

AGENDA

La Vergne Planning Commission

April 29, 2025 at 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, Section 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. Bonds/Letters of Credit Update.

ADJOURN

MINUTES OF THE MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON MARCH 25, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on March 25, 2025, in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

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

A quorum was determined.

ORDER OF BUSINESS

1. Approve Minutes: February 25, 2024 Regular Meeting and March 11, 2025 Workshop.

A motion, made by Mayor Jason Cole, seconded by Jim Hesemann, to approve the minutes of the February 25, 2025 Regular Meeting and March 11, 2025 Workshop, was adopted with all voting AYE.

2. Public Comment Period.

No one spoke.

NEW 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.

Mr. Bo Logan gave his report.

Mr. Land Deleot, 3201 Trevor St, Ste 200, Nashville, approached the podium. Mr. Lide explained the utility comments from Utility Engineer, Scott Tatalovich. He stated the density request can accommodate the current request. Mr. Lide stated traffic study was submitted and explained the additional signal at Snowdrop Avenue. He stated that it would be paid for by the developer, not the city.

Alderman Coates asked about the traffic signal and cost. Mr. Deleot stated that the developer should cover the cost.

Mr. Jay Fulmer, the engineer for the project, approached the podium. Mayor Cole asked about the hydraulics. Mr. Fulmer stated the calculations are missing the FEMA maps since there are missing items in the plan. He explained that he could not meet the ordinance as written this soon. Mayor Cole asked about TDEC requirements. Mr. Lide stated all developers have to submit the calculations. Mr. Fulmer stated he can run calculations with certain mechanisms. He stated they have to establish a floodplain and a survey for mass grading. He stated the road design would need to also include the floodplain management plan which is about a 250-hour study. He stated he had good information but that there were missing pieces. Mayor Cole asked for a timeframe. Mr. Fulmer spoke about the road design plans that would be needed. Mr. Lide stated Blair West calculation should be completed by May 1, 2025. Mr. Lide explained the concept plan has a lower threshold for detail. He referenced the stormwater management ordinance and what is needed which is much more simple. A discussion ensued.

Alderman Coates asked about comment item 4. Mr. Lide explained.

Mayor Cole asked Mr. Logan if item 1 is addressed on page 26 of the packet regarding the brick percentage. Mr. Logan explained. Assistant City Administrator Kyle Brown stated the Planning Commissioners would need to define what masonry is.

Mr. Paul Massar, the architect for the project, approached the podium. He explained what masonry products would be used. Mr. Brown made comments about stating the masonry clearly. Mr. Massar explained it would be traditional brick. A discussion ensued. Mayor Cole asked about the concrete masonry board. Mr. Massar stated it was the hardy board, board and batten, and hardy panel. A discussion ensued.

Alderman Coates asked Mr. Logan about the 35 feet. Mr. Logan stated they would be locked in the old ordinance and would need to go before BOZA since the new Zoning Ordinance will most likely change. He stated it would be addressed at the site plan submittal. Mr. Lide explained the 3 story requirement. City Attorney Katie Driver stated it would have to go before BOZA if they wanted 4 stories. A discussion ensued about multifamily.

Mayor Cole asked legal if an apartment management company would suffice instead of an HOA. Ms. Driver stated she did not know and would have to look into that. Mr. Brown spoke about the retail at the bottom and the units at the top that are not gated. He asked how it would be a private community. Mr. Deleot stated all multifamily will have private

controlled access. He stated all mixed-use would be governed by the HOA. A discussion ensued.

Mr. Brown asked about parking management. Mr. Massar stated it would be about 1.2 factor per space, per unit, with additional guest parking. Mr. Brown asked if there would be signage. He stated that would need to be addressed in the packet presented. Alderman Coates made comments about noise and residents. Mr. Logan spoke about buffers needed for that. A discussion ensued.

Mr. Logan stated a lot of this would be addressed at the site plan submittal. Mr. Deleot stated they had a draft of HOA documents as a template that they could provide the Commissioners. Alderman Coates asked Mr. Logan if that was acceptable. Mr. Logan stated yes. A discussion ensued about the setbacks and meeting the Zoning Ordinance requirements. Mr. Deleot spoke about the sit-down dining and adding a takeout window. Mr. Brown made comments about page 8. A discussion ensued.

Alderman Coates asked to submit a masonry list that is clear. A discussion ensued. Mayor Cole stated his preference for regular brick and would always request more brick. Mr. Deleot stated noted. Mr. Coleman asked about metal panels. Mr. Massar explained. A discussion ensued. Mr. Massar stated stucco would be most likely at a zero percent use. Mr. Deleot confirmed they would not use EIFS. Alderman Coates asked about the timeframe. Mr. Deleot spoke about the timeline and the potential commercial tenants. He stated the commercial would come first, then the multifamily. He stated 2-4 years to be complete.

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

4. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Portico Place, Section 2, Phase 2 and Resubdivision of Common Areas A & B of Section 2, Phase 1. Requested by SEC, Inc. Property located off Blair Road (Tax Map 29, Parcel 20.04). PDR (Planned Density Residential) Zoning District.

Mr. Logan gave his report.

Mayor Cole asked about the resubdivision. Mr. Logan stated that the resubdivision was approved already.

A motion, made by Mayor Jason Cole, seconded by Jim Hesemann, to send a favorable recommendation to the Board of Mayor and Aldermen as submitted, was adopted with all voting AYE.

5. Bonds/Letters of Credit Update.

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

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 8:04 p.m.

Chairman

City Recorder

Approved

MINUTES OF THE WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON APRIL 15, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on April 15, 2025, in La Vergne City Hall, starting at 5:30 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

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

A quorum was determined.

ORDER OF BUSINESS

1. Approve Minutes: March 25, 2025 Regular Meeting and April 15, 2025 Workshop.

Minutes will be presented for approval at the regular meeting on April 29, 2025.

2. Public Comment Period.

No one spoke.

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.

Mr. Logan gave his report.

City Engineer Gary Lide stated the hydraulic calculations meet his requirements for this concept.

Mr. Land Deleot, Equitable Property Company, 3201 Trevor St, Suite 200, Nashville, approached the podium. Alderman Coates asked about page 26 of the project book. He made comments about pages 34 and 37 and adding the planned access points for the Carrothers Crossing subdivision.

No action was taken.

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.**

Mr. Logan gave his report.

Mr. Lide stated the performance bond was delivered this week and he is reviewing it.

No action was taken.

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.**

Mr. Logan gave his report.

Mr. Lide stated they are waiting on the architecture drawing for the dumpster enclosure.

Mr. Brett Nevaril, a representative of Fifth Third Bank, approached the podium. He stated he would get the drawings for the enclosures.

Mayor Cole asked about the access point for fire turnaround. Mayor Cole stated there is no ability to turn left because the road is closed by TDOT. Mr. Nevaril stated they would correct the item. Mayor Cole asked about the sidewalks. Mr. Nevaril stated it should match Chipotle's sidewalks. A discussion ensued.

Chairman Garvin asked about the materials board. Mr. Nevaril stated his associate was coming with the board.

No action was taken.

6. Discussion – New Zoning Ordinance

Mr. Logan spoke about the draft zoning ordinance.

Assistant City Administrator Kyle Brown spoke about the draft zoning map. He asked the Commissioners for a cutoff date for the requests. He spoke about the commercial request and the requirements that is required for that. Mayor Cole stated tonight would be a cut off.

Katie Driver spoke about the PDR zone. She explained the importance of getting the PDR portion correct. Mayor Cole asked if we could modify existing PDRs. Ms. Driver stated once a PDR is approved, that is what is approved and what the City has to enforce. Mr. Brown asked about future changes to a PDR and the language needed to clarify. He spoke about deciding what the Commissioners should allow and not allow. A discussion ensued. He stated the new zoning ordinance should not need a PDR because of all the new options. Mayor Cole asked about the parcels without addresses on the list that Mr. Blair handed out. Mr. Brown spoke about the R-3 request. Chairman Garvin made comments about the list and rezoning requests. Ms. Driver agreed. She gave an example of a rezoning request. Mr. Brown made comments about Estate Residential and that a 1-acre lot is not an option in La Vergne today. He suggested removing Estate Residential and adding R-1 instead. A discussion ensued.

Alderman Coates spoke about the rezoning requests and looking at each property. Mayor Cole made comments about the property owners and the requests. Mr. Brown spoke about Fergus Road and Jefferson Pike. Mark Molnar spoke about the requests and the property owners that could address the Commissioners. A discussion ensued. Ms. Driver stated the Commissioners could approve each request or deny each request. If denied, the residents could request the Board of Zoning and Appeals and the Planning Commission to get approval. Mr. Brown spoke about Waldron Road. A discussion ensued. Chairman Garvin proposed a cutoff date for requests. Mr. Logan stated that Monday, April 28, 2025, would be the cutoff date.

No action was taken.

Chairman Garvin asked Courtney Rex, representative of Fifth Third Bank to present the materials board to the Commissioners.

7. Bonds/Letters of Credit Update.

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

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:27 p.m.

Chairman

City Recorder

Approved



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@lavergn.net)

All Engineering comments addressed.

Utilities (Scott Tatalovich - statalovich@lavergn.net)

No comments.

Codes (Joe White - jwhite@lavergn.net)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergn.net)

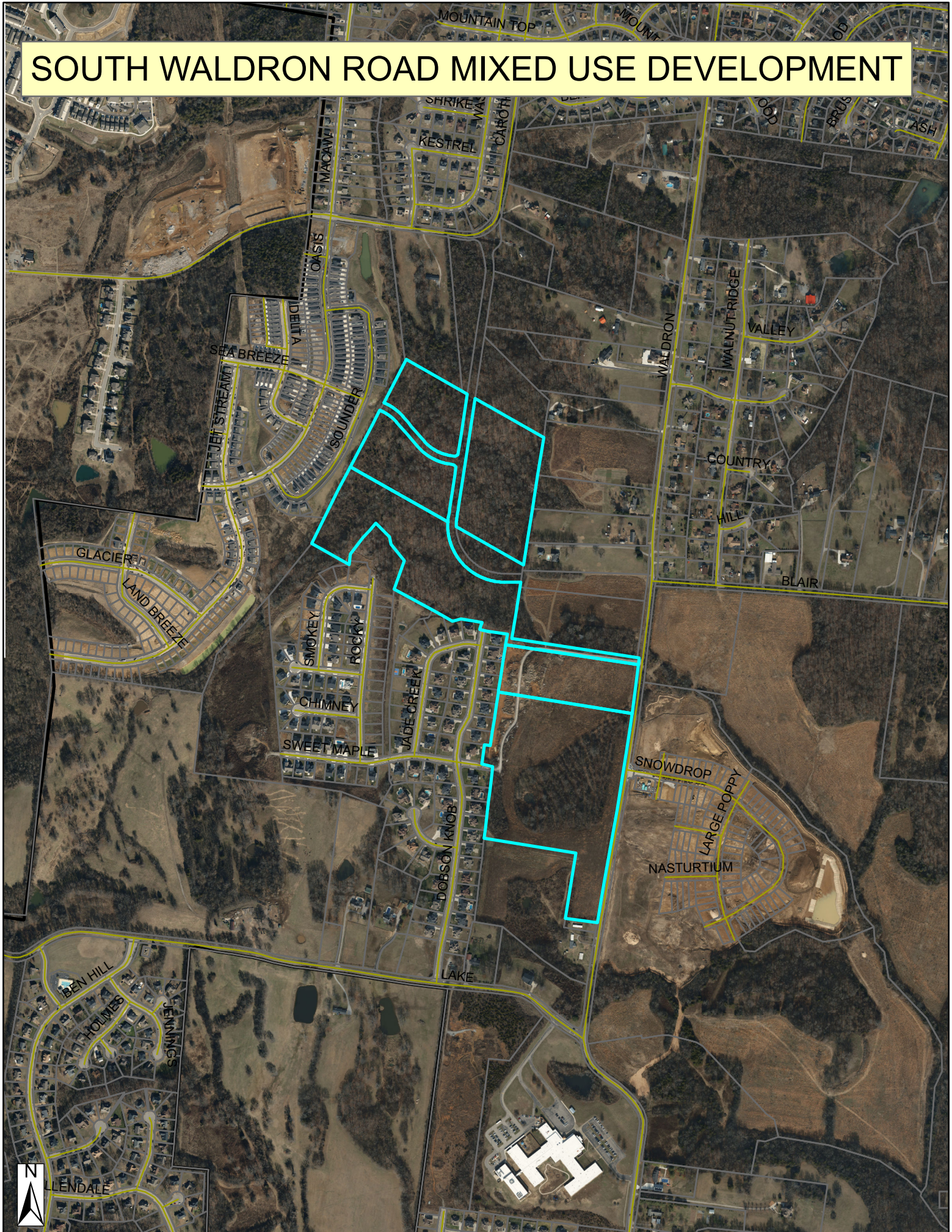
No comments.

Police

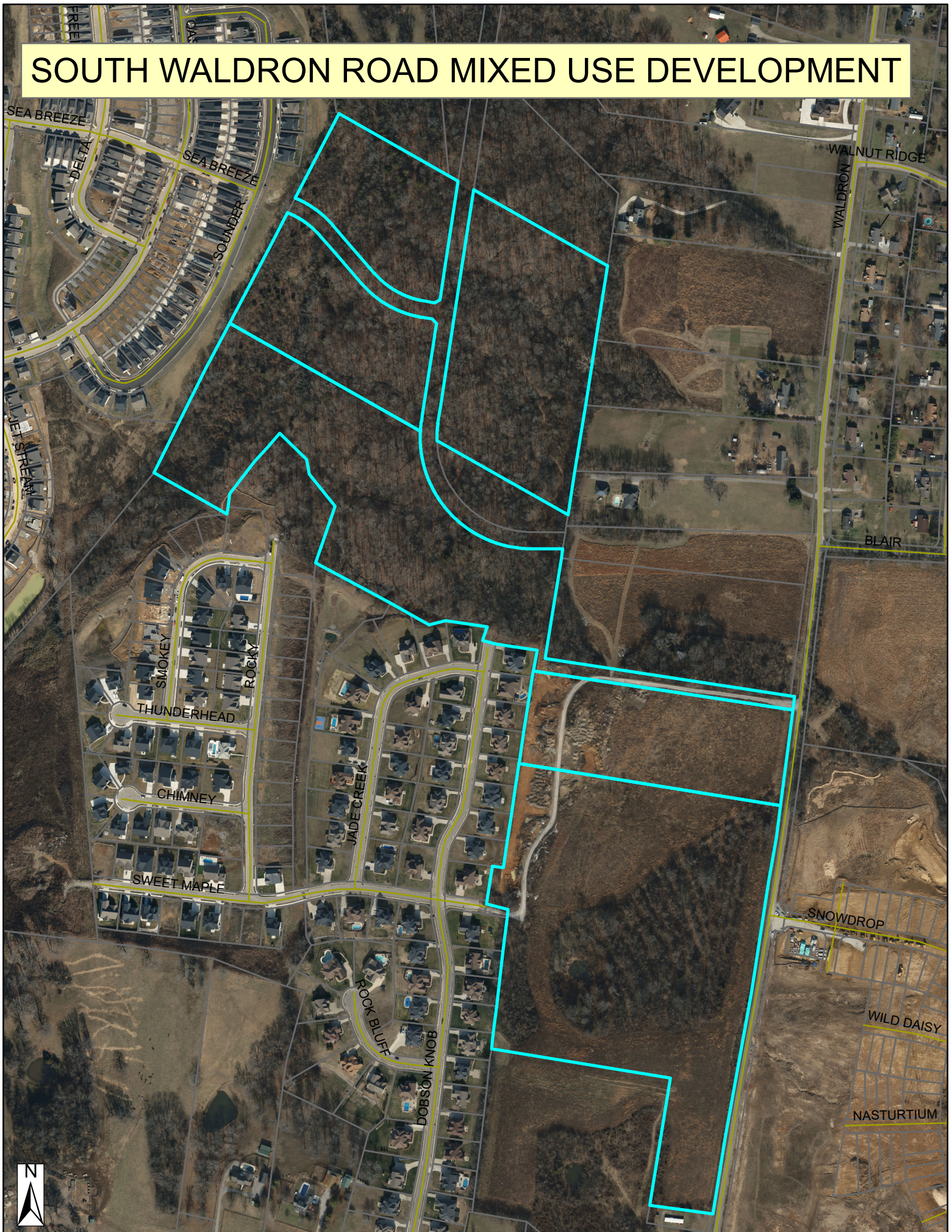
No comments.

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

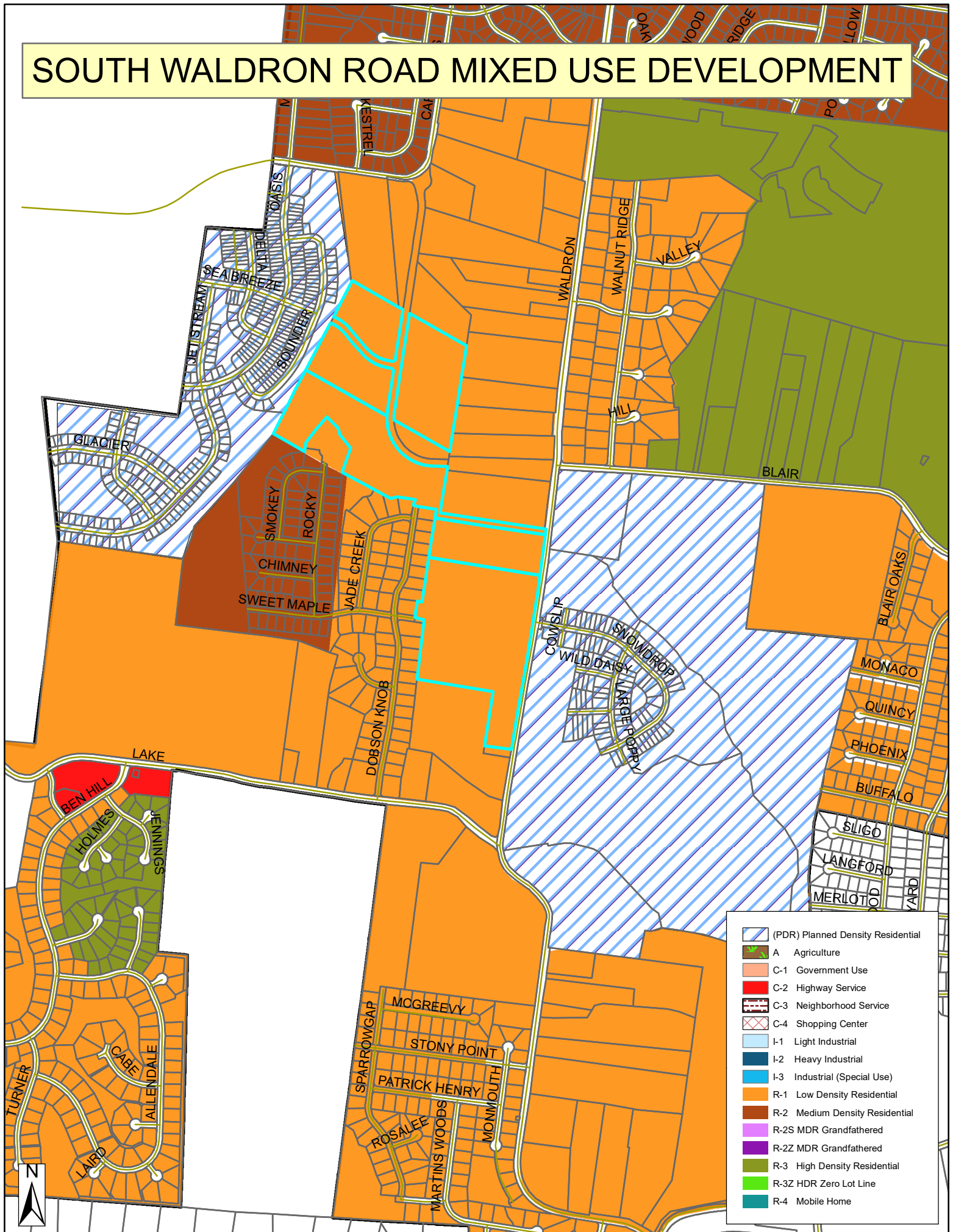
SOUTH WALDRON ROAD MIXED USE DEVELOPMENT



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

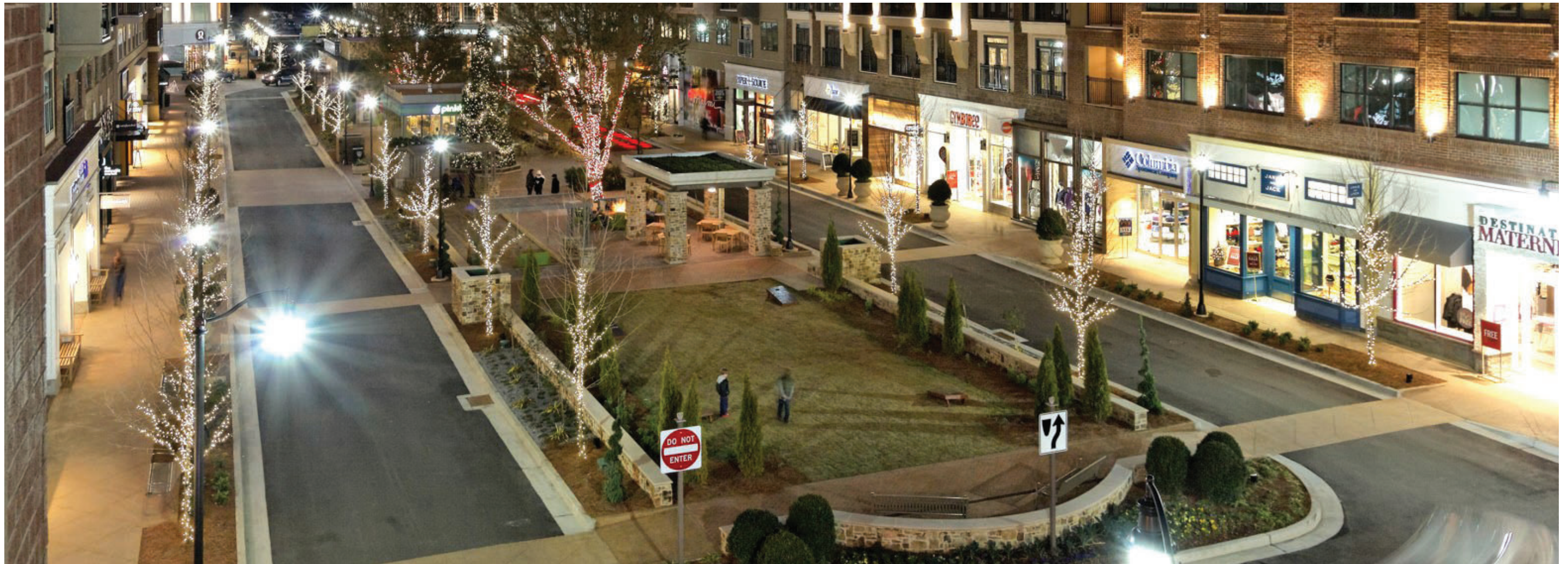


TABLE OF CONTENTS

PROJECT VISION 3

DEVELOPMENT VISION 4

NORTHERN PARCEL | ENLARGED SITE PLAN 5

SOUTHERN PARCEL | ENLARGED SITE PLAN 8

OPEN SPACE 10

RESIDENTIAL BUFFER ZONE 11

BUILDING TYPOLOGY - COMMERCIAL / MIXED USE 12

BUILDING TYPOLOGY - AMENITY AREAS 13

BUILDING TYPOLOGY - RESIDENTIAL 14

BUILDING TYPOLOGY - MEDICAL OFFICE AND FIRE HALL 15

PEDESTRIAN 16

VEHICULAR STREET ACCESS 17

ECONOMIC IMPACT 18

DEVELOPMENT INVESTMENT 19

POTENTIAL MERCHANDISING PLAN 20

R.O.W DEDICATION 25

DEVELOPMENT STANDARDS 26

ARCHITECTURAL STANDARDS 27

ARCHITECTURAL STANDARDS 28

ARCHITECTURAL STANDARDS 29

ARCHITECTURAL STANDARDS 30

SUBDIVISION DEVELOPMENT AND AREA DEMOGRAPHICS 31

EXISTING SUBDIVISION 32

EXISTING ZONING 33

SITE UTILITIES 34

SITE TOPOGRAPHY | 10 FT CONTOURS 35

SITE TOPOGRAPHY | 5 FT CONTOURS 36

STORM DETENTION CALCULATIONS 37

100 YEAR FLOOD PLAIN 38

DEVELOPMENT TRAFFIC STUDY 39

SITE SURVEY 40

PLANT PALETTE 42

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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

This private development shall include a mix of single family, multi-family, and townhomes offering gated or access control community.

- 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. Pursuant to Section 5.052.6, we are requesting an exception to the 3,000-square-foot limit on individual retail spaces. Based on current market demand, projected tenant needs, and leasing interest, retail tenant spaces will exceed 3,000 square feet. Granting this exception will ensure alignment with market conditions and support the economic viability and long-term success of the development.
 - 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

In this private community, Residential and Commercial Homeowners Association (HOA) will be established to oversee the following:

- Common area maintenance
- Primary entrance aesthetics and upkeep
- Signage regulations to maintain cohesive branding and architectural consistency
- Bylaws and Restrictive Covenants have been submitted for review to the City of La Vergne (March 31, 2025).

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



ARCHITECTURE | PLANNING

CONSORTIUM

1104 WEST MAIN STREET | FRANKLIN, TN 37064
www.consortium.com | office 615.570.2790 | INSPIRE

client:
Custom Real Estate Solutions

EQUITABLE
PROPERTY COMPANY

project:
south waldron mixed-use development
conceptual site masterplan
800 addition road | la vergne, tennessee 37086

revisions

date: 04.05.2025
project no.: c25010.00

conceptual site masterplan - northwest quadrant

a002

This drawing and the design shown is the property of the firm. The reproduction, copying or use of this drawing without the written consent is prohibited and any infringement will be subject to legal action.

NORTHERN PARCEL | ENLARGED SITE PLAN



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			
Building #6	24.00	0.00	0.00	24.00			
Building #7	12.00	12.00	0.00	24.00			
Subtotals	96.00	72.00	0.00	168.00			
Unit Mix	57.14%	42.86%	0.00%	100.00%			
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			
Phase One-Multi Family	One Bedroom	Two Bedroom	Three Bedroom	Total			
Building #8	12.00	12.00	0.00	24.00			
Building #9	0.00	24.00	0.00	24.00			
Building #10	12.00	12.00	0.00	24.00			
Building #11	24.00	0.00	0.00	24.00			
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			
Unit Mix	50.00%	42.86%	7.14%	100.00%			
Total Gross SF	68,880.00	81,720.00	17,520.00	168,120.00			
Total Net SF	61,992.00	74,880.00	16,080.00	152,952.00			
Total Phases-Multi Family	One Bedroom	Two Bedroom	Three Bedroom	Total			
Total Units	180.00	144.00	12.00	336.00	Average Unit SF		
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			
						Single Family	
						Quantity	16.00
						Conditioned Space	2,920.00
						Garage Area	480.00
						SF Avg SF	3,400.00
						Total Gross SF	54,400.00
						Miscellaneous	
						Fire Station	6,000.00
						Amenity Center	5,416.00
						Total Gross SF	11,416.00
						Residential Scope	Gross SF
						Single Family	54,400.00
						Northern Townhomes	119,244.00
						Northern Multifamily	328,560.00
						Southern Multifamily	249,444.00
						Total Residential	697,248.00



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	Gross SF/Unit	Efficiency Factor	Avg. Net Rentable					
			242.00	1,030.76	0.82	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.

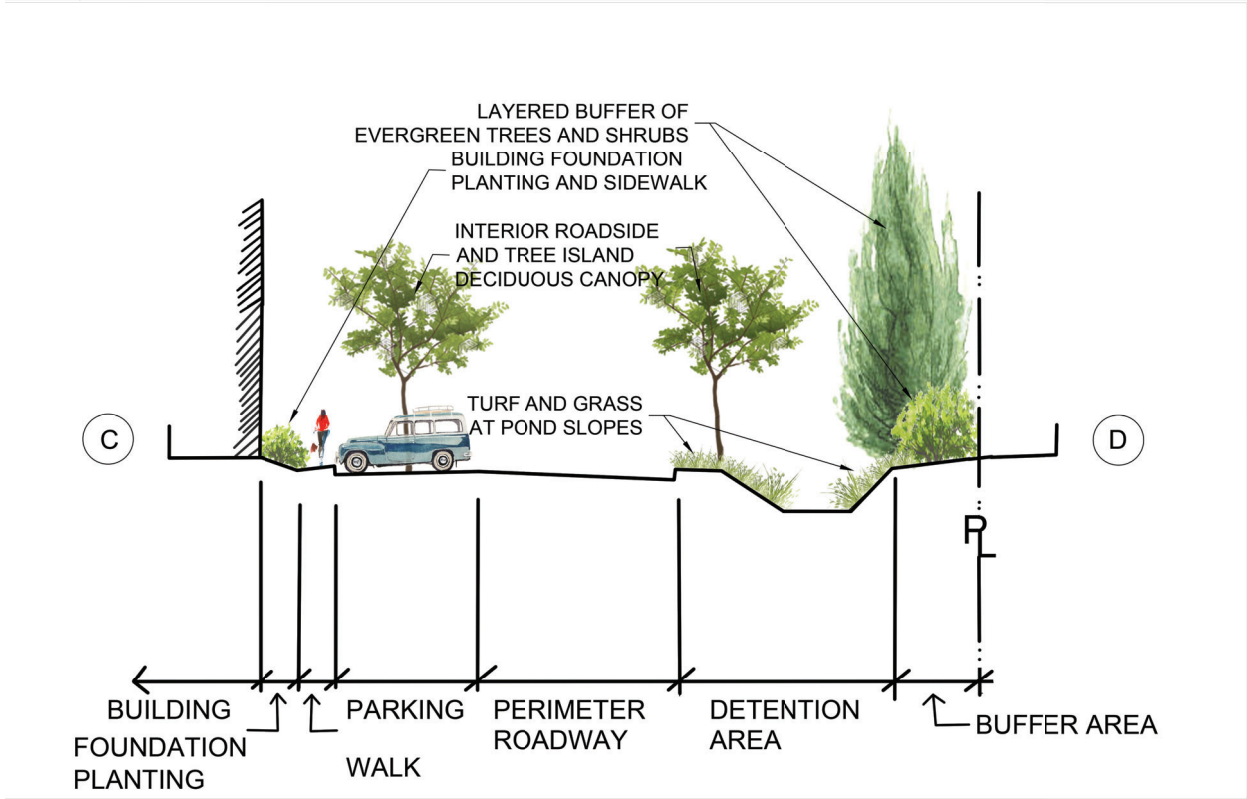
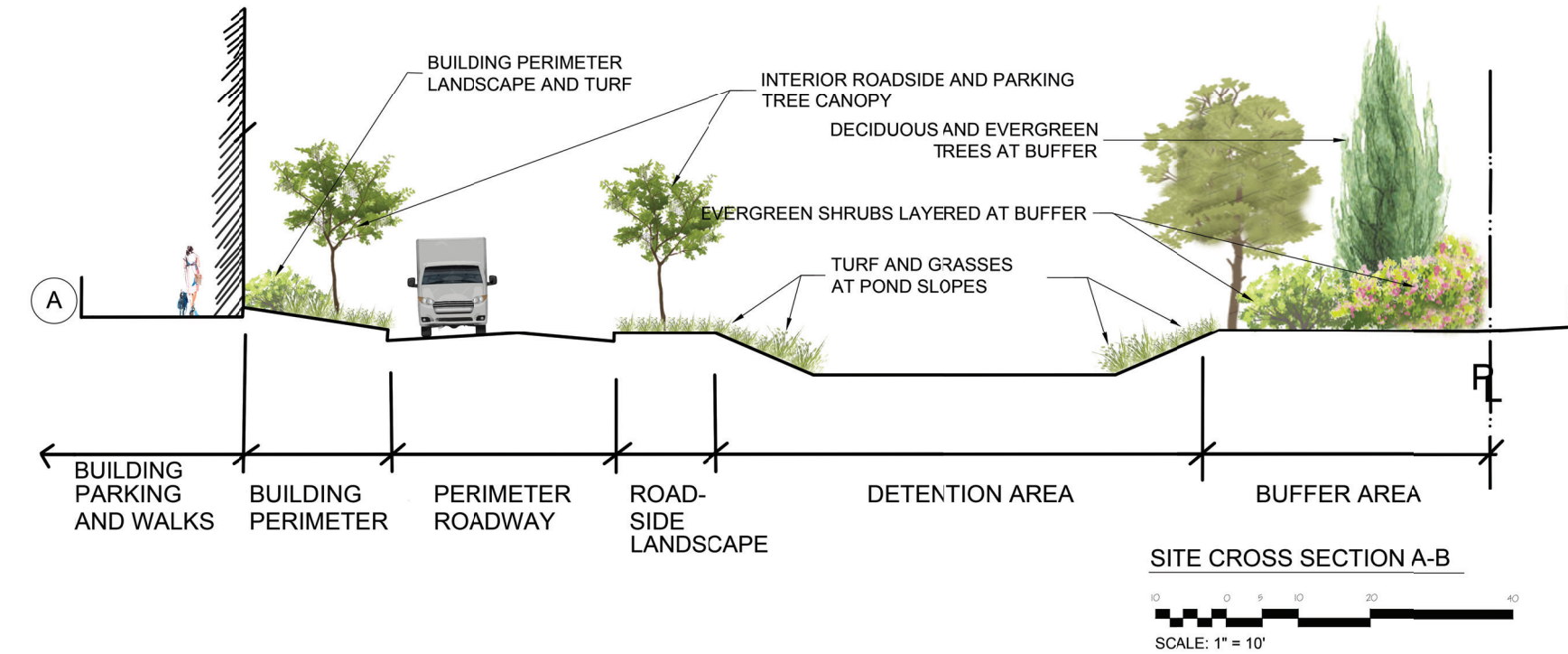
Buffer zone will serve multiple functions:

- 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	

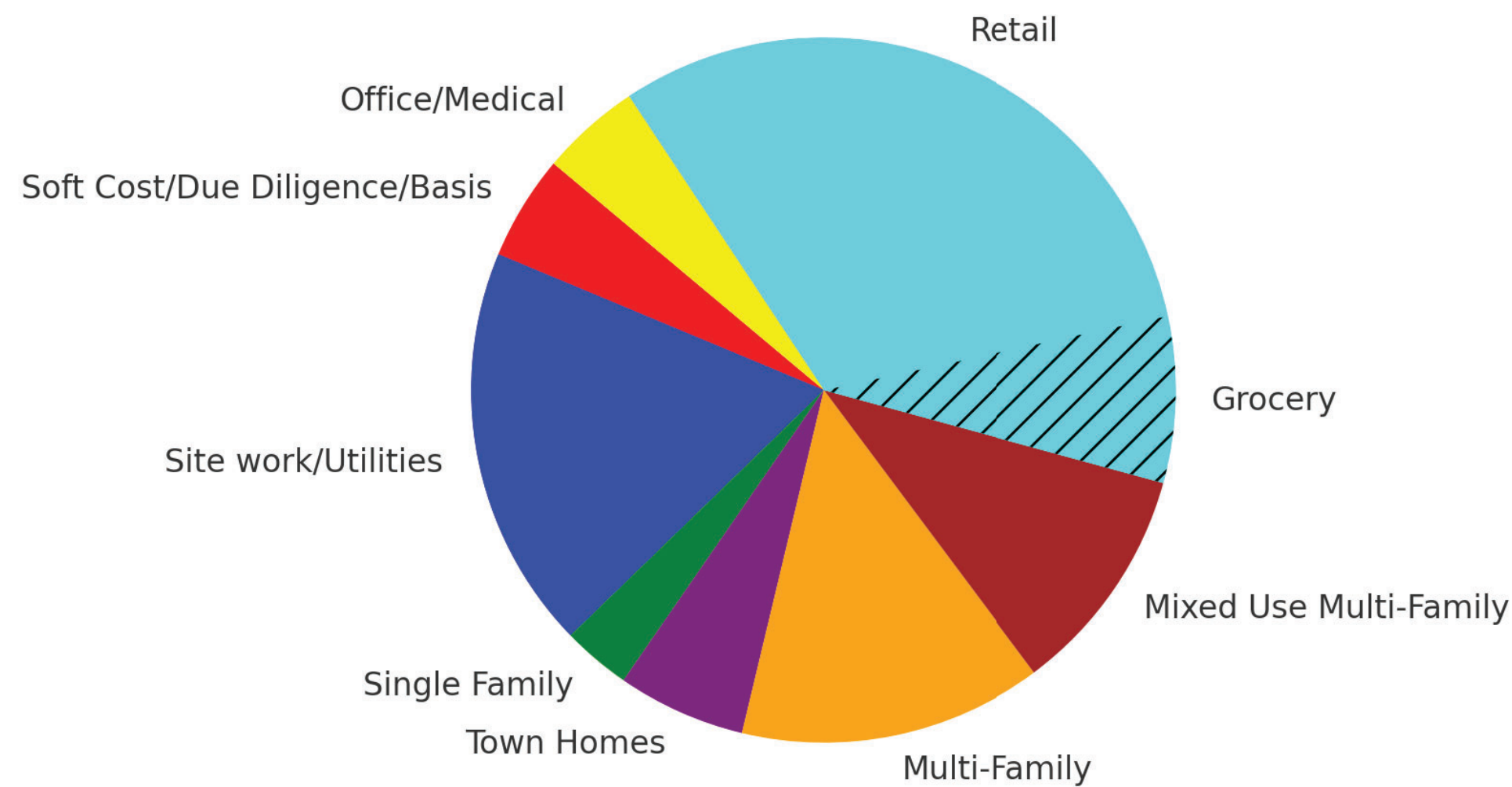
* Bold indicates reappraisal year where a 4% increase in value is assumed.

**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. EXHIBIT

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: 26% Brick/Stone, 55% Fiber Cement, and 19% Glazing/Doors material, with natural wood accents for exterior materials. Building elevations exemplified 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% Fiber Cement Board and 40% masonry/stone with natural wood accents for the exterior materials.
 - Single Family Homes: 20% Fiber Cement Board and 80% masonry/stone, with natural wood accents for the exterior materials.
 - Masonary shall include traditional brick as available in a variety of sizes such as: modular, standard, queen, utility, and monarch.
 - Stone shall include the following: natural stone products, stone veneer, and panelized stone.
 - Cementitious products shall include the following: Allura, LP Smartside, GAF Weatherside, James Hardie, Nichiha, and Certain Teed. Each of these products have offer lap siding, panel siding, plank siding, shingle/shak siding, trim boards, and soffit boards.

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 vehicle 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 vehicle 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 Dispensoary 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 35% Brick/stone and 65% Fiber Cement Board with natural wood accents.

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

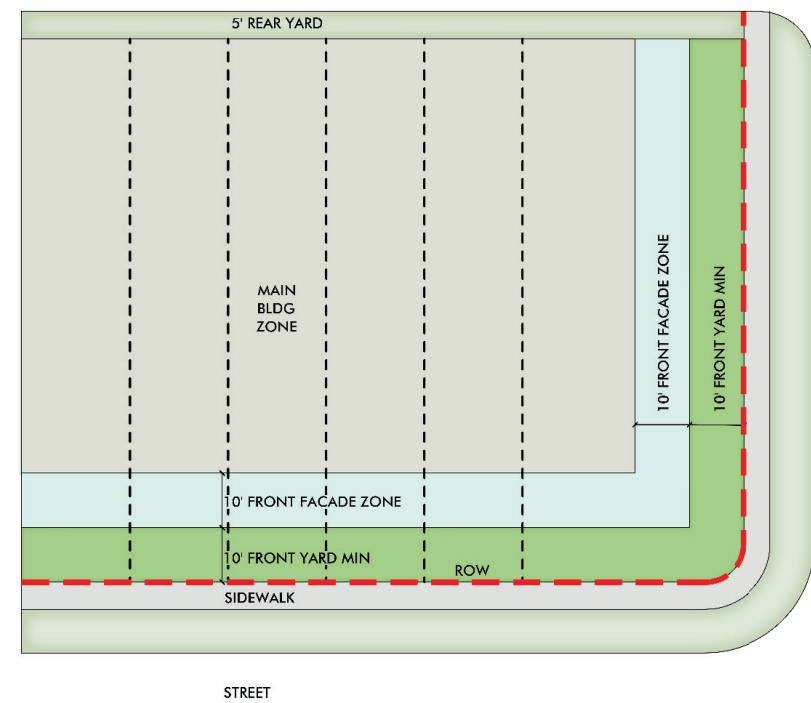
EXTERIOR SIDING MATERIALS

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

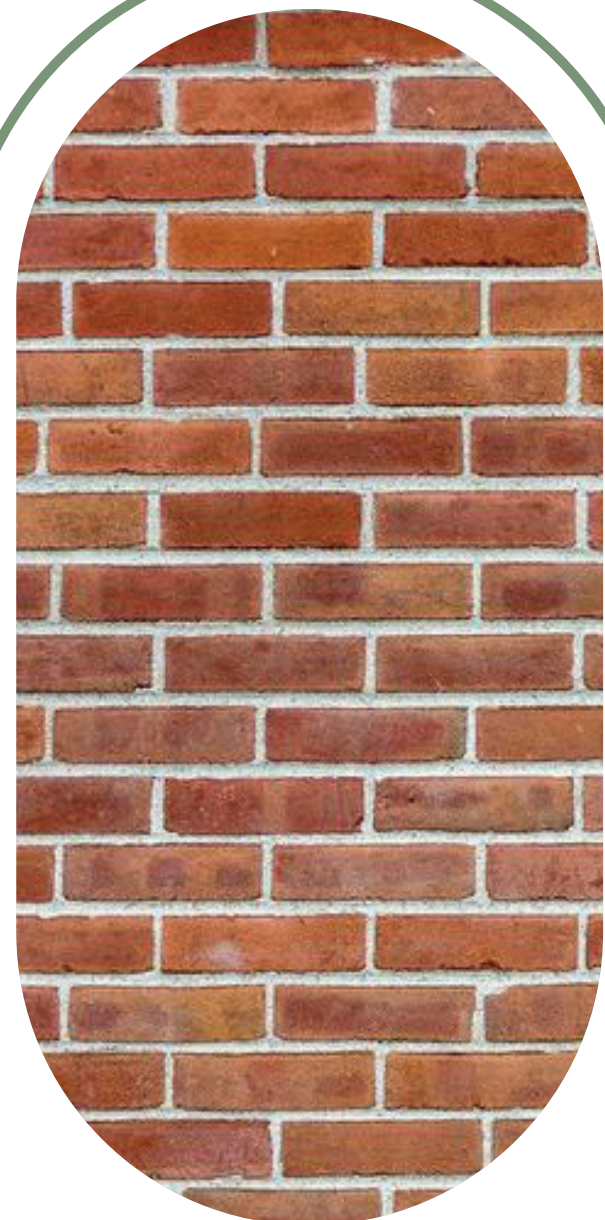
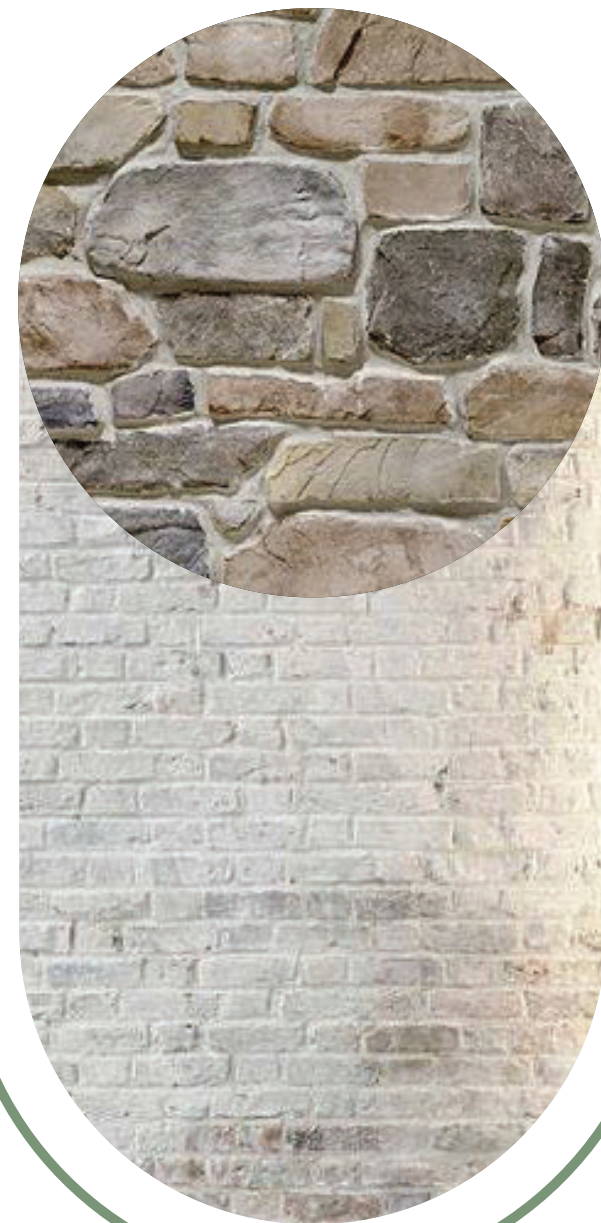
EXTERIOR COLORS

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

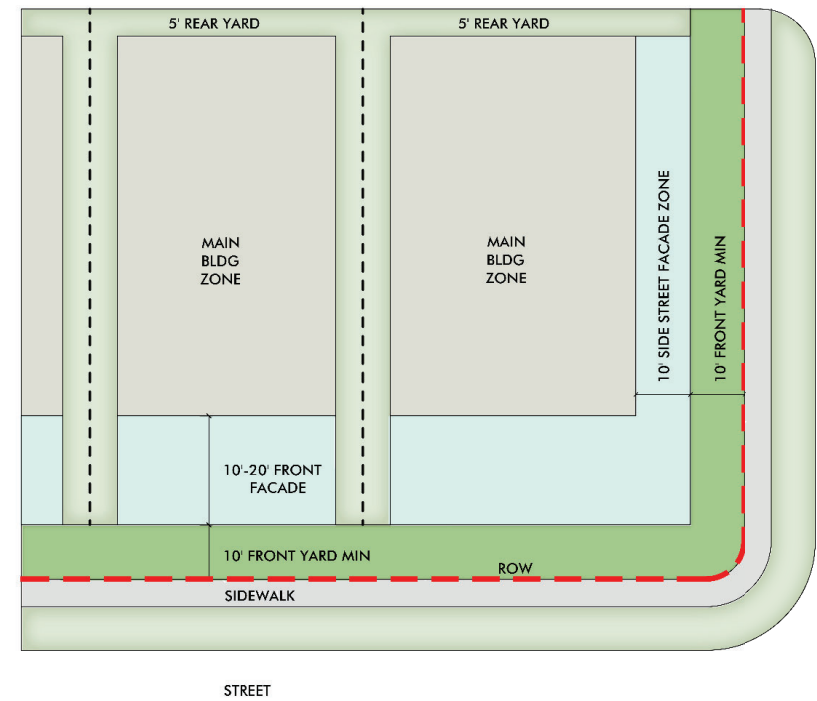
EXTERIOR SIDING MATERIALS

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

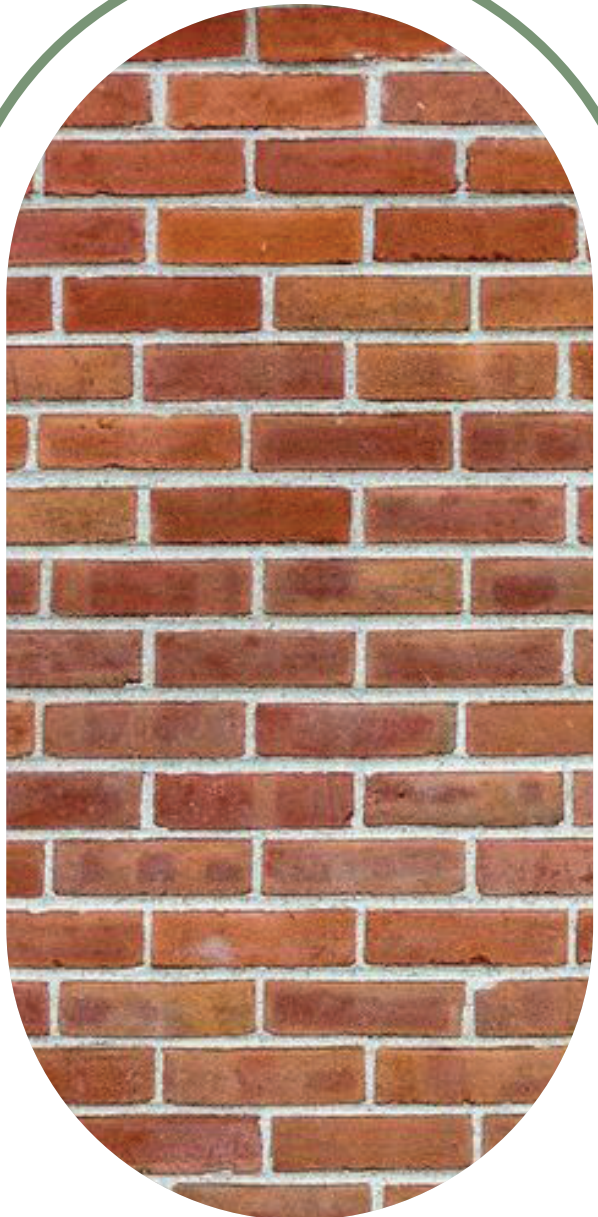
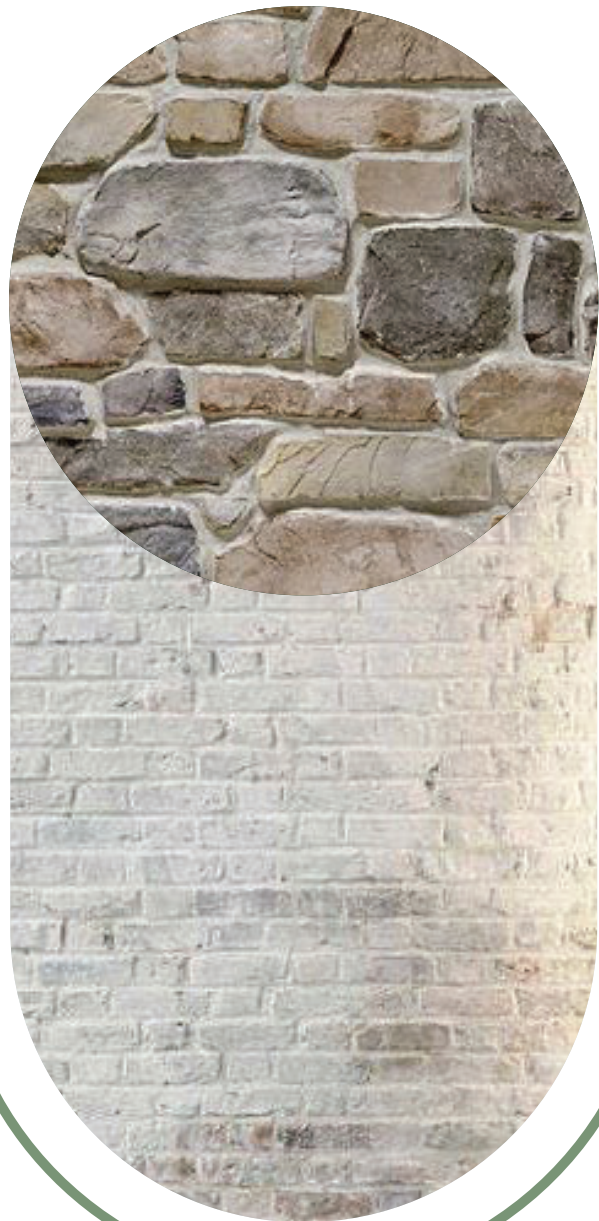
EXTERIOR COLORS

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:

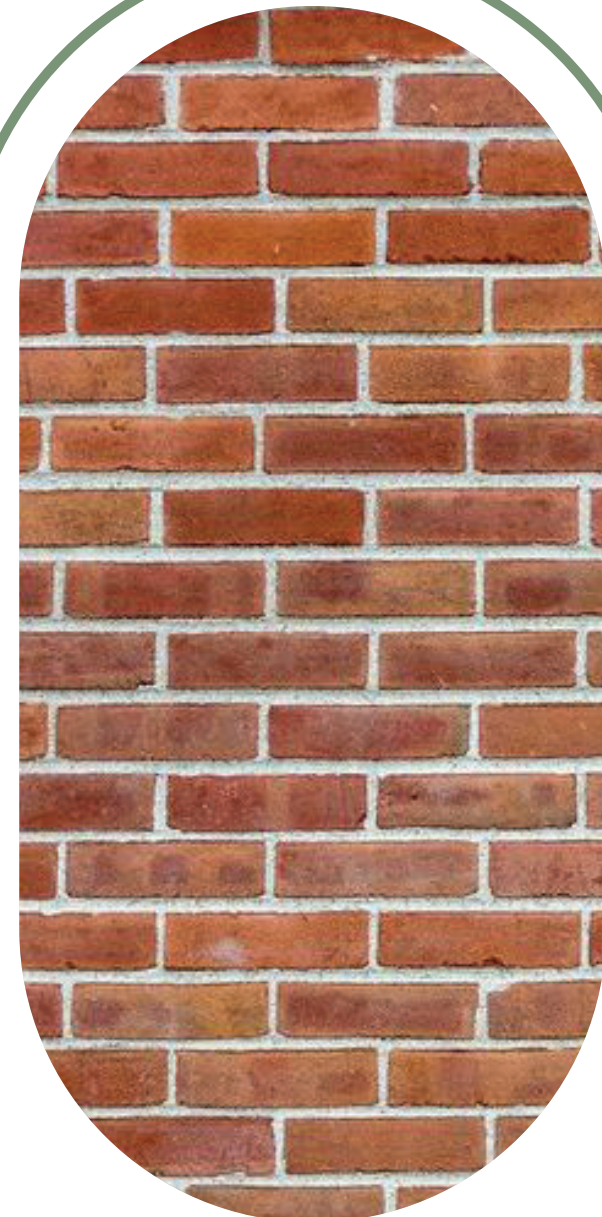
- Create appropriate massing and scale per adjacent structures and context
- Awnings, canopies and Main level retail window openings
- Vertical masonry columns between glazing
- Common design elements with masonry
- Utilize nominal masonry and not utility sized brick
- Main level window height to be 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.)
Authentic Stucco
ACM Reynobond Smooth Metal Panels
Composite or Cementuous Panels
- 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

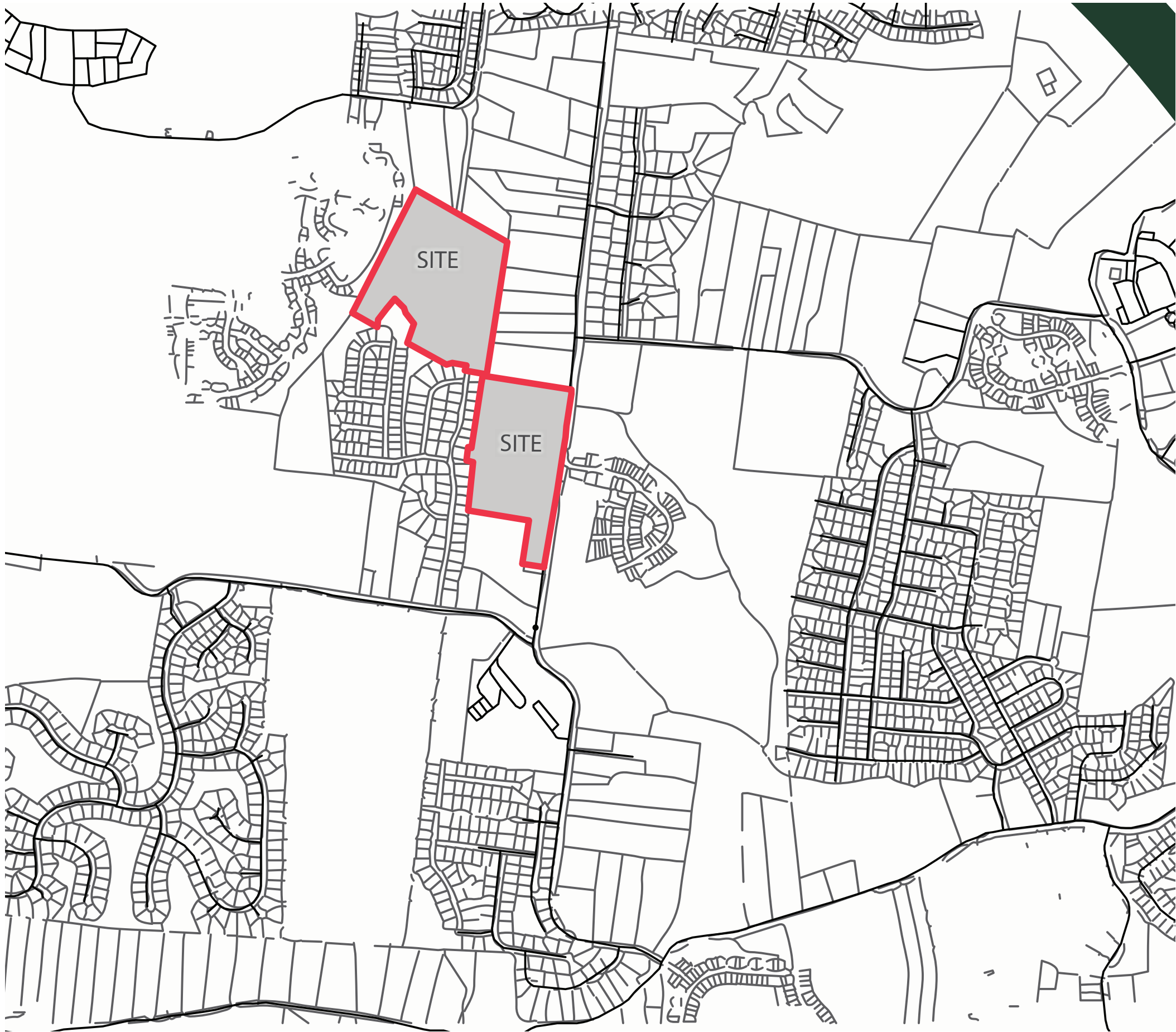
ROOF AND PARAPET:

- 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%



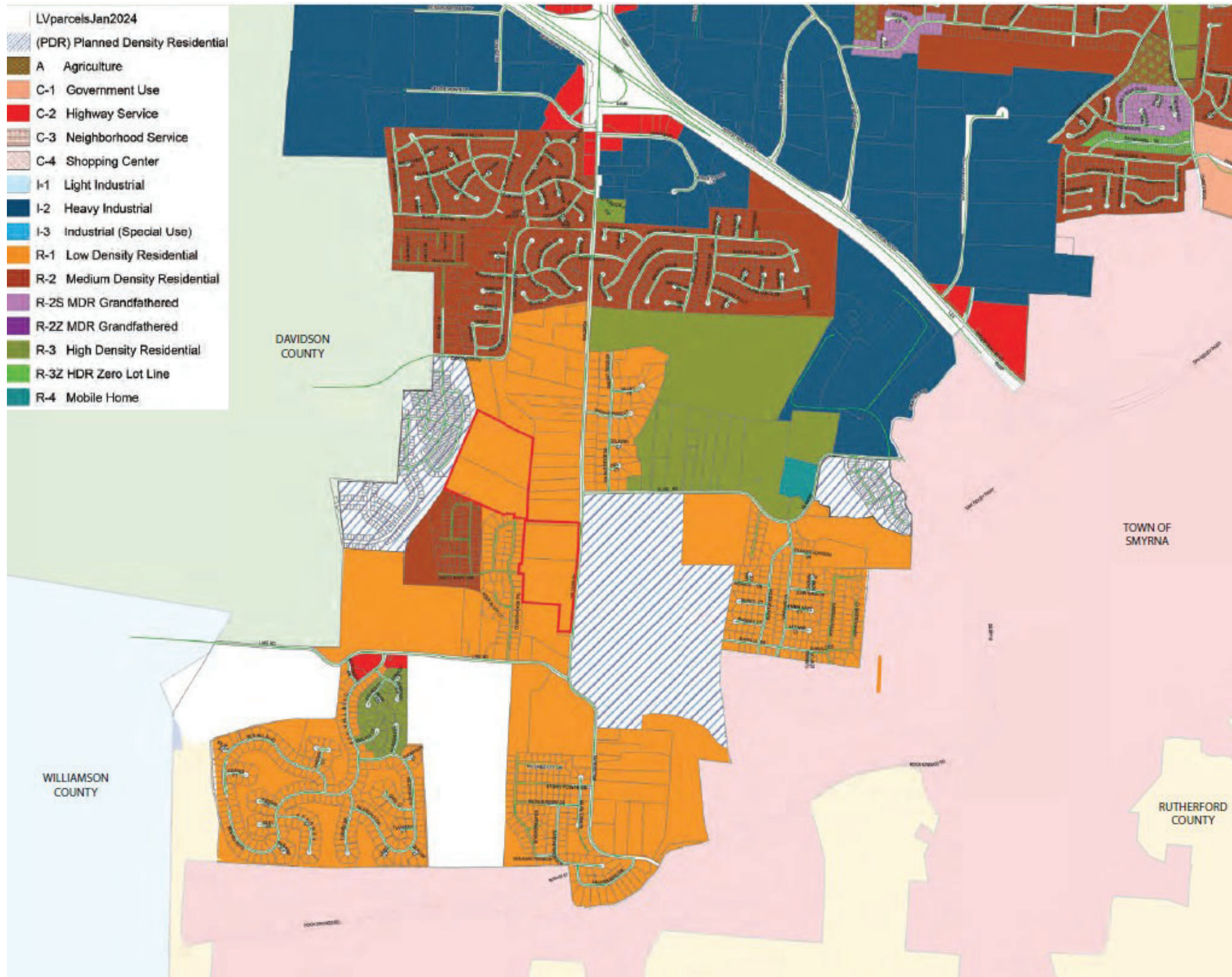
SUBDIVISION MAP

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



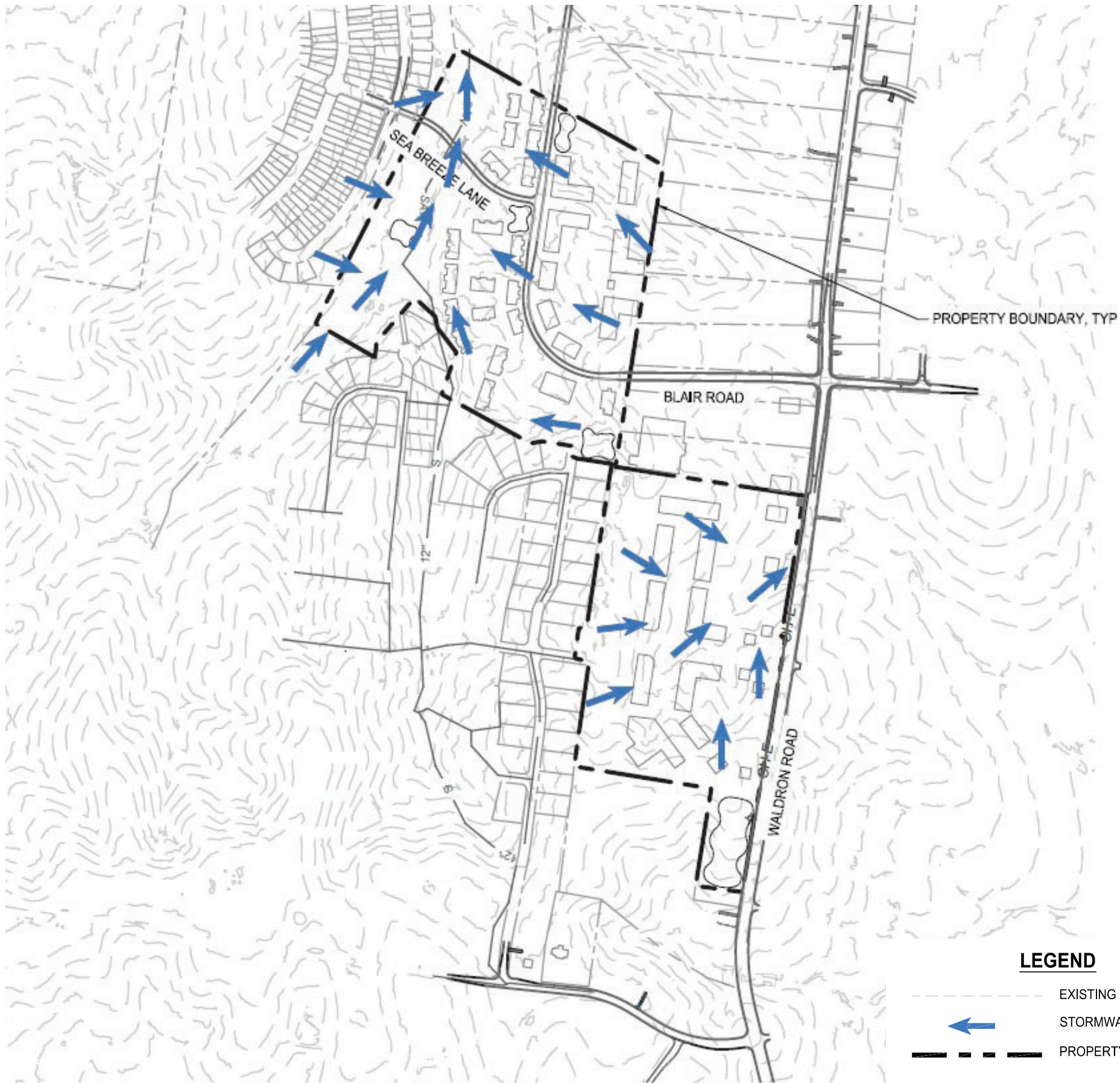
- Water Service will be provided by the City of La Vergne Public Utilities Department.
- As part of the Blair Road extension project, a 12" and 8" water main will be extended through the northern half of the property. As a part of the Waldron Road widening project, the existing 12" and 8" water mains 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 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

Submitted April 3, 2025 to Gary Lide

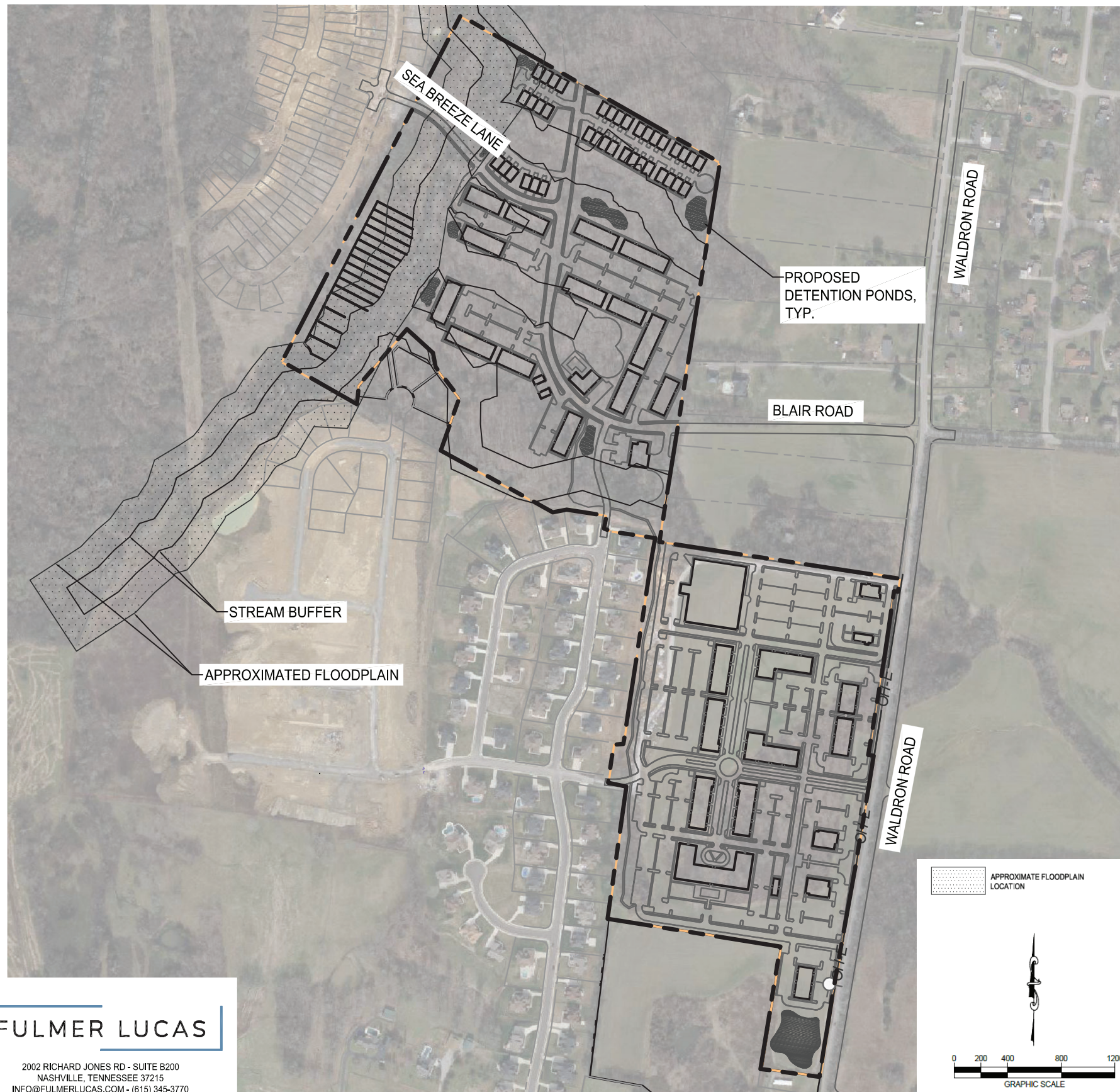
PENDING

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

Submitted April 3, 2025 to Gary Lide

100 YEAR FLOOD PLAIN CALCULATION

The project site is included in the area which has yet to be mapped by FEMA. Prior to any site plan application a HEC RAS Study shall be provided to establish the varying floodplain elevations across the site. All buildings shall be constructed per local and FEMA regulations. The floodplain area shown has been interpolated from the mapped areas immediately downstream along Hurricane Creek.



FULMER LUCAS

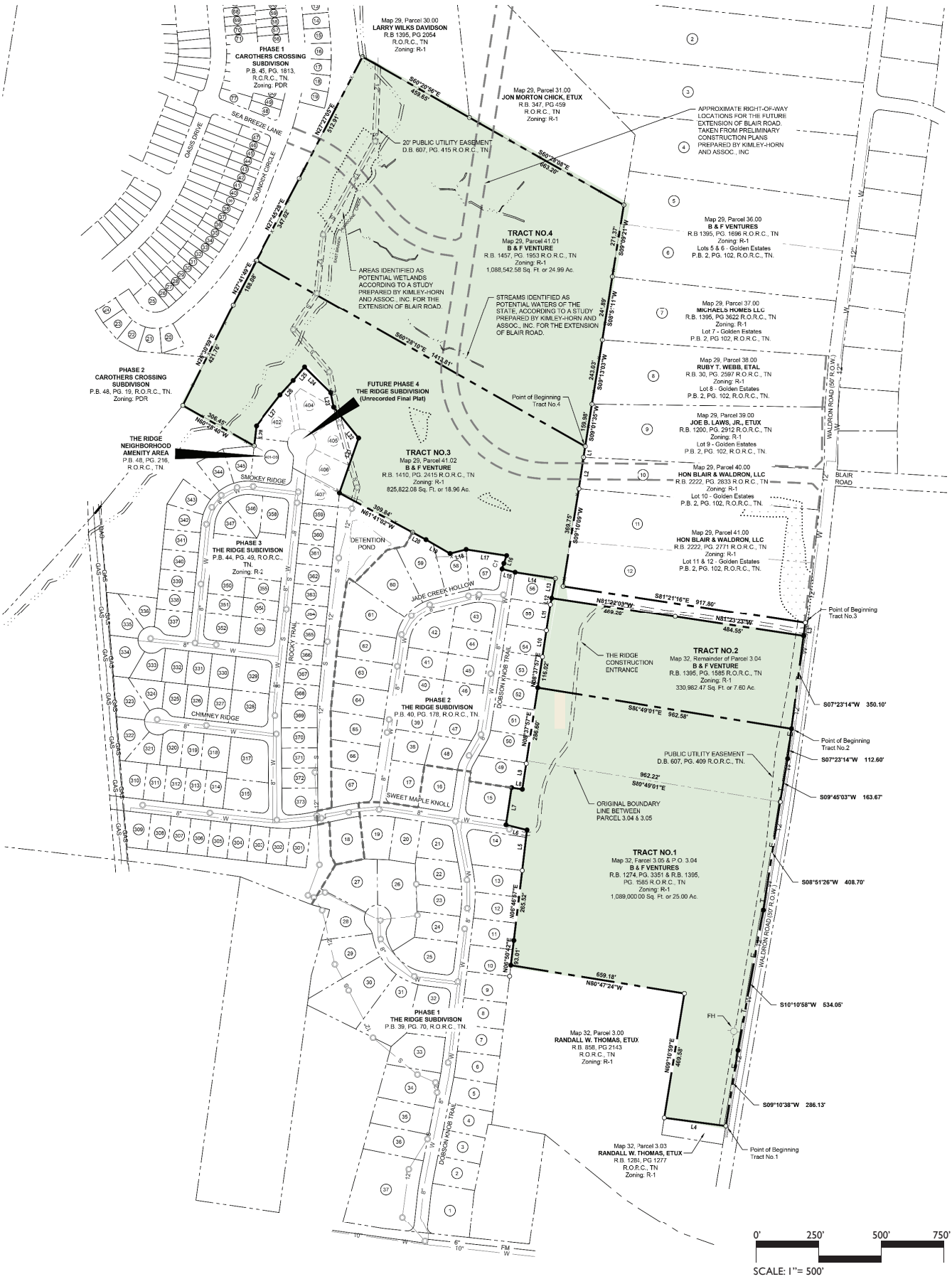
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

100 YEAR FLOOD PLAIN CALCULATION

EP^{co}

Development Traffic Study
Submitted to the City of La Vergne March 21, 2025

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.

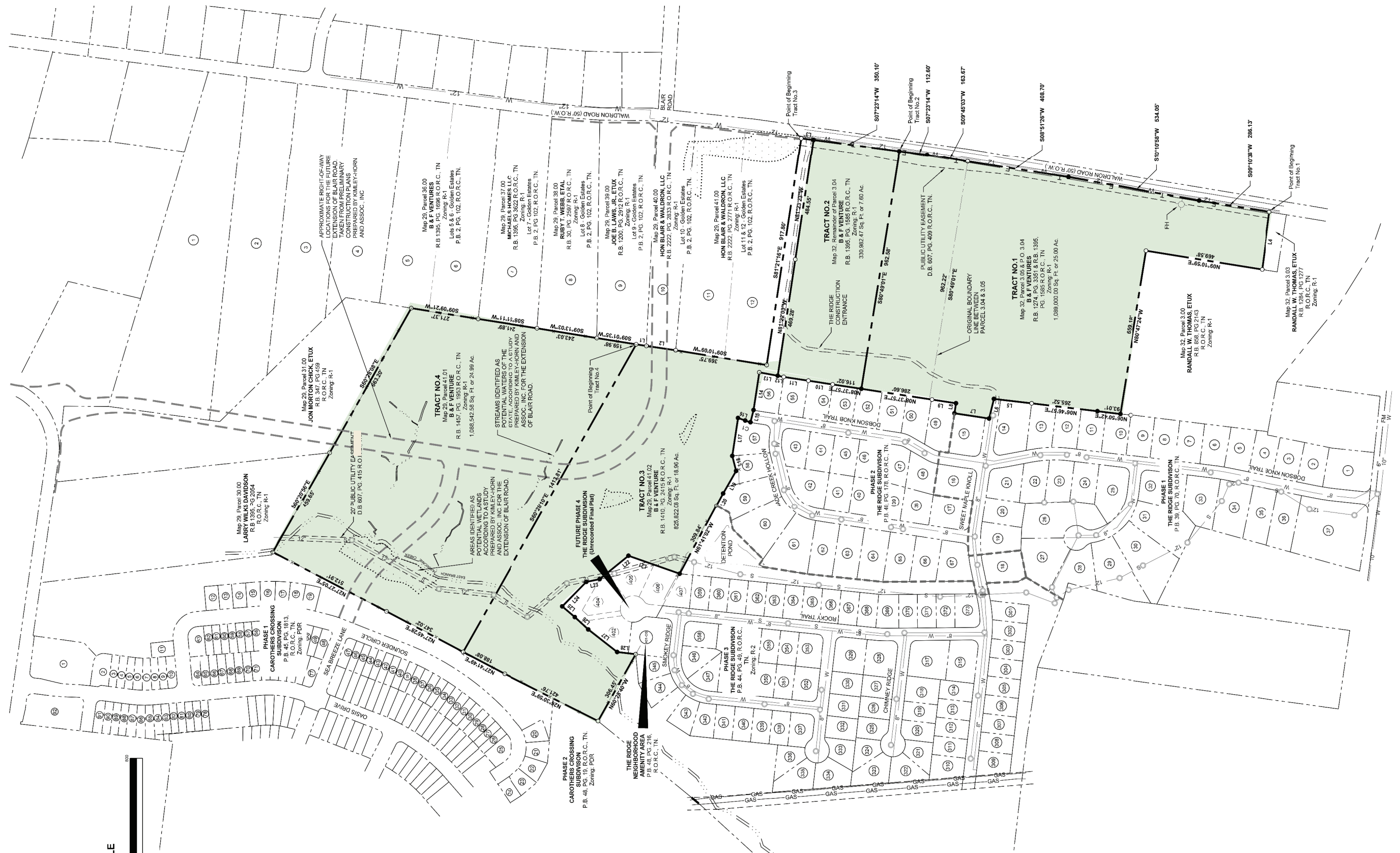
These design and site work elements come together to create a visually appealing, functional, and community-oriented development that enhances the local architectural landscape while supporting businesses and community interaction.

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, Section 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@lavergneth.gov; and Jake Blair - jblair@lavergneth.gov)

No comments

Engineering (Gary Lide - glide@lavergneth.gov)

All Engineering comments addressed.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

All Utilities comments addressed.

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.

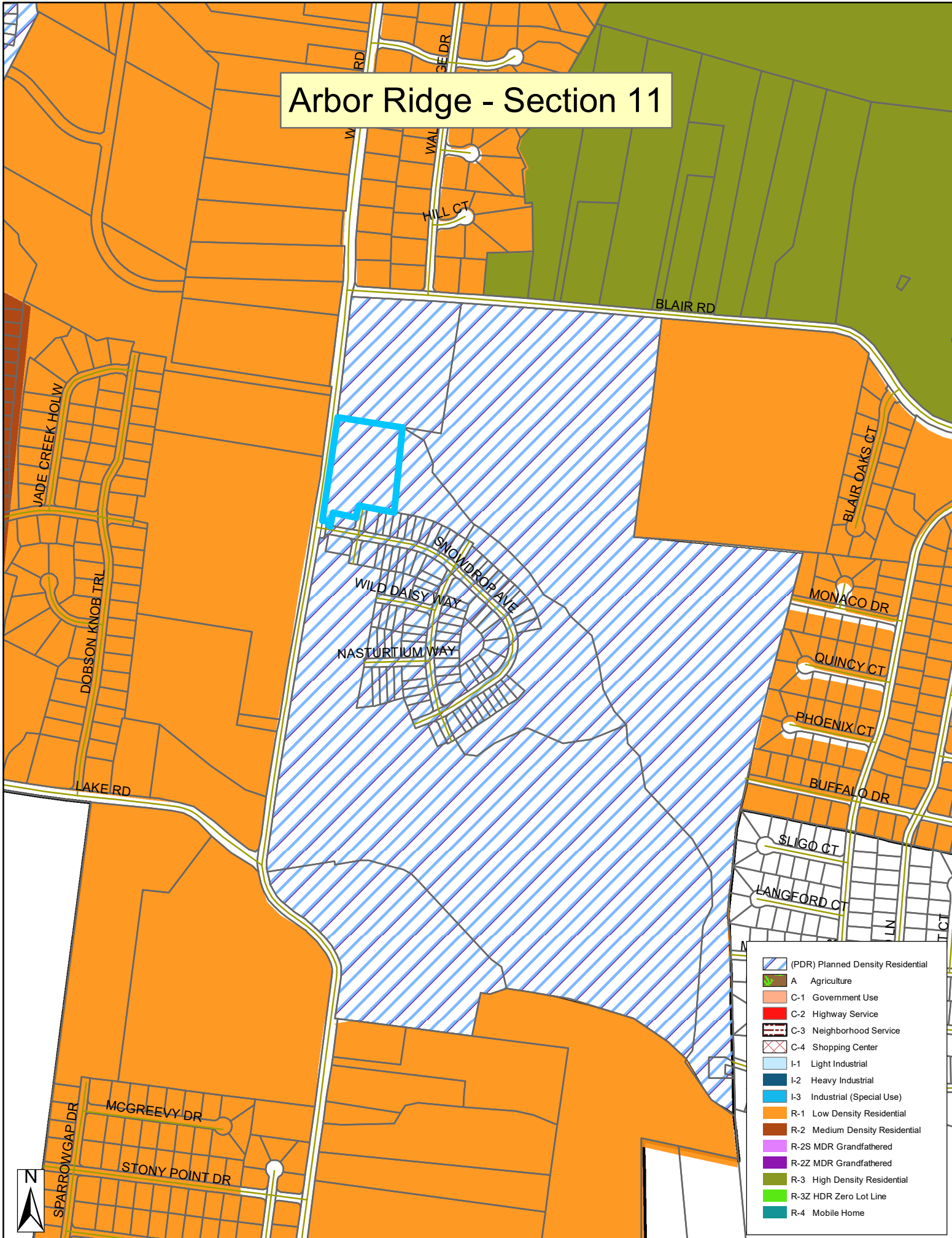
Arbor Ridge - Section 11



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-011 (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0105J, EFFECTIVE DATE: MAY 9, 2023.
- PARCELS MAY BE SUBJECT TO ADDITIONAL 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	1°35'39"

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	6,678	0.153
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

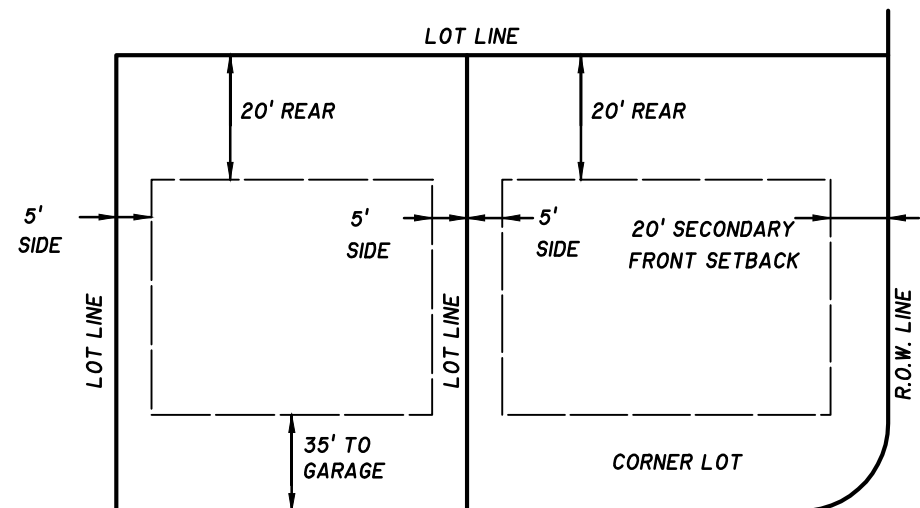
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 09°07'48" W	41.01'
L2	S 21°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°44'50" W	68.86'
L7	S 09°37'35" E	14.56'
L8	S 10°44'50" W	71.02'
L9	N 80°53'38" W	58.05'
L10	S 80°59'34" E	24.58'
L11	S 05°38'53" W	49.35'
L12	S 33°12'34" 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°03'50" W	51.93'
L17	N 68°38'23" W	51.93'
L18	N 71°06'56" 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: _____



MINIMUM BUILDING SETBACK DETAIL
N.T.S.

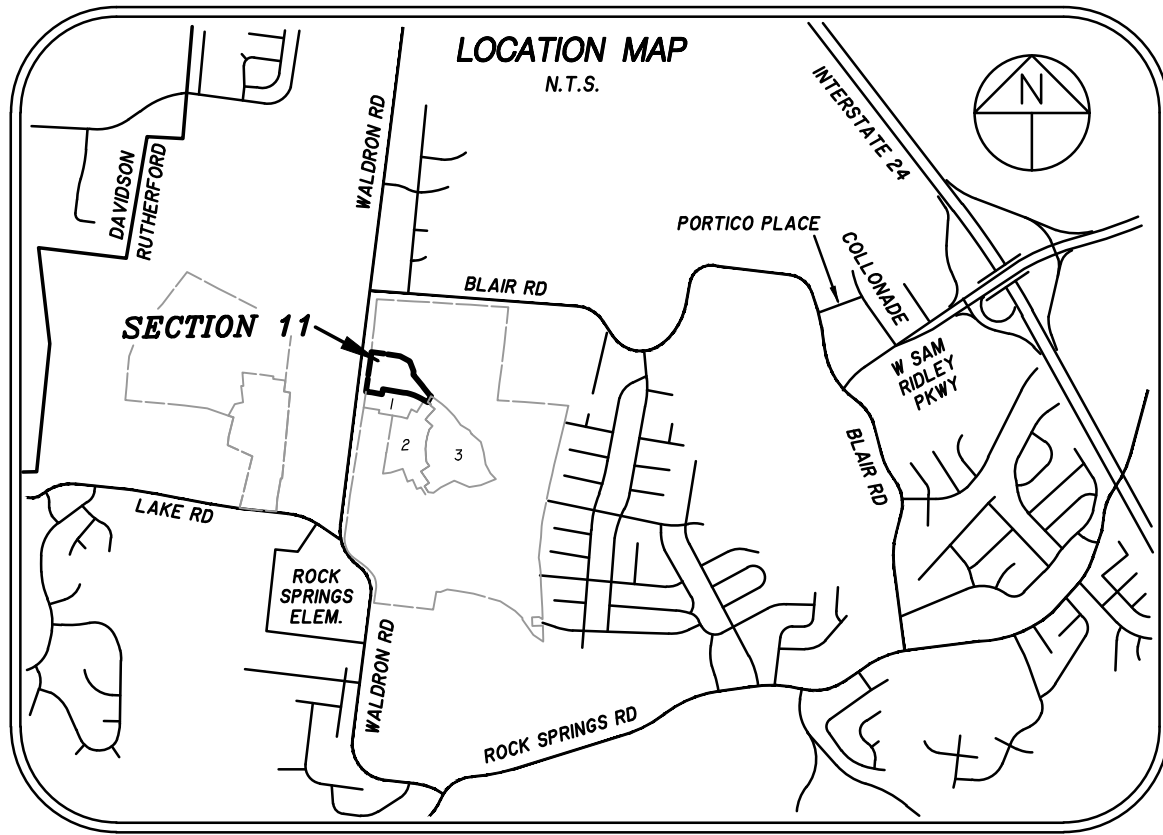
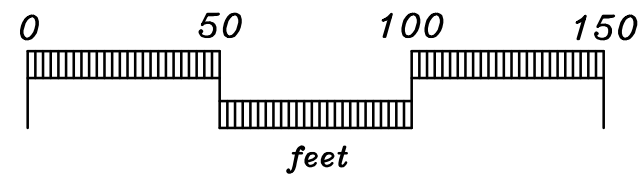
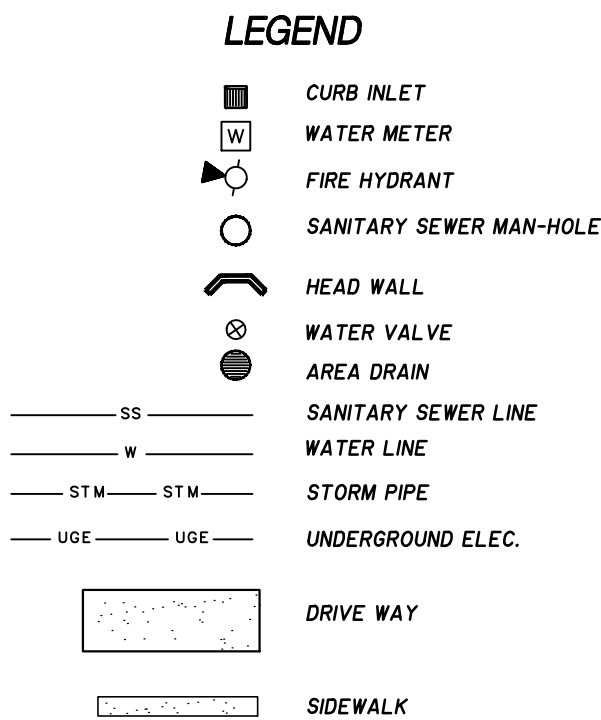
OWNER/DEVELOPER:
BROOKFIELD HOLDINGS (ARBOR), LLC
250 VESEY ST, 15TH FLOOR
NEW YORK, NY 10281

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #4749C0105J, DATED MAY 9, 2023.

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

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

TOTAL AREA= 7.8630



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE: _____ NAME: _____
DEED REFERENCE: _____
TAX MAP 32, 1710 PARCEL 4.04
RECORD BOOK 2384, PAGE 317
MATTHEW CALDWELL, SENIOR ASSOCIATE
BROOKFIELD HOLDINGS (ARBOR) LLC

CERTIFICATE OF ACCURACY

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

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



CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

DATE: _____ NAME: _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

DATE: _____ NAME: _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: _____ NAME: _____
SECRETARY, PLANNING COMMISSION

FINAL PLAT

SECTION 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 REV:	FILE: ARBOR RIDGE SEC 10 FINAL PLAT	DRAWN BY: JWK	SCALE: 1" = 50'	SHEET 1 OF 1
---------------------	-----------------------	---	------------------	--------------------	-----------------



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

April 14, 2025

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

RE: Arbor Ridge Subdivision Section 11
Opinion of Probable Cost for City Bonding
SEC No. 22078

Dear Gary,

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

1. 3-quotes for pavement average	\$30,232
2. SEC, Inc. Cost for As-Builts	\$7,500
3. General Erosion Control Maintenance	\$5,000
4. General Water and Sewer Maintenance	\$5,000
5. Contingency	\$6,050

Total opinion of probable cost = \$53,782

The pavement cost is based on the average bid costs across the three provided bid proposals. The listed median is 29,387.95 (AMI) and the average cost was calculated to be \$30,231.57, so a cost of \$30,232 was used for pavement cost. A contingency of 20% of the pavement cost results to \$6,046 based on the \$30,232, so an amount of \$6,050 was used.

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

Sincerely,

Aws Ahmed, P.E.
SEC, Inc.



PROPOSAL # 25-310336

DATE: 4/07/2025



ESTIMATING

Finn DuBois
Estimator

(615) 619-6036
fdubois@amiconstructioninc.com

SCHEDULING

Anna Ravesloot
Scheduling Coordinator

(615) 619-6028
scheduling@amiconstructioninc.com

**TENNESSEE GENERAL CONTRACTOR'S LICENSE NUMBER 52196. Unlimited; HRA, HRA-B, MU-C, MU-D
EMR=0.72**

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

PROJECT SUMMARY

PROJECT NAME: Arbor Ridge Section 11

LOCATION: La Vergne, TN

WORK TO INCLUDE:

- Overlay

PROJECT DETAILS

OVERLAY (1,444 SY):

- We will sweep and clean the existing asphalt.
- We will apply tack oil to the existing asphalt to help the new asphalt bond to the existing asphalt.
- We will pave with 1.5" of 411 E-mix asphalt and roll for compaction.
- We have included (1) equipment mobilizations per section.
- Binder repairs not included.
- Crown adjustment not included.
- Casting adjustments not included.

THE AMI ADVANTAGE

FULLY INSURED:

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

PROFESSIONAL COMPANY:

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

PRICING BREAKDOWN

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

	<u>SECTION 11</u>	<u>QUOTE</u>
☒	<u>PAVING</u>	<u>QUOTE</u>
☐	OVERLAY	\$ 29,387.95

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

PROPOSAL NOTES

GENERAL TERMS & CONDITIONS:

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

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

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

SPECIFIC TERMS & CONDITIONS:

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

ACCEPTANCE OF ESTIMATE

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

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

YOUR SIGNATURE: _____ DATE: _____

PRINTED NAME & TITLE: _____

ACCOUNTS PAYABLE CONTACT: _____

ACCOUNTS PAYABLE EMAIL ADDRESS: _____

ACCOUNTS PAYABLE PHONE #: _____

BILLING ADDRESS: _____

PLEASE CHECK IF YOU ARE A NEW CUSTOMER:

☐

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

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



RUSTY MCDONALD, PRESIDENT

AMI CONSTRUCTION, INC.

DATE: 4/8/2025

Wiregrass Construction Company, Inc.



811 Needham Drive

Smyrna, TN 37167

Contact: Andy Burton

Phone: 615-793-2600

Email: aburton@wiregrassconstruction.com

Quote To: Ashton Woods

Job Name: Arbor Ridge Section 11 Topping

Contact:

Proposal Date: 4/9/2025

Phone:

Date of Plans: SEC, Inc.

Email:

9/13/2024

Quote is good for 30 days.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	
5	Tack Coat	1,450.00	SY	0.40	
10	64-22 E Mix 1.5"	150.00	TN	160.00	
15	Mobilization	1.00	LS	4,400.00	

GRAND TOTAL

\$28,980.00

NOTES:

Exclusions:

- Permits, fees, aid to construction, allowances and bond
- Engineering or layout
- Traffic control materials
- Sawcutting
- Testing
- Rock Excavation (Trench or Mass)
- Utility Risers/Casting Adjustments
- Concrete Flatwork including Stone
- Striping/Pavement Markings
- Site Signage
- Concrete Curb/Repair
- Binder Repair
- Traffic Control

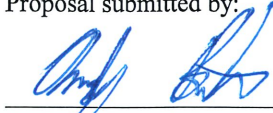
NOTES:

- This proposal shall be made part of the contract and given precedence over the plans, specs and other contract clauses.
- No Safety orientation, safety meetings, safety paperwork, or Drug Testing is included outside what is required by Wiregrass Construction Company, Inc. safety program and employment policy.
- Control is to be provided by Client.
- Drainage of paved areas will not be guaranteed where design slope is less than 1%.
- Not responsible for repairing base, pavement, curbs, sidewalk, handicap ramps, subgrade, or erosion control measures due to damage caused by other contractors
- Aggregates are quoted as meeting TDOT Specifications unless otherwise noted.
- Wiregrass will not warranty any asphalt failures due to construction traffic.
- It is the responsibility of the Client to locate and notify WCC of any and all underground utilities prior to milling. If damage occurs, the cost of this repair to the utility and/or WCC equipment will be the responsibility of the Client.
- Price includes one paving mobilization. Additional mobilizations will be \$3,000 per move-in.

- Proposal is based on +/- 0.5 inch tolerance for aggregate base course and +/- 0.25 inch tolerance per asphalt layer.
- Pricing is firm through December 2025 provided that award is made within 30 days.
- Proposal is Lump Sum. If items are taken out of the scope, Wiregrass reserves the right to re price.
- Proposal is contingent upon acceptance of the terms of the contract.

-Due to the volatility in the petroleum industry this project has been priced utilizing an asphalt cement (Bituminous Material) escalator/de-escalator. Contract billings will be adjusted when work is performed in a month that the Tennessee Department of Transportation Monthly Bituminous Material Index increases or decreases from the Basic Bituminous Material Index by five (5) percent or more. The Basic Bituminous Material Index for this project is: \$600.00 (4/1/2025)

Proposal submitted by:



Andy Burton - Estimator

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry necessary insurance. Our workers are fully covered by Workman's Comp. insurance. All jobs must be started in a timely manner. Any delays will constitute a re-pricing and agreement of new price before commencement.

ACCEPTANCE OF PROPOSAL

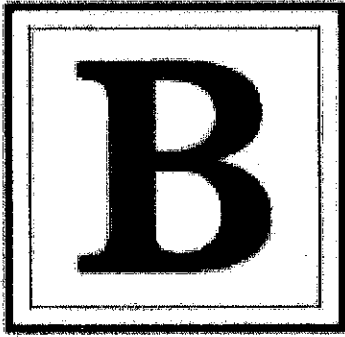
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Should the undersigned fail to pay this indebtedness, or any part thereof, when due, the entire unpaid balance shall become due and payable; in which the undersigned agrees to pay all costs of collecting, including a reasonable attorney's fee, plus a finance charge of 1.5% per month (18% per year from the due date).

ACCEPTED BY:

Print _____

Signature _____

Date _____



Barlow Inc.

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

April 3, 2025

Proposal

Barlow, Inc would like to make the following proposal to Michael Strobel / Ashton Woods for the Asphalt Topping of Arbor Ridge Sections 11 & 12

Plans: Arbor Ridge Section 11 dated 9/13/24 and Section 12 dated 9/13/24

The following is included in the proposed scope of work:

Section 11

1.5" Asphalt Mix - Grade E With Tack

\$32,326.75

Section 12

1.5" Asphalt Mix - Grade E With Tack

\$88,969.30

Total

\$121,296.05

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

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

Respectfully,
Matt Summers

Accepted by _____
Date _____



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

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

Engineering (Gary Lide - glide@lavergneth.gov)

All Engineering comments addressed.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

All comments addressed.

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.

5343 Murfreesboro Rd

VETERANS MEMORIAL PKWY

MURFREESBORO RD

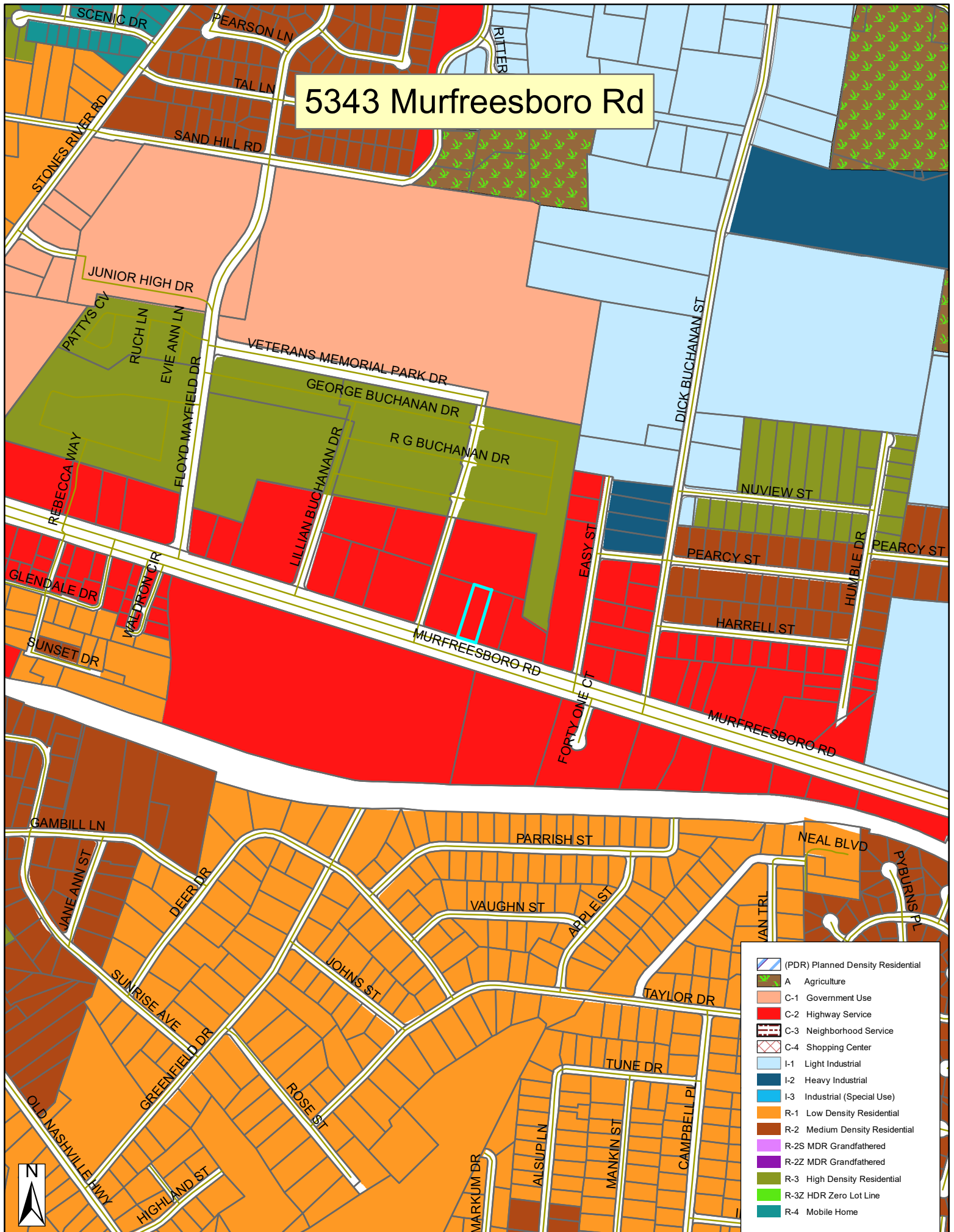
MURFREESBORO RD



5343 Murfreesboro Rd



5343 Murfreesboro Rd







SPEED
LIMIT
25

CONSTRUCTION PLANS FOR:

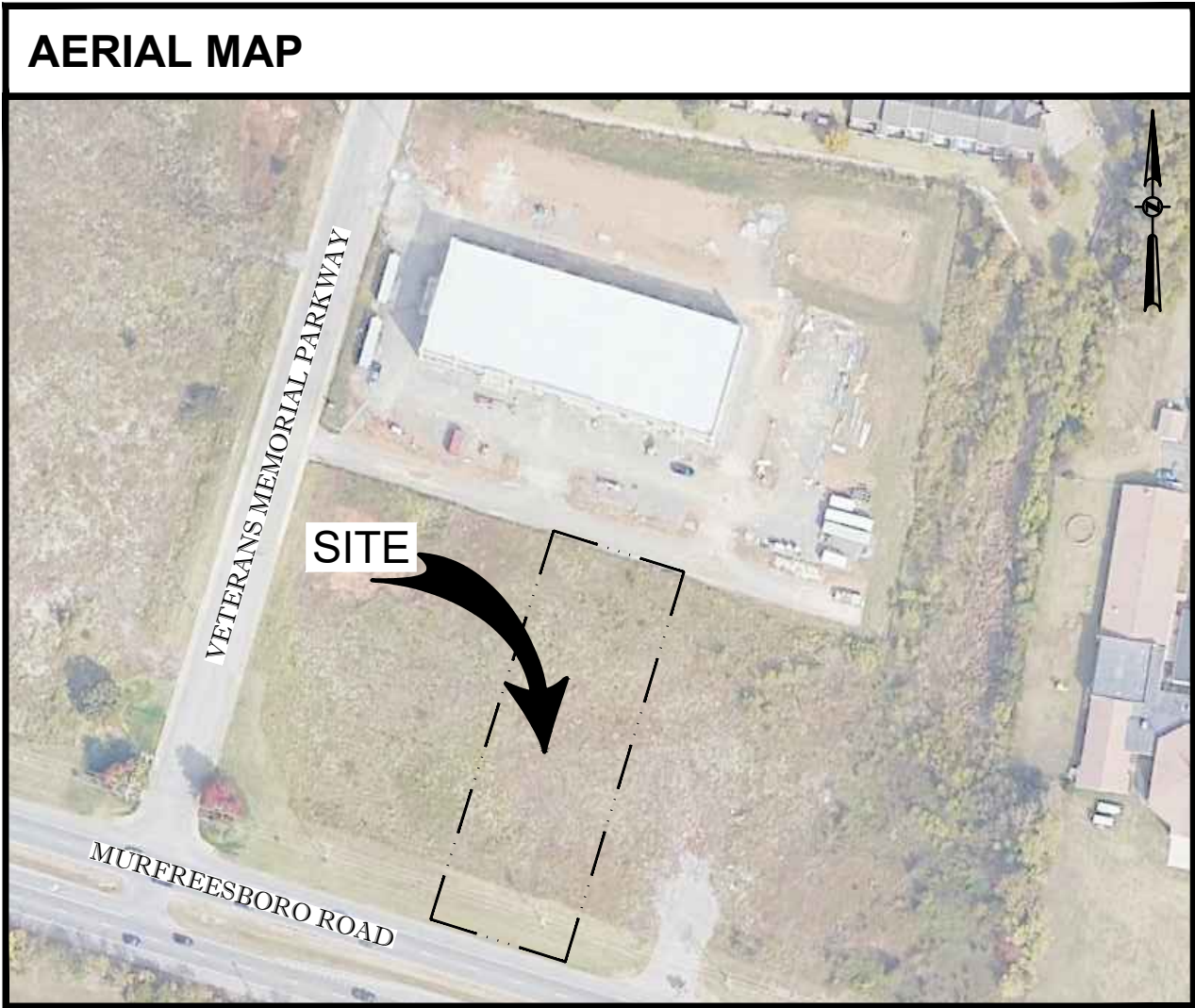
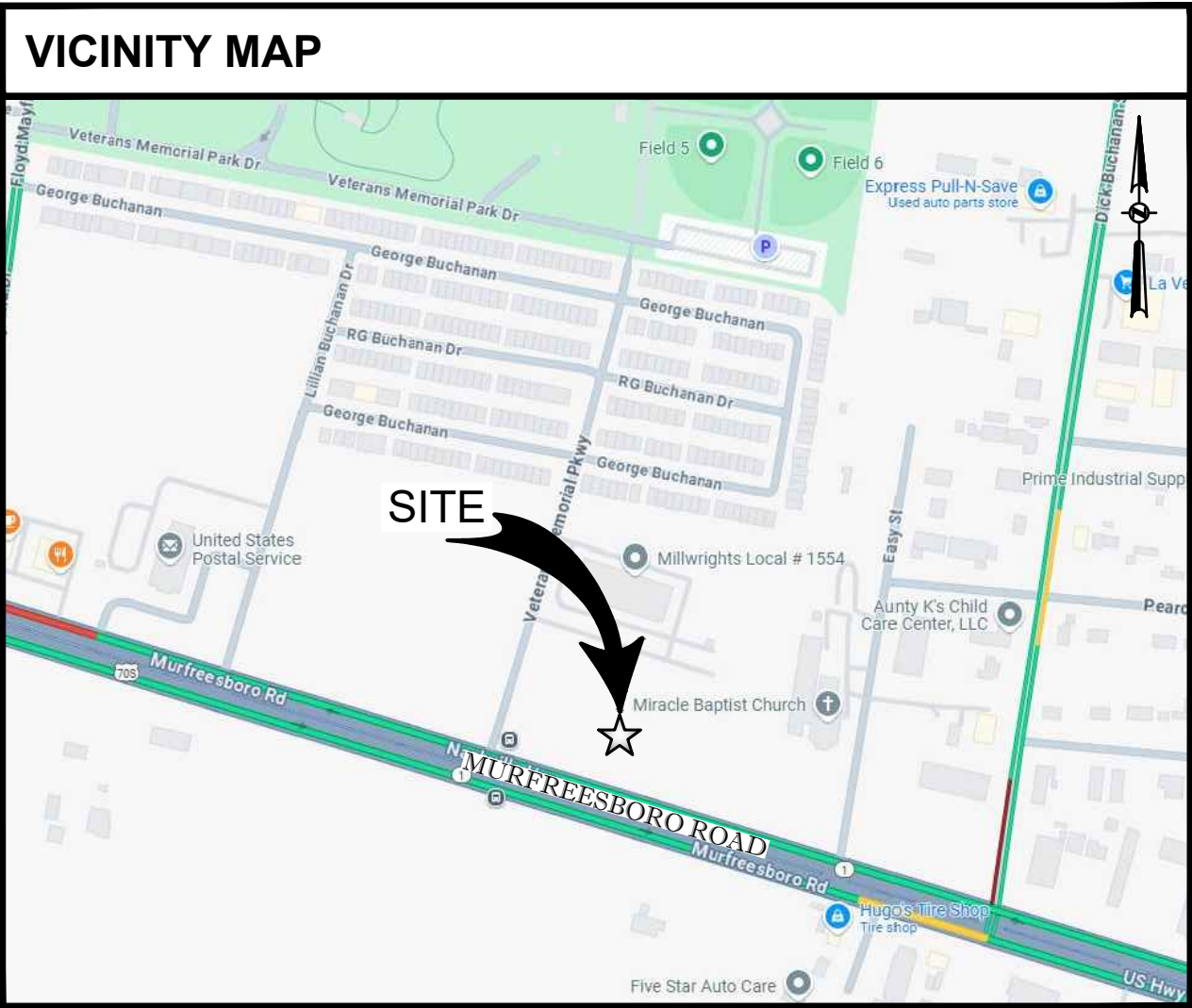


FIFTH THIRD

LA VERGNE (ALDI)

5343 MURFREESBORO ROAD
LA VERGNE, TENNESSEE 37086

PROJECT TEAM	
PROPERTY OWNER: RICHLAND SOUTH LLC 749 DUNCAN COURT BRENTWOOD, TENNESSEE 37027	CIVIL ENGINEER: INFINITY ENGINEERING GROUP, LLC 1208 EAST KENNEDY BOULEVARD SUITE 230 TAMPA, FLORIDA 33602 PH: (813) 434-4770 CONTACT: NISIT SAPPARKHAO
DEVELOPER: FIFTH THIRD BANK MD 10ATA1 CORP FAC 38 FOUNTAIN SQUARE PLZ CINCINNATI, OHIO 45202-3102 PH: (513) 579-5203	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
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	



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



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

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
A-190	ROLLING CART ENCLOSURE AND DETAILS

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 ENTRIES, 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. 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 STORE 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 FILLS 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 ARE 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 LESS THAN 15 TONS.
 - c. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, 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 BEFORE COMPLETING THE FOLLOWING:
 - 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 GRADES 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.

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.

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

- 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 SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.

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 D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.

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-SPIGOT ENDS FOR GASKETED JOINTS USING ASTM F 477, ELASTOMERIC SEALS.
 - b. PVC SEWER PIPE AND FITTINGS, NPS 18-INCH AND LARGER: ASTM F 679, 1-1 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.
6. ALL PIPE, FITTINGS, GASKETS, AND SEALS SHALL BE PROTECTED FROM DIRT AND DAMAGE.
7. ALL STORM SEWER LINES SHALL BE TELEVIEWED AND THE VIDEO REPORTS SUBMITTED TO THE ENGINEER FOR REVIEW.
 - a. VIDEO REPORTS ARE TO BE SUBMITTED ON CD-ROM OR DVD COMPACT DISKS.
 - b. ALL LINES MUST BE FLUSHED AND CLEANED WITH POTABLE WATER PRIOR TO TELEVIEWING.
 - c. FOR SUBMERGED SYSTEMS, POND WATER LEVELS SHALL BE LOWERED (PUMPED DOWN) BELOW THE LOWEST PIPE INVERT.
 - d. VIDEO REPORTS WILL BE USED TO VIEW THE CONDITION OF THE STORM SEWER PIPE PRIOR TO ACCEPTANCE. WORKMANSHIP AND CLEANLINESS OF THE INSTALLATION WILL BE CHECKED.
8. AS-BUILT SURVEY: THE CONTRACTOR SHALL VERIFY STORM SEWER IMPROVEMENTS ALIGNMENT BY PROVIDING AN "AS-BUILT" SURVEY OF CONSTRUCTED CONDITIONS FROM A LICENSED SURVEYOR REGISTERED IN THE STATE OF PROJECT LOCATION. THE "AS-BUILT" SURVEY SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION PERTAINING TO THE INSTALLATION OF THE STORM SEWER SYSTEM PIPING AND STRUCTURES. DATUM ELEVATION AND BENCHMARK LOCATIONS SHALL BE INDICATED. INFORMATION TO BE INCLUDED IS AS FOLLOWS:
 - a. PIPE TYPE, SIZE, AND INVERT ELEVATIONS.
 - b. MANHOLE, DROP INLET, CURB INLET, YARD DRAIN, AND POND CONTROL STRUCTURE LOCATIONS WITH ELEVATIONS OF BOTTOM, RIM OR GRATE ELEVATION SHOWN.
 - c. POND CONTROL STRUCTURES: SHOW INFORMATION ON ALL FLOW CONTROL APPURTENANCES AND OUTLET PIPING.

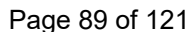
ASPHALT PAVING

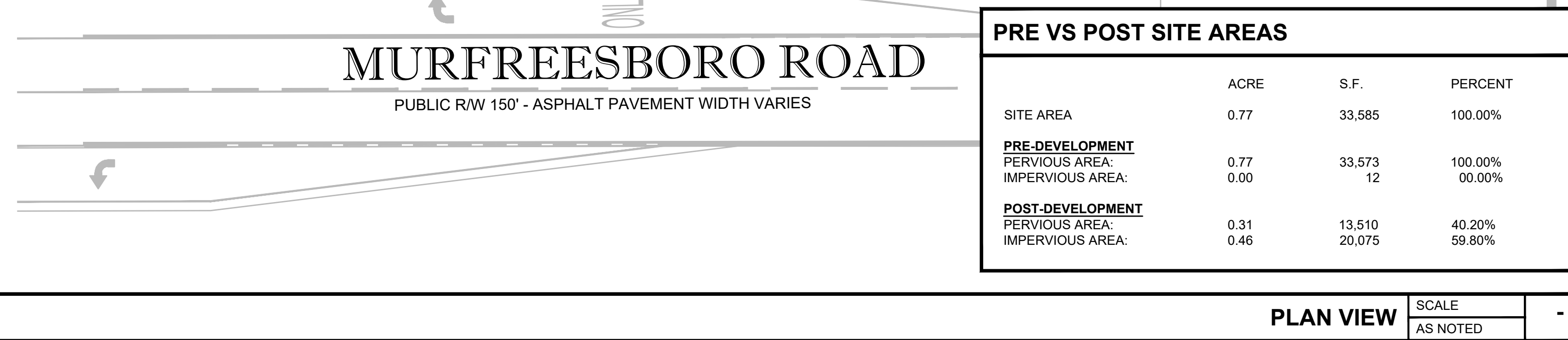
1. THE CONTRACTOR IS TO PROVIDE BARRICADES, SIGNS, FLASHERS, AND FLAG PERSONNEL AS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION IS TO CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
2. ALL ASPHALT PAVING MATERIALS, WORKMANSHIP, AND INSTALLATION REQUIREMENTS SHALL COMPLY WITH THE STANDARD SPECIFICATIONS OF THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) FOR THE STATE IN WHICH THE WORK OCCURS WITH SOME EXCLUSIONS. THE DOT PAVEMENT PROCEDURES AND SAFETY REQUIREMENTS SHALL GENERALLY NOT APPLY.
 - a. COARSE AGGREGATE: FINE AGGREGATE AND MINERAL FILLERS: IN ACCORDANCE WITH D.O.T. MATERIAL STANDARDS AND ASSOCIATED CONSTRUCTION SPECIFICATIONS.
 - b. ASPHALT BINDER, ASPHALT CEMENT, PRIME COAT, AND TACK COAT: IN ACCORDANCE WITH D.O.T. MATERIAL STANDARDS AND ASSOCIATED CONSTRUCTION SPECIFICATIONS.
 - c. JOINT SEALANT: ASTM D 6690 OR AASHTO M 324, TYPE II OR III, HOT APPLIED, SINGLE COMPONENT, POLYMER-MODIFIED BITUMINOUS SEALANT.
 - d. PAVEMENT-MARKING PAINT: IN ACCORDANCE WITH D.O.T. MATERIAL STANDARDS AND ASSOCIATED CONSTRUCTION SPECIFICATIONS. COLORS AS INDICATED.
3. DO NOT APPLY ASPHALT MATERIALS IF SUBGRADE IS FROZEN, WET, OR EXCESSIVELY DAMP; OR IF RAIN IS IMMINENT OR EXPECTED BEFORE TIME REQUIRED FOR ADEQUATE CURE. APPLY ONLY AT D.O.T. RECOMMENDED SURFACE TEMPERATURE.
4. INSTALLATION TOLERANCES:
 - a. PAVEMENT THICKNESS: THE AVERAGE OF THE MEASURED THICKNESS OF THE PAVEMENT LAYERS SHALL MEET OR EXCEED THE REQUIRED THICKNESS FOR THOSE LAYERS, AND THE MINIMUM THICKNESS IN ANY ONE AREA SHALL NOT BE LESS THAN 0.25 INCHES BELOW THE REQUIRED THICKNESS.
 - b. PAVEMENT SURFACE SMOOTHNESS: COMPACT EACH COURSE TO PRODUCE A

SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUDINALLY TO PAVED AREAS:

- BASE COURSE: 1/4 INCH
 - SURFACE COURSE: 1/4 INCH
- c. CROWNED SURFACES: TEST WITH CROWNED TEMPLATE CENTERED AND AT RIGHT ANGLE TO CROWN. MAXIMUM ALLOWABLE VARIANCE FROM TEMPLATE IS 1/4 INCH.

5. PAVEMENT MARKINGS SHALL BE MADE WITH NON-THERMOPLASTIC ACRYLIC MARKING PAINT MEETING THE DOT MATERIAL REQUIREMENTS. ALLOW PAVING TO AGE FOR 30 DAYS BEFORE STARTING PAVEMENT MARKING. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS, OF DIMENSIONS AND COLORS INDICATED, WITH UNIFORM,





1	NEW BUILDING (SEE ARCHITECTURAL DRAWINGS)
2	NEW TRASH ENCLOSURE (SEE ARCHITECTURAL DRAWING).
3	NEW 6" CONCRETE PAVEMENT. SEE DETAILS, SHEET C05.01.
4	NEW 6" BLACKTINT CONCRETE PAVEMENT. SEE DETAILS, SHEET C05.01.
5	NEW ASPHALT PAVEMENT. SEE DETAILS, SHEET C05.01.
6	NEW 4" CONCRETE SIDEWALK, SEE PLAN FOR WIDTH. SEE DETAILS, SHEET C05.01.
7	NEW 6" X 18" VERTICAL CURB, 3-FOOT CURB TRANSITION AT PATHWAYS. SEE DETAILS, SHEET C05.01.
8	NEW 24" CURB AND GUTTER. SEE DETAILS, SHEET C05.01.
9	NEW ADA RAMP. SEE DETAILS, SHEET C05.01.
10	NEW WHEEL STOP (TYPICAL OF 2). SEE DETAILS, SHEET C05.01.
11	NEW 5-STALL BICYCLE RACK. SEE DETAILS, SHEET C05.01.
12	NEW DETECTABLE WARNING. SEE DETAILS, SHEET C05.01.
13	NEW 6-INCH "WHITE" PARKING/AISLE STRIPE (CONTINUOUS PAINT).
14	NEW ACCESSIBLE PARKING SPACES AND ACCESS AISLE. SEE DETAILS, SHEET C05.01.
15	NEW 24-INCH "WHITE" STOP BAR (CONTINUOUS PAINT).
16	5-FOOT WIDE CROSSWALK, 12-INCH "WHITE" STRIPE @ 36" O.C. (CONTINUOUS PAINT).
17	NEW "WHITE" DIRECTIONAL ARROW (CONTINUOUS PAINT). SEE DETAILS, SHEET C05.01.
18	NEW ACCESSIBLE PARKING SIGN. SEE DETAILS, SHEET C05.02.
19	NEW 30" R1-1 "STOP" SIGN (TYPICAL OF 4). SEE DETAILS, SHEET C05.02.
20	NEW 30" R5-1 "DO NOT ENTER" SIGN (TYPICAL OF 2). SEE DETAILS, SHEET C05.02.
21	NEW EXPANSION JOINT. SEE DETAILS, SHEET C05.01.
22	NEW CONTROL JOINT. SEE DETAILS, SHEET C05.01.
23	STORMWATER STRUCTURE. SEE STORM PIPING PLAN, SHEET C03.02.
24	NEW CLEANOUT WITH CONCRETE PAD.
25	NEW AREA LIGHT POLE. SEE ELECTRICAL PHOTOMETRIC SITE PLAN, SHEET E-011.
26	NEW TRANSFORMER PAD. SEE UTILITY PLAN, SHEET C04.01.
27	NEW PYLON SIGN (DESIGNED AND PERMITTED BY OTHERS).

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
2. EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM THE SURVEY.
3. BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
4. ALL TIES TO THE PROPERTY LINE ARE BASED ON THE SURVEY.
5. ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED

	PROPERTY LINE
	EXISTING TO REMAIN
	EXISTING CONCRETE TO REMAIN
	PROPOSED CONCRETE LESS THAN 6"
	PROPOSED CONCRETE 6" OR GREATER
	NEW ASPHALT PAVEMENT
	SETBACK/BUFFER
	PROPOSED CURB
	PROPOSED CURB AND GUTTER

SITE ADDRESS: 5343 MURFREESBORO ROAD
 LA VERGNE, TENNESSEE 37086

PIN: 014-072.10-000

BUILDING AREA: 2,014 SF BUILDING

ZONING: C-2 HIGHWAY SERVICE

SITE AREA: 33,585 SF / 0.77 AC

EXISTING USE: VACANT

FUTURE USE: BANK WITH DRIVE THRU

PARKING DATA

BANK PARKING REQUIRED: 1 SPACE PER 300 SF OF G.F.A.
 2,014 SF x (1 / 300 SF) = 7 SPACES

TOTAL PARKING PROVIDED: STANDARD PARKING = 11 SPACES
 ACCESSIBLE PARKING = 1 SPACE
 TOTAL PARKING PROVIDED = 12 SPACES

PARKING SPACE SIZE: 9' x 18' MINIMUM

DRIVE THROUGH QUEUE: 4 SPACES PER ATM LANE
 4 SPACES PER TELLER LANE
 NOTE - BYPASS LANE REQUIRED AND NO
 MINIMUM DRIVE THRU QUEUE LENGTH
 REQUIRED

LOADING ZONE: *NOTE-FINANCIAL INSTITUTIONS DO NOT USE
 LOADING ZONES FOR SECURITY PURPOSES
 DELIVERY TRUCK WILL PARK DIRECTLY IN FRONT
 OF MAIN ENTRANCE.

LANDSCAPE REQUIREMENTS:

REQUIRED

LANDSCAPE BUFFER - FRONT = 15'
 LANDSCAPE BUFFER - SIDE = 5'
 LANDSCAPE BUFFER - SIDE = 5'
 LANDSCAPE BUFFER - REAR = 5'

BUILDING REQUIREMENTS:

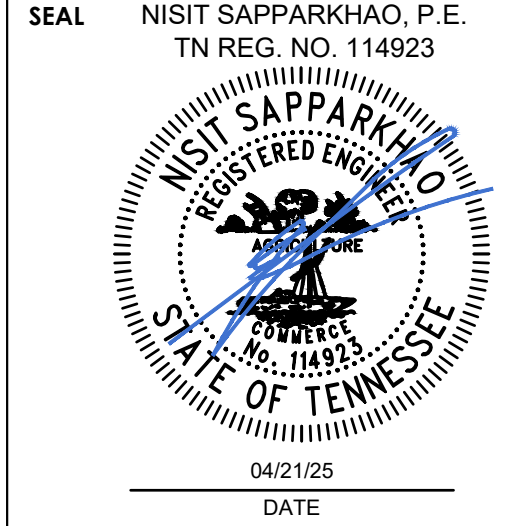
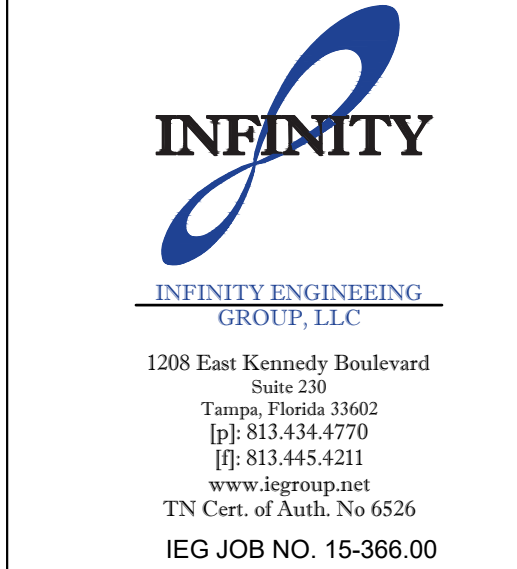
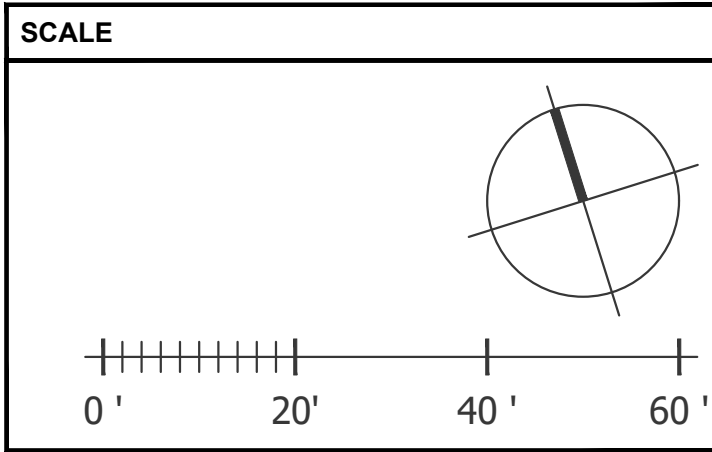
REQUIRED

BUILDING SETBACK - FRONT = 35'
 BUILDING SETBACK - SIDE = 10'
 BUILDING SETBACK - SIDE = 10'
 BUILDING SETBACK - REAR = 10'

FLOOD ZONE:

DESCRIBED PROPERTY LIES IN FLOOD ZONE X, PER FEMA MAP NO. 47149C0020K
 DATED MAY 05, 2023.

1. CONTRACTOR TO RE-GRADE SURROUNDING GRADE ELEVATION AND RE-SOD AS NEED TO MEET PROPOSED TOP OF SIDEWALK ELEVATIONS.
2. CONTRACTOR SHALL REPLACE ALL DISTURBED LANDSCAPING TO MATCH EXISTING
3. CONTRACTOR SHALL TIE INTO EXISTING IRRIGATION SYSTEM AND EXTEND NEW DRIP IRRIGATION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.



ISSUE FOR PERMIT - 02/28/2025			
ISSUE	BY	DATE	DESCRIPTION
		04/21/25	SITE ROUND 1

PROJECT INFORMATION BLOCK

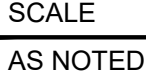
JOB #	24064
DATE:	12/06/2
DRAWN BY:	IEC
CHECKED BY:	IEC

SHEET TITLE

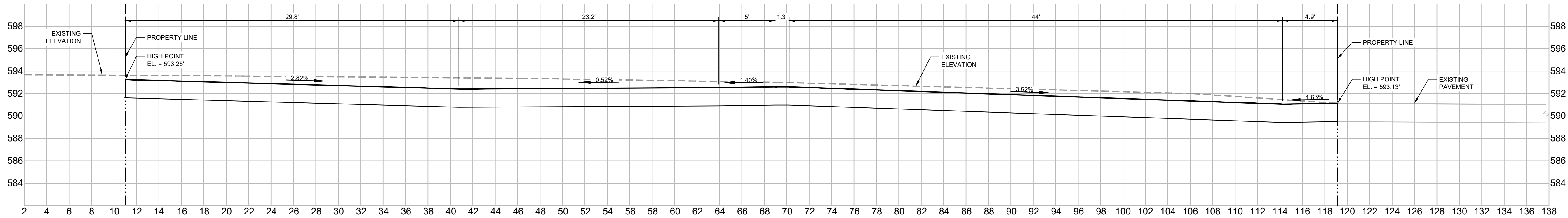
SITE PLAN

SHEET NUMBER

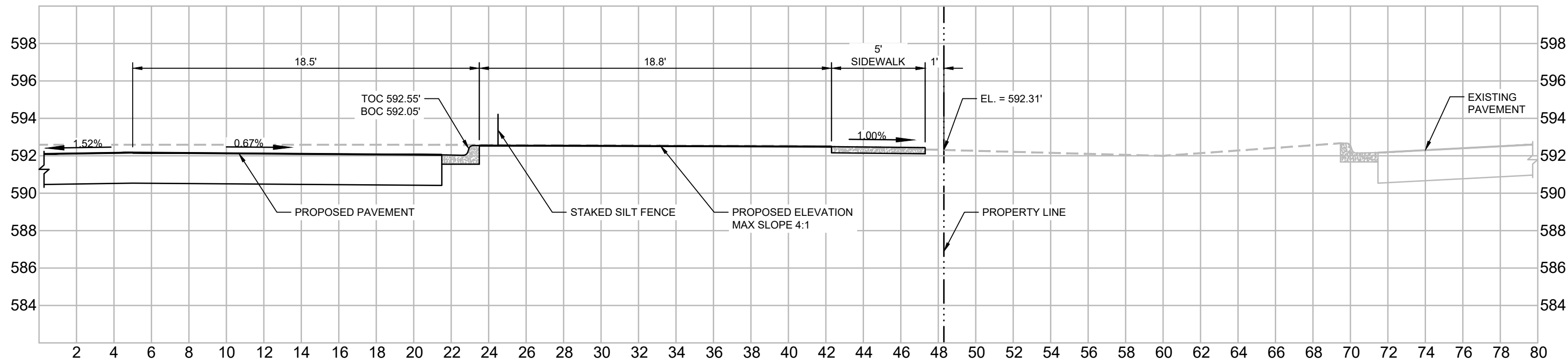
C02.01



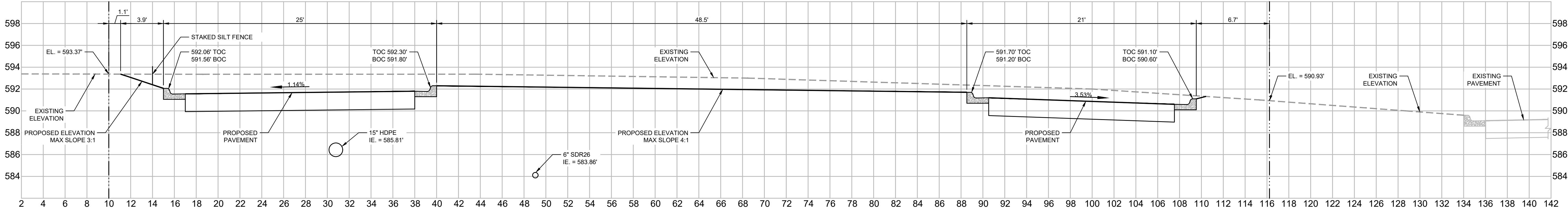
Page 91 of 121



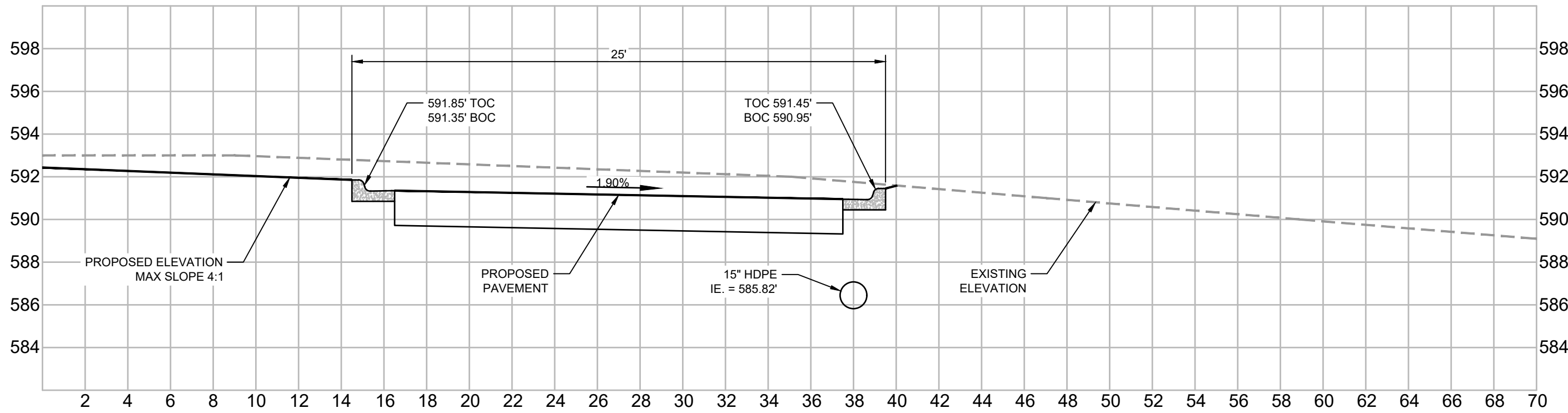
SECTION A-A
SCALE 1" = 5'



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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FIFTH THIRD

FIFTH THIRD BANK
LA VERGNE (ALDI)

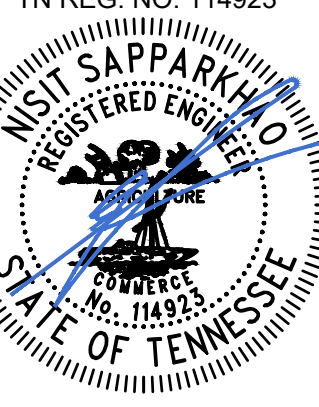
5343 MURFREESBORO ROAD
LA VERGNE, TENNESSEE 37086

INFINITY

INFINITY ENGINEERING
GROUP, LLC

1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.445.4211
www.iegrouptn.net
TN Cert. of Auth. No 6526
IEG JOB NO. 15-366.00

SEAL NISIT SAPPARKHAO, P.E.
TN REG. NO. 114923



ISSUE FOR PERMIT - 02/28/2025

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

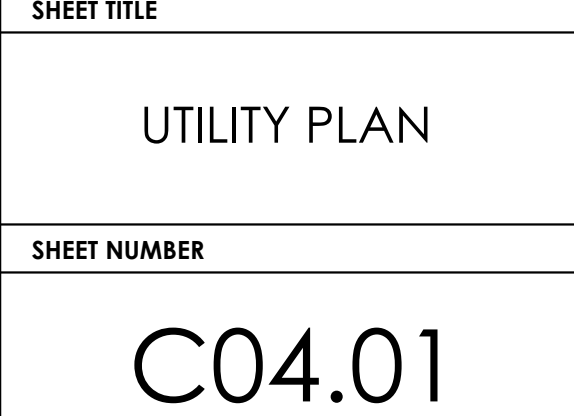
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DATE: 12/06/24
DRAWN BY: IEG
CHECKED BY: IEG

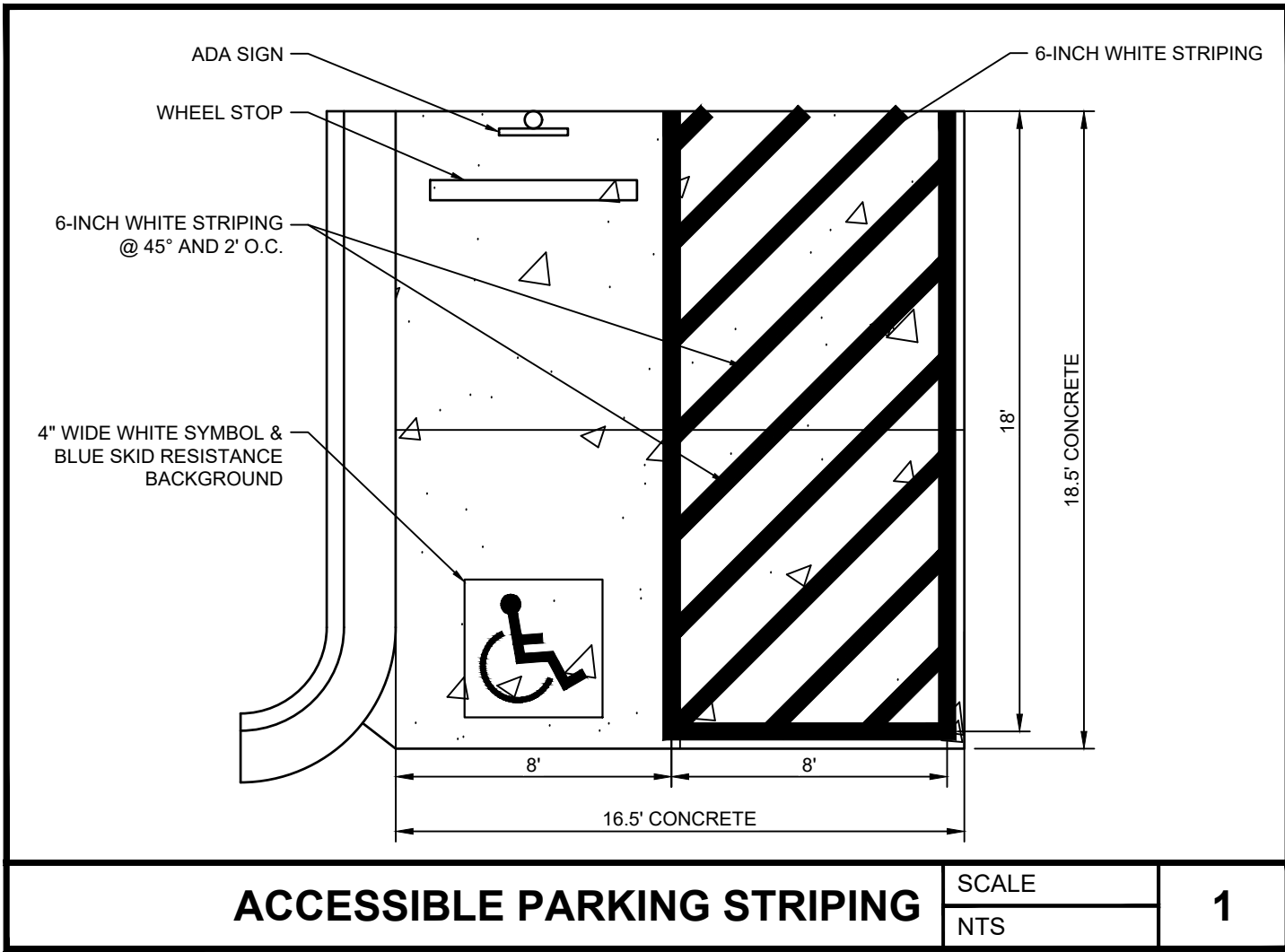
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CROSS SECTIONS

SHEET NUMBER

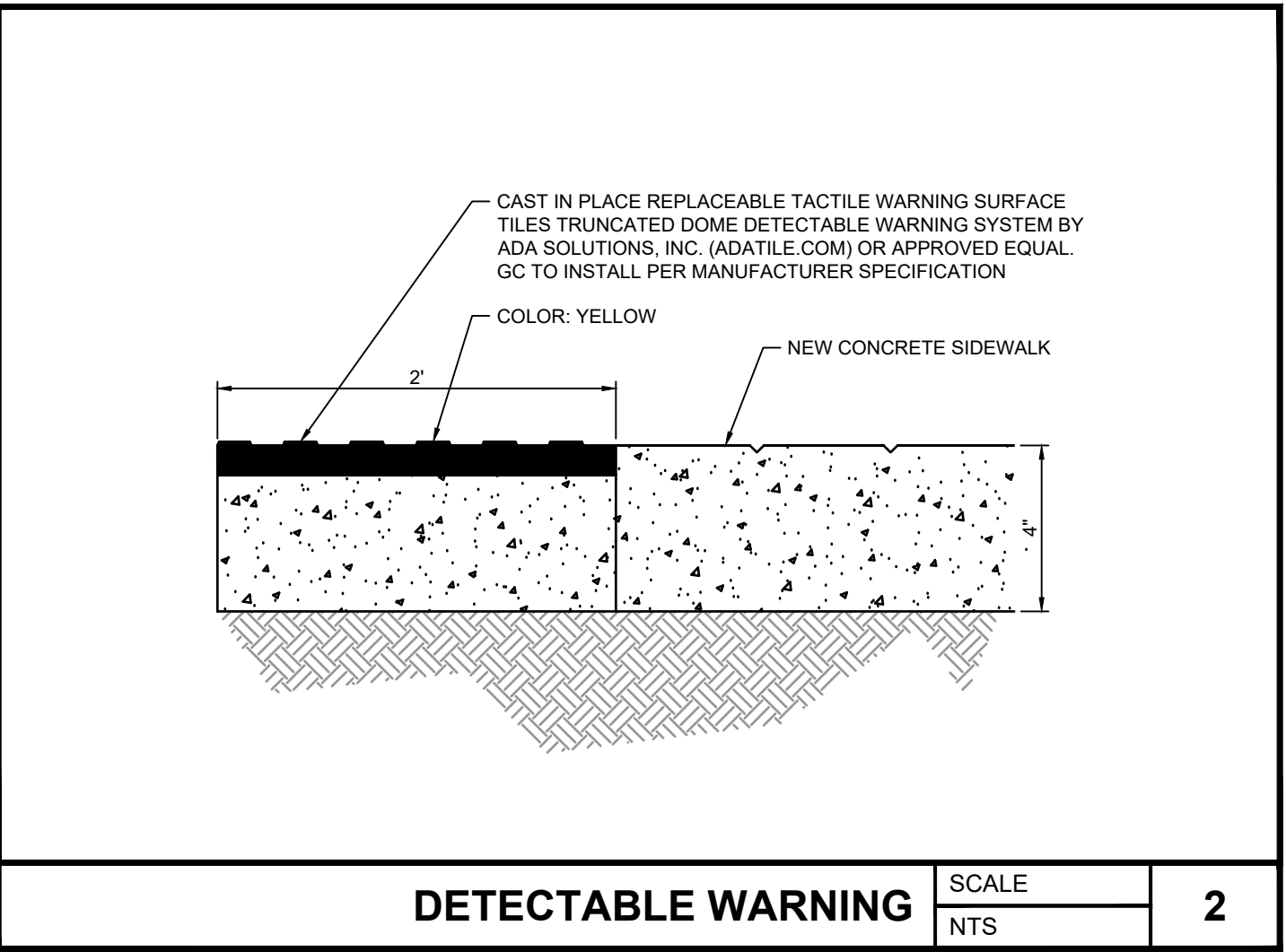
C03.03





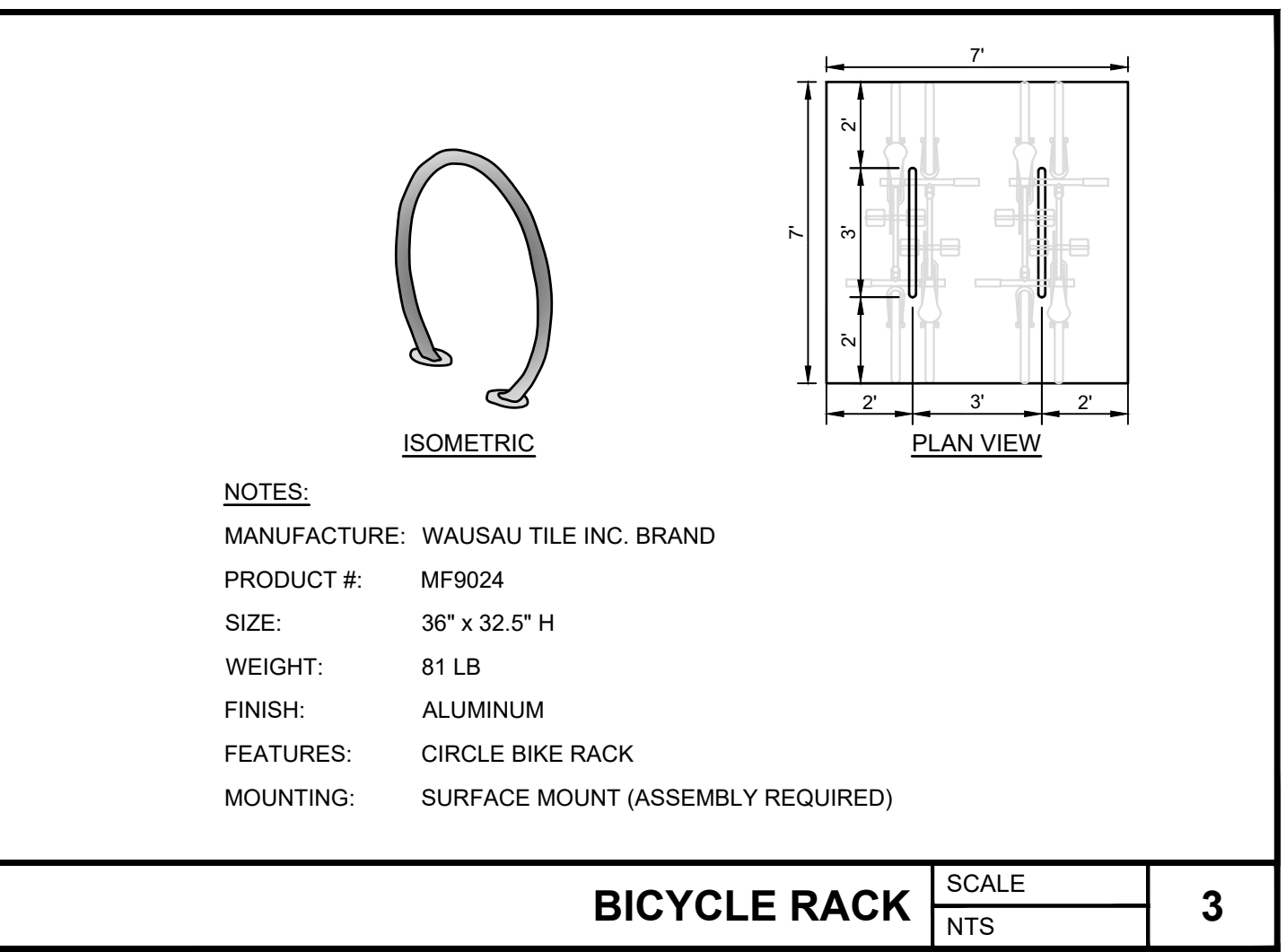
ACCESSIBLE PARKING STRIPING

SCALE	1
NTS	



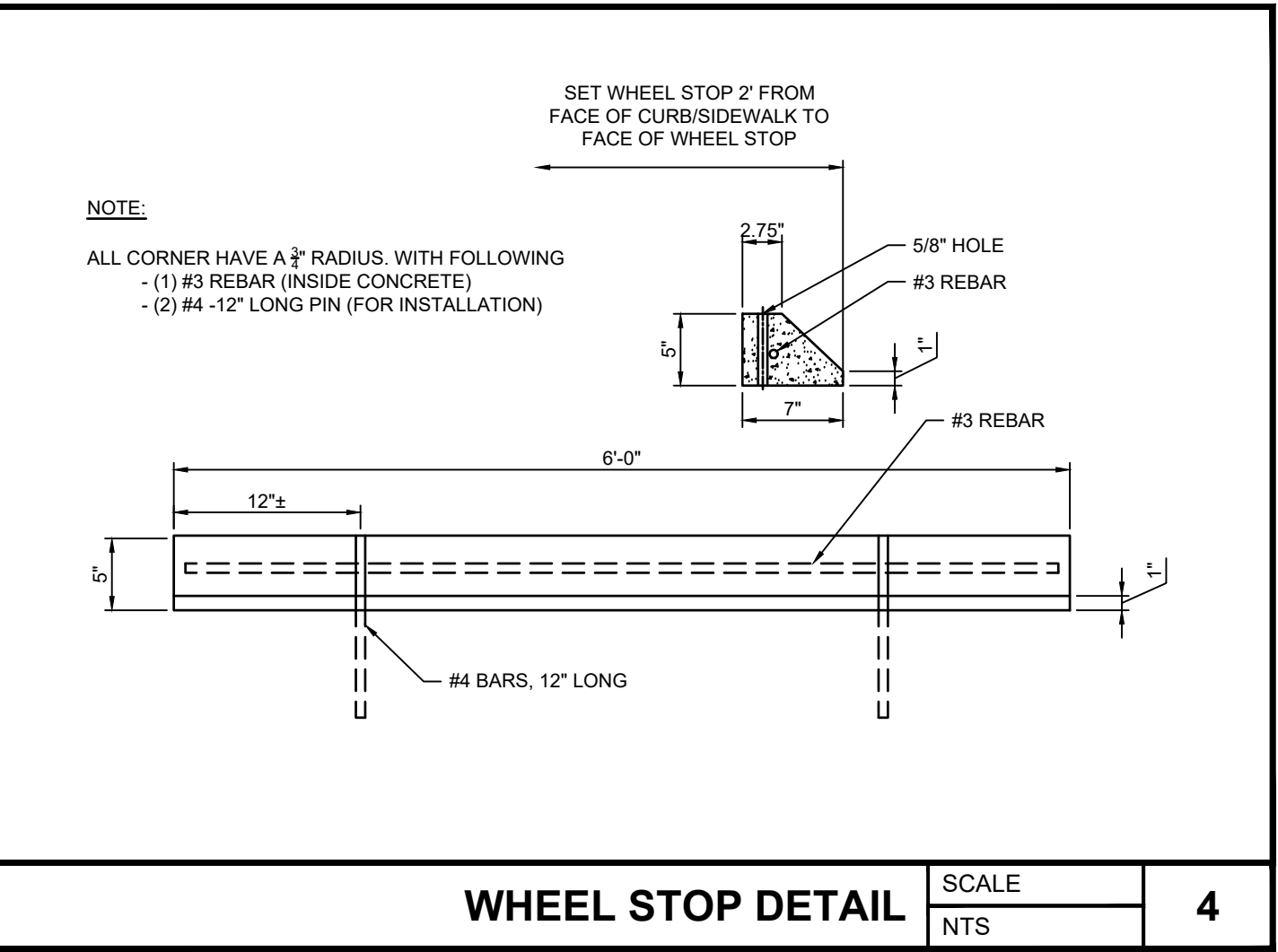
DETECTABLE WARNING

SCALE	2
NTS	



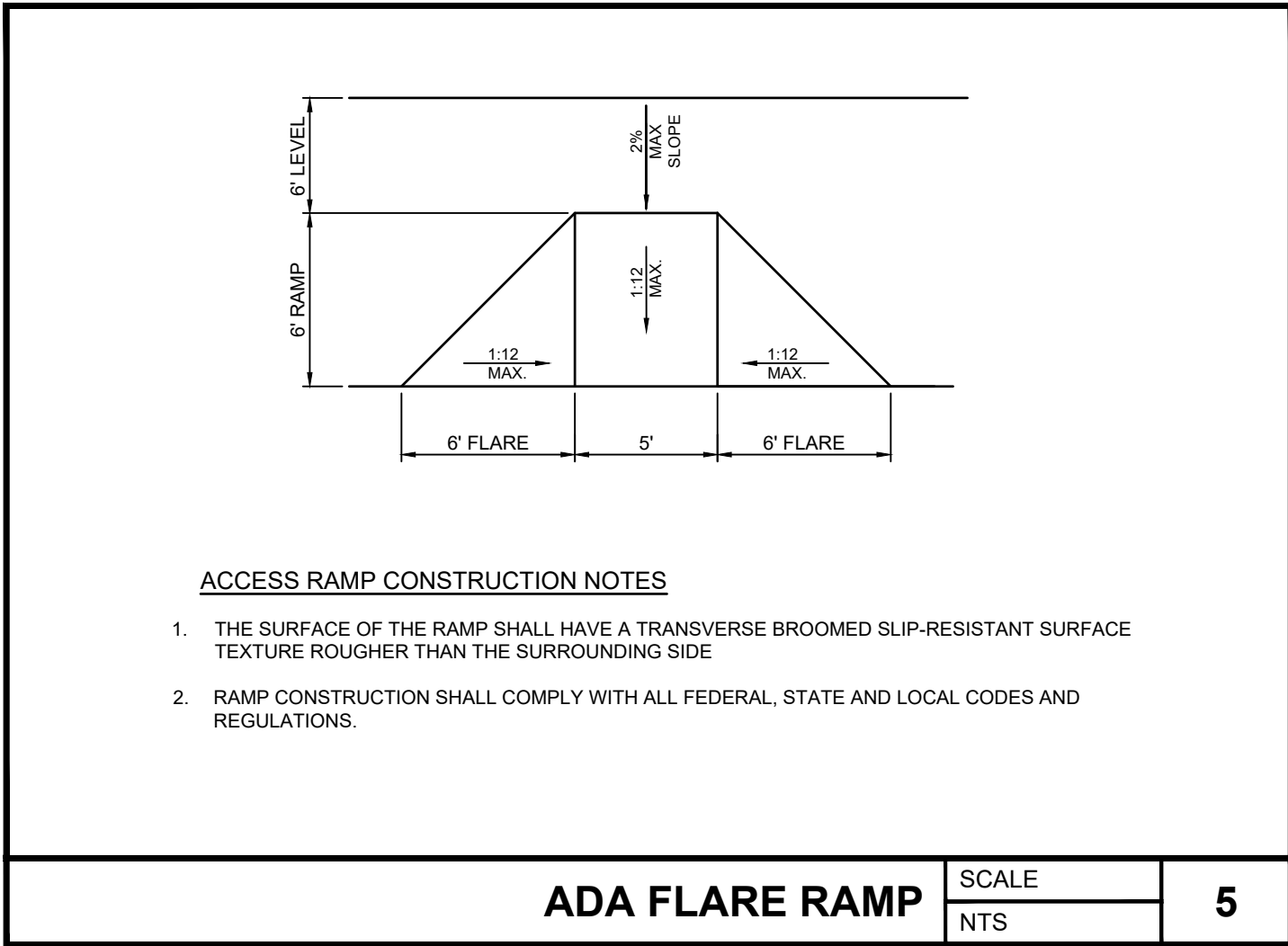
BICYCLE RACK

SCALE	3
NTS	



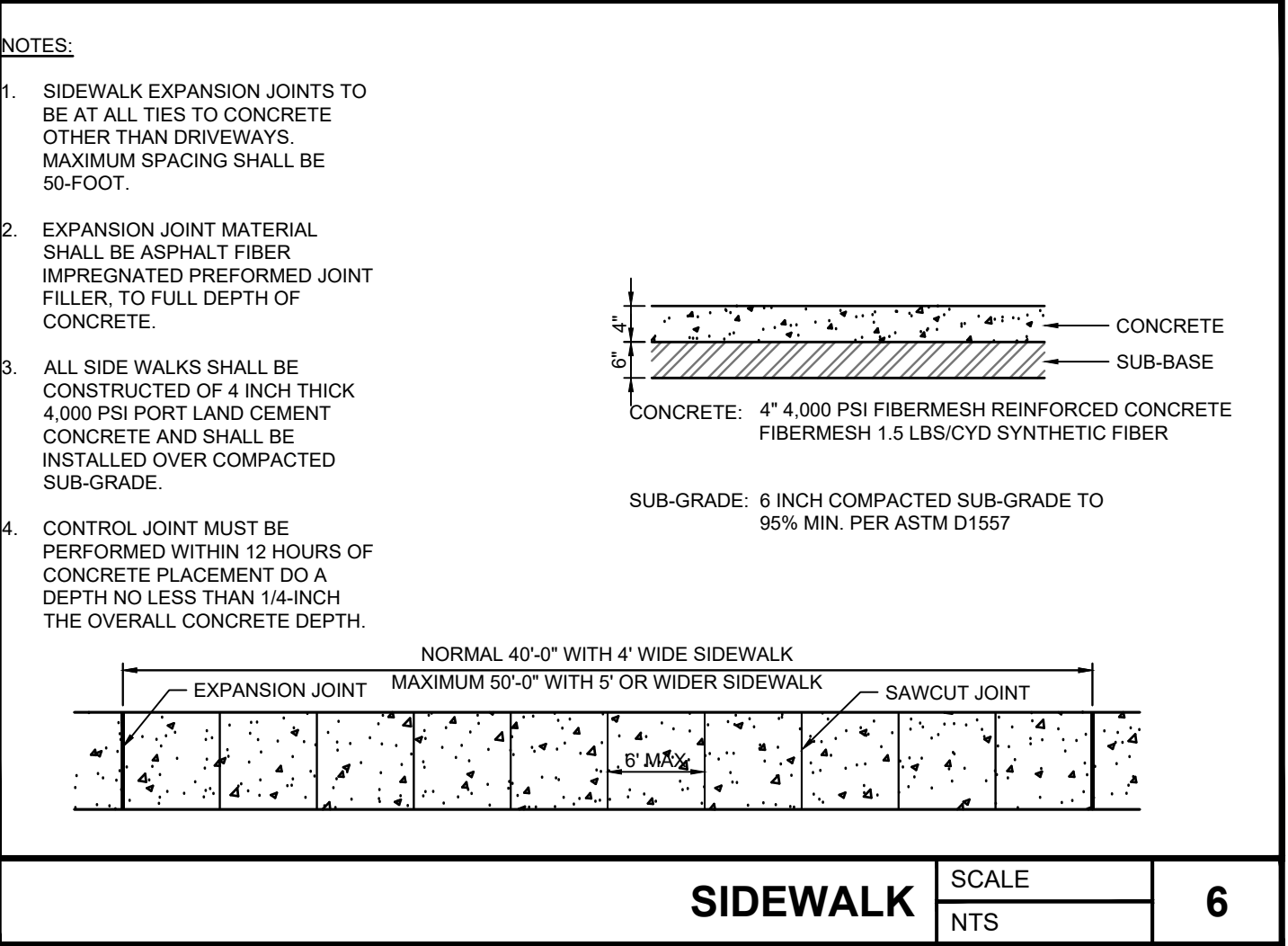
WHEEL STOP DETAIL

SCALE	4
NTS	



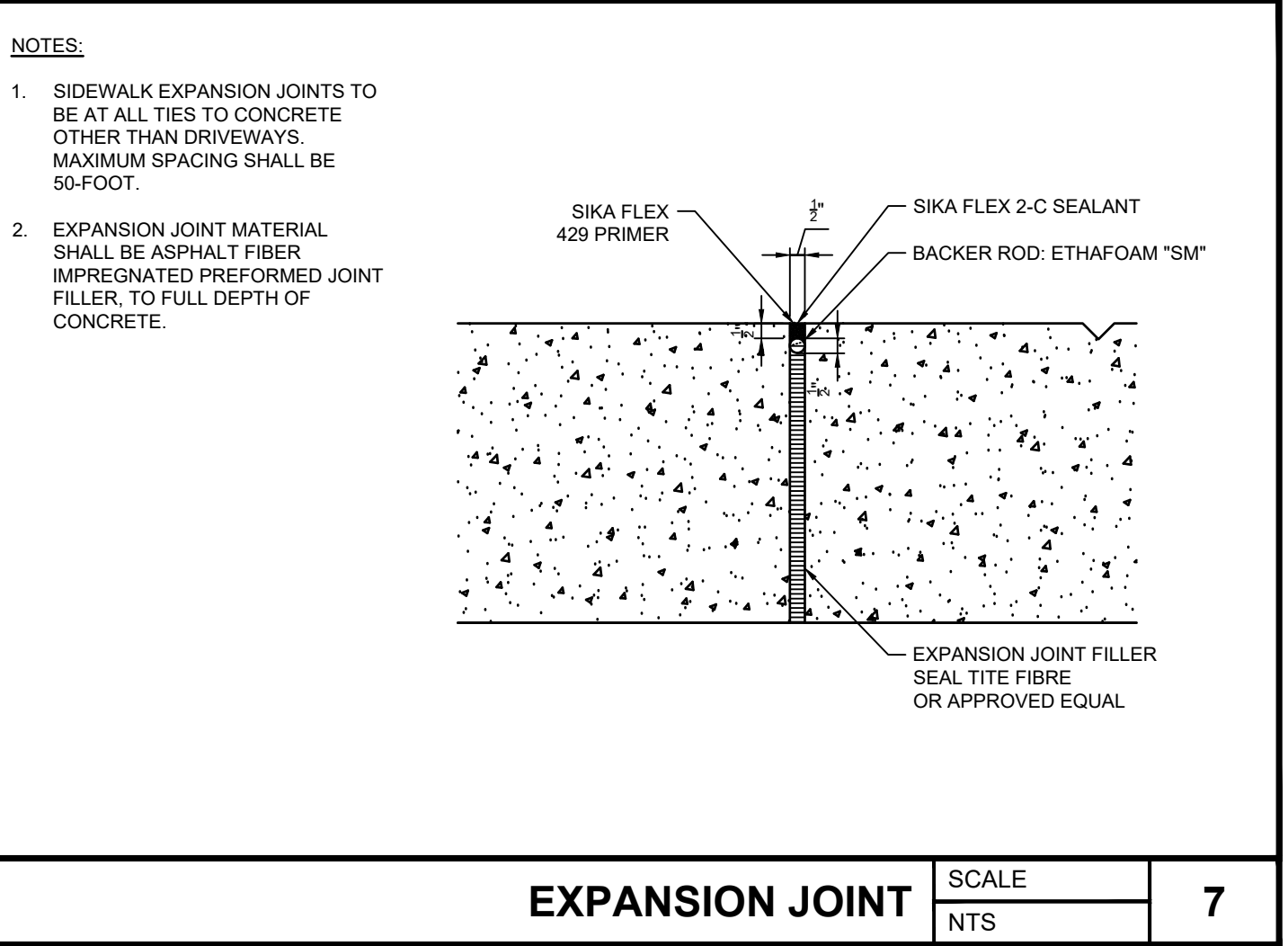
ADA FLARE RAMP

SCALE	5
NTS	



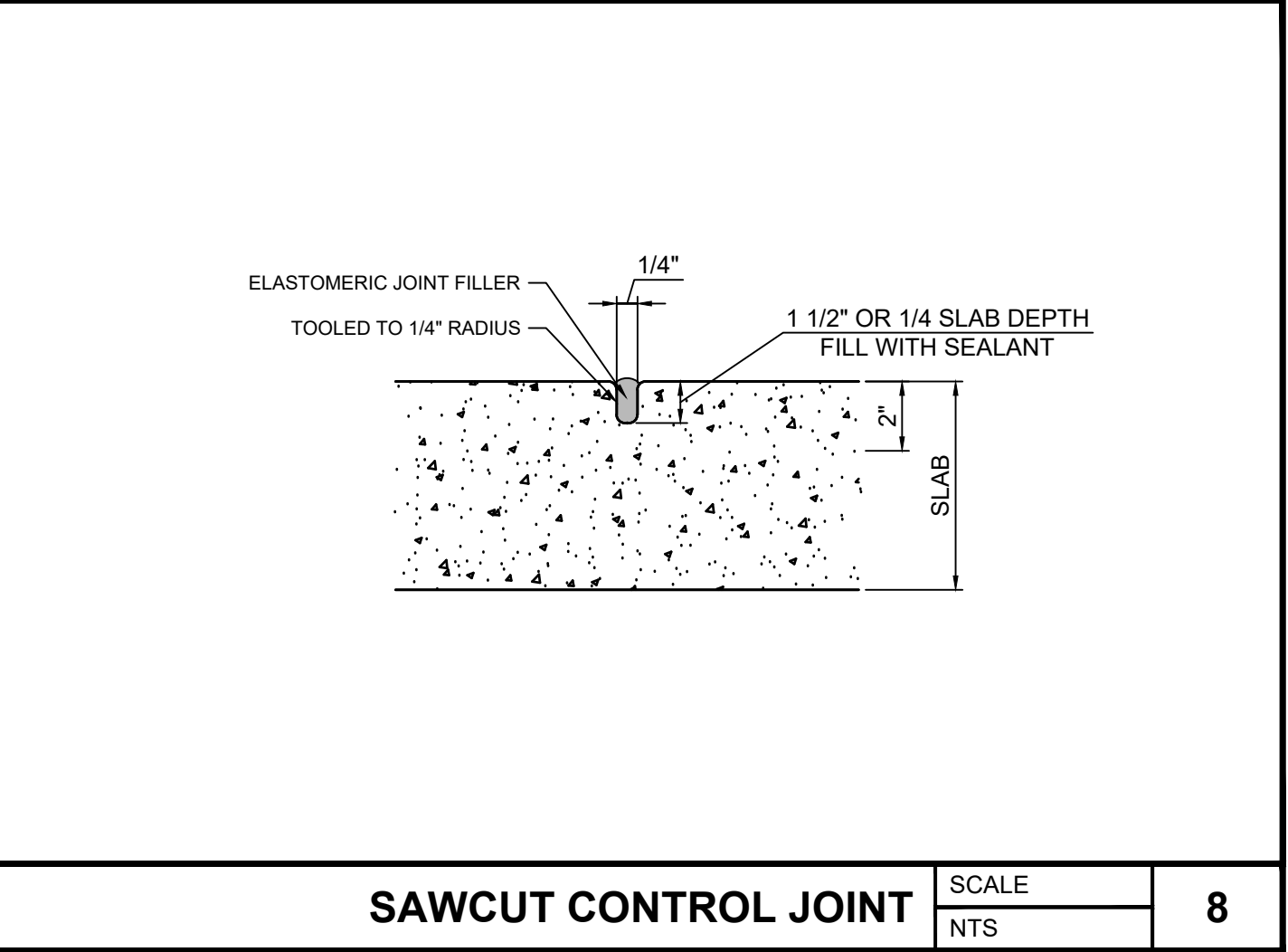
SIDEWALK

SCALE	6
NTS	



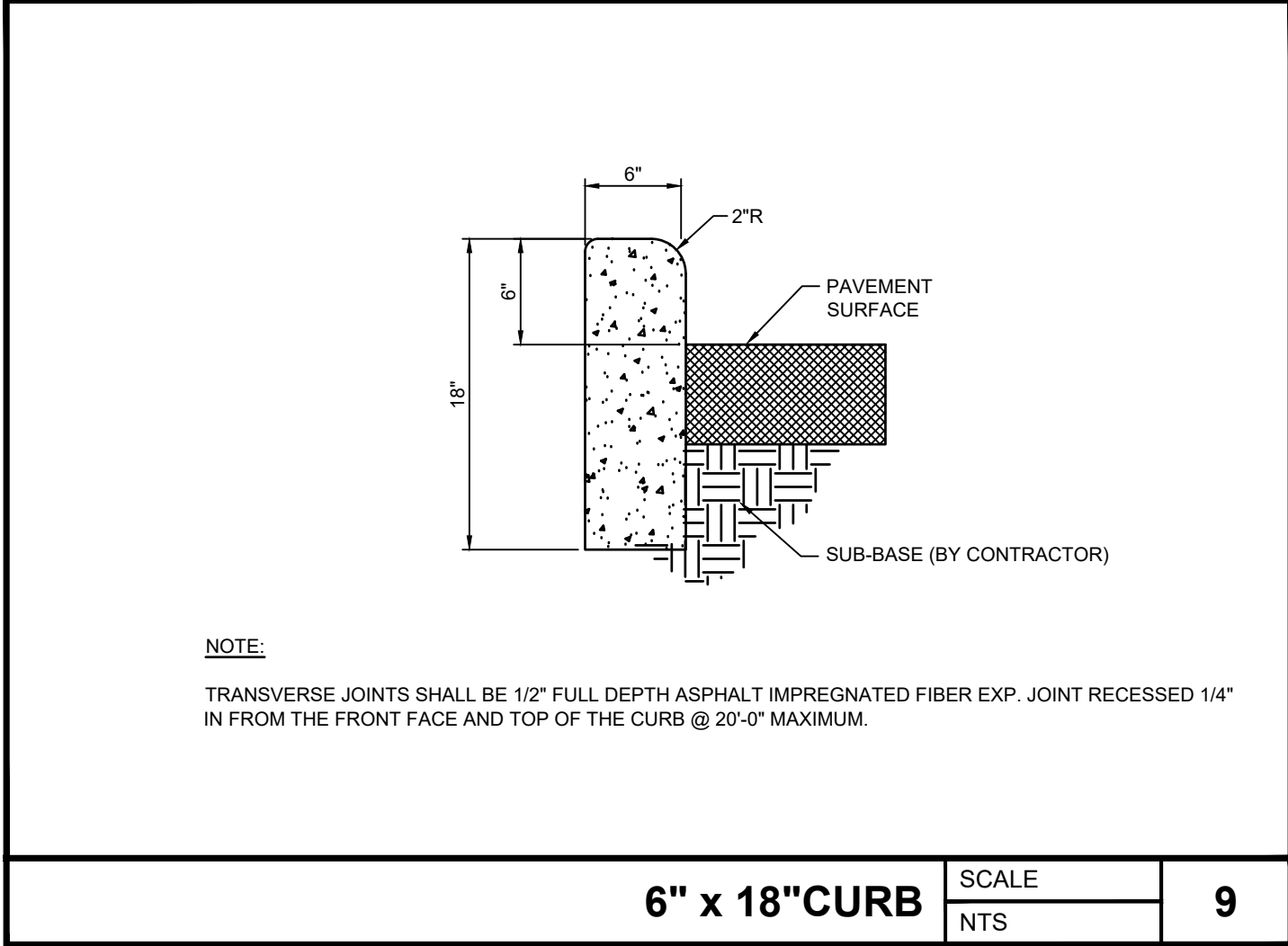
EXPANSION JOINT

SCALE	7
NTS	



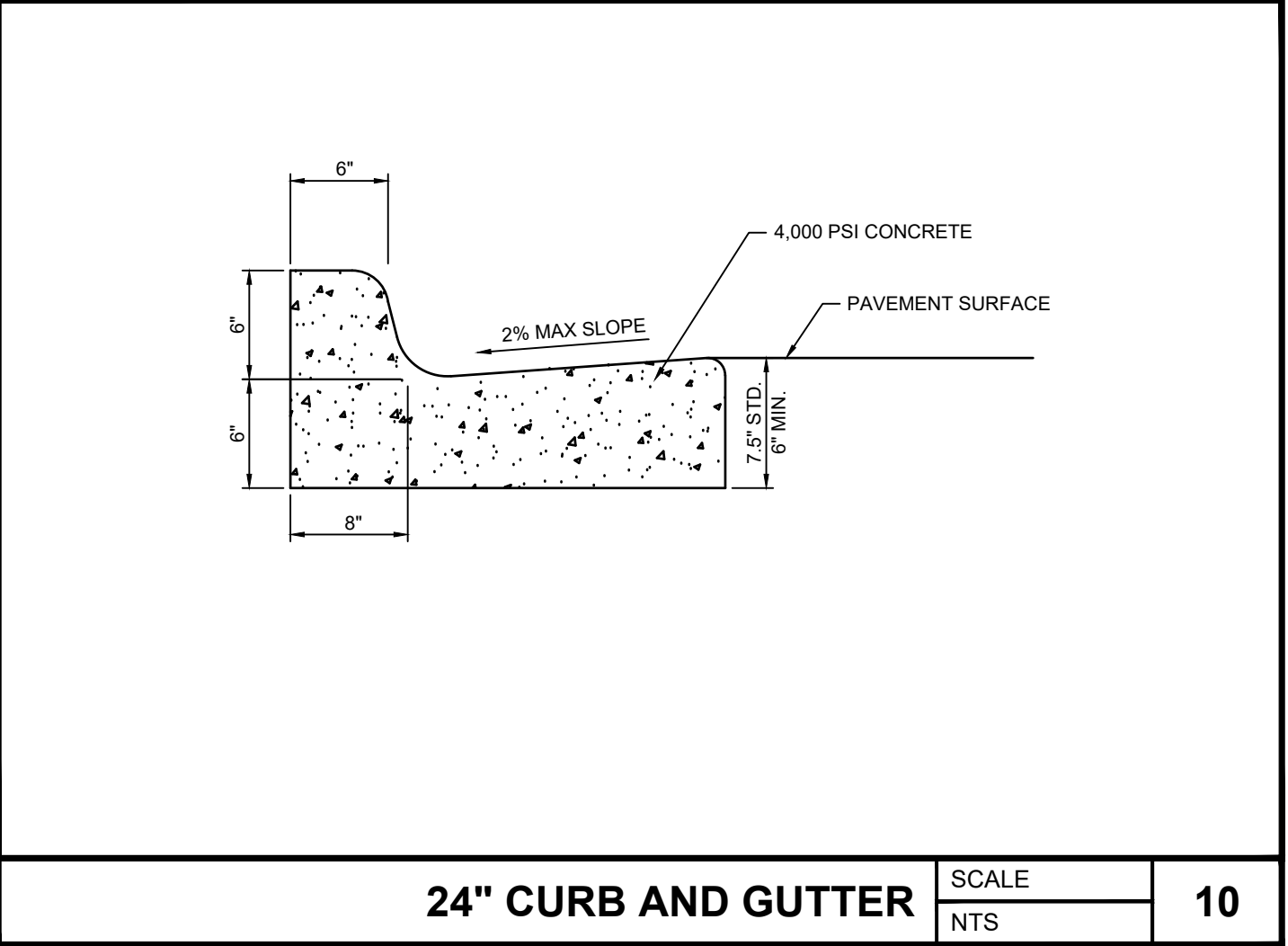
SAWCUT CONTROL JOINT

SCALE	8
NTS	



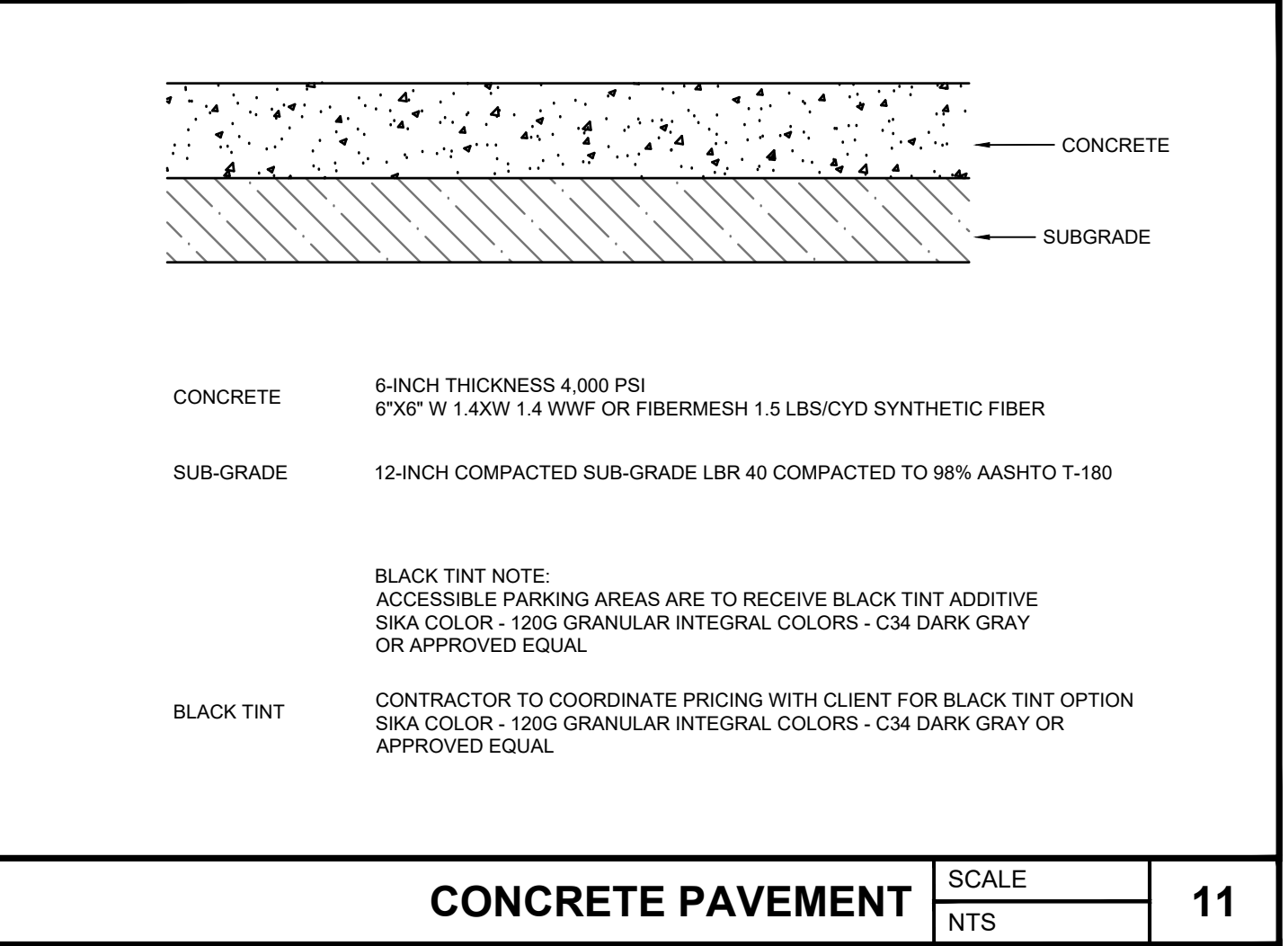
6" x 18" CURB

SCALE	9
NTS	



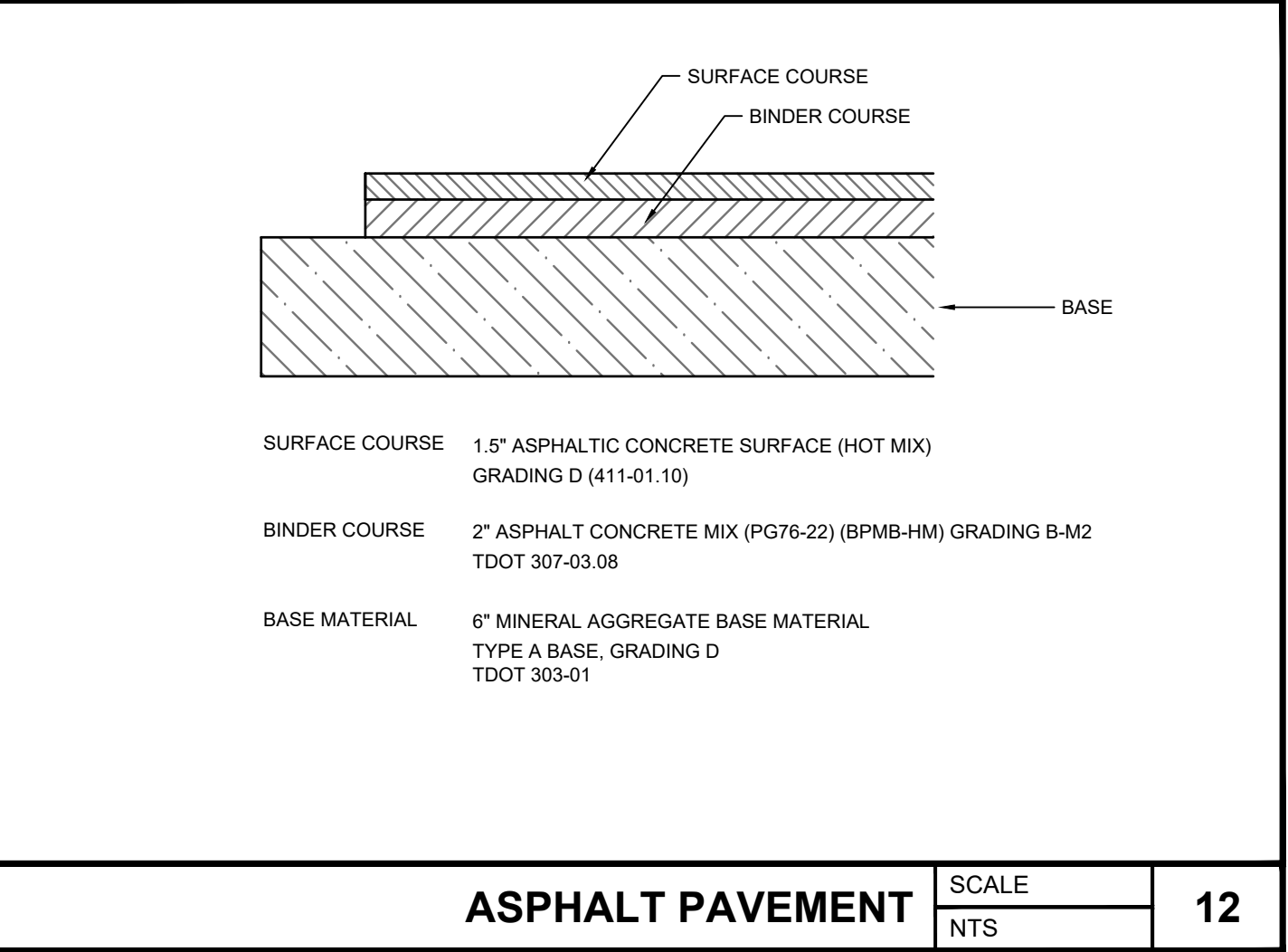
24" CURB AND GUTTER

SCALE	10
NTS	



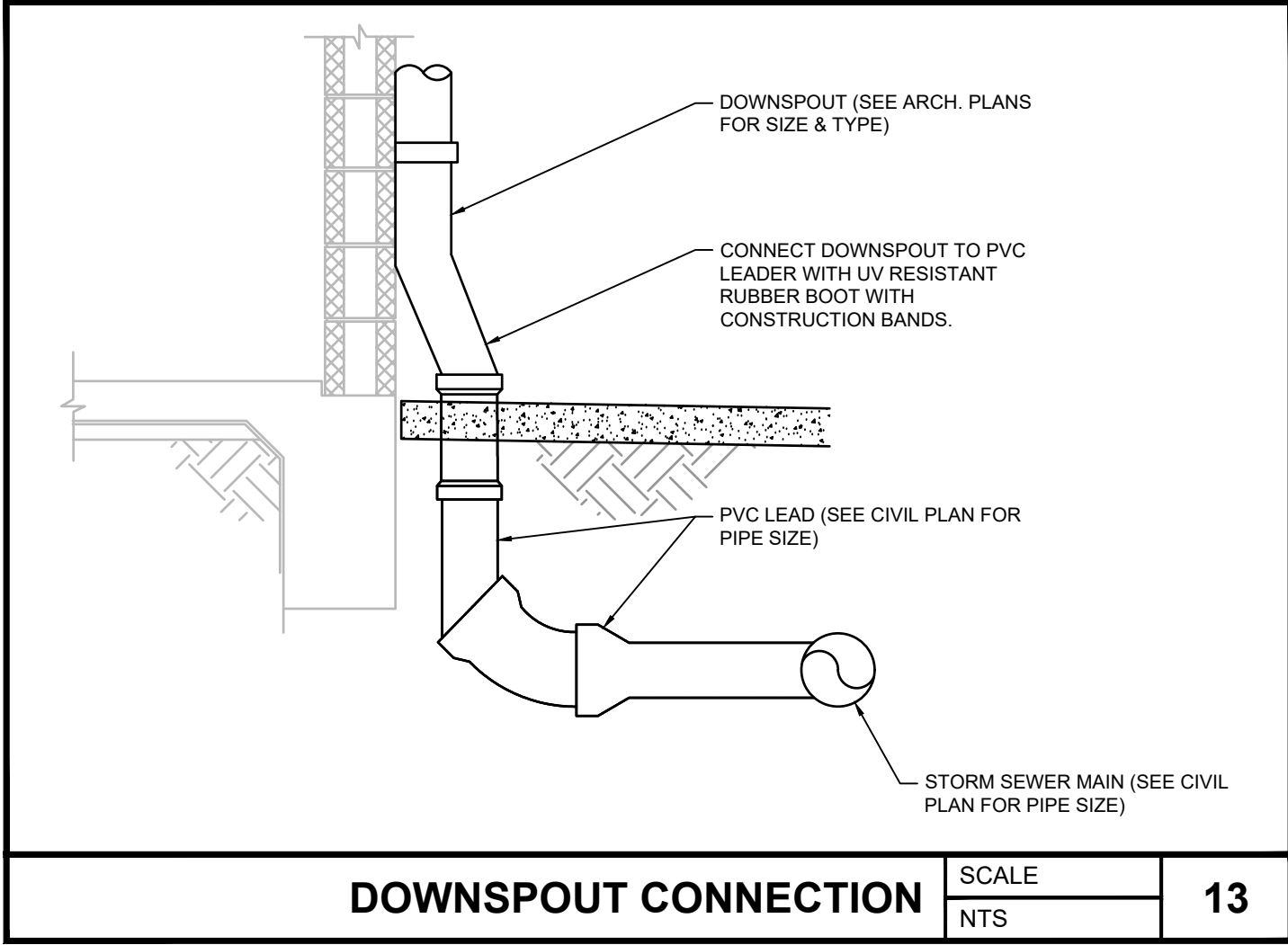
CONCRETE PAVEMENT

SCALE	11
NTS	



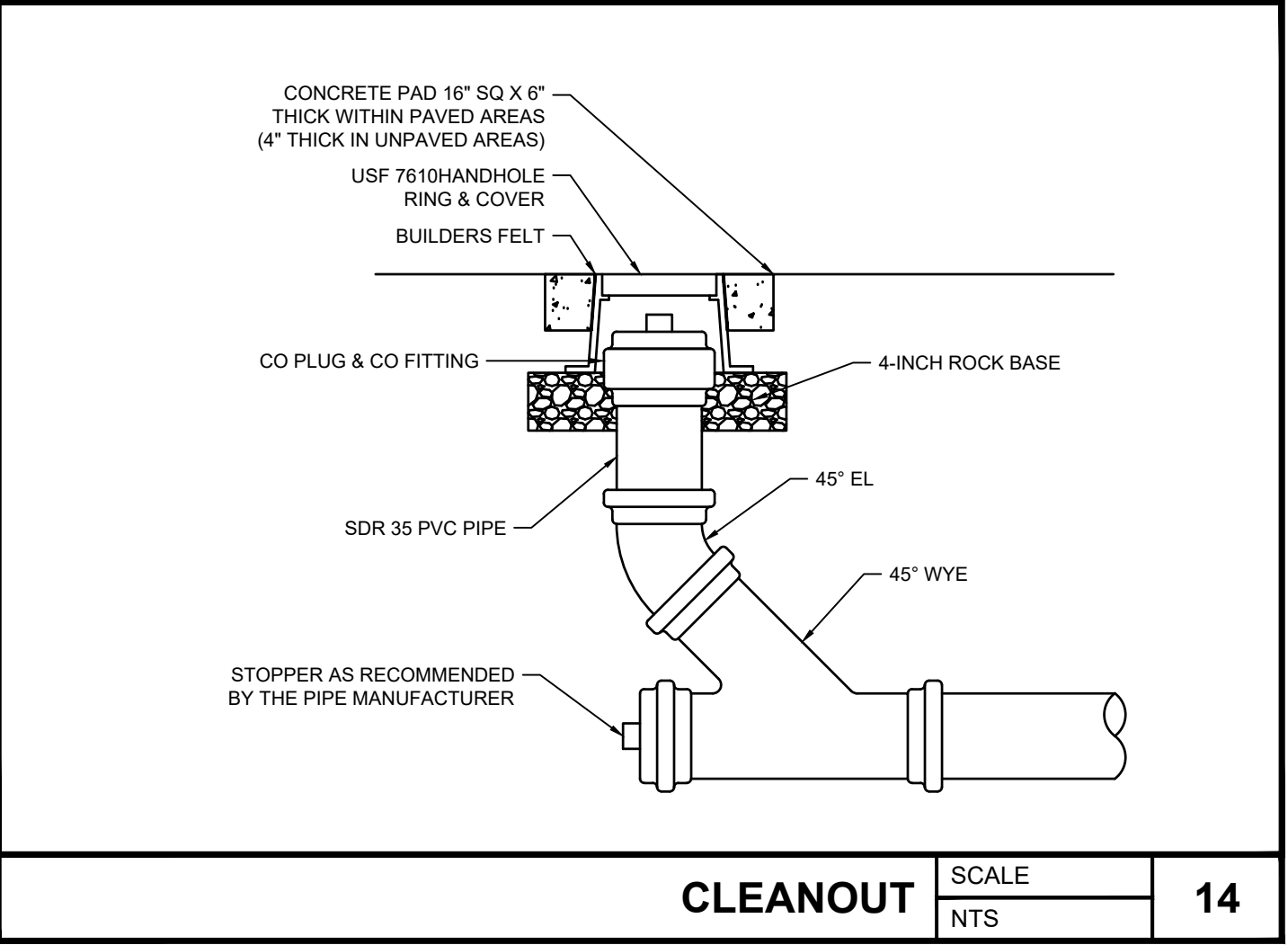
ASPHALT PAVEMENT

SCALE	12
NTS	



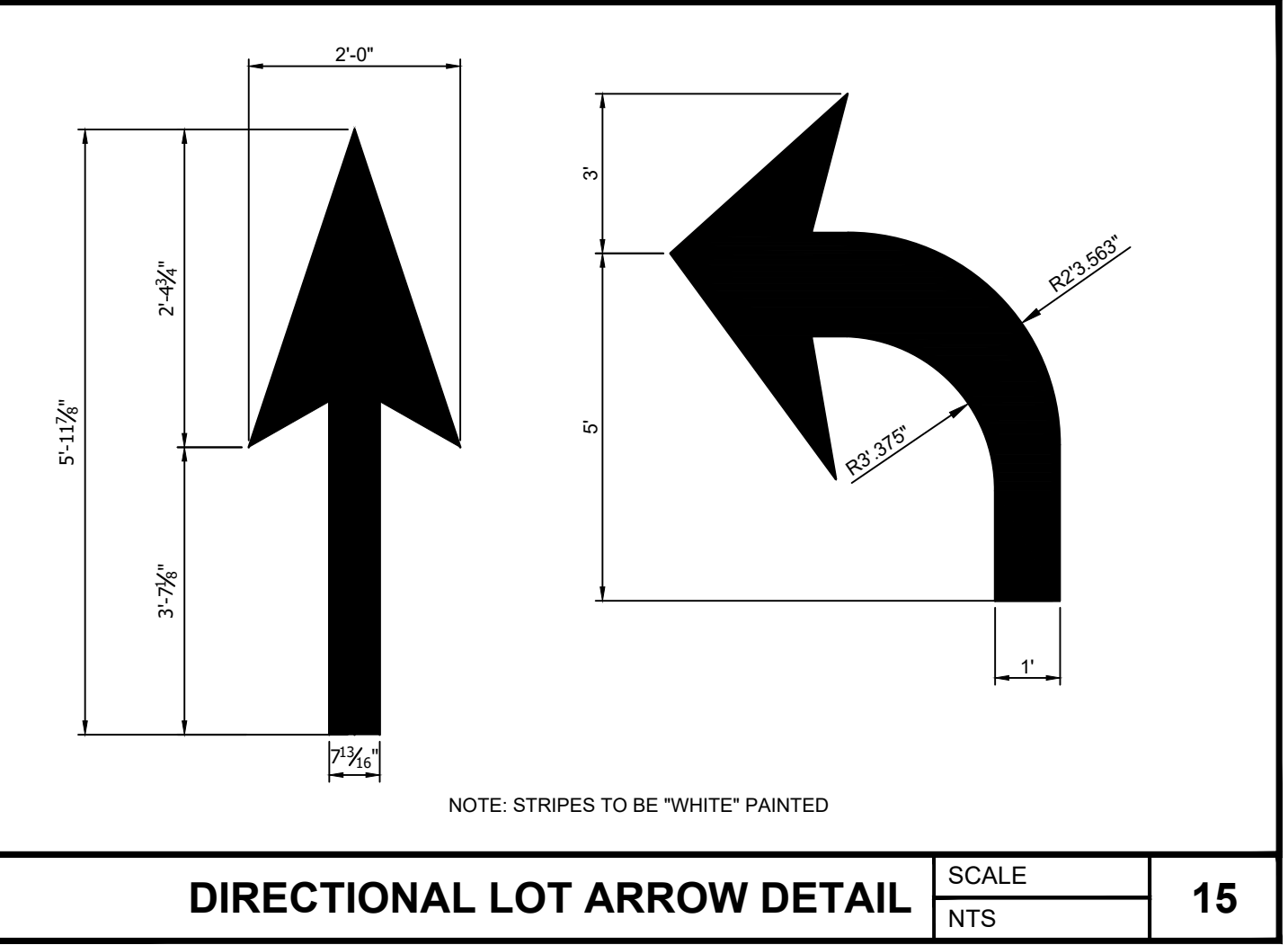
DOWNSPOUT CONNECTION

SCALE	13
NTS	



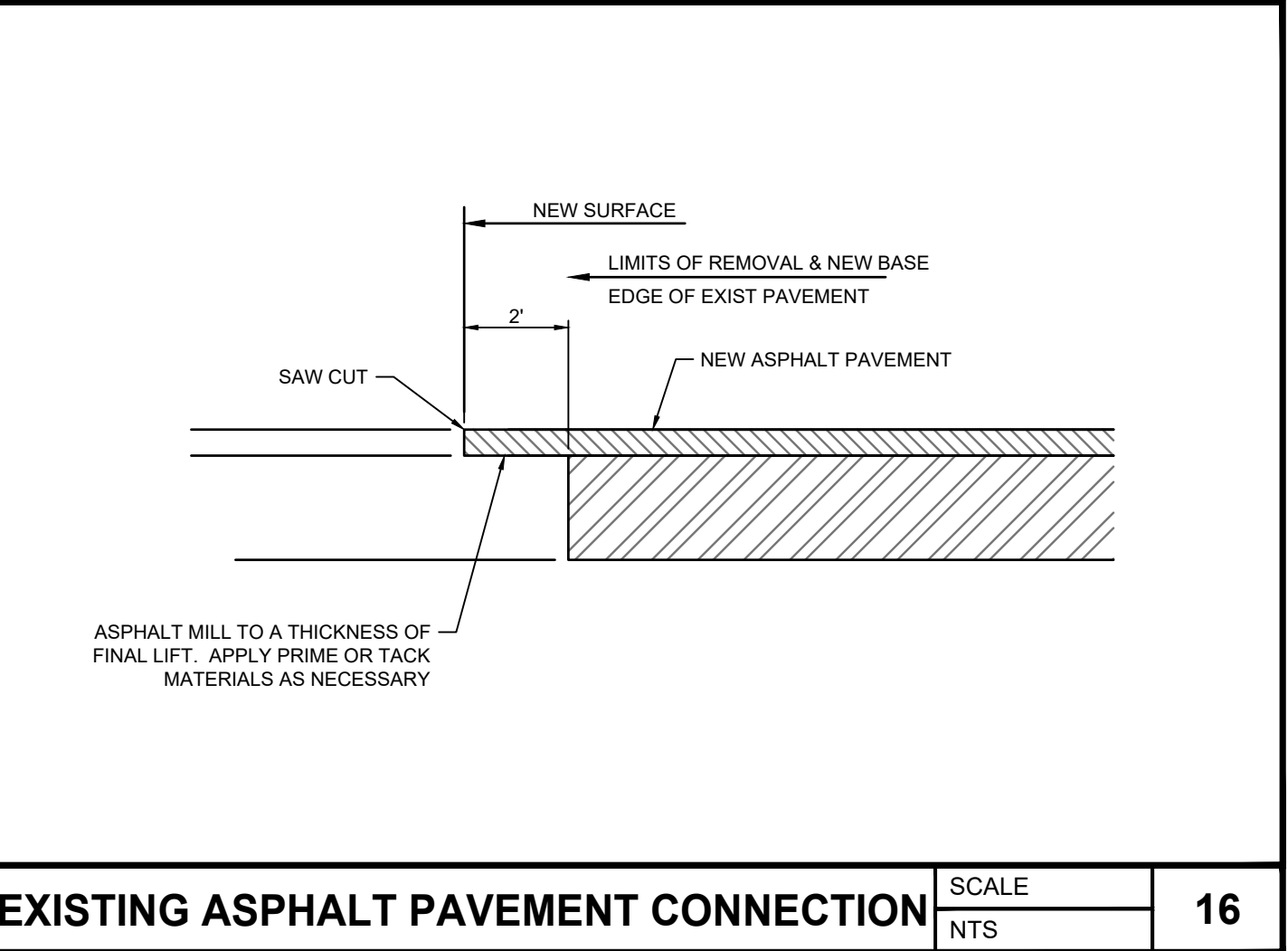
CLEANOUT

SCALE	14
NTS	



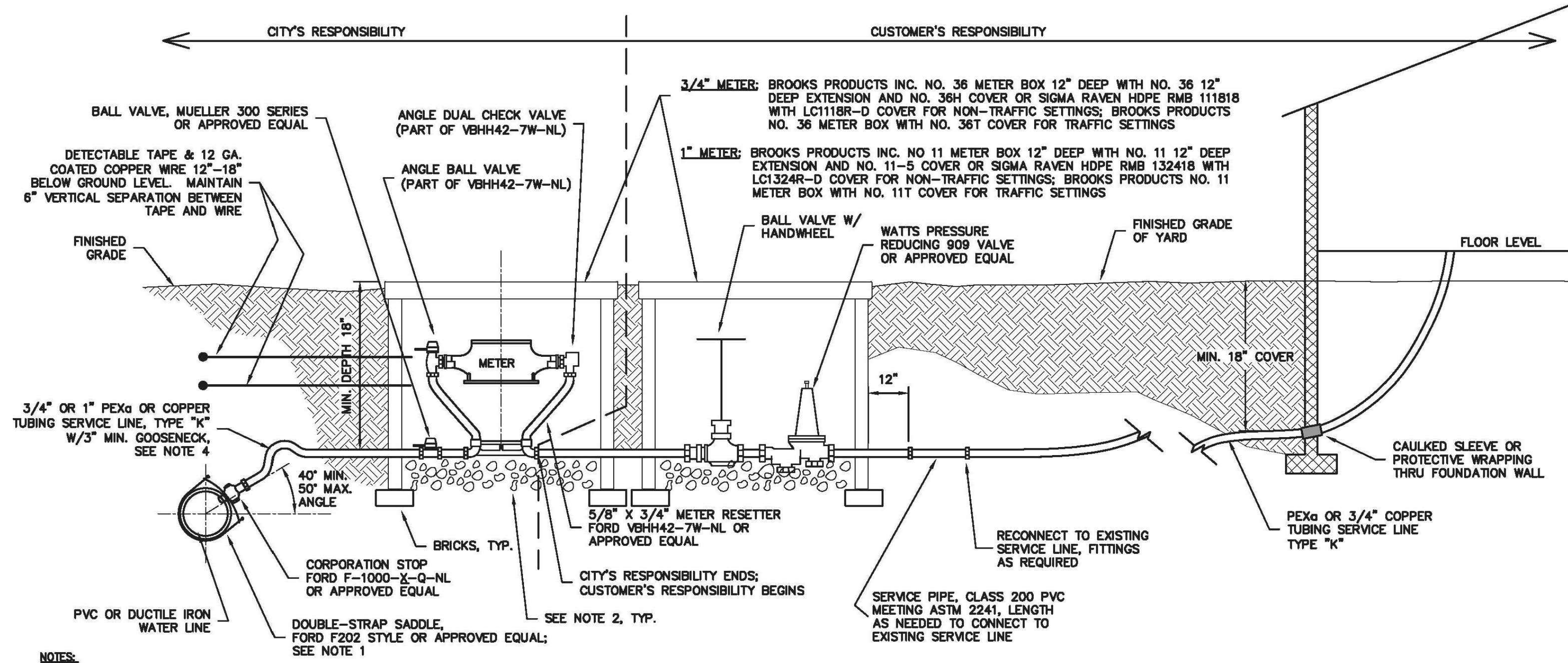
DIRECTIONAL LOT ARROW DETAIL

SCALE	15
NTS	



EXISTING ASPHALT PAVEMENT CONNECTION

SCALE	16
NTS	



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 assure code conformance. A record of the inspection details shall be kept by LaVergne Water Department.

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

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

Revised August 2017

STANDARD DETAIL 020

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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GRIGGS & MALONEY
INCORPORATED

Engineering & Environmental Consulting

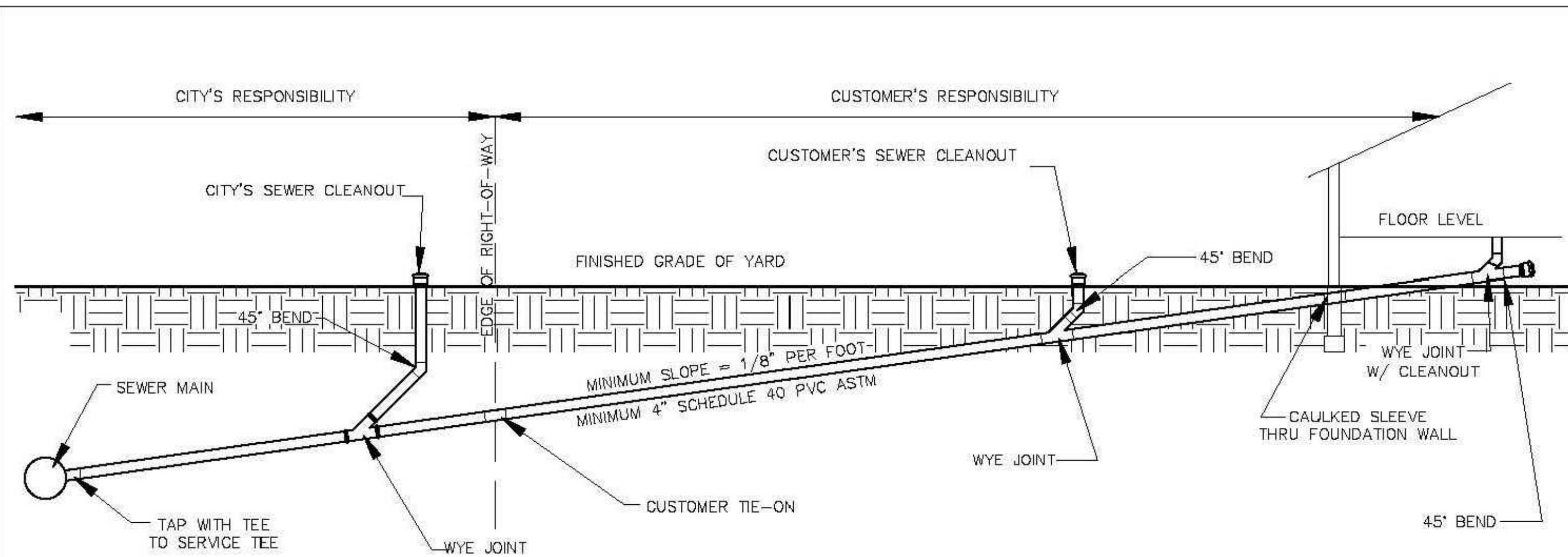
P.O. BOX 2968, MURFREESBORO, TN 37133-2968

(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.

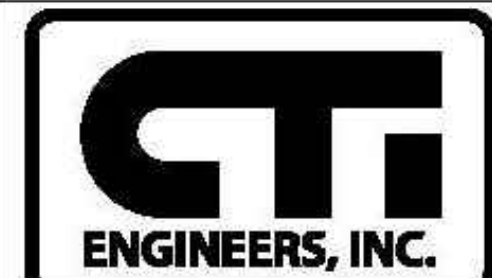
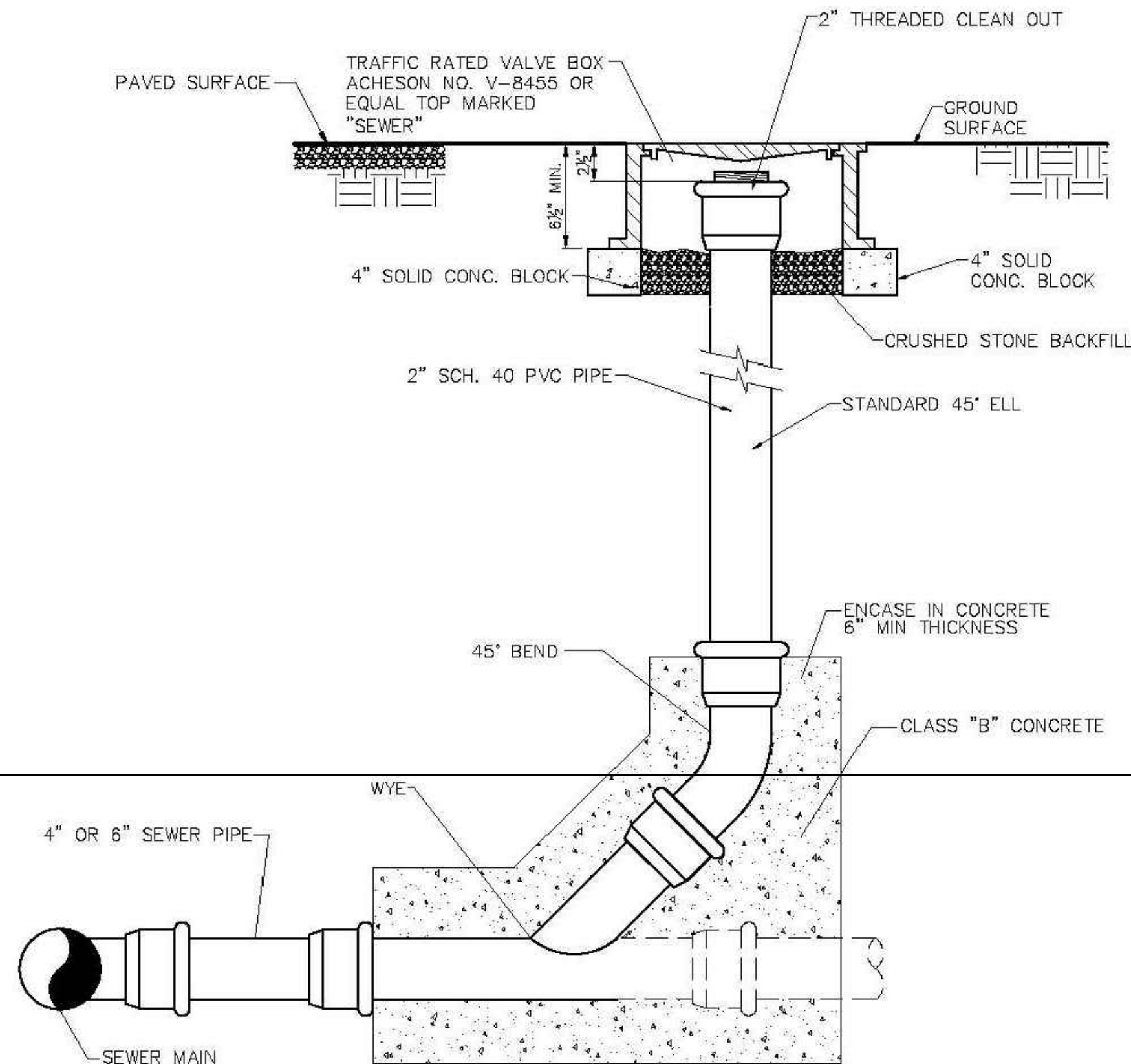
INSPECTION SHALL BE CARRIED OUT ON THE PORTION OF SEWER PIPING FROM THE BUILDING TO THE POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER.

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
615-793-9891

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www.ieggroup.net
TN Cert. of Auth. No. 6526
IEG JOB NO. 15-366.00

SEAL NISIT SAPPARKHAO, P.E.
TN REG. NO. 114923



04/21/25
DATE

ISSUE FOR PERMIT - 02/28/2025

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

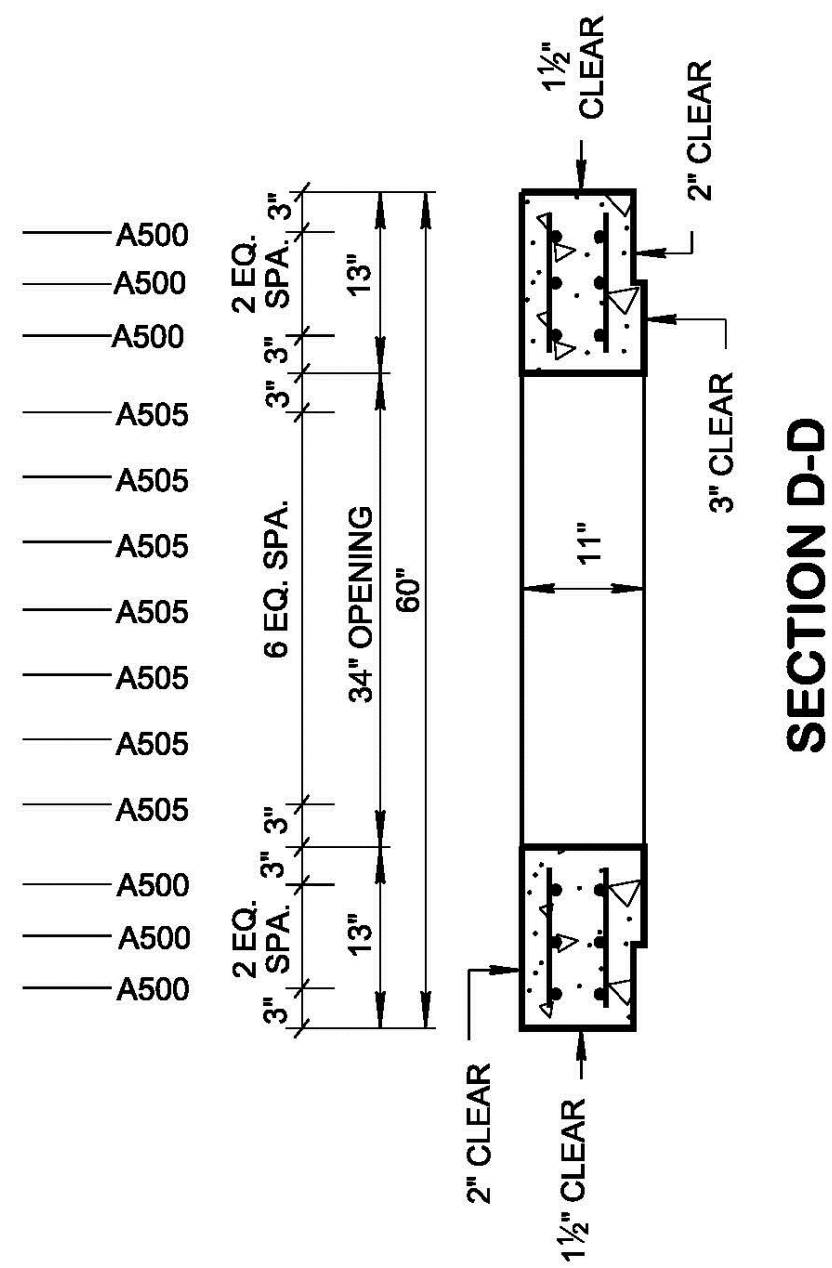
JOB # 240642
DATE: 12/06/24
DRAWN BY: IEG
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SHEET TITLE

CITY OF LA VERGNE
DETAILS

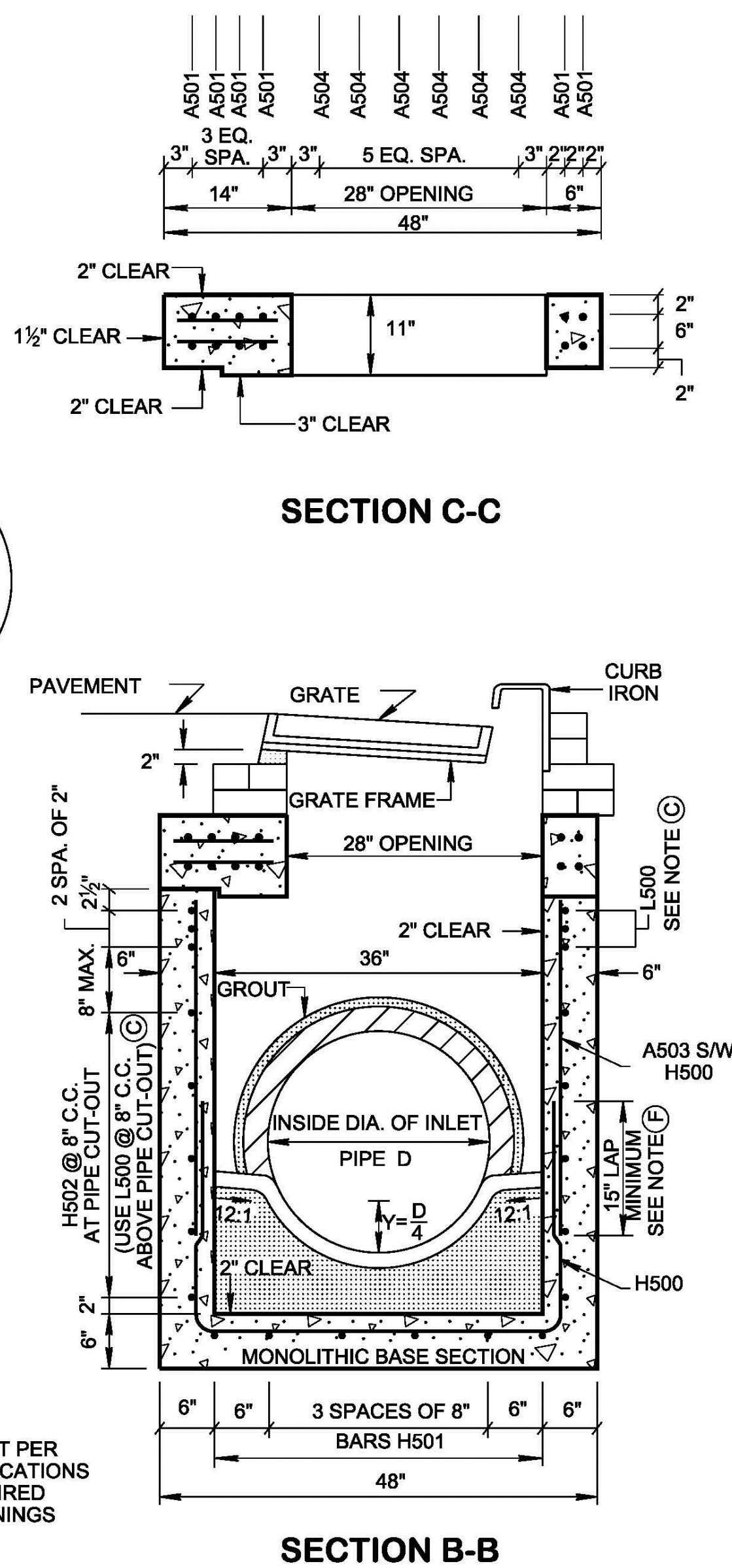
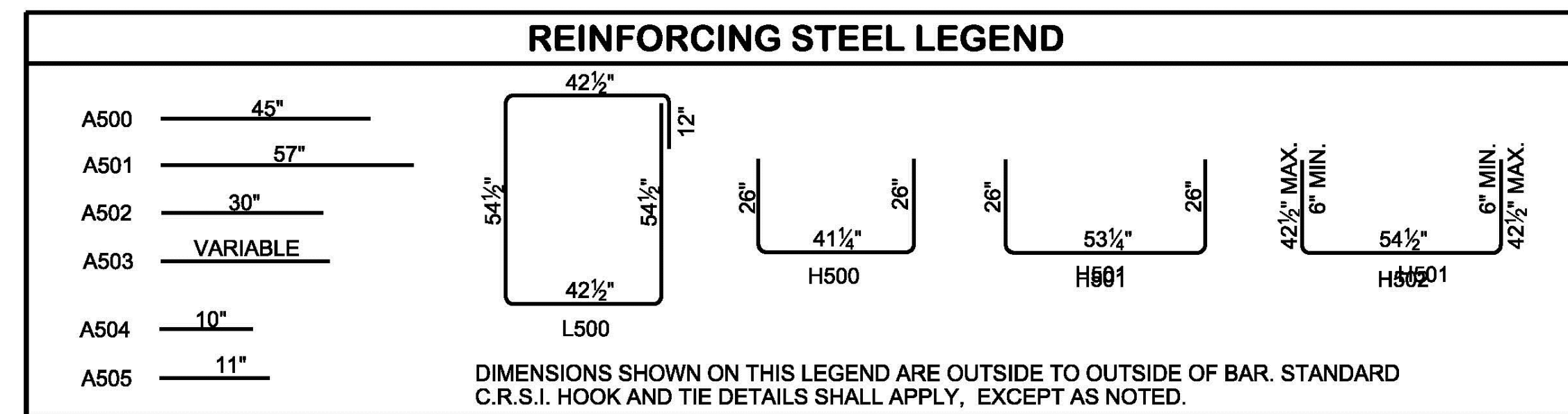
SHEET NUMBER

C05.03



CATCH BASIN DIMENSIONS				FOR DESIGN USE 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 UNCUT WILL NOT BE PERMITTED.
- ④ TO BE USED IN 48 INCH INTERIOR WALLS ONLY.



- ## 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



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&Y 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 |
| | Euna Nitrile |
| Polymers | Noryl™ |
| Springs | Stainless Steel, 300 series |
| Ball valve handles | Stainless Steel |

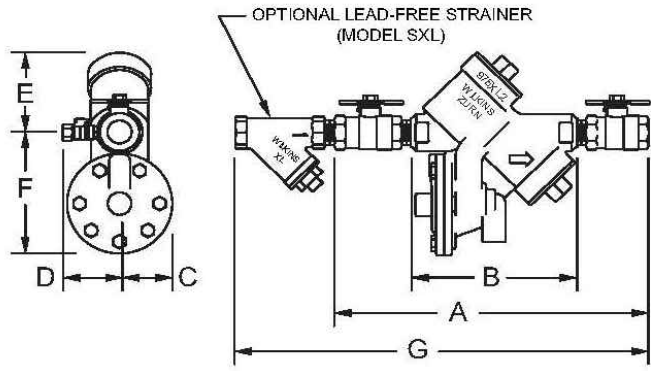
- Features**
- | | |
|-------------------------------------|--------------|
| Sizes: 3/4", 1", 1-1/4", 1-1/2", 2" | 175 PSI |
| Maximum working water pressure | 180°F |
| Maximum working water temperature | 350 PSI |
| Hydrostatic test pressure | ANSI B1.20.1 |
| End connections Threaded | |

- Relief Valve discharge port:
3/4" - 1" - 0.63 sq. in.
1-1/4" - 2" - 1.19 sq. in.



- Options**
(Suffixes can be combined)
- | | |
|-----------------------------|---|
| ☐ MS | - 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 valves (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.)

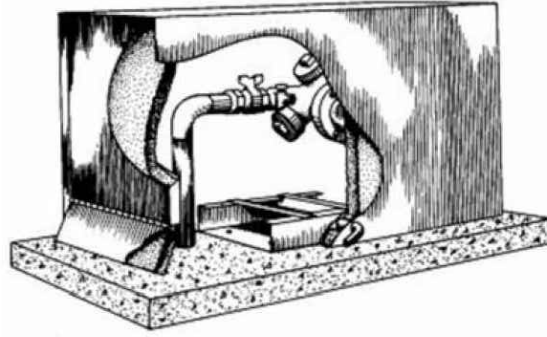
MODEL SIZE	DIMENSIONS (approximate)														WITH BALL VALVES		
	A		B		C		D		E		F		G				
	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm			
3/4	20	12	305	7 3/4	197	2 1/8	54	3	76	3 1/2	89	5	127	16 1/8	410	12	5.5
1	25	13	330	7 3/4	197	2 1/8	54	3	76	3 1/2	89	5	127	17 3/8	441	14	6.4
1 1/4	32	17	432	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: 855-663-8876, 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: 9F-975XL2(L,G)
Product No: Model 975XL2(L,G)
Patent: zurn.com/patents



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



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	Lbs		W	H
100S-AL	7	32	22	18	43	4 – 6	26		7	5 1/4
200S-AL	14	43	29	25	54	4 – 6	44		14	5 1/4

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



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Charlotte, NC 28202

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Lic. #: AA-0003590
W: www.bdgllp.com



FIFTH THIRD BANK
LA VERGNE (ALDI)

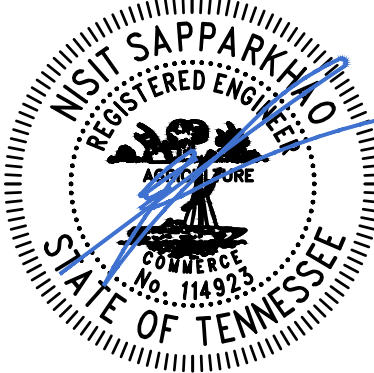
5343 MURFRESBORO ROAD
LA VERGNE, TENNESSEE 37086



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IEG JOB NO. 15-366.00

SEAL NISIT SAPPARKHAO, P.E.
TN REG. NO. 114923



04/21/25
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

4 1/4"

8"

5"

CROSS SECTION N

1'-0", 1'-6", 2'-0",
3'-0", 4'-0"

5"

8"

Ø 5"

BASSED TO N

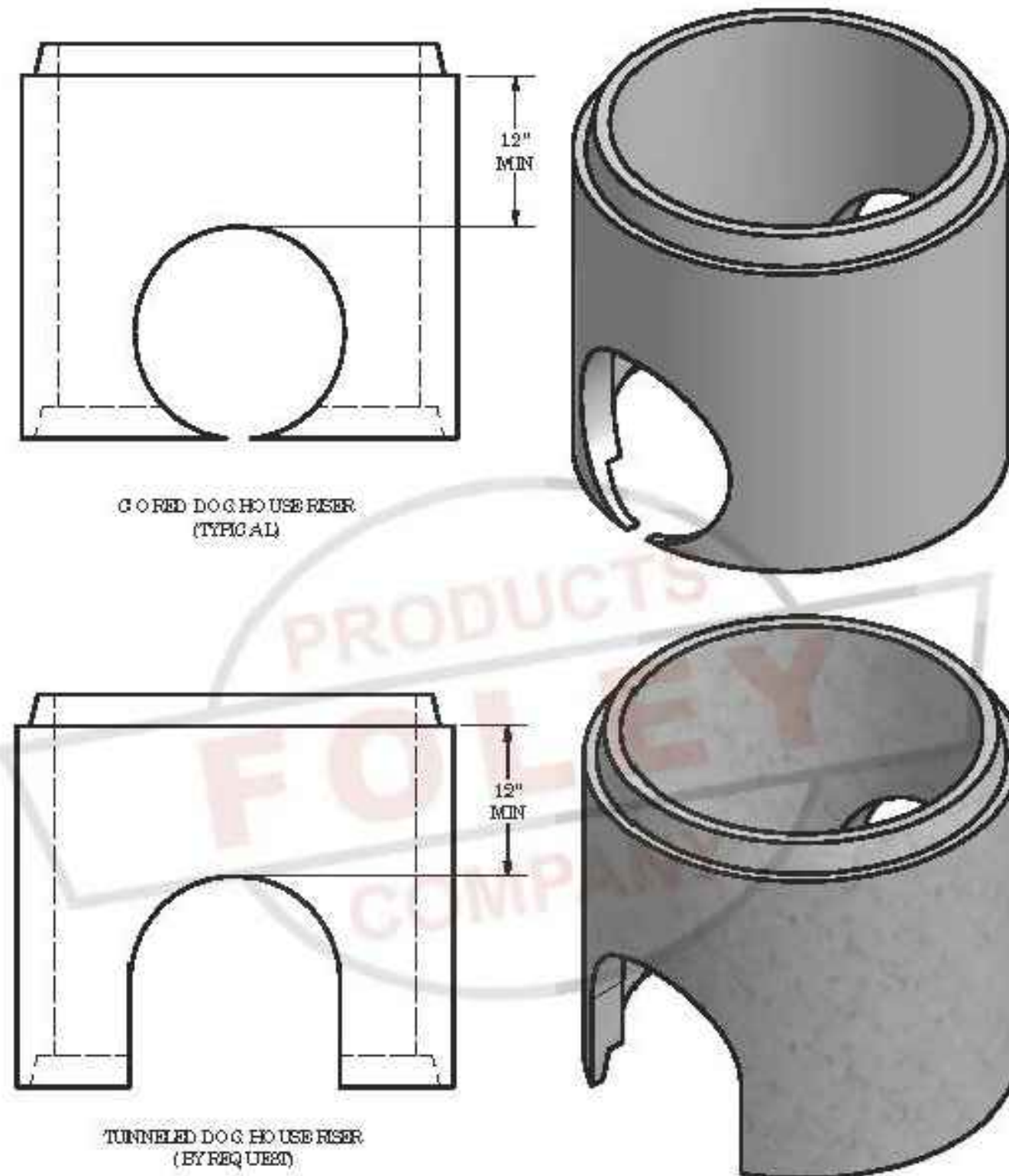
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3'-6", 4'-0", 5'-0",
6'-0"

8"

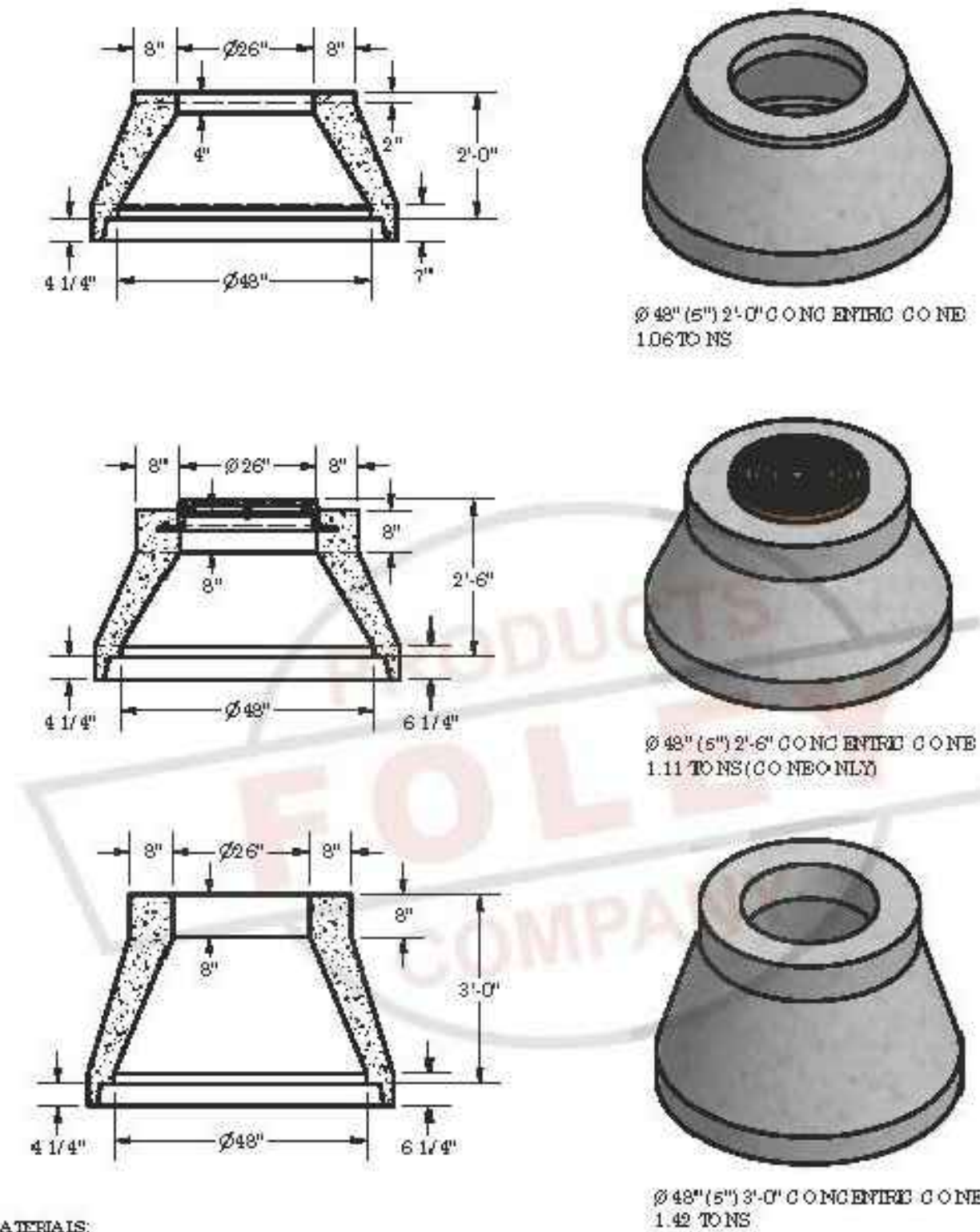
HOLES AS REQ USED

NOTES:
FLEXIBLE CONNECTORS ARE AVAILABLE

	RO UND PREC AST	1.1
	Ø 48" (6") BASES & RISERS, FLAT TOP	

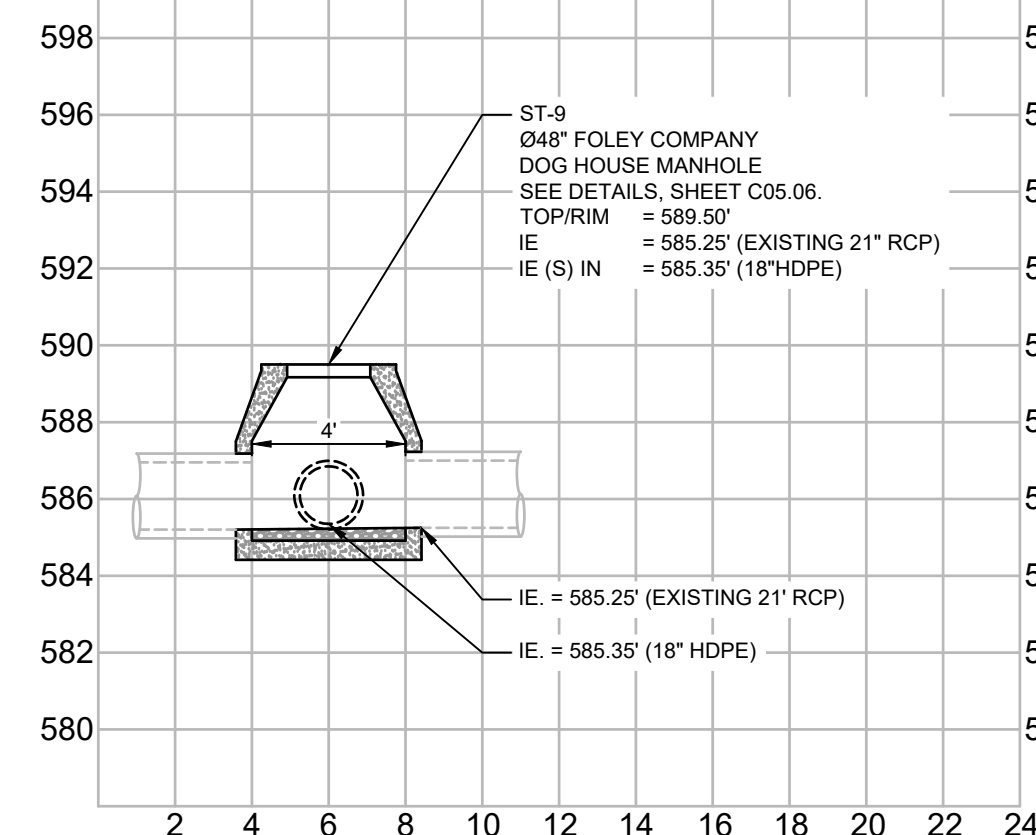


	RO UND PREC AST	1.12
	DOG HOUSE RISERS	



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

	ROUND PRECAST	1.3
	Ø 45" (5") CONCENTRIC CONES	

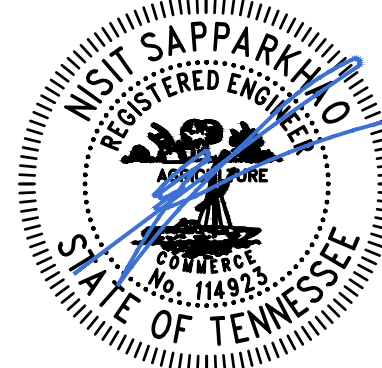


ST-9
SCALE 1" = 5'

DOGHOUSE MANHOLE DETAIL

SCALE
NTS

SEAL NISIT SAPPARKHAO, P.E.
T-1250, NO. 111222



04/21/2018
DATE

ISSUE FOR PERMIT - 02/28/202

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

MANHOLE DETAILS

SHEET NUMBER

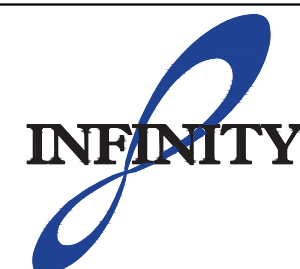
C05.06

550 S. Caldwell Street Suite 1800 Charlotte, NC 28202	P: 704.981.8951 Lic. #: AA - 0003590 W: www.bdgllp.com
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FIFTH THIRD BANK
LA VERGNE (ALDI)

5343 MURFREESBORO ROAD
LA VERGNE, TENNESSEE 37086



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

NISIT SAPPARKHAO, F

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 FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.	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 APPLIES 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. STOCKPIILING 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 ERODIBLE 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 SWEEP DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPULIN.	THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS. * PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE. * ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION. * IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED. PRODUCT SPECIFIC PRACTICES THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE: PETROLEUM PRODUCTS ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED, AND ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. FERTILIZERS FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED AREA, THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS. PAINTS CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS. CONCRETE TRUCKS CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE. SPILL CONTROL PRACTICES IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP: MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE. SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.	* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST. * TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. * A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORMWATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE. * THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT. * PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER. NON-STORMWATER DISCHARGES IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD: * WATER FROM WATER LINE FLUSHING *PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED). * UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). ALL NON-STORMWATER DISCHARGE WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.
	CONTROLS THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORMWATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED. STORMWATER MANAGEMENT STORMWATER DRAINAGE WILL BE PROVIDED BY (DESCRIPTION): MODIFIED COLLECTION, CONVEYANCE, TREATMENT & ATTENUATION SYSTEM FOR THE PROJECT. AREAS WHICH ARE NOT TO BE CONSTRUCTED ON, BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE, WHEN CONSTRUCTION IS COMPLETE. THE SITE DISCHARGES TO AN UNDERGROUND DETENTION SYSTEM. WHERE PRACTICAL, TEMPORARY SEDIMENT BASINS WILL BE USED TO INTERCEPT SEDIMENT BEFORE ENTERING THE PERMANENT DETENTION BASIN. THE DRY DETENTION SYSTEM IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THIS TYPE OF DEVELOPMENT AT THE TIME IT WAS CONSTRUCTED.	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 DIKES/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN.	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 INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. 4. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL. 5. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORMWATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.	CONTRACTOR'S CERTIFICATION I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND THAT AUTHORIZES THE STORM CONDITIONS OF THE DEP GENERIC PERMIT WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.
		CONTROLS THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORMWATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED. STORMWATER MANAGEMENT STORMWATER DRAINAGE WILL BE PROVIDED BY (DESCRIPTION): MODIFIED COLLECTION, CONVEYANCE, TREATMENT & ATTENUATION SYSTEM FOR THE PROJECT. AREAS WHICH ARE NOT TO BE CONSTRUCTED ON, BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE, WHEN CONSTRUCTION IS COMPLETE. THE SITE DISCHARGES TO AN UNDERGROUND DETENTION SYSTEM. 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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.	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REGISTERED ENGINEER

NO. 114923

STATE OF TENNESSEE

04/21/25
DATE

ISSUE FOR PERMIT - 02/28/2025

ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	240642
DATE:	12/04/24
DRAWN BY:	IEG
CHECKED BY:	IEG

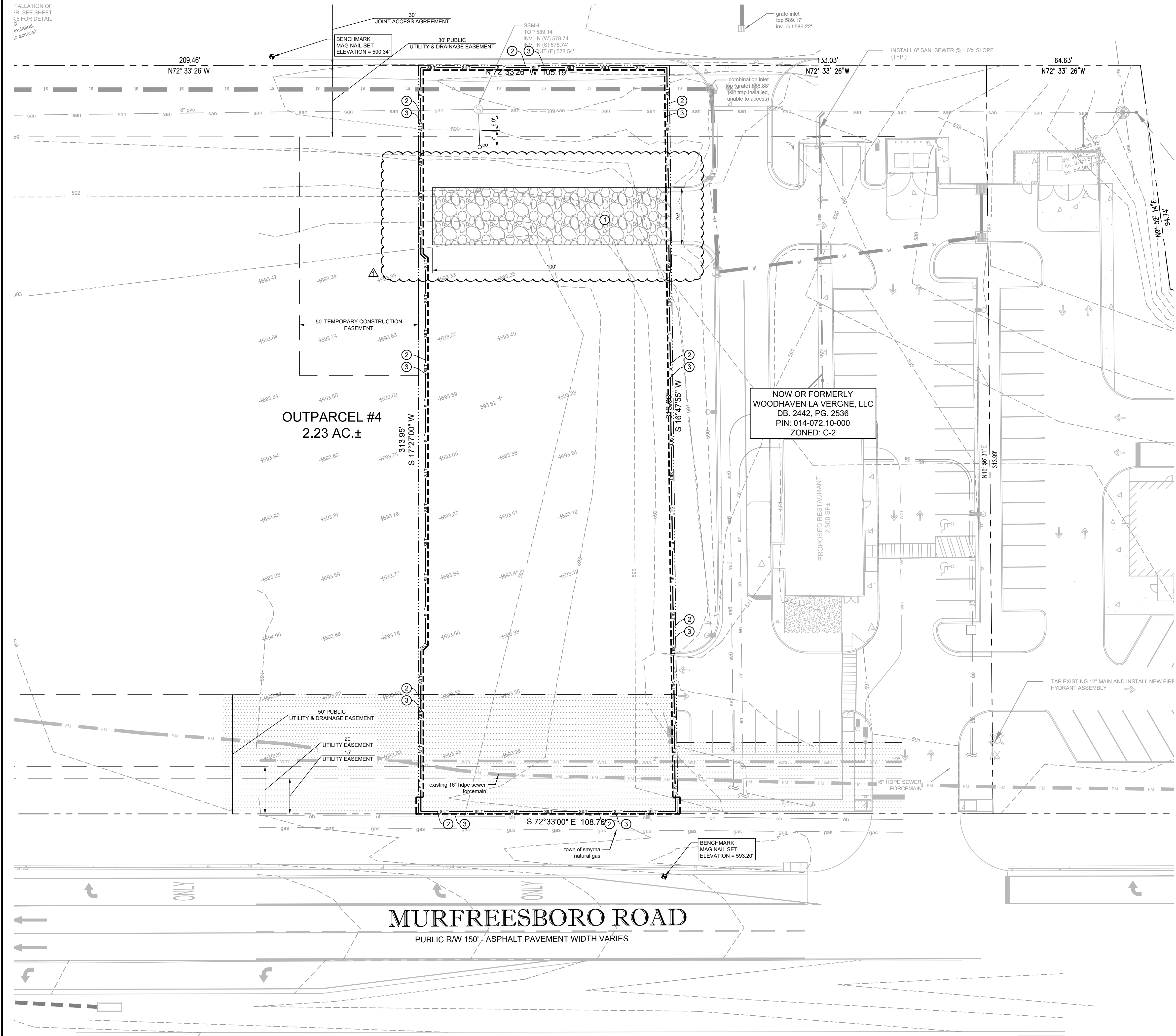
SHEET TITLE

SWPPP GENERAL
REQUIREMENTS

SHEET NUMBER

C06.01

Page 101 of 121



LEGEND

PROPERTY LINE

EXISTING CONCRETE TO REMAIN

EXISTING TO REMAIN

SILT FENCE

LIMITS OF CONSTRUCTION

INLET PROTECTION

EXISTING CONTOUR

EXISTING GRADE ELEVATION

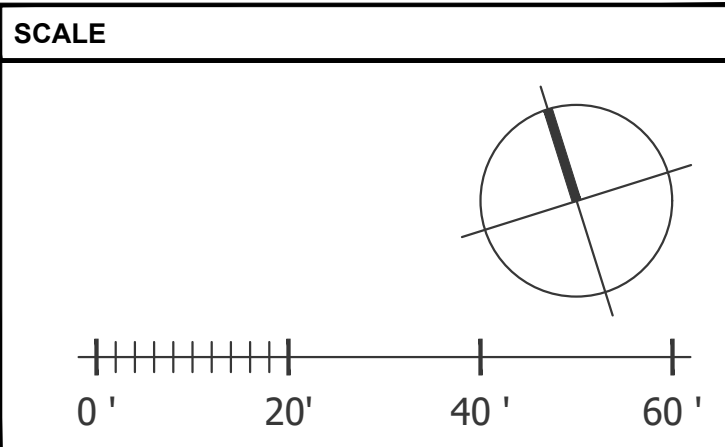
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- GENERAL NOTES
- ALL MATERIALS INCLUDING FILL STOCKPILES SHALL NOT BE PERMANENTLY LOCATED ON THE UNDEVELOPED AREA OF PROPOSED DEVELOPMENT.

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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ISSUE	BY	DATE	DESCRIPTION
1		04/21/25	SITE ROUND 1

PROJECT INFORMATION BLOCK

JOB #

240642

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12/06/24

DRAWN BY:

IEG

CHECKED BY:

IEG

SHEET TITLE

EROSION CONTROL
PLAN PHASE I

SHEET NUMBER

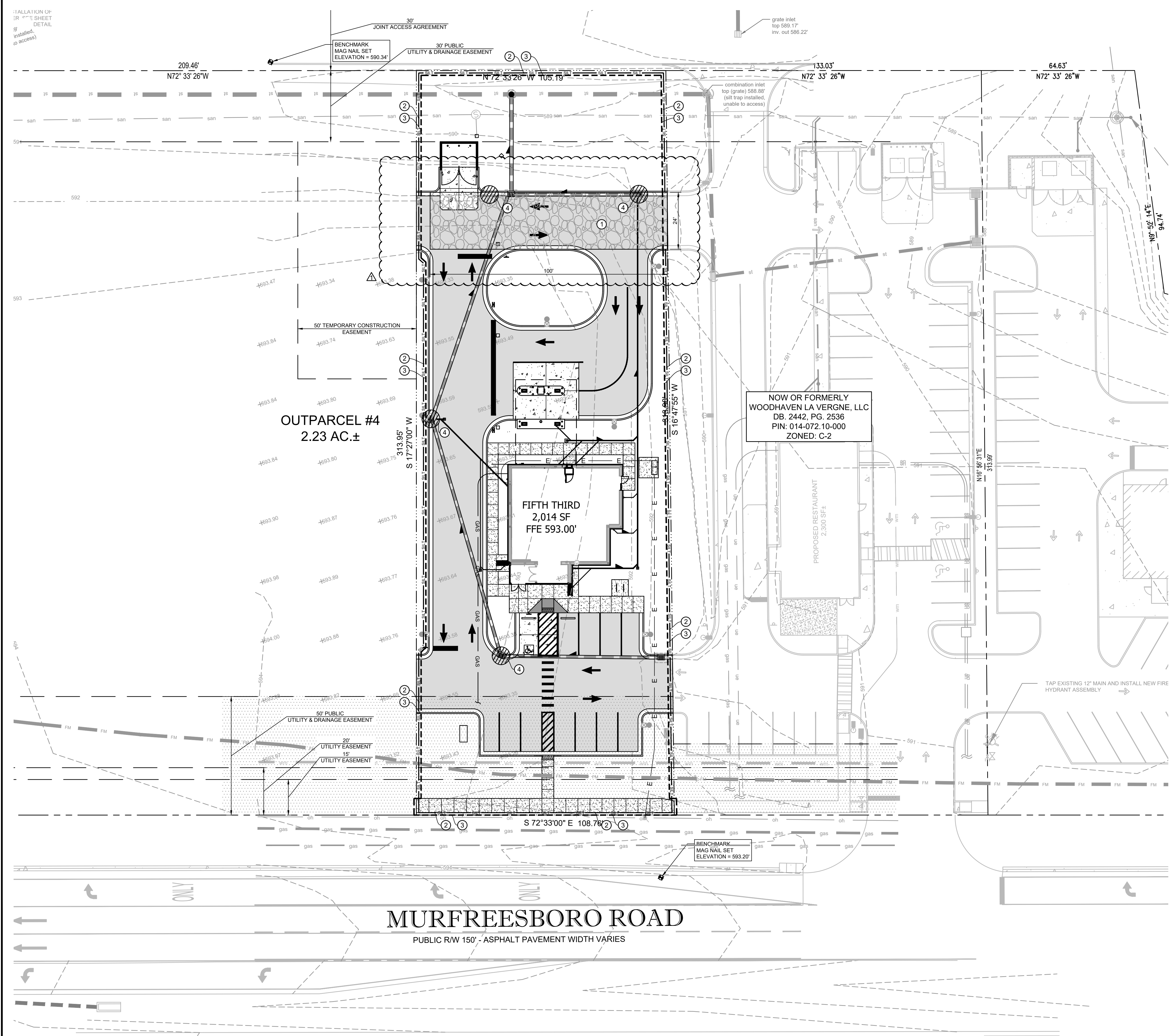
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PLAN VIEW

SCALE
AS NOTED

-

Page 102 of 121



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'

PLAN VIEW

SCALE

AS NOTED

-

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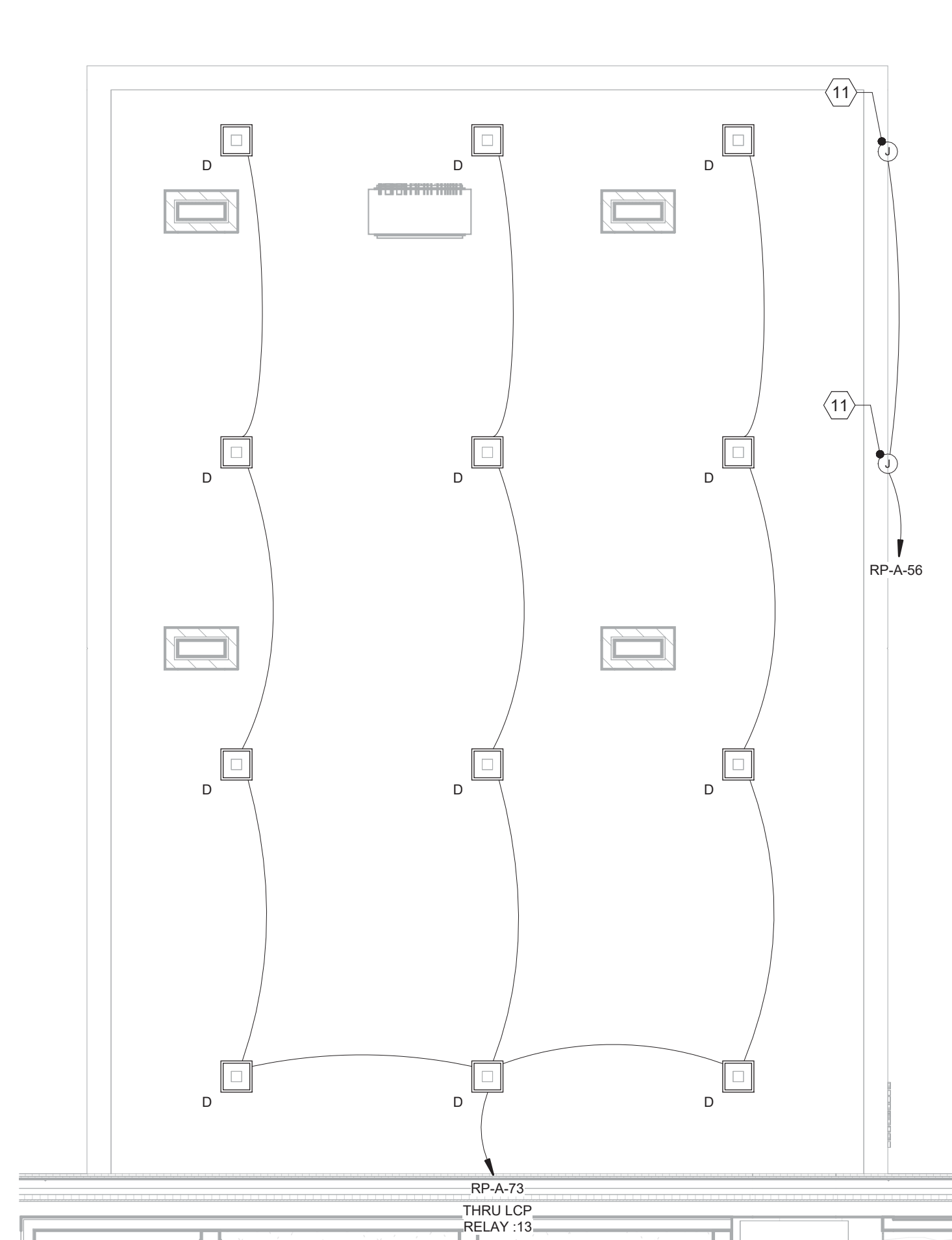
SHEET TITLE

EROSION CONTROL
PLAN PHASE II

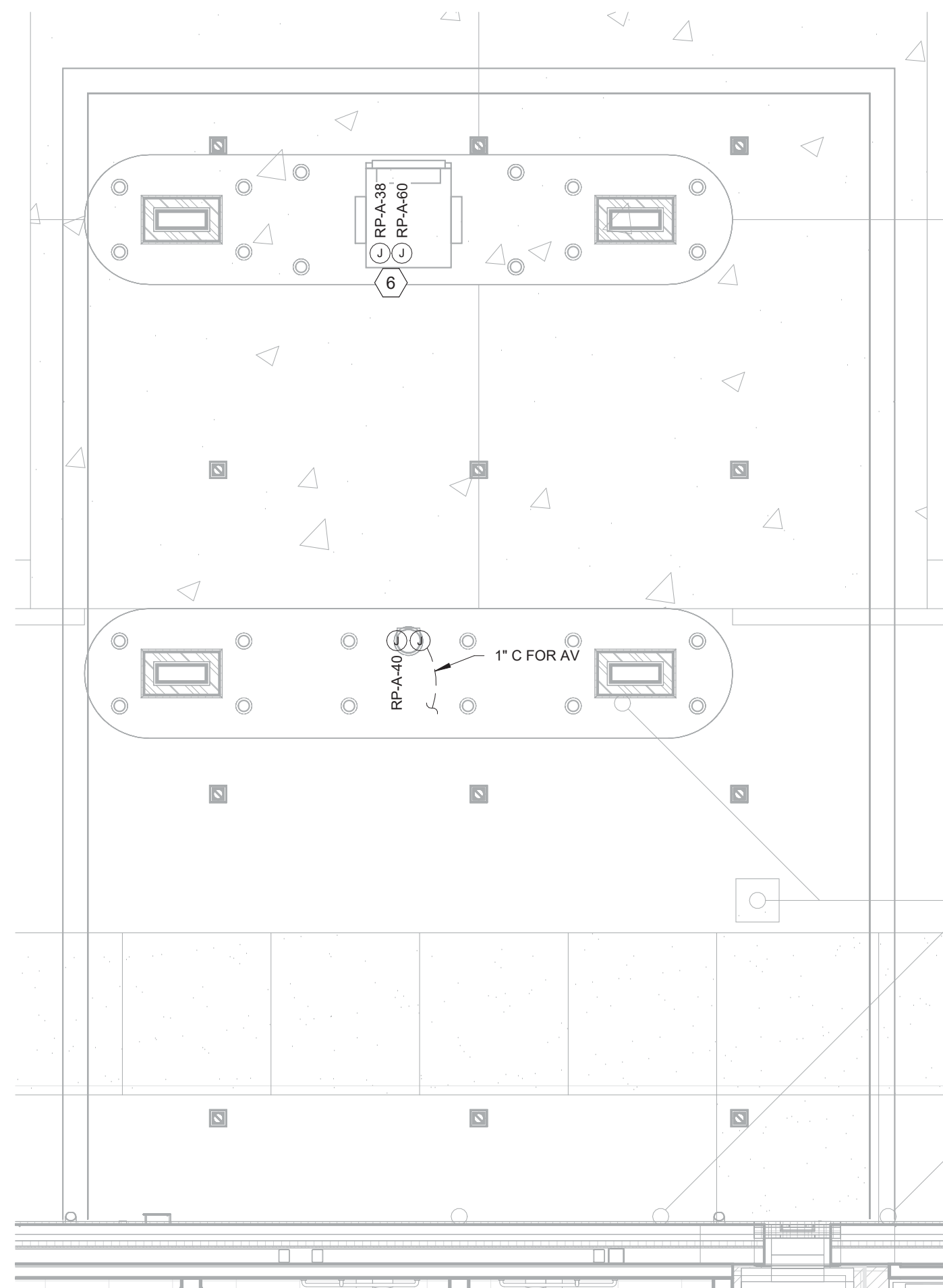
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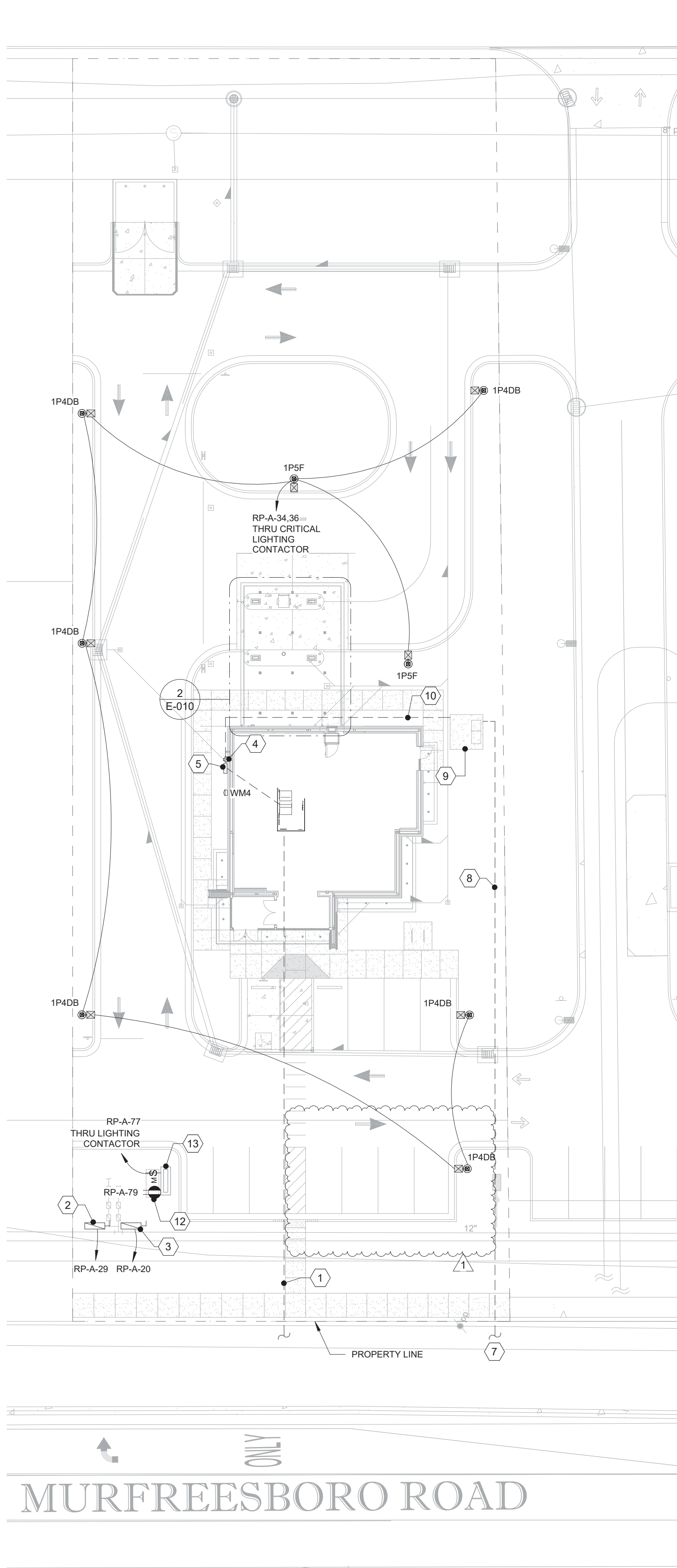
Page 103 of 121



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



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



1 ELECTRICAL SITE PLAN
1" = 20'-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

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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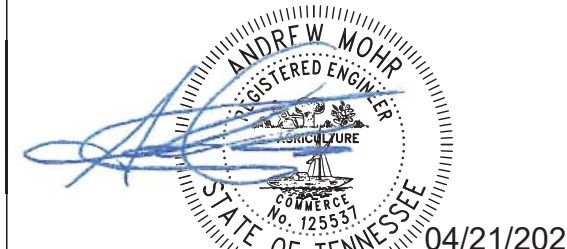
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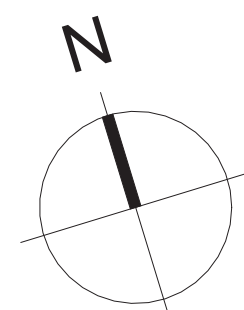
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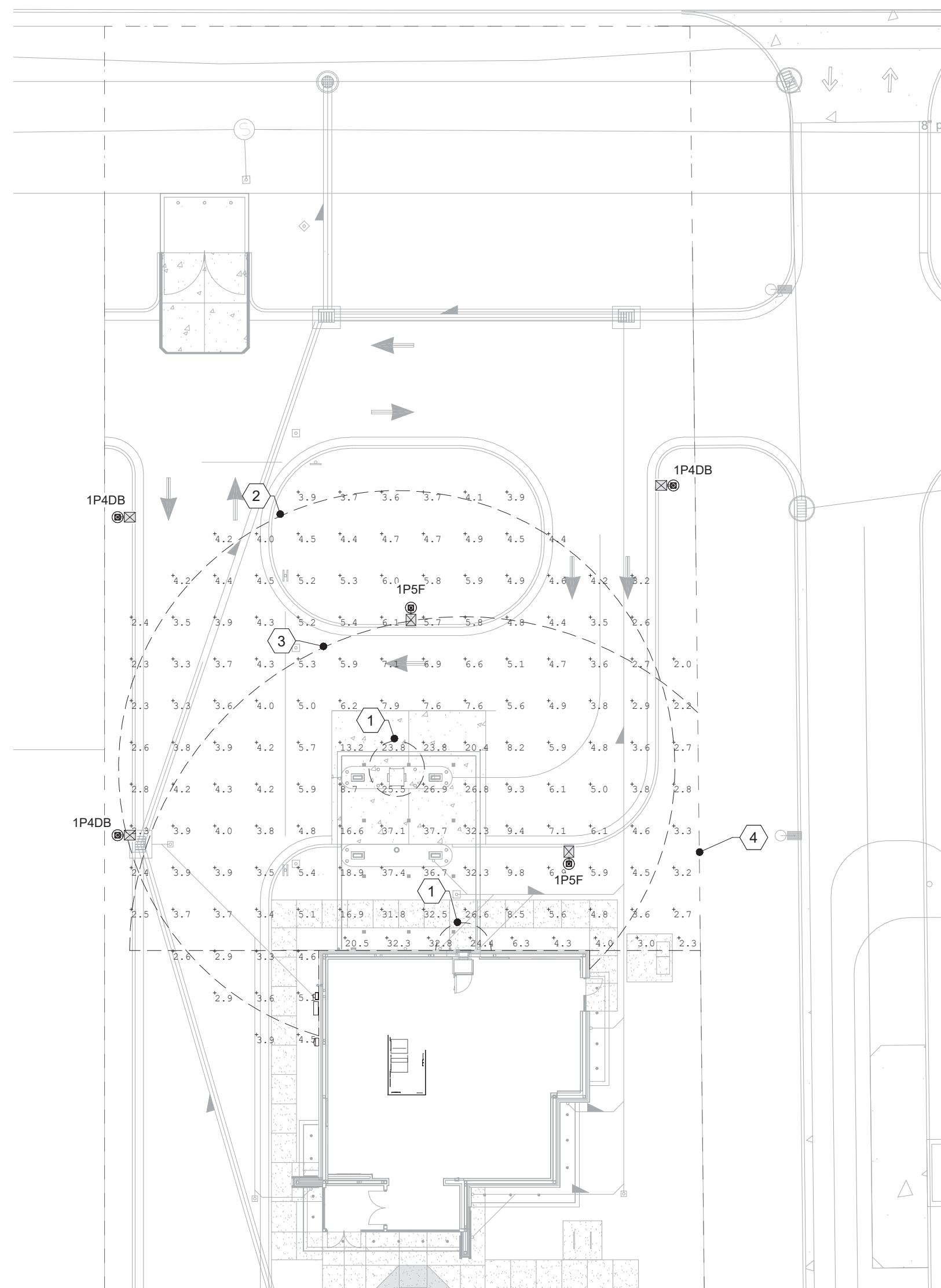
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ELECTRICAL SITE PLAN
AND REMOTE DRIVE
THRU

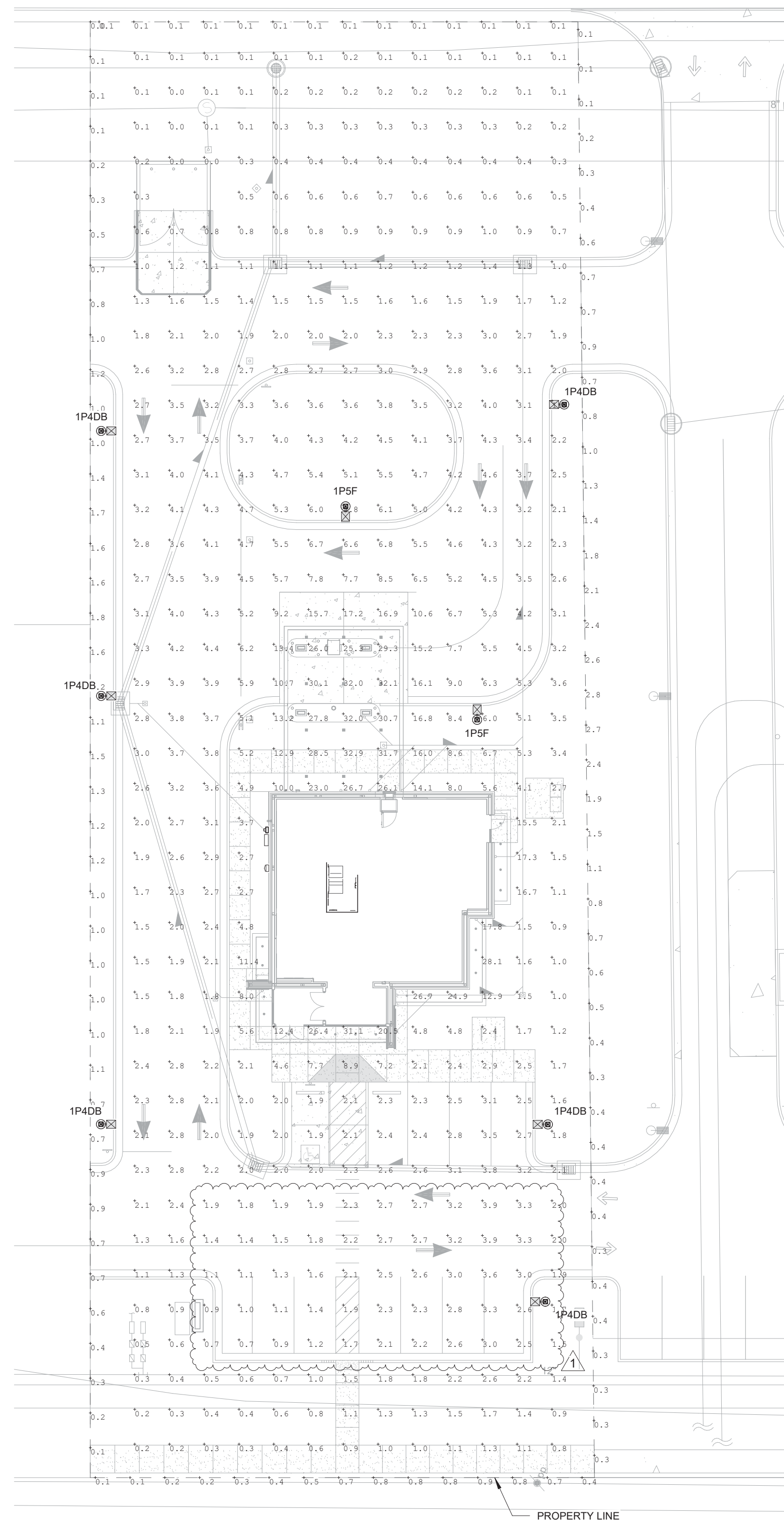
SHEET NUMBER

E-010





2 ELECTRICAL PHOTOMETRIC SITE PLAN AT 3'-0"
1" = 20'-0"



1 ELECTRICAL PHOTOMETRIC SITE PLAN AT GRADE
1" = 20'-0"

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.

LIGHTING STANDARDS:

MINIMUM STANDARD

- A MINIMUM OF TEN (10) FOOT CANDLE 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 CANDLE 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 CANDLE 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 IS GENERALLY ACCESSIBLE FROM THE ADJACENT SIDE THERE SHALL BE A MINIMUM OF TWO (2) FOOT CANDLE 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 (2) FOOT CANDLE 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 CANDLE POWER AT THE INSIDE OF THE VESTIBULE ENTRY/EXIT DOOR(S). A MINIMUM OF TWO (2) FOOT CANDLE POWER EXTENDING OUTWARDS IN ALL UNOBSTRUCTED DIRECTIONS FIFTY (50) FEET FROM THE VESTIBULE ENTRY/EXIT DOOR. A MINIMUM OF TWO (2) FOOT CANDLE 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 CANDLE 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 CANDLE POWER SHALL BE FOR THE FIRST 5 UNOBSTRUCTED FEET FROM THE DOOR. THE MINIMUM FOOT CANDLE READING WILL ALSO BE LIMITED TO BANK CONTROLLED PROPERTY LINES.
- A MINIMUM OF TWO (2) FOOT CANDLE 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 THE CITY OF CHICAGO OR REGULATORY AGENCIES.**
- THE MINIMUM STANDARD SHALL APPLY UNLESS A GREATER STANDARD IS REQUIRED BY AN APPLICABLE LAW FOR A PARTICULAR FACILITY LOCATION.

KEYED NOTES:

- ① ATM/AFTER-HOUR DEPOSITORY FIVE FOOT COMPLIANCE AREA: A MINIMUM OF TEN (10) FOOT CANDLE POWER AT THE FACE OF THE ATM/AFTER-HOUR DEPOSITORY EXTENDING OUTWARD FIVE (5) FEET IN ALL UNOBSTRUCTED DIRECTIONS.
- ② ATM FIFTY FOOT COMPLIANCE AREA: A MINIMUM OF TWO (2) FOOT CANDLE POWER EXTENDING OUTWARD IN ALL UNOBSTRUCTED DIRECTIONS FIFTY (50) FEET FROM THE FACE OF THE ATM.
- ③ AFTER-HOUR DEPOSITORY SIXTY FOOT COMPLIANCE AREA: A MINIMUM OF TWO (2) FOOT CANDLE POWER EXTENDING OUTWARD IN ALL UNOBSTRUCTED DIRECTIONS SIXTY (60) FEET FROM THE FACE OF THE ATM AND AFTER-HOUR DEPOSITORY.
- ④ BANK CONTROLLED PROPERTY LINES: THE MINIMUM FOOT CANDLE READING WILL BE LIMITED TO BANK CONTROLLED PROPERTY LINES.

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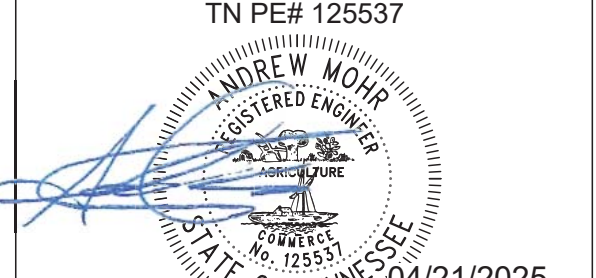


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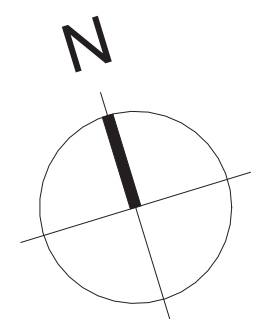
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SHEET TITLE

ELECTRICAL PHOTOMETRIC SITE PLAN

SHEET NUMBER

E-011





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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Page 1/4 Rev. 08/22/22
SPEC-2038-A.0320



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	120 - 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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Page 2/4 Rev. 08/22/22
SPEC-2038-A.0320



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 (XPM-A) 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.

- 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).
- 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.

- 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.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 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 XPM-A 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
	4L - 4,000		6L - 6,000	50 - 5000K
	8L - 8,000		12L - 12,000	AMB - Phosphor Converted Amber ¹
	FT - Type 4 Forward Throw		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 - AirLink Synapse Control System ALSCS01 - AirLink Synapse Control System with 8-12" Motion Sensor ALSCS02 - AirLink Synapse Control System with 12-20" Motion Sensor ALSCS3 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24 MHz) ALSCS3 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40 MHz) Standalone Controls DIM - 0-10V Dimming leads extended to housing exterior IN6S81 - Integral Bluetooth [®] Motion and Photo Sensor (8-24 MHz) ¹ IN6S82 - Integral Bluetooth [®] Motion and Photo Sensor (25-40 MHz) ¹ Button Type Photo Cells PC120 - 120V PC108-277 - 208 - 277V PC347 - 347V	Blank - None RB - Battery Back-up (0K) ¹ CWB - Cold Weather Battery Backup (-20°C) ¹ XPM - 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
3560150LR	XWM Wet Location Surface Contact/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 6 Lumen Package. Consult factory for lead time and availability.
3 WET and ALSC control options are not available in 3L or 4L lumen packages when high voltage (HV) is specified.
4 IP68/69 is field configurable via the Lutron app that can be downloaded from your smartphone (iOS or Android).

5 Not available in HV.
6 Accessories are shipped separately and field installed.
7 Fixing must be located in a level hole for pole or in the junction box.
8 "0K" is to be replaced by paint finish selection. See Finish options for paint color selections.



SPEC-00273 NEW ECO, 5", V-8.0, UPDATED 05/19/2023

ECO 5" LED DOWNLIGHT

ED5AIC, ED5ANC, ED5NIC, ED5RM
ED5LAIC, ED5LANC, ED5LNIC, ED5LRIC
ED5SNC

PROJECT: _____
TYPE: _____
NOTE: _____

ORDER MATRIX

ED5

ECO 5" HOUSING + LIGHT ENGINE ORDER MATRIX (Example: ED5AIC-309050-30S)

FAMILY APERTURE		HOUSING BASE		LED PERFORMANCE			DRIVER ASSEMBLY	
		INSTALLATION TYPE		CCT	CRI	OPTIC	WATTAGE	LED DIMMING DRIVER
☐ ED5	ECO 5"	☐ AIC (Adjustable New Construction, IC, CCEA)	☐ -27 (2700K)	90 (90 CRI)	50 (50° Flood) Installed	10", 30", 80" optic available from the Additional Optics Accessories table below	-30 (29.5W)	\$ Universal Dimming Driver (1%-100% 0-10V, TRAC, ELV, 120V/277V)
		☐ ANC (Adj New Construction)	☐ -30 (3000K)					
		☐ NC (New Construction)	☐ -35 (3500K)					
		☐ RM (Remodel)	☐ -40 (4000K)					
☐ ED5	ECO 5" Warm Dim	☐ AIC' (Adjustable New Construction, IC, CCEA)	☐ -WD' (1800K-3000K)	98 (98 CRI)	50 (50° Flood) Installed	10", 30", 80" optic available from the Additional Optics Accessories table below	-16' (15.3W)	\$ Universal Dimming Driver (1%-100% 0-10V, TRAC, ELV, 120V/277V)
		☐ ANC' (Adj New Construction)						
		☐ NIC' (New Construction IC)						
		☐ RIC' (Remodel IC)						

1. AIC or ANC Installation Type and Wattage Code -25, NIC or RIC Installation Type and Wattage Code -16.

2. Wattage Code -25 Title 24 JA-8 compliant only with 10", 30" or 50" optic installed.

ED5L

ECO 5" HOUSING + LIGHT ENGINE ORDER MATRIX (Example: ED5LAIC-309050-16S2)

FAMILY APERTURE		HOUSING BASE		LED PERFORMANCE			DRIVER ASSEMBLY	
		INSTALLATION TYPE		CCT	CRI	OPTIC	WATTAGE	LED DIMMING DRIVER
☐ ED5L	ECO 5" LPD	☐ AIC (Adjustable New Construction, IC, CCEA)	☐ -27 (2700K)	90 (90 CRI)	50 (50° Flood) Installed	10", 30", 80" optic available from the Additional Optics Accessories table below	-16 (15.3W)	\$ Universal Dimming Driver (1%-100% 0-10V, TRAC, ELV, 120V/277V)
		☐ ANC (Adj New Construction)	☐ -30 (3000K)					
		☐ NIC (New Construction IC)	☐ -35 (3500K)					
		☐ RIC (Remodel IC)	☐ -40 (4000K)					

ED5S

ECO 5" HOUSING + LIGHT ENGINE ORDER MATRIX (Example: ED5SNC-309050-25S)

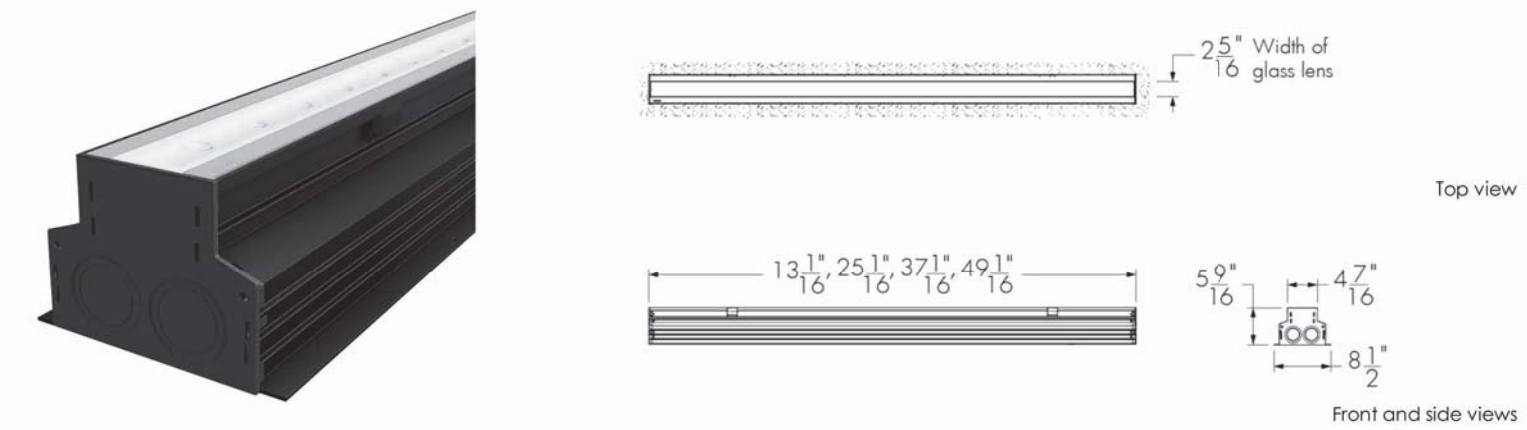
HOUSING BASE			LED PERFORMANCE			DRIVER ASSEMBLY	
FAMILY APERTURE	INSTALLATION TYPE		CCT	CRI	OPTIC	WATTAGE	LED DIMMING DRIVER
☐ ED5S ECO 5" Shallow	NIC (Shallow Plenum New Construction, IC, CCEA)	☐ -27 (2700K)	90 (90 CRI)	50 (50° Flood) Installed	10" - 30" 60° optic available from the Additional Optics Accessories table below	-25 (24W)	\$ Universal Dimming Driver (1%-100% 0-10V, TRAC, ELV, 120V/277V)
		☐ -30 (3000K)					
		☐ -35 (3500K)					
		☐ -40 (4000K)					
☐ ED5S ECO 5" Shallow	NIC (Shallow Plenum New Construction, IC, CCEA)	-WD (1800K-3000K)	98 (98 CRI)	50 (50° Flood) Installed		-25 (24W)	\$ Universal Dimming Driver
Warm Dim		Warm Dim	Warm Dim				

Specification Sheet

lumenfacade

Inground
LOI
WHITE AND STATIC COLORS

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

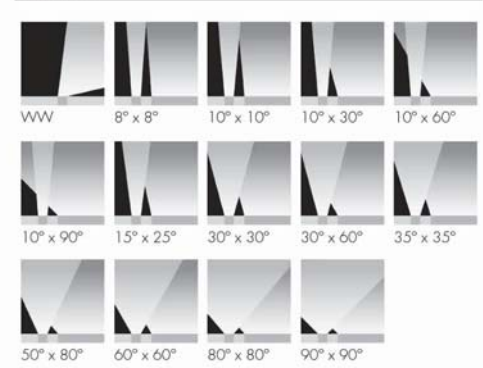


Photometric Summary

	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

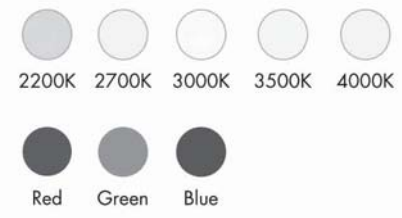
Construction	Walk over compliant up to 500 kg in any type of ground. Walk over compliant up to 1000 kg in concrete
Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Length (nominal)	12 in, 24 in, 36 in, 48 in
Optics	Asymmetric wallwash, 8" x 8", 10" x 10", 10" x 30", 10" 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 (R0 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

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
Tin 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

bdg architects

400 N Ashley Drive, Suite 400 Tampa, FL 33602 P: 813 - 323 - 9233 Lic. #: AA - 0003590 W: www.bdgllp.com

FIFTH THIRD

FIFTH THIRD BANK
LA VERGNE (ALDI)
5343 MURFREESBORO RD,
LA VERGNE, TN 37086

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SEAL ANDREW MOHR TN PE# 125537



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 lateral) 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 standard 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 shown on 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.
 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 Ametek 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 top of 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 is 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., mowers) 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



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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



2118 1ST AVENUE NORTH • BIRMINGHAM, AL 35203
PH: (205) 324-4447 • FAX: (205) 324-9098
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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, stumps, 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 additives.

- 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 to

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 dolomite 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
24" – 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 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 the 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 settlement 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 tiller 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.

VI. 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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www.igroup.net
TN Cert. of Auth. No 6526
IEG JOB NO. 15-366.00

SEAL

4/21/25

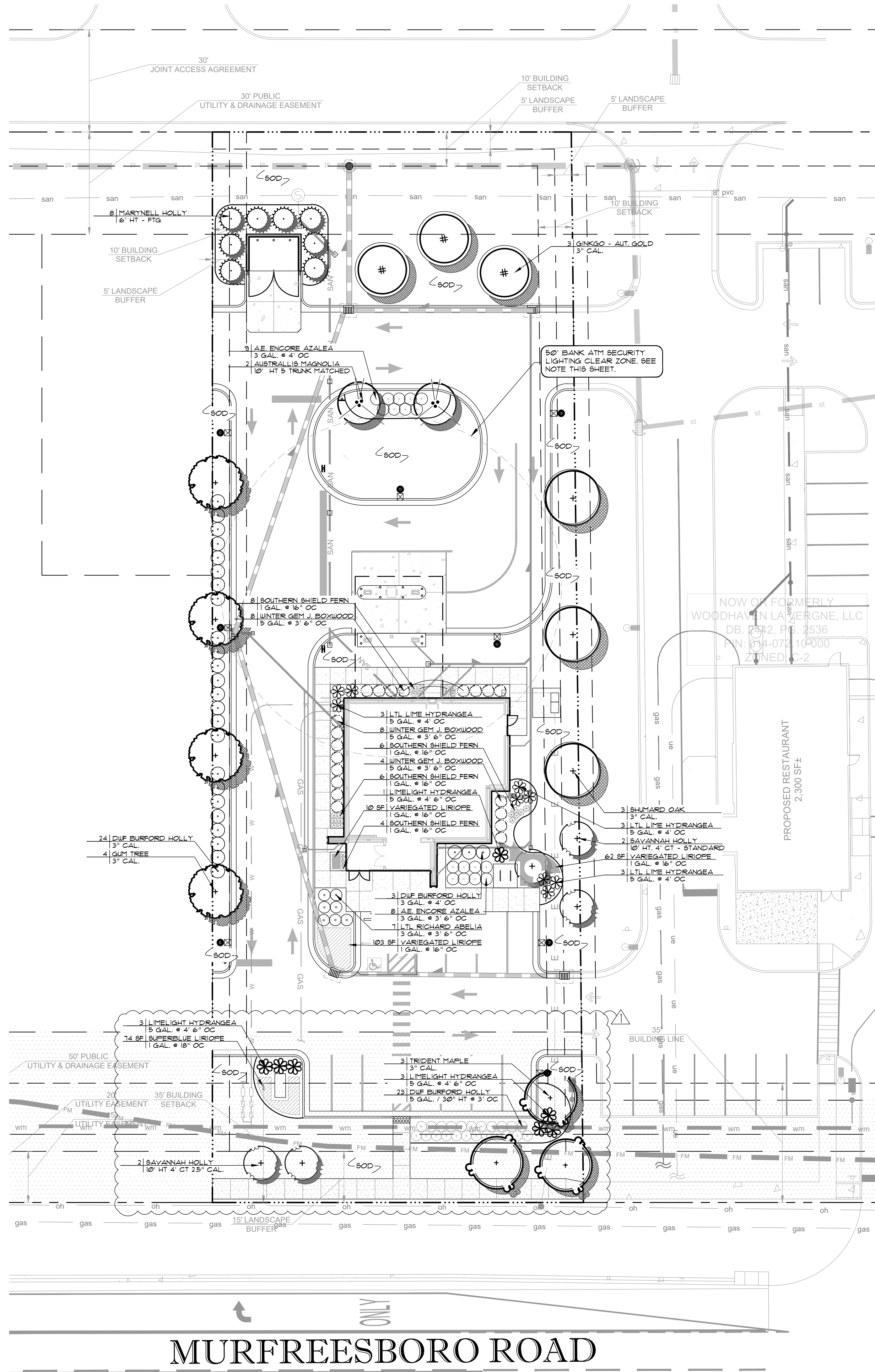
ISSUE FOR PERMIT - 02/28/25			
ISSUE	BY	DATE	DESCRIPTION
Δ		04/21/24	SITE ROUND 1
PROJECT INFORMATION BLOCK			
JOB #	240642		
DATE:	12/06/24		
DRAWN BY:	JCO		
CHECKED BY:	WRJ		

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L-110



PLANT LIST

BOTANICAL NAME	COMMON NAME	GAL	HT	SPREAD	RB/SIZE	SPACING	COMMENTS
TREES							
ACER RUBRUM TRIDENT	TRIDENT MAPLE	3"	12'	5'	ANA STANDARD		WELL BRANCHED
NYSSA SYLVATICA 'NSUHH'	GREEN GABLE GUM TREE	3"	14'	21'	ANA STANDARD		FULL HEAD
QUERCUS SHUMARDII	SHUMARD OAK	3"	15'	6'	ANA STANDARD		CENTRAL LEADER
GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	3"	14'	5'	ANA STANDARD		MALE - FULL HEAD
MAGNOLIA VIRGINIANA VAR AUSTRALIS	AUSTRALIS MAGNOLIA	(5') 15"	10'	5'	ANA STANDARD		5-TRUNK MATCHED
SHRUBS							
ILEX ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	25"	10'	4'	ANA STANDARD		STANDARD 4' CT.
ILEX X 'MARY NELL'	MARY NELL HOLLY	6"	3'		B&B		FULL TO GROUND
HYDRANGEA PANNICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	30"	24"		5 GAL. @ 4' 6" OC		FULL PLANT
HYDRANGEA PANNICULATA 'JANE'	LITTLE LIME HYDRANGEA	24"	24"		5 GAL. @ 4' OC		FULL PLANT
ILEX CORNUTA 'DUF BURFORD'	DUF BURFORD HOLLY	18"	12"		3 GAL. @ 4' OC		FULL PLANT
ABELIA GRANDIFLORA LTL RICHARD	LTL RICHARD ABELIA	14"	16"		3 GAL. @ 3' OC		FULL PLANT
BUXUS WINTER GEM	WINTER GEM BOXWOOD	30"	24"		5 GAL. @ 3' 6" OC		FULL PLANT
RHODODENDRON 'CONLEE'	'AUTUMN EMBERS' ENCORE AZALEA	20"	18"		3 GAL. @ 3' 6" OC		FULL PLANT
DRYOPTERIS LUDOVICIANA	SOUTHERN SHIELD FERN	20"	18"		1 GAL. @ 16" OC		FULL PLANT
MISC.							
LIRIOPE MUSCARI VARIGATA	VARIGATED MUSCARI LIRIOPE	8"	6"		1 GAL. @ 16" OC		FULL PLANT
BERMUDA TIFWAY 419 SOD	CYNODON DACTYLUN TIFWAY 419						WHOLE PIECES

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 APPROVAL.

LANDSCAPE REQUIREMENTS

STREET YARD
1 TREE PER EACH 25 FEET OF ROAD FRONTAGE

MURFREESBORO ROAD - 109 LF

109 / 25 = (4.4) 4 TREES
5 TREES REQUIRED
5 TREES PROVIDED

PERIMETER PLANTING
3 TREES PER 100 LF OF PERIMETER OF PARKING AREA PERIMETER

PARKING AREA PERIMETER - 259 LF

259 / 100 = (2.6*3) 7.7 TREES
8 TREES REQUIRED
8 TREES PROVIDED

NOTES:

- IF CONFLICTS EXIST BETWEEN PROPOSED LANDSCAPE AND SITE LIGHTING, UTILITIES OR OTHER LANDSCAPE, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY, ADJUST AS NECESSARY AND COORDINATE WITH LANDSCAPE ARCHITECT WHERE INSTALLED LOCATION OF LIGHTING VARIES FROM PLANS.
- IF SITE CONDITIONS EXIST, SUCH AS LOW AREAS THAT WILL POTENTIALLY HOLD WATER OR ANY CONDITIONS THAT PROPOSE A THREAT TO THE LONG TERM SURVIVAL OF THE NEW LANDSCAPE, THE LANDSCAPE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT FOR CHANGES.
- IF THESE CONDITIONS ARE NOT COORDINATED DURING CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR RELOCATING NEW MATERIAL AT DIRECTIVE OF THE LANDSCAPE ARCHITECT AT TIME OF PUNCH LIST.
- SIGNAGE SHOWN AS SCHEMATIC. IF VARIANCE OCCURS, LANDSCAPE AND IRRIGATION TO BE AND ADJUSTED TO ACTUAL LOCATION. COORDINATE WITH LANDSCAPE ARCHITECT FOR CHANGES.
- ALL SHRUBS AT FRONT OF PARKING AREAS: CENTER OF PLANT TO BE LOCATED 42" FROM BACK OF CURB.
- ALL SHRUBS ALONG DRIVES OR CURB: CENTER OF PLANT TO BE LOCATED 36" FROM BACK OF CURB.
- CONTRACTOR RESPONSIBLE FOR OFF SITE DISTURBANCE AND REPLACEMENT OF LANDSCAPE / PLANT MATERIAL WITH LIKE KIND.
- IF CONFLICTS EXIST BETWEEN PLANTINGS AND SITE ELEMENTS, CONTRACTOR SHALL COORDINATE TREE PLANTINGS WITH BUILDING AND MONUMENT SIGNAGE AND COORDINATE ALL ADJUSTMENTS AS NECESSARY TO ELIMINATE ANY CONFLICTS. IF COORDINATION IS NOT MADE WITH ARCHITECT / ENGINEER, CONTRACTOR WILL BE RESPONSIBLE FOR RELOCATION OF MATERIAL AND ADJUSTMENTS AT TIME OF PUNCH LIST AS DIRECTED.
- 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.

PROJECT WILL BE REVIEWED FOR PLAN CONFORMITY BY LANDSCAPE ARCHITECT. ALL MATERIAL TO BE GRADE A MEETING NURSERY STANDARDS AND PLANT LIST SPECIFICATIONS. MATERIAL NOT MEETING SPECIFICATIONS OR NOT SUPERIOR QUALITY WILL BE REJECTED AT TIME OF PUNCH LIST AND SUBJECT TO REPLACEMENT BY CONTRACTOR AT HIS OR HER EXPENSE.

ANY LANDSCAPE WITHIN 50 FEET OF THE ATM OR NIGHT DROP SHALL BE NO HIGHER THAN 24" ABOVE GRADE AND SHALL BE MAINTAINED AT THIS HEIGHT THROUGHOUT THE LIFE OF THE PLANT.

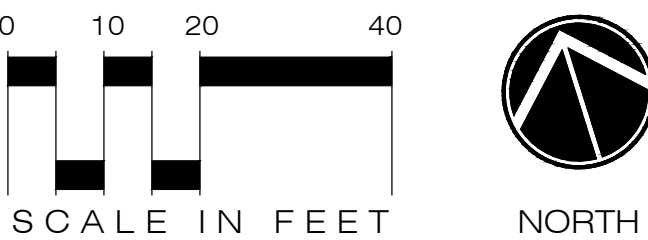
JOHNSON & CO.

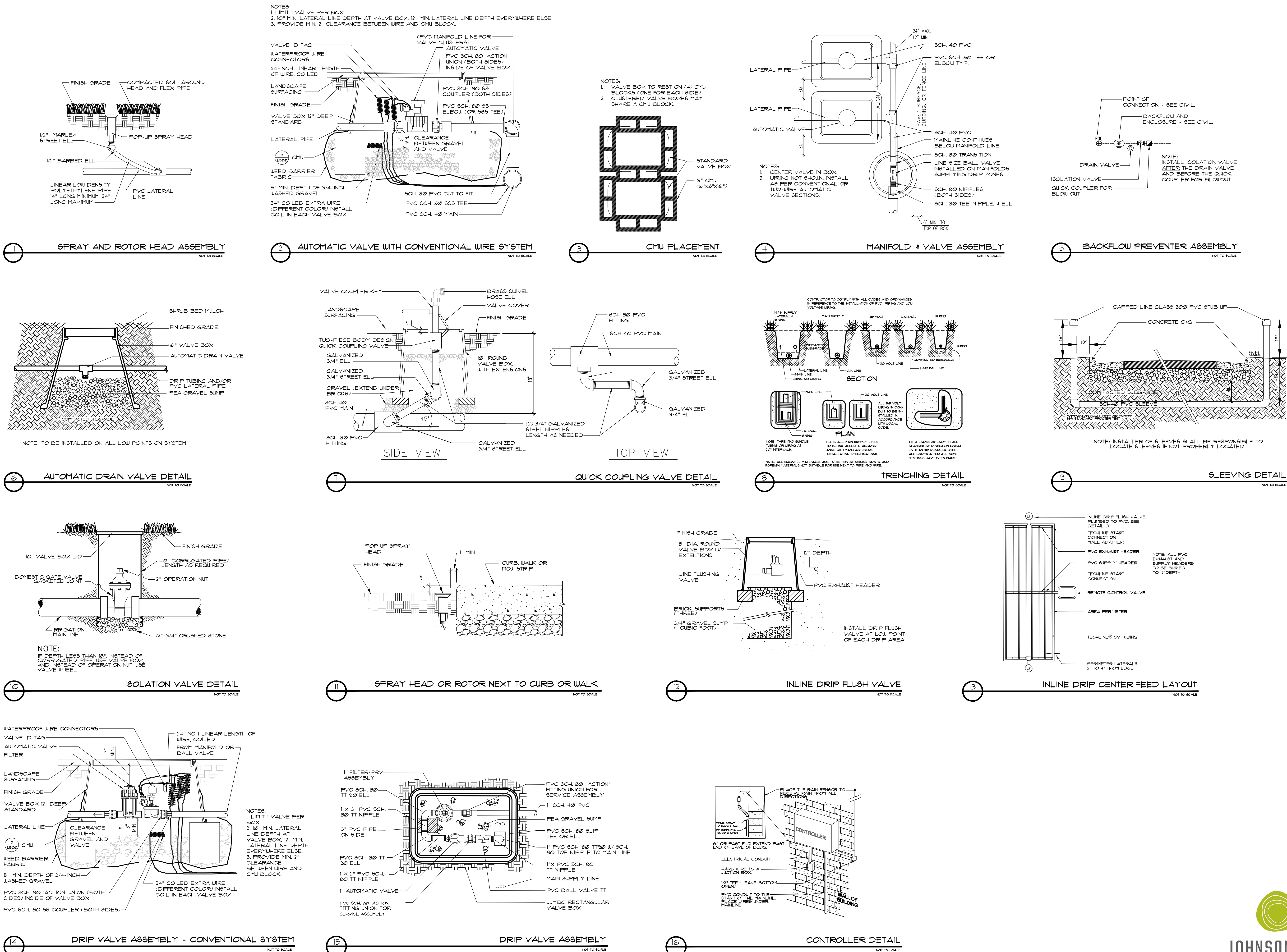
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LAND PLANNERS

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WEB: JOHNSON-AND-SON.COM

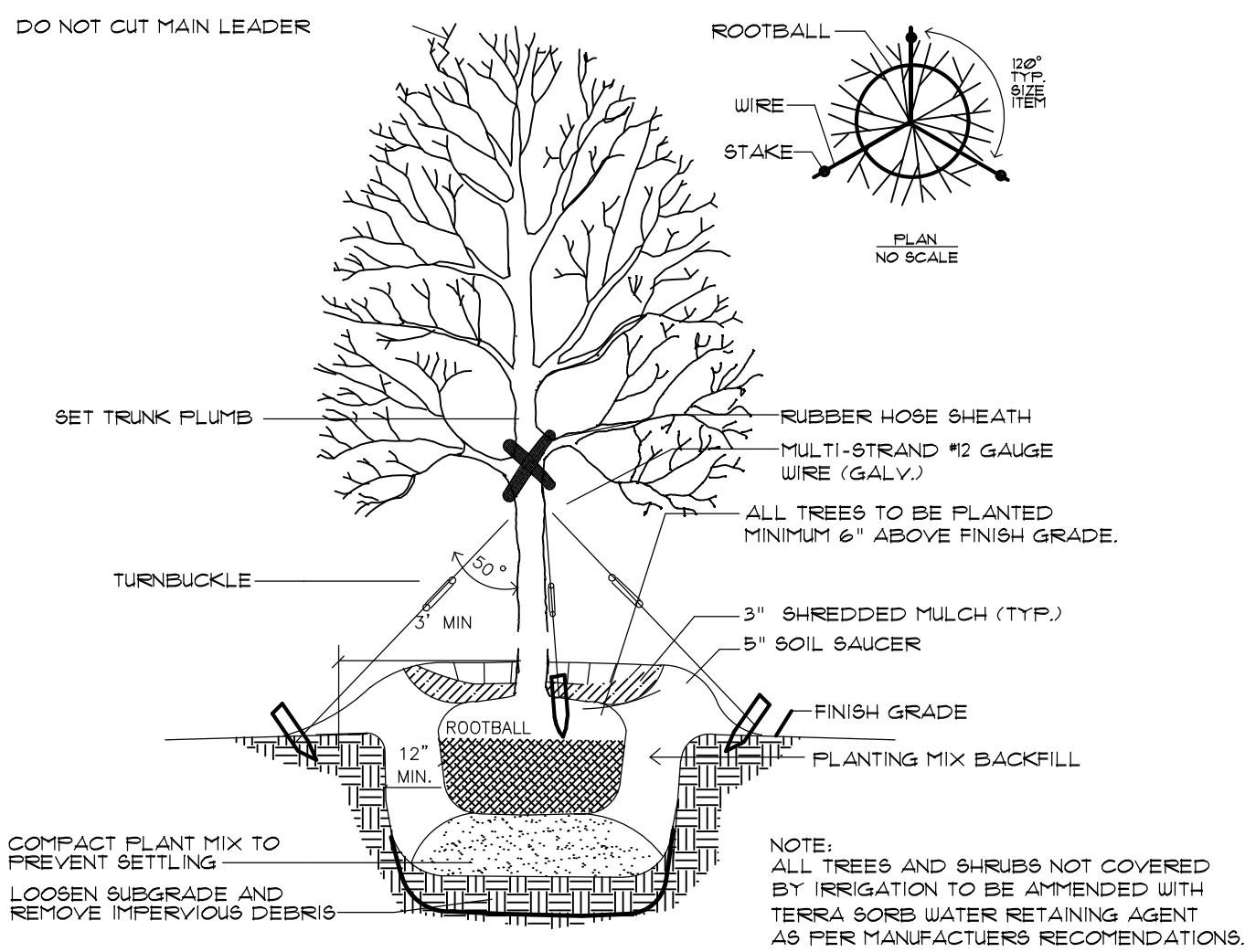




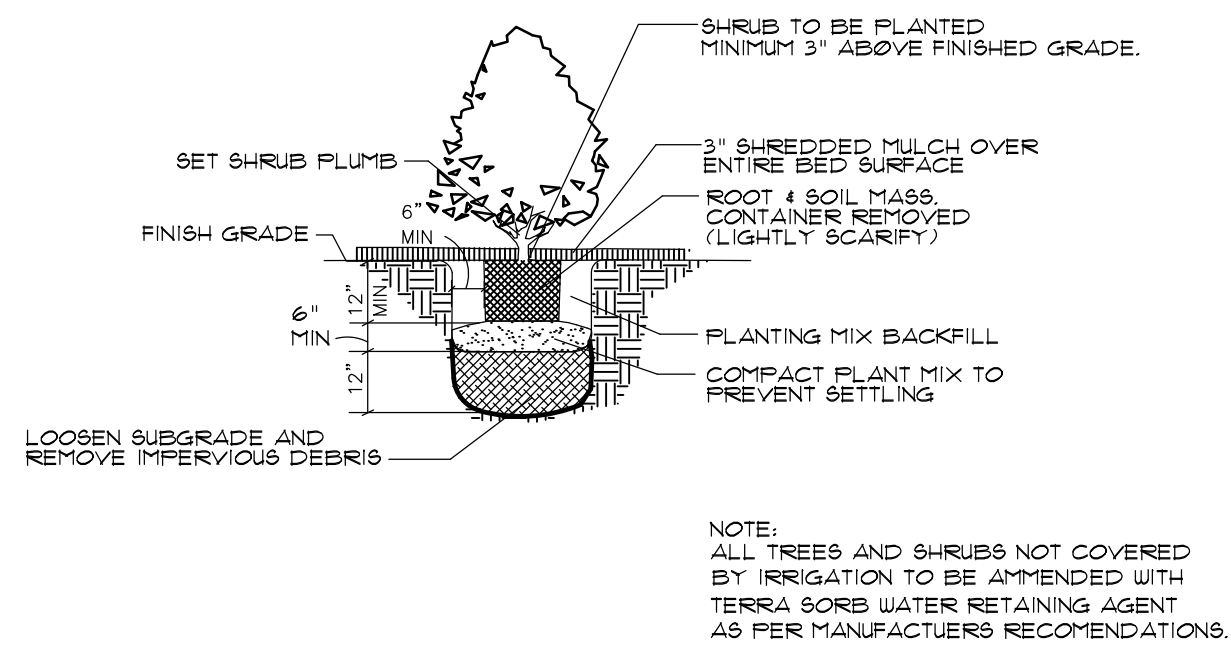
ISSUE	BY	DATE	DESCRIPTION

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

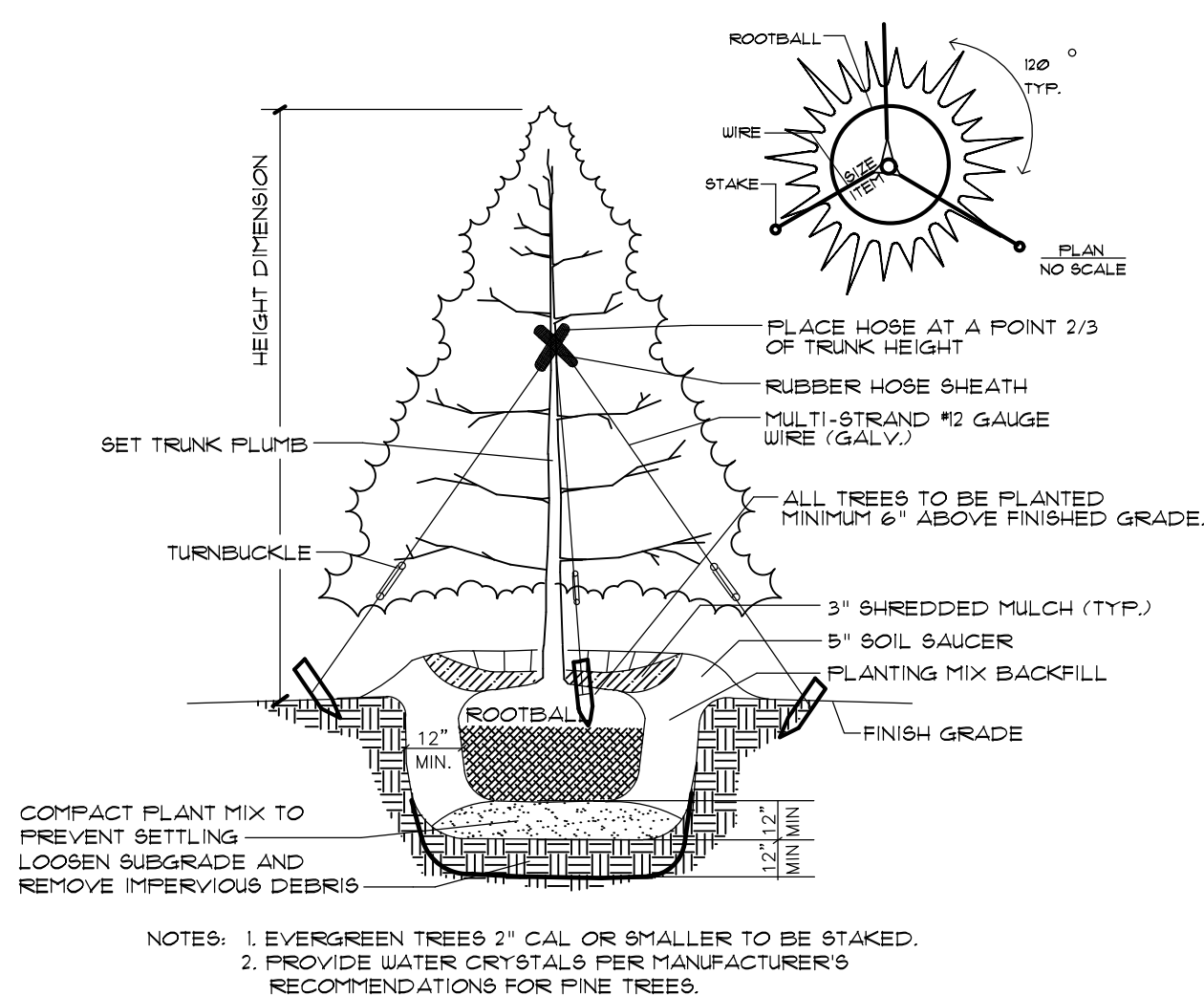
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IRRIGATION DETAILS			
SHEET NUMBER			



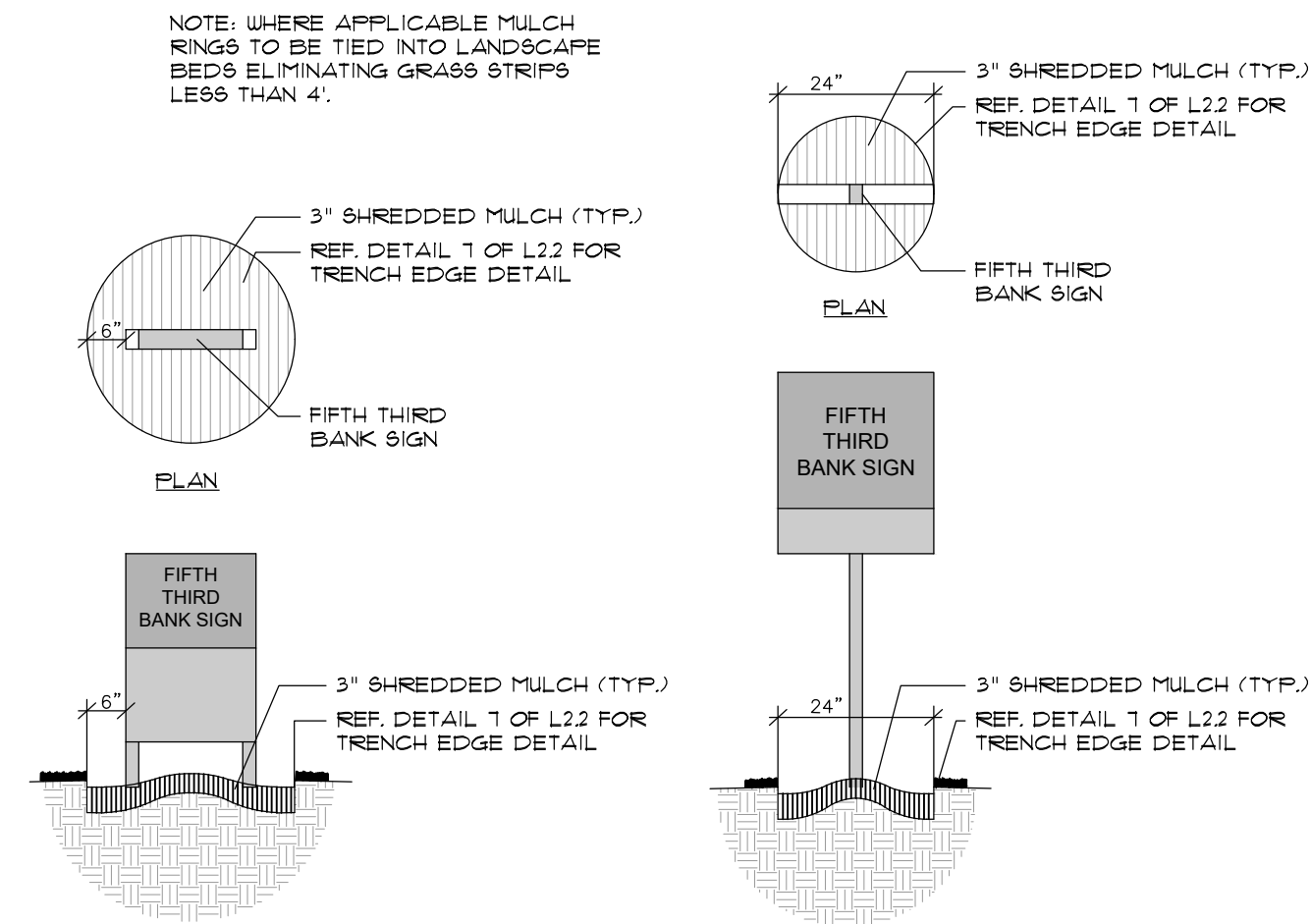
1 DETAIL TYPICAL TREE PLANTING AND GUYING
NOT TO SCALE



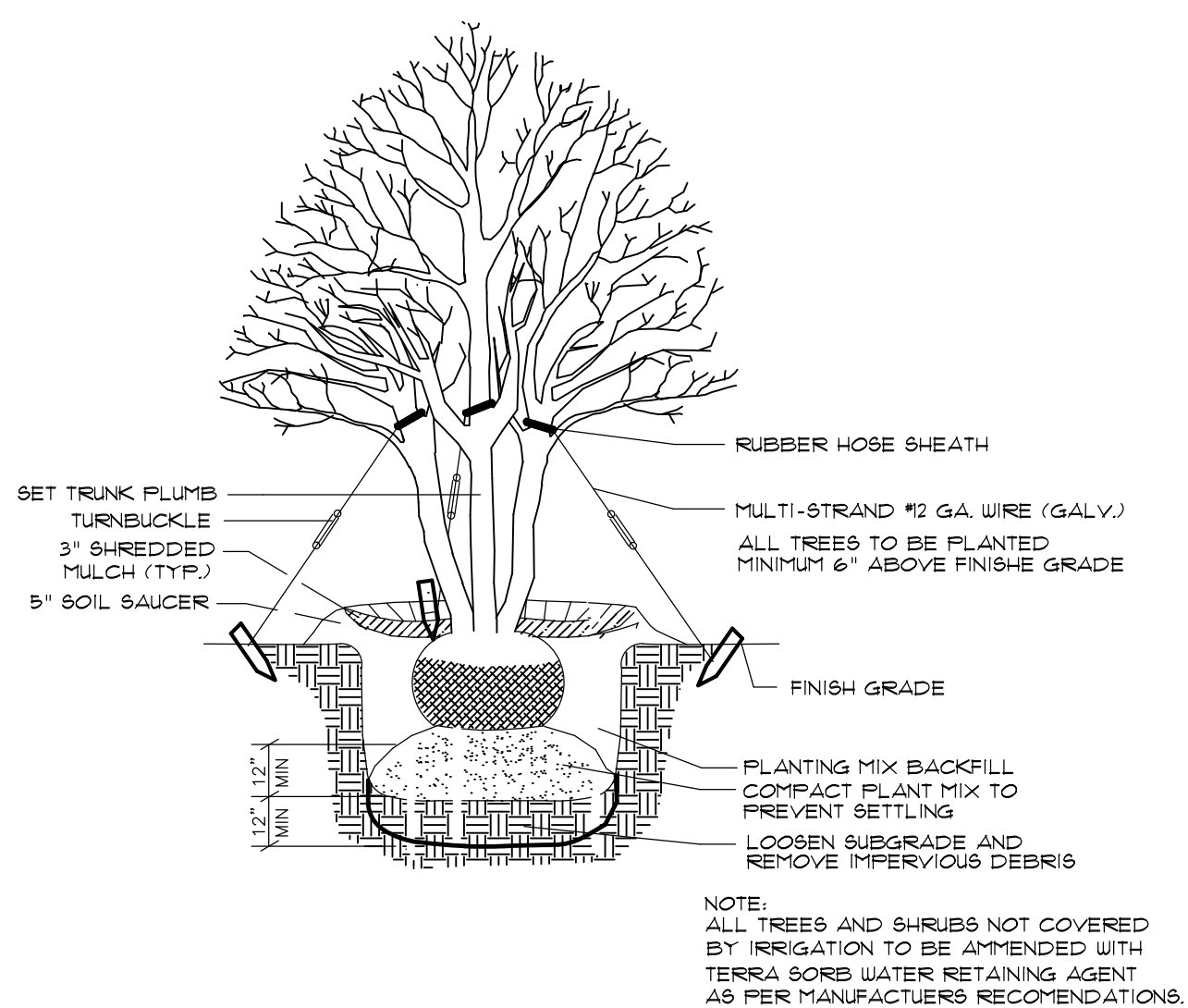
2 DETAIL TYPICAL CONTAINERIZED SHRUB PLANTING
NOT TO SCALE



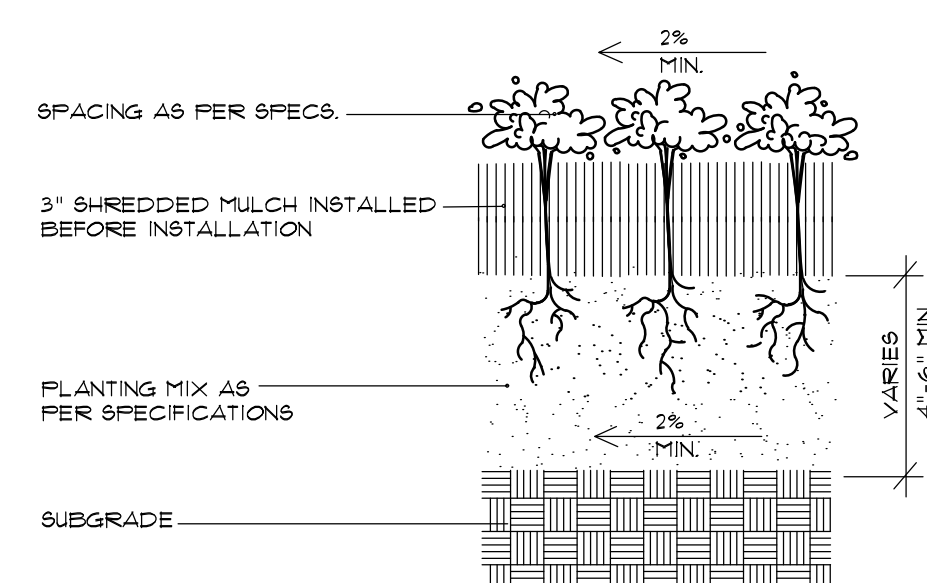
3 DETAIL EVERGREEN TREE PLANTING
NOT TO SCALE



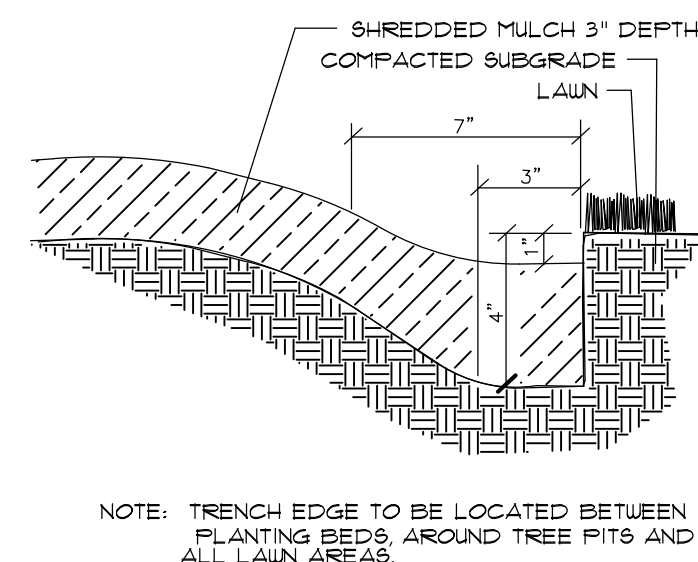
4 MULCH DETAIL FOR ALL SIGNS IN LAWN AREA
NOT TO SCALE



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\"/>

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 NURSERYMEN, INC.

ALL PLANT MATERIAL SHALL BE BALLED OR 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\"/>

BACK ROW OF SHRUB PLANTING SHALL BE PLANTED 36\"/>

EXCAVATE EDGE OF ALL PLANTING BEDS TO 4\"/>

ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3\"/>

GRASS: ALL AREAS TO BE GRASSED SHALL BE TILLED AND GRADED TO A DEPTH OF 6\"/>

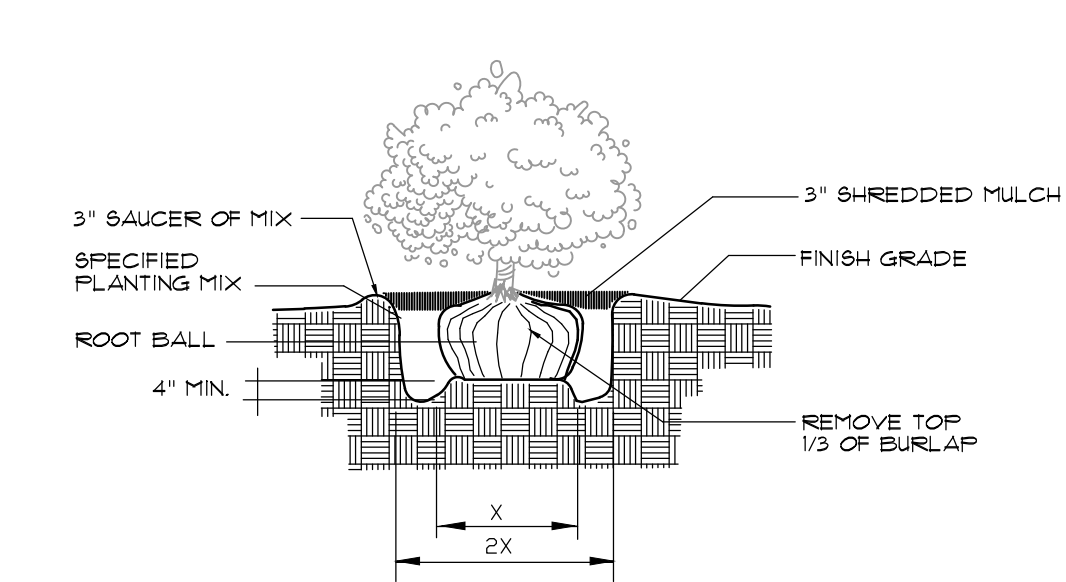
GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE BODDING.

SEASONAL COLOR SHALL BE PLANTED IN FLOWERING STATE.

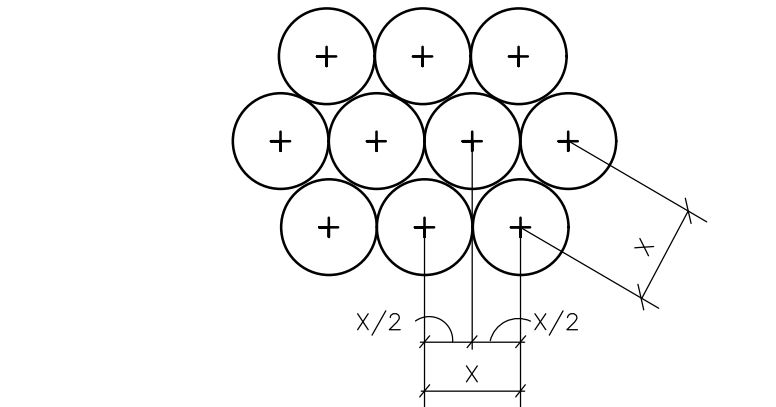
CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS FOR ONE FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

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

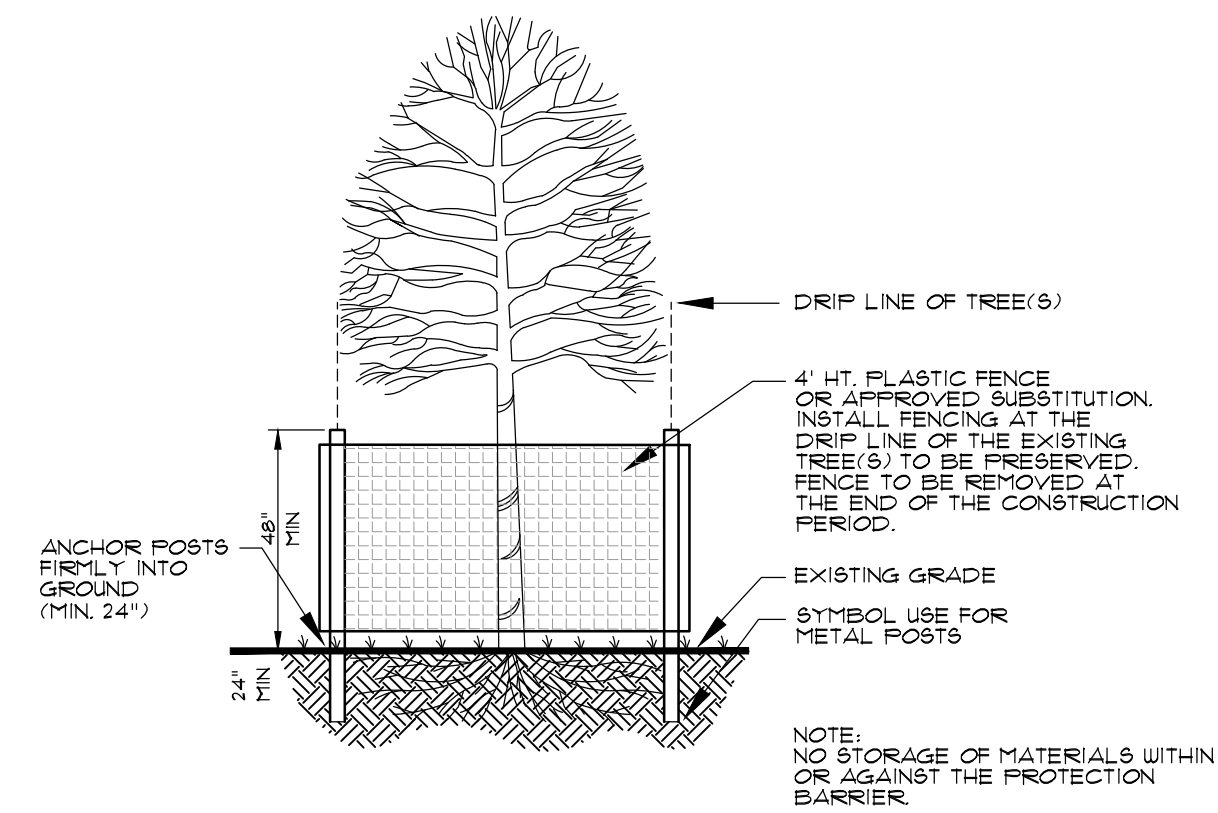
WHEN TREES ARE PLANTED THE MONTHS OF MARCH THRU OCTOBER, THE LANDSCAPE CONTRACTOR SHALL AMEND THE SOIL MIX WITH A MOISTURE RETENTION AGENT AS 'TERRA-SORB' OR EQUAL FOR EACH TREE INSTALLATION.



8 B4B SHRUB DETAIL
NOT TO SCALE



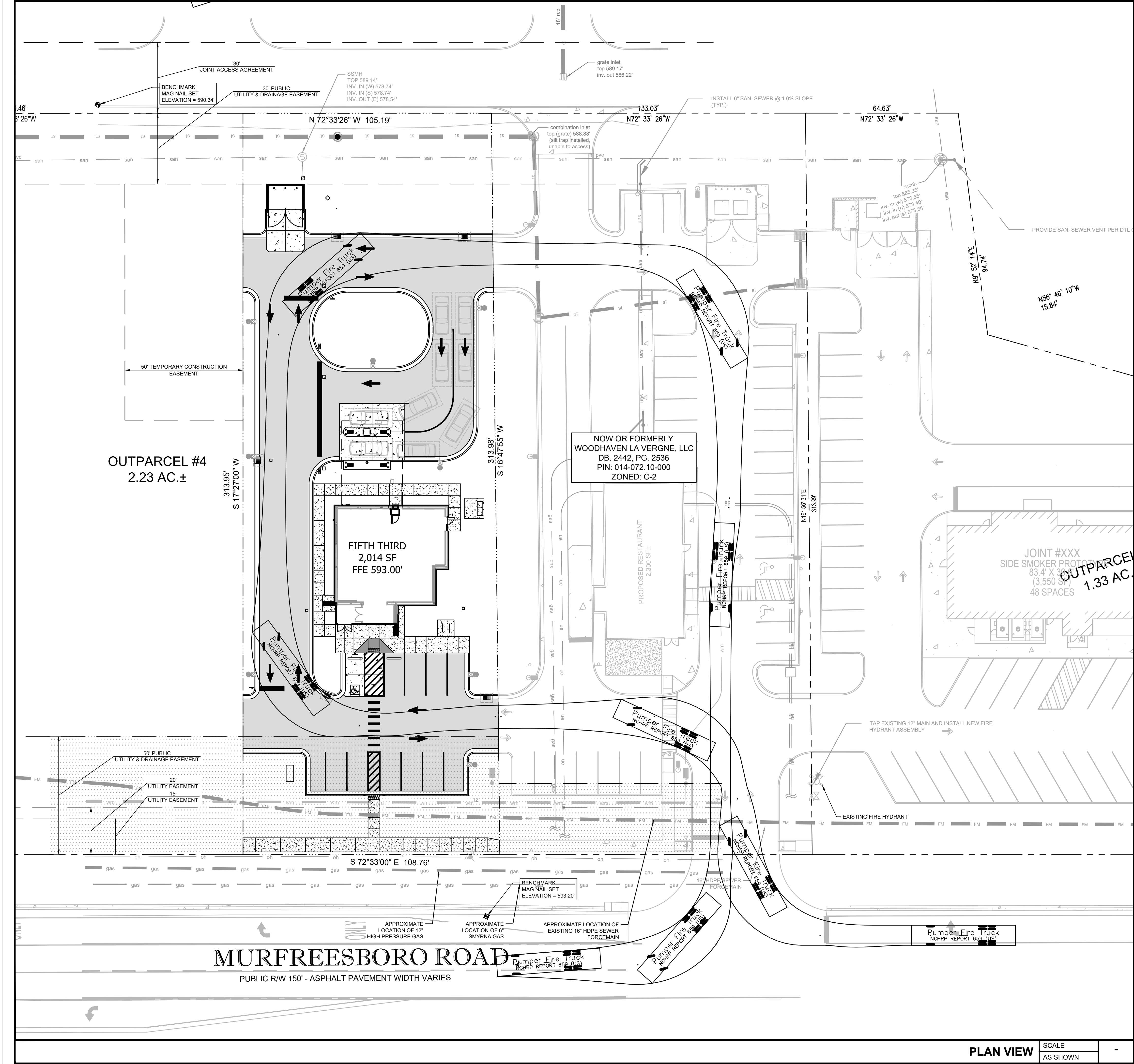
9 DETAIL TYPICAL STAGGERED ROW SPACING
NOT TO SCALE



10 TREE PROTECTION DETAIL
NOT TO SCALE

ISSUE	BY	DATE	DESCRIPTION

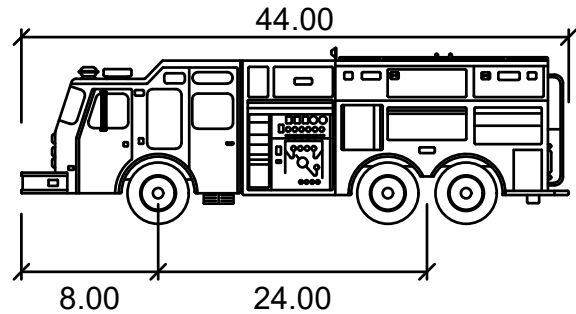
PROJECT INFORMATION BLOCK			
JOB #	240642		
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DRAWN BY:	JCO		
CHECKED BY:	WRJ		



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



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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architects

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Charlotte, NC 28202
P: 704.981.8951
Lic. #: AA-0003590
W: www.bdgllp.com

FIFTH THIRD

FIFTH THIRD BANK
LA VERGNE (ALDI)

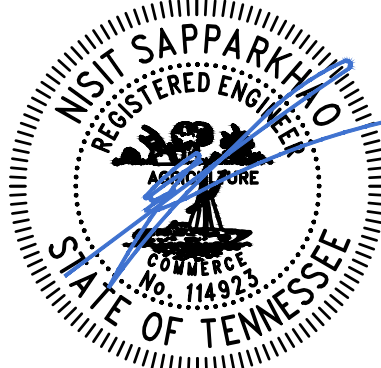
5343 MURFREESBORO ROAD
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SEAL NISIT SAPPARKHAO, P.E.
TN REG. NO. 114923



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

SITE ACCESS PLAN
(FIRE TRUCK)

SHEET NUMBER

SA01.01

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

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.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 12127379 DATED DECEMBER 2, 2024 AT 8:00 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

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

9. SUBDIVISION SURVEYS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT CABBINET 26, PAGE 78; PLAT CABBINET 43, PAGE 261; PLAT CABBINET 50, PAGE 91; PLAT CABBINET 50, PAGE 289, ARE ABOLISHED 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.
10. EASEMENT(S) OF RECORD IN BOOK 338, PAGE 630, IN THE AFORESAID REGISTER'S OFFICE. AFFECTS AS SHOWN.
11. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD IN RECORD BOOK 1874, PAGE 3850, IN THE AFORESAID REGISTER'S OFFICE. AFFECTS AS SHOWN
12. 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.
13. INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE SEWERTREATMENT MANAGEMENT FACILITIES OF RECORD IN RECORD BOOK 2437, PAGE 1317, IN THE AFORESAID REGISTER'S OFFICE. AFFECTS BUT IS NOT PLOTTABLE.

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

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 _____

1. SURVEY PROCEDURES: THIS SURVEY IS BASED ON MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC INSTRUMENT CAPABLE OF READING ANGULAR

1. 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 ZENTHID 60 DUEL FREQUENCY BASE AND RECEIVER, CAPABLE OF AN ACCURACY OF 8 MM HORIZONTAL AND 15 MM VERTICAL.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN: ONE FOOT IN 139,260.60 FEET.
3. TITLE TO THE SURVEYED PROPERTY IS CURRENTLY VESTED IN WOODHAVEN LA VERGE LLC BY VIRTUE OF A DEED RECORDED IN DEED BOOK 2442, PAGE 2536 IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.
4. I HAVE EXAMINED FMEA FLOOD INSURANCE RATE MAP NO. 47149C00153 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.
5. THE BASIS OF BEARING USED FOR THIS SURVEY IS THAT "ALTA/NPS/PLANT STATE 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).
6. THE SURVEYED PROPERTY IS ZONED C-2 ACCORDING TO THE CITY OF LA VERGE, TENNESSEE PLANNING & ZONING DEPARTMENT AND IS SUBJECT TO THE REQUIREMENTS AND ANY RESTRICTIONS OF THIS ZONING CLASSIFICATION, THE SETBACK REQUIREMENTS FOR THIS ZONING CLASSIFICATION ARE:

FRONT	35 FEET
SIDE	10 FEET
REAR	10 FEET
7. THE TAX PARCEL ID FOR THE SUBJECT PROPERTY IS 014-07210-000
8. 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.
9. THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADJUSTMENTS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.
10. 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.
11. THERE WERE NO OBSERVED EVIDENCE OF WETLANDS AS DELINEATED BY A QUALIFIED SPECIALIST DURING THE PROCESS OF CONDUCTING THE FIELDWORK.
12. AREA COMPUTED BY COORDINATES.
13. THE CONTOUR INTERVAL IS AT 1.0 FEET.
14. TOPOGRAPHIC INFORMATION WAS OBTAINED USING RADIAL SURVEY METHODS.
15. RTK GPS POSITIONAL DATA WAS OBSERVED ON OCTOBER 07, 2024 USING A GEOMAX ZENTHID 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 1.0000000000 CENTERED ON THE BASE.
16. 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.

FRONT	35 FEET
SIDE	10 FEET
REAR	10 FEET

THE TAX PARCEL ID FOR THE SUBJECT PROPERTY IS 014-072.10-000

ROONEY 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-C

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
1	
2	
3	
4	

GreenbergFarrow



www.greenbergfarrow.com

1230 Peachtree St. NW, Suite 2900
Atlanta, GA 30309

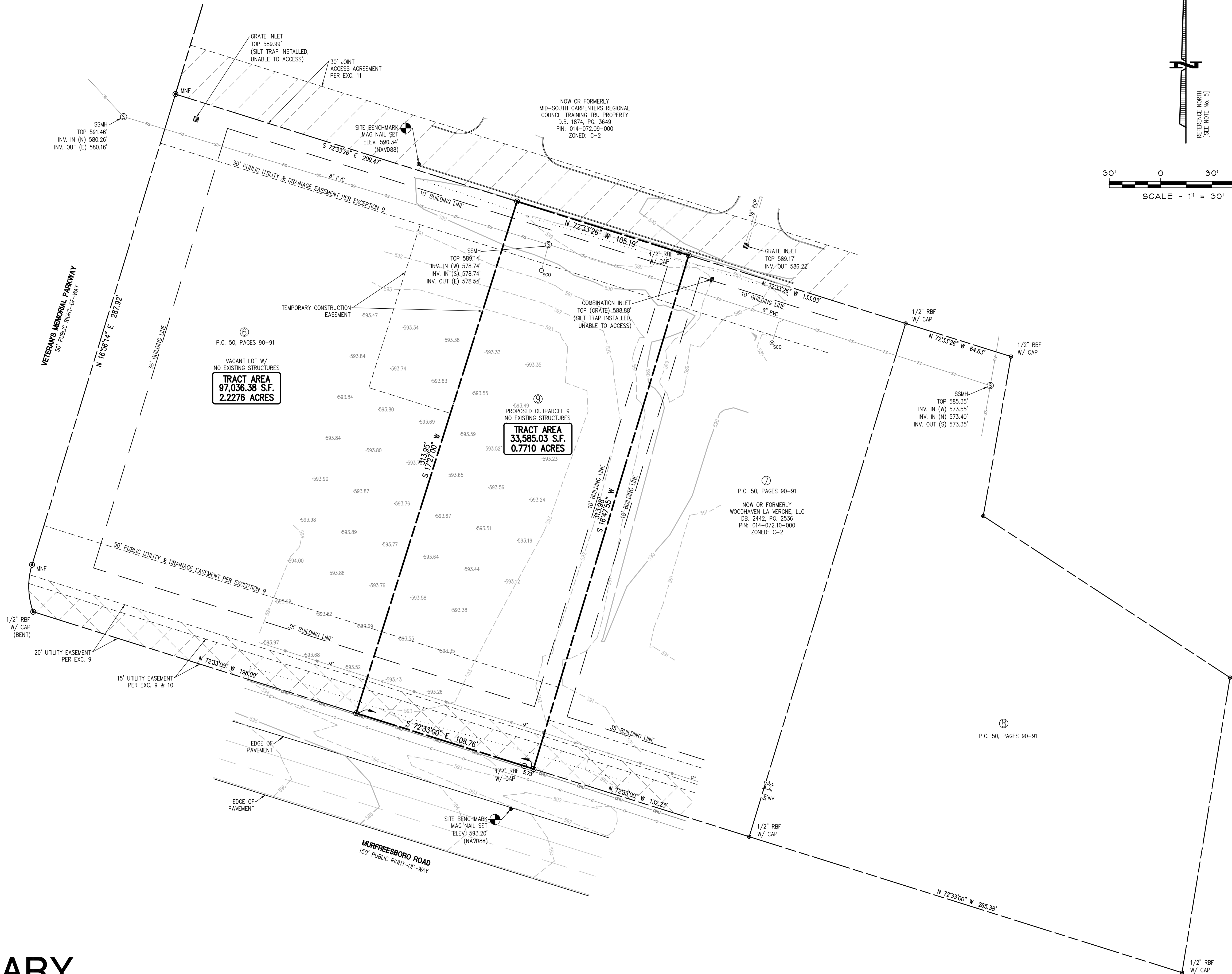
Atlanta, GA 30309

Phone: (770) 422-8181

Fax: (770) 422-8101

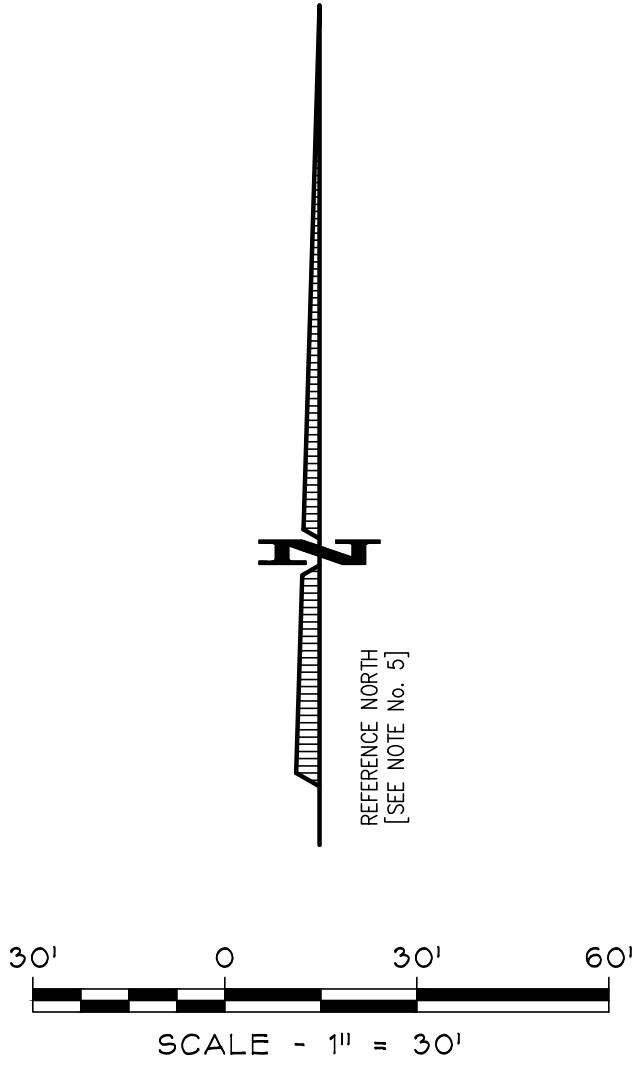
LEGEND

- 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
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

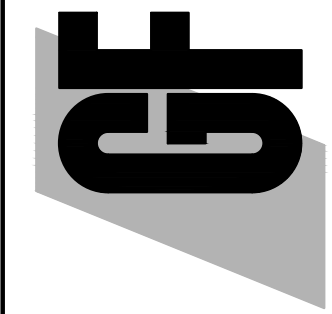


PRELIMINARY

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



GreenbergFarrow
1230 Peachtree St. NW, Suite 2900
Atlanta, GA 30309
Phone: (770) 422-8181
Fax: (770) 422-8101



DRAWING SCALE:	1" = 30' FT.
FIELDWORK DATE:	10-07-24
RELEASE DATE:	10-14-24
FIELDWORK BY:	DAF
DRAWN BY:	DAF
CHECKED BY:	PCG
NO. DATE DESCRIPTION	
1	
2	
3	
4	

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

2-2

2 OF 2

ROLLING CART ENCLOSURE SIDE ELEVATION 1/2" = 1'-0"

ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD BLUE	
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD GREEN	
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CLEAR ANODIZED	
AL-1	ALUMINUM STOREFRONT SYSTEM	YKK STOREFRONT	CLEAR ANODIZED	
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DRYVER SKY	3" EIFS SYSTEM - TYP.
EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK	RIDGEMAR	
EXT-2	STANDARD MODULAR BRICK VENEER	ACME BRICK	SLATE GRAY	
GL-1	EXTERIOR GLAZING	VITRO	SOLARBAN 90 ACUITY + ACUITY	ARGON U-0.24, SHCC=0.23
M-1	PREFINISHED METAL COPING	PAC-CLAD	CLEAR ANODIZED	

ROLLING CART ENCLOSURE CAP SECTION	3" = 1'-0"	5
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ROLLING CART ENCLOSURE SECTION	3/4" = 1'-0"	3
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ROLLING CART ENCLOSURE FRONT ELEVATION	1/2" = 1'-0"	1
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GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM EXTERIOR FACE OF SHEATHING U.N.O.
2. REFER TO CIVIL PLAN FOR NORTH ORIENTATION
3. EDGE OF DOOR JAMB SHALL BE MINIMUM 4" FROM INTERSECTING WALL UNLESS OTHERWISE NOTED OR AS REQUIRED FOR HARDWARE INSTALLATION
4. SEE SHEET A-620 FOR PARTITION TYPES.
5. LOCATION AND NUMBER OF FIRE EXTINGUISHERS ARE TO BE INSTALLED PER THE DIRECTION OF THE LOCAL AUTHORITIES AND NFPA 13.
6. ALL INTERIOR FINISHES ARE TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE CURRENT STANDARD EDITION OF ALL GOVERNING CODES. REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE SCOPE OF WORK.
7. CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PACE.
8. DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION.
9. CONTRACTOR SHALL COORDINATE ALL WOOD BLOCKING, STEEL SUPPORTS AND ANY OTHER ITEMS WHICH ARE IMBEDDED IN DRYWALL PARTITIONS OR ENCLOSURES WHICH RELATE TO HIS WORK OR THE WORK OF ANY SEPARATE CONTRACTORS ALL WOOD BLOCKING, BRIDGING, BRACING, FILING, ETC. SHALL BE FIRE RETARDANT TREATED AS CALLED FOR BY THE GOVERNING BUILDING CODE AND THE CONTRACTOR MUST SUBMIT AFFIDAVITS OF SUCH FIRE TREATMENT TO THE OWNERSHIP.
10. REFER TO EXTERIOR ELEVATIONS AND WINDOW / DOOR SCHEDULE FOR ADDITIONAL STOREFRONT INFORMATION
11. REFERENCE ENGINEERING PLANS FOR PLUMBING, ELECTRICAL EQUIPMENT AND SYSTEMS. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH IN DIMENSIONS WITH PLUMBER.
12. CONTRACTOR TO VERIFY SIZE AND LOCATION OF DRIVE-UP BANKING EQUIPMENT WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
13. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL STEEL PIPE BOLLARDS AROUND DRIVE-UP BANKING MACHINES WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
14. CONTRACTOR TO VERIFY ALL ELECTRICAL REQUIREMENTS OF DRIVE-UP BANKING MACHINES PRIOR TO CONSTRUCTION
15. CONTRACTOR TO COORDINATE MAXIMUM EXTERIOR WALL THICKNESS AT NIGHT DROP WITH EQUIPMENT VENDOR
16. CONTRACTOR TO VERIFY ALL REQUIREMENTS, SIZE AND LOCATION OF NIGHT DEPOSIT WITH BANKING EQUIPMENT WITH EQUIPMENT VENDOR PRIOR TO CONSTRUCTION
17. CONTRACTOR TO FRAME FOR DRIVE-UP OPEN / CLOSE RECESSED SIGNAGE. VERIFY SIZE AND REQUIREMENTS WITH OWNER FURNISHED VENDOR.
18. CONTRACTOR TO SET BANKING EQUIPMENT TEMPLATES. EQUIPMENT VENDOR TO VERIFY CORRECT PLACEMENT AND TO COORDINATE WITH CONTRACTOR FOR PROPER PLACEMENT
19. NO ADJUSTMENT TO THE CONTRACT AMOUNT WILL BE GIVEN FOR THE CONTRACTOR NOT FULLY ACQUITTING HIMSELF WITH EQUIPMENT VENDOR REQUIREMENTS.
20. COORDINATE PINK NOISE LOCATION WITH VENDOR. REFER TO ELECTRICAL DRAWINGS.
21. ALL PAINTED STEEL PIPE BOLLARDS ARE TO RECEIVE A BOLLARD COVER TYPICAL
22. ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE UNLESS INDICATED OTHERWISE.
23. REFER TO SHEET A-600 SERIES FOR DOOR AND WINDOW SCHEDULE. ALL DIMENSIONS ARE FROM FINISHED FACE UNLESS INDICATED OTHERWISE.
24. ALL PLYWOOD SHEATHING SHALL BE FRT.

TRASH ENCLOSURE KEY NOTES	
TAG	DESCRIPTION
TE1	6" DIA. CONCRETE FILLED GALVANIZED STEEL BOLLARD (PAINTED YELLOW)
TE2	6" DIA. STEEL GATE POST WITH SELF CLOSING HINGE (PAINTED TO MATCH PREFINISHED PANEL)
TE3	SIGNAGE "NO PARKING" SHALL MEET SOLID WASTE ORDINANCE
TE4	STEEL CANE BOLT ONE PER GATE (BASIS OF DESIGN: STANLEY HARDWARE #1010) WELD TO STEEL PLATE (4"x14"x1/4") ON GATE
TE5	SUPPORT WHEEL ONE PER GATE BASIS OF DESIGN: GRAINGER #1JV1DS WHEEL

SEAL



ISSUE FOR PERMIT

[illegible]

PROJECT INFORMATION BLOCK									
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JOB #	240642
DATE:	02/28/2025
DRAWN BY:	BD
CHECKED BY:	JM

SHEET TITLE

ROLLING CART ENCLOSURE AND DETAILS

SHEET NUMBER

A-190