR EACH TREE INSTALLATION.



8 B4B SHRUB DETAIL
NOT TO SCALE



9 DETAIL TYPICAL STAGGERED ROW SPACING
NOT TO SCALE



10 TREE PROTECTION DETAIL
NOT TO SCALE

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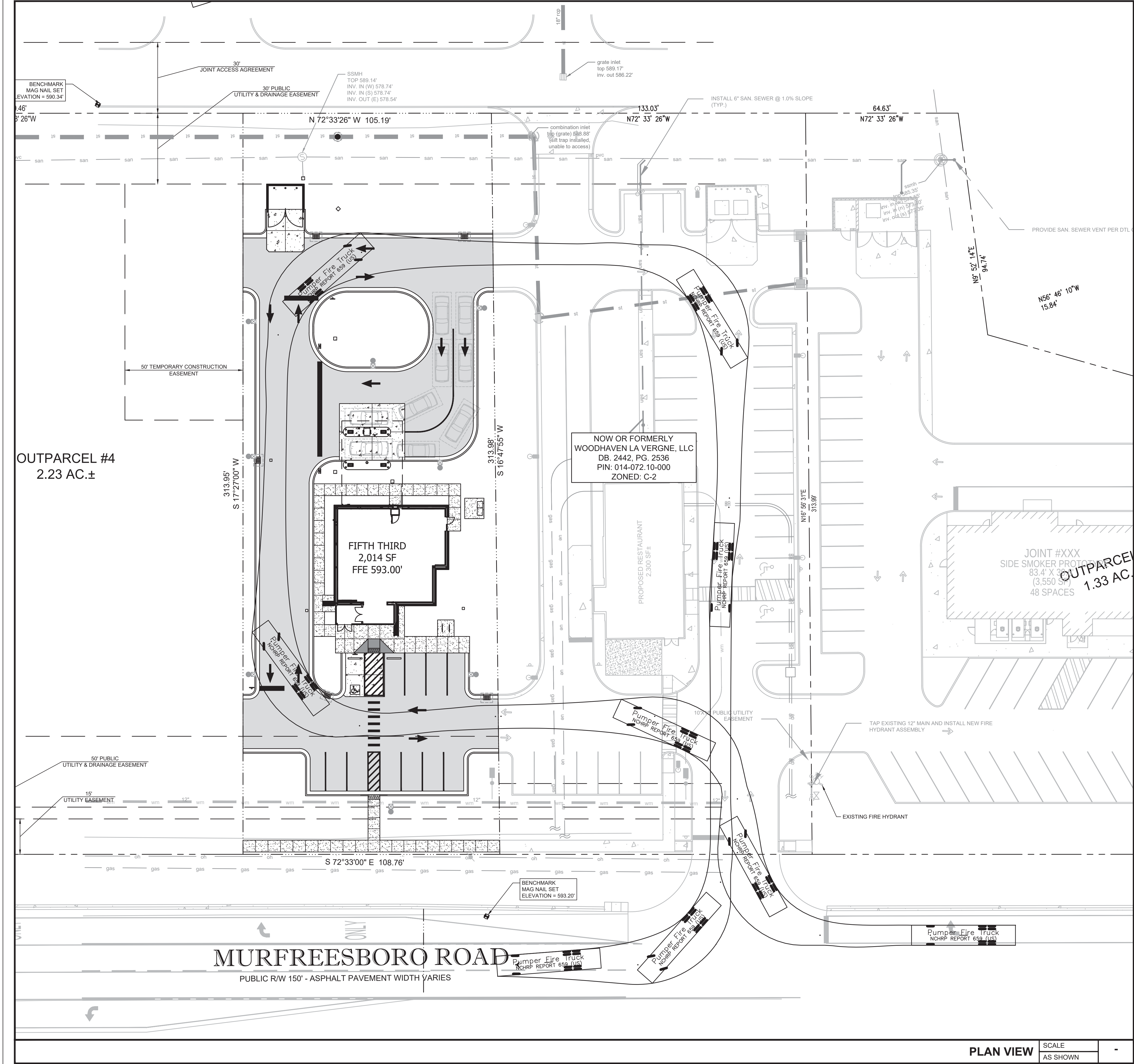
PROJECT INFORMATION BLOCK
JOB # **240642**
DATE: **12/06/24**
DRAWN BY: **JCO**
CHECKED BY: **WRJ**

SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER

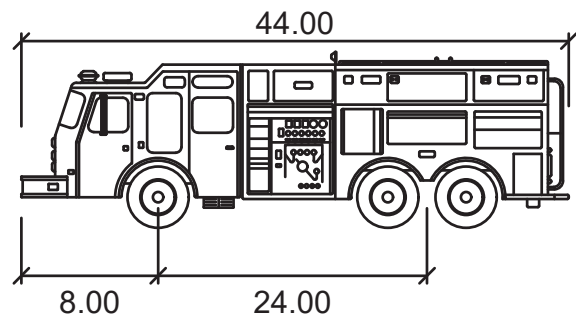
L-510



SITE PLAN LEGEND:

- [Symbol] DIRECTIONAL ARROW
- [Symbol] HANDICAP PARKING
- [Symbol] PROPOSED PAVEMENT STRIPE
- [Symbol] PROPOSED CURB
- [Symbol] EXISTING CURB
- [Symbol] PROPERTY LINE
- [Symbol] NEW CONCRETE
- [Symbol] NEW CONCRETE
- [Symbol] NEW ASPHALT PAVEMENT
- [Symbol] EXISTING CONCRETE

TRUCK LEGEND



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

SCALE



PLAN VIEW

SCALE
AS SHOWN

-

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ISSUE	BY	DATE	DESCRIPTION

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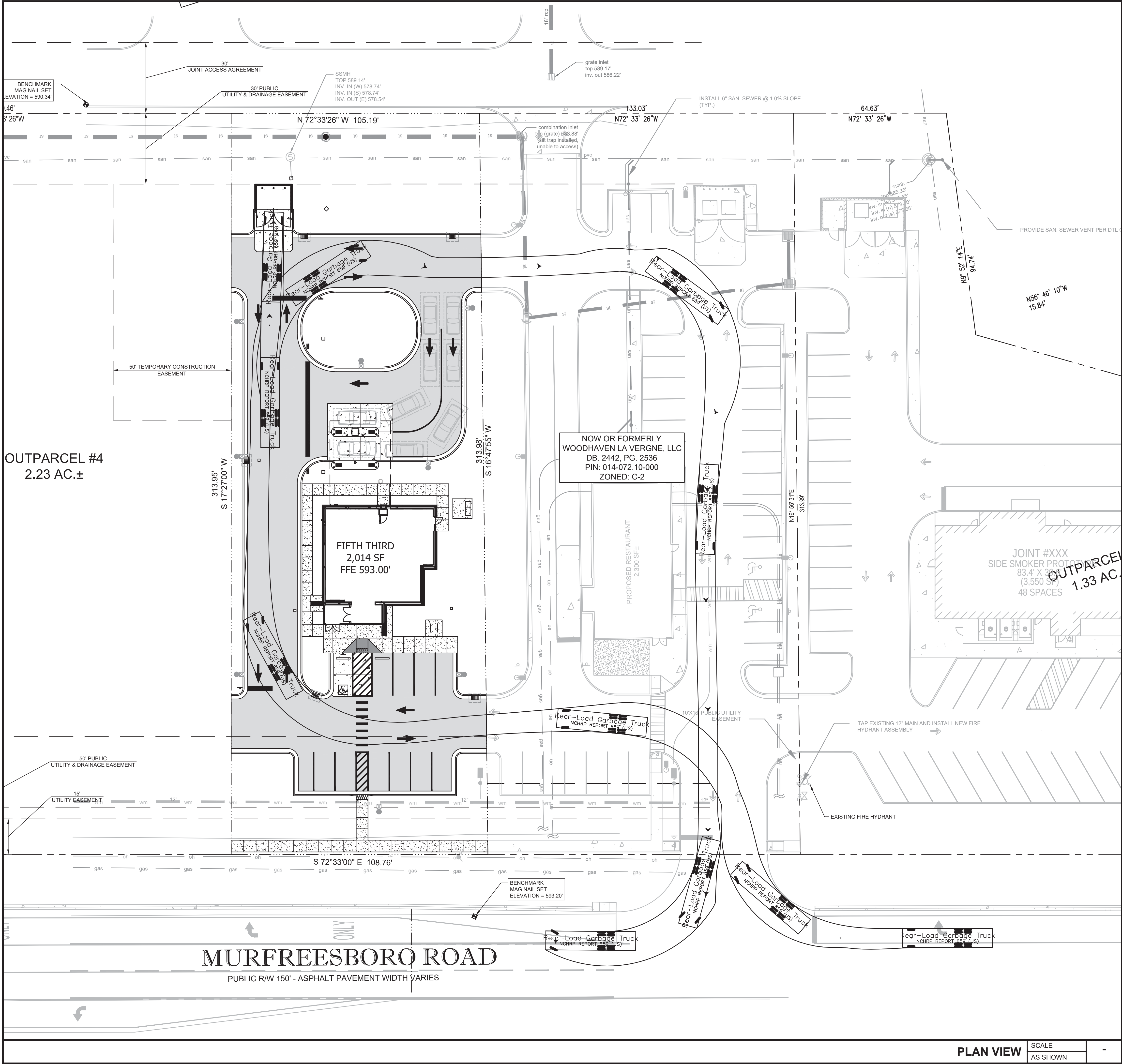
JOB # 240642
DATE: 12/06/24
DRAWN BY: IEG
CHECKED BY: IEG

SHEET TITLE

SITE ACCESS PLAN
(FIRE TRUCK)

SHEET NUMBER

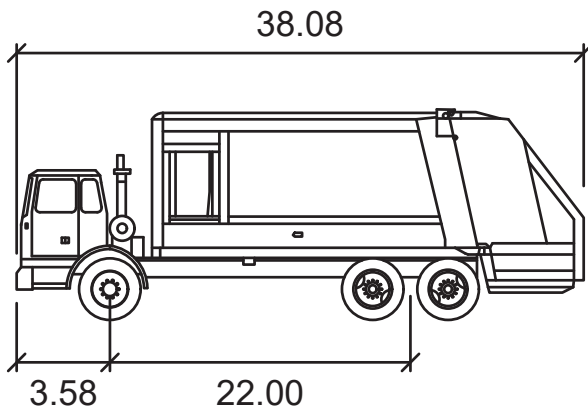
SA01.01



SITE PLAN LEGEND:

- DIRECTIONAL ARROW
- HANDICAP PARKING
- PROPOSED PAVEMENT STRIPE
- PROPOSED CURB
- EXISTING CURB
- PROPERTY LINE
- NEW CONCRETE
- NEW CONCRETE
- NEW ASPHALT PAVEMENT
- EXISTING CONCRETE

TRUCK LEGEND



Rear-Load Garbage Truck

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4

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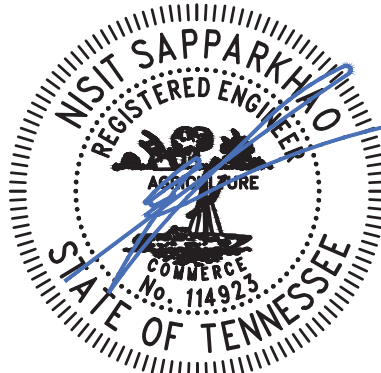
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ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK	
JOB #	240642
DATE:	12/06/24
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

SITE ACCESS PLAN
(GARBAGE TRUCK)

SHEET NUMBER

SA01.02

PRELIMINARY

THIS SURVEY IS A WORK IN PROGRESS
AND IS NOT FOR DISTRIBUTION

LEGAL DESCRIPTION

LAND IN RUTHERFORD COUNTY, TENNESSEE, BEING LOT NO. 9, REPLAT LOTS 6,7,9 OF FINAL PLAT ON THE PLAN OF RICHLAND SOUTH, LLC PROPERTY OF RECORD IN PLAT CABINET 50, SLIDE 289, IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE LAND.

BEING PART OF THE SAME PROPERTY CONVEYED TO WOODHAVEN LA VERGNE, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 2442, PAGE 2536, DATED 6-3-2024 AND RECORDED 6-6-2024 IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

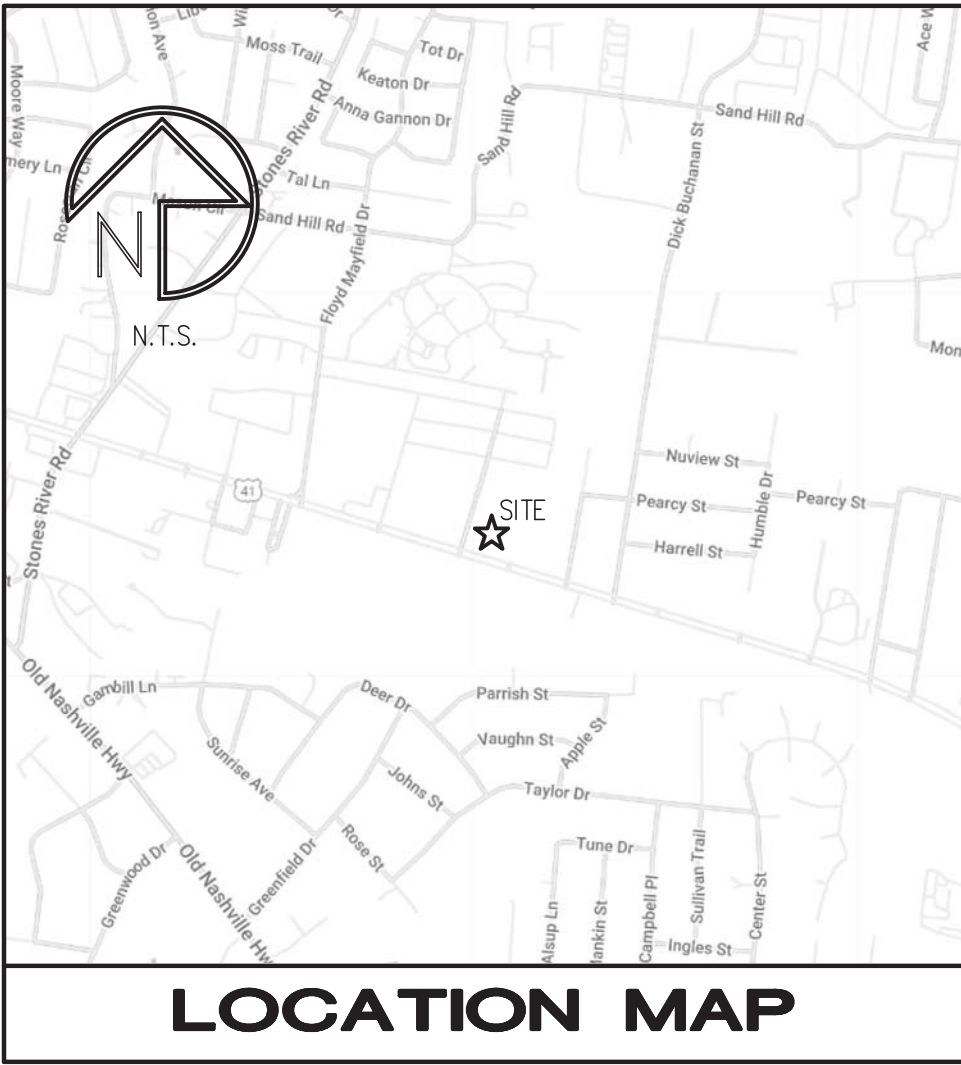
TITLE EXCEPTIONS

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 12127379 DATED DECEMBER 2, 2024 AT 6:00 AM.

SURVEYORS COMMENTS ARE WITH RESPECT TO THAT PARCEL CONVEYED TO WOODHAVEN LA VERGNE, LLC BY VIRTUE OF A DEED RECORDED IN DEED BOOK 2442, PAGE 2536, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

SURVEY RELATED SCHEDULE B -- SECTION 2 EXCEPTIONS

- SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT CABINET 26, PAGE 78; PLAT CABINET 43, PAGE 261; PLAT CABINET 50, PAGE 91; PLAT CABINET 50, PAGE 289, AS AFFECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN RECORD BOOK 2478, PAGE 2862, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE. AFFECTS AS SHOWN.
- EASEMENT(S) OF RECORD IN BOOK 338, PAGE 630, IN THE AFORESAID REGISTER'S OFFICE. AFFECTS AS SHOWN.
- DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD IN RECORD BOOK 1874, PAGE 3850, IN THE AFORESAID REGISTER'S OFFICE. AFFECTS AS SHOWN
- DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD IN RECORD BOOK 2429, PAGE 1072, AS SUPPLEMENTED BY SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD IN RECORD BOOK 2442, PAGE 2542, AND AS AMENDED BY AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD IN RECORD BOOK 2487, PAGE 2435, IN THE AFORESAID REGISTER'S OFFICE. AFFECTS BUT IS NOT PLOTTABLE.
- INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES OF RECORD IN RECORD BOOK 2437, PAGE 1317, IN THE AFORESAID REGISTER'S OFFICE. AFFECTS BUT IS NOT PLOTTABLE.



CERTIFICATION

TO: FIFTH THIRD BANK NATIONAL ASSOCIATION AND COMMONWEALTH LAND TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAY AND THE SURVEY ON WHICH IT IS BASED IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PERFORMED IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a & 6b, 7b, 8, 9, 11, 13, 14, 15, 16, 17, 18, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED OCTOBER 7, 2024.

DATE OF PLAT OR MAP: DECEMBER 16, 2024

RODNEY E. ABNEY, JR.
TENNESSEE RLS NO. 2522

DATE

GENERAL NOTES

- SURVEY PROCEDURES: THIS SURVEY IS BASED ON MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC INSTRUMENT CAPABLE OF READING ANGULAR MEASUREMENTS DIRECTLY TO A MINIMUM OF 3 SECONDS OF ARC AND LINEAR DIMENSIONS DIRECTLY TO 0.01 FEET AND A GEOMAX ZENTH 60 DUEL FREQUENCY BASE AND RECEIVER, CAPABLE OF AN ACCURACY OF 8 MM HORIZONTAL AND 15 MM VERTICAL.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN: ONE FOOT IN 139,206.60 FEET.
- TITLE TO THE SURVEYED PROPERTY IS CURRENTLY VESTED IN WOODHAVEN LA VERGNE LLC BY VIRTUE OF A DEED RECORDED IN DEED BOOK 2442, PAGE 2536 IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.
- I HAVE EXAMINED FEMA FLOOD INSURANCE RATE MAP NO. 47149C0015J DATED MAY 09, 2023 AND HAVE DETERMINED BASED SOLELY BY GRAPHICALLY SCALING THE LOCATION ON THE MAP THAT THIS PROPERTY IS SHOWN TO NOT BE LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA.
- THE BASIS OF BEARING USED FOR THIS SURVEY IS THAT "ALTA/NSPS LAND TITLE SURVEY OF THE RICHLAND SOUTH, LLC. PROPERTY", BY TTL DATED MAY 21, 2023. ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON GPS OBSERVATIONS (NAVD 88).
- THE SURVEYED PROPERTY IS ZONED C-2 ACCORDING TO THE CITY OF LA VERGNE, TENNESSEE PLANNING & ZONING DEPARTMENT AND IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THIS ZONING CLASSIFICATION. THE SETBACK REQUIREMENTS FOR THIS ZONING CLASSIFICATION ARE:

FRONT	35 FEET
SIDE	10 FEET
REAR	10 FEET
- THE TAX PARCEL ID FOR THE SUBJECT PROPERTY IS 014-072.10-000
- UTILITY INFORMATION SHOWN ON THIS SURVEY IS BASED ON ABOVE GROUND EVIDENCE OBSERVED AT THE TIME OF FIELD SURVEY. NO CERTIFICATION, GUARANTEE, OR WARRANTY OF ANY KIND IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UTILITIES SHOWN OR NOT SHOWN ON THIS SURVEY.
- THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WERE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WERE NO OBSERVED EVIDENCE OF WETLANDS AS DELINEATED BY A QUALIFIED SPECIALIST DURING THE PROCESS OF CONDUCTING THE FIELDWORK.
- AREA COMPUTED BY COORDINATES.
- THE CONTOUR INTERVAL IS AT 1.0 FEET.
- TOPOGRAPHIC INFORMATION WAS OBTAINED USING RADIAL SURVEY METHODS.
- RTK GPS POSITIONAL DATA WAS OBSERVED ON OCTOBER 07, 2024 USING A GEOMAX ZENTH 60 DUEL FREQUENCY BASE AND RECEIVER, CAPABLE OF AN ACCURACY OF 8 MM HORIZONTAL AND 15 MM VERTICAL. THE GRID COORDINATES FOR THE BASE STATION ARE N: 613405.09', E: 1802980.48' AND Z: 590.66' AND WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD 83(2011)(EPOCH 2010), GEOID 2018. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.03' (HORIZONTAL) AND 0.06' (VERTICAL). THE COMBINED GRID FACTOR IS 1.000000000 CENTERED ON THE BASE.
- THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND MEETS THE ACCURACY REQUIREMENTS FOR A CLASS 1 SURVEY AND HAS AN UNADJUSTED CLOSURE PRECISION THAT IS NOT LESS THAN ONE FOOT IN 10,000 FEET.

RODNEY E. ABNEY, JR.
TENNESSEE RLS NO. 2522

ALTA/NSPS LAND TITLE SURVEY
FOR
FIFTH THIRD BANK NATIONAL ASSOCIATION AND
COMMONWEALTH LAND TITLE INSURANCE COMPANY

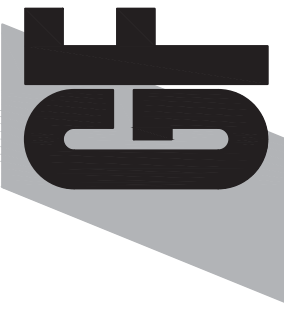
PROJECT NO.
24-144-0
DRAWING FILE:
24-144-0 Survey.dwg
SHEET NO.

S-1
1 OF 2

LOT 6 ~ PLAT CABINET 50, PAGES 90-91
5343 MURFREESBORO ROAD
LA VERGNE, TENNESSEE 37086
CITY OF LA VERGNE
RUTHERFORD COUNTY - TENNESSEE

DRAWING SCALE:	1" = 30 FT.
FIELDWORK DATE:	10-07-24
RELEASE DATE:	10-14-24
FIELDWORK BY:	DAF
DRAWN BY:	DAF
CHECKED BY:	PCG
REVISIONS	
NO.	DATE DESCRIPTION
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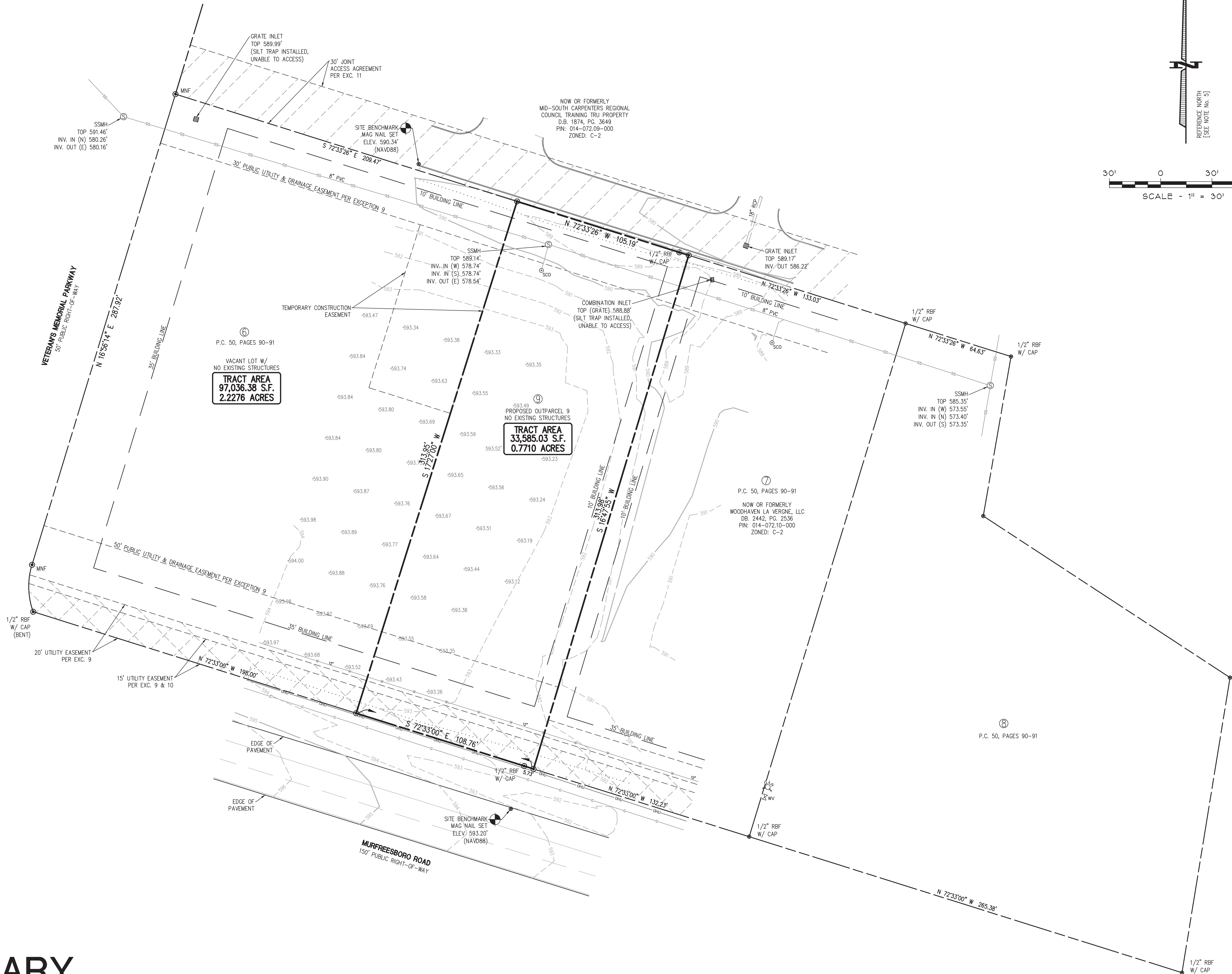


1230 Peachtree St. NW, Suite 2900
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LEGEND

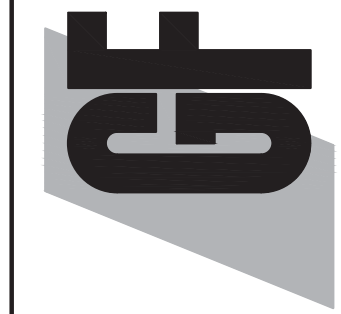
- EXISTING BUILDING
LAND LOT LINE (LL)
PROPERTY LINE
UTILITY POLE (UP), OVERHEAD LINES & GUY
TREE LINE
SANITARY SEWER MANHOLE (SSMH)
FIBER OPTIC CABLE
SANITARY CLEAN-OUT (SCO)
SANITARY SEWER STUB OUT
TELEPHONE MANHOLE/PEDESTAL
STORM DRAIN PIPE WITH HEADWALL
DOUBLE-WING CATCH BASIN
SINGLE-WING CATCH BASIN
JUNCTION BOX (JB)
DROP OR CURB INLET (DI OR CI)
FENCE
DRAINAGE DITCH OR SWALE
EXISTING 5 FOOT CONTOUR
EXISTING 1 FOOT CONTOUR
EXISTING GRADE SPOT ELEVATION
DIRECTION OF SURFACE FLOW
RECORDED DATA
PARKING SPACE COUNT
LIGHT POLE (LP)
ELECTRICAL TRANSFORMER BOX
FIRE HYDRANT
WATER VALVE
GAS VALVE
WATER STUB OUT
WATER METER
GAS METER
ELECTRIC METER
WELL
MONITORING WELL
POST INDICATOR VALVE
MAILBOX
STREET SIGN
ELECTRICAL STUB OUT
UNKNOWN UTILITY STUB OUT
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL BOX
FIRE DEPT. CONNECTION
FIBER OPTIC BOX
BACKFLOW PREVENTER
IRRIGATION CONTROL VALVE
DRAINAGE MANHOLE
RIGHT-OF-WAY
REBAR PIN FOUND
OPEN TOP PIPE FOUND
CRMP TOP PIPE FOUND
CONCRETE MONUMENT FOUND
BRASS DISK FOUND
AXLE FOUND
REBAR PIN SET
CORRUGATED METAL PIPE
REINFORCED CONC. PIPE
HIGH-DENSITY POLYETHYLENE PIPE
DUCTILE IRON PIPE
POLYVINYL CHLORIDE PIPE



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RUTHERFORD COUNTY - TENNESSEE

ALTANSPS LAND TITLE SURVEY
FOR
FIFTH THIRD BANK NATIONAL ASSOCIATION AND
COMMONWEALTH LAND TITLE INSURANCE COMPANY

PROJECT NO.
24-144-0
DRAWING FILE:
24-144-0 Survey.dwg
SHEET NO.
S-2
2 OF 2



Item #: 6. Item Title: Discussion - New Zoning Ordinance.

Reviewed By:

Summary:

This is a discussion of the proposed La Vergne Zoning Ordinance.

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.

City of La Vergne Zoning

