AGENDA

La Vergne Planning Commission
June 24, 2025 at 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: May 27, 2025 Regular Meeting and June 10, 2025 Workshop.

2. Public Comment Period.

OLD BUSINESS

3. Site Plan – Smoke Club 13 – New Building of 2,759 Square Feet on 0.42 Acres. Requested by Dean Design Group. Property located at 5234 Murfreesboro Road (Tax Map 15M, Group C, Parcel 6). C-2 (Highway Service) Zoning District. Property owned by Smoke Club 13, LLC. **(DEFERRED)**

4. Site Plan – 314 Retail Building – New Building of 9,750 Square Feet on 1.01 Acres. Requested by Danny Wamble. Property located at 314 Old Nashville Highway (Tax Map 17D, Group B, Parcel 15). C-2 (Highway Service) Zoning District. Property owned by Good Brothers, LLC.

NEW BUSINESS

5. Final Plat - The Resubdivision of Lot 15 Morningside Acres, Section 1 - Two Lots on 1.02 Acres. Requested by Huddleston - Steele. Property located on Old Jones Mill Road (Tax Map 13H, Group A, Parcel 39). R-1 (Low Density Residential) Zoning District. Property owned by Martha H. Queener.

6. Final Plat - Replat Lot 8 of Richland South, LLC Property - Two Lots on 1.33 Acres. Requested by TTL. Property located on Murfreesboro Road (Tax Map 14, Parcel 72.16). C-2 (Highway Service) Zoning District. Property owned by Woodhaven Development Group.

7. Final Plat - Bola Gabriel Subdivision - Two Lots on 5.04 Acres. Requested by Huddleston - Steele. Property located on Hollandale Road (Tax Map 14, Parcel 23.2). R-1 (Low Density Residential) Zoning District. Property owned by Bola Gabriel & Mariam Girges. **(DEFERRED)**

8. Site Plan – Mid-South Carpenter's Training Trust – New Pavillion of 6,767 Square Feet on 4 Acres. Requested by Wamble & Associates. Property located at 130 Veterans Memorial Parkway (Tax Map 14, Parcel 72.09). C-2 (Highway Service) Zoning District. Property owned by Mid-South Carpenter's Training Trust.

9. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property -

Requested by Cory McClellan - 4.36 Acres. Property located at 782 Waldron Road (Tax Map 29, Parcel 38). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: C-2 (Highway Service) Zoning District. Property owned by Cory McClellan.

10. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Brookside, Phase 2 - 88 Lots. Requested by Mitchell Bowman. Property located off Macaw Lane (Tax Map 29, Parcel 28). R-2 (Medium Density Residential) Zoning District.

11. Final Plat – 314 Retail Building – Two Lots on 1.01 Acres. Requested by Danny Wamble. Property located at 314 Old Nashville Highway (Tax Map 17D, Group B, Parcel 15). C-2 (Highway Service) Zoning District. Property owned by Good Brothers, LLC.

12. Combination Plat - 192 and 198 Old Nashville Highway - One New Lot on 1.35 Acres. Requested by Huddleston - Steele. Property located at 192 and 198 Old Nashville Highway (Tax Map 15M, Group E, Parcels 4 & 5). C-2 (Highway Service) Zoning District. Property owned by Better Home, LLC.

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON MAY 27, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on May 27, 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, Terry Coleman, and Tabatha Howard. Jim Hesemann and Mark Molnar were absent.

A quorum was determined.

1. Approve Minutes: April 29, 2025 Regular Meeting and May 15, 2025 Workshop.

A motion, made by Secretary Coates, seconded by Mayor Cole, to approve the minutes of the April 29, 2025 Regular Meeting and May 15, 2025 Workshop, was adopted with all voting AYE.

2. Public Comment Period.

No one spoke.

NEW BUSINESS

3. Final Plat - Arbor Ridge, Section 9A - 44 Lots on 22.41 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. Aws Ahmed, SEC, approached the podium. Secretary Coates asked about the turnaround for emergency vehicles. Mr. Ahmed stated there would be a turnaround.

A motion, made by Secretary Graeme Coates, seconded by Mayor Jason Cole, to approve the final plat, was approved with all voting AYE.

4. Final Plat - Arbor Ridge, Section 9B - 38 Lots on 12.69 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. Aws Ahmed, SEC, approached the podium. Mayor Cole asked about a lot and a hammerhead turnaround on Monico Dr. Mr. Ahmed explained that the design was consistent with the PDR and was approved. He explained the layout. Mayor Cole stated that it was not clear on the plan. Mr. Ahmed stated there would be a hammerhead road. Secretary Coates asked if all the lots are buildable. Mr. Ahmed stated yes.

A motion, made by Secretary Graeme Coates, seconded by Tabatha Howard, to approve the final plat as submitted, and was adopted with all voting AYE.

5. Final Plat - Arbor Ridge, Section 12 - 65 Lots on 16.23 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.

A motion, made by Secretary Graeme Coates, seconded by Terry Coleman, to approve the final plat as submitted, was adopted with all voting AYE.

6. Site Plan – Chase Bank – New Building of 3,333 Square Feet on 2.26 Acres. Requested by Kimley Horn. Property located at 101 Floyd Mayfield Dr. (Tax Map 14, Parcel 72.1). C-2 (Highway Service) Zoning District. Property owned by Chase Bank.

Mr. Logan gave his report. Engineering and Planning Technician Jake Blair presented material boards to the Commissioners. City Engineer Gary Lide spoke about the water and sewer access to the easements. He stated the developer explained that the easements would be acquired at closing. Mr. Lide stated that no permits would be issued by the city until easements have been obtained providing access from the site to the existing public water and sewer easements.

Mr. Nick Medonia, Nashville, approached the podium. He stated they are working to get the easements sorted out. Mayor Cole asked about the overlay. Mr. Logan explained. Mayor Cole asked Mr. Medonia about the sidewalks. Mr. Medonia stated the sidewalks would go to the property line.

Secretary Coates asked about the signage packet. Mr. Medonia stated they had not submitted a signage package yet. A discussion ensued.

A motion, made by Secretary Graeme Coates, seconded by Terry Coleman, to approve the site plan as submitted, was adopted with all voting AYE.

7. Site Plan – Smoke Club 13 – New Building of 2,759 Square Feet on 0.42 Acres. Requested by Dean Design Group. Property located at 5234 Murfreesboro Road (Tax Map 15M, Group C, Parcel 6). C-2 (Highway Service) Zoning District. Property owned by Smoke Club 13, LLC.

Mr. Logan gave his report.

This item was deferred. No action was taken.

8. Site Plan – 314 Retail Building – New Building of 9,750 Square Feet on 1.01 Acres. Requested by Danny Wamble. Property located at 314 Old Nashville Highway (Tax Map 17D, Group B, Parcel 15). C-2 (Highway Service) Zoning District. Property owned by Good Brothers, LLC.

Mr. Logan gave his report. Mr. Logan stated that staff recommended that the old buildings be removed before the new buildings are constructed. He stated that the zoning of the lot did not allow two separate uses on the same lot. Mr. Lide made comments about the drilling for the utilities. He spoke about the sidewalk easement.

Mr. Danny Wamble and Mr. Chandler Floyd, 216 Centerview Dr, approached the podium. Mr. Wamble stated they would deed the easement. He stated they would pothole the water line. Mayor Cole asked about the survey and the uses of the lot. Mr. Wamble explained his understanding of the timeline of the current building. City Attorney Katie Driver stated the residence would have to come down before the current commercial construction starts.

Mr. Amin Zaker, approached the podium and explained his request. Mayor Cole suggested a deferral.

A motion, made by Mayor Jason Cole, seconded by Secretary Graeme Coates, to defer the site plan as submitted, was adopted with all voting AYE.

9. Final Plat - The Retreat at Finch Branch, Section 4 - 38 Lots on 16.91 Acres. Requested by SEC, Inc. Property located on Greenwood Dr. (Tax Map 17L, Group A, 8.08). R-2 (Medium Density Residential) Zoning District. Property owned by Finch Branch Building Group, LLC.

Mr. Logan gave his report.

Mr. Aws Ahmed, SEC, approached the podium. He stated that all the lots were buildable. Mayor Cole made comments about the top coat and paving bid amounts. Mr. Ahmed explained. Mr. Lide made comments about the bid.

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

10. Final Plat - Starbucks - Two Lots on 2.26 Acres. Requested by DMG, LLC. Property located at 101 Floyd Mayfield Dr. (Tax Map 14P, Group B, Parcel 4). C-2 (Highway Service) Zoning District. Property owned by Restaurant Retail Properties, LLC.

Mr. Logan gave his report. Mr. Lide stated that no permits would be issued by the city until easements have been obtained providing access from the site to the existing public water and sewer easements.

Mr. David Abbey, Restaurant Retail Properties, approached the podium.

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

11. Site Plan – Starbucks – New Building of 2,500 Square Feet on 2.26 Acres. Requested by DMG, LLC. Property located at 101 Floyd Mayfield Dr. (Tax Map 14P, Group B, Parcel 4). C-2 (Highway Service) Zoning District. Property owned by Restaurant Retail Properties, LLC.

Mr. Logan gave his report. Mr. Lide stated that no permits would be issued by the city until easements have been obtained providing access from the site to the existing public water and sewer easements. He made comments about the acceleration lane being removed, which he said was mandated by TDOT.

Mr. David Abbey approached the podium. He stated he would build the sidewalk to the property line. Mr. Blair presented the material board to the Commissioners.

Secretary Coates asked about the shared driveway agreement. Mr. Abbey stated they would get a copy of it for staff.

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

12. Final Plat - The Retreat at Finch Branch, Section 3 - 40 Lots on 20.75 Acres. Requested by SEC, Inc. Property located off Spring Street (Tax Map 17L, Group A, 8.08). R-2 (Medium Density Residential) Zoning District. Property

owned by Finch Branch Building Group, LLC.

Mr. Logan gave his report.

Mr. Aws Ahmed, SEC, approached the podium. Secretary Coates asked about lot 219. Mr. Ahmed explained that it was buildable. A discussion ensued.

A motion, made by Secretary Graeme Coates, seconded by Terry Coleman, to approve the final plat as submitted, was adopted with all voting AYE.

13. Bonds/Letters of Credit Update.

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

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:55 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

MINUTES OF THE WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON JUNE 10, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on June 10, 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, Jim Hesemann, Tabatha Howard, and Mark Molnar. Terry Coleman was absent.

A quorum was determined.

1. Approve Minutes: May 27, 2025 Regular Meeting and June 10, 2025 Workshop.

Minutes will be presented for approval at the regular meeting on June 24, 2025.

2. Public Comment Period.

No one spoke.

OLD BUSINESS

3. Site Plan – Smoke Club 13 – New Building of 2,759 Square Feet on 0.42 Acres. Requested by Dean Design Group. Property located at 5234 Murfreesboro Road (Tax Map 15M, Group C, Parcel 6). C-2 (Highway Service) Zoning District. Property owned by Smoke Club 13, LLC.

Mr. Logan gave his report. Engineering Director Gary Lide explained the outstanding comments.

Mr. Jared Dotson, a representative of Dean Design Group, approached the podium. He stated he uploaded the incorrect elevations. Mayor Cole made comments about removing the front parking spaces and adding sidewalks. Mayor Cole inquired about the buildings not being aligned. Mr. Dotson explained and stated that they would line the building with the existing building. A discussion ensued.

Alderman Coates asked about the buildings and the property lines. He made comments about the front parking. A discussion ensued. Mayor Cole asked about the landscaping plan. Mr. Dotson stated that it would be uploaded. Chairman Garvin asked about a

materials board. Mr. Jake Blair stated that they did not submit one.

No action was taken.

4. Site Plan – 314 Retail Building – New Building of 9,750 Square Feet on 1.01 Acres. Requested by Danny Wamble. Property located at 314 Old Nashville Highway (Tax Map 17D, Group B, Parcel 15). C-2 (Highway Service) Zoning District. Property owned by Good Brothers, LLC.

Mr. Logan gave his report. Mr. Lide made comments about the access in the back appears to be gravel, and the conflict with a Certificate of Occupancy.

Mr. Danny Wamble, 216 Centerview Dr, approached the podium. He stated he would address all outstanding technical comments by the submittal date. He spoke about the survey and the final plat that is on the agenda. He explained his corrections on the redesign. He made comments about the two homes on the property and the conflict regarding the zoning. He suggested posting a bond to reflect the cost of the demolition of the homes.

Mr. Amin Zaker, Smyrna, approached the podium. He made comments about the two homes and the tenant. Mr. Molnar made comments about current tenants and the future. City Attorney Katie Driver, explained that the landlord would have to ensure the removal of the tenant after the lease is finished. She stated that a contract could be a provision for the removal of the tenant. Mr. Amin stated the lease is set to expire in December 2026. A discussion ensued.

Mayor Cole asked Ms. Driver if a development agreement would be appropriate. She stated a bond would be most appropriate because of the lot size. Mr. Wamble agreed. He stated he would get three quotes to complete the bond amount.

Assistant City Administrator Kyle Brown stated his concerns with the site plan stating that there were two houses. He suggested pulling the additional meter at the second structure. A discussion ensued. Alderman Coates asked about the timeline and explained his concern.

Ms. Howard asked about the bond timeline. A discussion ensued.

No action was taken.

NEW BUSINESS

5. Final Plat - The Resubdivision of Lot 15 Morningside Acres, Section 1 - Two Lots on 1.02 Acres. Requested by Huddleston - Steele. Property located on Old Jones Mill Road (Tax Map 13H, Group A, Parcel 39). R-1 (Low Density

Residential) Zoning District. Property owned by Martha H. Queener.

Mr. Logan gave his report. Mr. Lide explained that TDEC hasn't approved the septic drain system and that the Commissioners can't approve it until that happens.

Mr. Bill Huddleston, Huddleston Steel and Engineering, approached the podium. He stated he would check with TDEC.

No action was taken.

6. Final Plat - Replat Lot 8 of Richland South, LLC Property - Two Lots on 1.33 Acres. Requested by TTL. Property located on Murfreesboro Road (Tax Map 14, Parcel 72.16). C-2 (Highway Service) Zoning District. Property owned by Woodhaven Development Group.

Mr. Logan gave his report. Mr. Lide explained his outstanding comments.

Mr. Landon Bagwell, TTL, approached the podium. He spoke about the comments.

No action was taken.

7. Final Plat - Bola Gabriel Subdivision - Two Lots on 5.04 Acres. Requested by Huddleston - Steele. Property located on Hollandale Road (Tax Map 14, Parcel 23.2). R-1 (Low Density Residential) Zoning District. Property owned by Bola Gabriel & Mariam Girges.

Mr. Logan gave his report. Mr. Lide stated the septic system had not been approved by TDEC.

Mr. Bill Huddleston, with Huddleston-Steele, approached the podium. Mayor Cole asked about the existing homes and the driveways. Mr. Huddleston stated they could adjust the property line to add the driveway.

Mr. Bola Gabriel approached the podium. He spoke about the driveway. Mayor Cole stated his concerns about the driveway. Mr. Gabriel explained his plan with an easement. He stated he would show that on the plans.

No action was taken.

8. Site Plan – Mid-South Carpenter's Training Trust – New Pavillion of 6,767 Square Feet on 4 Acres. Requested by Wamble & Associates. Property located at 130 Veterans Memorial Parkway (Tax Map 14, Parcel 72.09). C-2 (Highway Service) Zoning District. Property owned by Mid-South Carpenter's

Training Trust.

Mr. Logan gave his report. Mr. Blair presented the material board.

Mr. Lide explained his outstanding comments.

Ms. Sarah Tew, 216 Centerview Drive, approached the podium. She stated that she would address the comments.

Mr. Linden Brown approached the podium. He explained the plan and the design for the new pavilion. A discussion ensued. Mayor Cole asked for the elevations. Mr. Logan stated that he would send them out to the Commissioners.

No action was taken.

9. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Cory McClellan - 4.36 Acres. Property located at 782 Waldron Road (Tax Map 29, Parcel 38). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: C-2 (Highway Service) Zoning District. Property owned by Cory McClellan.

Mr. Logan gave his report.

Mayor Cole made comments about Blair West and Waldron Road. A discussion ensued.

No action was taken.

10. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Brookside, Phase 2 - 88 Lots. Requested by Mitchell Bowman. Property located off Macaw Lane (Tax Map 29, Parcel 28). R-2 (Medium Density Residential) Zoning District.

Mr. Logan gave his report. Mr. Lide explained the stormwater comments.

Mr. Danny Wamble, stated he would address the technical items.

No action was taken.

11. Final Plat – 314 Retail Building – Two Lots on 1.01 Acres. Requested by Danny Wamble. Property located at 314 Old Nashville Highway (Tax Map 17D, Group B, Parcel 15). C-2 (Highway Service) Zoning District. Property owned by Good Brothers, LLC.

Mr. Logan gave his report. Mr. Lide explained the outstanding comments.

No action was taken.

12. Combination Plat - 192 and 198 Old Nashville Highway - One New Lot on 1.35 Acres. Requested by Huddleston - Steele. Property located at 192 and 198 Old Nashville Highway (Tax Map 15M, Group E, Parcels 4 & 5). C-2 (Highway Service) Zoning District. Property owned by Better Home, LLC..

Mr. Logan gave his report.

Mayor Cole asked about the change of use. Mr. Hesemann asked about the tenants.

A representative of 192 Old Nashville Highway, made comments and explained his plan for the plat. A discussion ensued.

No action was taken.

13. Bonds/Letters of Credit Update.

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

No action was taken.

14. Discussion - New Zoning Ordinance.

Mr. Brown opened the discussion with the draft zoning map. He stated the proposed map is what staff is recommending for approval. He made comments about the nineteen items that need to be addressed. He spoke about the zoning definitions and the need to establish what the comprehensive plan states and what the current zones are.

Mr. Brown explained the PDR updates. He stated that it would stay as a zone, however, staff is adjusting the requirements and process for any changes and new developments. He explained that staff would suggest that any major change needs to come before the Commissioners for a rezoning request.

Mr. Brown spoke about the vesting process and state law. He explained his concern with PDR and section 14.5.

Mr. Brown made comments about the “administrator” term and the need to define that.

Mr. Brown stated that staff has proposed “group home” and “family” definitions. He

explained that the City of Murfreesboro has a good explanation of these definitions.

Mr. Brown made comments about defining “Public Assembly” and “Churches” and determining where this is located and the requirements of this. A discussion ensued.

Mr. Brown spoke about refuse area and transfer stations, and defining those terms. He suggested determining the correct zone for those facilities. Mayor Cole stated the Industrial Zoning would be appropriate as a special use.

Mr. Brown made comments about defining “Mobile Homes” versus “Manufactured Homes”. Mr. White explained what the two were from a building code standpoint. A discussion ensued.

Ms. Driver spoke about the sidewalk fee-in-lieu. She explained the case law regarding this issue. She made comments about a city in our state that lost a case regarding a sidewalk fee-in-lieu that was challenged.

Mr. Brown spoke about the fencing requirements and concerns. Ms. Williams spoke about the recommendation to change government usage and industrial zoning. Mr. Logan explained the industrial options and overlay. A discussion ensued. Mayor Cole asked about residential fencing upkeep. Mr. White explained that our code addresses that in property maintenance.

Mr. Brown spoke about front-facing murals and allowing them on buildings. Ms. Driver explained the concerns with regulating murals by the city. She gave examples of requirements for murals. A discussion ensued.

Mr. Brown spoke about campaign signs and removing this section from the draft zoning ordinance. Mr. Driver stated all campaign laws are set by the state.

Mr. Brown spoke about entry signage for subdivisions and that staff recommends allowing this.

Mayor Cole asked about short-term rentals. A discussion ensued.

Alderman Coates asked about the citizens who have requested rezoning of their property. Mr. Brown stated the draft map will be the map approved and that those citizens would need to request a rezoning. Mr. Blair stated he would reach out to the citizens who requested the rezoning and would explain the submittal process.

Mr. Logan made comments about vape shops not being addressed.

No action was taken.

15. Discussion - Community and Development Services General Information for Website Publication.

Mr. Lide explained the publication he had written for development services procedures.

No action was taken.

16. Discussion - Updated Public Works Road and Civil Specifications.

Mr. Lide explained the 300-page road and civil specifications he wrote. He stated that he referenced TDOT's specifications for ours.

No action was taken.

ADJOURNMENT

There being no further business to come before this workshop, Chairman Garvin declared the workshop adjourned at 7:49 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

Planning Commission Report Meeting: June 24, 2025	City of La Vergne

Item #: 3. **Site Plan – Smoke Club 13 – New Building of 2,759 Square Feet on 0.42 Acres. Requested by Dean Design Group. Property located at 5234 Murfreesboro Road (Tax Map 15M, Group C, Parcel 6). C-2 (Highway Service) Zoning District. Property owned by Smoke Club 13, LLC. (DEFERRED)**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer
Scott Tatalovich, Utility Engineer

Summary:

This lot is comprised of 0.40 ± acres.

The property is located on Murfreesboro Road. The proposed layout on the plan shows one (1) new building is indicated for the parcel.

The proposed plan also shows two businesses.

Improvements to parking areas and drive aisles are shown in an effort to bring the site up to modern standards. The City's architectural overlay requirements will be met including meeting all brick and stone requirements on all facades.

The City's parking requirements have not been met as the front parking spaces will have to be removed. Staff is working with the applicant to bring the plans into greater conformance.

Staff Comments / Technical Items:

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

1. There are two (2) businesses shown on the plans after the public conversation last month that these 2 bus. will not be allowed;
2. Two businesses are not allowed;
3. Front parking spaces must be removed;
4. All utilities must be underground;
5. Exact location of new 6' sidewalk along Murf. Rd. needs to be determined.

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

1. Show stakes on both sides of wattle tubes (eels) on the detail.
2. Submit a filled-out Longterm Maintenance Agreement (LTMA) which includes a Longterm Maintenance Plan (LTMP). Get with Alexandra Thompson (615-287-8658) for assistance. (https://www.lavergnetn.gov/DocumentCenter/View/3971/Long-Term-Maintenance-Agreements---La-Vergne)
3. Show the building footprint on the Dennis Ray Waldron property to the north as previously requested by the Planning Commission

4. Show a structural section of the proposed retaining wall. The note that the design will be done by others is not acceptable for walls which are required to comply with Site Plan requirements. Please include a detail for how the wall will pass the outfall pipe from the bioretention pond which is hitting it at an extreme angle or add a traffic-rated handhold to create a perpendicular connection of the pipe with the wall.
5. Provide calculations for the WQTV per the requirements of the La Vergne Stormwater Management Ordinance (https://www.lavergnetn.gov/DocumentCenter/View/4047/Title-14---Zoning-and-Land-Use-Control_APPROVED-2023-10-10)
6. On the pavement detail, show that subgrade must be compacted to 95% Standard Proctor (ASTM D698). Also state that asphalt and aggregate materials must meet City of La Vergne Standard Roadway Specifications.

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

1. If water fixtures are proposed in this building modification, contact City Utility Engineer: Scott Tatalovich, statalovich@lavergnetn.gov. You will be emailed a form to fill out.
2. Label existing water meter.
3. Per City Code, every lot shall have its own water meter serving only that property. City investigating water meter location for 5236 Murfreesboro Rd.
4. Show sewer cleanouts every 50 feet or at every angle point in the sewer system.
5. Show distance to nearest public FH to a property corner.
6. Show existing public Town of Smyrna Natural Gas distribution line located on your side of Murfreesboro Rd.

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

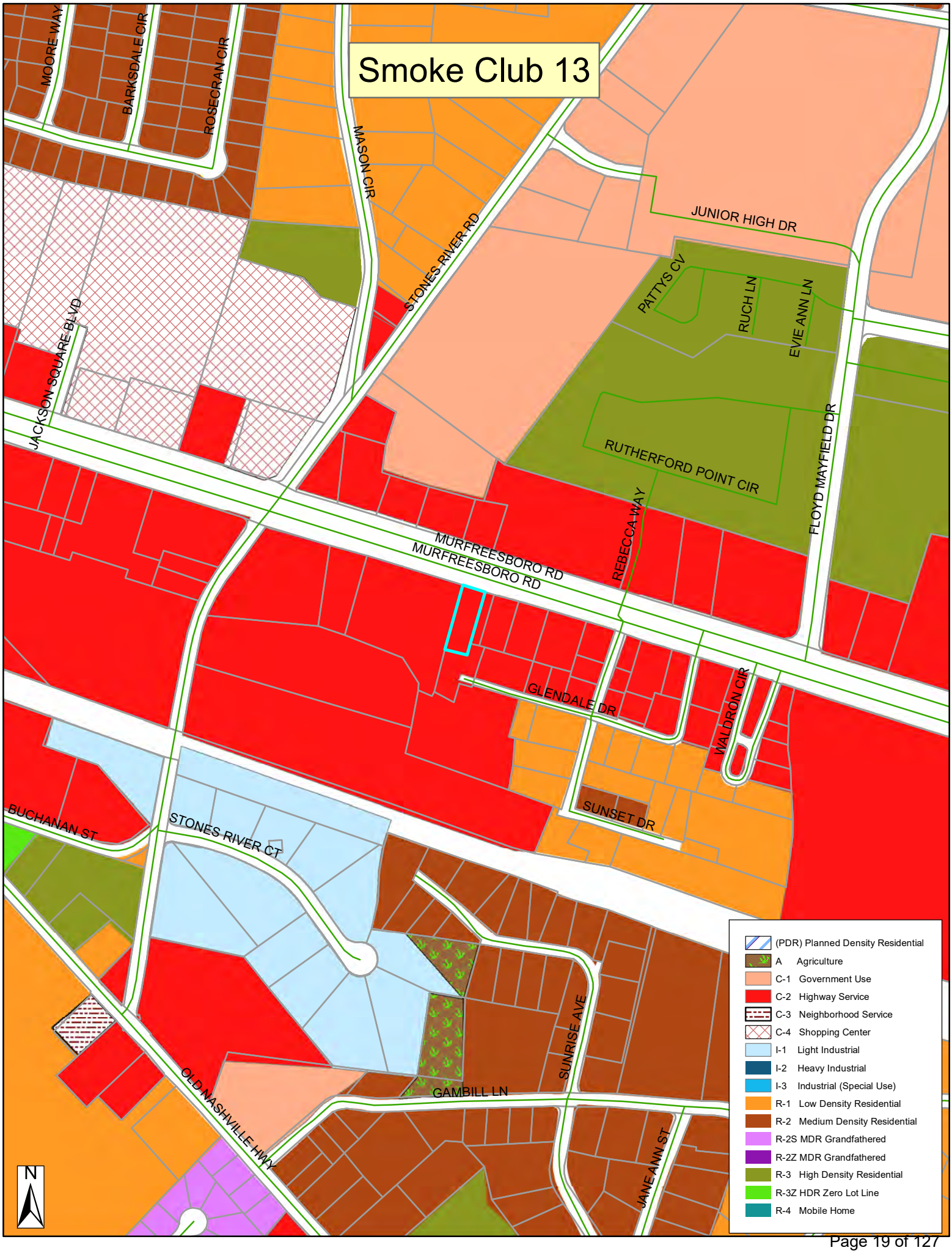
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

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

Smoke Club 13
RFREESBORO RD
N

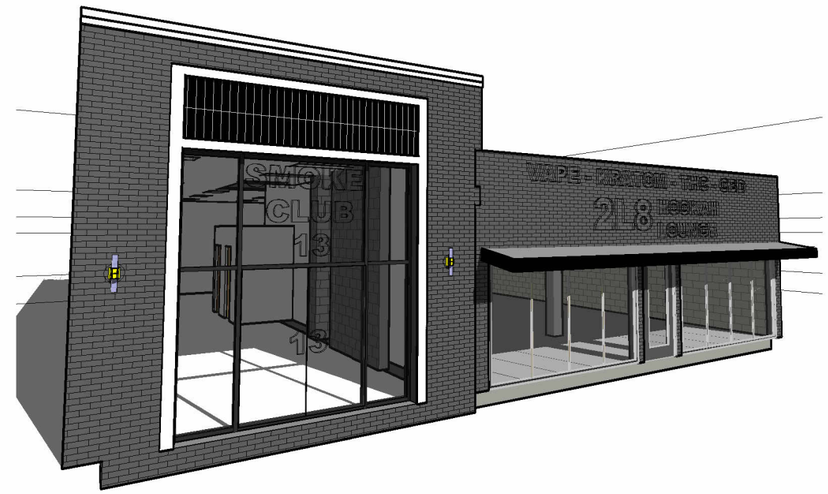
Smoke Club 13
MASON CIR
STONES RIVER RD
RUTHERFORD POINT CIR
REBECCA WAY
MURFREESBORO RD
MURFREESBORO RD
GLENDALE DR
SUNSET DR
SUNRISE AVE
STONES RIVER CT
N

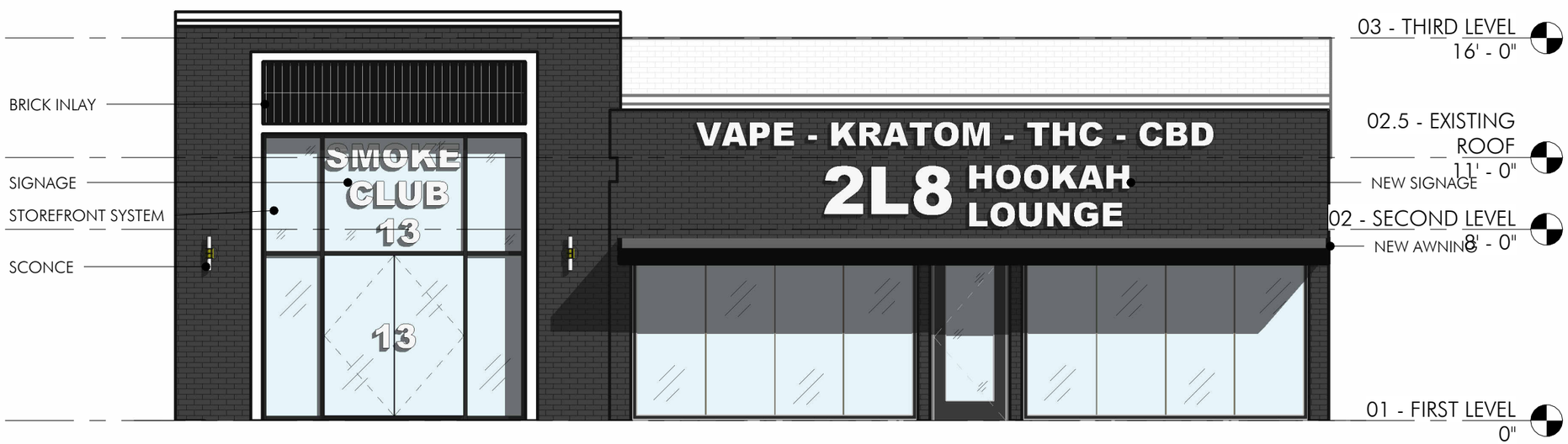

Smoke Club 13
MOORE WAY
BARKSDALE CIR
ROSECRAN CIR
MASON CIR
STONES RIVER RD
JUNIOR HIGH DR
PATTYS CV
RUCH LN
EVIE ANN LN
JACKSON SQUARE BLVD
RUTHERFORD POINT CIR
FLOYD MAYFIELD DR
REBECCA WAY
MURFREESBORO RD
MURFREESBORO RD
GLENDALE DR
WALDRON CIR
SUNSET DR
BUCHANAN ST
STONES RIVER CT
SUNRISE AVE
GAMBILL LN
OLD NASHVILLE HWY
JANE ANN ST
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

800 INJURED?
800
800
4600
HUGHES & COLEMAN
LAMAR
SMOKE CLUB 13
13

INJURED?
800 800 4600
HUGHES & COLEMAN
APPLIANCE SERVICE
HEATING & COOLING
793-9712
SMOKE CLUB 13
FIX-IT-YOURSELF
APPLIANCE PARTS
793-9712 · 287-5749
HVAC SALES · SERVICE · PARTS
RUUD
ALL MAJOR BRANDS
NO PARKING

VAPE - KRATOM - THC - CBD
2L8 HOOKAH LOUNGE
SMOKE CLUB 13
13


SMOKE CLUB 13
13

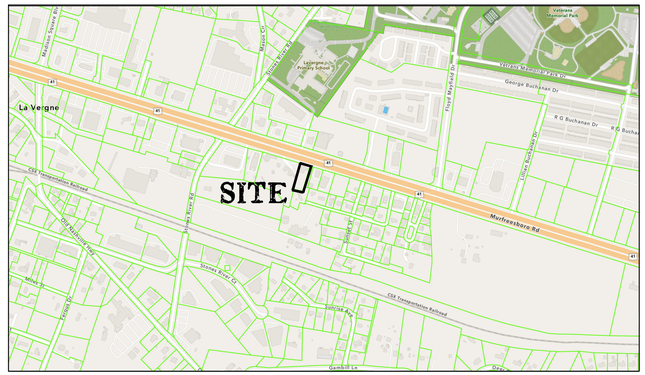

BRICK INLAY
SIGNAGE
STOREFRONT SYSTEM
SCONCE
SMOKE CLUB 13
13
VAPE - KRATOM - THC - CBD
2L8 HOOKAH LOUNGE
NEW SIGNAGE
NEW AWNING
03 - THIRD LEVEL 16' - 0"
02.5 - EXISTING ROOF 11' - 0"
02 - SECOND LEVEL 8' - 0"
01 - FIRST LEVEL 0"

VAPE - KRATOM - THC - CBD
2L8 HOOKAH LOUNGE
03 - THIRD LEVEL
16' - 0"
02.5 - EXISTING ROOF
11' - 0"
NEW SIGNAGE
02 - SECOND LEVEL
8' - 0"
NEW AWNING
01 - FIRST LEVEL
0"

Smoke Club 13

Map 15M, Group C, Parcel 6.00 in Rutherford Co
5234 Murfreesboro Road, La Vergne, Tennessee

GENERAL NOTES:
1. The contractor shall verify the location of all existing utilities in the proximity of the construction area and report any plan discrepancies to the owner's representative prior to beginning work.
2. The contractor shall conform to all local, state and federal codes and obtain all permits prior to beginning work.
3. The contractor shall check all finished grades and dimensions and report any discrepancies to the owner's representative prior to beginning work.
4. Dimensions are to the face of curb, edge of concrete and face of building unless noted otherwise.
5. Proposed building footprint is for graphic purposes only. Contractor shall use the current architectural drawings for building stakeout and verify that there are no discrepancies with these plans.
6. All traffic markings shall conform to the manual of uniform traffic control device (MUTCD). All pavement marking shall be thermoplastic unless directed otherwise by the owner's representative.
7. All handicap ramps, parking spaces and accessible routes shall comply with the current ADA requirements. If there is a discrepancy between the requirements and the plans, the contractor must notify the owner's representative prior to beginning work.
8. Exterior door landings shall be provided per the local building code. Contractor shall coordinate door locations and adjacent sidewalk/landing grades with these plans and the architectural plans and report any discrepancies to the owner's representative.
9. Maintain one set of as-built drawings on the job site for distribution to the architect/engineer upon completion: include all utility locations, materials and sizes, all new sidewalk ramps, elevations for all sanitary and storm sewer structures, vertical and horizontal information on all new utilities as well as existing utilities discovered during construction.
10. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Install all utilities prior to installation of pavement.
11. The necessary permits for the work shown on these site development plans must be obtained by the contractor prior to commencement of any work on this project. The contractor shall give all necessary notices and obtain all permits and pay all fees involved in securing all permits. They shall also comply with all city, county and state building laws, ordinances or regulations relating to the construction of the project.
12. The contractor shall be responsible for and shall bear all expenses of field staking necessary for site and building layout. All site layout shall be performed in accordance with the site layout plan. All building layout shall be performed in accordance with the latest architectural plans.
13. The location of existing piping and underground utilities, such as water and gas lines, electrical and telephone conduits, etc., as shown on this portion of the plans have been determined from the best available information by actual surveys, or taken from the records and drawings of the existing utilities. However, the civil engineer does not assume responsibility that, during construction, the possibility of utilities other than those shown may be encountered or that actual location of those shown may vary somewhat from the location designated on this portion of the plans. In areas where it is necessary that the exact locations of underground lines be known, the contractor shall, at this own expense, furnish all labor and tools to either verify and substantiate or definitively establish the location of the lines.
14. The contractor must understand that all work is entirely at his risk until all work is accepted and he will be held responsible for its safety by the owner. Therefore, the contractor shall furnish and install all necessary temporary works for the protection of the work, including barricades, warning signs, and lights.
15. The site development portion of this project will be subject to the inspection and final approval of the local planning, codes, water and sewer departments (and/or utility districts), engineering/public works departments and fire marshal's office.
16. If during the construction of the site development portion of this project a question of intent or clarity arises from either the plans or specifications, the contractor will immediately bring the matter to the attention of the civil engineer or owner's representative for resolution before the affected work items are initiated or pursued further.
17. The contractor will exercise extreme caution in the use of equipment in and around overhead and/or underground power lines. If at any time in the pursuit of this work the contractor must work in close proximity of the above-noted lines, the electric and/or telephone companies shall be contacted prior to such work and the proper safety measures taken. The contractor should make a thorough examination of the overhead lines in the project area prior to the initiation of construction.
18. The contractor shall be responsible for any damage done to the premises or adjacent premises, or injuries to the public during the construction of the work, caused by himself, his subcontractors, or the carelessness of any of his employees.


La Vergne
SITE
Murfreesboro Rd
Veterans Memorial Park
Lavergne Early Childhood School
George Buchanan Dr
R G Buchanan Dr
Flat Market Dr
Lions Club Dr
Hurricane Creek Rd
Hurricane Creek Dr
Bryant Blvd
Bryant Blvd Dr
Bryant Ln
Bryant Ln Dr
Bryant Ln Ct
Bryant Ln Cir
Bryant Ln Ln
Bryant Ln Pl
Bryant Ln Ln
Bryant Ln Ln
Bryant Ln Ln

EROSION & SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL FOLLOW THE STORMWATER ORDINANCES OF THE LOCAL MUNICIPALITY FOR GRADING AND EROSION CONTROL MEASURES AS INDICATED ON THESE PLANS. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL FEES AS REQUIRED TO COMPLY WITH LOCAL REGULATIONS. CONTRACTOR SHALL COMPLY WITH ALL CITY, COUNTY, LOCAL, STATE AND FEDERAL LAWS AND ORDINANCES GOVERNING THE PORTIONS OF WORK HE IS TO PERFORM.

2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE AND IN GOOD WORKING ORDER.

3. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED UNTIL THOSE DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS AND RESOLVE ANY ISSUES. THOSE CHANGES SHALL BE COORDINATED WITH THE LOCAL STORMWATER INSPECTORS AND/ OR THE DESIGN ENGINEER.

4. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING THE CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS AND/OR CONSTRUCTION PRACTICES. VARIATIONS TO THE PLAN MUST BE MADE BY THE CONTRACTOR AND COORDINATED WITH THE LOCAL INSPECTORS, E.P.S.C. PROFESSIONAL, AND DESIGN ENGINEER.

5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

6. CONTRACTOR OR THE E.P.S.C. PROFESSIONAL SHALL MAINTAIN A LOG AT THE SITE OF THE INSPECTIONS AND MAINTENANCE OF ALL B.M.P.'S, AS WELL AS ALL CORRECTIVE CHANGES TO THE B.M.P.'S OR THE EROSION AND SEDIMENT CONTROL PLAN.

7. IN AREAS WHERE THE SOIL IS EXPOSED, PROMPT STABILIZATION SHALL BE PERFORMED. ALL DISTURBED AREAS WITHOUT ACTIVE GRADING SHALL BE STABILIZED WITHIN 14 DAYS OF COMPLETION OF WORK ON THOSE AREAS.

8. THE CONTRACTOR SHALL INSTALL THE TEMPORARY CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF ANY GRADING ACTIVITIES. ALL CONSTRUCTION TRAFFIC ENTERING THE ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THIS ENTRANCE MUST REMAIN IN PLACE UNTIL THE THE BASE COURSE OF THE SITE PAVING IS INSTALLED.

9. ALL SEDIMENT DEPOSITED WITHIN THE PUBLIC RIGHT OF WAY MUST BE SWEPT UP AND DISPOSED OF AT THE END OF EACH DAY, OR MORE FREQUENTLY IF NECESSARY.

10. CONTRACTOR SHALL INSTALL INLET PROTECTION MEASURES AROUND ALL EXISTING AND NEW DRAINAGE STRUCTURE OPENINGS IN THE PROJECT VICINITY IMMEDIATELY AFTER THE STRUCTURE OPENING IS PLACED. THESE MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL FINAL STABLIZATION IS ACHIEVED.

11. STABILIZATION MEASURES MUST BE INITIATED WITHIN SEVEN (7) DAYS ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING OR OTHER EARTHWORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICAL.

12. STRUCTURAL PRACTICES TO DIVERT FLOWS FROM AREAS OF DISTURBANCE, STORE FLOWS, OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE MUST BE IMPLEMENTED. SUCH PRACTICES MAY INCLUDE: SILT FENCES, EARTH DIKES, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABION BASKETS, AND OTHER MEASURES AS NECESSARY.

13. ALL TOPSOIL EXCAVATED FROM SITE SHALL REMAIN THE PROPERTY OF THE OWNER AND THE CONTRACTOR MUST COORDINATE WITH THE OWNER ON THE PLACEMENT OR STOCKPILING OF THAT MATERIAL FOR FUTURE USE.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES CAUSED BY NEGLIGENCE OF THEIR WORKERS AND/OR SUBCONTRACTORS.

15. ALL DISTURBED AREAS ARE TO BE FINISH GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND OFF DEVELOPED SURFACES. IF A DISCREPANCY ARISES DURING CONSTRUCTION, THE CONTRACTOR SHALL ALERT THE DESIGN ENGINEER BEFORE MAKING ANY ADJUSTMENTS TO THE GRADING SCHEME.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND FIELD LOCATING OF ALL EXISTING UTILITIES ON AND AROUND THE SITE. THIS PLAN IS INTENDED AS A SCHEMATIC REPRESENTATION OF THOSE LOCATIONS BUT SHOULD NOT BE TAKEN AS AN EXACT LOCATION OF THOSE IMPROVEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION, AND TO FULLY REPAIR ANY DAMAGE TO MEET CURRENT SPECIFICATIONS SHOULD IT OCCUR.

CALL BEFORE YOU DIG

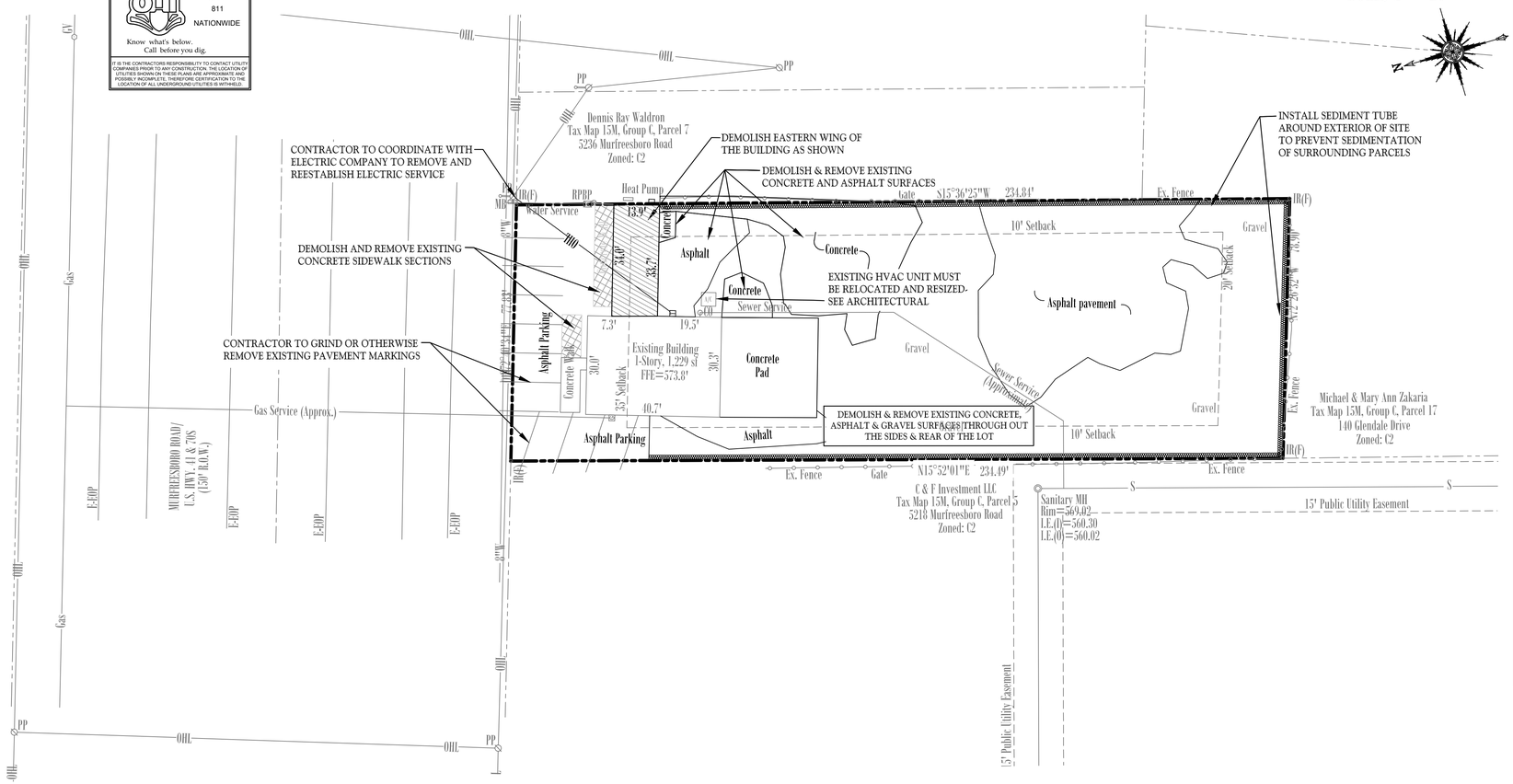
CALL 811 NATIONWIDE

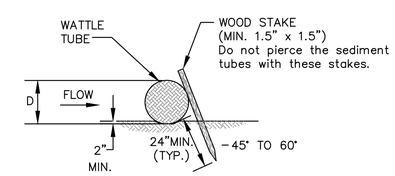
Know what's below. Call before you dig.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

Total Property Area = 0.42 acres (18,381 s.f.)
Disturbed Area = 0.39 acres (17,000 s.f.)

20 0 20 40
Scale 1 = 20'





SEDIMENT TUBE

Not to Scale

Initial Sediment Control Plan

Demo & Erosion Control Plan

Created: April 28, 2025
Revised: May 30, 2025

20 Scale

Designed By: Charley Dean, PE

Dean Design Group
Civil Engineering, Land Planning & Zoning
1633 West Main Street, Suite 1002, Lebanon TN 37087
Phone: 615-300-6316, EMail: charley@deandesigngroupllc.com

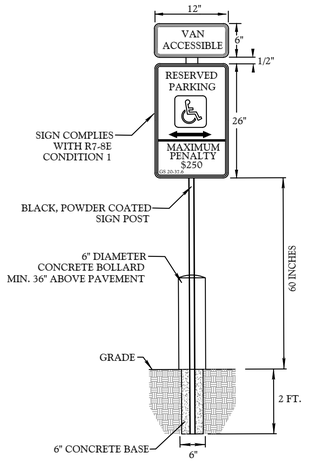
Smoke Club 13
Map 15M, Group C, Parcel 6.00 in Rutherford Co
5234 Murfreesboro Road, La Vergne, Tennessee

Permit Info:

Project: 24057

C1.0

Sheet 2 of 4



GENERAL NOTES:
1. ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE GROUND SIGNS ONLY. SPACES SHALL NOT USE GROUND PAINTED SYMBOLS.

2. ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY; BLUE COLORING IS NOT NECESSARY, NOR REQUIRED. WHITE STRIPING SHALL BE USED ON DARK PAVEMENT

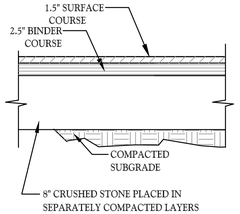
3. STANDARD COLORS: BACKGROUND- WHITE; LETTERING/BORDER- GREEN; ARROW- GREEN; FIGURE- WHITE ON BLUE FIELD.

4. SIGN TO HAVE 1-1/2" CORNER RADIUS (TYPICAL)

5. SIGN MAY BE PLACED ON BUILDING AS LONG AS OTHER REQUIREMENTS ARE MET INCLUDING HEIGHT OF SIGN FROM PAVEMENT SURFACE

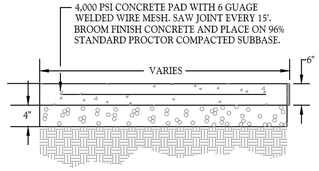
ACCESSIBLE PARKING SIGNAGE

Not to Scale



HEAVY-DUTY ASPHALT PAVEMENT

Not to Scale



HEAVY DUTY CONCRETE PAD

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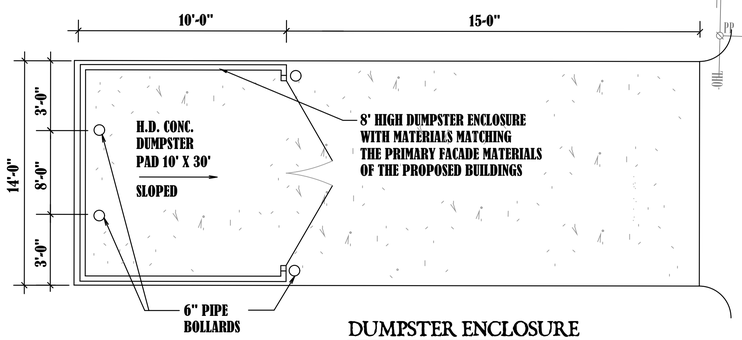
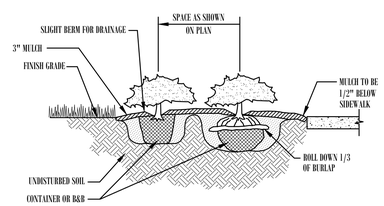


DUMPSTER ENCLOSURE

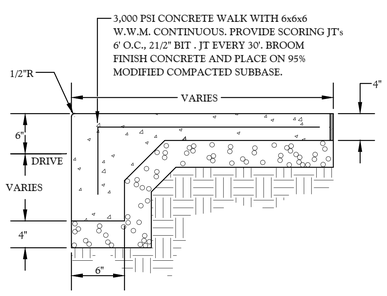
Not to Scale



SHRUB / GROUNDCOVER PLANTING DETAIL

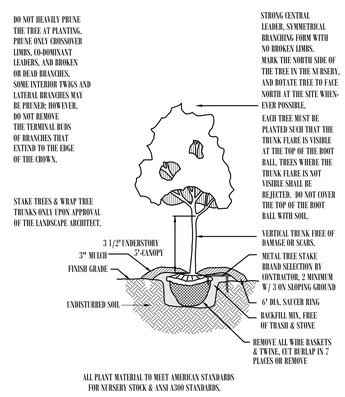
Not to Scale

LANDSCAPE TABLE	
REQUIRED PLANTINGS (Non-Residential) 3 Canopy Trees per Acre x 0.42 acres = 2 3 Understory Trees per Acre x 0.42 acres = 2 15 Shrubs per Acre x 0.42 acres = 7	PROVIDED



TURNDOWN SIDEWALK DETAIL

Not to Scale

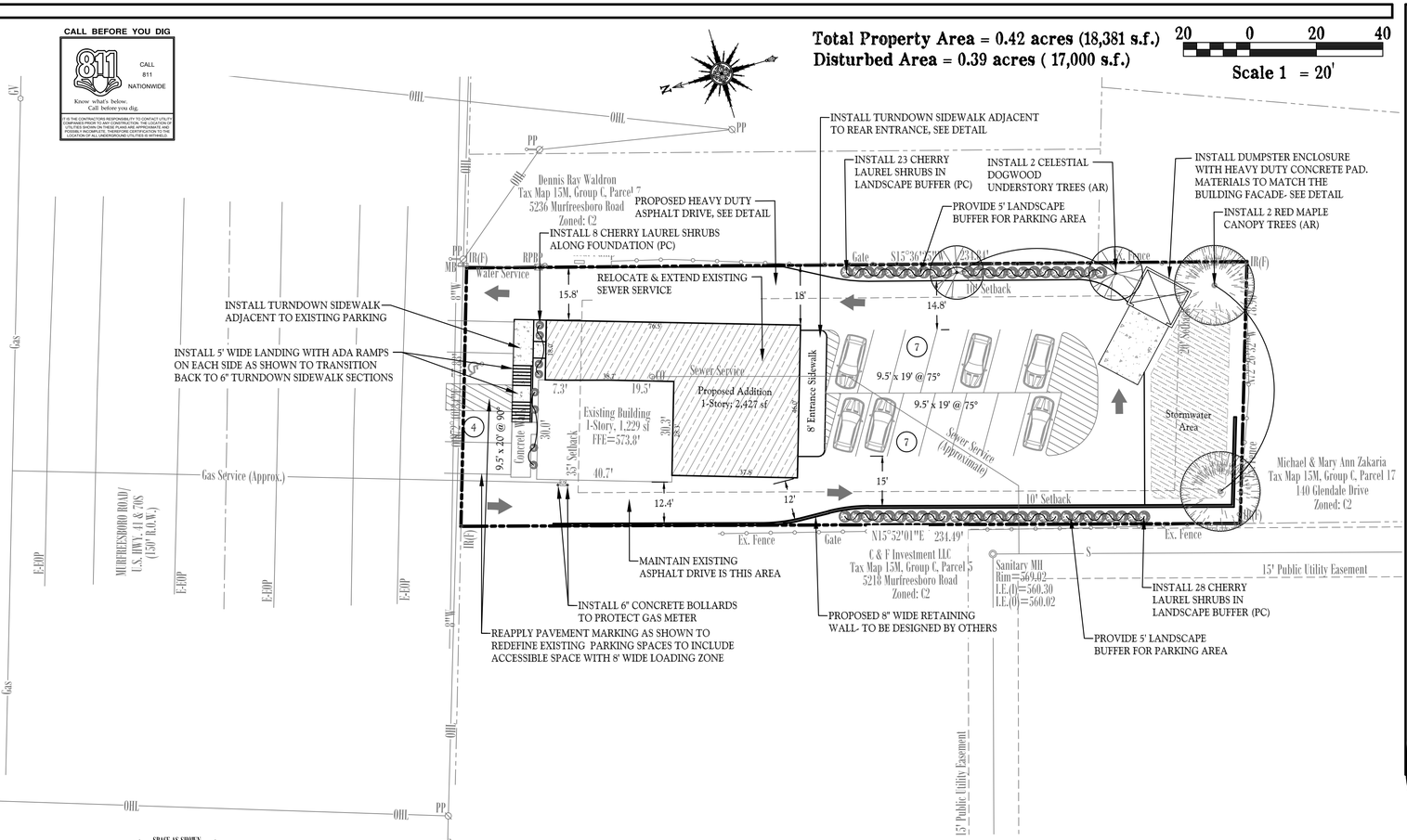


DECIDUOUS TREE PLANTING DETAIL

Not to Scale

MATERIALS SCHEDULE

KEY	QTY.	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
TREES						
AR	2	Acer Rubrum Red Maple	6'-8'	4'-5'	2.5"	4' Clear Trunk
CR	2	Cornus forida x cornus kousa 'Celestial' Celestial Dogwood	6'-8'	4-5'	2"	4' Clear Trunk
SHRUBS						
PC	59	Prunus Carolina / Cherry Laurel	24"-30"	24"-30"		Full to Bottom
TURF						
SEED		Turf Mixture	80% Rebel Supreme,20% Merion Bluegrass. Seed all disturbed areas @ 5#/1,000 sf.			
MISCELLANEOUS			REMARKS			
		Shredded Hardwood Bark Mulch	Minimum 3" depth throughout. Min. 4" deep on slopes greater than 3:1.			



NOTES:
1. NO SITE SIGNAGE IS PROPOSED WITH THIS PROJECT. ALL SIGNAGE WILL BE ON FACE OF BUILDING.

2. NO NEW PUBLIC UTILITY CONNECTIONS ARE PROPOSED WITH THIS PROJECT. ALL UTILITY CONNECTIONS WILL BE MADE TO EXISTING SERVICES.

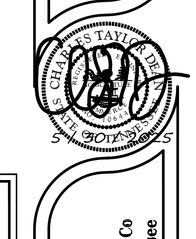
Layout Plan

Created:
April 28, 2025
Revised:
May 30, 2025

20 Scale

Designed By:
Charley Dean, PE

Dean Design Group
Civil Engineering, Land Planning & Zoning
1633 West Main Street, Suite 1002, Lebanon TN 37087
Phone: 615-300-6316; EMail: charley@deandesigngroupllc.com



Smoke Club 13
Map 15M, Group C, Parcel 6.00 in Rutherford Co
5234 Murfreesboro Road, La Vergne, Tennessee

Permit Info:

Project: 24057

C2.0

Sheet 3 of 4

SITE GRADING & DRAINAGE NOTES:

1. Erosion control sediment barriers shall be installed prior beginning site work.
2. No heavy equipment shall cross or be stored outside the limits of construction, within tree protections zones, or under the drip line of existing trees to remain.
3. Topsoil stripped from areas to be graded shall be stockpiled on site in a location approved by the owner's representative. Drainage shall be routed around stockpile locations for the duration of grading operations. Erosion control measures shall be installed to prevent loss of topsoi l material.
4. . All cut and fill shall be performed under the direction/observation of the geotechnical engineer.
5. The suitability of soils for fill material shall be determined by the geotechnical engineer.
6. Unless directed otherwise by geotechnical engineer, all fill areas shall be raised in lifts not exceeding 8" in thickness . The relative compaction of each layer shall not be less than 95% of the standard proctor maximum dry density (ASTM D-698) in all areas of fill within open areas and 98% of same specification for areas under roads, parking, sidewalks, building slabs, and foundations.
7. All grading shall be completed to the grades indicated within these plans. Final grades shall provide proper drainage and prevent standing water.
8. All storm drainage castings to be John Bouchard & Sons Co. or approved equal, unless otherwise noted.
9. All storm drainage pipes to be RCP, Class III, unless otherwise noted.
10. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.
11. Existing structure castings to remain shall be adjusted to match new grade.

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Know what's below. Call before you dig.

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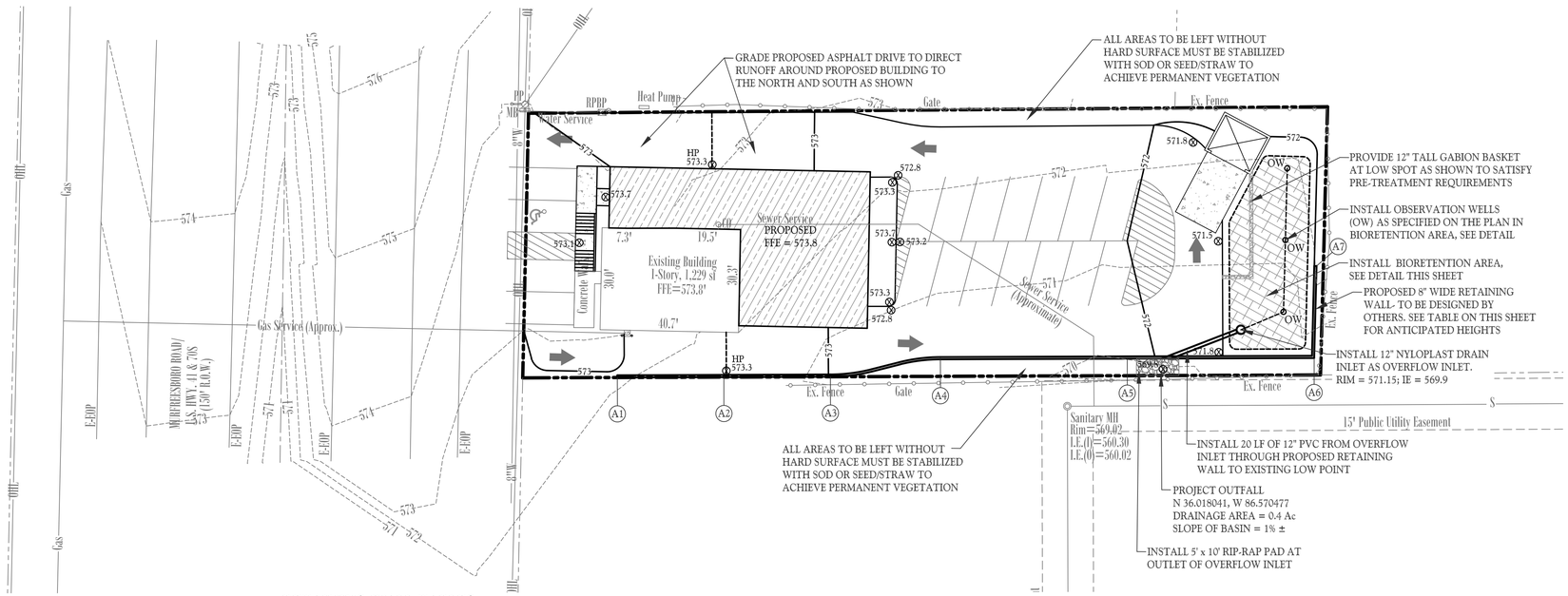
Total Property Area = 0.42 acres (18,381 s.f.)
Disturbed Area = 0.39 acres (17,000 s.f.)

20 0 20 40

Scale 1 = 20'

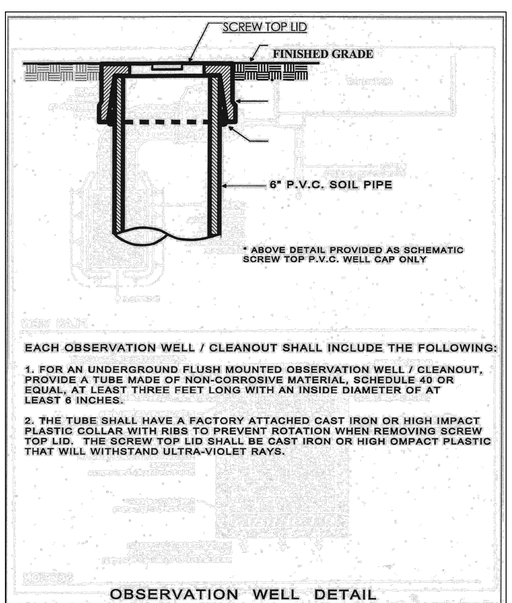


RETAINING WALL TABLES

Point	Top of Wall	Finish Grade Inside Wall	Finish Grade Outside Wall	Approx. Wall Height (feet)
A1	572.5	572.2	572.2	0.3
A2	574.0	573.3	571.5	2.5
A3	573.5	573.0	570.9	2.6
A4	573.2	572.7	570.6	2.6
A5	572.6	572.1	569.8	2.8
A6	572.0	571.5	570.6	1.4
A7	572.5	571.5	572.1	0.4

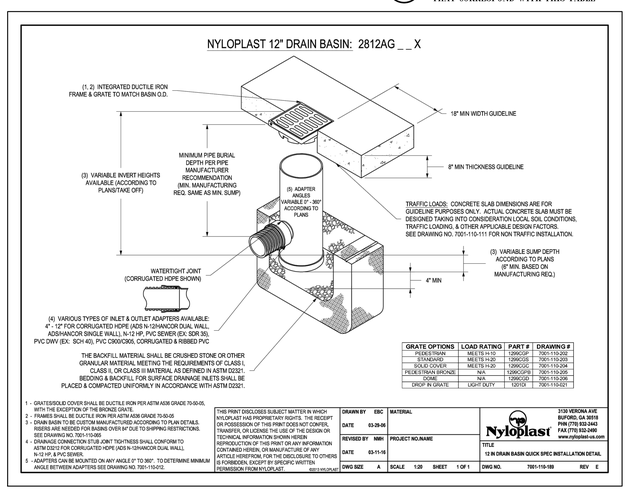
A1 :: INDICATES POINTS ALONG SPECIFIED WALL THAT CORRESPOND WITH THIS TABLE

Retaining Wall Notes:
1. Structural design of retaining walls to be performed by others.
2. Heights in this table are visible heights according to proposed finished grade elevations. Consult retaining wall design for recommended elevation difference between top of footing and finished grade.
3. Walls exceeding 30 inches in height require handrails, consult with architect on style and material.
4. Retaining walls over 4' tall require separate plans to be submitted to building inspection & must be approved prior to installation.



OBSERVATION WELL DETAIL

(Source: Metro Stormwater Management Manual, 2000)



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	12996CGP	7001-110-202
STANDARD	MEETS H-20	12996CGS	7001-110-203
SOLID COVER	MEETS H-20	12996CGCG	7001-110-204
PEDESTRIAN BRONZE	N/A	12996CGPB	7001-110-205
SIGNAL	N/A	12996CGR	7001-110-206
DROP IN GRATE	LIGHT DUTY	12012S	7001-110-021

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-08.
4 - WATERTIGHT CONNECTION OR JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12 HP), & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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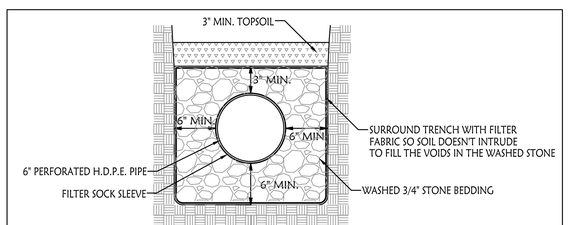
DRAWN BY	EBC	MATERIAL	
DATE	03-29-06		
REVISED BY	MMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

Nyloplast
3135 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

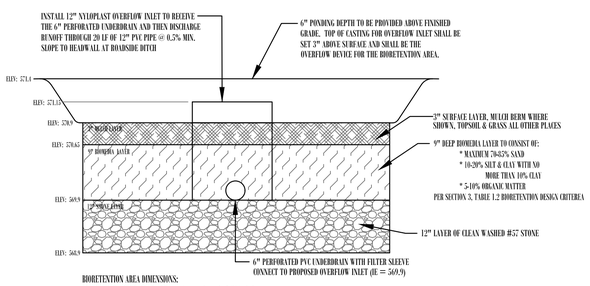
DWG NO. 7001-110-189 REV E



1. UNDERDRAIN SHOULD NOT BE INSTALLED UNTIL AFTER SITE IS FULLY STABILIZED.

UNDERDRAIN DETAIL

Not to Scale



BIORETENTION AREA DIMENSIONS:
*PLAN SHOWS IRREGULAR AREA ± (approximately 1,206 sf shown)

NOTES:
1. IT IS OF HIGH IMPORTANCE THAT NO COMPACTION OF THE SUBSURFACE FILTER BED TAKES PLACE. MATERIAL IS DESIGNED TO FILTER AND STORE RUNOFF FOR WATER QUALITY TREATMENT AND DETENTION STORAGE. BACKFILL SHOULD BE ACCOMPLISHED USING HAND TOOLS OR LIGHT DUTY EQUIPMENT. NO HEAVY EQUIPMENT SHALL BE PERMITTED ON OR ADJACAN THE FILTER BED OR PONDS.
2. INSTALL PERFORABLE FILTER FABRIC IN BIORETENTION AREA ALONG SIDES OF EXCAVATION AND DIRECTLY ABOVE UNDERDRAIN. FABRIC SHOULD NOT BE INSTALLED ALONG THE BOTTOM OR OVER THE ENTIRETY OF THE AREA BETWEEN THE MEDIA AND STONE LAYERS.
3. CONTRACTOR OR OWNER'S REP. MUST NOTIFY LEBANON STORMWATER AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE BIORETENTION, SOIL FILTER BED, CITY OF LEBANON STORMWATER DEPARTMENT MUST BE PRESENT FOR THE INSTALLATION OF THE BIORETENTION AREAS. CONTRACTOR TO COORDINATE WITH STORMWATER INSPECTOR.
4. 1.6" PERFORATED UNDERDRAIN SYSTEM MUST BE INSTALLED ALONG THE BOTTOM OF THE BIORETENTION CELL, SEE DETAIL. DIRECT UNDERDRAIN PIPE TO CONVEYT TO OVERFLOW INLET WITHIN BIORETENTION AREA AS SHOWN ON THIS SHEET. UNDERDRAIN SHALL BE ABOVE STONE SUMP LAYER AS SHOWN IN DETAIL.
5. ALL STONE SHOULD BE ASTM GRADE, WASHED AND FREE OF FINES.
6. UPON COMPLETION, CONTRACTOR MUST PROVIDE THE FOLLOWING DOCUMENTATION TO THE ENGINEER FOR SUBMITTAL TO THE LEBANON STORMWATER DEPARTMENT:
* BIORETENTION CERTIFIED MIX TICKETS MEETING THE PLAN DETAIL FOR THE PROPOSED MATERIALS
* PRE, DURING, AND POST CONSTRUCTION INSTALLATION PHOTOS.

BIORETENTION AREA

Not to Scale

Final Sediment Control Plan
Grading & Drainage Plan

Created: April 28, 2025
Revised: May 30, 2025

20 Scale

Designed By: Charley Dean, PE

Dean Design Group
Civil Engineering, Land Planning & Zoning
1633 West Main Street, Suite 1002, Lebanon TN 37087
Phone: 615-300-6316, EMail: charley@deandesigngroupllc.com

CHARLES TAYLOR DEAN III — STATE OF TENNESSEE — 112911 — LICENSED PROFESSIONAL ENGINEER

Smoke Club 13
Map 15M, Group C, Parcel 6.00 in Rutherford Co
5234 Murfreesboro Road, La Vergne, Tennessee

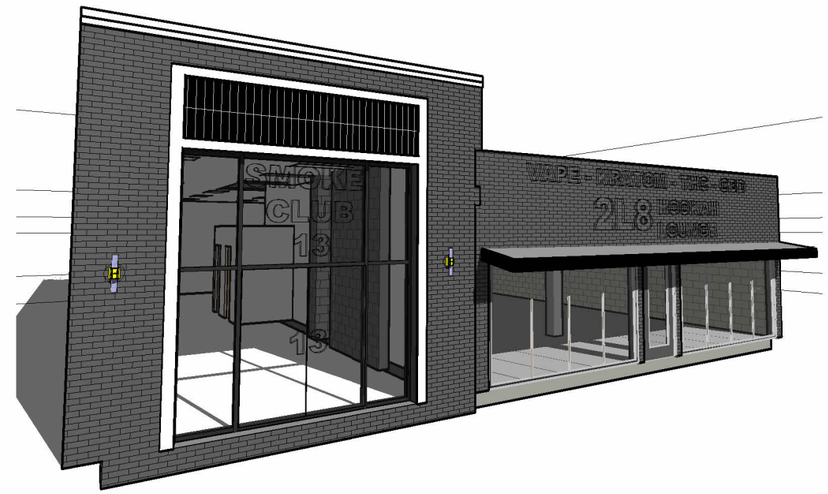
Permit Info:

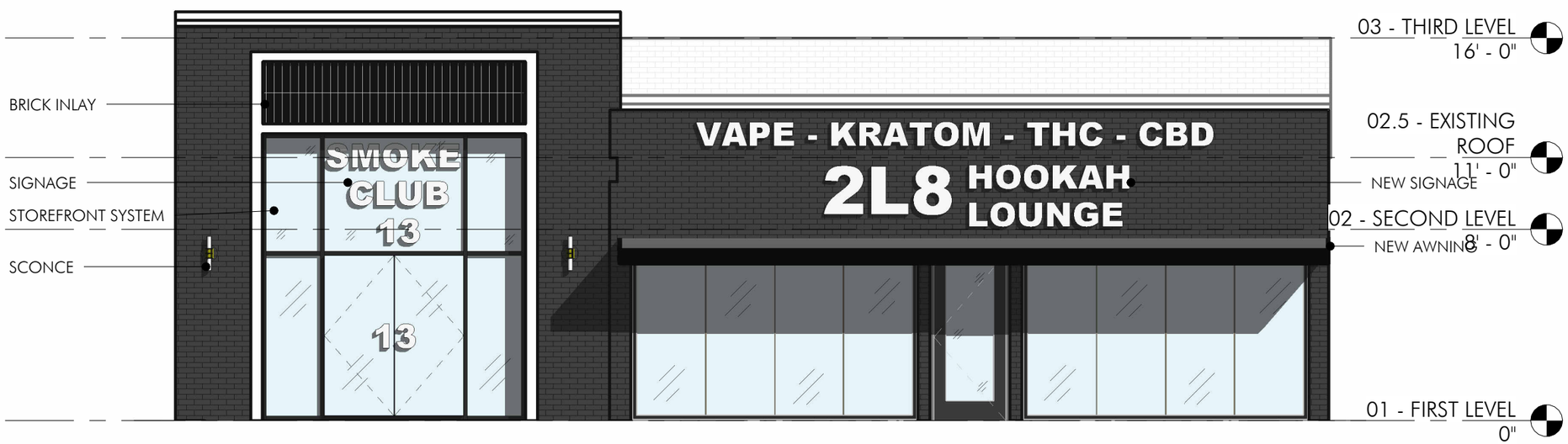
Project: 24057

C3.0

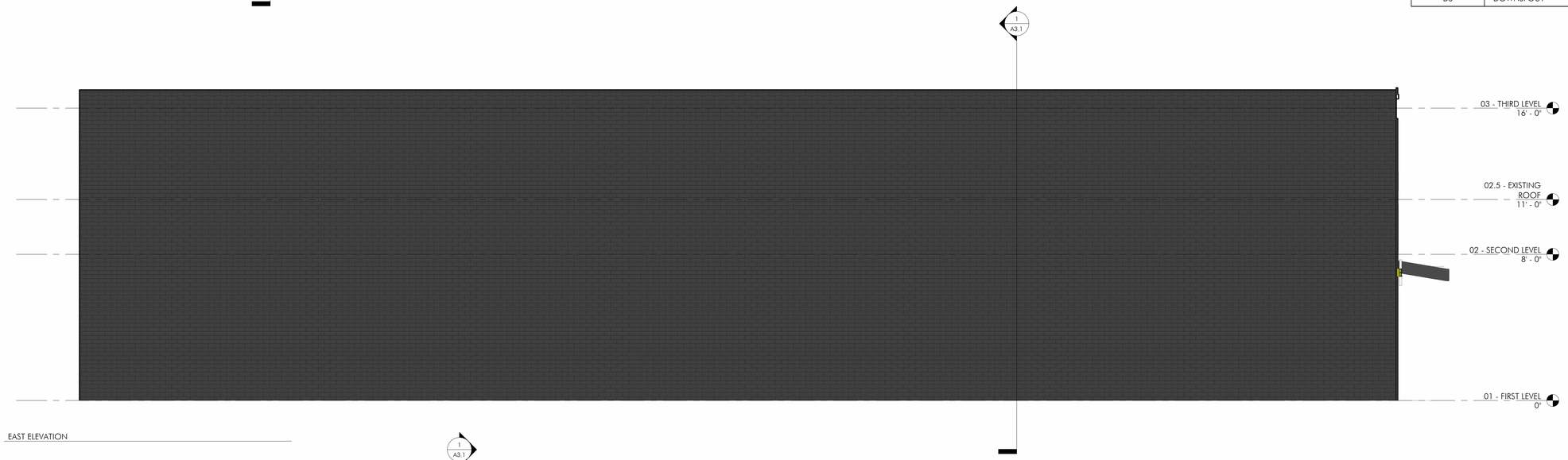
Sheet 4 of 4

VAPE - KRATOM - THC - CBD
2L8 HOOKAH LOUNGE
SMOKE CLUB 13
13

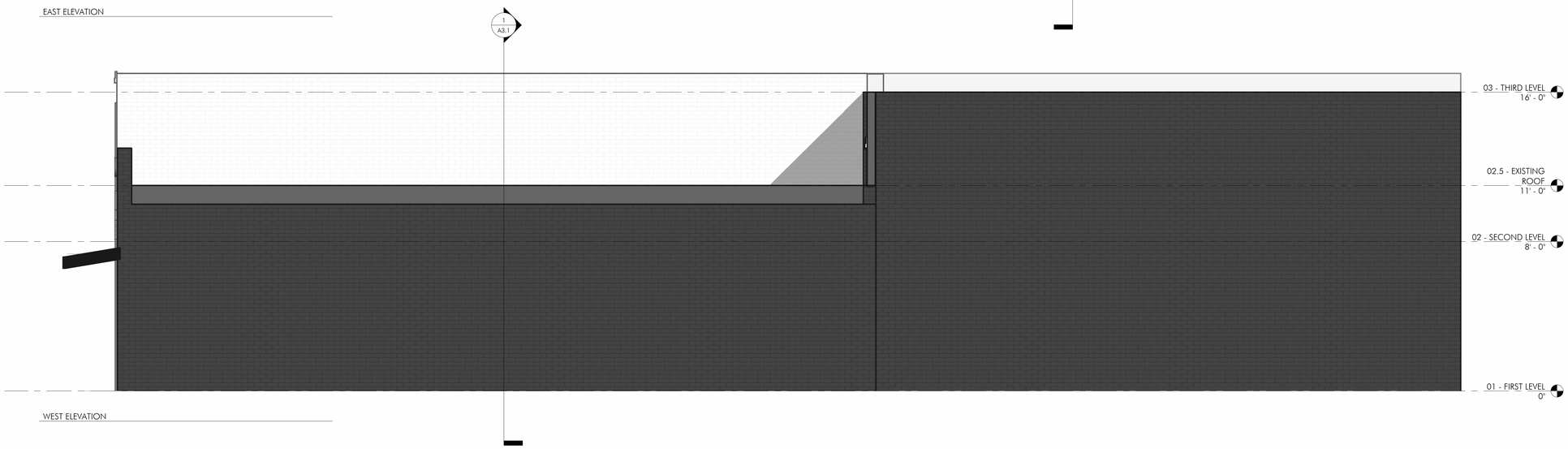

SMOKE CLUB 13
13


BRICK INLAY
SIGNAGE
STOREFRONT SYSTEM
SCONCE
SMOKE CLUB 13
13
VAPE - KRATOM - THC - CBD
2L8 HOOKAH LOUNGE
NEW SIGNAGE
NEW AWNING
03 - THIRD LEVEL 16' - 0"
02.5 - EXISTING ROOF 11' - 0"
02 - SECOND LEVEL 8' - 0"
01 - FIRST LEVEL 0"

FRONT ELEVATION



EAST ELEVATION



WEST ELEVATION

ELEVATION MATERIAL LEGEND

	BRICK VENEER
	LAP SIDING
	EXTERIOR INSULATED FINISH SYSTEM
	STANDING SEAM METAL ROOF
	SHINGLED ROOF
	GLAZING
	CONCRETE MASONRY UNIT
	VERTICAL SIDING
	BRICK ROWLOCK
	BRICK SOLDIER COURSE
CJ	CONTROL JOINT
RA	RELIEF ANGLE
DS	DOWNSPOUT

daniels chandler +
611 Commerce Street, Ste 2712
Nashville, TN 37203
+1 615 219 93690
info@danielschandler.com

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Daniels Chandler, PLLC

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Do Not Scale Drawings.

Contractor must verify all dimensions prior to construction.

Renovation for
5234 Murfreesboro Rd

5234 Murfreesboro Rd

PROJECT No.	25111
DATE:	Issue Date
REV DATE:	

SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER
A2.1

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

VAPE - KRATOM - THC - CBD
2L8 HOOKAH LOUNGE
03 - THIRD LEVEL
16' - 0"
02.5 - EXISTING ROOF
11' - 0"
NEW SIGNAGE
02 - SECOND LEVEL
8' - 0"
NEW AWNING
01 - FIRST LEVEL
0"

Planning Commission Report Meeting: June 24, 2025	City of La Vergne

Item #: 4. **Site Plan – 314 Retail Building – New Building of 9,750 Square Feet on 1.01 Acres. Requested by Danny Wamble. Property located at 314 Old Nashville Highway (Tax Map 17D, Group B, Parcel 15). C-2 (Highway Service) Zoning District. Property owned by Good Brothers, LLC.**

Reviewed By:
Bo Logan, City Planner
Scott Tatalovich, Utility Engineer
Gary Lide, City Engineer

Summary:

The applicant is requesting site plan approval of a new retail building of 9750 SF at this site located on Old Nash Hwy. The site is 1+ acres. Structures will consist of a new building, associated parking areas and driveways.

The property currently has two dwellings on it.

Staff has serious concerns about keeping the older house as proposed on the plan.

Staff Comments / Technical Items:

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

1. Staff has serious concerns about keeping the older house on the site;
2. Staff opines the best plan will show a complete demolition of the site;
3. Because the applicants wish to keep the two current dwellings, then the property is in violation of City codes;
4. After the illegal home is removed the remaining home will no longer be allowed to stay residential - it must become commercial, (unless subdivided by plat);
5. No one may have a house and a commercial use on the same parcel - this parcel is now zoned commercial.

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

1. Engineering comments addressed.

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

1. (For your information) Onsite FM shall be 1-1/2 inches.
2. (For your information) Relocate FM out from under driveway, if possible. Retention basin out front makes FM relocation difficult.
3. (For your information) Show and label force main connection box per City Std Dtl 19.0 at property line.
4. (For your information) If sewer connection box must be located within driveway (no where to relocate FM), then it shall be labeled as a traffic rated.

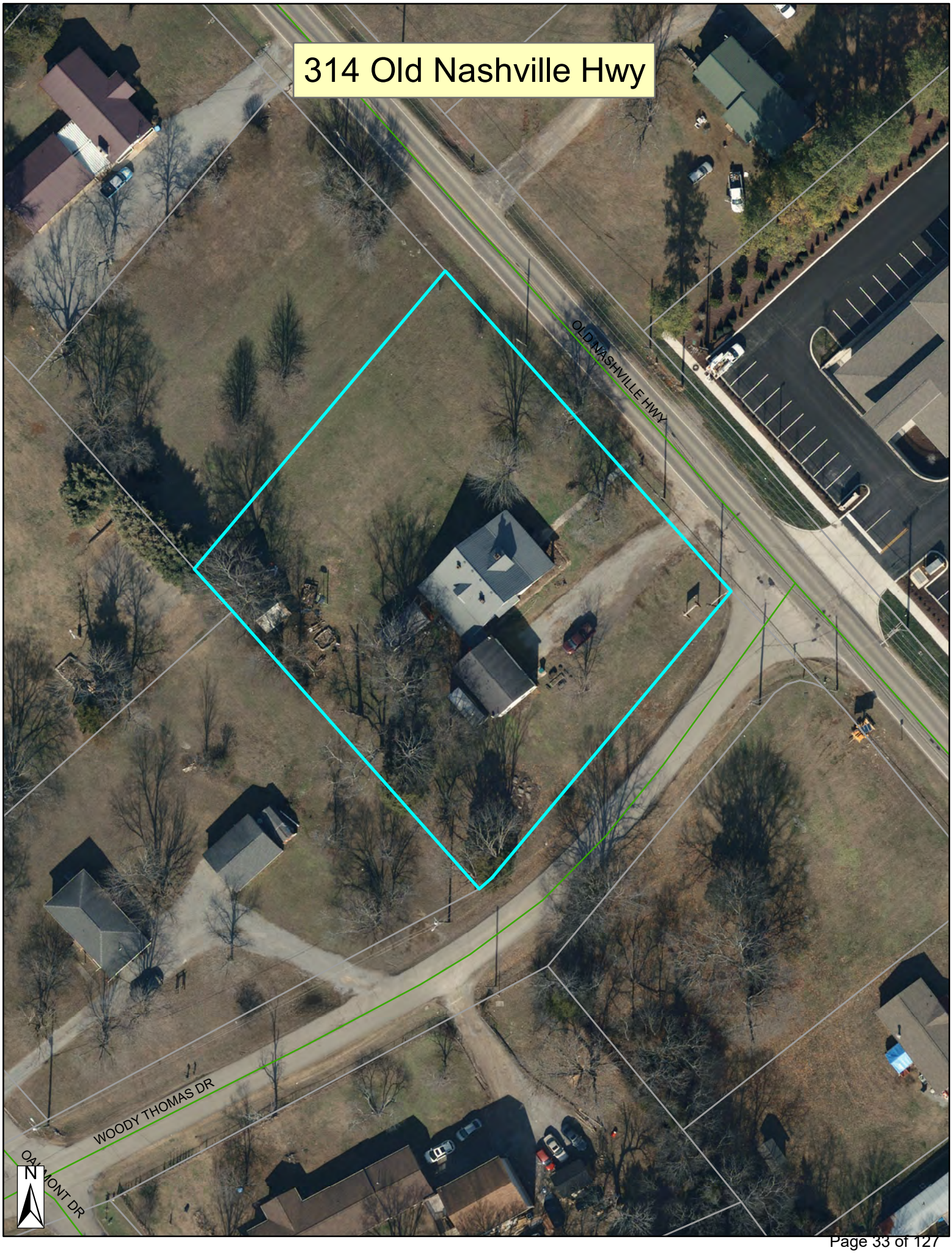
5. (For your information) Label onsite low-pressure sewer grinder as duplex E-One Grinder pump, that is what will be required to function on the existing nested loop of low-pressure sewer grinders.
6. (For your information) Label water meter as “per City of La Vergne.” City will indicate what size and type of water meter to purchase and install after water meter application, which will be based up on the fixture count form turned in to the Codes Department as part of the water meter application. You may or may not need 2-inch water piping onsite.
7. (For your information) Show existing Smyrna gas line utility on southside of Old Nashville Hwy. It was previously shown in electronic submittal to City on May 19, 2025; but has since been removed. Maybe the layer was turned off in CAD?
8. (For your information) I’m concerned that the outlet pipe from the stormwater detention basin at elevation 608.55’ will cause grading to daylight over the top of 12” existing waterline that does not meet City standard cover requirements of 42 inches for pipes over 8-inch diameter. If standard cover is not met, the City will require some other mitigation measure to protect the existing 12” waterline during construction, once potholing determines actual depth. Without potholing City cannot make further determination at this time.
9. (For your information) Existing low-pressure FM for existing structure will be disabled once proposed detention basin is excavated.

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

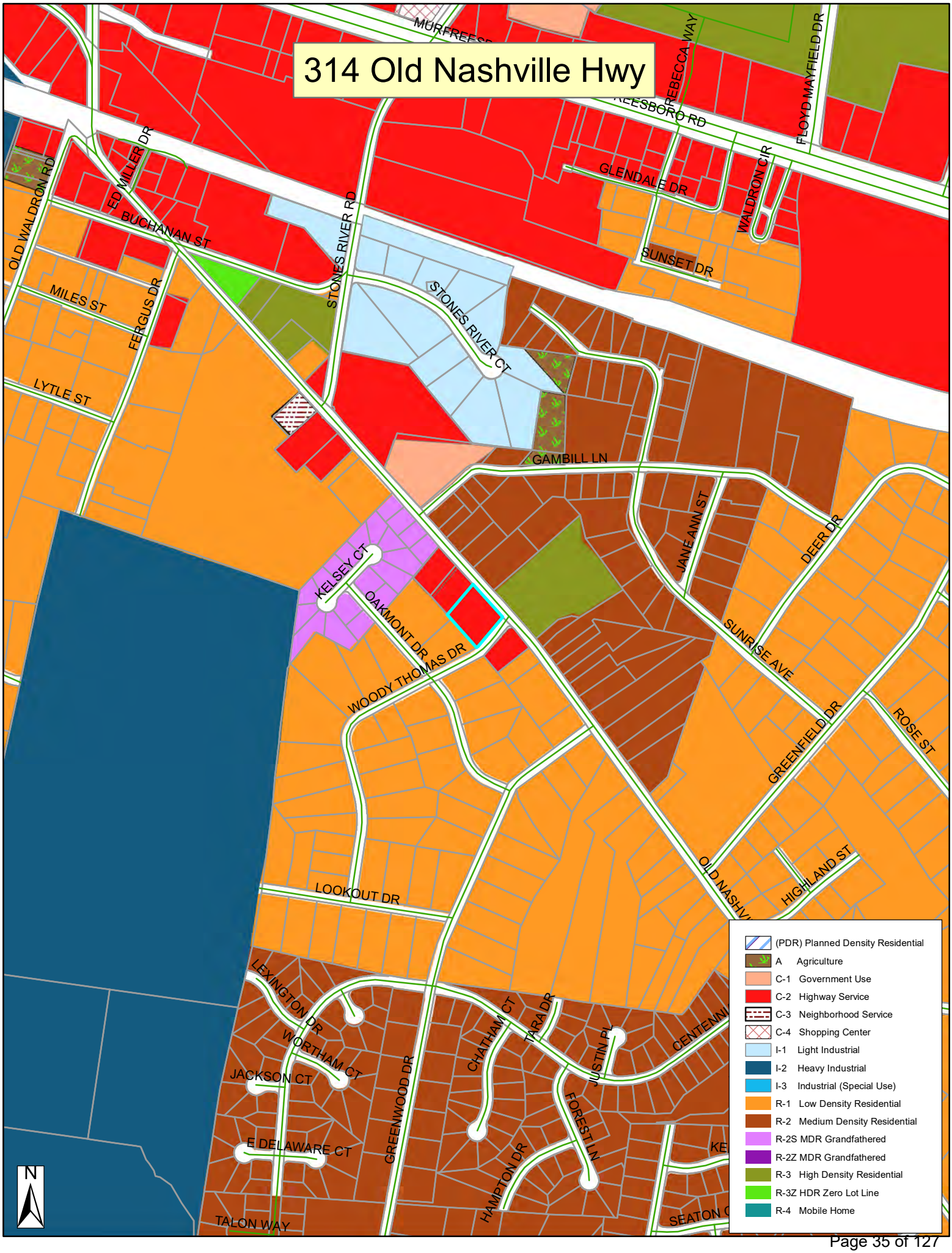
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

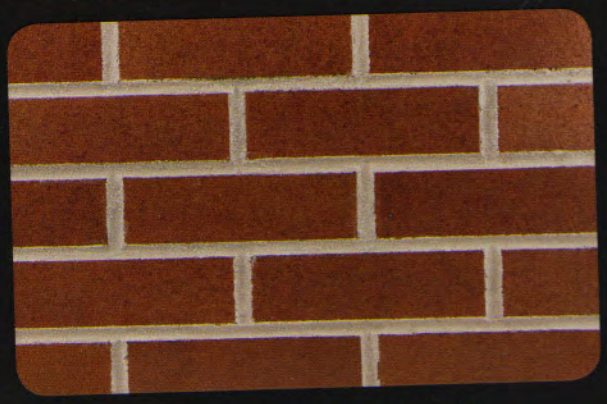
Police
No comments.

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


314 Old Nashville Hwy
OLD NASHVILLE HWY
WOODY THOMAS DR
OAKMONT DR
N

314 Old Nashville Hwy
GAMBILL LN
SUNRISE AVE
OLD NASHVILLE HWY
KELSEY CT
OAKMONT DR
WOODY THOMAS DR
GREENWOOD DR
N


314 Old Nashville Hwy
MURFREESBORO RD
REBECCA WAY
FLOYD MAYFIELD DR
GLENDALE DR
WALDRON CIR
SUNSET DR
OLD WALDRON RD
ED MILLER DR
BUCHANAN ST
STONES RIVER RD
STONES RIVER CT
MILES ST
FERGUS DR
LYTLE ST
GAMBILL LN
JANE ANN ST
DEER DR
KELSEY CT
OAKMONT DR
WOODY THOMAS DR
SUNRISE AVE
GREENFIELD DR
ROSE ST
HIGHLAND ST
LOOKOUT DR
LEXINGTON DR
WORTHAM CT
JACKSON CT
E DELAWARE CT
GREENWOOD DR
CHATHAM CT
TARA DR
JUSTIN PL
FOREST LN
HAMPTON DR
TALON WAY
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home
N



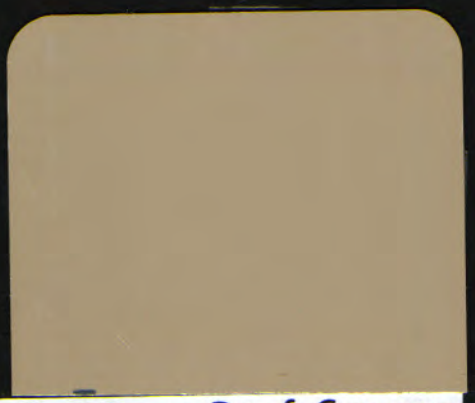
MEDIUM IRONSPOT #77 – SMOOTH TEXTURE

Brick Veneer No. 1

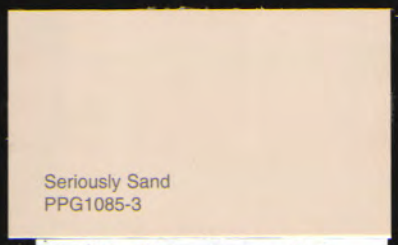
Brick Veneer No 2

MEDIUM IRONSPOT #46 – WIRECUT TEXTURE

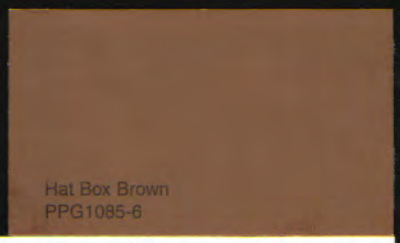
Brick Veneer No. 3



Standing Seam Roof, Canopy Gutters & Downspouts, Trim



EIFS Signband & Eave Gable at Rear



Hardie Board Lap Siding at Rear & Temporary Wall

A Commerical Building For:
Amen and Amgad Zakher

314 Old Nashville Highway

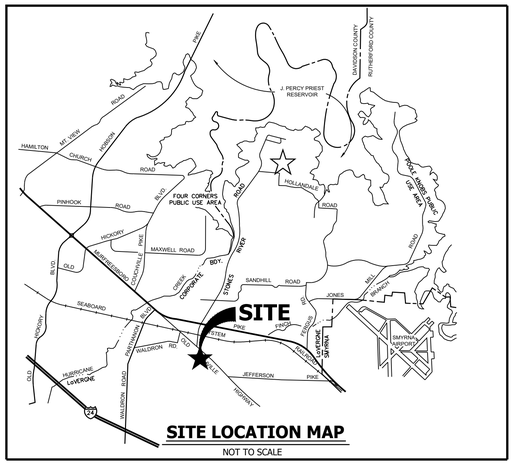
LaVergne , Tennessee

WM BARRY HUCKABEE - ARCHITECT
49 Carter Lane
Mt. Juliet, Tennessee 37122

Phase One Site Construction Plans

314 OLD NASHVILLE HIGHWAY

La Vergne, Rutherford County, Tennessee



SITE LOCATION MAP

NOT TO SCALE

Owner/Developer:

AMGAD & AMIN ZAKHER

2409 Newberry Lane, MT Juliet, Tennessee 37122

Contact: Amin Zakher - (201)-539-5656

Civil Engineering & Land Surveying:

Wamble & Associates, PLLC

216 Centerview Dr., Suite 180, Brentwood, TN, 37027

Contact: James D. Wamble, PE, RLS - (615) 251-9555

WATER & SEWER APPROVAL CERTIFICATE

CITY OF LA VERGNE HAS APPROVED THE PUBLIC WATER AND SANITARY SEWER LINE DESIGN FOR LAKE WOODS PHASE 11 AND AGREES TO OWN, OPERATE AND MAINTAIN THE PROPOSED IMPROVEMENTS.

NAME: CITY OF LA VERGNE

BY:_____ DATE: _____

TITLE:_____
SCOTT TATALOVICH
UTILITY ENGINEER

GRADING & DRAINAGE APPROVAL CERTIFICATE

APPROVED BY THE CITY OF La VERGNE ENGINEERING DEPARTMENT.

_____ _____

GARY LIDE, P.E. DATE
CITY ENGINEER

JAMES D. WAMBLE
REGISTERED
ENGINEER
NO. 014238
STATE OF TENNESSEE
05/19/2025

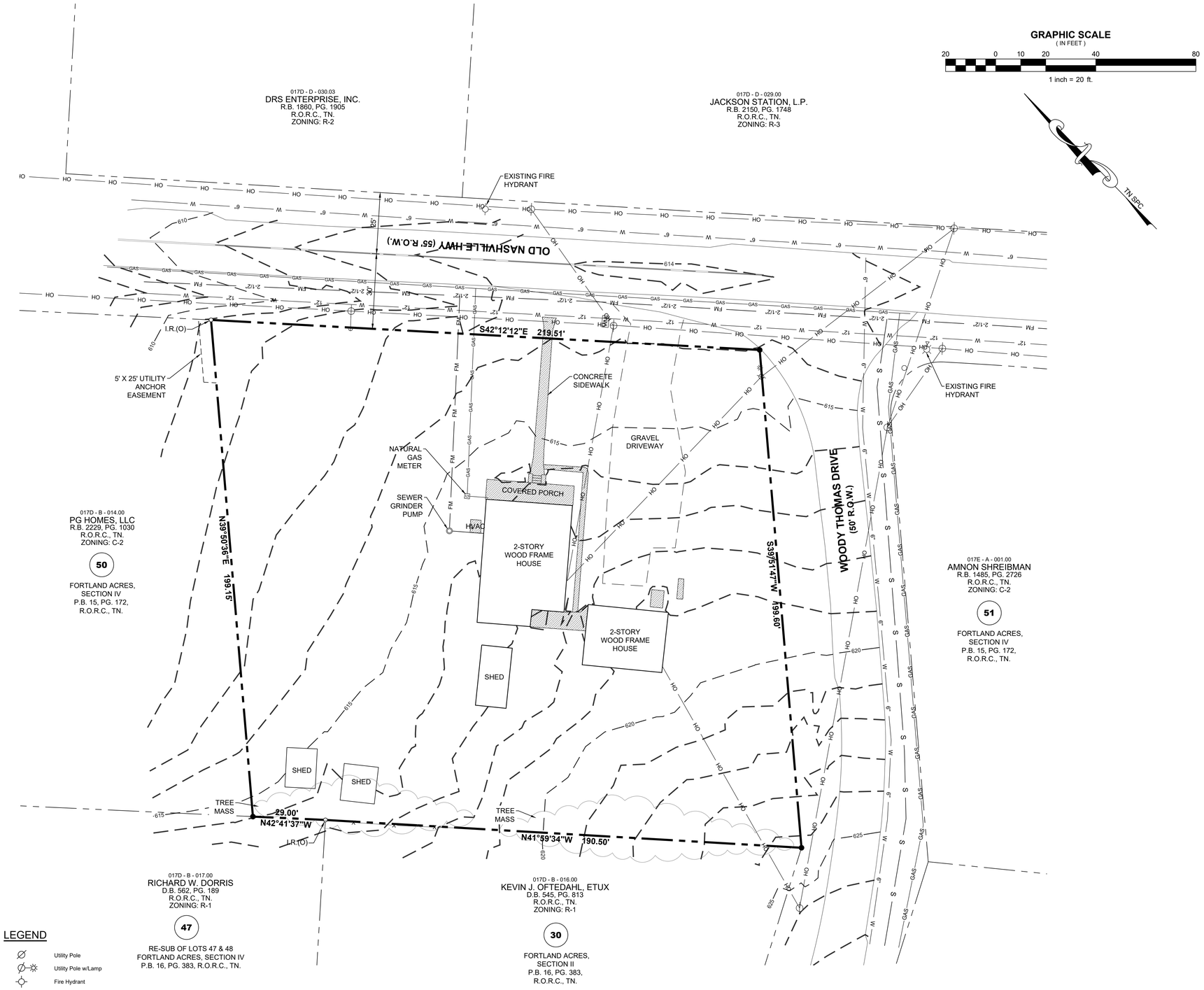
REVISIONS:
05/19/25 PC Workshop Review Comments

DATE: April 28, 2025

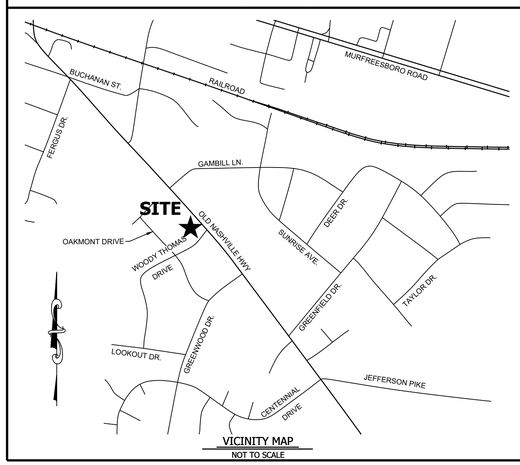
W&A NO.: 1092-0124

SHEET NUMBER:

C-0.0



TOTAL SITE AREA: 43,304.31 Sq. Ft. or 0.99 ACRES



MAP REFERENCE

Property is Parcel 15.00 on Rutherford County Property Map 017D, Group "B".

DEED REFERENCE

Owner; Good Brothers, LLC as of record in Record Book 2452, Page 1657 in the Register's Office for Rutherford County, Tennessee (R.O.R.C., TN)

SURVEYOR'S NOTES

1. Property is located at 314 Old Nashville Highway in La Vergne, Rutherford County, Tennessee 37167 and is Currently Zoned Residential C-2, Commercial Highway Services District.
2. The property is located in an area designated as Zone "X" (Areas determined to be outside the the 0.2% Annual Chance Flood) as shown on FEMA FIRM Community Map Panel No. 47149C0015H F, effective date January 5, 2007.
3. Utilities shown hereon were taken from visible structures in the field. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources. See Utility Disclaimer hereon.
4. Bearings shown hereon based on Tennessee State Plane (NAD83).
5. This is a Global Positioning System (GPS) Survey Using the Following Equipment and Criteria:
   - Global Navigation Satellite Systems (GNSS) Multi Frequency Base-Rover Carlson BRx7.
   - Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network
   - North Orientation Based on Geodetic North or Tennessee State Plane Grid North
   - Horizontal Datum Based on North Americal Datum (NAD) 83, Realizations 2011, EPOCH 2010.00 with All Dimensions Shown Hereon Being Horizontal Ground Values.
   - Vertical Datum Based on North Americal Vertical Datum (NAVD) 88.
   - Data Collection Scheme Used Modified Radial Techniques with Data Evaluations Based on Point Accuracy as Opposed to Loop Closures. Single Control Points were Observed Six (6) Times with the Average Value Being Used with GNSS Real-time Kinematics (RTK) Observations with Loss of Satellite Lock and Re-inilization Between Control Points Regardless of Time or Distance Separation
   - The Accuracy of Bearings and Distances Obtained from Inversing Between Corner Positions Does Not Exceed the Maximum Allowable Relative Positional Precision of 0.08 Feet as Established by the Department of Interior, Bureau of Land Management, Cadastral Survey Standards for Global Navigation Satellite System Technology
6. The property is currently served by public water, sanitary sewer by the City of La Vergne and electricity provided by Nashville Electric Service, Natural Gas by Atmos Energy Corporation, Telephone, Cable TV and Internet by various providers.
7. A Commitment for Title Insurance was not provided prior to the preparation of this survey therefore it is subject to the findings of a current title search.
8. Existence or non-existence of jurisdictional streams and/or wetlands are subject to the findings of a Hydrologic Determination Report (HD) for natural resource features prepared following the Tennessee Department of Environment and Conservation (TDEC) standard operating procedures for Hydrologic Determinations. HD reports are subject to verification by TDEC, for streams and wetlands, and the U.S. Army Corps of Engineers (USACE), for wetlands. If these natural resource features are found they are subject to 30-feet average width buffers.

SURVEYOR'S CERTIFICATE

I Certify That This Plat and the Survey on Which it is Based Were Made on the Ground Under My Direct Supervision in Accordance with the April, 2018 Standards of Practice For Land Surveyors Pursuant to Tennessee Code Annotated Section 62-18-105(d) and 62-18-106(c) Chapter 0820-03-.05 Established by the Tennessee Board of Examiners of Land Surveyors.

I Further Certify That There Are No Encroachments or Projections Other Than Those Shown.

I Further Certify That This Survey is True and Correct to the Best of My Knowledge and Belief.

By: Jimmy C. Yates
TN R.L.S. No.: 1597
Date: January 30, 2025

LEGEND

- Utility Pole
- Utility Pole w/Lamp
- Fire Hydrant
- Sewer Grinder Pump
- Water Valve
- WM Water Meter
- Fence Line
- OH Overhead Utility Line
- FM Sanitary Sewer Force Main
- W Water Line
- IR (O) Iron Rod (Old) U.N.O.
- IR (N) Iron Rod (New) w/ "Wamble" Cap

UNDERGROUND UTILITY NOTE

THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

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

WAMBLE & ASSOCIATES, P.L.L.C.
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

BOUNDARY AND TOPOGRAPHIC SURVEY

314 OLD NASHVILLE HIGHWAY
La VERGNE, RUTHERFORD COUNTY, TENNESSEE
PREPARED FOR:
AMIN ZAKHER & AMGAD ZAKHER
2409 NEWBERRY LANE
MT. JULIET, TENNESSEE, 37122

JIMMY C. YATES
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1597
01/30/2025

REVISIONS:

DATE: January 30, 2025
W&A NO.: 1092-0124
SHEET NUMBER:
V-1.0

CITY OF LA VERGNE GENERAL NOTES

1. ALL WORK HEREON SHALL CONFORM TO THE CITY OF LA VERGNE STANDARD SPECIFICATIONS AND DETAILS.
2. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
3. DEPTH AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO TRENCHING. CONTACT THE TENNESSEE UTILITY LOCATION SERVICE AT 811 OR 800-351-1111, 3-10 DAYS BEFORE YOU DIG, NO EXCEPTIONS.
4. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT ON RECORD OR NOT SHOWN ON THESE PLANS.
5. ALL CONSTRUCTION AND OPERATIONS BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH OSHA.
6. THE CONTRACTORS SHALL MAINTAIN A SET OF REDLINE AS-BUILT DRAWINGS AT THE PROJECT SITE. AS-BUILT PLANS SHALL BE PROVIDED TO THE ENGINEER WITHIN 30-DAYS OF SUBSTANTIAL COMPLETION OF THE PROJECT. ELECTRONIC RECORD DRAWINGS SHALL BE PREPARED BY THE ENGINEER AT THE END OF THE PROJECT BASED ON AS-BUILT DRAWINGS SUPPLIED BY THE CONTRACTOR.
7. TRAFFIC CONTROL, SIGNAGE, AND CONSTRUCTION RELATED BARRIERS ARE THE RESPONSIBILITY OF THE CONTRACTOR, AND NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT WITHOUT PROPER SAFETY MEASURES SUCH AS BARRICADES, PLATING, OR OTHER AS AGREED BY THE CITY.
8. SURFACE IMPROVEMENTS DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE RECONSTRUCTED BY THE CONTRACTOR TO THE LOCAL GOVERNING AGENCY'S REQUIREMENTS.
9. ALL REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY THE CITY ENGINEER.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY MONUMENTS IN PLACE. IF ANY MONUMENT IS DISTURBED OR DESTROYED, THE CONTRACTOR WILL BE REQUIRED TO CONTRACT WITH A REGISTERED LAND SURVEYOR FOR THE RE-ESTABLISHMENT AND MAPPING OF THE DESTROYED MONUMENT.
11. PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ANY CITY FACILITIES NOT LOCATED IN THE RIGHT OF WAY AND INDICATED ON THE PLANS.
12. ALL UNDERGROUND FACILITIES WITH LATERALS SHALL BE IN PLACE PRIOR TO FINAL PAVING, INCLUDING BUT NOT LIMITED TO DRAINAGE, SEWER, WATER, TELEPHONE, ELECTRICITY, GAS, AND CABLE.
13. ALL CONSTRUCTION WATER TAKEN FROM A CITY FH SHALL BE FROM A CITY APPROVED FIRE HYDRANT METER ASSEMBLY, AND CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF THE PUBLIC DOMESTIC WATER SYSTEM AT ALL TIMES BY MAINTAINING PROPER CROSS CONNECTION CONTROL PER THE GOVERNING AUTHORITY. FH METER ASSEMBLY RENTAL MAY BE OBTAINED BY FILLING OUT PAPERWORK AT PUBLIC WORKS.
14. THE CONTRACTOR SHALL CONFINE ALL OF HIS ACTIVITIES TO THE AREAS WITHIN THE EXISTING STREET RIGHTS-OF-WAY AND CITY PROPERTY OR EASEMENTS AS SHOWN ON THESE PLANS UNLESS WRITTEN CONSENT IS PROVIDED IN ADVANCE BY THE AFFECTED PROPERTY OWNER.
15. PIPE JOINTS SHALL NOT BE DEFLECTED AT ANY ANGLE GREATER THAN MAXIMUM ANGLE RECOMMENDED BY THE PIPE MANUFACTURE.
16. VERTICAL PIPE BENDS SHALL BE FULLY RESTRAINED BY MECHANICAL METHODS (JOINT RESTRAINT, TIE-RODS, ETC), NO CREDIT SHALL BE GIVEN FOR CONCRETE THRUST BLOCKS. ANCHOR BLOCK DESIGN WILL BE CONSIDERED ON A CASE BY CASE BASIS.
17. MAINLINE VALVES SHALL ONLY BE INSTALLED ON SLOPES NOT TO EXCEED 6 PERCENT.
18. ALL BURIED BOLTS AND NUTS SHALL BE TYPE 316 STAINLESS STEEL.
19. AIR RELEASE VALVES SHALL BE INSTALLED AT ALL LOCAL HIGH POINTS OF PRESSURIZED UTILITY LINES.
20. SEPARATION OF WATER AND SEWER LINES SHALL COMPLY WITH STATE OF TENNESSEE REQUIREMENTS, AND SEPARATION OF WATER OR SEWER FROM OTHER UTILITIES SHALL NOT BE LESS THAN 12 INCHES OR THAT UTILITIES REQUIREMENT.
21. CITY SEWER CLEANOUTS SHALL BE CUT AND CAPPED BELOW GRADE AND COVERED WITH A BOX AND LID PER THE CITY OF LA VERGNE.
22. SURPLUS AND ALL MATERIAL REMOVED WHICH IS NOT SUITABLE FOR USE IN THIS PROJECT SHALL BE DISPOSED OF AWAY FROM THE JOB SITE IN A MANNER OR AT A LOCATION ACCEPTABLE TO THE CITY OF LA VERGNE AND THE STATE OF TENNESSEE.
23. NO DRAINAGE SINK HOLE SHALL BE FILED IN, UNLESS DESIGNED AND SHOWN ON THE PLANS.
24. GENERALLY ROADS SHALL BE BORED UNLESS OPEN CUT HAS BEEN APPROVED.
25. ROAD CUT BONDS ARE REQUIRED FOR ANY STREET CUT OR BORE AND MAY BE FILLED OUT AT THE PUBLIC WORKS DEPARTMENT.
26. NO MORE THAN 500 FEET OF UTILITY AND DRAINAGE PIPE TRENCH WILL BE ALLOWED AT TO BE OPEN AT ONE TIME.
27. ALL SEWERS SHALL BE SUFFICIENTLY DEEP TO SERVE ADJACENT LOTS, BUILDINGS, AND BASEMENTS OR OTHER SOURCES EXCEPT WHERE OTHERWISE NOTED ON THE PLANS.
28. SEWER MANHOLES IN CROSS-COUNTRY APPLICATIONS (NOT IN STREET R.O.W. OR MAINTAINED SLOPES) SHALL BE INSTALLED WITH CONCENTRIC CONES THAT TERMINATE AT LEAST 2 FEET ABOVE GROUND WITH A WASTEWATER MARKER ON BREAKAWAY POST AT LEAST 6 FEET HIGH. SIGN SHALL BE BOLTED TO POST AND SHALL BE AT LEAST 9" SQUARE AND HAVE DARK GREEN LETTERS ON WHITE BACKGROUND, ALL REFLECTIVE PAINT.
29. ALL ROAD CONSTRUCTION WILL BE IN COMPLETE CONFORMANCE TO THE CITY OF LA VERGNE PUBLIC WORKS SPECIFICATIONS MANUAL (LATEST EDITION). THESE SPECIFICATIONS GIVE REQUIRED STANDARDS AND MATERIALS. THE CITY OF LA VERGNE RESERVES THE RIGHT TO REQUIRE TEST RESULTS, MIX DESIGNS, AND MIX TICKETS WHICH DEMONSTRATE COMPLIANCE WITH THE SPECIFICATIONS AS A CONDITION OF CITY ACCEPTANCE OF THE ROAD.

WATER NOTES

1. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATION OF THE CITY OF LAVERGNE AND THE TENNESSEE DEPARTMENT OF HEALTH AND ENVIRONMENT.
2. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES. IF ANY EXISTING LINES ARE FOUND DURING EXCAVATION THAT ARE NOT SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
3. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED IN A MANNER THAT WILL PROVIDE AT A MINIMUM OF 10' HORIZONTAL AND/OR 18" VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE SANITARY SEWER LINE.
4. WATER MAIN TO BE INSTALLED WITH A MINIMUM COVER OF 36" IN ROADWAYS & 30" IN ALL OTHER AREAS.
5. EXCAVATION FOR WATER MAIN AND SANITARY SEWER LINE SHALL BE UNCLASSIFIED AND SHALL EXTEND TO 6" BELOW THE BOTTOM OF THE SANITARY SEWER PIPE AND 6" BELOW THE BOTTOM OF THE WATER PIPE IF IN ROCK.
6. WATER LINE PIPE TO BE BACKFILLED TO SUBGRADE WITH ENGINEERED FILLED MATERIAL COMPACTED TO 95% OPTIMUM DENSITY IN ALL AREAS. WHERE UTILITIES ARE PLACED IN ROADWAY BACKFILL WITH NO. 67 GRADED STONE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL APPLICABLE UTILITY SERVICE FEES AND/OR CHARGES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SEQUENCING OF CONSTRUCTION OF ALL UTILITIES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES OR STORM SEWERS AND THAT POWER OR TELEPHONE POLE LOCATIONS DO NOT CONFLICT WITH UNDER-GROUND UTILITIES.
9. WATER SERVICES TO BE 3/4" PEXa. TAPS ON WATER MAIN SPACED 24" APART AS SHOWN HEREON. WATER SERVICE TO INCLUDE INSTALLATION OF METER BOXES BY CONTRACTOR WITHOUT METERS, METERS TO BE SUPPLIED BY THE CITY OF LaVERGNE. WATERMETERS TO BE LOCATED ON THE R.O.W. LINE.
10. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND SUPPLIES REQUIRED FOR SERVICE AS INDICATED ON THESE PLANS AND SHALL PROVIDE A COMPLETE WORKING SYSTEM APPROVED BY THE CITY OF LAVERGNE.
11. CONTRACTOR TO OBTAIN A COPY OF THE CITY OF LAVERGNE WATER SPECIFICATIONS AND KEEP A SET ON THE JOB SITE DURING CONSTRUCTION.
12. REQUIRED COVER FOR LA VERGNE PUBLIC WATERLINES IS 36" FOR WATER LINES8 INCH AND SMALLER, AND 42" FOR WATER LINES LARGER THAN 8".

FILL REQUIREMENT NOTES

1. THE OWNER/DEVELOPER OR CONTRACTOR SHALL EMPLOY A TESTING AGENCY TO OBSERVE FILL PLACEMENT.
2. AN ENGINEER STAMP BY THE TESTING AGENCY IS REQUIRED FOR EACH LOT CONTAINING FILL MATERIAL.
3. ANY LOTS LOCATED IN THE 100-YEAR FLOOD PLANE SHALL BE CONSTRUCTED TO AND REQUIRE FEMA CERTIFICATION.
4. ALL REPORTS FROM THE TESTING AGENCY SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO LOT ACCEPTANCE.
5. STRUCTURAL FILL FOR RESIDENTIAL STRUCTURES SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR DRY DENSITY.
6. ANY SINKHOLE AND/OR DEPRESSION REMEDIATION SHALL BE EVALUATED BY THE TESTING AGENCY.
7. FOUNDATIONS EXCAVATED ON A FILL LOT WILL BE EVALUATED BY THE TESTING AGENCY AND WILL REQUIRE AN ENGINEER'S STAMP. IF FOUNDATIONS ARE EXCAVATED BELOW THE FILL MATERIAL AND INTO IN-SITU MATERIAL, THE MINIMUM REQUIREMENTS WILL BE ALLOWED.
8. CRITICAL LOTS WILL REQUIRE A CERTIFICATION BY A REGISTERED CIVIL OR GEOTECHNICAL ENGINEER AS TO THE STABILITY OF THE STRUCTURE AND COMPLIANCE WITH SOUND CONSTRUCTION METHODS FOR AREAS WITH STEEP SLOPED AND LANDSLIDE PROBLEMS.
9. ALL ROADS SHALL COMPLY WITH THE PUBLIC WORKS SPECIFICATION MANUAL, PART III, BASE AND SUB-GRADE TREATMENT FOR STREET CONSTRUCTION. THESE SPECIFICATIONS SHALL BE IN THE MINIMUM STANDARDS FOR ANY SUBDIVISION WITHIN THE JURISDICTION AREA.

GRADING, DRAINAGE AND EROSION CONTROL NOTES

1. ALL GRADING, DRAINAGE AND EROSION CONTROL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF LaVERGNE.
2. THE GRADING CONTRACTORS SHALL KEEP THE DUST WITHIN TOLERABLE LIMITS BY SPRINKLING WITH WATER OR BY OTHER MEANS APPROVED BY THE ENGINEER.
3. PROPOSED CONTOURS AND ELEVATIONS INDICATE FINISHED SURFACE GRADE.
4. ALL NEWLY GRADED AREAS (INCLUDING SLOPES) SHALL BE SEEDED AND MULCHED OR SODDED TO EFFECTIVELY PREVENT SOIL EROSION IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.
5. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO PERFORM THE WORK IN SUCH A MANNER AS TO PREVENT THE WASHING OF ANY SOIL, SILT OR DEBRIS ONTO ADJACENT PROPERTIES.
6. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR KEEPING EXISTING AND PROPOSED DRAINAGE STRUCTURES, STRAW BALE FILTERS CLEAR OF SEDIMENT BUILDUP DURING CONSTRUCTION.
7. WHEN, IN THE OPINION OF THE ENGINEER, THE TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THEIR INTENDED PURPOSES, THEY SHALL BE REMOVED BY THE GRADING CONTRACTOR.
8. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT CONSTRUCTION LIMITS WITHOUT PROPER AGREEMENTS WITH PROPERTY OWNERS.
9. PRIOR TO CONSTRUCTION OF THE PROPOSED IMPROVEMENTS ALL BASEMENTS OR DEPRESSED AREAS SHALL BE FILLED WITH ENGINEERED FILL. ANY UNSUITABLE SILT OR MUCK SHALL BE EXCAVATED FROM THE SITE AND MAY BE USED FOR TOPSOIL SPREAD ONLY.
10. A SUBMITTAL OF A NOTICE OF INTENT (NOI) AND AN APPROVED NOTICE OF COVERAGE (NOC) FROM T.D.E.C. SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

SANITARY SEWER NOTES

1. THE CONTRACTOR'S FIELD REPRESENTATIVES SHALL NOTIFY THE WATER AND SEWER DEPARTMENT PRIOR TO COMMENCING ANY WORK ON THE PROPOSED IMPROVEMENTS.
2. SEWER IMPROVEMENT CONSTRUCTION SHALL BE ACCOMPLISHED IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS COVERING SUCH WORK BY THE CITY OF LAVERGNE. THE FULL TEXT OF THE SPECIFICATIONS CAN BE OBTAINED FROM THE WATER AND SEWER DEPARTMENT.
3. ALL AND ANY FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
4. SEWER IMPROVEMENT CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND FINAL ACCEPTANCE OF THE WATER AND SEWER DEPARTMENT.
5. THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND FACILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.
6. PRESSURE SEWER LINE SHALL BE GENERALLY INSTALLED IN THE CENTER OF THE 2-FOOT GRASS STRIP BETWEEN THE BACK OF CURB AND EDGE OF SIDEWALK.
7. ALL PRESSURE SEWER ISOLATION VALVES SHALL BE TRUE UNION BALL VALVES

VERTICAL DATUM BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 88
HORIZONTAL DATUM BASED ON NORTH AMERICAN DATUM (NAD) 83,
REALIZATION 2011, EPOCH 2010.00 WITH ALL DIMENSIONS SHOWN HEREON
BEING HORIZONTAL GROUND VALUES.

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

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

WAMBLE & ASSOCIATES GROUP
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

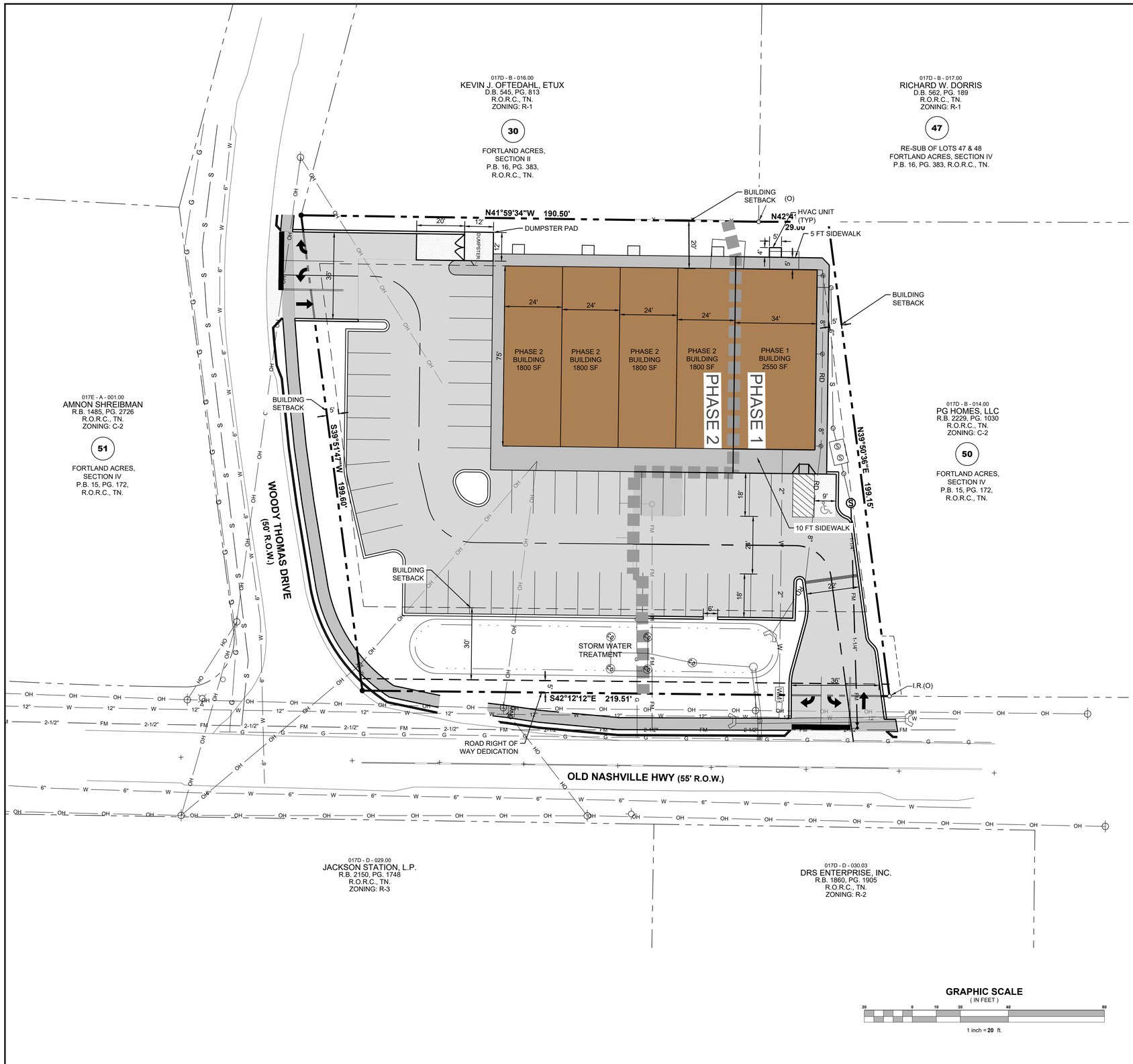
NOTES

314 Old Nashville Highway
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE
FOR
Amgad & Amin Zakher

JAMES D. WAMBLE III — REGISTERED ENGINEER — No. 101181 — 05/19/2025 — STATE OF TENNESSEE

REVISIONS:
05/19/25 PC Workshop Review Comments

DATE: April 28, 2025
W&A NO.: 1092-0124
SHEET NUMBER:
C-1.0



SITE DATA TABLE

PARCEL NO.	017D B 01500
TOTAL SITE AREA	1.00 AC.
REQUIRED PARKING	(1 SPACE PER 200 SF) = 49
PROVIDED PARKING	(51 STANDARD + 1 ADA) = 52 SPACES
ZONING	C-2 HIGHWAY SERVICE
SETBACKS FOR C-2	REQUIRED PROVIDED FRONT BUILDING 30 97 SIDE BUILDING 5 7 REAR BUILDING 20 20
OWNER / DEVELOPER	AMIN ZAKHER & AMGAD ZAKHER 2409 NEWBERRY LANE MT. JULIET, TENNESSEE, 37122
DESIGN ENGINEER	JAMES D. WAMBLE, P.E., R.L.S. WAMBLE & ASSOCIATES, PLLC. 216 Centerview Dr., #180 Brentwood, TN. 37027 PHONE: (615) 251-9555 EMAIL:jdwamble@wambleassociates.com

NOTES

1. ALL DESIGN AND CONSTRUCTION TO COMPLY WITH CITY OF LA VERGNE SPECIFICATIONS AND REGULATIONS.
2. BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN HEREON IS FROM A FIELD RUN SURVEY BY WAMBLE & ASSOCIATES, PLLC.
3. CONSTRUCTION PLANS FOR THIS CONCEPT WILL HAVE TO COMPLY WITH THE CITY OF LA VERGNE STORMWATER MANAGEMENT ORDINANCE.
4. WATER AND SANITARY SEWER AVAILABILITY TO BE OBTAINED FROM THE CITY OF LA VERGNE.
5. SEE SHEET C-5.0 FOR SITE UTILITIES.

GRAPHIC SCALE
(IN FEET)
20 0 10 20 40 80
1 inch = **20** ft.

WAMBLE & ASSOCIATES PLLC
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

OVERALL SITE LAYOUT PLAN

314 Old Nashville Highway

LaVERGNE, RUTHERFORD COUNTY, TENNESSEE

FOR

Amgad & Amin Zakher

JAMES D. WAMBLE REGISTERED ENGINEER
05/19/2025
LICENSE NO. 014236
STATE OF TENNESSEE

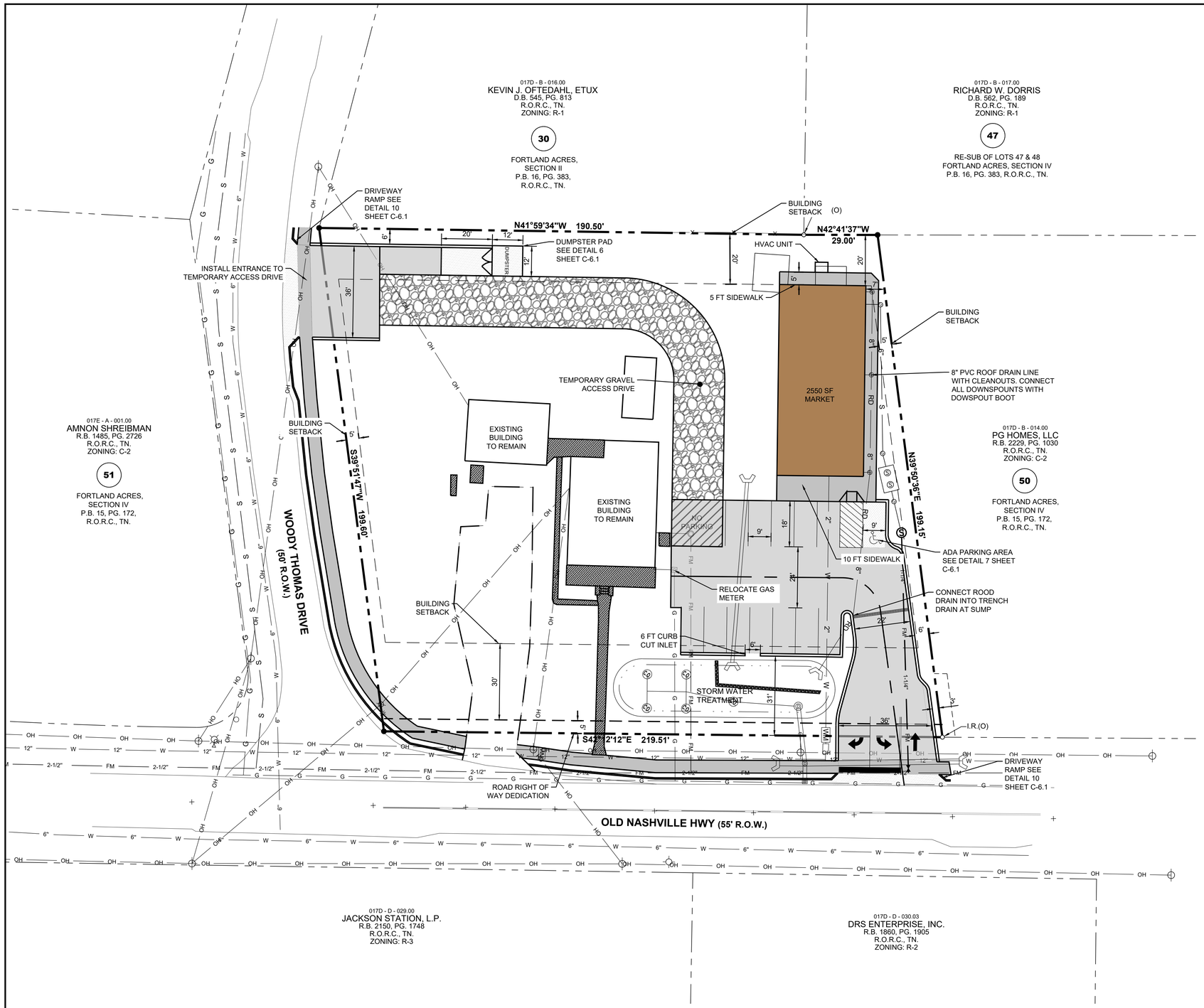
REVISIONS:
05/19/25 PC Workshop Review Comments

DATE: April 28, 2025

W&A NO.: 1092-0124

SHEET NUMBER:

C-2.0



SITE DATA TABLE

PARCEL NO.	017D B 01500
TOTAL SITE AREA	1.00 AC.
REQUIRED PARKING	(1 SPACE PER 200 SF) = 13
PROVIDED PARKING	(12 STANDARD + 1 ADA) = 13 SPACES
ZONING	C-2 HIGHWAY SERVICE
SETBACKS FOR C-2	REQUIRED PROVIDED FRONT BUILDING 30 97 SIDE BUILDING 5 7 REAR BUILDING 20 20
OWNER / DEVELOPER	AMIN ZAKHER & AMGAD ZAKHER 2469 NEWBERRY LANE MT. JULIET, TENNESSEE, 37122
DESIGN ENGINEER	JAMES D. WAMBLE, P.E., R.L.S. WAMBLE & ASSOCIATES, PLLC. 216 Centerview Dr., #180 Brentwood, TN. 37027 PHONE: (615) 251-9555 EMAIL:jdwamble@wambleassociates.com

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(IN FEET)
20 0 10 20 40 80
1 inch = **20** ft.

WAMBLE & ASSOCIATES PLLC
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

PHASE ONE SITE LAYOUT PLAN

314 Old Nashville Highway

LaVERGNE, RUTHERFORD COUNTY, TENNESSEE

FOR

Amgad & Amin Zakher

JAMES D. WAMBLE
REGISTERED ENGINEER
No. 101598
STATE OF TENNESSEE
05/19/2025

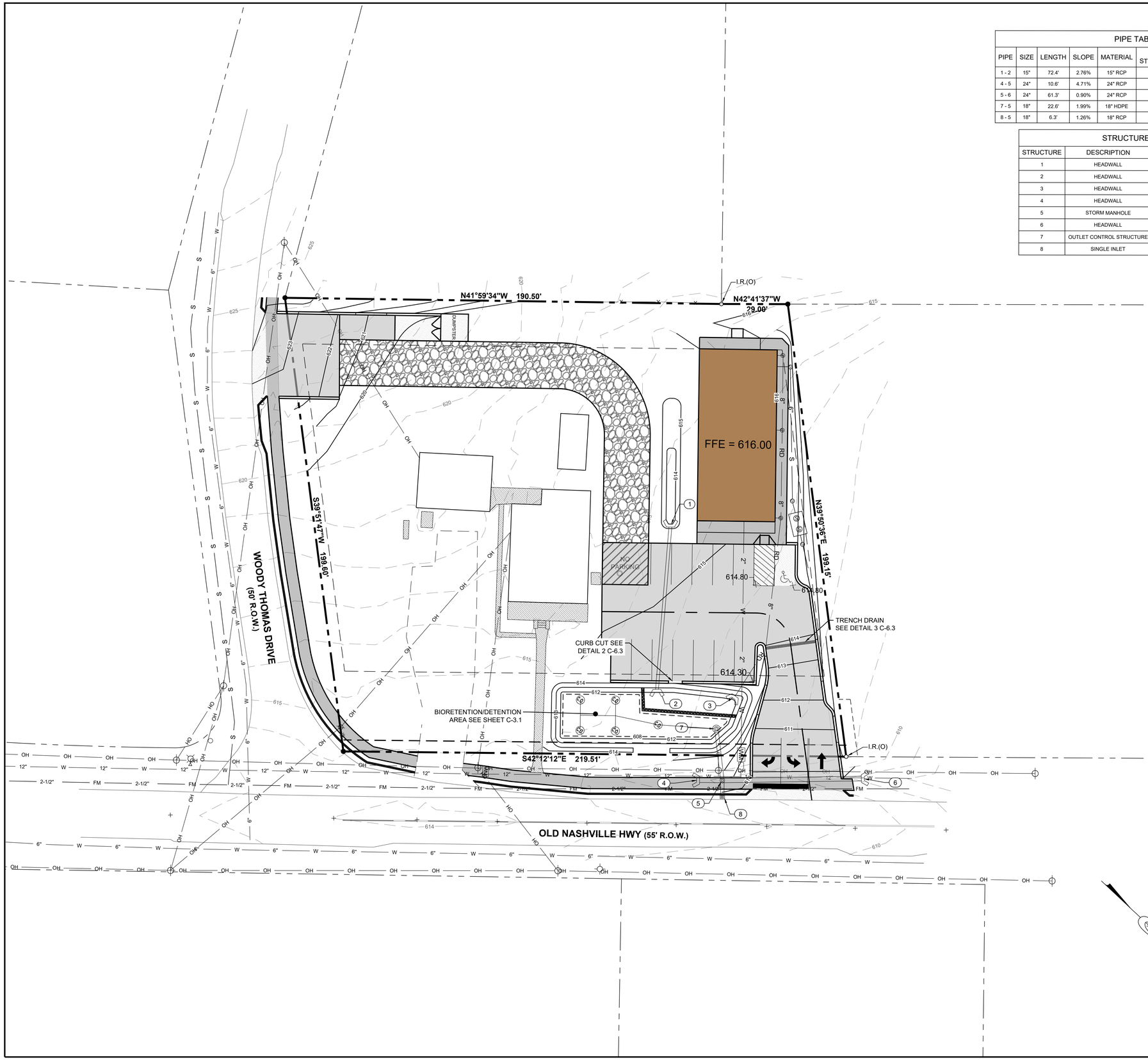
REVISIONS:
05/19/25 PC Workshop Review Comments

DATE: April 28, 2025

W&A NO.: 1092-0124

SHEET NUMBER:

C-2.1



PIPE TABLE								
PIPE	SIZE	LENGTH	SLOPE	MATERIAL	UP STRUCTURE	DOWN STRUCTURE	IE UP	IE DOWN
1 - 2	15"	72.4'	2.76%	15" RCP	1	2	614.00	612.00
4 - 5	24"	10.6'	4.71%	24" RCP	4	5	611.00	610.50
5 - 6	24"	61.3'	0.90%	24" RCP	5	6	608.55	608.00
7 - 5	18"	22.6'	1.99%	18" HDPE	7	5	609.00	608.55
8 - 5	18"	6.3'	1.26%	18" RCP	8	5	608.65	608.57

STRUCTURE TABLE				
STRUCTURE	DESCRIPTION	GRATE	DEPTH	DETAIL
1	HEADWALL	615.94	----	DETAIL 4 , C-6.3
2	HEADWALL	613.94	----	DETAIL 4 , C-6.3
3	HEADWALL	613.55	----	DETAIL 4 , C-6.3
4	HEADWALL	613.75	----	DETAIL 4 , C-6.3
5	STORM MANHOLE	613.75	5.2'	DETAIL 5 , C-6.3
6	HEADWALL	610.75	----	DETAIL 4 , C-6.3
7	OUTLET CONTROL STRUCTURE	612.00	3.0'	
8	SINGLE INLET	610.86	2.2'	DETAIL 6 , C-6.3

FILL REQUIREMENT NOTES

1. THE OWNER/DEVELOPER OR CONTRACTOR SHALL EMPLOY A TESTING AGENCY TO OBSERVE FILL PLACEMENT.
2. AN ENGINEER STAMP BY THE TESTING AGENCY IS REQUIRED FOR EACH LOT CONTAINING FILL MATERIAL.
3. ANY LOTS LOCATED IN THE 100-YEAR FLOOD PLANE SHALL BE CONSTRUCTED TO AND REQUIRE FEMA CERTIFICATION.
4. ALL REPORTS FROM THE TESTING AGENCY SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO LOT ACCEPTANCE.
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6. ANY SINKHOLE AND/OR DEPRESSION REMEDIATION SHALL BE EVALUATED BY THE TESTING AGENCY.
7. FOUNDATIONS EXCAVATED ON A FILL LOT WILL BE EVALUATED BY THE TESTING AGENCY AND WILL REQUIRE AN ENGINEER'S STAMP. IF FOUNDATIONS ARE EXCAVATED BELOW THE FILL MATERIAL AND INTO IN-SITU MATERIAL, THE MINIMUM REQUIREMENTS WILL BE ALLOWED.
8. CRITICAL LOTS WILL REQUIRE A CERTIFICATION BY A REGISTERED CIVIL OR GEOTECHNICAL ENGINEER AS TO THE STABILITY OF THE STRUCTURE AND COMPLIANCE WITH SOUND CONSTRUCTION METHODS FOR AREAS WITH STEEP SLOPED AND LANDSLIDE PROBLEMS.
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3. PROPOSED CONTOURS AND ELEVATIONS INDICATE FINISHED SURFACE GRADE.
4. ALL NEWLY GRADED AREAS (INCLUDING SLOPES) SHALL BE SEEDED AND MULCHED OR SODDED TO EFFECTIVELY PREVENT SOIL EROSION IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.
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8. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT CONSTRUCTION LIMITS WITHOUT PROPER AGREEMENTS WITH PROPERTY OWNERS.
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Utility disclaimer:

The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. There are no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Furthermore, this survey does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In tennessee, it is a requirement, per "the underground utility damage prevention act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee one call 811.

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

GRAPHIC SCALE
(IN FEET)
20 0 10 20 40 80
1 inch = 20 ft.

WAMBLE & ASSOCIATES, P.L.L.C.
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

GRADING & DRAINAGE PLAN

314 Old Nashville Highway

LaVERGNE, RUTHERFORD COUNTY, TENNESSEE

FOR

Amgad & Amin Zakher

JAMES D. WAMBLE III
REGISTERED ENGINEER
NO. 0142
STATE OF TENNESSEE
05/19/2025

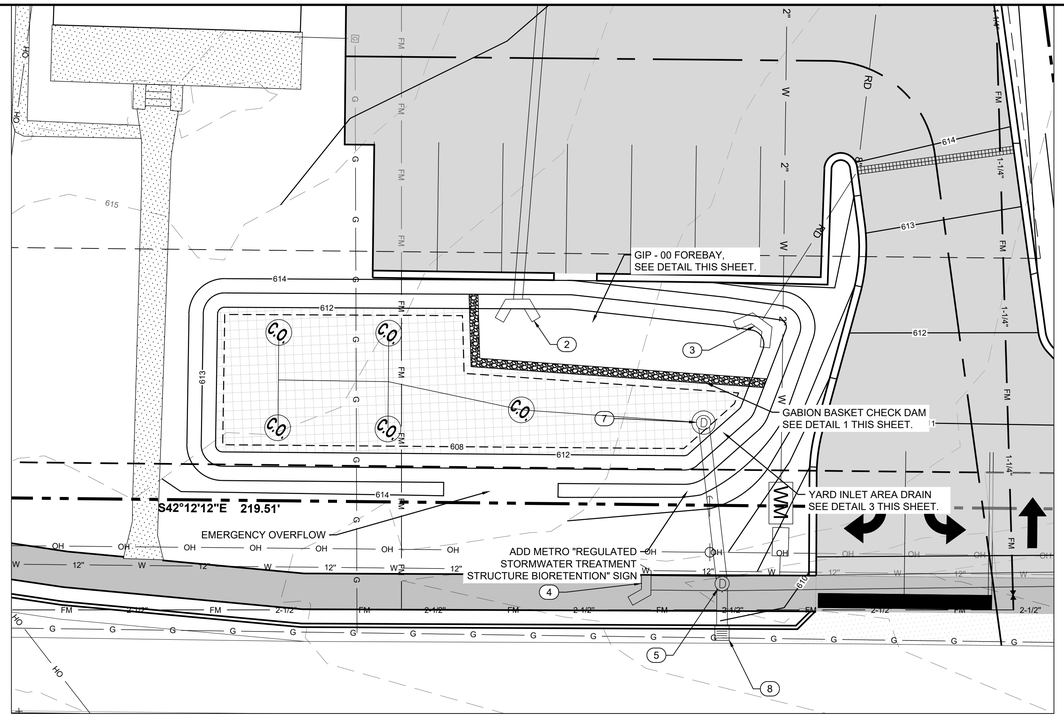
REVISIONS:
05/19/25 PC Workshop Review Comments

DATE: April 28, 2025

W&A NO.: 1092-0124

SHEET NUMBER:

C-3.0



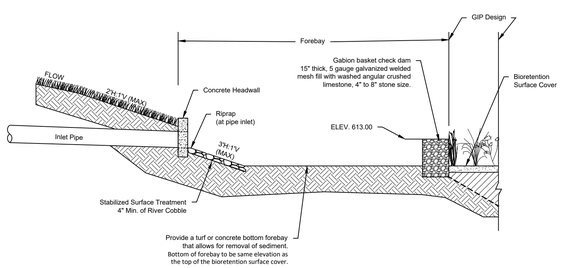
LEVEL 2 BIO-RETENTION POND - PLAN VIEW

SCALE: 1"=10'

GRAPHIC SCALE
(IN FEET)
10 0 5 10 20
1 inch = **10** ft.

NOTE: VEHICULAR AND EQUIPMENT TRAFFIC SHALL BE PROHIBITED IN THE BIORETENTION AREA TO PREVENT COMPACTION AND SEDIMENT DEPOSITION.

GIP - 00 FOREBAY



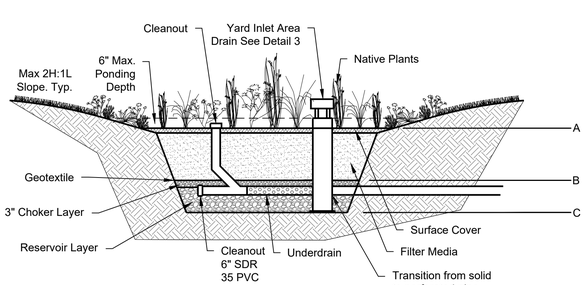
DETAIL NOTES:

- The main goal of pretreatment filtering is to capture floatables, debris, grease, oils, silt and sediment where they can be easily cleaned at the surface of the GIP through regular maintenance, and before they have the opportunity to clog the practice.
- When concentrated flow is directed at a GIP through curb turnouts or pipe outlets, a sediment forebay shall be used to allow material to be captured where it can be easily cleaned.
- A sediment forebay shall be designed so that it is integrated into the GIP.
- Direct mainenance access to the forebay must be provided.
- Exit velocities from the forebay must be non-erosive. Velocities over the weir shall be provided. If high runoff velocity is a potential problem, some type of energy dissipation device must be incorporated.
- Sediment removal in the forebay shall occur in accordance with the long-term maintenance plan.
- A fixed vertical sediment depth marker shall be installed in the forebay to measure sediment deposition over time. The marker shall be made of durable, non-corroding material (not steel). The elevation at which sediment removal is required shall be marked with a line in contrasting color or shade.
- All disturbed areas must be immediately stabilized after construction to minimize erosion.

Forebay Number : 1		
	Design	As-Built
Top of Bank Elevation	614.00	
Top of Check Dam	613.00	
Bottom of Forebay	612.00	
Surface Area, SF	295	
Pretreatment Volume, CF	295	
All elevations shall be NAVD88		

1

GIP - 01B BIORETENTION WITH UNDERDRAIN



DETAIL NOTE:

- At the completion of installation, the contractor will collect one sample per bioretention area for analysis and confirmation of the filter media as defined by GIP-01. Media testing not required when using a certified media product.
- Vehicular traffic shall be prohibited on the planting bed in order to prevent compactions.
- Minimum 2' separation between subgrade and water table / bedrock required.

Bioretention Number :		
	Design	As-Built
Treatment Volume (Tv), CF	1959	
Surface Area, SF	933	
Top of Bank Elevation	614.00	
Emergency Spillway Elevation*	613.50	
Overflow (TOC) Elevation*	N/A	
(A) GIP Surface Elevation	612.00	
(B) Top of Stone Elevation	610.00	
(C) Subgrade Elevation	608.50	
* N/A if not required		
All elevations shall be NAVD88		

Bioretention Without Underdrain Material Specifications		
Material	**Specifications**	**Notes**
Surface Cover	• Shredded hardwood • Hardwood bark • River stone • Coir or jute matting • Turf	Lay a 3 inch layer on the surface of the filter bed in order to suppress weed growth & prevent erosion. Stone shall not comprise more than 50% of the surface area.
Filter Media * Composition	• 70% - 85% sand; • 10%-30% silt + clay, with clay $\leq$ 10%; and • 5% to 10% organic matter	The volume of filter media based on 110% of the plan volume, to account for settling or compaction. Contact staff for testing procedures..
Geotextile	Use a non-woven geotextile fabric with a flow rate of > 110 gal./min./ft^2 (e.g., Geotex 351 or equivalent)	Apply to the sides and above the underdrain (2'-4' wide strip). AASHTO M288-06, ASTM D4491 & D4751
Choker Layer *	#8 or #89 clean washed stone	Meet TDOT Construction Specifications.
Reservoir Layer *	#57 clean washed stone	Meet TDOT Construction Specifications.
Observation Well	6" SDR 35 PVC pipe with vented cap and anchor plate.	Number of wells equals the number of test pits required for infiltration testing (see Appendix 1-A)

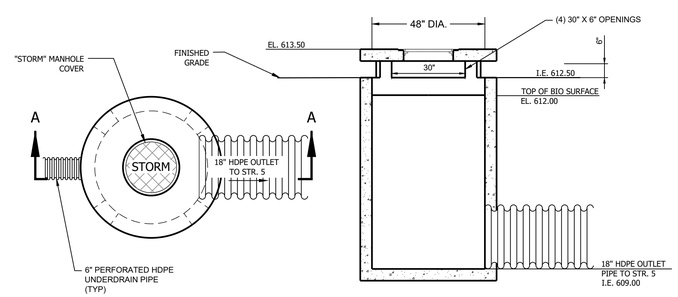
*Item receipts may be required to be included with as-built submittal.

2

NOTES FROM METRO NASHVILLE - DAVIDSON COUNTY, STORMWATER MANAGEMENT MANUAL, VOLUME 5, LOW IMPACT DEVELOPMENT

SECTION 7: CONSTRUCTION

7.1 Construction
Construction Stage Erosion and Sediment Controls. Small-scale bioretention areas should be fully protected by silt fence and construction fencing to prevent sedimentation and compaction. Ideally, bioretention should remain outside the limit of disturbance during construction to prevent soil compaction by heavy equipment. Sediment traps or basins may be located within bioretention excavation limits during construction. However, these must be accompanied by notes and graphic details on the erosion prevention and sediment control (EPSC) plan specifying that the maximum excavation depth at the construction stage must be at least 1 foot above the post-construction subgrade elevation. The
plan must also show the proper procedures for converting the temporary sediment control practice to a bioretention facility, including dewatering, cleanout and stabilization.
Excavation. The proposed site should be checked for existing utilities prior to any excavation. It is very important to minimize compaction of both the base of the bioretention area and the required backfill. When possible, excavators should work from the sides of the bioretention area to remove original soil. If the bioretention area is excavated using a loader, the contractor must use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.
7.2 Bioretention Installation
Construction should take place during appropriate weather conditions. The following is a typical construction sequence to properly install a bioretention basin. These steps may be modified to reflect different bioretention applications or expected site conditions:
Step 1. The designer and the installer should have a preconstruction meeting, checking the boundaries of the contributing drainage area and the actual inlet elevations to ensure they conform to original design. Since other contractors may be responsible for constructing portions of the site, it is quite common to find subtle differences in site grading, drainage and paving elevations that can produce hydraulically important differences for the proposed bioretention area. The designer should clearly communicate, in writing, any project changes determined during the preconstruction meeting to the installer and the plan review/inspection authority.
Step 2. Ensure that the entire contributing drainage area has been stabilized prior to bioretention construction. Otherwise, use EPSC measures as outlined in Section 7.1.
Step 3. Excavation of the bioretention area should follow the guidelines found in Section 7.1. Contractors should use a cell construction approach in larger bioretention basins, whereby the basin is split into 500 to 1,000 sq. ft. temporary
cells with a 10-15 foot earth bridge in between, so that cells can be excavated from the side.
Step 4. It may be necessary to rip the bottom soils to a depth of 6 to 12 inches to promote greater infiltration.
Step 5. Install all layers, components, and landscaping of the bioretention per plans. Media shall be tested per MWS standards. Irrigate plantings as needed.
Step 6. Conduct the final construction inspection (see Section 8). Then log the GPS coordinates for each bioretention facility and submit them to MWS.



TOP VIEW SECTION A-A

YARD INLET AREA DRAIN

3

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

WAMBLE & ASSOCIATES P.A.
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

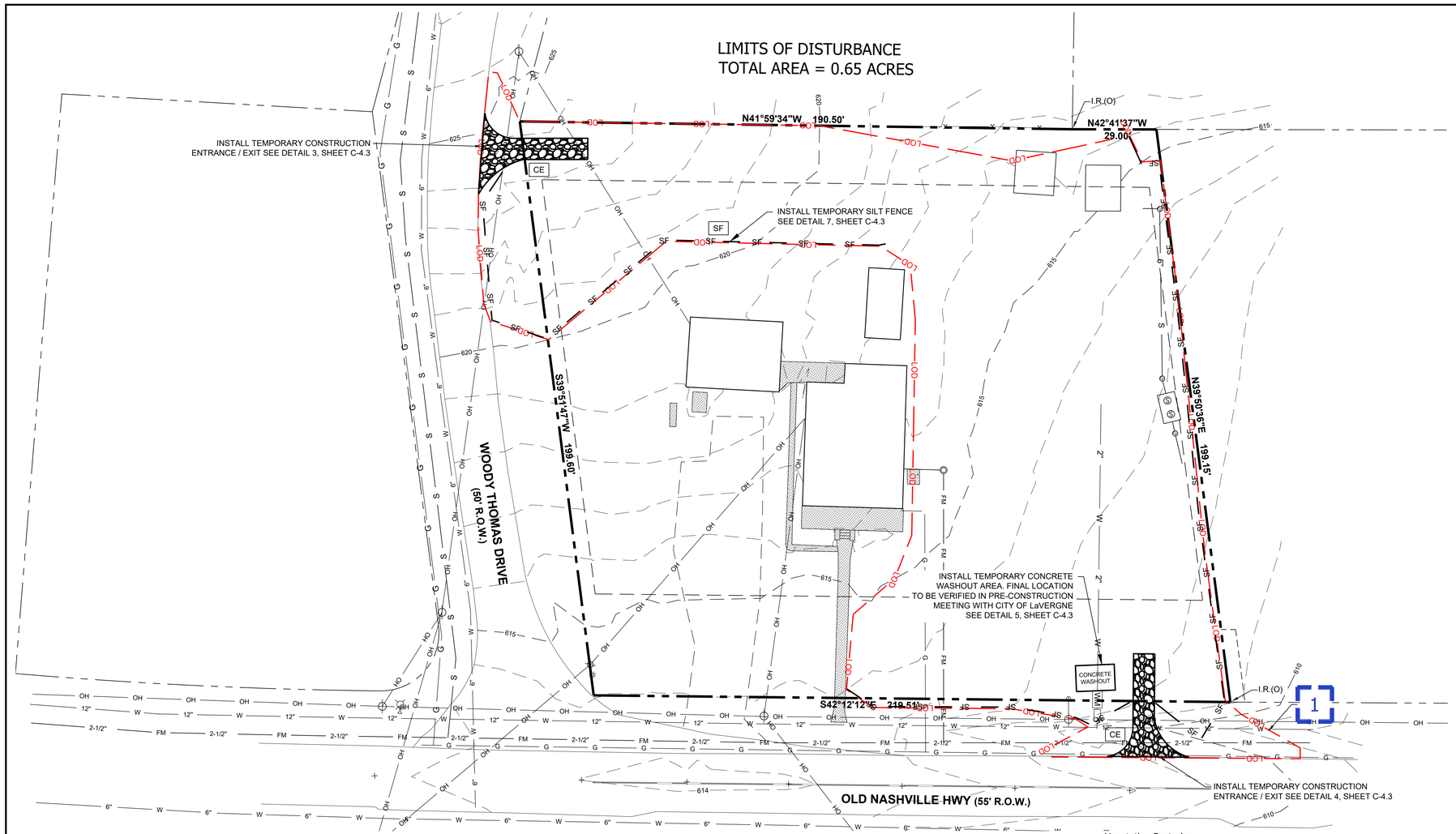
BIO-RETENTION POND

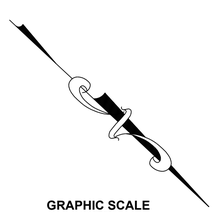
314 Old Nashville Highway
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE
FOR
Amgad & Amin Zakher

JAMES D. WAMBLE REGISTERED ENGINEER NO. 01425 STATE OF TENNESSEE
05/19/2025

REVISIONS:
05/19/25 PC Workshop Review Comments

DATE: April 28, 2025
W&A NO.: 1092-0124
SHEET NUMBER:
C-3.1





GRAPHIC SCALE
(IN FEET)
20 0 10 20 40
1 inch = **20** ft.

EROSION CONTROL LEGEND

CODE	PRACTICE	
CE	CONSTRUCTION EXIT	
PP	STORM PIPE INLET PROTECTION	
IP	INLET PROTECTION	
OP	STORM PIPE OUTLET PROTECTION	
SF	SILT FENCE	—SF—
LOD	LIMITS OF DISTURBANCE	—LOD—
CD	CHECK DAM	

EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AND THE CITY OF LAVERGNE, CURRENT EDITION.

NOTE: STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT SOIL STABILIZATION AT THE CONSTRUCTION SITE (OR A PHASE OF THE PROJECT) MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS WITH SLOPES GREATER THAN OR EQUAL TO 3:1 SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

T.D.E.C. NOTES:

Construction Management Techniques:

a. Clearing And Grubbing Must Be Held To The Minimum Necessary For Grading And Equipment Operation.
b. Construction Must Be Sequenced To Minimize The Exposure Time Of Cleared Surface Area.
c. Construction Must Be Staged Or Phased For Large Projects. Areas Of One Phase Must Be Stabilized Before Another Phase Can Be Initiated. Stabilization Shall Be Accomplished By Temporarily Or Permanently Protecting The Disturbed Soil Surface From Rainfall Impacts And Run-Off.
d. Erosion And Sediment Control Measures Must Be In Place And Functional Before Earth Moving Operations Begin, And Must Be Constructed And Maintained Throughout The Construction Period. Temporary Measures May Be Removed At The Beginning Of The Work Day, But Must Be Replaced At The End Of The Work Day.
e. All Control Measures Shall Be Checked, And Repaired As Necessary, Weekly In Dry Periods And Within 24 Hours After Any Rainfall Of 0.5 Inches Within A 24 Hour Period. During Prolonged Rainfall, Daily Checking And Repairing Is Necessary. The Permittee Shall Maintain Records Of Checks And Repairs.
f. A Specific Individual Shall Be Designated To Be Responsible For Erosion And Sediment Controls on each project site.
g. As Specified In The NPDES General Permit In Section 3.5.3.1.e, Sediment Shall Be Removed From Sediment Traps, Silt Fence, Sediment Ponds, When Design Capacity Has Benn Reduced By 50 Percent.
h. As Specified In The NPDES General Permit In Section 3.5.8.2.a, Inspections Of The Outfall And EPSC Measures Shall Be Performed At Least Twice Every Week And At Least 72 Hours Apart.

The Design Storm:

As Specified In the General NPDES Permit In Section 3.5.3.3 The Erosion Prevention And Sediment Prevention Measures Have Been Designed To Minimize Erosion And Maximize Sediment Removal Resulting From A 2-Year, 24-Hour Storm, And A Impaired Stream Must Be Designed For A 5 Year, 24 Hour Storm As Specified In The General Permit In Section 3.5.4.1.a.

GENERAL NOTES:

1. All Erosion Prevention And Sediment Control Work Shall Be Performed In Accordance With The Standard Specifications And Details Of The City of LaVergne Engineering and Stormwater Department, And The Tennessee Department of Environment and Conservation General NPDES Permit No. TNR 100000 issued on May 23, 2011.
2. All Erosion Prevention And Sediment Control Measures Shall Be Removed Prior To As-Built Approvals.

Site Assessment Assurance Criteria:

Quality Assurance Of Erosion Prevention And Sediment Controls Shall Be Done By Performing Site Assessment At The Construction Site. The Site Assessment Shall Be Conducted At Each Outfall Within A Month Of Construction Commencing. The Site Assessment Shall Be Performed By One Of The Following Individuals:

- A Licensed Professional Engineer or Landscape Architect
- A Certified Professional In Erosion And Sediment Control (CPESC); Or
- A Person That Successfully Completed The "Level II Desing Principles For Erosion Prevention And Sediment Control For Construction Sites" Course.

Site Assessment Should Be Performed To Verify The Installation, Functionality And Performance Of The EPSC Measures Described In The SWPPP, And Should Include A Review And Update (If Applicable) Of The SWPPP.

The Site Assessment Findings Shall Be Documented And The documentation Kept with The SWPPP At The Site. At A Minimum, The Documentation Shall Include Information Included In The Inspection Form Provided In Appendix C Of The General NPDES Permit.

Vegetative Controls:

a. Pre-Construction Vegetative Ground Cover Shall Not Be Destroyed, Removed Or Disturbed More Than 20 Calendar Days Prior To Grading Or Earth Moving.
b. As Specified In The NPDES General Permit In Section 3.5.7 And 3.5.8.2.a, Vegetation, EPSC And Other Protective Measures Are Repaired, Replaced, Or Modified Within 7 Days.
c. Permanent Soil Stabilization With Perennial Vegetation Shall Be Applied As Soon As Practical After Final Grading.

Structural Controls:

d. All Surface Water Flowing Toward The Construction Area Shall Be Diverted By Using Berms, (j) Channels, Or Sediment Traps, As Necessary.
e. Erosion And Sediment Control Measures Shall Be Designed According To The Size And Slope (k) Of Disturbed Or Drainage Areas, To Detain Runoff And Trap Sediment.
f. Discharges From Sediment Basins And Traps Must Be Through A Pipe Or Lined Channel So The Discharge Does Not Cause Erosion.
g. Muddy Water To Be Pumped From Excavation And Work Areas Must Be Held In Settling Basins (m) Or Treated By Filtration Prior To Its Discharge Into Surface Waters. Water Must Be Discharged Through A Pipe Or Lined Channel So That The Discharge Does Not Cause Erosion And Sedimentation.

Discharge Quality:

h. There Shall Be No Distinctly Visible Floating Scum, Oil Or Other Matter Contained In The Stormwater Discharge.
i. The Stormwater Discharge Must Not Cause An Objectionable Color Contrast In The Receiving Stream.
j. The Stormwater Discharge Must Result In No Materials In Concentrations Sufficient To Be Hazardous Or Otherwise Detrimental To Humans, Livestock, Wildlife, Plant Life, Or Fish And Aquatic Life In The Receiving Stream.
k. Reporting And Record Keeping Requirements.
l. The Permittee Shall Maintain Records Of Checks And Repairs On Site Or At A Nearby Office.
m. Records And Information Resulting From The Monitoring Activities Required By This Rule Shall Be Retained For A Minimum Of Three (3) Years, Or Longer If Requested By The Division Of Water Pollution Control.
n. Knowingly Making Any False Statement On Any Report Required By This Rule May Result In (t) The Imposition Of Criminal Penalties As Provided For In Section 309 Of The Federal Water Pollution Control Act and in Section 69-3-115 Of The Tennessee Water Quality Control Act.

CONTRACTOR MANAGEMENT PRACTICE NOTES:

1. Contractor Shall Perform All Work Shown On Plans In Accordance With Metro Nashville, Stormwater Management Manual, Section 2 Entitled "Contractor Management Practices".
2. Contractor Shall Schedule Construction Activities In A Manner That Will Minimize The Exposure Of Disturbed Soils To Wind, Rain, Run-On And Run-Off To Reduce The Discharge Of Pollutants To The Storm Drain System Or Watercourses As Defined In More Detail In CP-01.
3. Contractor Shall Perform Dewatering Operation By Using Sediment Controls To Prevent Or Reduce The Discharge Of Pollutants To Stormwater And Test The Groundwater For Pollutant Accumulation As Defined In More Detail In CP-02.
4. Contractor Shall Perform Paving Operation In A Manner That Will Prevent Or Reduce The Of Pollutants From Paving Operation As Defined In More Detail In CP-03.
5. Contractor Shall Perform Structure Construction And Painting In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-04.
6. Contractor Shall Deliver, Store And Use Materials In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-05.
7. Contractor Shall Prevent And Control Construction Spills In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-06.
8. Contractor Shall Manage Solid Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-07.
9. Contractor Shall Manage Hazardous Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-08.
10. Contractor Shall Manage Contaminated Soil In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-09.
11. Contractor Shall Manage Concrete Waste In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-10.
12. Contractor shall manage sanitary and/or septic waste in a manner that will prevent or reduce the discharge of pollutants to stormwater as defined in more detail in CP-11.
13. Contractor Shall Manage Vehicle And Equipment Cleaning, Fueling And Maintenance In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-12, CP-13 And CP-14.
14. Contractor Shall Manage His Employees And Subcontractors In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-15.
15. Contractor Shall Manage Pesticides, Herbicides And Fertilizer Use In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-16.
16. Contractor Shall Use Dust Control Measures To Stabilize Soil From Wind And Stormwater Run-Off Erosion And Reduce Dust Generated By Construction Activities As Defined In More Detail In CP-17.
17. Contractor Shall Maintain Collection Facilities And Appurtenances On A Regular Basis To Remove Pollutants As Defined In More Detail In CP-18.
18. Contractor Shall Practice Preservation And Maintenance Of Existing Vegetation To Prevent Or Reduce Erosion Of Soil As Defined In More Detail In CP-19.
19. Contractor Shall Manage System Flushing In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-20.

OVERALL SITE OUTFALLS		
LOCATION	TYPE	ACRES
1	Roadside Ditch	1.00

Utility disclaimer:
The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. There are no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Furthermore, this survey does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In tennessee, it is a requirement, per "the underground utility damage prevention act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee one call 811.

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

WAMBLE & ASSOCIATES
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

INITIAL SWPPP

314 Old Nashville Highway

LaVERGNE, RUTHERFORD COUNTY, TENNESSEE

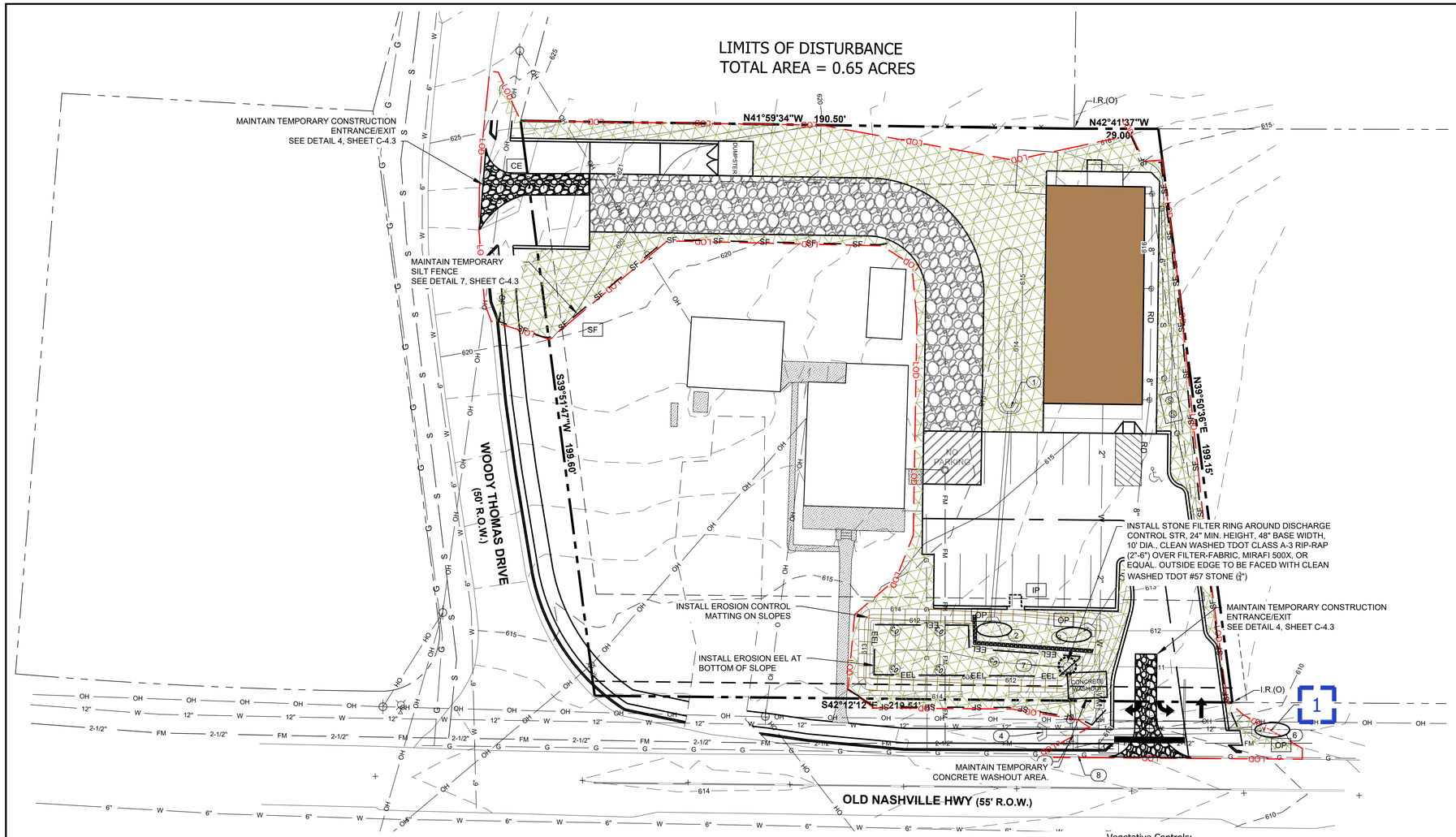
FOR

Amgad & Amin Zakher

JAMES D. WAMBLE III
REGISTERED ENGINEER
NO. 101359
STATE OF TENNESSEE
05/19/2025

REVISIONS:
05/19/25 PC Workshop Review Comments

DATE: April 28, 2025
W&A NO.: 1092-0124
SHEET NUMBER:
C-4.0



IN AREAS SHOWN THUS PERMANENT EROSION CONTROL MEASURES SHALL BE APPLIED TO DENUDED AREAS WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 14 DAYS TO ANY DENUDED AREA, WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED BY CONSTRUCTION ACTIVITY) FOR LONGER THAN 14 DAYS. FOR SLOPES 3:1 OR STEEPER, THEY MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS OF GRADING CEASING ON THOSE SLOPES.

EROSION CONTROL LEGEND

CODE	PRACTICE	
CE	CONSTRUCTION EXIT	
PP	STORM PIPE INLET PROTECTION	
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g. Muddy Water To Be Pumped From Excavation and Work Areas Must Be Held In Settling Basins (m) Or Treated By Filtration Prior To Its Discharge Into Surface Waters. Water Must Be Discharged Through A Pipe Or Lined Channel So That The Discharge Does Not Cause Erosion And Sedimentation.

Discharge Quality:

h. There Shall Be No Distinctly Visible Floating Scum, Oil Or Other Matter Contained In The Stormwater Discharge.
i. The Stormwater Discharge Must Not Cause An Objectionable Color Contrast In The Receiving Stream.
j. The Stormwater Discharge Must Result In No Materials In Concentrations Sufficient To Be Hazardous Or Otherwise Detrimental To Humans, Livestock, Wildlife, Plant Life, Or Fish And Aquatic Life In The Receiving Stream.
k. Reporting And Record Keeping Requirements.
l. The Permittee Shall Maintain Records Of Checks And Repairs On Site Or At A Nearby Office.
m. Records And Information Resulting From The Monitoring Activities Required By This Rule Shall Be Retained For A Minimum Of Three (3) Years, Or Longer If Requested By The Division Of Water Pollution Control.
n. Knowingly Making Any False Statement On Any Report Required By This Rule May Result In (t) The Imposition Of Criminal Penalties As Provided For In Section 309 Of The Federal Water Pollution Control Act and in Section 69-3-115 Of The Tennessee Water Quality Control Act.

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6. Contractor Shall Deliver, Store And Use Materials In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-05.
7. Contractor Shall Prevent And Control Construction Spills In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-06.
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14. Contractor Shall Manage His Employees And Subcontractors In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-15.
15. Contractor Shall Manage Pesticides, Herbicides And Fertilizer Use In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-16.
16. Contractor Shall Use Dust Control Measures To Stabilize Soil From Wind And Stormwater Run-Off Erosion And Reduce Dust Generated By Construction Activities As Defined In More Detail In CP-17.
17. Contractor Shall Maintain Collection Facilities And Appurtenances On A Regular Basis To Remove Pollutants As Defined In More Detail In CP-18.
18. Contractor Shall Practice Preservation And Maintenance Of Existing Vegetation To Prevent Or Reduce Erosion Of Soil As Defined In More Detail In CP-19.
19. Contractor Shall Manage System Flushing In A Manner That Will Prevent Or Reduce The Discharge Of Pollutants To Stormwater As Defined In More Detail In CP-20.

Utility disclaimer:
The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. There are no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Furthermore, this survey does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In tennessee, it is a requirement, per "the underground utility damage prevention act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee one call 811.

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

WAMBLE & ASSOCIATES
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

INTERIM SWPPP

314 Old Nashville Highway
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE
FOR
Amgad & Amin Zakher

JAMES D. WAMBLE — REGISTERED ENGINEER — NO. 101836 — STATE OF TENNESSEE — 05/19/2025

REVISIONS:
05/19/25 PC Workshop Review Comments

DATE: April 28, 2025
W&A NO.: 1092-0124
SHEET NUMBER:
C-4.1

GRAPHIC SCALE (IN FEET)
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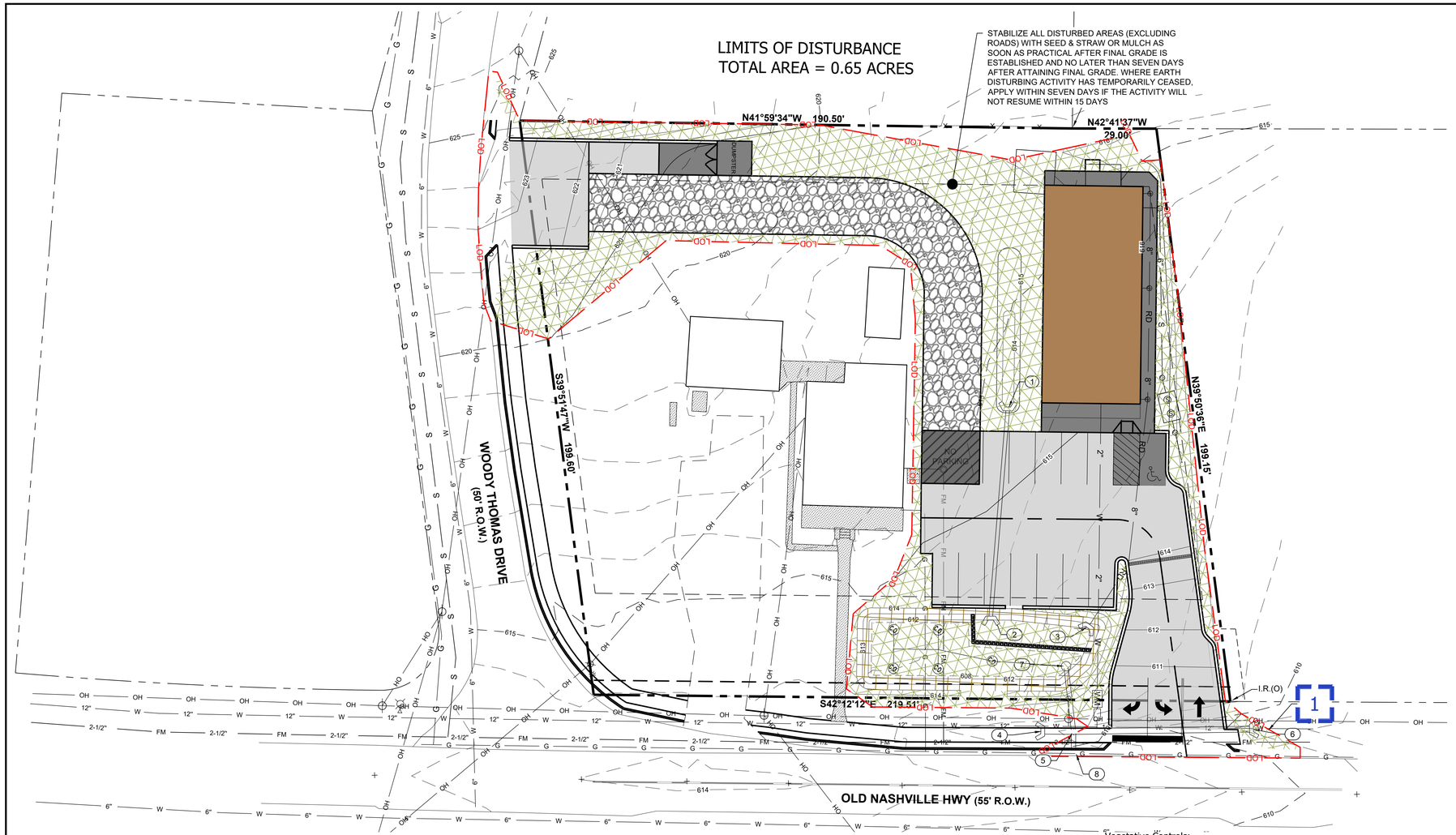
1 inch = 20 ft.



FINAL SURFACE LEGEND

- ASPHALT PAVEMENT
- SIDEWALK CONCRETE
- VEGETATIVE GROUND COVE

IN AREAS SHOWN THUS PERMANENT EROSION CONTROL MEASURES SHALL BE APPLIED TO DENUDED AREAS WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 14 DAYS TO ANY DENUDED AREA, WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED BY CONSTRUCTION ACTIVITY) FOR LONGER THAN 14 DAYS. FOR SLOPES 3:1 OR STEEPER, THEY MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS OF GRADING CEASING ON THOSE SLOPES.

T.D.E.C. NOTES:

Construction Management Techniques:

a. Clearing And Grubbing Must Be Held To The Minimum Necessary For Grading And Equipment Operation.
b. Construction Must Be Sequenced To Minimize The Exposure Time Of Cleared Surface Area.
c. Construction Must Be Staged Or Phased For Large Projects. Areas Of One Phase Must Be Stabilized Before Another Phase Can Be Initiated. Stabilization Shall Be Accomplished By Temporarily Or Permanently Protecting The Disturbed Soil Surface From Rainfall Impacts And Run-Off.
d. Erosion And Sediment Control Measures Must Be In Place And Functional Before Earth Moving Operations Begin, And Must Be Constructed And Maintained Throughout The Construction Period. Temporary Measures May Be Removed At The Beginning Of The Work Day, But Must Be Replaced At The End Of The Work Day.
e. All Control Measures Shall Be Checked, And Repaired As Necessary, Weekly In Dry Periods And Within 24 Hours After Any Rainfall Of 0.5 Inches Within A 24 Hour Period. During Prolonged Rainfall, Daily Checking And Repairing Is Necessary. The Permittee Shall Maintain Records Of Checks And Repairs.
f. A Specific Individual Shall Be Designated To Be Responsible For Erosion And Sediment Controls on each project site.
g. As Specified In The NPDES General Permit In Section 3.5.3.1.e, Sediment Shall Be Removed From Sediment Traps, Silt Fence, Sediment Ponds, When Design Capacity Has Benn Reduced By 50 Percent.
h. As Specified In The NPDES General Permit In Section 3.5.8.2.a, Inspections Of The Outfall And EPSC Measures Shall Be Performed At Least Twice Every Week And At Least 72 Hours Apart.

The Design Storm:

As Specified In the General NPDES Permit In Section 3.5.3.3 The Erosion Prevention And Sediment Prevention Measures Have Been Designed To Minimize Erosion And Maximize Sediment Removal Resulting From A 2-Year, 24-Hour Storm, And A Impaired Stream Must Be Designed For A 5 Year, 24 Hour Storm As Specified In The General Permit In Section 3.5.4.1.a.

GENERAL NOTES:

1. All Erosion Prevention And Sediment Control Work Shall Be Performed In Accordance With The Standard Specifications And Details Of The City of LaVergne Engineering and Stormwater Department, And The Tennessee Department of Environment and Conservation General NPDES Permit No. TNR 100000 issued on May 23, 2011.
2. All Erosion Prevention And Sediment Control Measures Shall Be Removed Prior To As-Built Approvals.

Site Assessment Assurance Criteria:

Quality Assurance Of Erosion Prevention And Sediment Controls Shall Be Done By Performing Site Assessment At The Construction Site. The Site Assessment Shall Be Conducted At Each Outfall Within A Month Of Construction Commencing. The Site Assessment Shall Be Performed By One Of The Following Individuals:

- A Licensed Professional Engineer or Landscape Architect
- A Certified Professional In Erosion And Sediment Control (CPESC); Or
- A Person That Successfully Completed The "Level II Desing Principles For Erosion Prevention And Sediment Control For Construction Sites" Course.

Site Assessment Should Be Performed To Verify The Installation, Functionality And Performance Of The EPSC Measures Described In The SWPPP, And Should Include A Review And Update (If Applicable) Of The SWPPP.

The Site Assessment Findings Shall Be Documented And The documentation Kept with The SWPPP At The Site. At A Minimum, The Documentation Shall Include Information Included In The Inspection Form Provided In Appendix C Of The General NPDES Permit.

Vegetative Controls:

a. Pre-Construction Vegetative Ground Cover Shall Not Be Destroyed, Removed Or Disturbed More Than 20 Calendar Days Prior To Grading Or Earth Moving.
b. As Specified In The NPDES General Permit In Section 3.5.7 And 3.5.8.2.a, Vegetation, EPSC And Other Protective Measures Are Repaired, Replaced, Or Modified Within 7 Days.
c. Permanent Soil Stabilization With Perennial Vegetation Shall Be Applied As Soon As Practical After Final Grading.

Structural Controls:

d. All Surface Water Flowing Toward The Construction Area Shall Be Diverted By Using Berms, (j) Channels, Or Sediment Traps, As Necessary.
e. Erosion And Sediment Control Measures Shall Be Designed According To The Size And Slope (k) Of Disturbed Or Drainage Areas, To Detain Runoff And Trap Sediment.
f. Discharges From Sediment Basins And Traps Must Be Through A Pipe Or Lined Channel So The Discharge Does Not Cause Erosion.
g. Muddy Water To Be Pumped From Excavation And Work Areas Must Be Held In Settling Basins (m) Or Treated By Filtration Prior To Its Discharge Into Surface Waters. Water Must Be Discharged Through A Pipe Or Lined Channel So That The Discharge Does Not Cause Erosion And Sedimentation.

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

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FINAL SWPPP

314 Old Nashville Highway

LaVERGNE, RUTHERFORD COUNTY, TENNESSEE

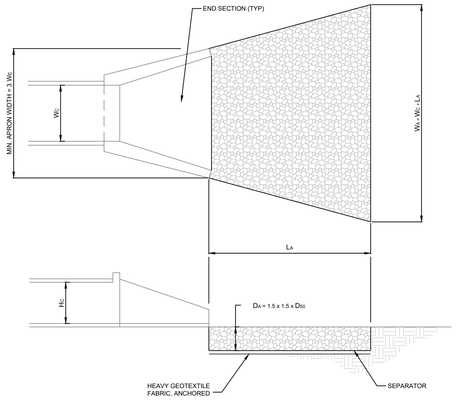
FOR

Amgad & Amin Zakher

JAMES D. WAMBLE III
REGISTERED ENGINEER
05/19/2025
NO. 014296
STATE OF TENNESSEE

REVISIONS:
05/19/25 PC Workshop Review Comments

DATE: April 28, 2025
W&A NO.: 1092-0124
SHEET NUMBER:
C-4.2

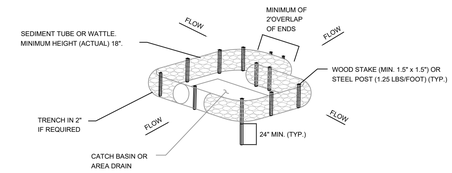


TAILWATER < O.5 Hc AND ASSUMING FULL CULVERT FLOW (LOW TAILWATER CONDITIONS)

H_C = HEIGHT OF CULVERT
W_C = WIDTH OF CULVERT
L_A = LENGTH OF RIP-RAP APRON
W_A = WIDTH OF RIP-RAP APRON AT END
D_{50} = MEDIAN RIP-RAP SIZE
D_{MAX} = MAXIMUM SIZE OF RIP-RAP = 1.5 D_{50}
D_A = DEPTH OF RIP-RAP APRON = 1.5 D_{MAX}
SEPARATOR = GEOTEXTILE UNDERLAYMENT OR GRAVEL FILTER BLANKET

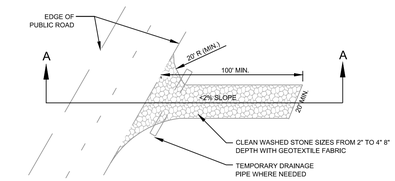
OP OUTLET PROTECTION 1

RESERVED 2

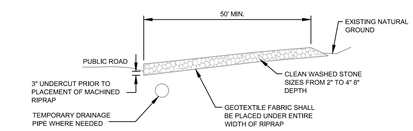


CATCH BASIN PROTECTION (TYPE D)

IP INLET SEDIMENT FILTER 3

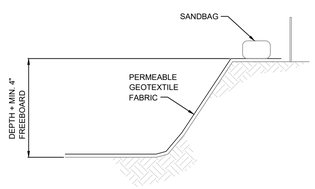


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

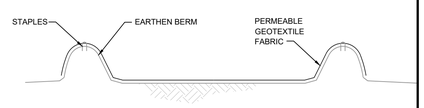


SECTION A-A

CE CONSTRUCTION ENTRANCE/EXIT 4



SECTION A-A
NOT TO SCALE



SECTION B-B
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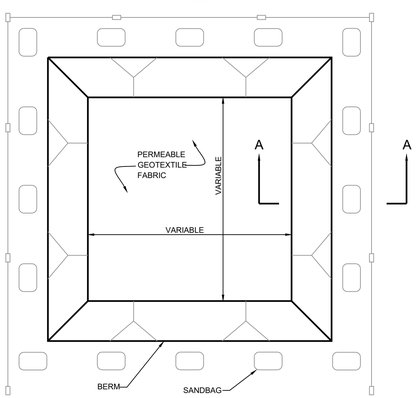
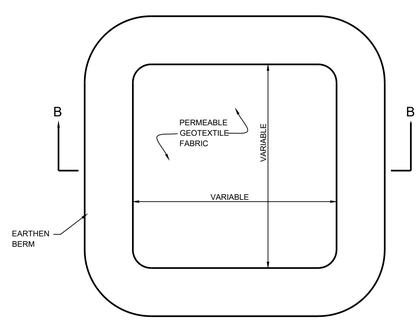


PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"



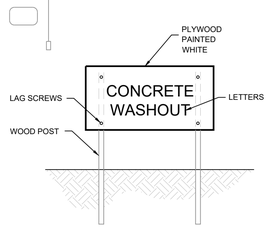
PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE" WITH EATHERN BERMS

NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

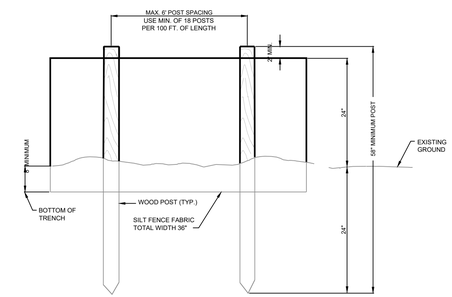
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.



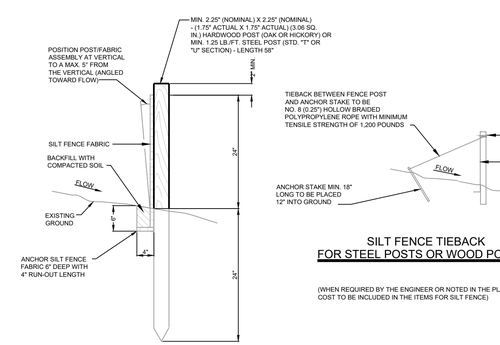
CONCRETE WASHOUT SIGN (OR EQUIVALENT)

CONCRETE WASHOUT 5

RESERVED 6



ELEVATION VIEW



SECTIONAL VIEW

SILT FENCE TIEBACK
FOR STEEL POSTS OR WOOD POSTS

(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS. COST TO BE INCLUDED IN THE ITEMS FOR SILT FENCE)

SF SILT FENCE 7

WAMBLE & ASSOCIATES P.C.
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COMMISSION EXPIRES 6/30/2026
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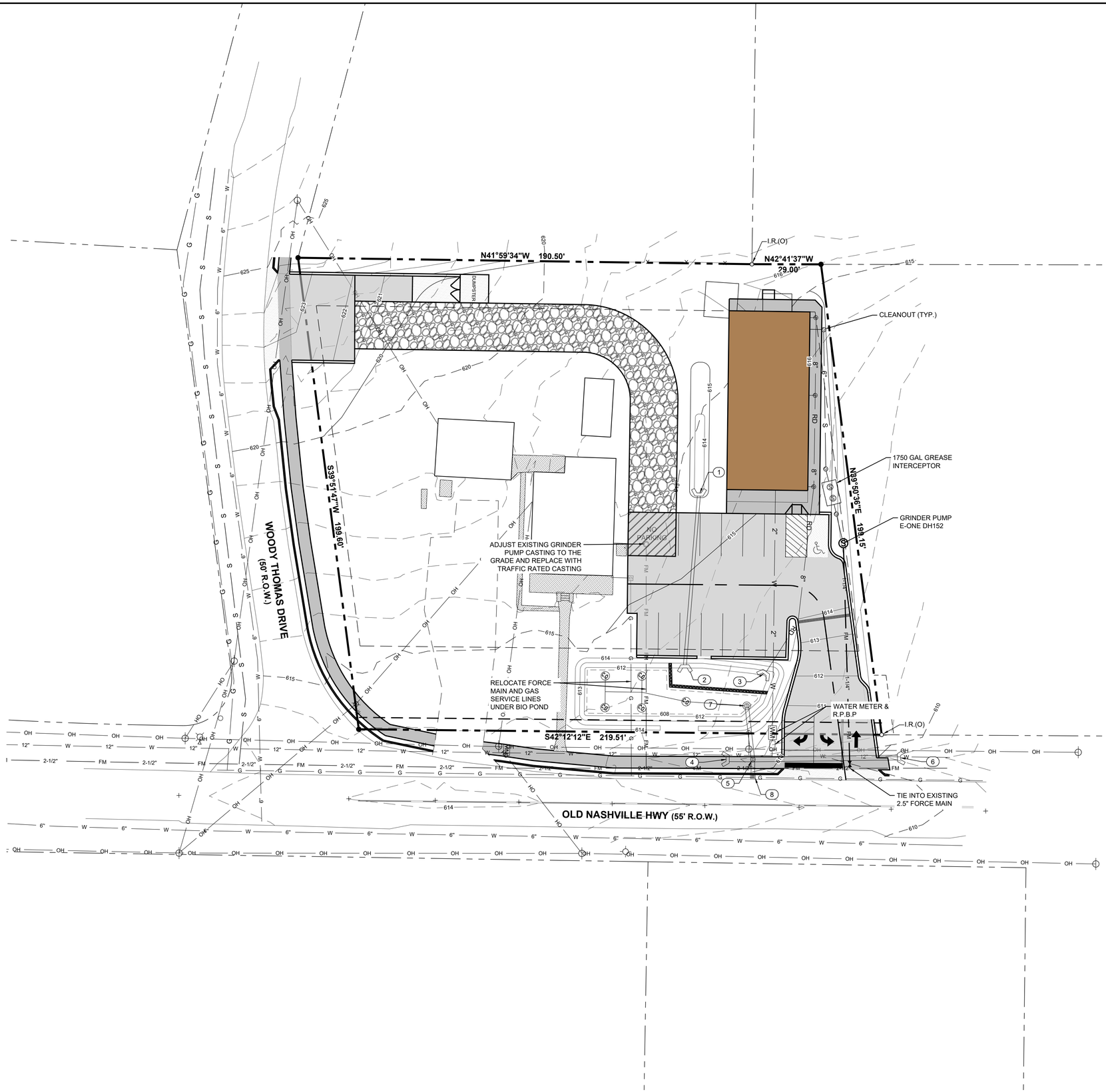


WATER NOTES

1. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE CITY OF LAVERGNE.
2. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES. IF ANY EXISTING LINES ARE FOUND DURING EXCAVATION THAT ARE NOT SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
3. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED IN A MANNER THAT WILL PROVIDE AT A MINIMUM OF 10' HORIZONTAL AND/OR 18" VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE SANITARY SEWER LINE.
4. REQUIRED COVER FOR LA VERGNE PUBLIC WATERLINES IS 36" FOR WATER LINES8 INCH AND SMALLER, AND 42" FOR WATER LINES LARGER THAN 8".

   EXCAVATION FOR WATER MAIN AND SANITARY SEWER LINE SHALL BE UNCLASSIFIED AND SHALL EXTEND TO 6" BELOW THE BOTTOM OF THE SANITARY SEWER PIPE AND 6" BELOW THE BOTTOM OF THE WATER PIPE IF IN ROCK.
6. WATER LINE PIPE TO BE BACKFILLED TO SUBGRADE WITH ENGINEERED FILLED MATERIAL COMPACTED TO 95% OPTIMUM DENSITY IN ALL AREAS. WHERE UTILITIES ARE PLACED IN ROADWAY BACKFILL WITH NO. 67 GRADED STONE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL APPLICABLE UTILITY SERVICE FEES AND/OR CHARGES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SEQUENCING OF CONSTRUCTION OF ALL UTILITIES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES OR STORM SEWERS AND THAT POWER OR TELEPHONE POLE LOCATIONS DO NOT CONFLICT WITH UNDER-GROUND UTILITIES.
9. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND SUPPLIES REQUIRED FOR SERVICE AS INDICATED ON THESE PLANS AND SHALL PROVIDE A COMPLETE WORKING SYSTEM APPROVED BY THE CITY OF LAVERGNE.
10. CONTRACTOR TO OBTAIN A COPY OF THE CITY OF LAVERGNE WATER SPECIFICATIONS AND KEEP A SET ON THE JOB SITE DURING CONSTRUCTION.
11. ALL WATER LINES SHALL BE INSTALLED ACCORDING TO THE CITY OF LA VERGNE SPECIFICATIONS.

SANITARY SEWER NOTES

1. THE CONTRACTOR'S FIELD REPRESENTATIVES SHALL NOTIFY THE WATER AND SEWER DEPARTMENT PRIOR TO COMMENCING ANY WORK ON THE PROPOSED IMPROVEMENTS.
2. SEWER IMPROVEMENT CONSTRUCTION SHALL BE ACCOMPLISHED IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS COVERING SUCH WORK BY THE CITY OF LAVERGNE. THE FULL TEXT OF THE SPECIFICATIONS CAN BE OBTAINED FROM THE WATER AND SEWER DEPARTMENT.
3. ALL AND ANY FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
4. SEWER IMPROVEMENT CONSTRUCTION SHALL BE SUBJECT TO THE INSPECTION AND FINAL ACCEPTANCE OF THE WATER AND SEWER DEPARTMENT.
5. THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND FACILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES
6. ALL PRESSURE SEWER ISOLATION VALVES SHALL BE TRUE UNION BALL VALVES
7. ALL PARTS OF THE SEWER COLLECTION SYSTEM SHALL BE INSTALLED ACCORDING TO THE CITY OF LA VERGNE SEWER SPECIFICATIONS.

GRAPHIC SCALE
(IN FEET)
30 0 15 30 60 120
1 inch = 30 ft.

WAMBLE & ASSOCIATES
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

SITE UTILITY PLAN

314 Old Nashville Highway

LaVERGNE, RUTHERFORD COUNTY, TENNESSEE

FOR

Amgad & Amin Zakher

JAMES D. WAMBLE
LICENSED
PROFESSIONAL ENGINEER
NO. 01428
STATE OF TENNESSEE
05/19/2025

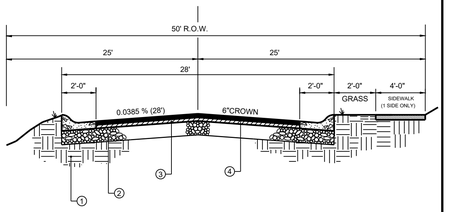
REVISIONS:
05/19/25 PC Workshop Review Comments

DATE: April 28, 2025

W&A NO.: 1092-0124

SHEET NUMBER:

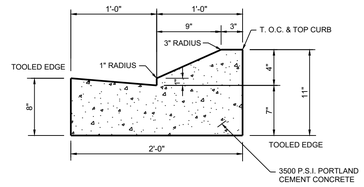
C-5.0



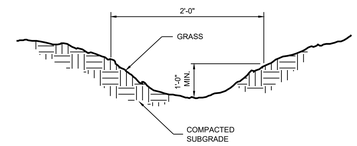
PROPOSED PAVEMENT SCHEDULE	
1	COMPACTED SUBGRADE - 100% OPTIMUM DENSITY IN FILL AREAS - PROOF-ROLL w/HEAVILY LOADED PNEUMATIC TIRE VEHICLE
2	8" CRUSHED STONE BASE
3	2" ASPHALTIC CONCRETE BINDER
4	2" ASPHALTIC CONCRETE SURFACE

1. SECTION APPLIES TO ALL PAVED AREAS

TYPICAL ROADWAY SECTION 1

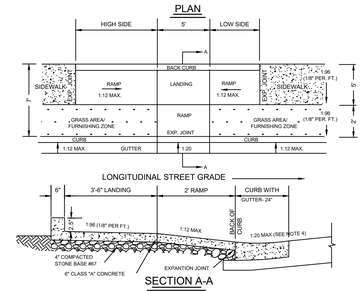


CURB AND GUTTER 2



1. TO BE INSTALLED BY HOME BUILDER WHERE SHOWN ON C-3.0

BUILDER LOT LINE SWALE 3

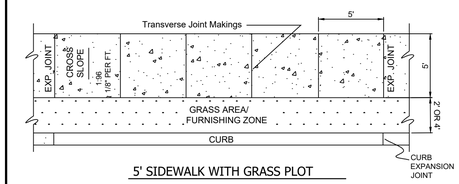


GENERAL NOTES

1. Ramp shall be flush with the gutter or edge of pavement.
2. Cross slope ok landing and of sidewalk shall not exceed 1:48 (vertical:horizontal)
3. Surface texture of the curb ramp shall be stable, firm, and slip-resistant. The surface shall be coarse broomed finish transverse to the slope of the ramp.
4. The normal gutter slope of 1:12 (vertical:horizontal) shall be reduced to 1:20 (vertical:horizontal) at the ramp when the curb and gutter is poured before the ramp, or the gutter at the ramp must be cut out, removed, and repoured when the ramp is poured.
5. Back curb height along ramp shall transition from 0 inches at expansion joints to 2.5 inches at landing and shall be a constant height of 2.5 inches through landing. Cross slope (back to front) of top of back curb shall be the same as sidwalk cross slope.
6. High side low side ramps shall have a maximun slope of 1:12 (vertical:horizontal) and shall not be required to exceed 8 feet (96 inches) in length.

HANDICAP RAMP 4

NOTE:
1/2" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 30' ON CENTER (MAX.) WITH 1/4" CONTRACTION JOINTS EQUALLY SPACED AT 5' ON CENTER BETWEEN EXPANSION JOINTS. JOINTS IN SIDEWALK TO BE IN LINE WITH JOINTS IN CURB AND GUTTER.

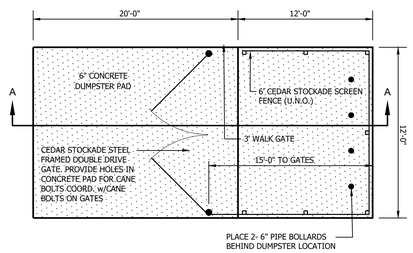


5' SIDEWALK WITH GRASS PLOT

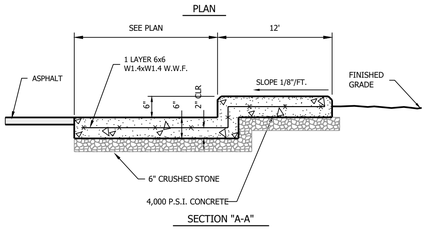
GENERAL NOTES

1. Sidewalks shall be a minimum of 4 inches in thickness and maintain a minimum of 3 feet clearance through the path of travel.
2. Maximum cross slope for sidewalks shall not exceed 1:48 (vertical:horizontal).
3. Sidewalks shall be constructed of white concrete.
4. 1/2" Expansion joints material shall be placed between curb and gutter and drainage inlets.

STANDARD 4' SIDEWALK DETAIL 5

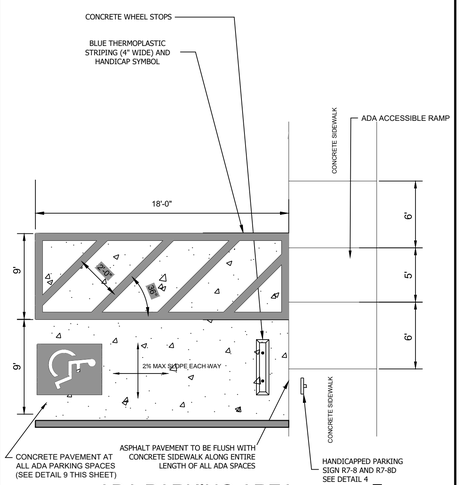


PLAN

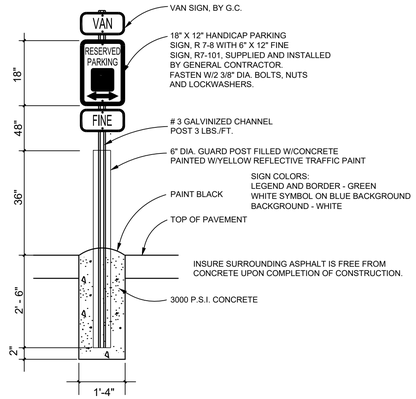


SECTION "A-A"

DUMPSTER PAD 6

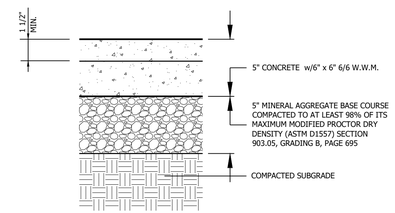


ADA PARKING AREA 7

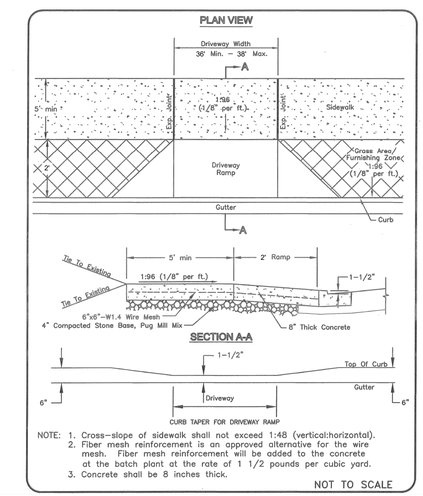


HANDICAP PARKING SIGN, FINE SIGN AND VAN SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

ADA PARKING SIGN 8



CONCRETE PAVEMENT 9



DRIVEWAY RAMP 10

WAMBLE & ASSOCIATES, P.A.
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

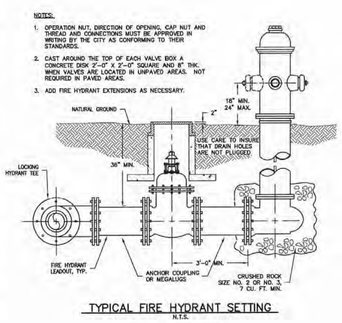
SITE DETAILS

314 Old Nashville Highway
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE
FOR
Amgad & Amin Zakher

JAMES D. WAMBLE III
REGISTERED ENGINEER
No. 101826
05/19/2025
STATE OF TENNESSEE

REVISIONS:
05/19/25 PC Workshop Review Comments

DATE: April 28, 2025
W&A NO.: 1092-0124
SHEET NUMBER:
C-6.1



TYPICAL FIRE HYDRANT SETTING
N.T.S.
Revised September, 2015
STANDARD DETAIL 040
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56
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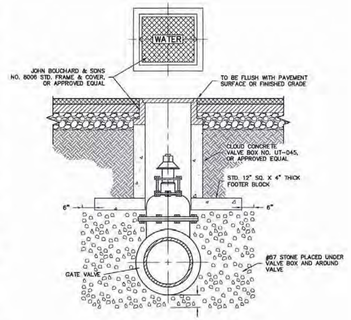
FILE NAME: L:\Engineering\442-56\005 Updates\Dwg\Fire Hydrant Setting.dwg

FIRE HYDRANT SETTING 1



TYPICAL VALVE BOX SETTING
INSIDE & OUTSIDE OF PAVEMENT
N.T.S.
Revised September, 2015
STANDARD DETAIL 030
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56
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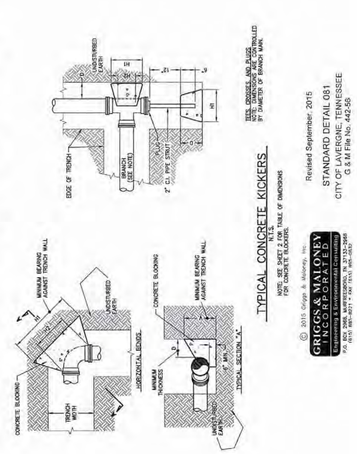
FILE NAME: L:\Engineering\442-56\005 Updates\Dwg\030 Typical Valve Box Setting.dwg

VALVE BOX SETTING 2



TYPICAL CONCRETE KICKERS
N.T.S.
NOTE: SEE SHEET 2 FOR TABLE OF DIMENSIONS FOR CONCRETE BLOCKING
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FILE NAME: L:\Engineering\442-56\005 Updates\Dwg\030 Typical Valve Box Setting.dwg
TEES, CROSSES, AND PLUGS
NOTE: LANDSCAPE AND TOWNSLEY
8" MINIMUM, 6" PREFERRED
Revised September, 2015
STANDARD DETAIL 031
CITY OF LAVERGNE, TENNESSEE
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FILE NAME: L:\Engineering\442-56\005 Updates\Dwg\030 Typical Valve Box Setting.dwg

TYPICAL CONCRETE KICKERS 3

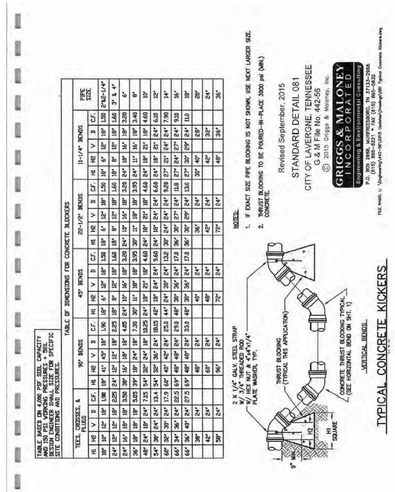
TABLE OF DIMENSIONS FOR CONCRETE BLOCKING
TABLE ASSUMES 200 KPA (4000 PSF) SOIL CAPACITY AND 1.38 KPA (20 PSI) PRESSURE + 50% SAFETY FOR TEST PRESSURE. ADJUST AS NECESSARY FOR SITE CONDITIONS AND PRESSURES.

	TEES, CROSSES, & PLUGS						90° BENDS						45° BENDS						22-1/2° BENDS						11-1/4° BENDS						TYPE CODE
H	H2	V	B	C2'	H	H2	V	B	C2'	H	H2	V	B	C2'	H	H2	V	B	C2'	H	H2	V	B	C2'	H	H2	V	B	C2'	H	
6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"B2-24"
8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8"	8" & 4"
12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"
16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"
20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"	20"
24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"
30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"
36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"	36"
42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"	42"
48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"
																				24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"	24"
																				48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"	48"

NOTES:
1. USE EXACT SIZE PIPE BLOCKING IS NOT SHOWN, USE NEXT LARGER SIZE.
2. THRUST BLOCKING TO BE POURED-IN-PLACE 3000 psi (MIN.) CONCRETE.

Revised September, 2015
STANDARD DETAIL 081
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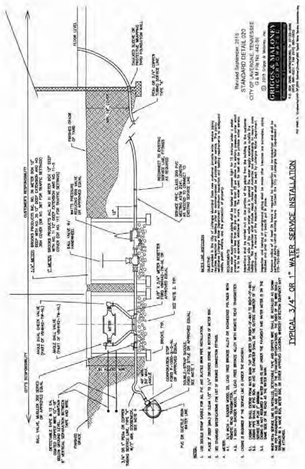
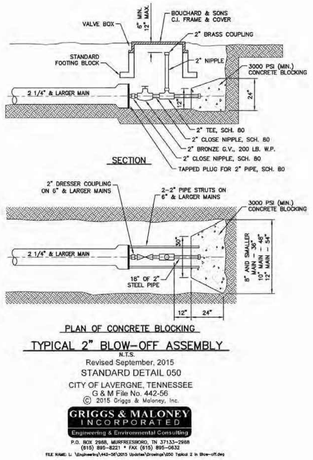
FILE NAME: L:\Engineering\442-56\005 Updates\Dwg\030 Typical Valve Box Setting.dwg

TYPICAL CONCRETE KICKERS

TYPICAL CONCRETE KICKERS TABLE 4



3/4" SERVICE ASSEMBLY 5



TYPICAL 2" BLOW-OFF ASSEMBLY
N.T.S.
Revised September, 2015
STANDARD DETAIL 050
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FILE NAME: L:\Engineering\442-56\005 Updates\Dwg\030 Typical 2 in Blow-off.dwg

BLOW-OFF ASSEMBLY 6

WAMBLE & ASSOCIATES CHTD
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

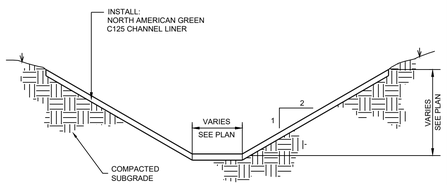
WATER DETAILS

314 Old Nashville Highway
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE
FOR
Amgad & Amin Zakher

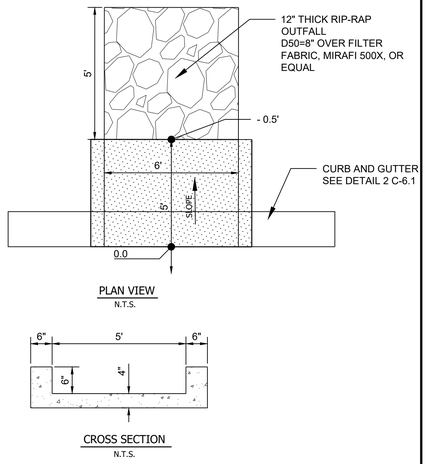
JAMES D. WAMBLE
REGISTERED ENGINEER
05/19/2025
NO. 0142
STATE OF TENNESSEE

REVISIONS:
05/19/25 PC Workshop Review Comments

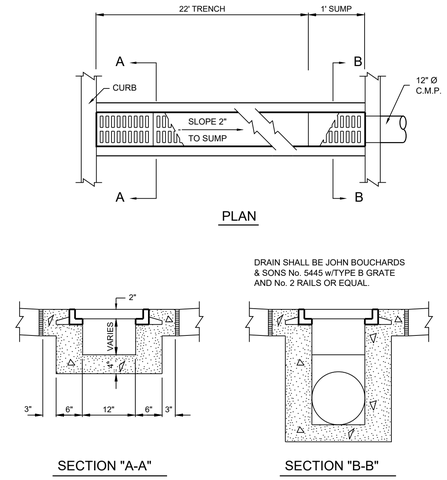
DATE: April 28, 2025
W&A NO.: 1092-0124
SHEET NUMBER:
C-6.2



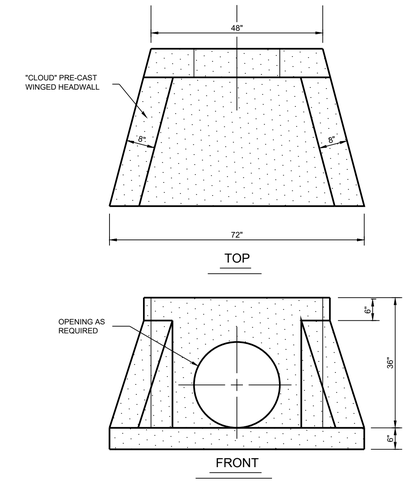
FLAT BOTTOM DITCH
WITH CHANNEL LINER 1



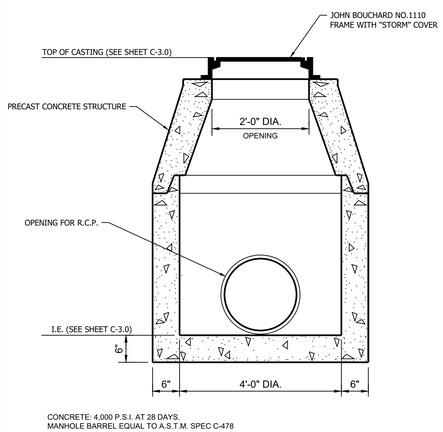
CURB OPENING 2



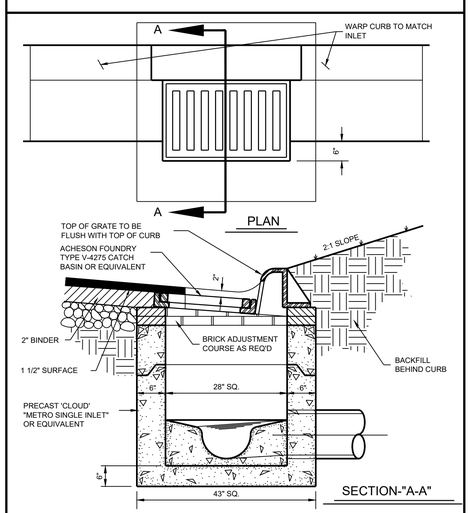
TRENCH DRAIN 3



PRECAST CONCRETE END SECTION 4



STORM MANHOLE 5



SINGLE INLET PRECAST 6

WAMBLE & ASSOCIATES
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

STORM WATER DETAILS

314 Old Nashville Highway
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE
FOR
Amgad & Amin Zakher

JAMES D. WAMBLE
REGISTERED
ENGINEER
05/19/2025
NO. 014238
STATE OF TENNESSEE

REVISIONS:
05/19/25 PC Workshop Review Comments

DATE: April 28, 2025
W&A NO.: 1092-0124
SHEET NUMBER:
C-6.3

Planning Commission Report Meeting: June 24, 2025	City of La Vergne

Item #: 5. **Final Plat - The Resubdivision of Lot 15 Morningside Acres, Section 1 - Two Lots on 1.02 Acres. Requested by Huddleston - Steele. Property located on Old Jones Mill Road (Tax Map 13H, Group A, Parcel 39). R-1 (Low Density Residential) Zoning District. Property owned by Martha H. Queener.**

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

Summary:
This minor final plat consists of two (2) lots on 1.02 Acres. Approval is requested by Huddleston Steele. The property is located on Old Jones Mill Road (Tax Map 14, Parcel 54). The property is zoned R-1 which is Low Density Residential.

The property currently has one (1) home located on it. The owner is Martha Queener.

Staff Comments / Technical Items:
Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

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

1. All Engineering comments addressed.

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

1. Utilities comment addressed.

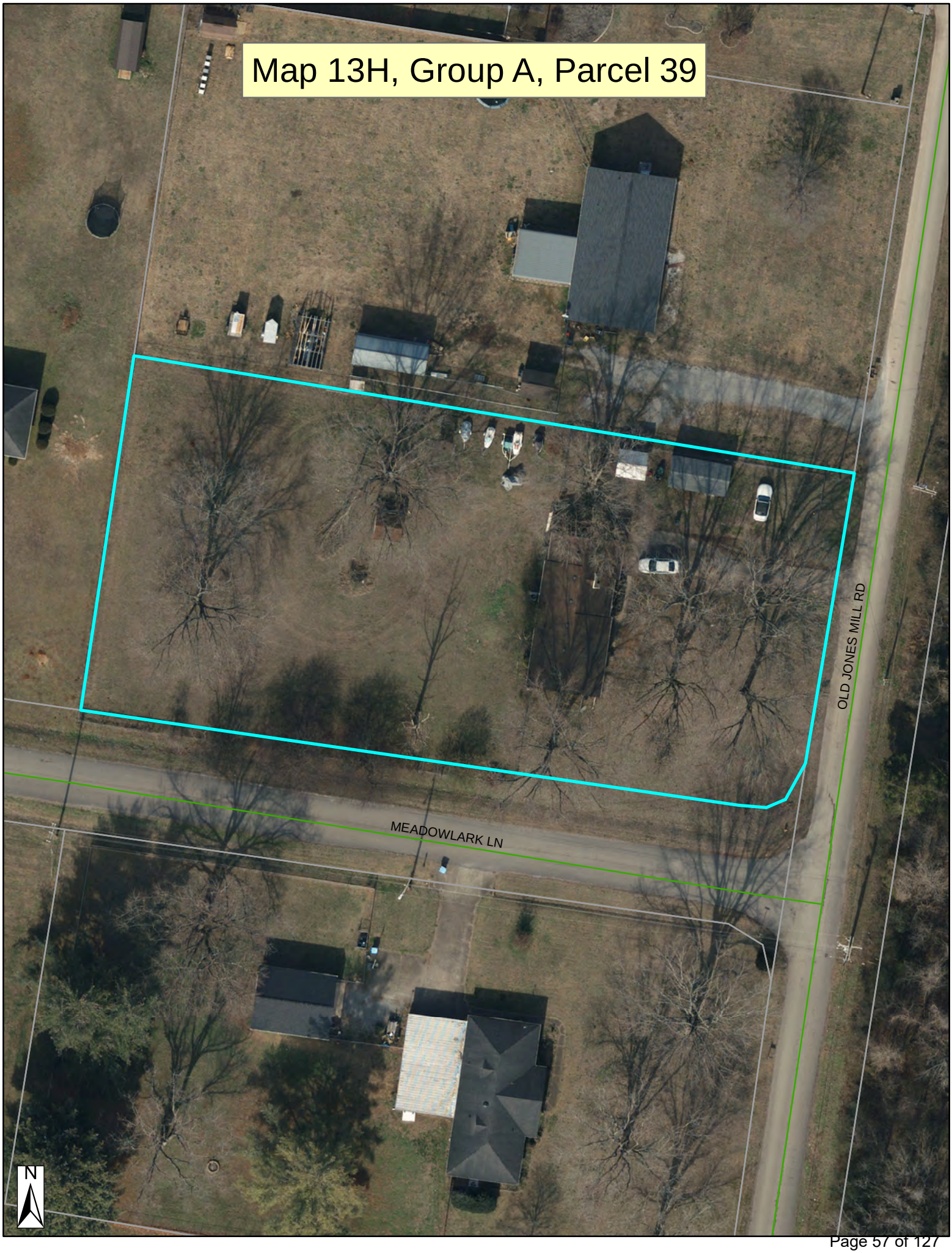
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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

Police
No comments.

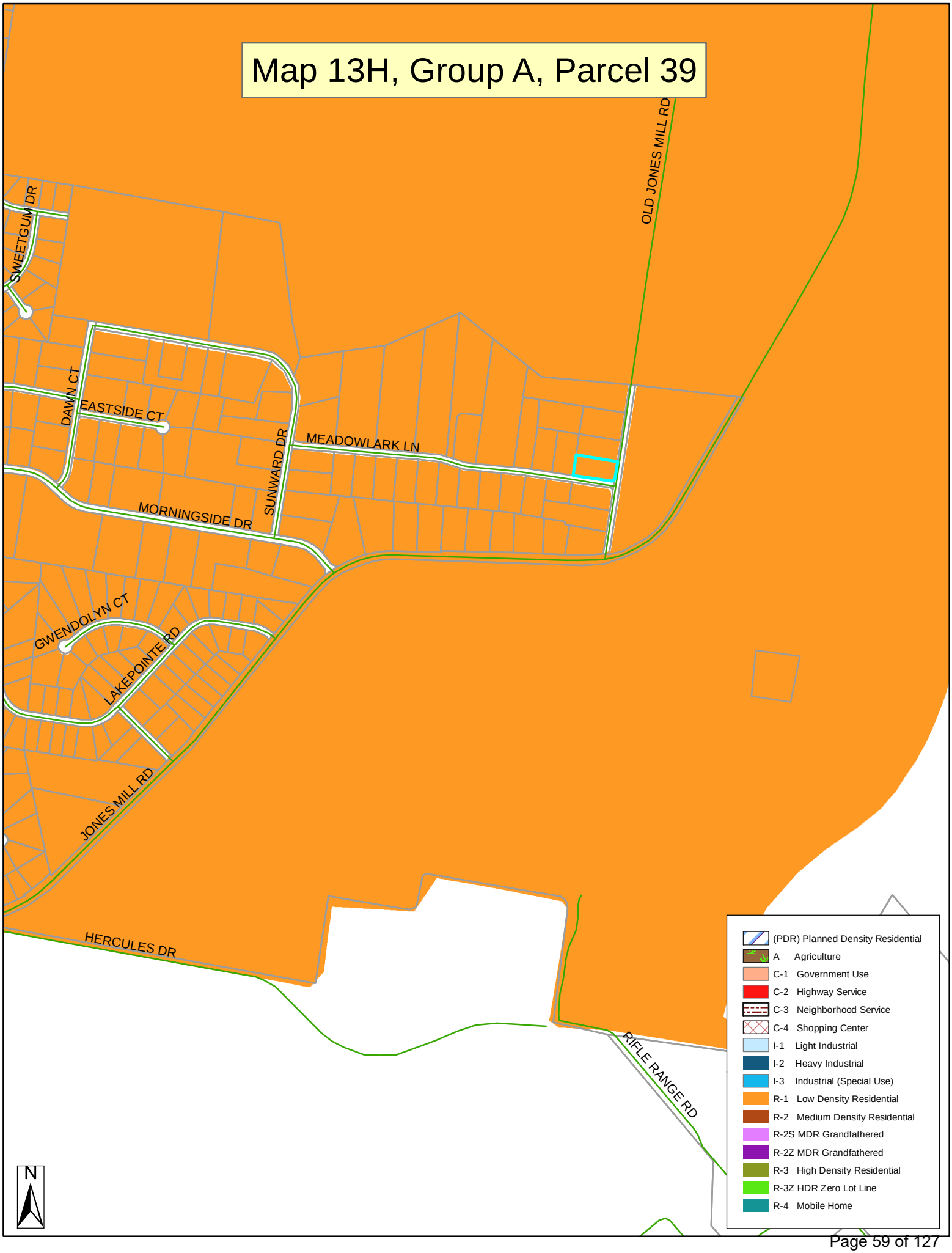
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items

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


Map 13H, Group A, Parcel 39
OLD JONES MILL RD
MEADOWLARK LN
N

Map 13H, Group A, Parcel 39
MEADOWLARK LN
OLD JONES MILL RD
JONES MILL RD
N

Map 13H, Group A, Parcel 39



25

NOTES

1. The purpose of this plat is to resubidivde Lot 15 Morningside Acres Subdivision Section 1, creating (2) two lots of record.
2. The recording of this plat voids, vacates, and supersedes the previous recording of Lot 15, Morningside Acres Subdivision Section I recorded in Plat Book 3, Page 69. All other information on said plat remains the same.
3. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
4. Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
5. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.
6. Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

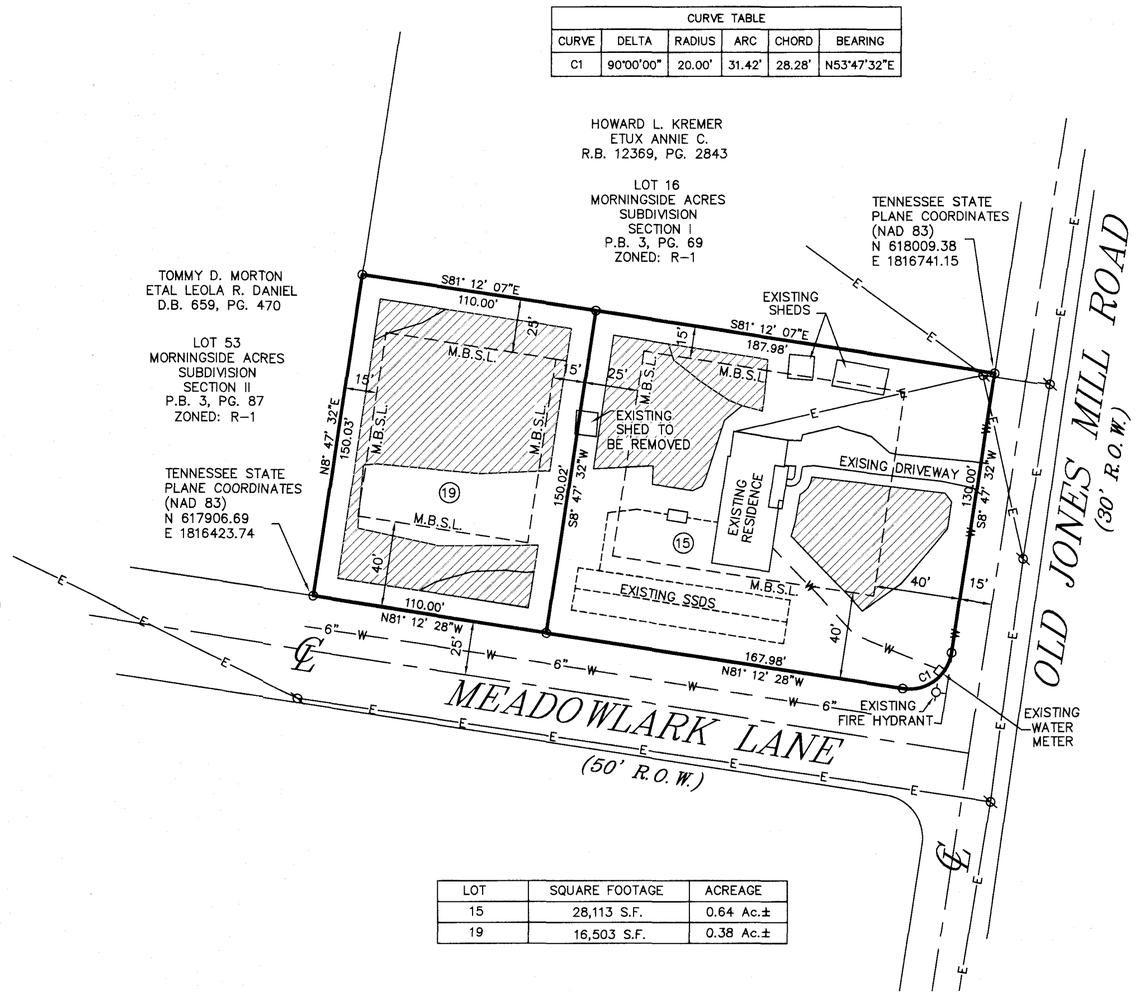
General approval is hereby granted for lot(s) proposed hereon as being *suitable for subsurface sewage disposal with the listed and/or attached* restrictions.
Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be approved by the Division of Water Resources.

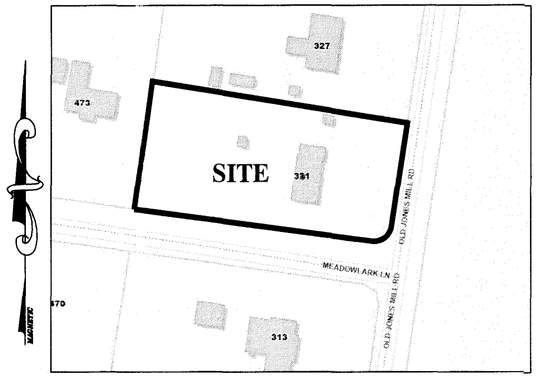
6/13/2025 — Date

Mandy Bolerman ESIII — Tennessee Department of Environment and Conservation Division of Ground Water Protection

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

1. Any cutting or filling after 6/13/25 may render lots unsuitable for subsurface sewage disposal.
2. Lot 15 has an existing system. Adequate suitable soil is available to duplicate a 3 bdrm bedroom conventional subsurface sewage disposal system. Plat approval does not constitute approval of the of the existing system. See existing system re-inspection letter completed in conjunction with this lot evaluation.
3. Lot 19 is approved for up to a 3 bdrm bedroom residence.
4. All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all buildings, utilities, & drives outside shaded areas.





LOCATION MAP
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 2483 page 2905, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restrictions lines, and that offers or irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Record Book 2127, Page 3205

6-13-2025 — Date

Martha H. Queener — Martha H. Queener

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this survey exceeds the minimum requirements of an "Urban Land Survey," category "I" as per standards of practice adopted by the Board of Examiners for Land Surveyors for the State of Tennessee, revised January 4, 1992, and that the ratio of precision is greater than 1:10,000.

6/12/2025 — Date

Phillip G. Chapman Tenn. R.L.S. No. 2007

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for LaVergne, Tennessee 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 of Deeds.

Date — SECRETARY, PLANNING COMMISSION

LOT	SQUARE FOOTAGE	ACREAGE
15	28,113 S.F.	0.64 Ac.±
19	16,503 S.F.	0.38 Ac.±

75 MPI
60 or 45 MPI

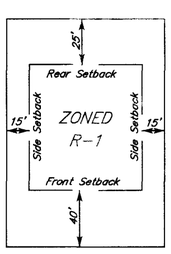
SOILS AREAS

LOT	≤60 MPI	75 MPI	EXISTING SSDS	TOTAL
15	6,917 SF	0 SF	3,300 SF	10,217 SF
19	8,875 SF	0 SF	0 SF	8,875 SF

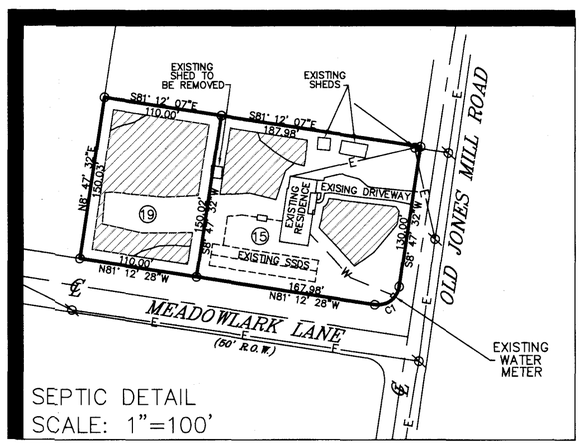
LEGEND

- IPS ○ *IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)*
- IPF ○ *IRON PIN FND.*
- ● *SURVEY POINT*
- Ø *POWER POLE*
- —X——X— *EXISTING FENCE LINE*
- —E——E— *EXISTING ELECTRIC LINE*
- —W——W— *EXISTING WATER LINE*

ZONED: R-1
FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 25'

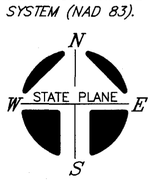


TYPICAL BUILDING SETBACK DETAIL
N.T.S.



SEPTIC DETAIL
SCALE: 1"=100'

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).

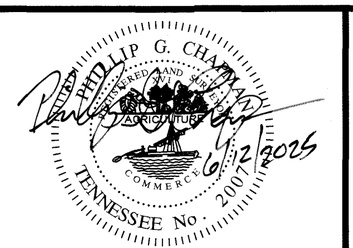


2 LOTS – 44,616 S.F. OR 1.02 Ac.±

0 50 100

OWNER: MARTHA H. QUEENER
OWNER ADDRESS: 3103 STEPHANIE COURT MURFREESBORO, TN 37128
PROPERTY ADDRESS: 321 OLD JONES MILL ROAD LA VERGNE, TN 37086
TAX MAP: 013H, GROUP: "A", PARCEL: 39.00
RECORD BOOK: 2127, PAGE: 2305
MAP NUMBER: 47149C0020K
DATED: MAY. 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

I HEREBY CERTIFY THAT THIS IS A CATEGORY " IV " SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.



HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 – 4084, FAX: 893 – 0080

FINAL PLAT
THE RESUBDIVISON OF LOT 15
MORNINGSIDE ACRES SECTION I

2nd CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: JUNE 2025 | *SCALE: 1"=50'* | *SH. 1 OF 1*

22\Share\ACAD236\Civil 3D Projects\LOT 15 MORNINGSIDE ACRES\321 OLD JONES MILL ROAD - RESUB PLAT.dwg, 6/12/2025 9:36:14 AM, KIP 7970K No. 2 (temporary).pc3

Planning Commission Report Meeting: June 24, 2025	City of La Vergne

Item #: 6. **Final Plat - Replat Lot 8 of Richland South, LLC Property - Two Lots on 1.33 Acres. Requested by TTL. Property located on Murfreesboro Road (Tax Map 14, Parcel 72.16). C-2 (Highway Service) Zoning District. Property owned by Woodhaven Development Group.**

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

Summary:

The applicant is requesting this final plat approval as part of a development that contains the newly opened ALDI grocery store totaling 19,432 SF as well as the new Chipotle restaurant. The site is located at Murfreesboro Road near Veterans Memorial Parkway.

This plat will replat one existing lot into two (2) new lots on approximately 1.33 acres.

The purpose of the plat is to establish the property boundaries for a new 7 Brew.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments

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

1. Engineering comments addressed

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

1. Comments addressed.

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

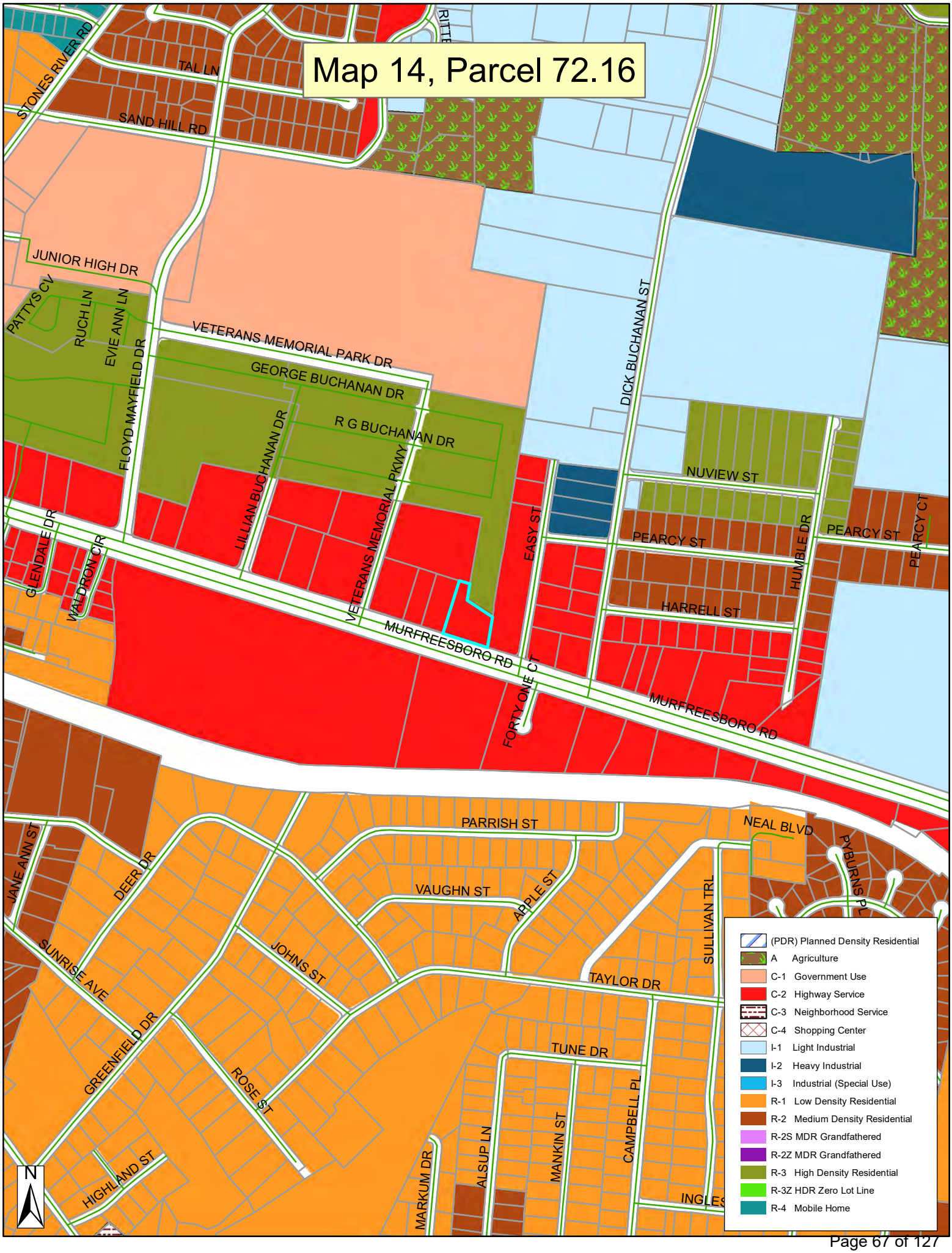
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

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

Map 14, Parcel 72.16
MURFREESBORO RD
MURFREESBORO RD
EASY ST
N

Map 14, Parcel 72.16
R G BUCHANAN DR
GEORGE BUCHANAN DR
VETERANS MEMORIAL PKWY
EASY ST
PEARCY ST
DICK BUCHANAN ST
NUVIEW ST
HARRELL ST
MURFREESBORO RD
MURFREESBORO RD
FORTY ONE CT
PARRISH ST
N


Map 14, Parcel 72.16
STONES RIVER RD
TAL LN
SAND HILL RD
JUNIOR HIGH DR
PATTYS CV
RUCH LN
EVIE ANN LN
FLOYD MAYFIELD DR
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
R G BUCHANAN DR
LILLIAN BUCHANAN DR
VETERANS MEMORIAL PKWY
DICK BUCHANAN ST
NUVIEW ST
EASY ST
PEARCY ST
HUMBLE DR
PEARCY CT
HARRELL ST
GLENDALE DR
WALDRON CIR
MURFREESBORO RD
FORTY ONE CT
PARRISH ST
NEAL BLVD
PYBURNS PL
JANE ANN ST
DEER DR
VAUGHN ST
APPLE ST
SULLIVAN TRL
SUNRISE AVE
JOHNS ST
TAYLOR DR
GREENFIELD DR
ROSE ST
TUNE DR
CAMPBELL PL
MANKIN ST
ALSUP LN
MARKUM DR
HIGHLAND ST
INGLES
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

TENNESSEE

VICINITY MAP
(NOT TO SCALE)

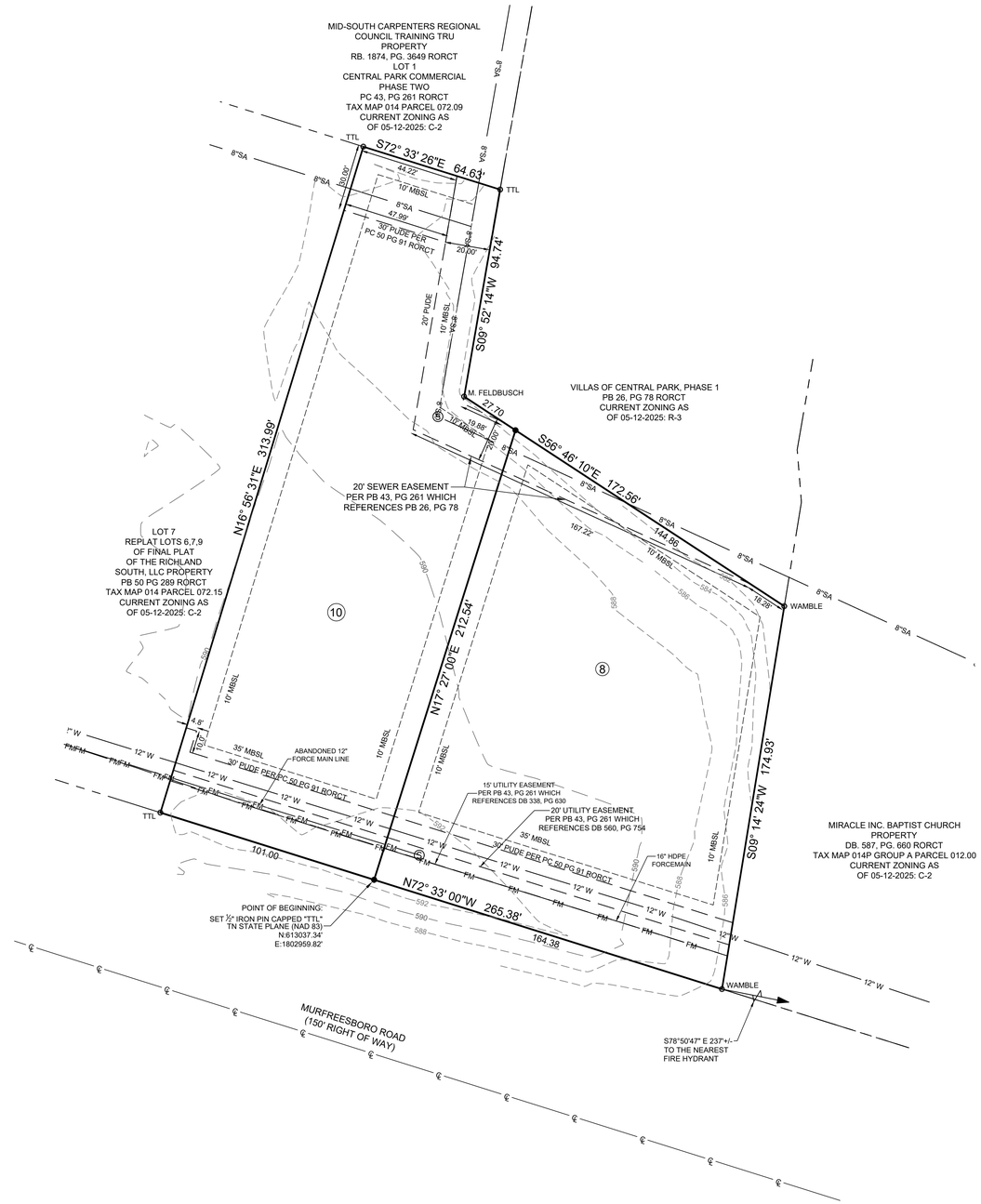
LEGEND

- BOUNDARY LINE
- CENTERLINE
- PUDE
- ADJOINING BOUNDARY LINE
- MBSL
- 12" W — 12' WATERLINE
- FM — FM — FORCE MAIN
- 8"SA — 8" SANITARY LINE
- SANITARY SEWER MANHOLE
- MONUMENT FOUND (SIZE AND MATERIAL AS NOTED)
- MONUMENT SET (1/2" REBAR WITH A CAP MARKED TTL)

PG=PAGE
POB=POINT OF BEGINNING
NAD=NORTH AMERICAN DATUM
RB=RECORD BOOK
RLS=REGISTERED LAND SURVEYOR
MBSL=MINIMUM BUILDING SETBACK LINE
PUDE=PUBLIC UTILITY & DRAINAGE EASEMENT
RORCT=REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE
SQFT=SQUARE FEET
PC=PLAT CABINET
DB=DEED BOOK

NOTES

1) ALL EASEMENTS SHOWN (WITH THE EXCEPTION OF THE 20' SANITARY SEWER EASEMENT SHOWN PER PB 43 PG 261 IS ONLY FOR THE CITY OF LA VERGNE SEWER) MAY BE USED FOR POWER, TELEPHONE, GAS, SANITARY SEWER, STORM SEWER, WATER AND SURFACE DRAINAGE, AS WELL AS THE DESIGNED USE.
2) BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
3) ANY LOT IN THIS SUBDIVISION MAY BE REPLATTED WITH THE APPROVAL OF THE CITY OF LA VERGNE PLANNING COMMISSION.
4) UNDERGROUND UTILITIES SHALL BE INSTALLED.
5) PROPERTY IS ZONED C-2 AND IS WITHIN THE MURFREESBORO ROAD OVERLAY DISTRICT.
6) THE LONG-TERM MAINTENANCE AGREEMENT FOR THE STORMWATER FACILITIES SERVING THIS LOT HAVE BEEN RECORDED IN RECORD BOOK 2937 PAGE 1317, RORCT.
7) THIS TRACT DOES NOT LAY WITHIN A SPECIAL FLOOD HAZARD AREA OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO THE FLOOD INSURANCE RATE MAP (47149 C 0015 J ZONE X AND 47149 C 0020 K ZONE X) OF THE CITY OF LA VERGNE, ROBERTSON COUNTY, TENNESSEE, DATED: MARCH 9, 2023, UNLESS OTHERWISE NOTED ON SURVEY.



NORTH BASED ON
TENNESSEE STATE PLANE
COORDINATES
N.A.D. 83 GRID NORTH

REPLAT
LOT 8
OF FINAL PLAT OF
THE RICHLAND
SOUTH, LLC PROPERTY

5355 MURFREESBORO ROAD
LA VERGNE,TN 37086

RUTHERFORD COUNTY, TENNESSEE

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE EXISTING LOT.

AREA TABLE		
LOT #	AREA (SQ FT)	AREA (ACRES)
8	29044.84	0.67
10	28957.56	0.66

GENERAL INFORMATION:

OWNER/DEVELOPER:
WOODHAVEN DEVELOPMENT GROUP
6000 FAIRVIEW ROAD SUITE 1530
CHARLOTTE, NC 28210
CONTACT: ZACK KOSOFSKY
PH#: 704-731-0117

NOTARIZATION

STATE OF TENNESSEE , RUTHERFORD COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

NOTARY PUBLIC — DATE — MY COMMISSION EXPIRES

CERTIFICATE OF OWNERSHIP AND DEDICATION

I / WE HEREBY CERTIFY THAT I AM / WE ARE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I / WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS , ROADS , ALLEYS , WALKS, PARKS , AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN.
RECORD BOOK: 2442, PAGE 2536

OWNER(S) — DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF LA VERGNE PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE [illegible] SURVEYOR.

LANDON S. BAGWELL TN RLS# 3466 TTL, INC — DATE

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED REPLAT OF THE FINAL PLAT OF THE RICHLAND SOUTH, LLC PROPERTY HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

NAME TITLE AND AGENCY OR AUTHORIZED APPROVAL AGENT — DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT ALL WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED REPLAT OF THE FINAL PLAT OF THE RICHLAND SOUTH, LLC PROPERTY 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 INSTILLATION.

NAME TITLE AND AGENCY OR AUTHORIZED APPROVAL AGENT — DATE

CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY

I HEREBY CERTIFY THAT ALL DRAINAGE STRUCTURES OUTSIDE OF THE ROAD RIGHT OF WAYS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE COUNTY STORM WATER MANAGEMENT RESOLUTION AND THAT A MAINTENANCE BOND OF $_____ HAS BEEN POSTED.

CITY OF LA VERGNE BUILDINGS & CODES DEPT. — DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERON COMPLIES WITH ALL SUBDIVISION STANDARDS FOR LA VERGNE, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS NOTED IN MINUTES OF THE COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER.

SECRETARY, PLANNING COMMISSION — DATE

No.	Date	Revision Description

TTL

2971 International Blvd, Suite C| Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

REPLAT LOT 8 OF FINAL PLAT OF THE RICHLAND SOUTH, LLC PROPERTY

FINAL PLAT 03-20-25 DATE — DEED REFERENCE: MAP 014, PARCEL 072.16 RECORD BOOK 2442, PAGE 2536, RORCT

TOTAL ACRES 1.33 — TOTAL LOTS 2
ACRES NEW ROAD 0.0 — MILES NEW ROAD 0.0
OWNER WOODHAVEN DEVELOPMENT GROUP — CIVIL DISTRICT 3RD
CURRENTLY ZONED C-2 — AS OF 03-20-24

0 30 60 90
SCALE: 1" = 30'

X:\2023\12\23-12-01586 LA VERGNE ALTAS\SURVEY\CAD\LA VERGNE REPLAT LOT 8.DWG PLOTTED: 6/12/2025 2:25 PM

Planning Commission Report Meeting: June 24, 2025	City of La Vergne

Item #: 7. **Final Plat - Bola Gabriel Subdivision - Two Lots on 5.04 Acres. Requested by Huddleston - Steele. Property located on Hollandale Road (Tax Map 14, Parcel 23.2). R-1 (Low Density Residential) Zoning District. Property owned by Bola Gabriel & Mariam Girges. (DEFERRED)**

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

Summary:
This is a request for approval of a minor, final plat.

It consists of two (2) lots on 5.04 acres. Approval is requested by Huddleston Steele. The property is located on Hollandale Road (Tax Map 014, Parcel 23.20).

The property is zoned R-1 which is Low Density Residential. This property currently contains one house.

This plat proposes that Lot 1 will be 1.87 acres and Lot 2 will be 3.17 acres.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

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

1. TCA 68-221-407 states that "No proposed subdivision shall be approved by a local planning commission or other agency authorized to approve subdivisions until the plans for such subdivisions have been approved by the commissioner." Therefore, the Planning Commission cannot approve this plat prior to TDEC approval of the subsurface sewage disposal systems. Provide proof that TDEC has given this approval.
2. Complete the "Tennessee Department of Environment and Conservation Notes" shown on the plat based on the TDEC approval required above.

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

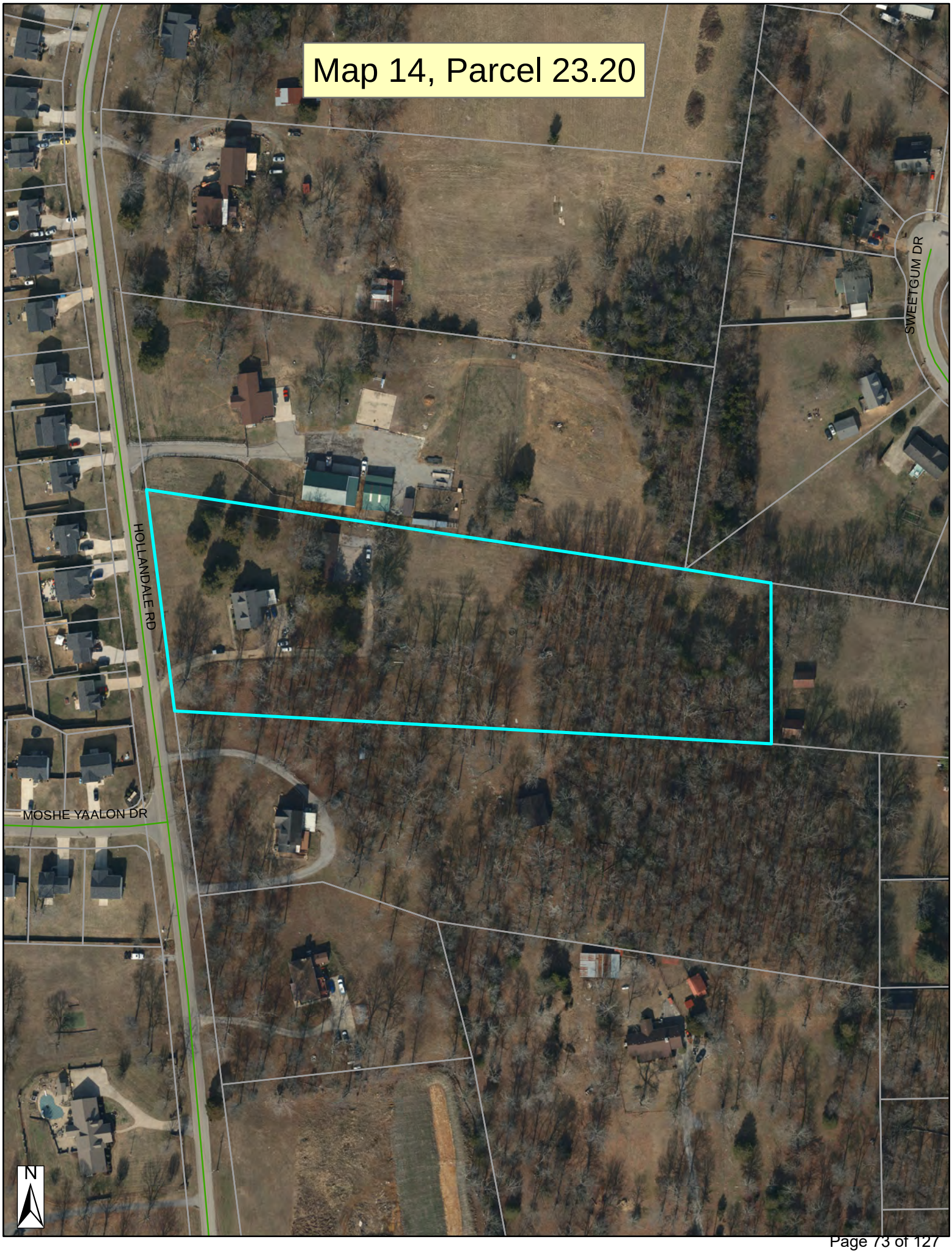
1. Engineering has covered my concerns. No comments.

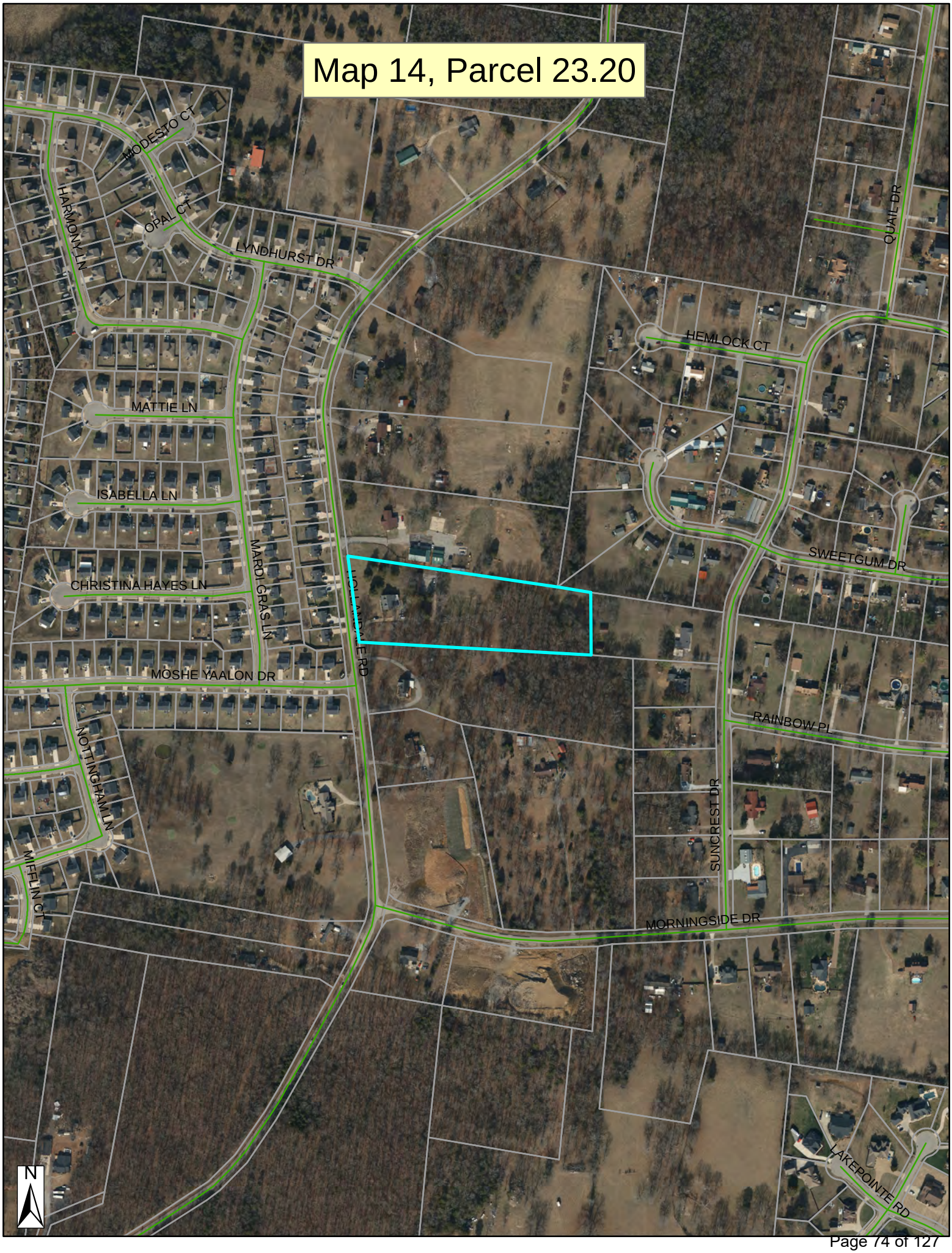
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

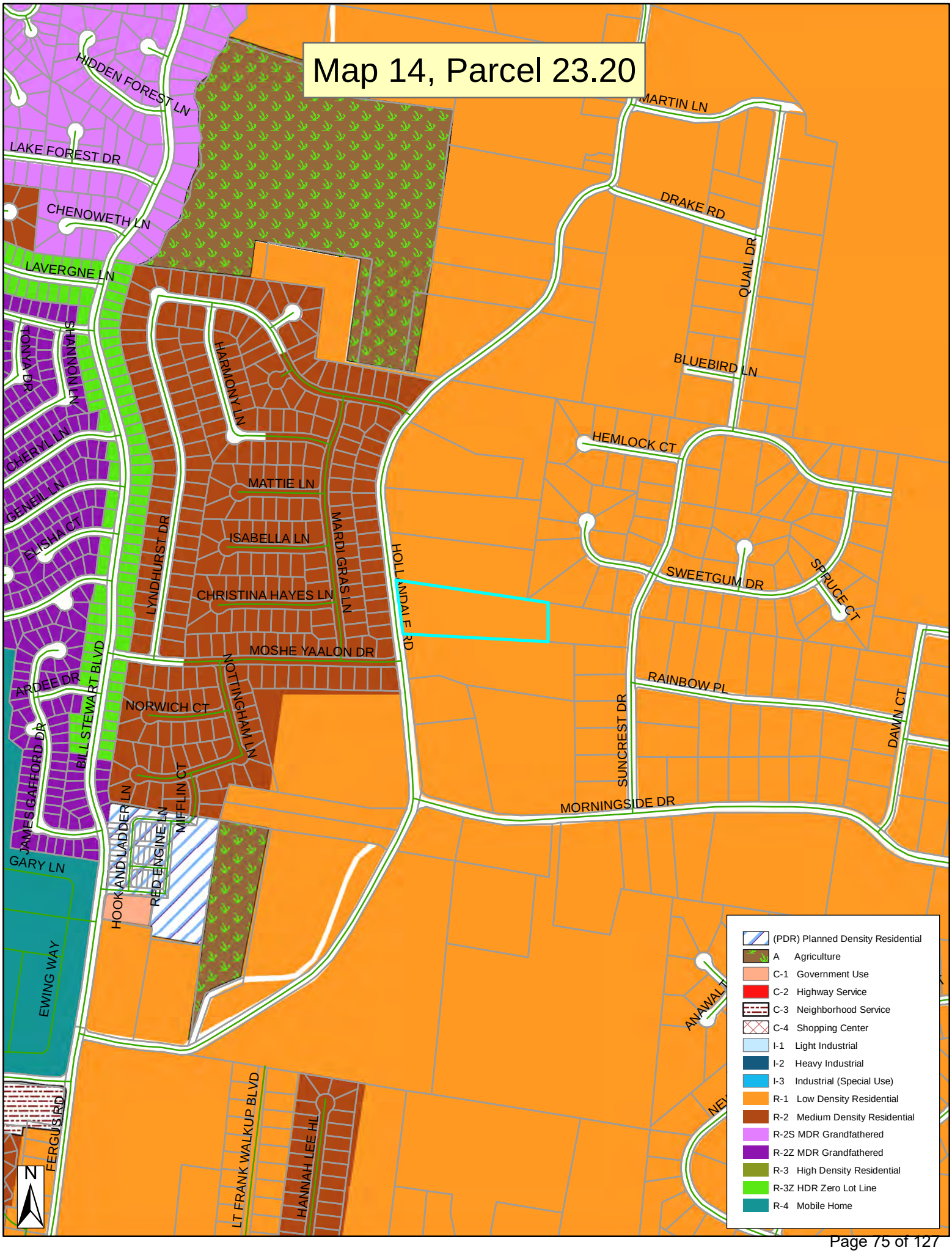
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

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


Map 14, Parcel 23.20
HOLLANDALE RD
SWEETGUM DR
MOSHE YAALON DR
N


Map 14, Parcel 23.20
MODESTO CT
HARMONY LN
OPAL CT
LYNDHURST DR
QUAIL DR
HEMLOCK CT
MATTIE LN
ISABELLA LN
SWEETGUM DR
CHRISTINA HAYES LN
MARDI GRAS LN
HOLLANDALE RD
MOSHE YAALON DR
RAINBOW PL
NOTTINGHAM LN
MIFFLIN CT
SUNCREST DR
MORNINGSIDE DR
LAKEPOINTE RD
N


Map 14, Parcel 23.20
HIDDEN FOREST LN
LAKE FOREST DR
CHENOWETH LN
LAVERGNE LN
TONYA DR
SHANNON LN
CHERYL LN
GENEIL LN
ELISHA CT
ARDEE DR
JAMES GAFFORD DR
GARY LN
EWING WAY
FERGUS RD
BILL STEWART BLVD
LYNDHURST DR
HARMONY LN
MATTIE LN
ISABELLA LN
CHRISTINA HAYES LN
MARDI GRAS LN
MOSHE YAALON DR
NOTTINGHAM LN
NORWICH CT
MIFFLIN CT
HOOK AND LADDER LN
RED ENGINE LN
LT FRANK WALKUP BLVD
HANNAH LEE HL
HOLLANDALE RD
MARTIN LN
DRAKE RD
QUAIL DR
BLUEBIRD LN
HEMLOCK CT
SWEETGUM DR
SPRUCE CT
RAINBOW PL
SUNCREST DR
DAWN CT
MORNINGSIDE DR
ANAWALT
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

NOTES

1. The purpose of this plat is to resubidivde Tax Map 14, Parcel 23.20 creating (2) two lots of record.
2. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
3. Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
4. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.
5. Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

General approval is hereby granted for lot(s) proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.
Before the initiation of construction, the location of the house or other structure(s) and plans for the subsurface sewage disposal system shall be approved by the Division of Water Resources.

Date

Tennessee Department of Environment and Conservation Division of Ground Water Protection

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

1. Any cutting or filling after _____ may render lots unsuitable for subsurface sewage disposal.
2. Lot 1 has an existing system. Adequate suitable soil is available to duplicate a _____ bedroom conventional subsurface sewage disposal system. Plat approval does not constitute approval of the of the existing system. See existing system re-inspection letter completed in conjunction with this lot evaluation.
3. Lot 2 is approved for up to a ___ bedroom residence.
4. All shaded areas are to be reserved for subsurface sewage disposal systems. Keep all buildings, utilities, & drives outside shaded areas.

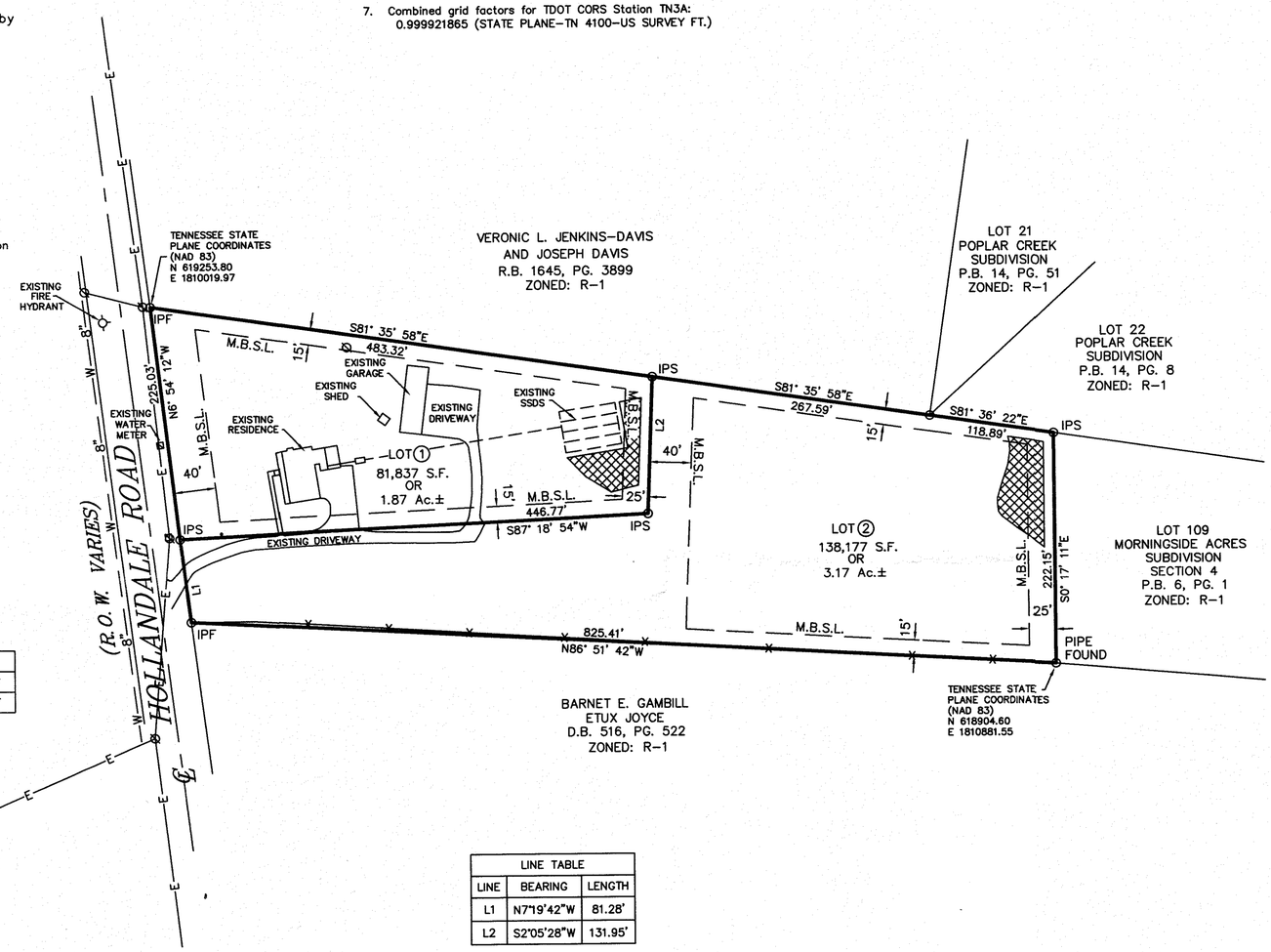
75 MPI
60 or 45 MPI

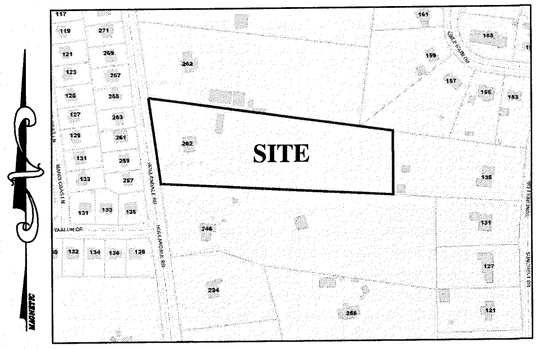
SOILS AREAS

LOTS	≤60 MPI	75 MPI	EXISTING SSDS	TOTAL
1	0 SF	2,690 SF	2,339 SF	4,499 SF
2	0 SF	3,375 SF	0 SF	3,375 SF

GLOBAL POSITION SYSTEM SURVEY NOTES

1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: SOKKIA GRX2 (#1001138-06) (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT CORS station TN3A for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: May 2025.
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN3A
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)





LOCATION MAP
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 2483 page 2905, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restrictions lines, and that offers or irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Record Book 2264, Page 2670

Date

Bola Gabriel

Mariam Girges

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this survey exceeds the minimum requirements of an "Urban Land Survey," category "I" as per standards of practice adopted by the Board of Examiners for Land Surveyors for the State of Tennessee, revised January 4, 1992, and that the ratio of precision is greater than 1:10,000.

5/22/2025
Date

Phillip G. Chapman Tenn. R.L.S. No. 2007

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for LaVergne, Tennessee 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 of Deeds.

Date

SECRETARY, PLANNING COMMISSION

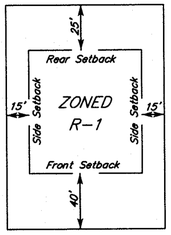
LEGEND

IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND.
● SURVEY POINT
Ø POWER POLE
—X———X— EXISTING FENCE LINE
—E———E— EXISTING ELECTRIC LINE
—W———W— EXISTING WATER LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N7°19'42"W	81.28'
L2	S2°05'28"W	131.95'

I HEREBY CERTIFY THAT THIS IS A CATEGORY " IV " SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

ZONED: R-1
FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 25'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).

2 LOTS – 220,014 S.F. OR 5.05 Ac.±

0 100 200

OWNER: BOLA GABRIEL AND MARIAM GIRGES
OWNER ADDRESS: 252 HOLLANDALE ROAD
LAVERGNE, TN 37086
TAX MAP: 014 PARCEL: 23.20
RECORD BOOK: 2264, PAGE: 2670
MAP NUMBER: 47149C0020K
DATED: MAY. 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 – 4084, FAX: 893 – 0080

FINAL PLAT
LOTS 1 & 2
BOLA GABRIEL SUBDIVISION

2nd CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: MAY 2025 | SCALE: 1"=100' | SH. 1 OF 1

Planning Commission Report Meeting: June 24, 2025	City of La Vergne

Item #: 8. **Site Plan – Mid-South Carpenter's Training Trust – New Pavillion of 6,767 Square Feet on 4 Acres. Requested by Wamble & Associates. Property located at 130 Veterans Memorial Parkway (Tax Map 14, Parcel 72.09). C-2 (Highway Service) Zoning District. Property owned by Mid-South Carpenter's Training Trust.**

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

Summary:

This site plan proposes a new, open-air pavilion to be built at the existing Mid-South Carpenter's Training Trust located on Veterans Blvd.

The pavilion will be 6,767 square feet. The dimensions are 62.5 feet x 108.4 feet.

There is an already an outdoor classroom located in this area of the site, so the pavilion will provide covering.

The architectural elevations have been provided.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

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

1. Engineering comments addressed.

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

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

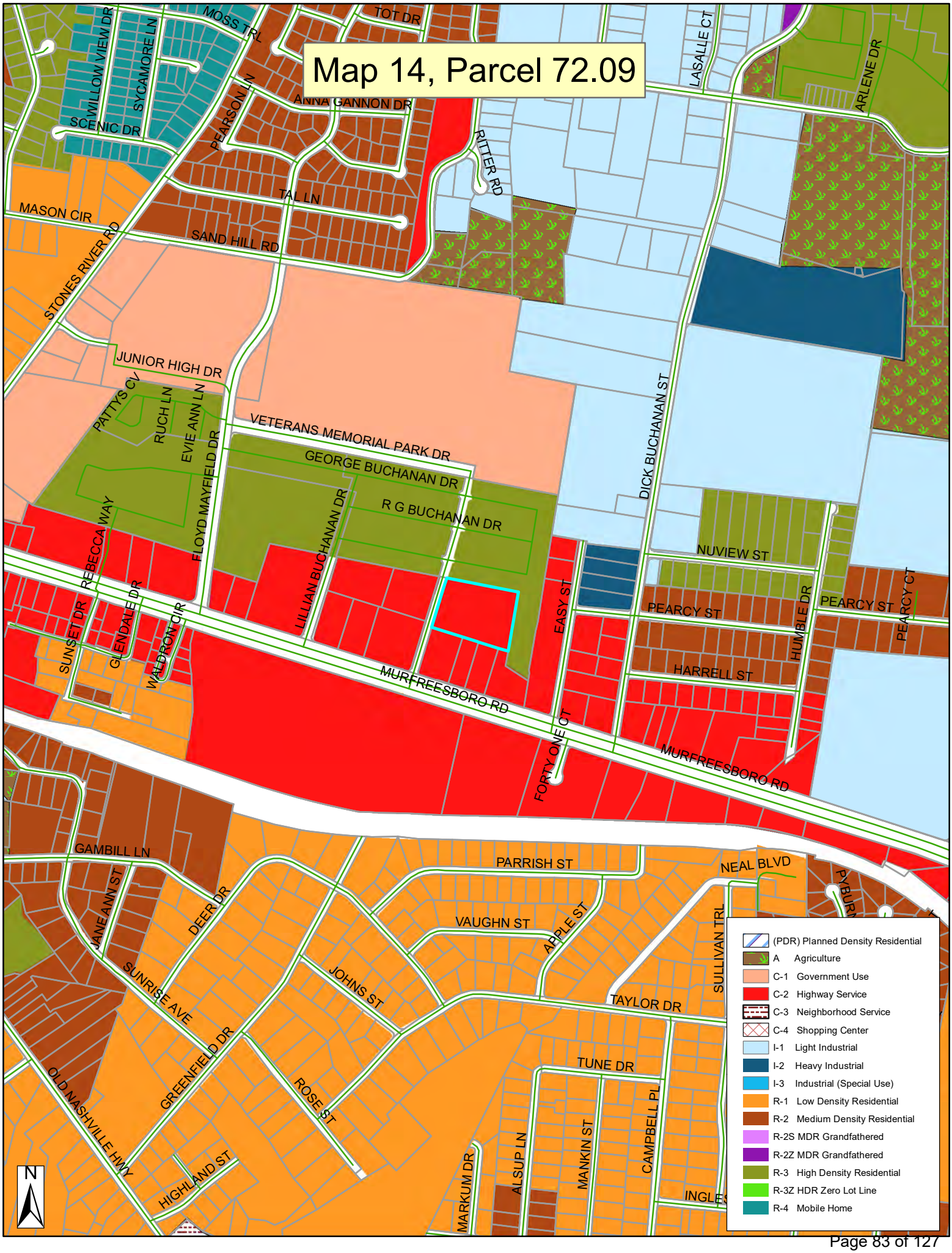
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

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

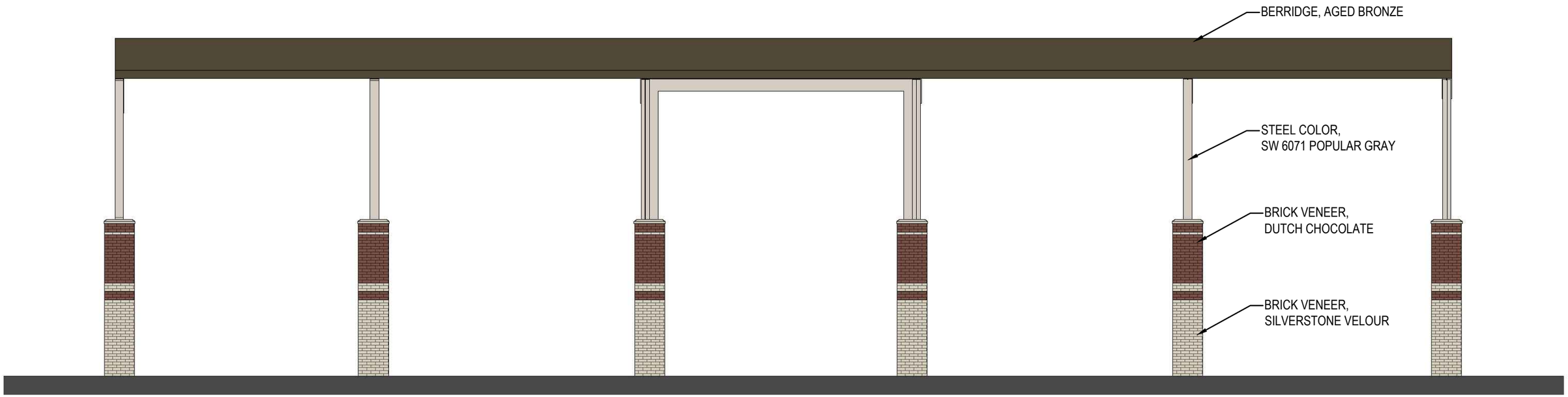
Map 14, Parcel 72.09
GEORGE BUCHANAN DR
VETERANS MEMORIAL PKWY
MURFREESBORO RD
N

Map 14, Parcel 72.09
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
R G BUCHANAN DR
LILLIAN BUCHANAN DR
VETERANS MEMORIAL PKWY
DICK BUCHANAN ST
NUVIEW ST
EASY ST
PEARCY ST
HARRELL ST
MURFREESBORO RD
MURFREESBORO RD
FORTY ONE CT
PARRISH ST
DEER DR
GREENFIELD DR
N


Map 14, Parcel 72.09
WILLOW VIEW DR
SYCAMORE LN
MOSS TRL
TOT DR
LASALLE CT
ARLENE DR
SCENIC DR
PEARSON LN
ANNA GANNON DR
RITTER RD
TAL LN
MASON CIR
SAND HILL RD
STONES RIVER RD
JUNIOR HIGH DR
PATTYS CV
RUCH LN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
R G BUCHANAN DR
FLOYD MAYFIELD DR
LILLIAN BUCHANAN DR
DICK BUCHANAN ST
REBECCA WAY
NUVIEW ST
EASY ST
PEARCY ST
HUMBLE DR
PEARCY CT
SUNSET DR
GLENDALE DR
WALDRON CIR
HARRELL ST
MURFREESBORO RD
FORTY ONE CT
GAMBILL LN
PARRISH ST
NEAL BLVD
JANE ANN ST
DEER DR
VAUGHN ST
APPLE ST
SULLIVAN TRL
SUNRISE AVE
JOHNS ST
TAYLOR DR
GREENFIELD DR
TUNE DR
ROSE ST
OLD NASHVILLE HWY
CAMPBELL PL
MANKIN ST
ALSUP LN
MARKUM DR
HIGHLAND ST
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

Middle TN Carpenters and
Millwrights Training Center

Middle TN Carpenters and
Millwrights Training Center
Millwrights Local
#1554



25011

DAVIS STOKES COLLABORATIVE P.C.

DSC ARCHITECTS

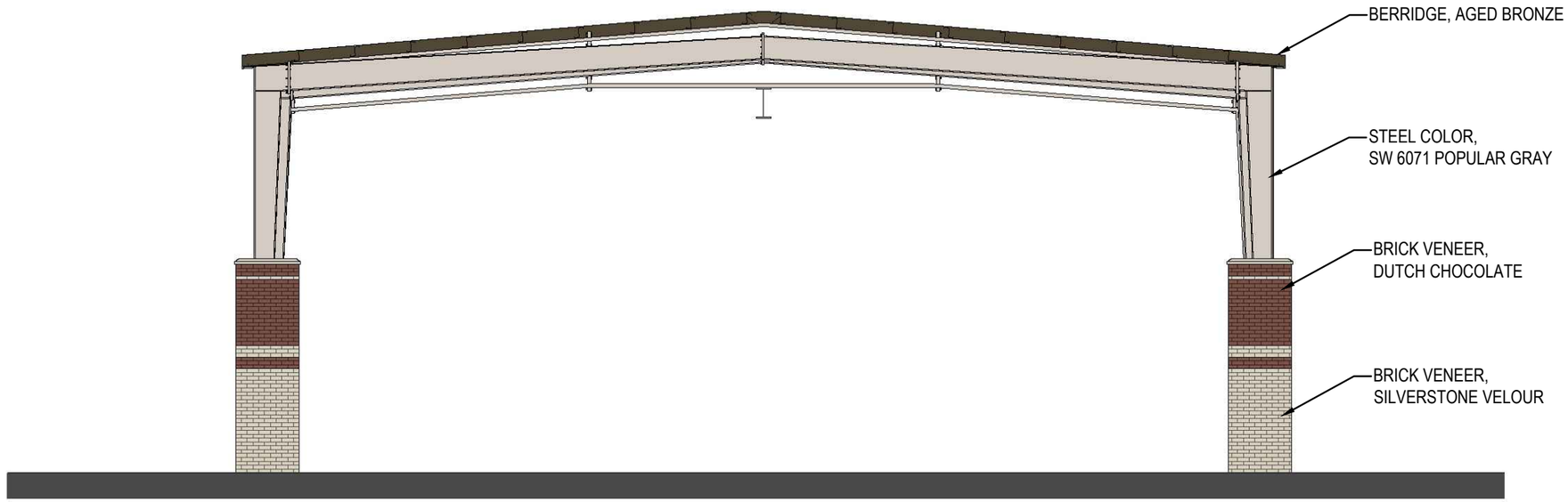
05.21.25

NASHVILLE CARPENTERS SCAFFOLD PAVILION

LA VERGNE, TENNESSEE

0 2 4 8 16

COLORED ELEVATION



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DSC ARCHITECTS

5.21.2025

MIDDLE TN TRAINING CENTER

LA VERGNE, TN

EXTERIOR VIEW

UTILITY DISCLAIMER

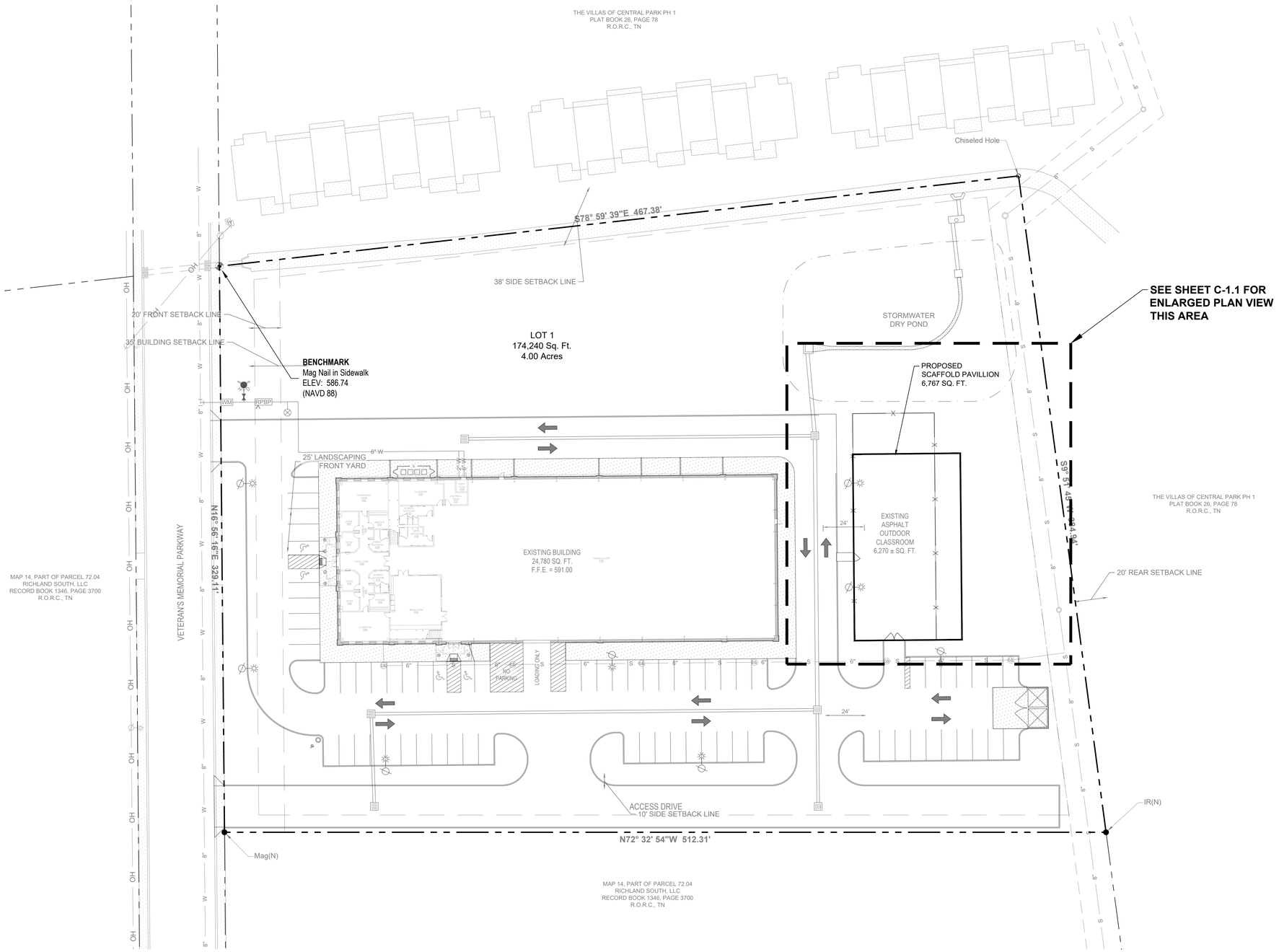
THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

Tennessee811
Know what's below. Call before you dig.

INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
C-1.0	OVERALL SITE PLAN
C-1.1	ENLARGED SITE PLAN
C-2.0	EPSC PLAN
C-2.1	EPSC DETAILS

SITE LOCATION MAP
NTS



NOTES:

1. THE PURPOSE OF THIS APPLICATION IS FOR SITE PLAN APPROVAL TO CONSTRUCT A 62.5' X108.4' (6,767 S.F.) PAVILLIONS OVER THE OUTSIDE CLASSROOM FOR THE MIDSOUTH CARPENTERS TRAINING TRUST.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE CITY OF La Vergne STORM WATER MANAGEMENT ORDINANCE.
3. CITY OF La Vergne SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
4. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. THIS PROJECT WILL MEET CURRENT REQUIREMENTS OF THE CITY OF La Vergne ZONING CODE FOR TREE REPLACEMENT/LANDSCAPING.
6. THIS PROJECT WILL NOT HAVE ANY NEED FOR WATER OR SANITARY SEWER
7. THIS PROJECT WILL REQUIRE ELECTRICITY FOR LIGHTS IN THE PAVILLION
8. THE PAVILLION WILL BE OPEN ON ALL 4 SIDES
9. SEE ARCHITECTURAL PLANS FOR PAVILLION AND CONCRETE SLAB DESIGN DETAILS

EXISTING LEGEND

- Utility Pole
- Utility Pole w/Lamp
- Fire Hydrant
- Sewer Manhole
- Storm Drain
- OH — Overhead Utility Line
- S — Sanitary Sewer
- W — Water Line
- IR (O) — Iron Rod (Old)
- IR (N) — Iron Rod (New)
- Fence

GRAPHIC SCALE
(IN FEET)

30 0 15 30 60 120

1 inch = **30** ft.

WAMBLE & ASSOCIATES P.C.
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

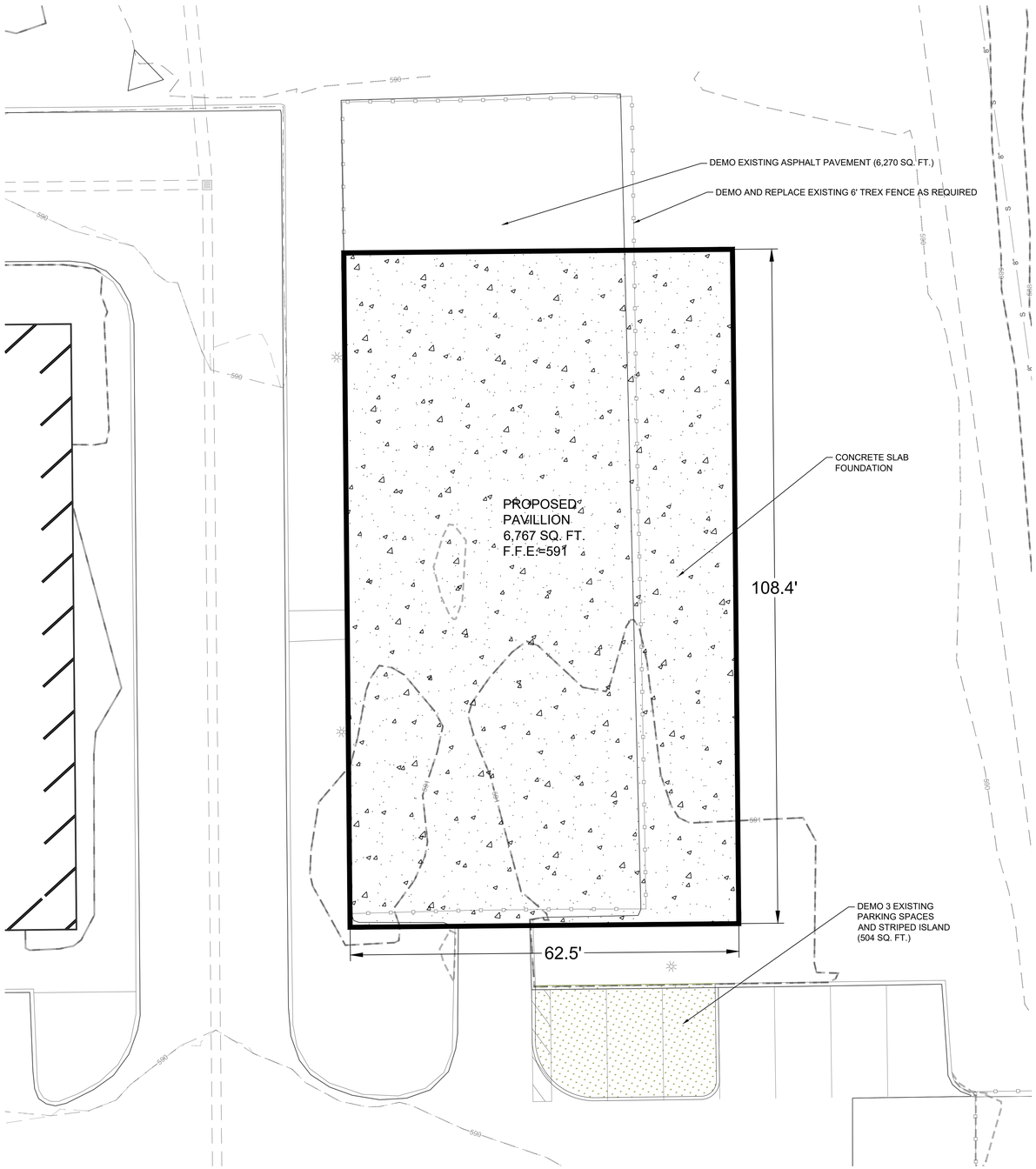
OVERALL SITE PLAN - SCAFOLD PAVILION

MIDSOUTH CARPENTER'S TRAINING TRUST
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE
OWNER AND DEVELOPER
MID-SOUTH CARPENTERS REGIONAL COUNCIL TRAINING TRUST
6136 AIRWAYS BLVD.
CHATTANOOGA, TN 37421
CONTACT: RICKEY MOORE, PH: (256) 349-0849 , EMAIL: rmoore@sdtlf.org

JAMES D. WAMBLE
REGISTERED ENGINEER
No. 014296
STATE OF TENNESSEE
06-16-2025

REVISIONS:
CITY OF LAVERGNE COMMENTS

DATE: JUNE 16, 2025
W&A NO.: 992-0119
SHEET NUMBER:
C-1.0



SITE DATA

Project Name:	Midsouth Carpenters Training Trust
Map/Parcel:	14/72.09
Subdivision	Central Park Commercial Phase 2
Lot numbers:	1
Address:	130 Veterans Memorial Parkway
City:	La Vergne
County:	Rutherford
State:	Tennessee
Civil District:	2nd
Existing zoning:	C-2 (Highway Service District)
Proposed Use:	Educational Services
Total Site Acreage:	4.00 Acres
Minimum required setback lines:	
Front yard:	20 Feet
Side yard:	10 Feet
Rear yard:	20 Feet
Building Setback:	35 Feet
Owners representative:	Rickey Moore
Address:	6136 Airways Blvd. Chattanooga, TN 37421
Phone number:	(423) 892-5282
Email address:	rmoore@sdttf.org
Contact name:	Mr. Rickey Moore
Applicant / Engineer :	Wamble & Associates, PLLC
Address:	216 Centerview Drive, Suite 180 Brentwood, TN 37027
Phone number:	(615) 251-9555
Contact names:	James D. Wamble, PE, RLS
Total Building Sq. Ft.:	24,780 Sq. Ft
Building Height Requirements:	40 Feet in Height
Maximum Lot Coverage:	None
Proposed Lot Coverage	NA
Floor Area Ratio:	NA
Parking Requirements:	1 space for each 4 classroom seats, plus 1 space for each 3 employees on maximum shift 30 Classroom Seats/4 = 8 Spaces 5 Employees/3 = 2 Spaces Total Required = 10 Spaces
Parking Provided:	60 Spaces + 4 H.C. Spaces = 64 Spaces Provided

NOTES:

1. THE PURPOSE OF THIS APPLICATION IS FOR SITE PLAN APPROVAL TO CONSTRUCT A 62.5' X108.4' (6,767 S.F.) PAVILLIONS OVER THE OUTSIDE CLASSROOM FOR THE MIDSOUTH CARPENTERS TRAINING TRUST.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE CITY OF La Vergne STORM WATER MANAGEMENT ORDINANCE.
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IMPERVIOUS CALCULATION:

THE EXISTING ASPHALT PAVEMENT IS 6,270 SQ. FT. THE PROPOSED PAVILION IS 6,767 SQ. FT. THIS RESULTS IN AN INCREASE OF IMPERVIOUS SURFACE AREA OF 497 SQ. FT.

THE REMOVAL OF 3 PARKING SPACES AND A STRIPED ISLAND WILL PROVIDE A 504 SQ. FT DECREASE OF IMPERVIOUS SURFACE AREA RESULTING IN A NET DECREASE OF 7 SQ. FT.

EXISTING LEGEND

- Utility Pole
- Utility Pole w/Lamp
- Fire Hydrant
- Sewer Manhole
- Storm Drain
- OH — Overhead Utility Line
- S — Sanitary Sewer
- W — Water Line
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(IN FEET)
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ENGLARGED SITE PLAN - SCAFOLD PAVILION

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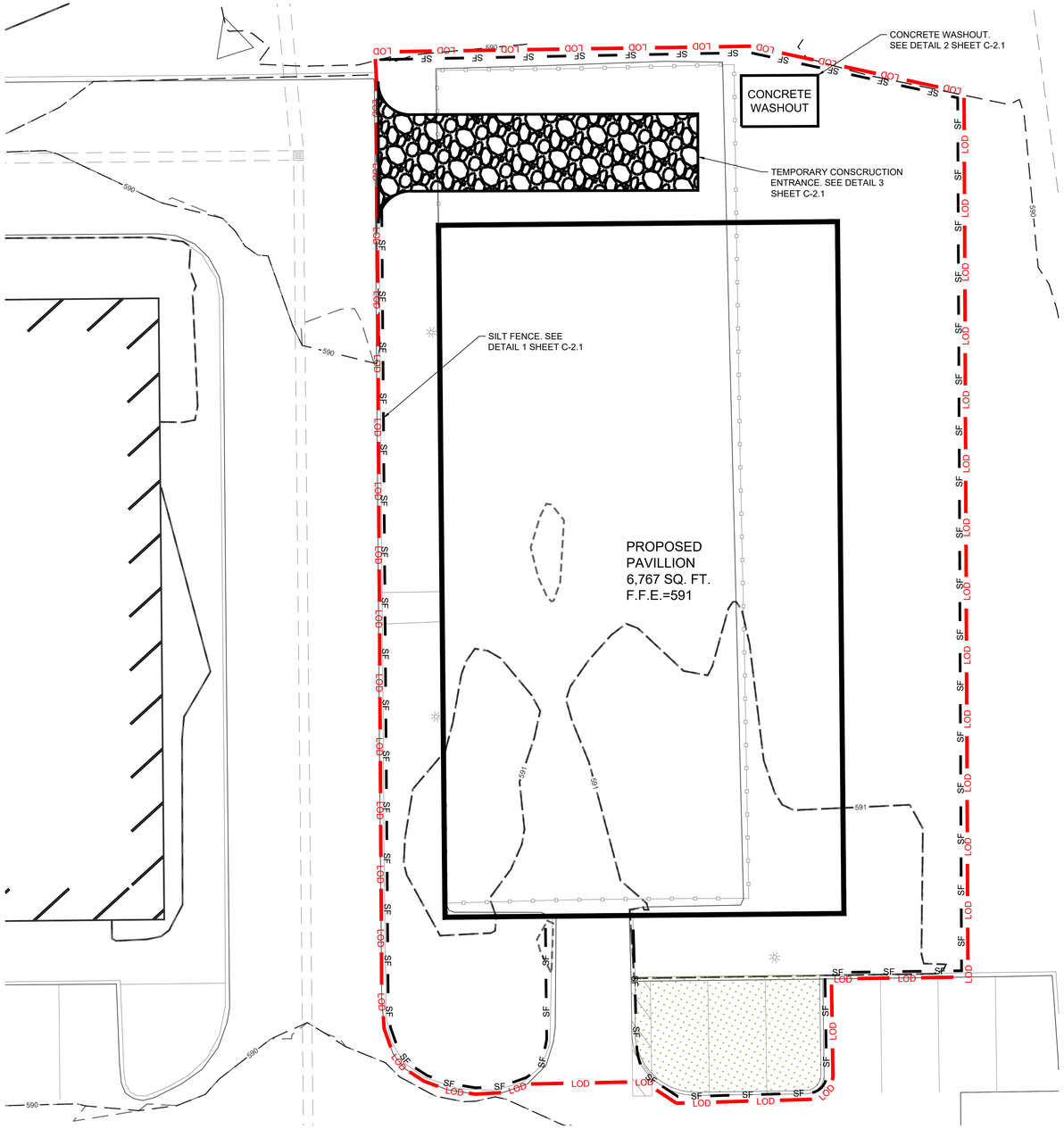


T.D.E.C. NOTES:

CONSTRUCTION MANAGEMENT TECHNIQUES:

a. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.

b. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF CLEARED SURFACE AREA.

c. CONSTRUCTION MUST BE STAGED OR PHASED FOR LARGE PROJECTS. AREAS OF ONE PHASE MUST BE STABILIZED BEFORE ANOTHER PHASE CAN BE INITIATED. STABILIZATION SHALL BE ACCOMPLISHED BY TEMPORARILY OR PERMANENTLY PROTECTING THE DISTURBED SOIL SURFACE FROM RAINFALL IMPACTS AND RUN-OFF.

d. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.

e. ALL CONTROL MEASURES SHALL BE CHECKED, AND REPAIRED AS NECESSARY, WEEKLY IN DRY PERIODS AND WITHIN 24 HOURS AFTER ANY RAINFALL OF 0.5 INCHES WITHIN A 24 HOUR PERIOD. DURING PROLONGED RAINFALL, DAILY CHECKING AND REPAIRING IS NECESSARY. THE PERMITTEE SHALL MAINTAIN RECORDS OF CHECKS AND REPAIRS.

f. A SPECIFIC INDIVIDUAL SHALL BE DESIGNATED TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS ON EACH PROJECT SITE.

g. AS SPECIFIED IN THE NPDES GENERAL PERMIT IN SECTION 3.5.3.1.E, SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS, SILT FENCE, SEDIMENT PONDS, WHEN DESIGN CAPACITY HAS BENN REDUCED BY 50 PERCENT.

h. AS SPECIFIED IN THE NPDES GENERAL PERMIT IN SECTION 3.5.8.2.A, INSPECTIONS OF THE OUTFALL AND EPSC MEASURES SHALL BE PERFORMED AT LEAST TWICE EVERY WEEK AND AT LEAST 72 HOURS APART.

i. ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.

CONTRACTOR MANAGEMENT PRACTICE NOTES:

1. CONTRACTOR SHALL PERFORM ALL WORK SHOWN ON PLANS IN ACCORDANCE WITH METRO NASHVILLE, STORMWATER MANAGEMENT MANUAL, SECTION 2 ENTITLED "CONTRACTOR MANAGEMENT PRACTICES".
2. CONTRACTOR SHALL SCHEDULE CONSTRUCTION ACTIVITIES IN A MANNER THAT WILL MINIMIZE THE EXPOSURE OF DISTURBED SOILS TO WIND, RAIN, RUN-ON AND RUN-OFF TO REDUCE THE DISCHARGE OF POLLUTANTS TO THE STORM DRAIN SYSTEM OR WATERCOURSES AS DEFINED IN MORE DETAIL IN CP-01.
3. CONTRACTOR SHALL PERFORM DEWATERING OPERATION BY USING SEDIMENT CONTROLS TO PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER AND TEST THE GROUNDWATER FOR POLLUTANT ACCUMULATION AS DEFINED IN MORE DETAIL IN CP-02.
4. CONTRACTOR SHALL PERFORM PAVING OPERATION IN A MANNER THAT WILL PREVENT OR REDUCE THE OF POLLUTANTS FROM PAVING OPERATION AS DEFINED IN MORE DETAIL IN CP-03.
5. CONTRACTOR SHALL PERFORM STRUCTURE CONSTRUCTION AND PAINTING IN A MANNER THAT WILL PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER AS DEFINED IN MORE DETAIL IN CP-04.
6. CONTRACTOR SHALL DELIVER, STORE AND USE MATERIALS IN A MANNER THAT WILL PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER AS DEFINED IN MORE DETAIL IN CP-05.
7. CONTRACTOR SHALL PREVENT AND CONTROL CONSTRUCTION SPILLS IN A MANNER THAT WILL PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER AS DEFINED IN MORE DETAIL IN CP-06.
8. CONTRACTOR SHALL MANAGE SOLID WASTE IN A MANNER THAT WILL PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER AS DEFINED IN MORE DETAIL IN CP-07.
9. CONTRACTOR SHALL MANAGE HAZARDOUS WASTE IN A MANNER THAT WILL PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER AS DEFINED IN MORE DETAIL IN CP-08.
10. CONTRACTOR SHALL MANAGE CONTAMINATED SOIL IN A MANNER THAT WILL PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER AS DEFINED IN MORE DETAIL IN CP-09.
11. CONTRACTOR SHALL MANAGE CONCRETE WASTE IN A MANNER THAT WILL PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER AS DEFINED IN MORE DETAIL IN CP-10.
12. CONTRACTOR SHALL MANAGE SANITARY AND/OR SEPTIC WASTE IN A MANNER THAT WILL PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER AS DEFINED IN MORE DETAIL IN CP-11.
13. CONTRACTOR SHALL MANAGE VEHICLE AND EQUIPMENT CLEANING, FUELING AND MAINTENANCE IN A MANNER THAT WILL PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER AS DEFINED IN MORE DETAIL IN CP-12, CP-13 AND CP-14.
14. CONTRACTOR SHALL MANAGE HIS EMPLOYEES AND SUBCONTRACTORS IN A MANNER THAT WILL PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER AS DEFINED IN MORE DETAIL IN CP-15.
15. CONTRACTOR SHALL MANAGE PESTICIDES, HERBICIDES AND FERTILIZER USE IN A MANNER THAT WILL PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER AS DEFINED IN MORE DETAIL IN CP-16.
16. CONTRACTOR SHALL USE DUST CONTROL MEASURES TO STABILIZE SOIL FROM WIND AND STORMWATER RUN-OFF EROSION AND REDUCE DUST GENERATED BY CONSTRUCTION ACTIVITIES AS DEFINED IN MORE DETAIL IN CP-17.
17. CONTRACTOR SHALL MAINTAIN COLLECTION FACILITIES AND APPURTENANCES ON A REGULAR BASIS TO REMOVE POLLUTANTS AS DEFINED IN MORE DETAIL IN CP-18.
18. CONTRACTOR SHALL PRACTICE PRESERVATION AND MAINTENANCE OF EXISTING VEGETATION TO PREVENT OR REDUCE EROSION OF SOIL AS DEFINED IN MORE DETAIL IN CP-19.
19. CONTRACTOR SHALL MANAGE SYSTEM FLUSHING IN A MANNER THAT WILL PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER AS DEFINED IN MORE DETAIL IN CP-20.

EROSION CONTROL LEGEND

CODE		PRACTICE
TCP-03	TEMPORARY CONSTRUCTION ENTRANCE / EXIT	
ICP-03	TEMPORARY CONCRETE WASHOUT	CONCRETE WASHOUT
TCP-24	TEMPORARY INLET PROTECTION	
PESC-07	OUTLET PROTECTION	
TCP-13	TEMPORARY SILT FENCE	—SF—
LOD	LIMITS OF DISTURBANCE = 2.98 ac	—LOD—

EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" AND METRO STORMWATER MANAGEMENT MANUAL, CURRENT EDITION.

SITE ASSESSMENT ASSURANCE CRITERIA:

QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE DONE BY PERFORMING SITE ASSESSMENT AT THE CONSTRUCTION SITE. THE SITE ASSESSMENT SHALL BE CONDUCTED AT EACH OUTFALL WITHIN A MONTH OF CONSTRUCTION COMMENCING. THE SITE ASSESSMENT SHALL BE PERFORMED BY ONE OF THE FOLLOWING INDIVIDUALS:

- A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT
- A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC); OR
- A PERSON THAT SUCCESSFULLY COMPLETED THE "LEVEL II DESIING PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE.

SITE ASSESSMENT SHOULD BE PERFORMED TO VERIFY THE INSTALLATION, FUNCTIONALITY AND PERFORMANCE OF THE EPSC MEASURES DESCRIBED IN THE SWPPP, AND SHOULD INCLUDE A REVIEW AND UPDATE (IF APPLICABLE) OF THE SWPPP.

THE SITE ASSESSMENT FINDINGS SHALL BE DOCUMENTED AND THE DOCUMENTATION KEPT WITH THE SWPPP AT THE SITE. AT A MINIMUM, THE DOCUMENTATION SHALL INCLUDE INFORMATION INCLUDED IN THE INSPECTION FORM PROVIDED IN APPENDIX C OF THE GENERAL NPDES PERMIT.

VEGETATIVE CONTROLS:

a. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING.

b. AS SPECIFIED IN THE NPDES GENERAL PERMIT IN SECTION 3.5.7 AND 3.5.8.2.A, VEGETATION, EPSC AND OTHER PROTECTIVE MEASURES ARE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS.

c. PERMANENT SOIL STABILIZATION WITH PERENNIAL VEGETATION SHALL BE APPLIED AS SOON AS PRACTICAL AFTER FINAL GRADING.

STRUCTURAL CONTROLS:

d. ALL SURFACE WATER FLOWING TOWARD THE CONSTRUCTION AREA SHALL BE DIVERTED BY USING BERMS, (J) CHANNELS, OR SEDIMENT TRAPS, AS NECESSARY.

e. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED ACCORDING TO THE SIZE AND SLOPE (K) OF DISTURBED OR DRAINAGE AREAS, TO DETAIN RUNOFF AND TRAP SEDIMENT.

f. DISCHARGES FROM SEDIMENT BASINS AND TRAPS MUST BE THROUGH A PIPE OR LINED CHANNEL SO THE DISCHARGE DOES NOT CAUSE EROSION.

g. MUDDY WATER TO BE PUMPED FROM EXCAVATION AND WORK AREAS MUST BE HELD IN SETTLING BASINS (M) OR TREATED BY FILTRATION PRIOR TO ITS DISCHARGE INTO SURFACE WATERS. WATER MUST BE DISCHARGED THROUGH A PIPE OR LINED CHANNEL SO THAT THE DISCHARGE DOES NOT CAUSE EROSION AND SEDIMENTATION.

DISCHARGE QUALITY:

h. THERE SHALL BE NO DISTINCTLY VISIBLE FLOATING SCUM, OIL OR OTHER MATTER CONTAINED IN THE STORMWATER DISCHARGE.

i. THE STORMWATER DISCHARGE MUST NOT CAUSE AN OBJECTIONABLE COLOR CONTRAST IN THE RECEIVING STREAM.

j. THE STORMWATER DISCHARGE MUST RESULT IN NO MATERIALS IN CONCENTRATIONS SUFFICIENT TO BE HAZARDOUS OR OTHERWISE DETRIMENTAL TO HUMANS, LIVESTOCK, WILDLIFE, PLANT LIFE, OR FISH AND AQUATIC LIFE IN THE RECEIVING STREAM.

k. REPORTING AND RECORD KEEPING REQUIREMENTS.

l. THE PERMITTEE SHALL MAINTAIN RECORDS OF CHECKS AND REPAIRS ON SITE OR AT A NEARBY OFFICE.

m. RECORDS AND INFORMATION RESULTING FROM THE MONITORING ACTIVITIES REQUIRED BY THIS RULE SHALL BE RETAINED FOR A MINIMUM OF THREE (3) YEARS, OR LONGER IF REQUESTED BY THE DIVISION OF WATER POLLUTION CONTROL.

n. KNOWINGLY MAKING ANY FALSE STATEMENT ON ANY REPORT REQUIRED BY THIS RULE MAY RESULT IN (T) THE IMPOSITION OF CRIMINAL PENALTIES AS PROVIDED FOR IN SECTION 309 OF THE FEDERAL WATER POLLUTION CONTROL ACT AND IN SECTION 69-3-115 OF THE TENNESSEE WATER QUALITY CONTROL ACT.

GRAPHIC SCALE
(IN FEET)
10 0 5 10 20 40
1 inch = **10** ft.

WAMBLE & ASSOCIATES P.C.
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

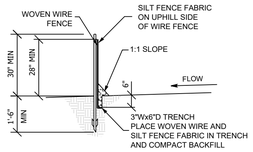
EROSION CONTROL AND SEDIMENTARY PREVENTION PLAN

MIDSOUTH CARPENTER'S TRAINING TRUST
LA VERGNE RUTHERFORD COUNTY, TENNESSEE
OWNER AND DEVELOPER
MID-SOUTH CARPENTERS REGIONAL COUNCIL TRAINING TRUST
6136 AIRWAYS BLVD.
CHATTANOOGA, TN 37421
CONTACT: RICKEY MOORE, PH: (256) 349-0849 , EMAIL: rmoore@sdtlf.org

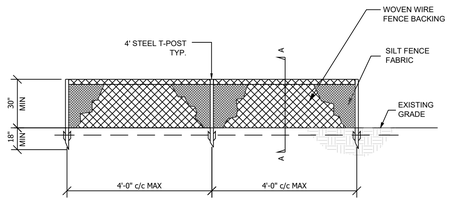
JAMES D. WAMBLE
REGISTERED ENGINEER
06-16-2025
NO. 0142596
STATE OF TENNESSEE

REVISIONS:
CITY OF LAVERGNE COMMENTS

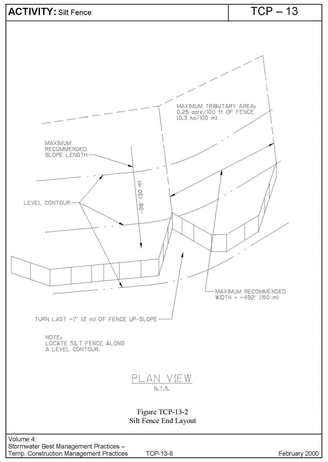
DATE: JUNE 16, 2025
W&A NO.: 992-0119
SHEET NUMBER:
C-2.0



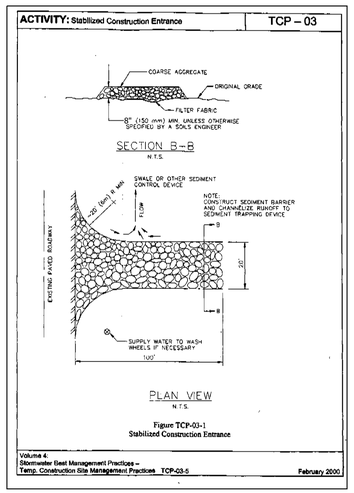
SECTION A-A



ELEVATION

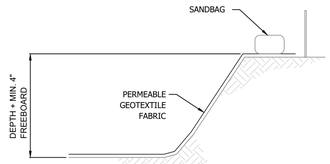


SILT FENCE (TCP-13) 1



TEMPORARY CONSTRUCTION ENTRANCE (TCP-03-1) 3

SECTION B-B
NOT TO SCALE



SECTION A-A
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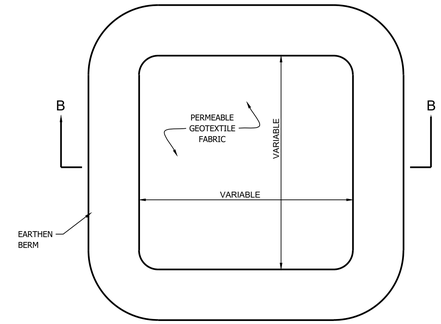
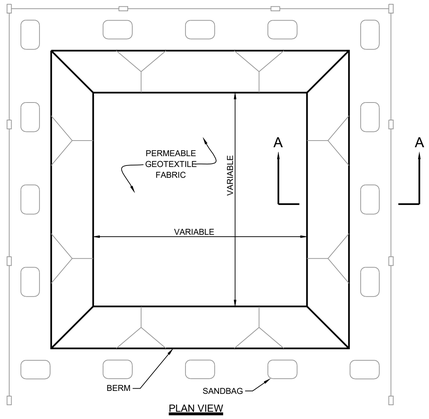


PLAN VIEW
NOT TO SCALE
TYPE "ABOVE GRADE" WITH EATHERN BERMS



PLAN VIEW
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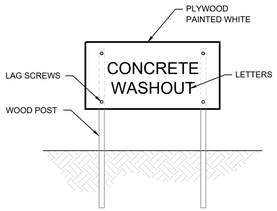
TYPE "BELOW GRADE"



CONCRETE WASHOUT
SIGN (OR EQUIVALENT)

NOTES

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT OF THE WASHOUT FACILITY.

CONCRETE WASHOUT (ICP-03) 2

WAMBLE & ASSOCIATES
Civil Engineering
Land Surveying
Land Planning
216 Centerview Dr., Ste 180
Brentwood, TN 37027
615.251.9555

EPSC DETAILS

MIDSOUTH CARPENTER'S TRAINING TRUST
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE
OWNER AND DEVELOPER
MID-SOUTH CARPENTERS REGIONAL COUNCIL TRAINING TRUST
6136 AIRWAYS BLVD.
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CONTACT: RICKEY MOORE, PH: (256) 349-0849 , EMAIL: rmoore@sdtft.org

JAMES D. WAMBLE
REGISTERED ENGINEER
NO. 014236
STATE OF TENNESSEE
06-16-2025

REVISIONS:
CITY OF LAVERGNE COMMENTS

DATE: JUNE 16, 2025
W&A NO.: 992-0119
SHEET NUMBER:
C-2.1

Planning Commission Report Meeting: June 24, 2025	City of La Vergne

Item #: 9. **Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Cory McClellan - 4.36 Acres. Property located at 782 Waldron Road (Tax Map 29, Parcel 38). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: C-2 (Highway Service) Zoning District. Property owned by Cory McClellan.**

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

Summary:

The applicant is requesting to rezone approximately 4.36 acres from R-1 (Low Density) to C-2 (Highway Service Commercial). The property is located at 782 Waldron Road.

The applicant has not disclosed any specific plans regarding the future development of this property.

The main zoning in the area is R-1 and R-3 in the Mission Hills development. This request lies very close to the future Twinning Station PDR as well.

The property that borders this site on all sides is R-1 which is Low Density Residential.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

Engineering (**Gary Lide** - glide@lavergnetn.gov)
No Engineering comments.

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

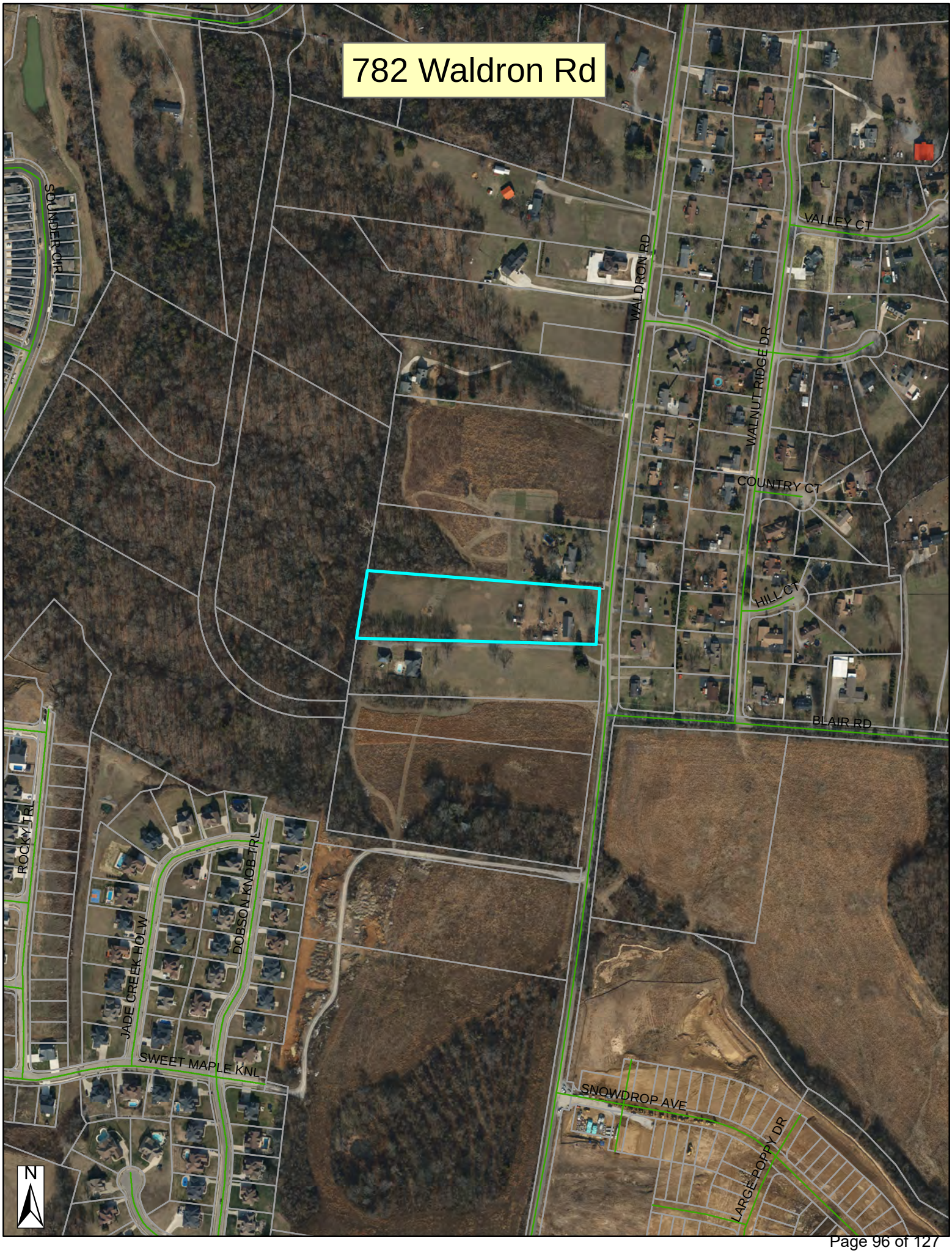
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

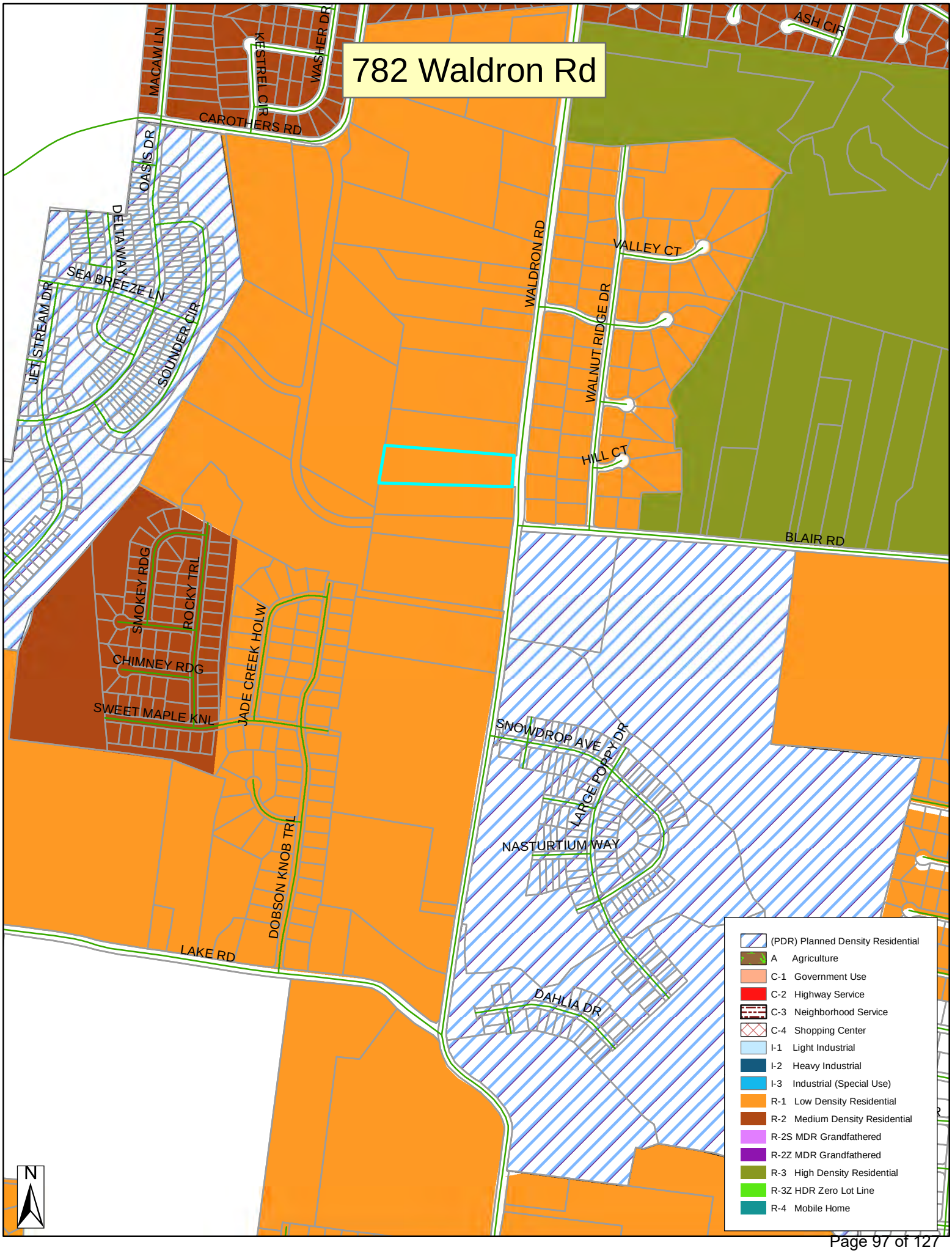
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

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

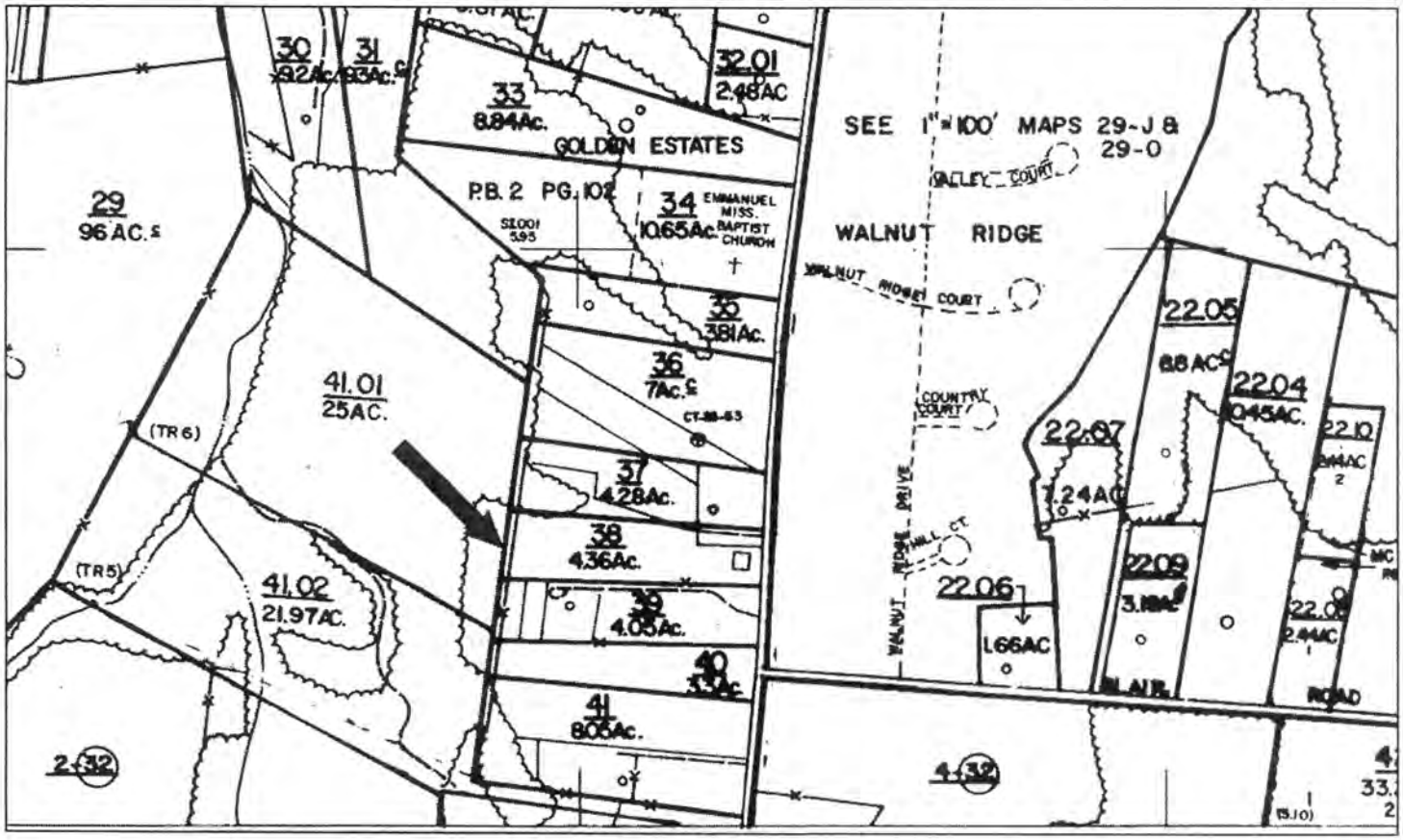
782 Waldron Rd
WALDRON RD
BLAIR RD
N


782 Waldron Rd
SOLDIER CIR
WALDRON RD
VALLEY CT
WALNUT RIDGE DR
COUNTRY CT
HILL CT
BLAIR RD
ROCKY TRL
DOBSON KNOB TRL
JADE CREEK HOLW
SWEET MAPLE KNL
SNOWDROP AVE
LARGE POPPY DR
N

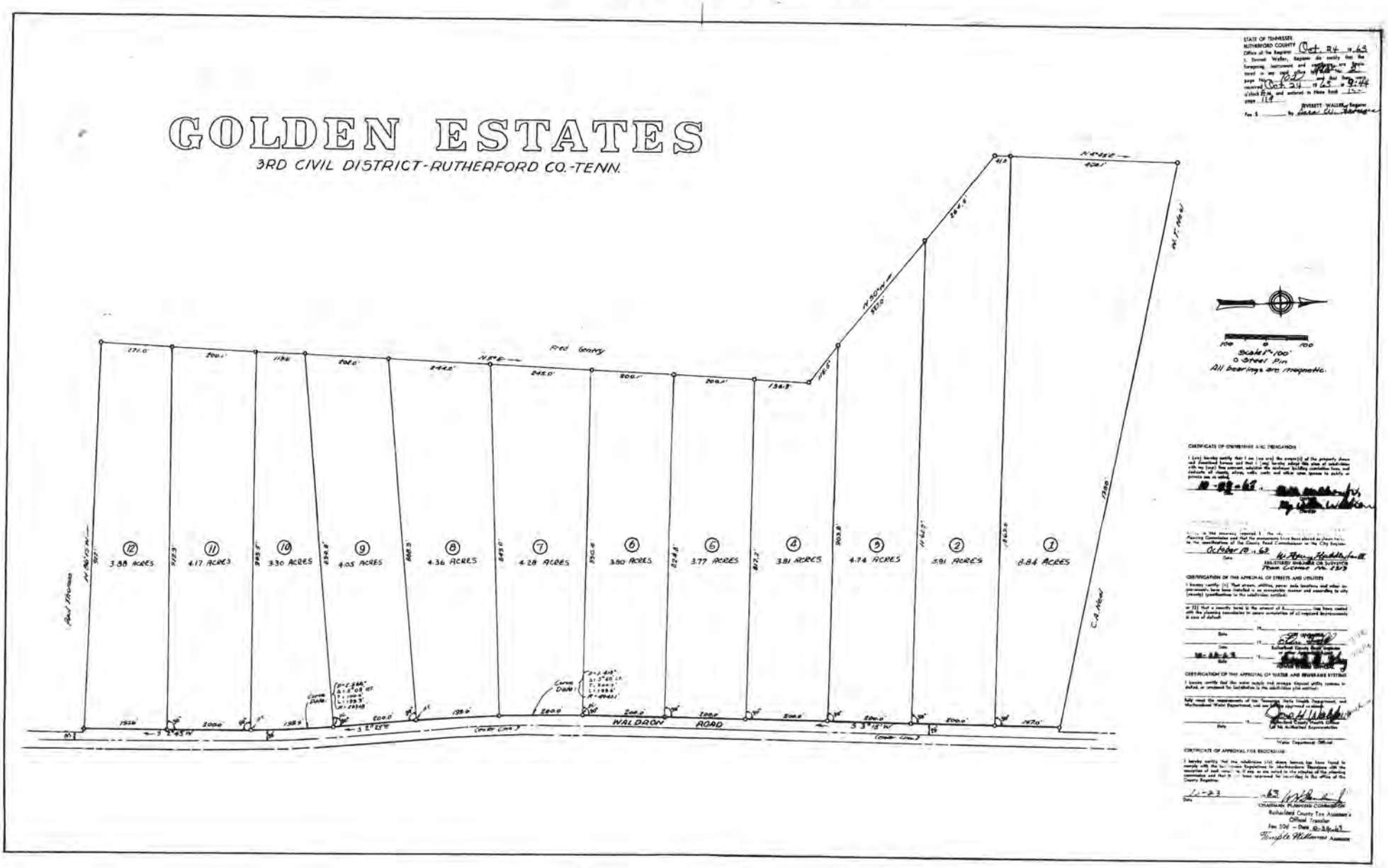

782 Waldron Rd
MACAW LN
KESTREL CIR
WASHER DR
CAROTHERS RD
ASH CIR
OASIS DR
DELTAWAY
SEA BREEZE LN
JET STREAM DR
SOUNDER CIR
WALDRON RD
VALLEY CT
WALNUT RIDGE DR
HILL CT
BLAIR RD
SMOKEY RDG
ROCKY TRL
CHIMNEY RDG
SWEET MAPLE KNL
JADE CREEK HOLW
DOBSON KNOB TRL
LAKE RD
SNOWDROP AVE
LARGE POPPY DR
NASTURTIUM WAY
DAHLIA DR
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home
N

PLAT MAP

Borrower/Client Cory D. & Tracy G. McClellan
Address 782 Waldron Road Unit No. N/A
City LaVergne County Rutherford State TN Zip Code 37086
Lender/Client SunTrust Mortgage, Inc.



Plat Book 2, Page 102



Planning Commission Report Meeting: June 24, 2025	City of La Vergne

Item #: 10. **Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Brookside, Phase 2 - 88 Lots. Requested by Mitchell Bowman. Property located off Macaw Lane (Tax Map 29, Parcel 28). R-2 (Medium Density Residential) Zoning District.**

Reviewed By:
Gary Lide, City Engineer

Summary:
This is a request for subdivision acceptance at Brookside Subdivision.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No Comments.

Engineering (**Gary Lide** - glide@lavergnetn.gov)
There are no outstanding staff comments on this subdivision. All have been resolved.

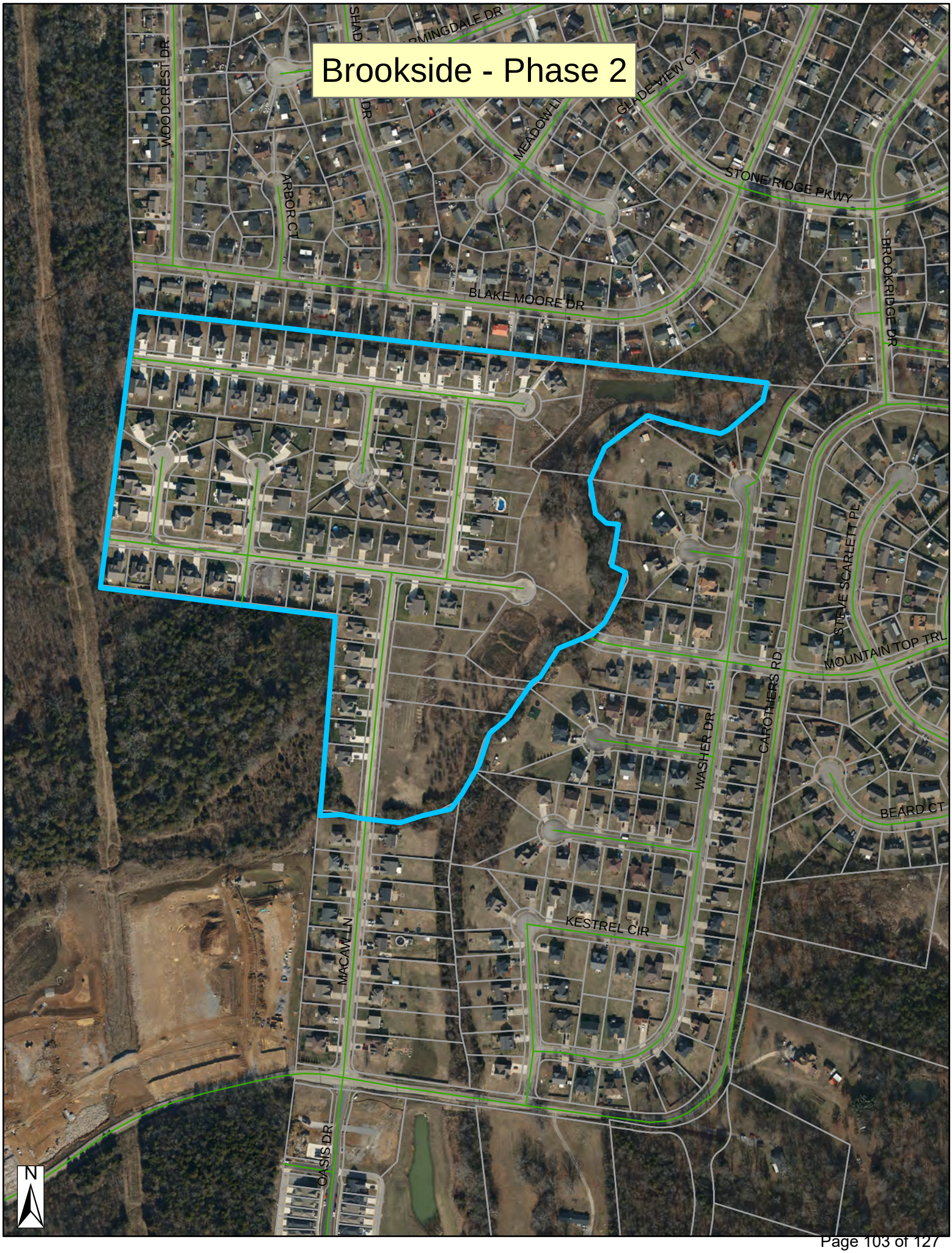
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No comments.

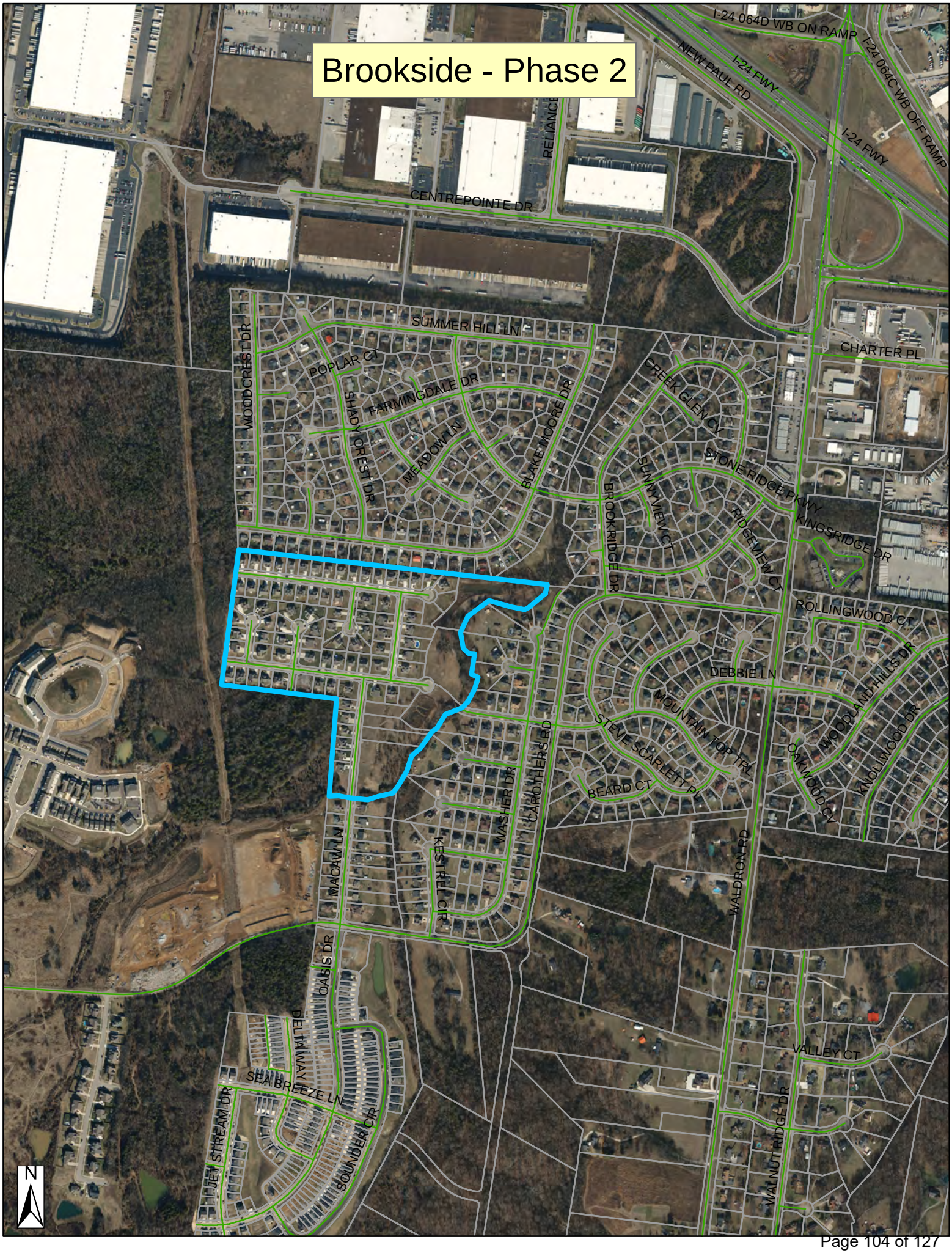
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

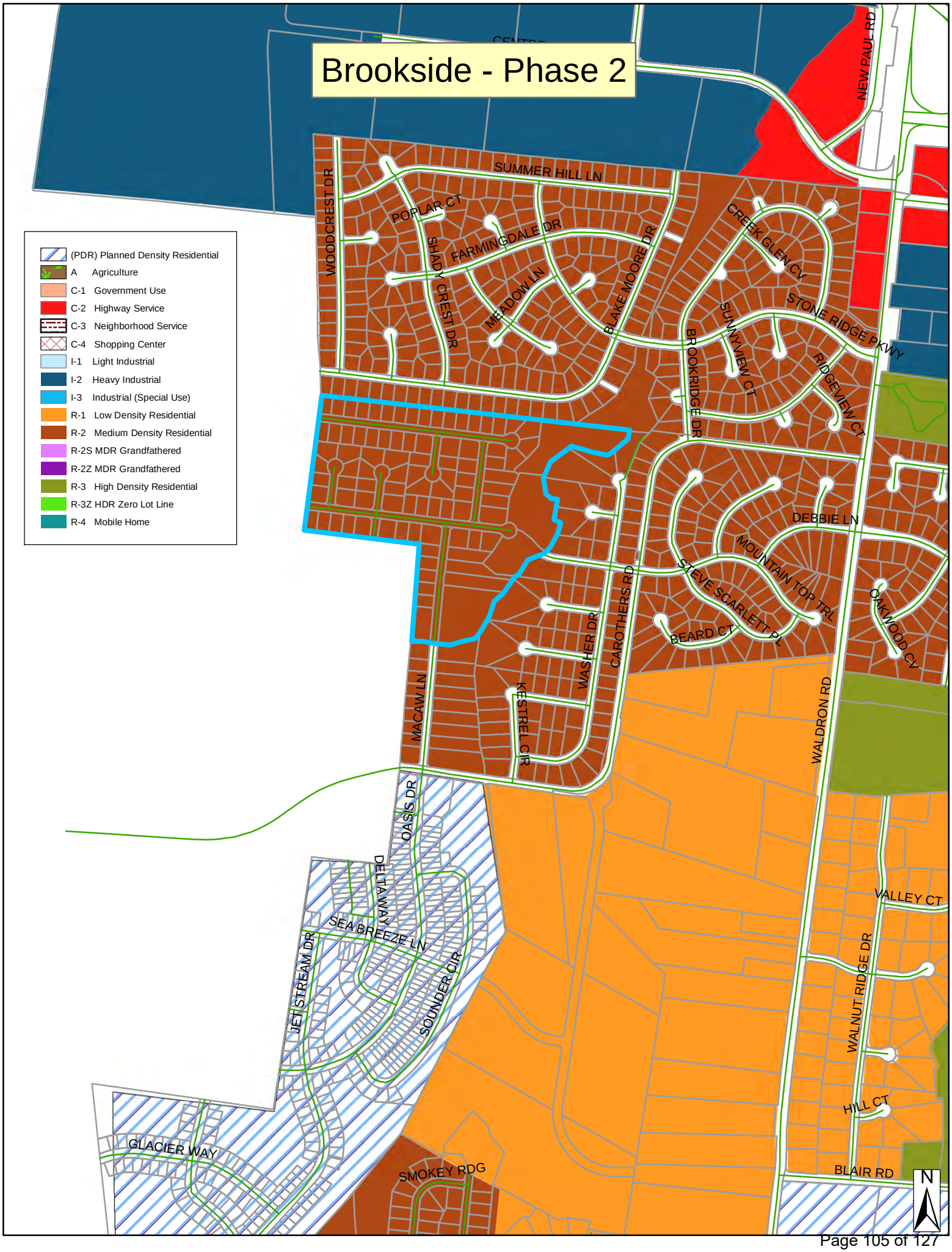
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

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


Brookside - Phase 2
WOODCREST DR
ARBOR CT
MEADOW LN
GLADE VIEW CT
STONE RIDGE PKWY
BROOKRIDGE DR
BLAKE MOORE DR
STEVE SCARLETT PL
MOUNTAIN TOP TRL
CAROTHERS RD
WASHER DR
BEARD CT
KESTREL CIR
MACAW LN
OASIS DR
N


Brookside - Phase 2
I-24 064D WB ON RAMP
I-24 064C WB OFF RAMP
NEW PAUL RD
I-24 FWY
I-24 FWY
RELIANCE
CENTREPOINTE DR
SUMMER HILL LN
CHARTER PL
WOODCREST DR
POPLAR CT
FARMINGDALE DR
SHADY OREST DR
MEADOW LN
BLAKE MOORE DR
CREEK GLEN CT
STONE RIDGE PKWY
SUNNYVIEW CT
BROOKRIDGE DR
RIDGEVIEW CT
KINGSRIDGE DR
ROLLINGWOOD CT
DEBBIE LN
MOUNTAIN TOP TRL
STEVE SCARLETT PL
BEARD CT
WOODLAND HILLS DR
OAKWOOD CT
KNOLLWOOD DR
CAROTHERS RD
WASHER DR
KESTREL CIR
MACAW LN
WALDRON RD
OASIS DR
DELTAWAY
SEABREEZE LN
JET STREAM DR
SOUNDER CIR
VALLEY CT
WALNUT RIDGE DR
N


Brookside - Phase 2
(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
NEW PAUL RD
SUMMER HILL LN
WOODCREST DR
POPLAR CT
FARMINGDALE DR
SHADY CREST DR
MEADOW LN
BLAKEMOORE DR
CREEK GLEN CV
STONE RIDGE PKWY
SUNNYVIEW CT
BROOKRIDGE DR
RIDGEVIEW CT
DEBBIE LN
MOUNTAIN TOP TRL
STEVE SCARLETT PL
BEARD CT
OAKWOOD CV
CAROTHERS RD
WASHER DR
KESTREL CIR
MACAW LN
WALDRON RD
OASIS DR
DELAWAY LN
SEA BREEZE LN
JETSTREAM DR
SOUNDER CIR
VALLEY CT
WALNUT RIDGE DR
HILL CT
BLAIR RD
GLACIER WAY
SMOKEY RDG
N

B
Brookside II

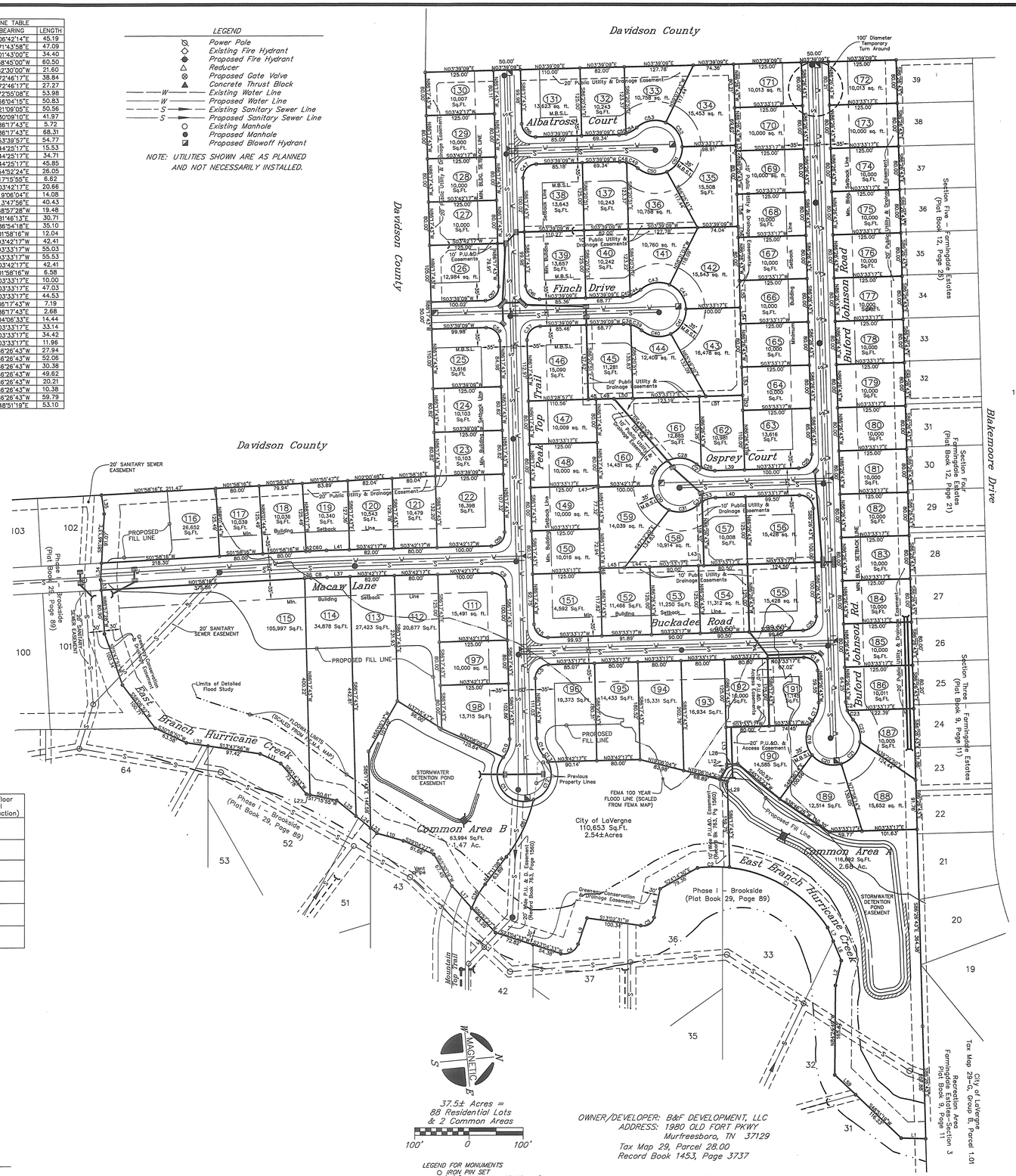
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	50°20'33"	250.00	219.66	212.66	S36°39'01"W
C2	13°33'15"	250.00	59.14	59.00	S04°42'07"W
C3	92°54'45"	19.78	32.07	28.67	N26°27'46"W
C4	83°42'23"	27.12	39.63	36.20	N24°13'03"W
C5	89°51'00"	25.00	39.20	35.31	S41°27'13"E
C6	33°53'00"	176.37	104.30	102.79	N21°48'30"E
C7	53°11'28"	205.80	191.06	184.27	N68°26'48"E
C8	1°44'01"	975.00	29.50	29.50	S02°50'16"W
C9	90°00'00"	25.00	39.27	35.36	S48°42'17"W
C10	41°24'13"	50.00	36.13	35.35	N65°35'36"W
C11	150°10'02"	50.00	131.05	96.63	N60°01'30"E
C12	97°23'38"	50.00	85.02	75.14	N63°48'12"W
C13	15°11'38"	50.00	13.26	13.22	S59°53'10"W
C14	41°24'56"	50.00	36.14	35.36	N72°59'49"E
C15	90°09'00"	25.00	39.34	35.40	N48°37'47"E
C16	90°00'00"	25.00	39.27	35.36	S48°33'17"W
C17	41°24'35"	50.00	36.14	35.36	N65°44'25"W
C18	10°29'16"	50.00	9.15	9.14	S50°16'46"E
C19	68°15'11"	50.00	59.56	56.10	S89°39'00"E
C20	68°15'11"	50.00	59.56	56.10	N22°05'49"E
C21	64°29'11"	50.00	56.27	53.35	N44°16'21"W
C22	51°20'21"	50.00	44.80	43.32	S77°48'53"W
C23	22°48'32"	50.00	19.90	19.77	N63°32'59"E
C24	18°36'03"	50.00	16.23	16.16	N84°15'16"E
C25	90°00'00"	25.00	39.27	35.36	N41°26'43"W
C26	29°57'48"	50.00	26.15	25.85	N18°32'12"E
C27	11°28'46"	50.00	9.99	9.97	N39°14'29"E
C28	65°42'17"	50.00	57.34	54.25	S12°08'43"W
C29	65°42'17"	50.00	57.34	54.25	S53°35'34"E
C30	65°42'17"	50.00	57.34	54.25	N60°42'09"E
C31	65°42'17"	50.00	57.34	54.25	N05°00'09"W
C32	11°28'46"	50.00	9.99	9.97	S32°07'54"E
C33	29°57'48"	50.00	26.15	25.85	S11°25'37"E
C34	90°00'00"	25.00	39.27	35.36	S48°33'17"W
C35	90°00'00"	25.00	39.27	35.36	N41°26'43"W
C36	16°39'55"	175.00	50.90	50.72	S55°31'05"E
C37	89°56'52"	25.00	39.25	35.34	S41°19'17"E
C38	15°20'52"	50.00	13.39	13.35	S11°19'35"W
C39	26°33'43"	50.00	22.74	22.55	S32°01'52"W
C40	65°42'17"	50.00	57.34	54.25	N12°12'35"E
C41	65°42'17"	50.00	57.34	54.25	N53°28'43"W
C42	65°42'17"	50.00	57.34	54.25	S60°48'00"W
C43	65°42'17"	50.00	57.34	54.25	S04°54'17"E
C44	26°33'43"	50.00	22.74	22.55	N24°43'35"W
C45	15°20'52"	50.00	13.39	13.35	N04°01'17"W
C46	90°03'08"	25.00	39.29	35.37	N48°40'43"E
C47	89°56'52"	25.00	39.25	35.34	S41°19'17"E
C48	14°39'43"	50.00	12.79	12.76	S10°59'00"W
C49	26°44'52"	50.00	23.34	23.13	S31°41'18"W
C50	65°42'17"	50.00	57.34	54.25	N12°12'35"E
C51	65°42'17"	50.00	57.34	54.25	N53°28'43"W
C52	65°42'17"	50.00	57.34	54.25	S60°48'00"W
C53	65°42'17"	50.00	57.34	54.25	S04°54'17"E
C54	26°44'52"	50.00	23.34	23.13	N24°23'00"W
C55	14°39'43"	50.00	12.79	12.76	N03°40'43"W
C56	90°03'08"	25.00	39.29	35.37	N48°40'43"E
C57	89°56'52"	25.00	39.25	35.34	N41°19'17"W
C58	90°03'08"	25.00	39.29	35.37	S48°40'43"W
C59	90°00'00"	25.00	39.27	35.36	N41°17'43"W
C60	1°44'01"	1025.00	31.01	31.01	S02°50'16"W
C61	24°29'05"	275.00	117.52	116.63	N59°25'41"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°42'14"E	45.19
L2	S71°43'58"E	47.09
L3	S01°43'00"E	34.40
L4	S38°45'00"W	60.50
L5	S82°30'00"W	21.60
L6	N72°46'17"E	38.84
L7	N72°46'17"E	27.27
L8	S72°55'08"E	53.98
L9	S66°04'15"E	50.83
L10	N21°09'05"E	50.56
L11	N30°09'10"E	41.97
L12	S86°17'43"E	5.72
L13	S86°17'43"E	68.31
L17	N53°39'57"E	54.77
L23	N44°25'17"E	15.53
L24	N44°25'17"E	34.71
L25	N44°25'17"E	45.85
L26	S54°52'24"E	26.05
L27	N17°15'55"E	6.62
L28	N03°42'17"E	26.66
L29	N19°06'04"E	14.08
L32	N13°47'58"E	40.43
L33	N88°57'28"W	19.48
L34	S81°46'13"E	30.71
L35	N86°54'18"E	35.10
L36	S01°58'16"W	12.04
L37	S03°42'17"W	42.41
L39	S03°33'17"W	55.03
L40	S03°33'17"W	55.53
L41	N03°42'17"E	42.41
L42	S01°58'16"W	6.58
L43	N03°33'17"E	10.00
L44	N03°33'17"E	47.03
L45	N03°33'17"E	44.53
L46	N86°17'43"E	5.19
L47	S86°17'43"E	2.68
L48	N04°06'33"E	14.44
L49	N03°33'17"E	33.14
L50	N03°33'17"E	34.42
L51	N03°33'17"E	11.96
L52	N86°26'43"W	27.94
L53	N86°26'43"W	52.06
L54	N86°26'43"W	30.38
L55	N86°26'43"W	49.62
L56	N86°26'43"W	20.21
L57	N86°26'43"W	10.38
L58	N86°26'43"W	59.79
L59	N48°51'19"E	53.10

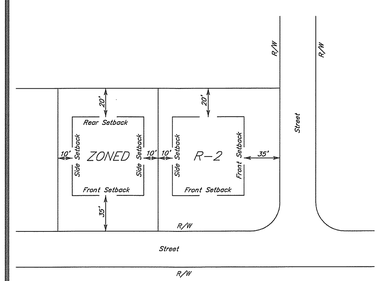
LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve
- Concrete Thrust Block
- W — Existing Water Line
- W — Proposed Water Line
- S — Existing Sanitary Sewer Line
- S — Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Proposed Blowoff Hydrant

NOTE: UTILITIES SHOWN ARE AS PLANNED AND NOT NECESSARILY INSTALLED.



Lot No.	100 Year Flood Elev.	Min. Building Pad Elev.	Min. Finish Floor Elev. (Slab Construction)	Min. Finish Floor Elev. (Crawl Space Construction)
188	621.2	621.2	622.2	624.2
189	621.7	621.7	622.7	624.7
190	622.2	622.2	623.2	625.2
191	622.2	622.2	623.2	625.2
192	622.5	622.5	623.5	625.5
193	622.7	622.7	623.7	625.7
194	623.6	623.6	624.6	626.6
195	624.4	624.4	625.4	627.4
196	624.9	624.9	625.9	627.9
197	626.5	626.5	627.5	629.5
198	626.1	626.1	627.1	629.1
111	626.7	626.7	627.7	629.7
112	626.9	626.9	627.9	629.9
113	627.3	627.3	628.3	630.3
114	627.7	627.7	628.7	630.7
115	628.1	628.1	629.1	631.1
116, 117	630.0	630.0	631.0	633.0



TYPICAL BUILDING SETBACK DETAIL

N.T.S.

37.5± Acres = 88 Residential Lots & 2 Common Areas

100' 0 100'

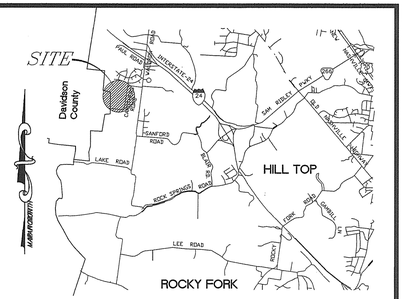
LEGEND FOR MONUMENTS
- IRON PIN SET (1/2" rebar with HSENGR cap)
- IPF IRON PIN FND.
- RAILROAD SPIKE
- FENCE
- SURVEY POINT
- NAIL
- CONC. MARKER FND.

OWNER/DEVELOPER: B&F DEVELOPMENT, LLC
ADDRESS: 1980 OLD FORT PKWY
Murfreesboro, TN 37129
Tax Map 29, Parcel 28.00
Record Book 1453, Page 3737

OWNER: CITY OF LaVERGNE
ADDRESS: 5093 MURFREESBORO ROAD
LaVERGNE, TN 37086
Tax Map 29, Parcel 28.01
Record Book 763, Page 1560

PLAT NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days prior of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers,forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in this subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
6. Permanent or temporary soil stabilization shall be applied to denuded areas within 15 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within 15 days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
7. Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
8. Areas within subdivision defined as floodway or sinkholes shall be designated conservation easements and no structures, fill, or building shall be permitted.
9. No fill material, rubbish, or building may be placed in any natural drainageway such as streambeds, sinkholes, underground streams or channels, or wet weather streambeds or floodways.
10. Areas within the subdivision defined as Greenway, Conservation, and Drainage Easements shall receive no fill, structures, buildings, obstructions, or fences. These areas are intended to protect the streams and adjoining land from damage or blockage.



LOCATION MAP

N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

6/28/18 Date

Record Book: 763, Page: 1560

CITY LaVERGNE OWNER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

6/28/18 Date

Record Book: 1453, Page: 3737

B & F DEVELOPMENT, LLC OWNER

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this survey exceeds the minimum requirements of an "Urban Land Survey," category "I" as per standards of practice adopted by the Board of Examiners for Land Surveyors for the State of Tennessee, revised January 4, 1992, and that the ratio of precision is greater than 1:10,000.

6/28/2018 Date

Phillip G. Chapman, Tenn. R.L.S. No. 2007

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for LaVergne, Tennessee 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 of Deeds.

6/28/18 Date

SECRETARY, PLANNING COMMISSION

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS

I hereby certify: (1) that all designated roads on this final plat have been installed in an acceptable manner and according to the specifications of the LaVergne Subdivision Regulations, or (2) that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

6/28/18 Date

DIRECTOR OF ENGINEERING

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water system outlined or indicated on the final subdivision plat shown hereon, have been installed in accordance with the current local and state government requirements, or sufficient bond or other surety has been filed to guarantee said installation.

6/28/18 Date

DIRECTOR OF ENGINEERING

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat shown hereon, have been installed in accordance with the current local and state government requirements, or sufficient bond or cash has been filed which will guarantee said installation.

6/28/18 Date

DIRECTOR OF ENGINEERING

Heather Dawbarn, Register
Rutherford County Tennessee

Rec #:	962764		
Rec'd:	15.00	Instrument #:	2154686
State:	0.00		
Clerk:	0.00	Recorded	
Other:	2.00	7/3/2018 at 11:30 AM	
Total:	17.00	in	
		Plat Cabinet 42 Pgs 54-54	

PORTIONS OF THIS PARCEL ARE INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 47149C, PANEL NO. 0105H DATED: 01-05-07 ZONES: A, AE & X

CERTIFICATE OF ACCURACY – I hereby certify that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.

PHILLIP G. CHAPMAN REGISTERED LAND SURVEYOR TENNESSEE No. 2007 — 6/28/2018

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 – 4084, FAX: 893 – 0080

I hereby certify that this plat has been reviewed and payment received for the Rutherford County Development Tax.
Tax Certificate No. 2568 AQ 7-2-18
RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

FINAL PLAT BROOKSIDE SECTION II

3rd Civil District of Rutherford County, Tennessee

Date: June, 2018	Scale: 1"=100'	Sheet 1 of 1

C:\Land Projects 3\CAROTHERS\dwg\SECTION II Final Rev 2018.dwg, 6/28/2018 9:30:00 AM, ACAD199

Planning Commission Report Meeting: June 24, 2025	City of La Vergne

Item #: 11. **Final Plat – 314 Retail Building – Two Lots on 1.01 Acres. Requested by Danny Wamble. Property located at 314 Old Nashville Highway (Tax Map 17D, Group B, Parcel 15). C-2 (Highway Service) Zoning District. Property owned by Good Brothers, LLC.**

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

Summary:

This is a request for approval of a minor, final plat. The plat consists of two (2) lots on 1.01 acres. Approval is requested by Danny Wamble.

The property is zoned C-2 which is Highway Service Commercial. This property currently contains two (2) separate dwellings.

Staff Comments / Technical Items:

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

1. Staff has serious concerns about keeping the older house on the site;
2. Staff opines the best plan will show a complete demolition of the site;
3. No one may have a house and a commercial use on the same parcel - this parcel is now zoned commercial.

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

1. All Engineering comments addressed.

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

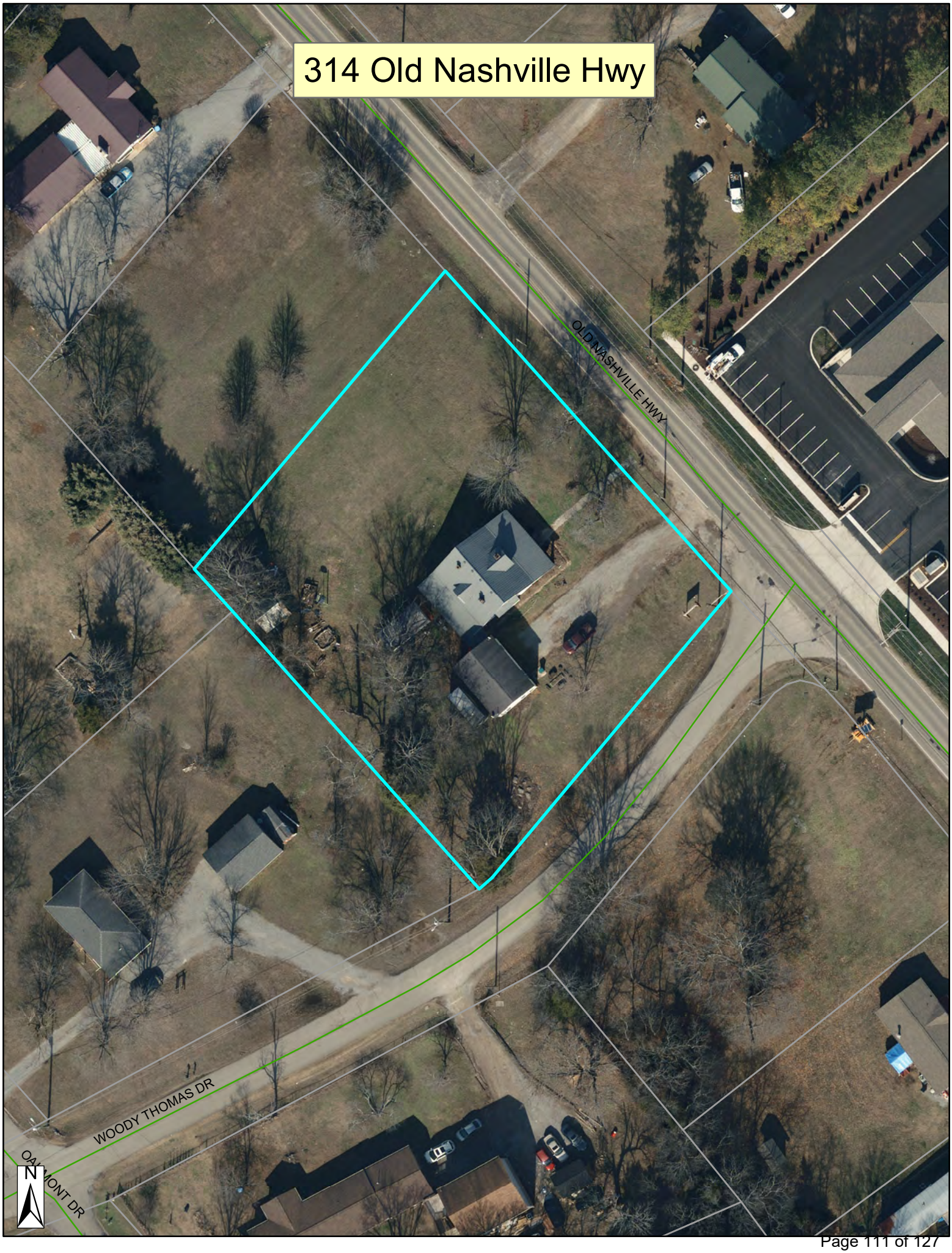
1. Gas line is on south side of Old Nashville Hwy, per Town of Smyrna GIS, not north side as shown on the plat.

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

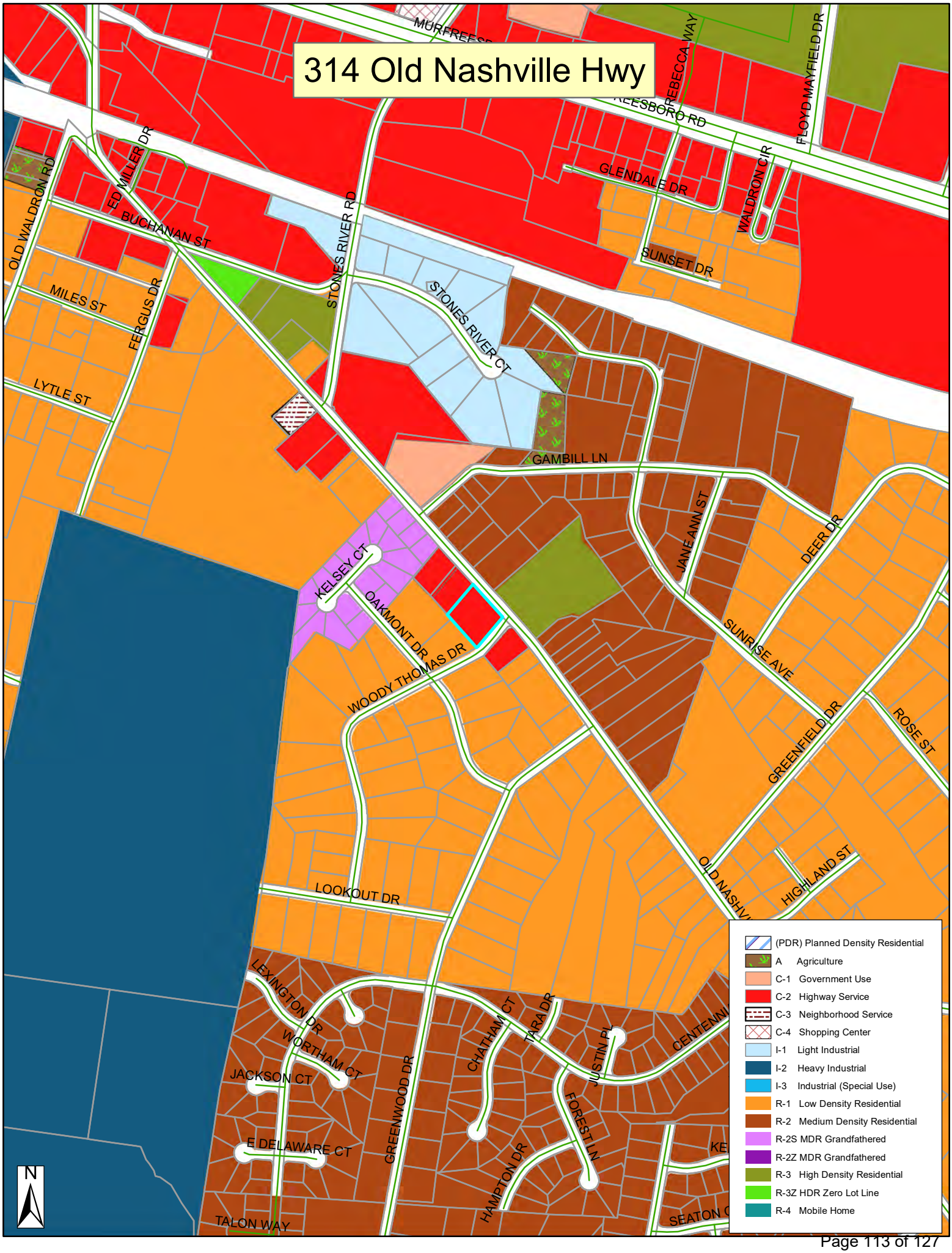
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

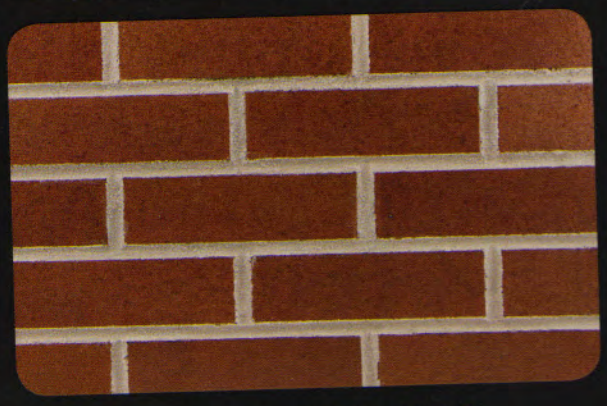
Police
No comments.

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


314 Old Nashville Hwy
OLD NASHVILLE HWY
WOODY THOMAS DR
OAKMONT DR
N

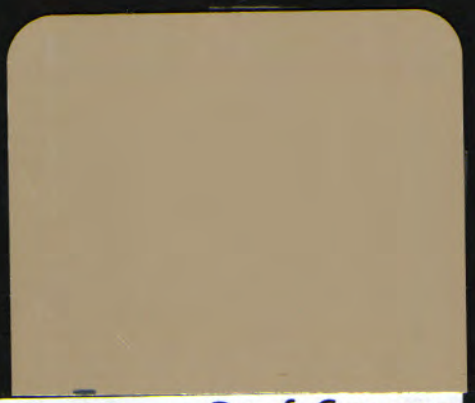
314 Old Nashville Hwy
GAMBILL LN
SUNRISE AVE
OLD NASHVILLE HWY
KELSEY CT
OAKMONT DR
WOODY THOMAS DR
GREENWOOD DR
N


314 Old Nashville Hwy
MURFREESBORO RD
REBECCA WAY
FLOYD MAYFIELD DR
GLENDALE DR
WALDRON CIR
SUNSET DR
OLD WALDRON RD
ED MILLER DR
BUCHANAN ST
STONES RIVER RD
STONES RIVER CT
MILES ST
FERGUS DR
LYTLE ST
GAMBILL LN
JANE ANN ST
DEER DR
KELSEY CT
OAKMONT DR
WOODY THOMAS DR
SUNRISE AVE
GREENFIELD DR
ROSE ST
HIGHLAND ST
LOOKOUT DR
LEXINGTON DR
WORTHAM CT
JACKSON CT
E DELAWARE CT
GREENWOOD DR
CHATHAM CT
TARA DR
JUSTIN PL
FOREST LN
HAMPTON DR
TALON WAY
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home
N



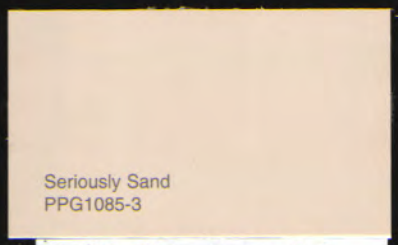
MEDIUM IRONSPOT #77 – SMOOTH TEXTURE

Brick Veneer No. 1



Standing Seam Roof, Canopy Gutters & Downspouts, Trim

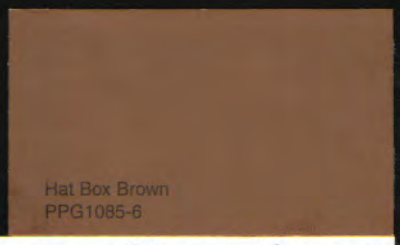
Brick Veneer No 2



EIFS Signband & Eave Gable at Rear

MEDIUM IRONSPOT #46 – WIRECUT TEXTURE

Brick Veneer No. 3



Hardie Board Lap Siding at Rear & Temporary Wall

A Commerical Building For:
Amen and Amgad Zakher

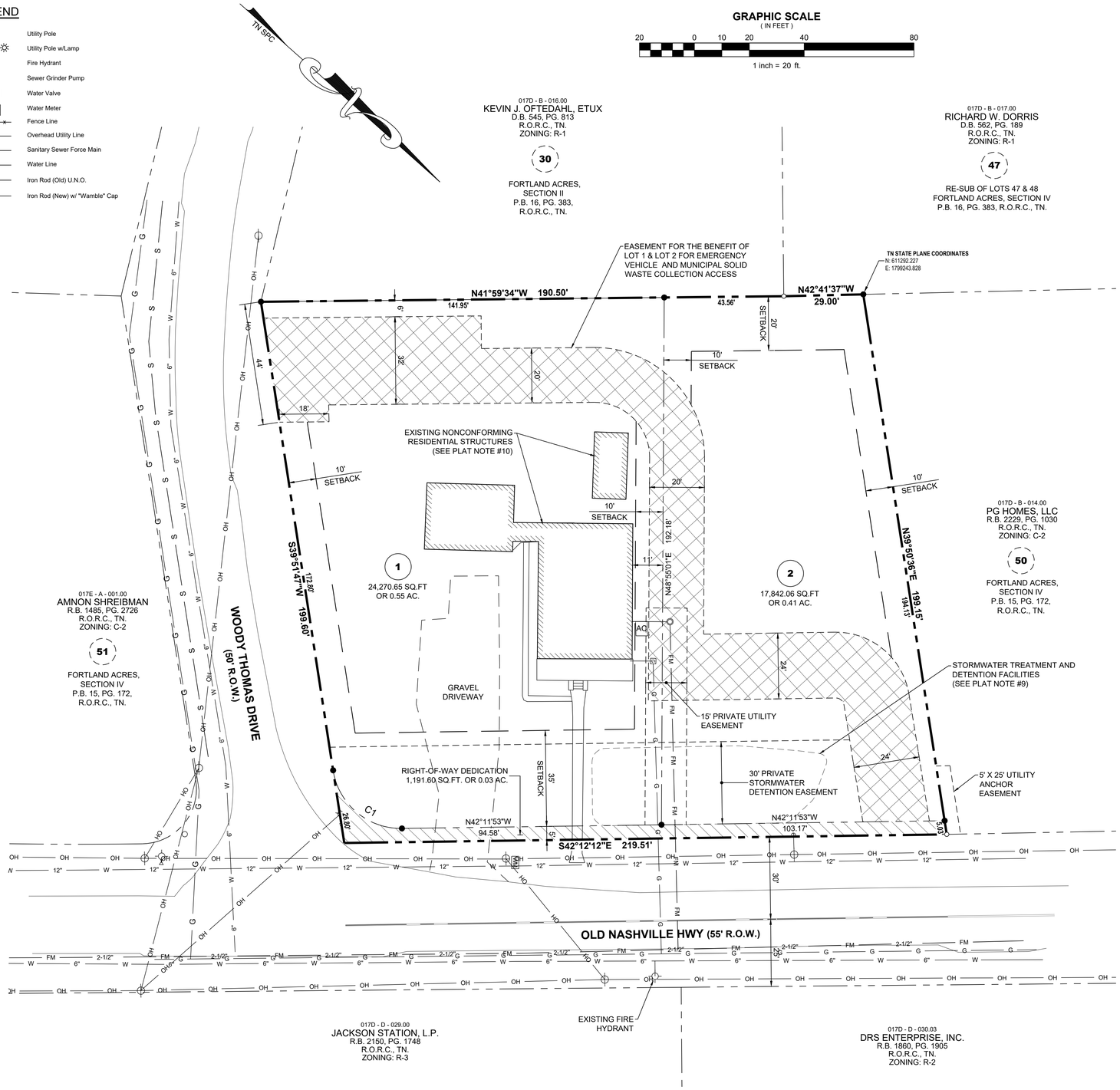
314 Old Nashville Highway

LaVergne , Tennessee

WM BARRY HUCKABEE - ARCHITECT
49 Carter Lane
Mt. Juliet, Tennessee 37122

LEGEND

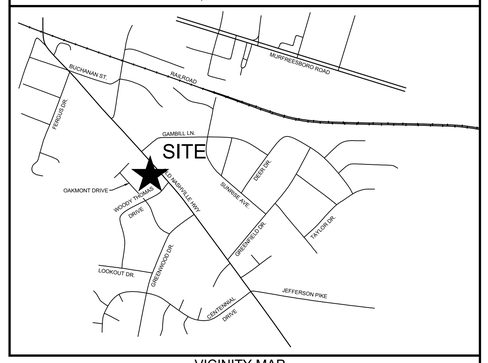
- Utility Pole
- Utility Pole w/Lamp
- Fire Hydrant
- Sewer Grinder Pump
- Water Valve
- Water Meter
- Fence Line
- Overhead Utility Line
- Sanitary Sewer Force Main
- Water Line
- Iron Rod (Old) U.N.O.
- Iron Rod (New) w/ "Wamble" Cap



SITA DATA TABLE

Parcel ID Number	017D-B-15.00
Street Address	314 Old Nashville Highway, 37167
Owner & Developer	Good Brothers, LLC 2409 Newberry Lane Mt.Juliet TN 37122 Phone: (201) 539-5656
Deed of Record, Deed Book / Page	DB 2452, Pg. 1657-1659 R.O.R.C., TN
Total Site Area	0.99 ac.
Existing Zoning	C-2 (Commercial)
U.S. FEMA Firm	Zone "X", Map 47149C0015H, 01-05-2007
Land Surveyor	Wamble & Associates, PLLC. 216 Centerview Drive, Suite 180 Brentwood, TN 37027 Phone: (615) 251-9555 email: jcyates@wambleassociates.com
Total number of lots:	2
Building Setbacks	
Front:	30'
Side:	5'
Rear:	20'

TOTAL AREA: 43,304.31 SQ.FT. OR 0.99 AC.



VICINITY MAP

N.T.S.

PLAT NOTES

1. The purpose of this Final Plat is to create two commercial lots.
2. Property is located at 314 Old Nashville Highway in La Vergne, Rutherford County, Tennessee 37167 and is Currently Zoned Residential C-2, Commercial Highway Services District.
3. The property is located in an area designated as Zone "X" (Areas determined to be outside the the 0.2% Annual Chance Flood) as shown on FEMA FIRM Community Map Panel No. 47149C0015H F, effective date January 5, 2007.
4. Utilities shown hereon were taken from visible structures in the field. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources. See Utility Disclaimer hereon.
5. Bearings shown hereon based on Tennessee State Plane (NAD83).
6. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; Including but not limited to sanitary sewers, forcemains, water lines, and drainage pipes.
7. The property is currently served by public water, sanitary sewer by the City of La Vergne and electricity provided by Nashville Electric Service, Natural Gas by Atmos Energy Corporation, Telephone, Cable TV and Internet by various providers.
8. Each lot shall have its own water and sewer service.
9. The Long-Term Maintenance Agreement for the stormwater facilities serving Lot 2 as shown hereon have been recorded in Record Book_____, Page _____, R.O.R.C., TN.
10. With the recording of this plat the nonconforming residential structures on Lot 1 are to be bonded to ensure removal from the site when the current lease expires on Decemeber 31, 2026.

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 2452, Page 1657-1659, 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.

Owner: Good Brothers, LLC

By: _____ Date: _____
Amin Zakher

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the La Vergne 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.

_____ , 2025 _____
Date Secretary, Planning Commission

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is true and correct and that this survey exceeds the minimum requirements of an "Urban Land Survey", Catergory "I", as per current 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 1:15,000.

Surveyor: Wamble & Associates, PLLC
By: Jimmy C. Yates, TN RLS No.1597
Date: June 16, 2025

JIMMY C. YATES
LICENSED LAND SURVEYOR
6-16-25
TENNESSEE NO. 1597

UNDERGROUND UTILITY NOTE

THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

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

PLAT BOOK _____ PAGE _____

FINAL PLAT
314 OLD NASHVILLE HIGHWAY
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

OWNER:
AMGAD & AMIN ZAKHER
2409 NEWBERRY LANE
MT. JULIET, TENNESSEE 37122
(201) 539-5656

WAMBLE & Associates, PLLC
Civil Engineering • Land Surveying • Land Planning
216 Centerview Dr.,Suite 180, Brentwood, TN. 37027
(615)251-9555

REV: JUNE 16, 2025
DATE: JUNE 2, 2025
W&A FILE NO.: 1092-0124

Planning Commission Report Meeting: June 24, 2025	City of La Vergne

Item #: 12. **Combination Plat - 192 and 198 Old Nashville Highway - One New Lot on 1.35 Acres. Requested by Huddleston - Steele. Property located at 192 and 198 Old Nashville Highway (Tax Map 15M, Group E, Parcels 4 & 5). C-2 (Highway Service) Zoning District. Property owned by Better Home, LLC.**

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

Summary:
The applicant wishes to combine two (2) lots into one. The total acreage will be 1.35 acres. The site is located on Old Nashville Highway. The site is zoned C-2 which is commercial.

This site contains one of the oldest standing original buildings in La Vergne.

The applicant has not disclosed any plans regarding the future development of this site.

Staff Comments / Technical Items:
Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

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

1. All Engineering comments addressed.

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

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

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

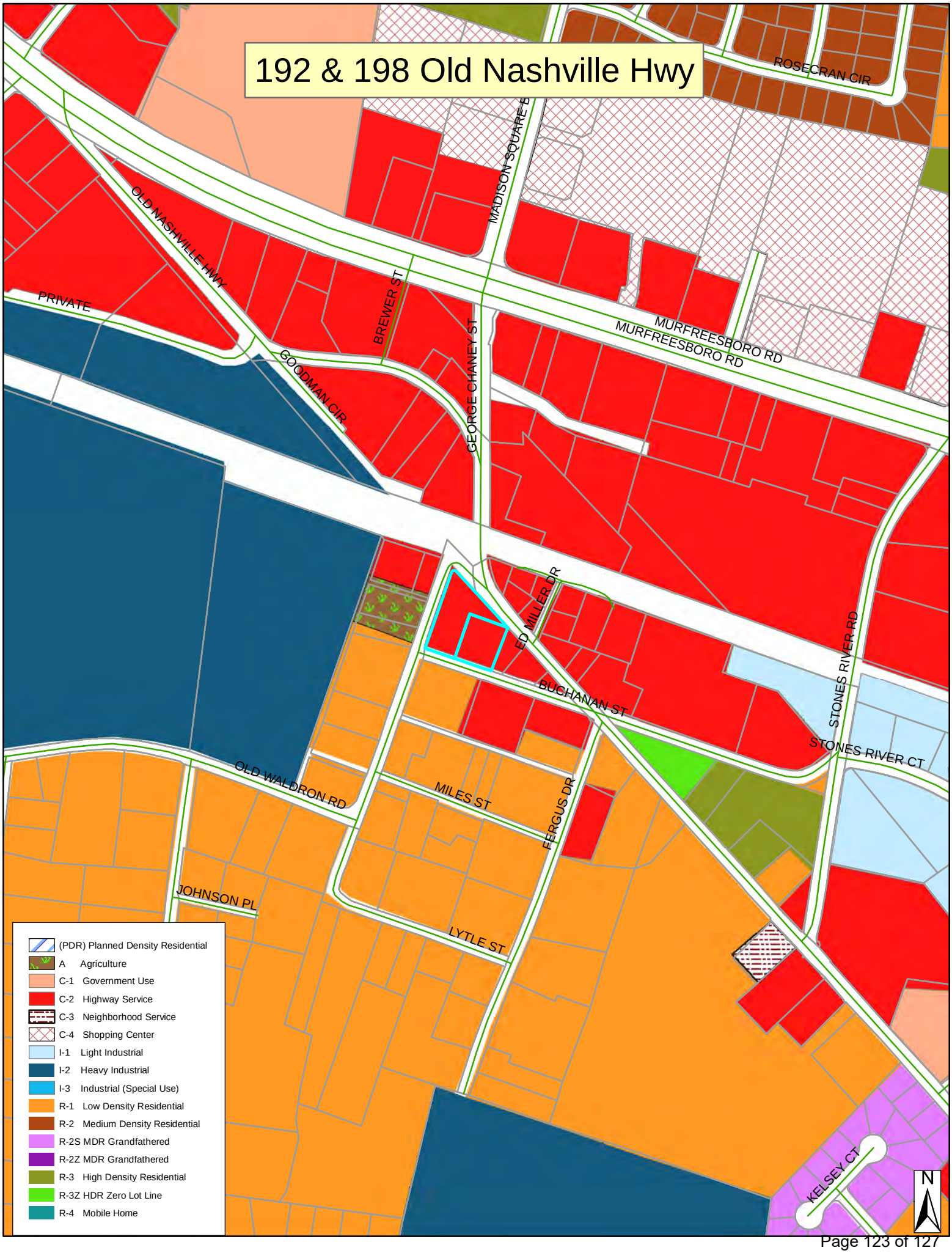
Police
No comments.

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

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

192 & 198 Old Nashville Hwy
ED MILLER DR
OLD WALDRON RD
OLD NASHVILLE HWY
ED MILLER DR
BUCHANAN ST
N

192 & 198 Old Nashville Hwy
GOODMAN CIR
GEORGE CHA
ED MILLER DR
BUCHANAN ST
OLD WALDRON RD
OLD NASHVILLE HWY
MILES ST
FERGUS DR
LYTLE ST
N

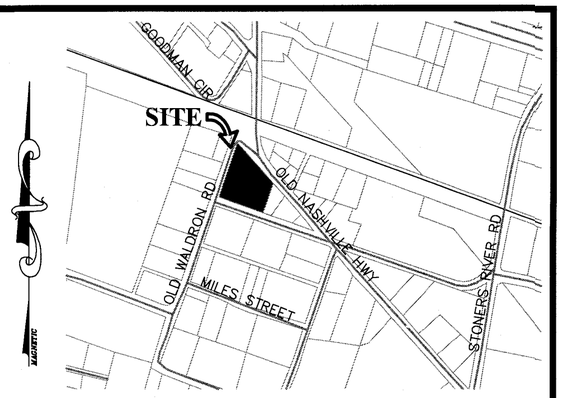

192 & 198 Old Nashville Hwy
ROSECRAN CIR
MADISON SQUARE B
OLD NASHVILLE HWY
PRIVATE
BREWER ST
GEORGE CHANEY ST
MURFREESBORO RD
MURFREESBORO RD
GOODMAN CIR
ED MILLER DR
BUCHANAN ST
STONES RIVER RD
STONES RIVER CT
OLD WALDRON RD
MILES ST
FERGUS DR
JOHNSON PL
LYTLE ST
KELSEY CT
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

EALIS
EALIS

STOP

NOTES

1. The purpose of this plat is to combine both Tax Map 15M, Group "E" Parcels 4.00 and 5.00, and create (1) lot of record.
2. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
3. Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
4. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.
5. Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.

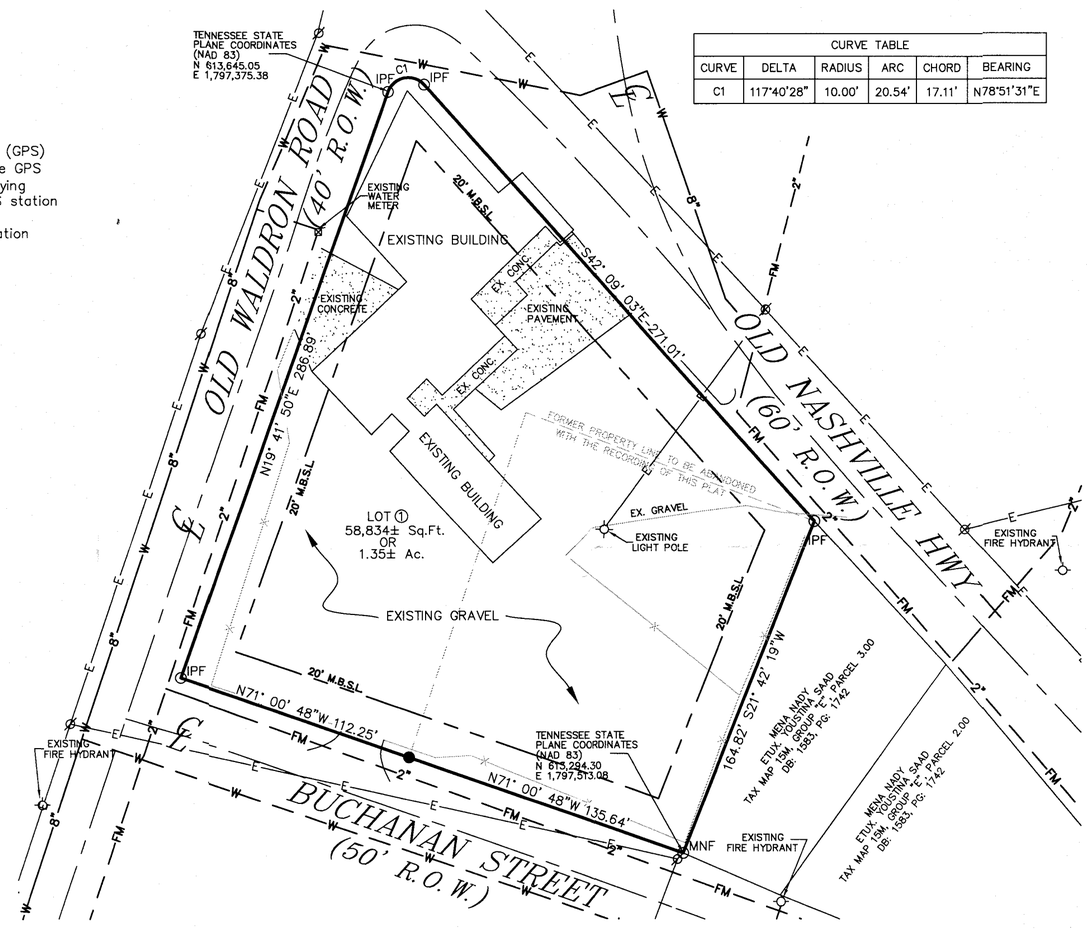


LOCATION MAP

N.T.S.

GLOBAL POSITION SYSTEM SURVEY NOTES

1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT CORS station TN3A for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The date that fieldwork was performed for this survey was: 04/02/2025
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN3A
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	117°40'28"	10.00'	20.54'	17.11'	N78°51'31"E

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 2483 page 2905, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restrictions lines, and that offers or irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date — Better Home LLC

Record Book 2483, Page 2905

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this survey exceeds the minimum requirements of an "Urban Land Survey," category "I" as per standards of practice adopted by the Board of Examiners for Land Surveyors for the State of Tennessee, effective March 17, 2011, and that the ratio of precision is greater than 1:10,000.

6/12/25 — William H. Huddleston IV, Tenn. R.L.S. No. 1630

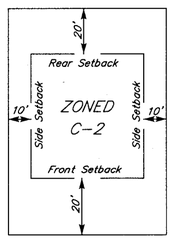
Date

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for LaVergne, Tennessee 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 of Deeds.

Date — SECRETARY, PLANNING COMMISSION

ZONED: C-2
FRONT SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 20'



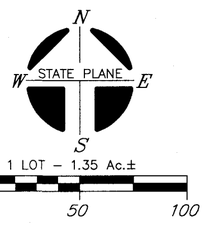
TYPICAL BUILDING SETBACK DETAIL

N.T.S.

LEGEND

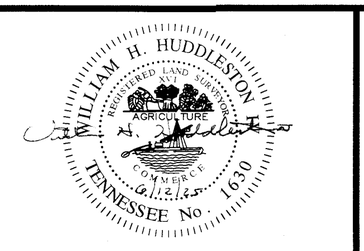
IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND.
● SURVEY POINT
Ø POWER POLE
—X——X— EXISTING FENCE LINE
—E——E— EXISTING ELECTRIC LINE
—W——W— EXISTING WATER LINE
—S——S— EXISTING SEWER LINE

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



OWNER: BETTER HOME LLC
OWNER ADDRESS: 192 OLD NASHVILLE HWY LA VERGNE, TN 37086
PROPERTY ADDRESS: 192, 198 OLD NASHVILLE HWY LA VERGNE, TN 37086
TAX MAP: 15M, GROUP: "E", PARCELS: 4.00 & 5.00
RECORD BOOK: 2483, PAGE: 2905
MAP NUMBER: 47149C0015J
DATED: MAY. 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

I HEREBY CERTIFY THAT THIS IS A CATEGORY " IV " SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.



HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080

COMBINATION PLAT
192 AND 198
OLD NASHVILLE HWY

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: June, 2025	SCALE: 1"=50'	SH. 1 OF 1