

WORKSHOP AGENDA

Planning Commission

July 15, 2025 @ 5:30 PM

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

- Call workshop to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: June 24, 2025 Regular Meeting, and July 15, 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. 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)**

NEW BUSINESS

5. Site Plan – 7 Brew – Two (2) New Buildings of 510 and 238 Square Feet on 0.66 Acres. Requested by Matthew Miller. Property located at 5345 Murfreesboro Road (Tax Map 15M, Group C, Parcel 6). C-2 (Highway Service) Zoning District. Property owned by Who Brew, LLC.
6. Final Plat - Mission Hills, Section 2A - 23 Lots on 6.17 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by Meritage Homes of Tennessee, Inc.
7. Site Plan – Chaney Place – 50 Townhomes on 4.30 Acres. Requested by SEC, Inc. Property located at 237 Chaney Blvd. (Tax Map 28, Parcels 10 & 11). R-3 (High Density Residential) Zoning District. Property owned by Ole South Properties, Inc.
8. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by SEC, Inc. - 13.63 Acres. Property located off Wheeler Street (Tax Map 18K, Parcel 6). Current Zoning District: I-1 (Light Industrial) Zoning District; Proposed Zoning District: I-2 (Heavy Industrial) Zoning District. Property owned by 84 Lumber.

9. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Thomas & Hutton - 32.5 Acres. Property located at 180 Blair Road (Tax Map 29, Parcel 42). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Evergreen Venture Capital, LLC.
10. Bonds/Letters of Credit Update.
11. Recommendation to the Board of Mayor and Aldermen - New Zoning Ordinance and Zoning Map.

ADJOURN



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@laveragnetn.gov; and Jake Blair - jblair@laveragnetn.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@laveragnetn.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.laveragnetn.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.

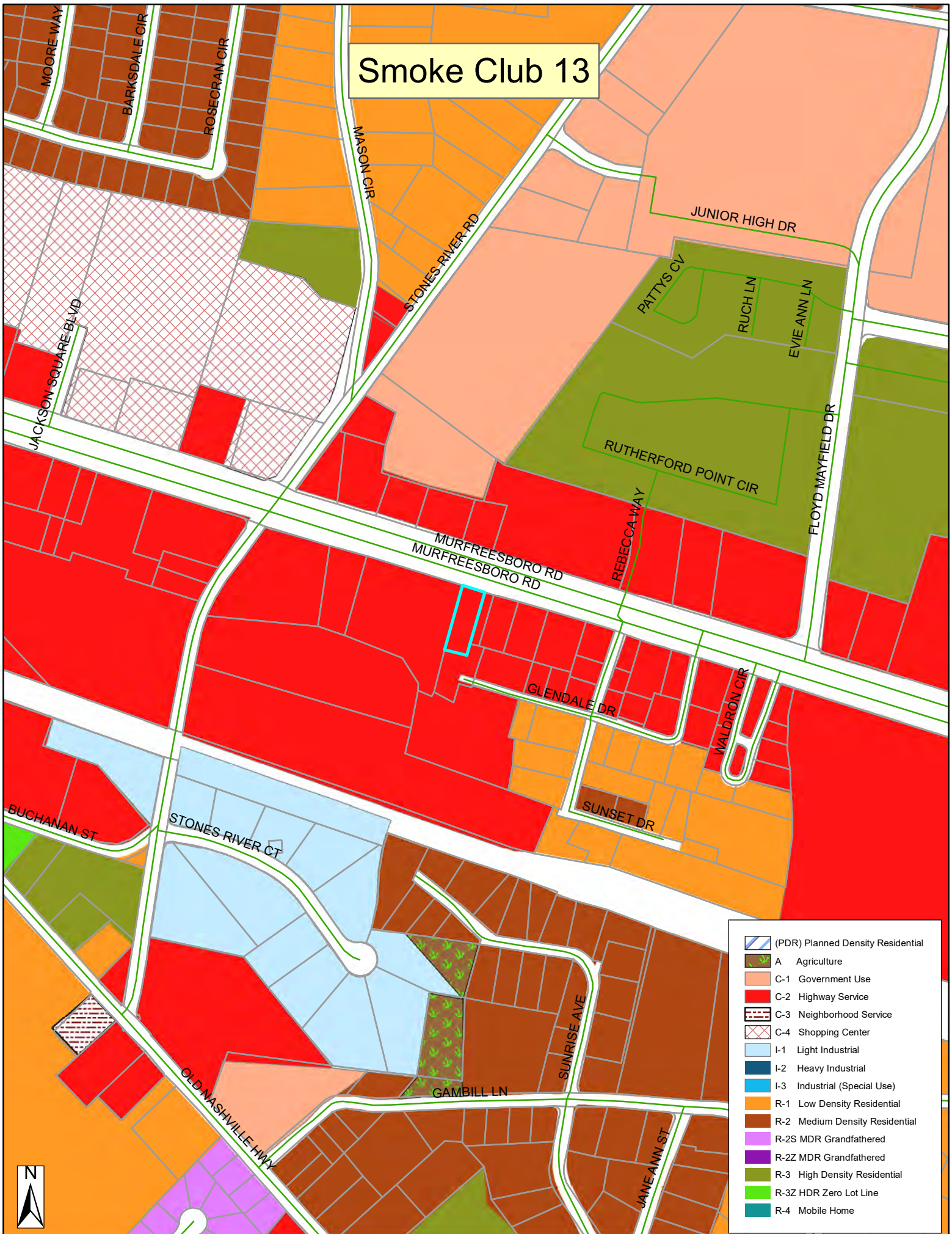
Smoke Club 13



Smoke Club 13



Smoke Club 13

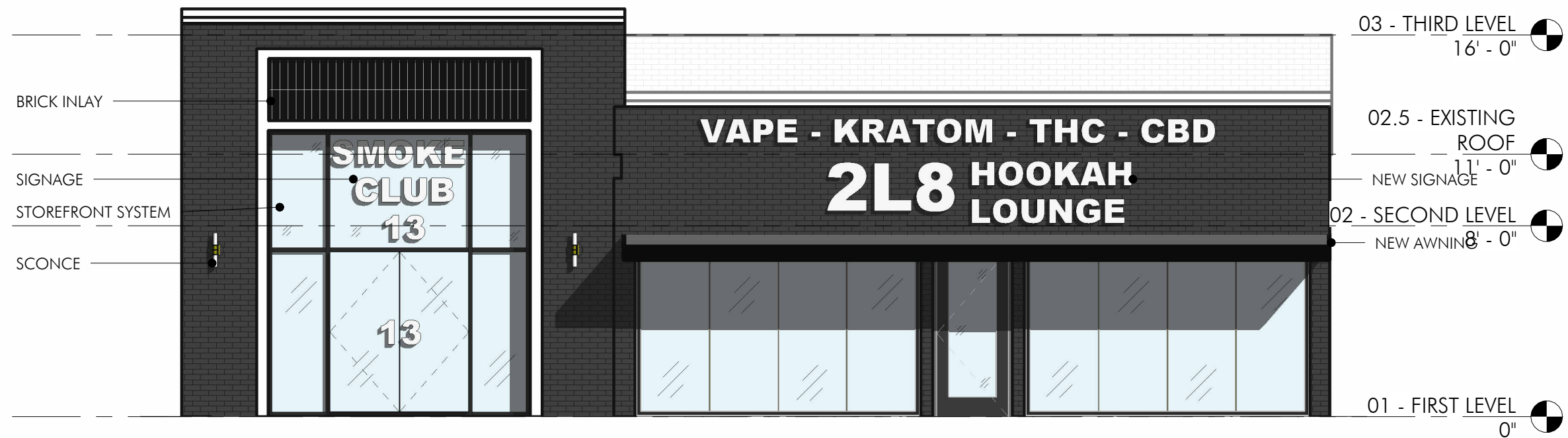
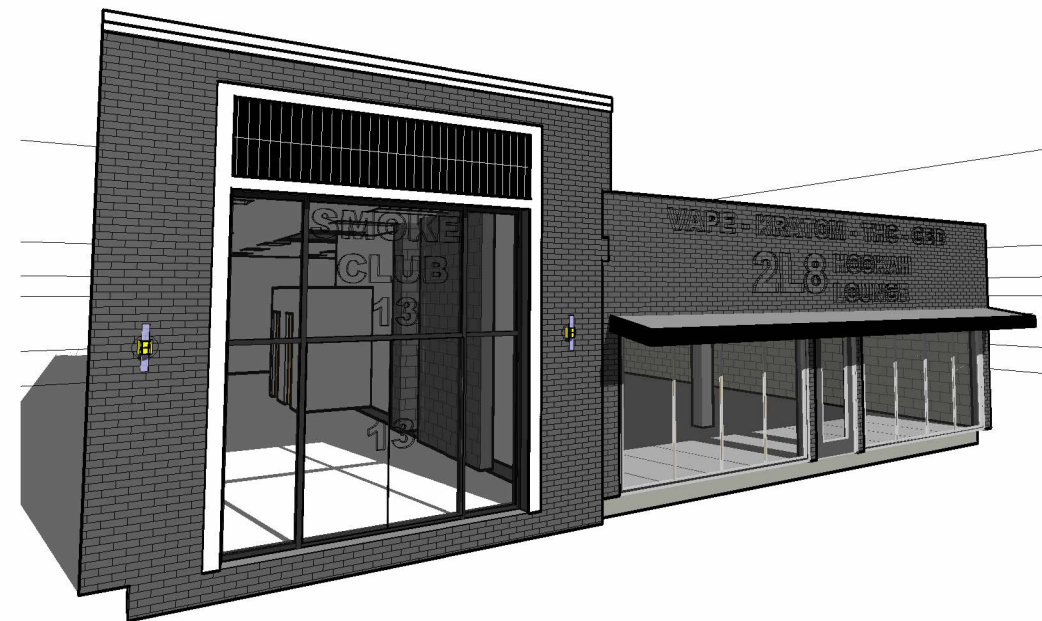
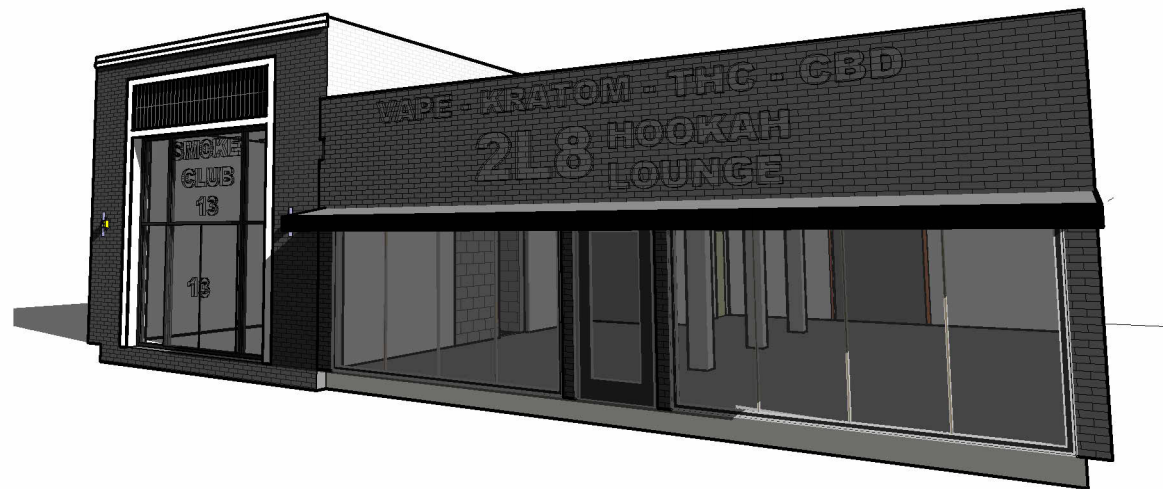


800 INJURED?
800
4600
HC
HUGHES & COLEMAN
INDEPENDENT ATTORNEYS
Lee Coleman

SMOKE CLUB 13









03 - THIRD LEVEL
16' - 0"

02.5 - EXISTING
ROOF
11' - 0"

NEW SIGNAGE

02 - SECOND LEVEL
8' - 0"

NEW AWNING

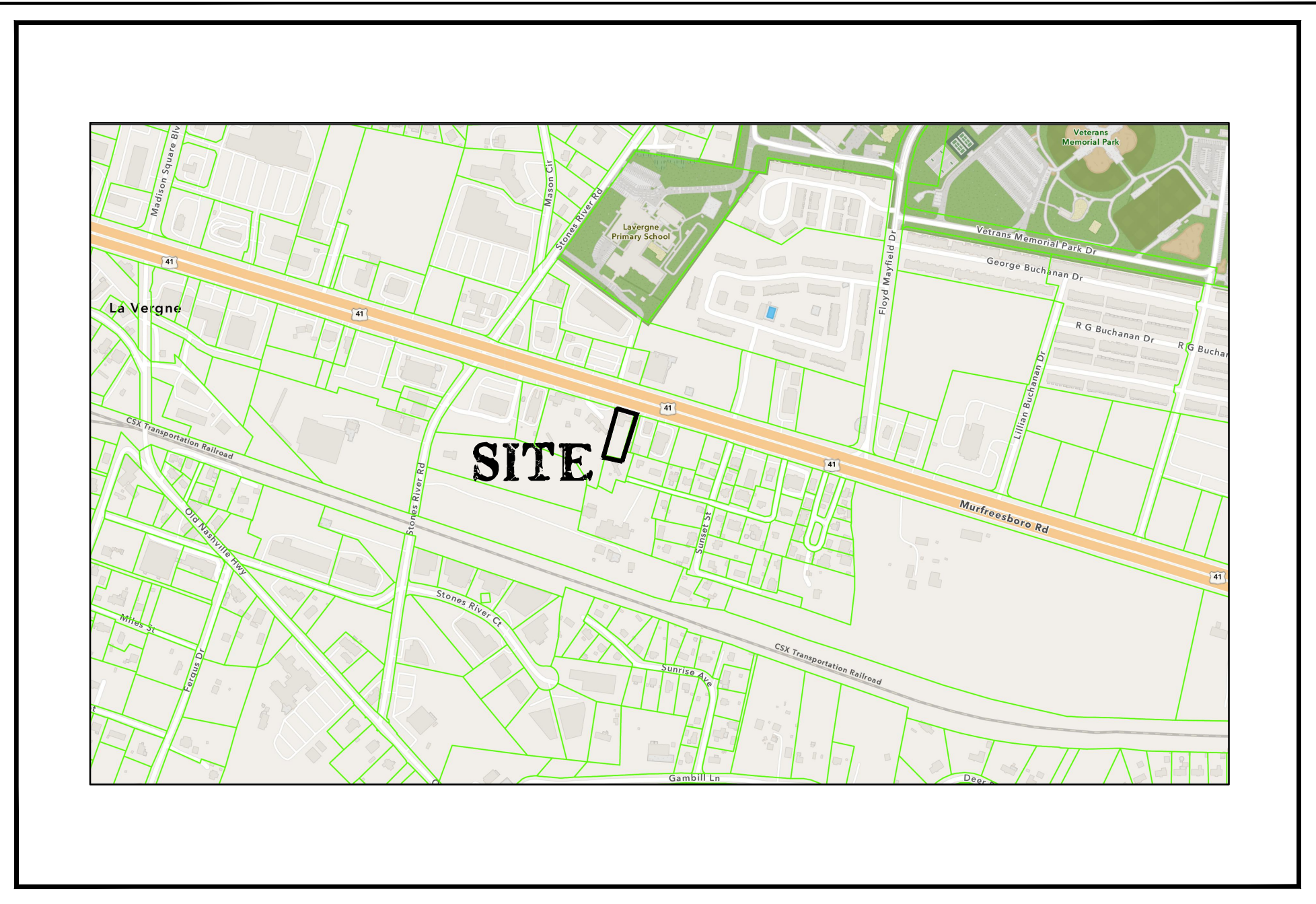
01 - FIRST LEVEL
0"

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.



Vicinity Map

Not to Scale

SITE DATA TABLE

PROJECT NAME:	Smoke Club 13		
ADDRESS:	5234 Murfreesboro Road		
CITY / (COUNTY) / STATE:	LaVergne (Rutherford) , Tennessee		
EXISTING ZONING:	C-2 (Highway Service)		
ADJOINING ZONING	C-2 (Highway Service)		
EXIST & PROPOSED USE- PERMITTED:	General Retail Trade (All SF)- PERMITTED		
TOTAL SITE AREA:	0.42	Acres (18,381 square feet)	
MINIMUM LOT SIZE:	No minimum required		
MAX LOT COVERAGE:	No Maximum in C2		
PROPOSED COVERAGE:	3,656 sf Total	1229 sf Existing	2427 sf Proposed
FLOOR AREA RATIO:	3,656 sf / 18,381 sf = 19.9%		
MAXIMUM HEIGHT:	40' Maximum Allowed (Proposed 18' to Parapet, 1-Story)		
FRONT BUILDING SETBACK:	35 feet		
SIDE BUILDING SETBACK:	10 Feet		
REAR BUILDING SETBACK:	20 Feet		
DISTURBED AREA:	0.39	Acres (17,000 sf)	
REQUIRED PARKING:	1 Space per 250 sf		
	3,988 sf / 250 = 15.9 => 16 Spaces		
PROPOSED PARKING:	18 Total Spaces including 1 Accessible Space		
EXIST. IMPERVIOUS SURFACE:	0.25 acres (59.5%)	0.17 acres of gravel (40.5%)	
PROP. IMPERVIOUS SURFACE:	0.35 acres (83.3%)		

STANDARD NOTES:

1. This property IS NOT within an area designated as a special flood area, as shown on Community Map/Panel Number 47149CO015J, Effective date May 9, 2023.

Property Owner/Developer:

Smoke Club 13, LLC
c/o Mina George
2012 Delaware Drive
Nolensville, TN 37135
Phone: 615-955-1539
EMail: buildtrustconstruction@hotmail.com

Sheet Schedule

- C0.0 Cover Sheet
- C1.0 Demolition & Erosion Control Plan
- C2.0 Site Plan
- C3.0 Grading & Drainage Plan

Cover Sheet

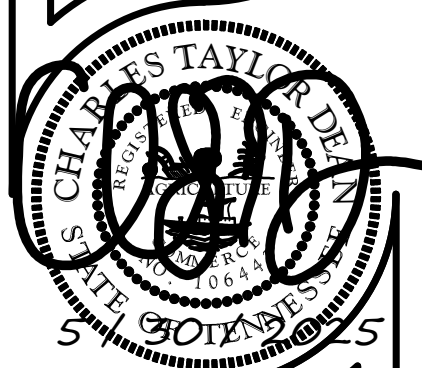
Created:
April 28, 2025
Revised:
May 30, 2025

Not to Scale

Designed By:
Charley Dean, PE

Dean Design Group

Civil Engineering, Land Planning & Zoning
1633 West Main Street, Suite 1002, Lebanon TN 37087
Phone: 615-500-6316; 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

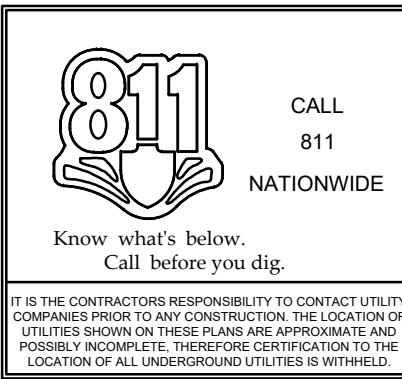
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Sheet 1 of 4

EROSION & SEDIMENT CONTROL NOTES

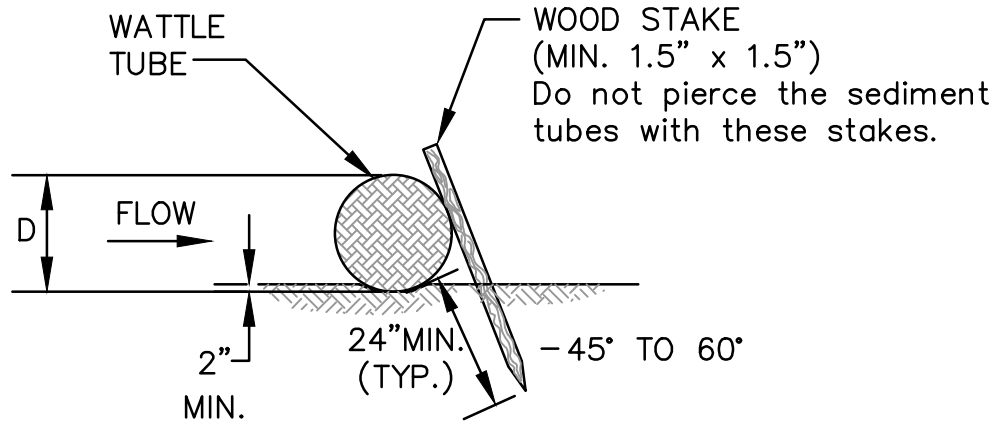
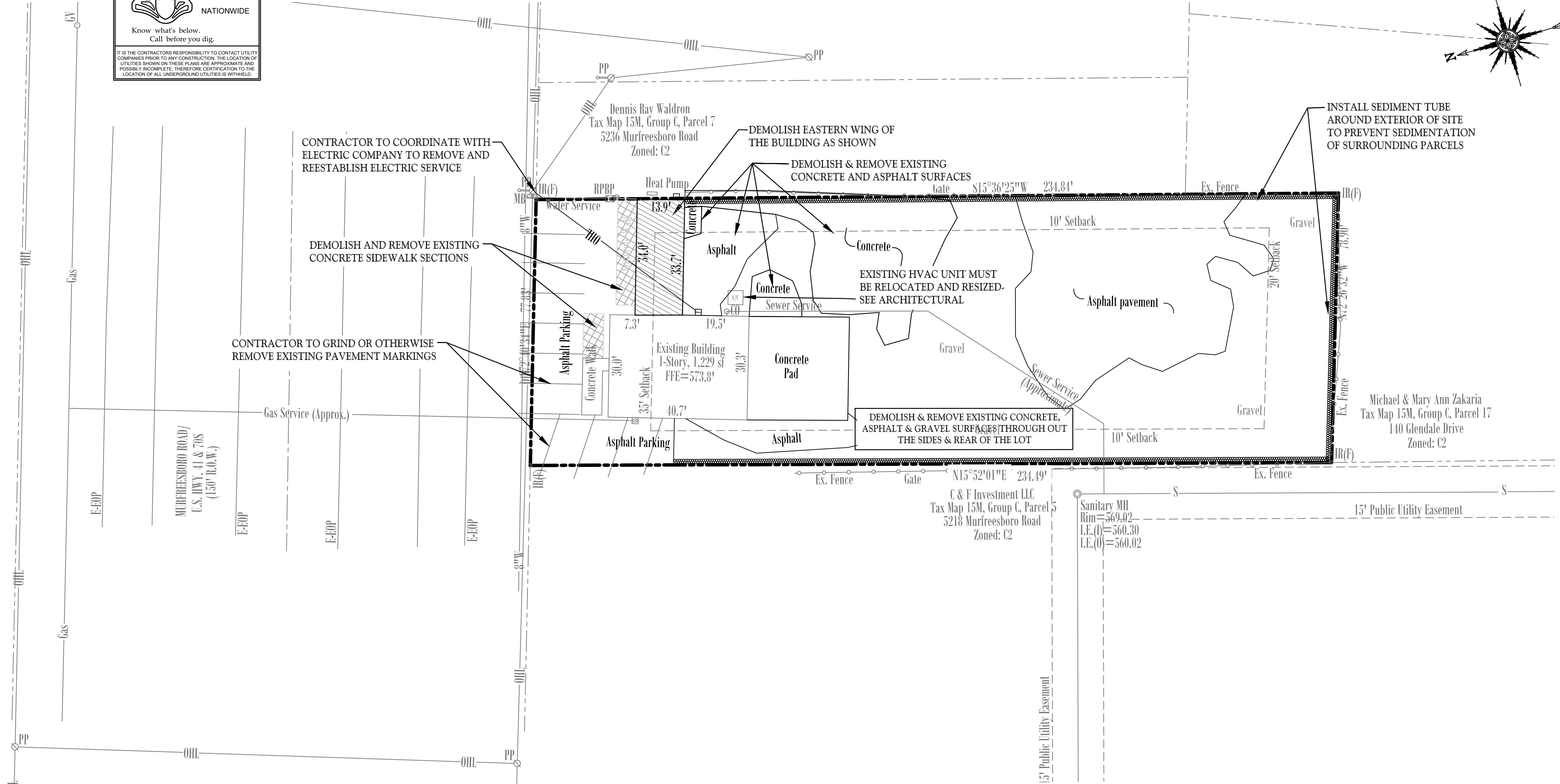
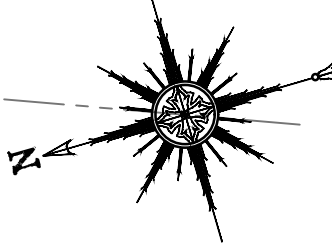
1. THE CONTRACTOR SHALL FOLLOW THE STORMWATER ORDINANCES OF THE LOCAL MUNICIPALITY FOR GRADING AND EROSION CONTROL MEASURES AS INDICATED ON THESE PLANS. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL FEES AS REQUIRED TO COMPLY WITH LOCAL REGULATIONS. CONTRACTOR 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 SWEEP 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 STABILIZATION 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



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

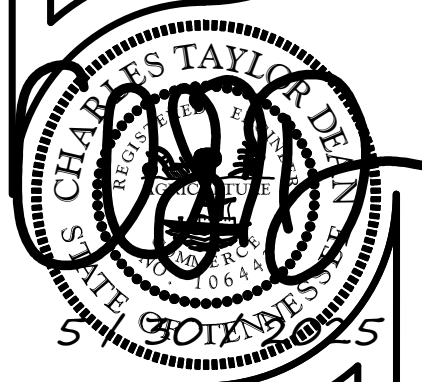
Initial Sediment Control Plan
Demo & Erosion Control Plan

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: 615-500-6316; Email: charley@deandesigngroupinc.com



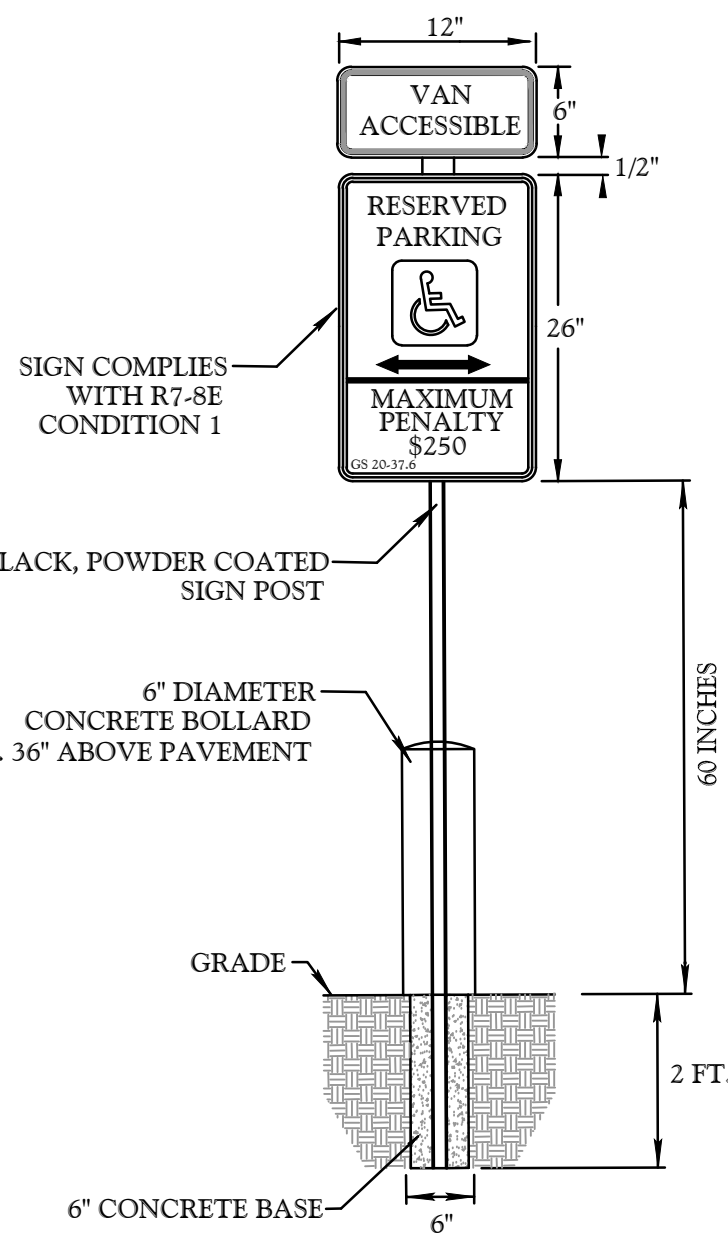
Smoke Club 13
Map 15M, Group C, Parcel 6.00 in Rutherford Co
5234 Murfreesboro Road, La Vergne, Tennessee

Permit Info:

Project: 24057

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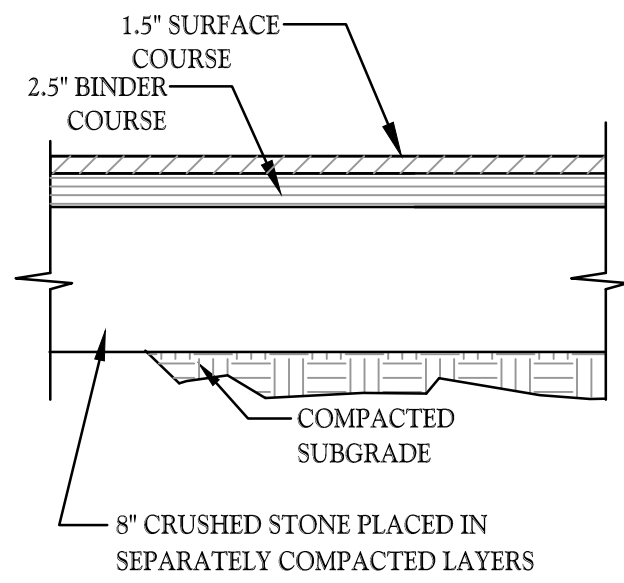
Sheet 2 of 4



- 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

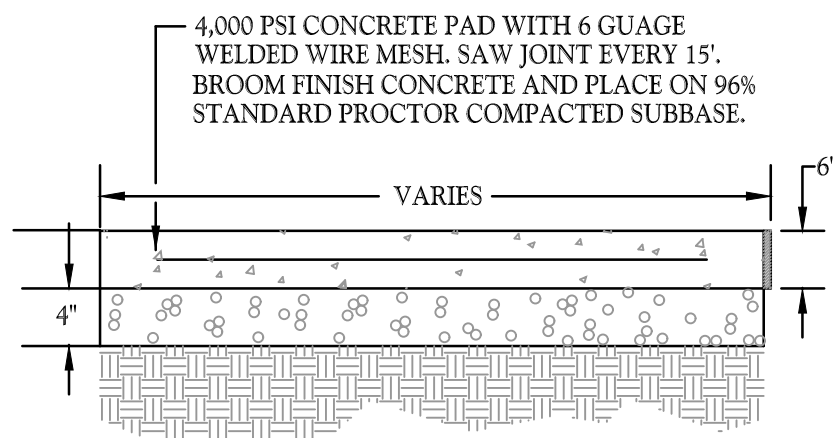
ACCESSIBLE PARKING SIGNAGE

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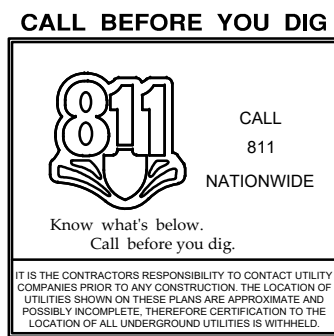
HEAVY-DUTY ASPHALT PAVEMENT

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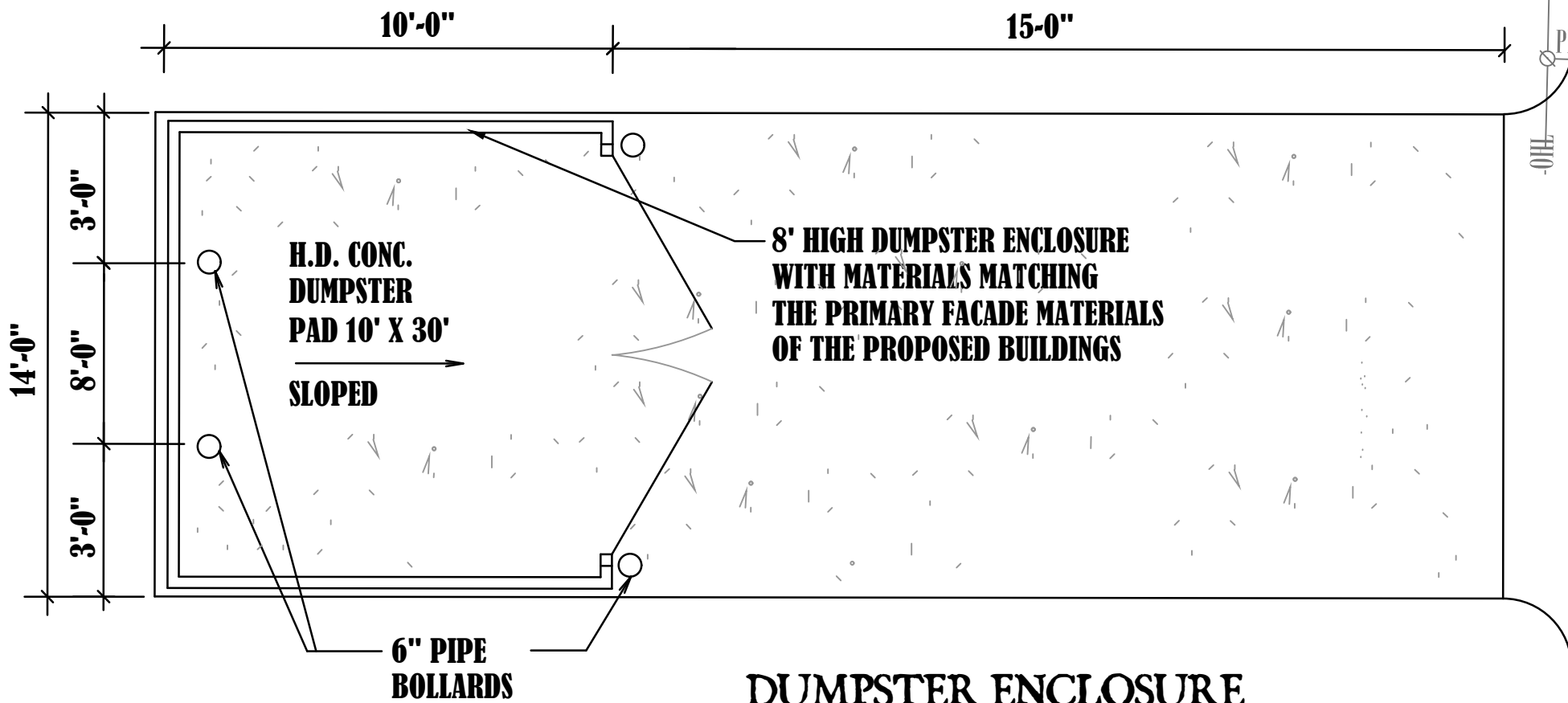
HEAVY DUTY CONCRETE PAD

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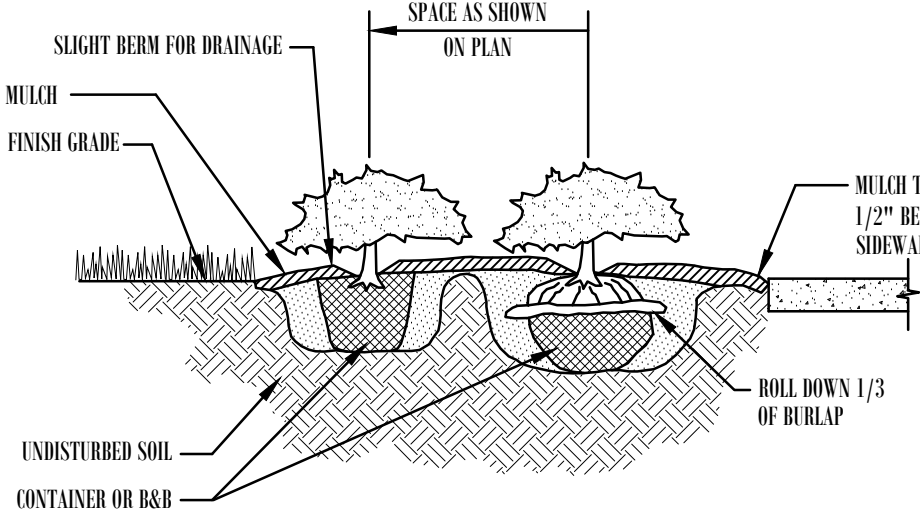
INSTALL TURNDOWN SIDEWALK ADJACENT TO EXISTING PARKING

INSTALL 5' WIDE LANDING WITH ADA RAMPS ON EACH SIDE AS SHOWN TO TRANSITION BACK TO 6" TURNDOWN SIDEWALK SECTIONS



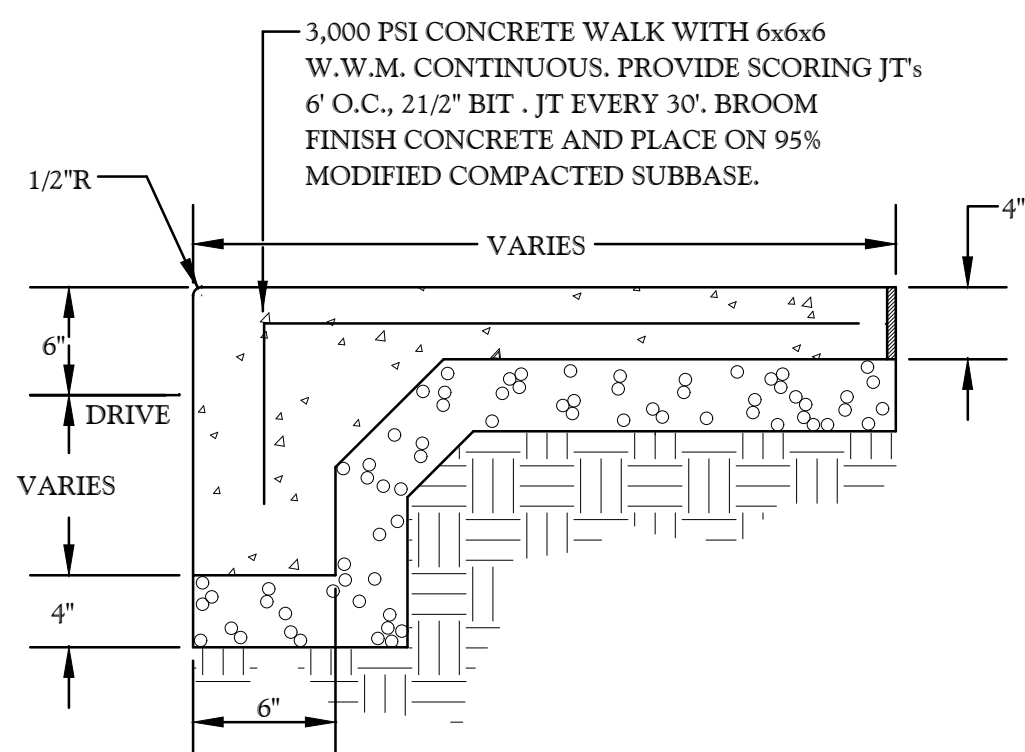
DUMPSTER ENCLOSURE

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SHRUB / GROUNDCOVER PLANTING DETAIL

Not to Scale

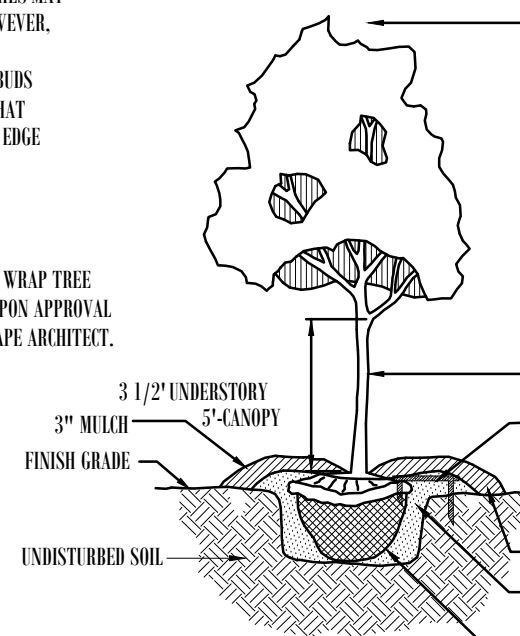


TURNDOWN SIDEWALK DETAIL

Not to Scale

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME EXTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKE TREES & WRAP TREE TRUNKS ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.



DECIDUOUS TREE PLANTING DETAIL

Not to Scale

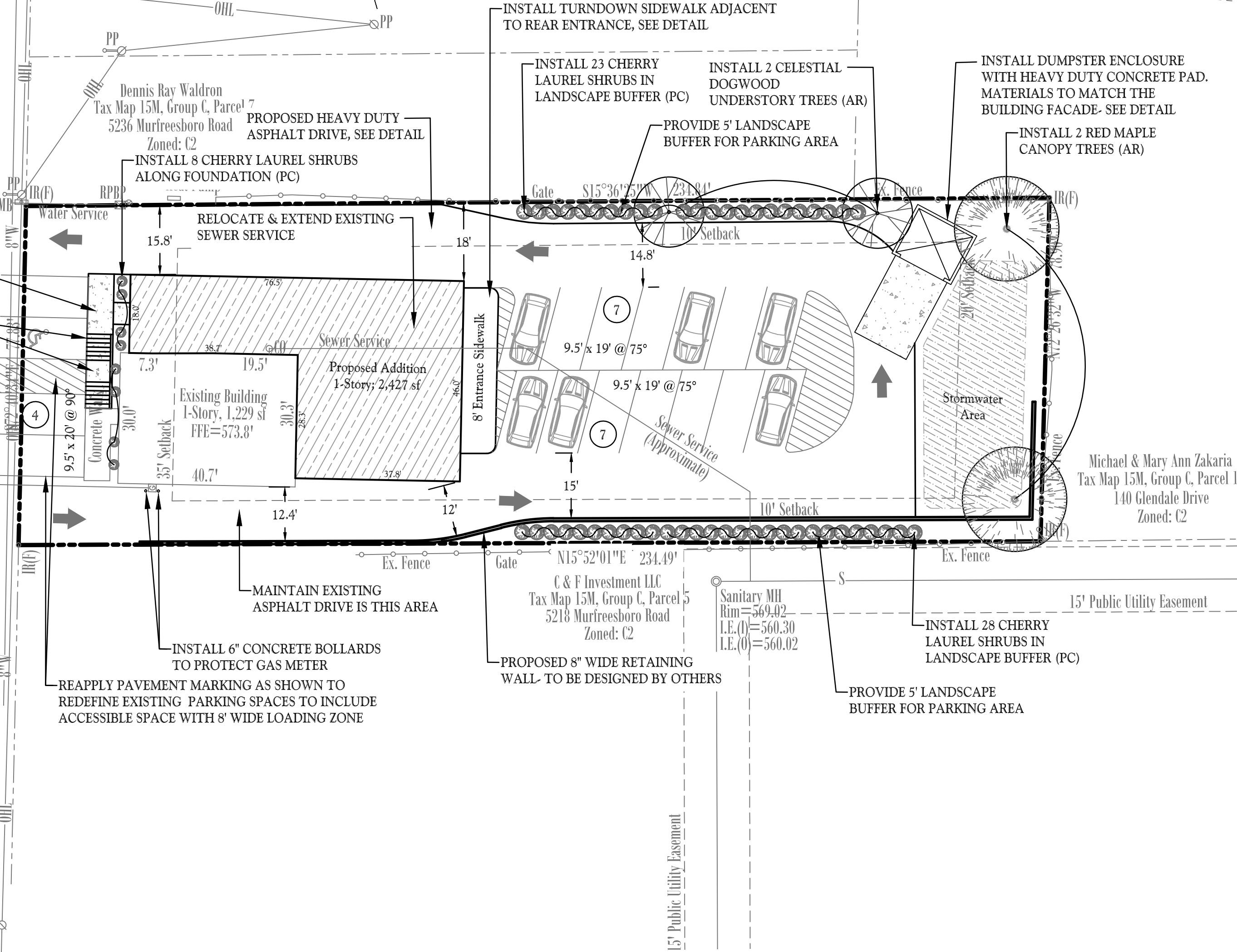
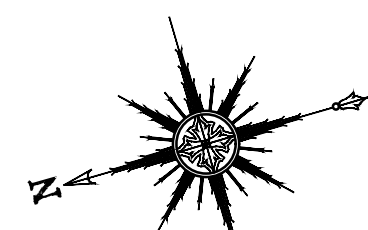
STRONG CENTRAL LEADER, SYMMETRICAL BRANCHING FORM WITH NO BROKEN LIMBS. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL. VERTICAL TRUNK, FREE OF DAMAGE OR SCARS. METAL TREE STAKE BRAND SELECTION BY CONTRACTOR. 2 MINIMUM W/ 3 ON SLOPING GROUND. 6" MUL. SAUCER RING. BACKFILL MUL. FREE OF TRASH & STONE. REMOVE ALL WIRE BASKETS & TWINE. CUT BURLAP IN 7 PLACES OR REMOVE.

LANDSCAPE TABLE	
REQUIRED PLANTINGS (Non-Residential)	PROVIDED
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	

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 florida 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						
		Shredded Hardwood Bark Mulch	REMARKS Minimum 3" depth throughout. Min. 4" deep on slopes greater than 3:1.			

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'



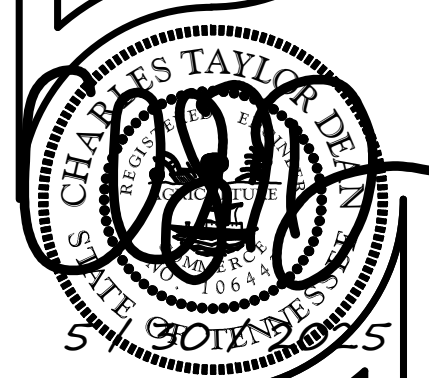
- NOTES:
1. NO SITE SIGNAGE IS PROPOSED WITH THIS PROJECT. ALL SIGNAGE WILL BE ON FACE OF BUILDING.
 2. NO NEW PUBLIC UTILITY CONNECTIONS ARE PROPOSED WITH THIS PROJECT. ALL UTILITY CONNECTIONS WILL BE MADE TO EXISTING SERVICES.

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: 615-500-6316; Email: charley@deandesigngroupinc.com



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

Permit Info:

Project: 24057

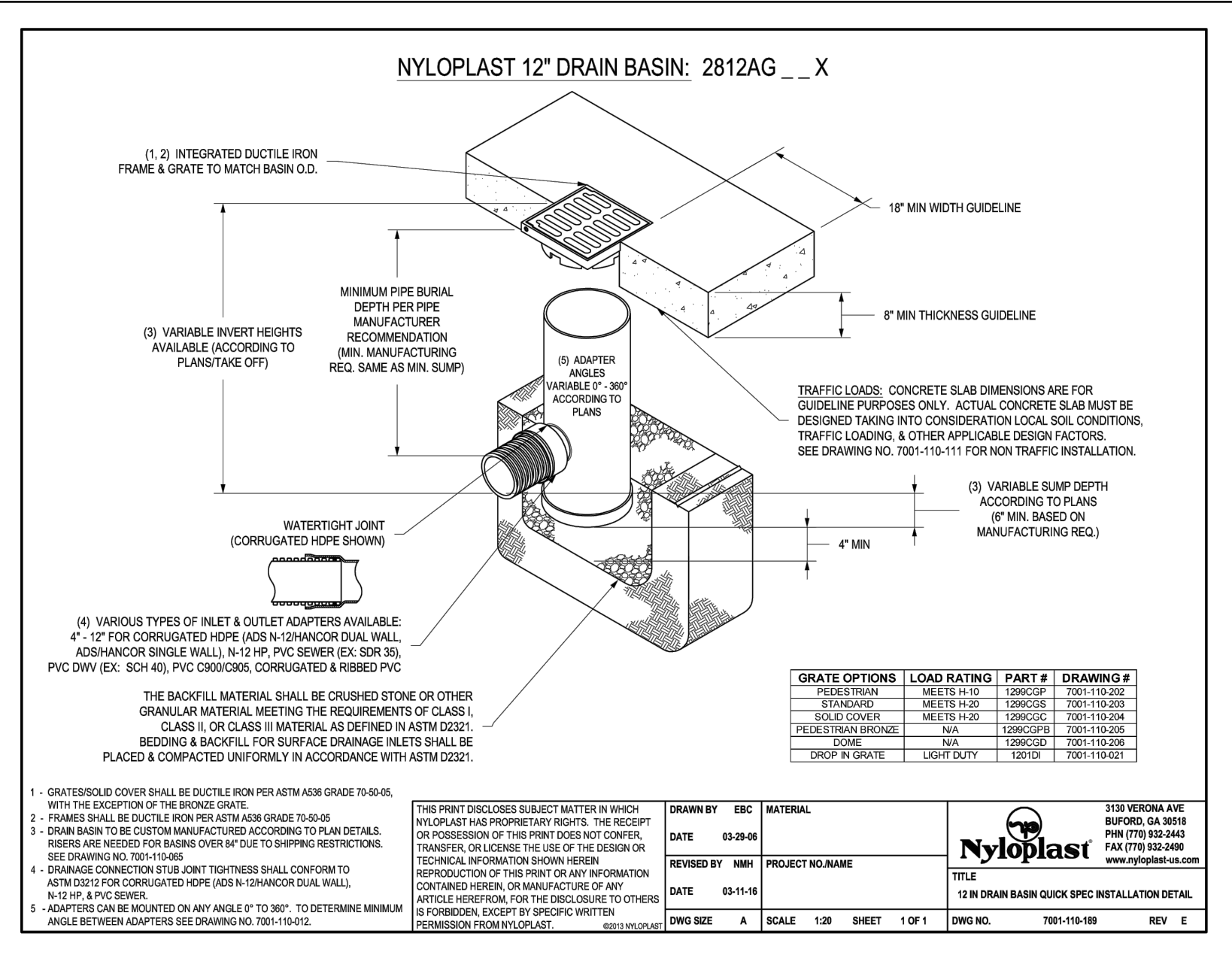
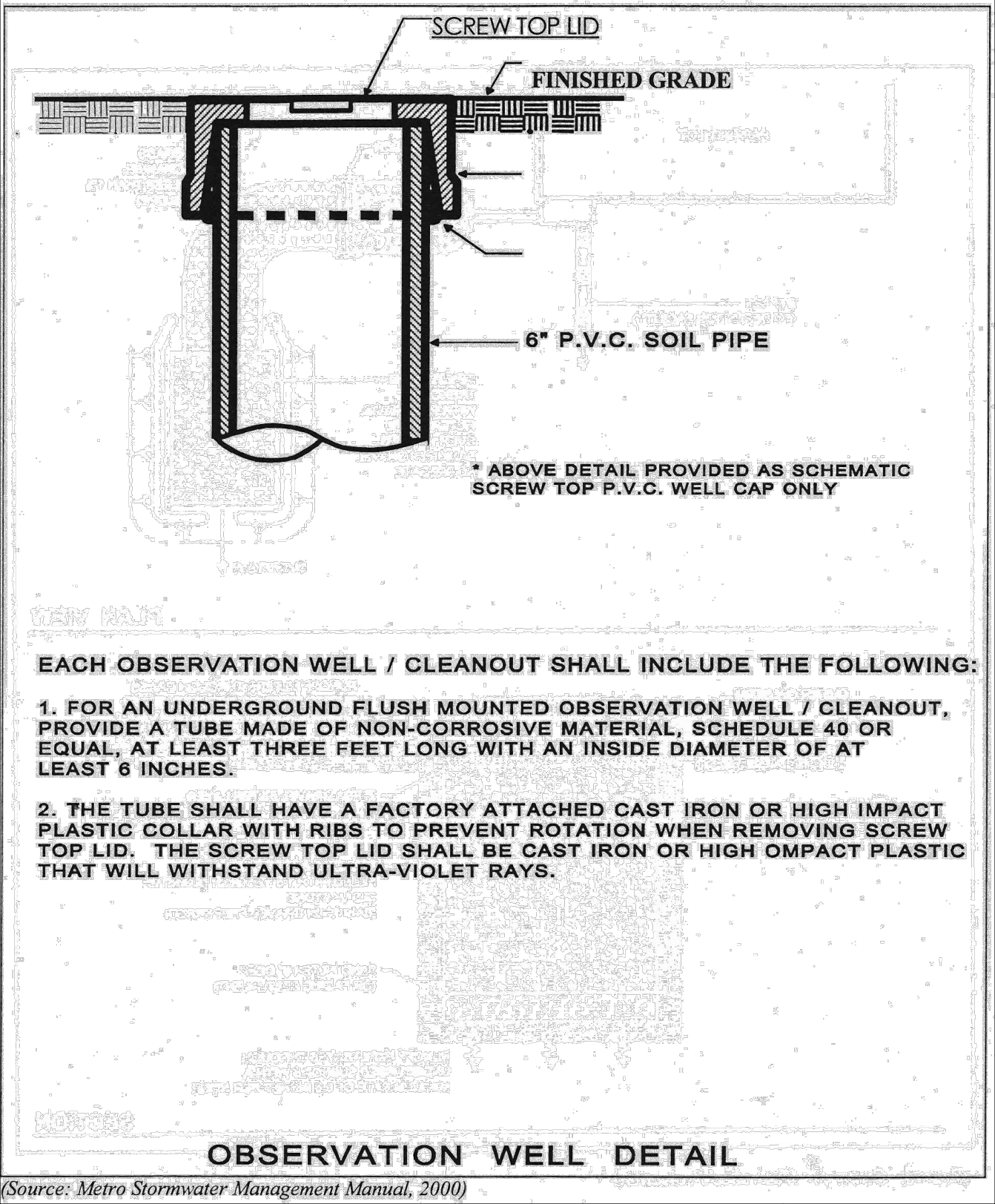
C2.0

Sheet 3 of 4

Layout Plan

SITE GRADING & DRAINAGE NOTES:

- Erosion control sediment barriers shall be installed prior beginning site work.
- 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.
- 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 topsoil material.
- All cut and fill shall be performed under the direction/observation of the geotechnical engineer.
- The suitability of soils for fill material shall be determined by the geotechnical engineer.
- 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.
- All grading shall be completed to the grades indicated within these plans. Final grades shall provide proper drainage and prevent standing water.
- All storm drainage castings to be John Bouchard & Sons Co. or approved equal, unless otherwise noted.
- All storm drainage pipes to be RCP, Class III, unless otherwise noted.
- 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.
- Existing structure castings to remain shall be adjusted to match new grade.



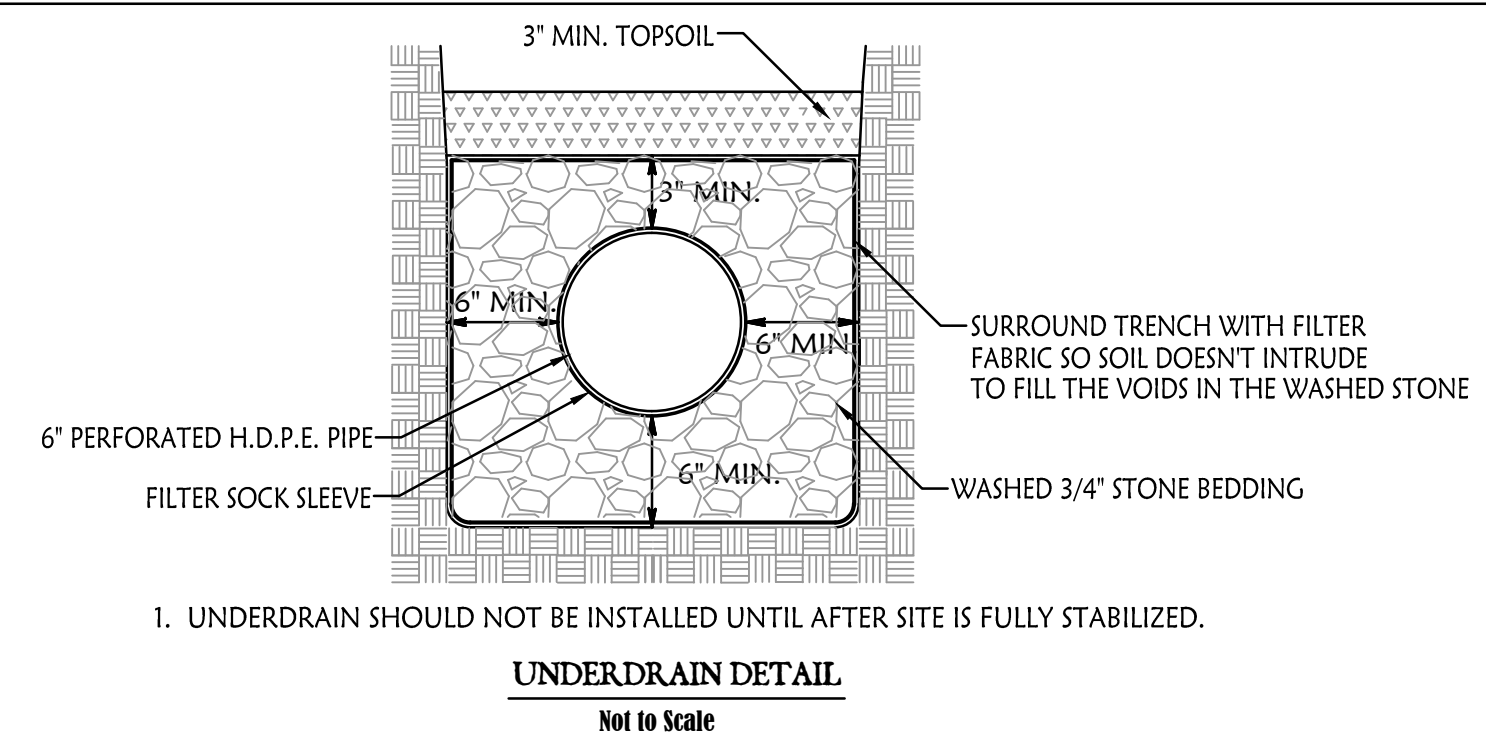
RETAINING WALL TABLES

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:

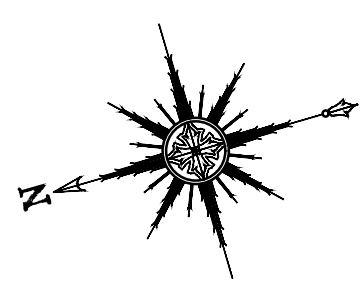
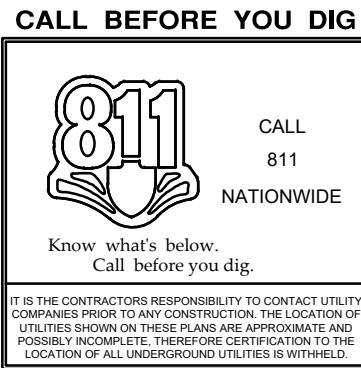
- Structural design of retaining walls to be performed by others.
- Heights in this table are visible heights according to proposed finished grade elevations. Consult retaining wall design for recommended elevation difference between top of footing and finished grade.
- Walls exceeding 30 inches in height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



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

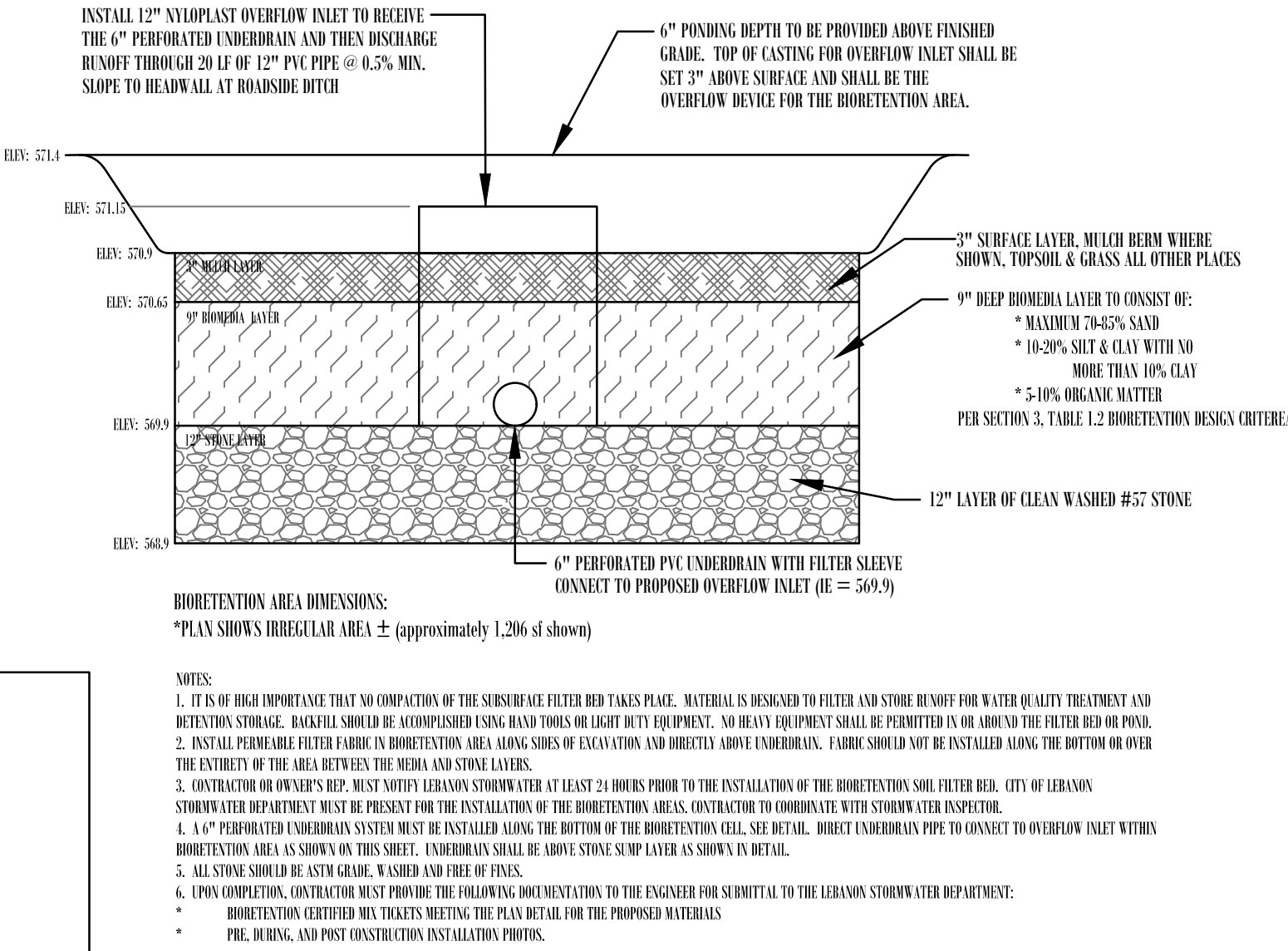
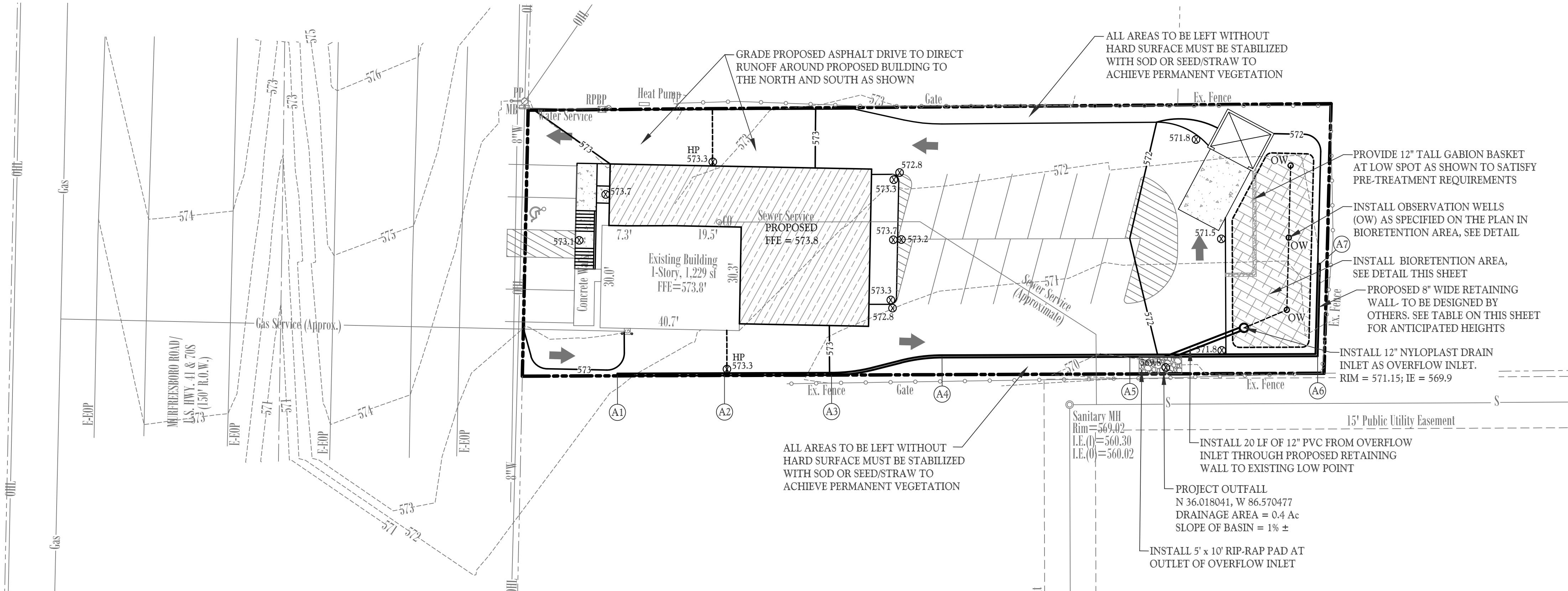
UNDERDRAIN DETAIL

Not to Scale



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'



NOTES:

- IT IS OF HIGH IMPORTANCE THAT NO COMPACTION OF THE SURFACE FILTER BED TAKES PLACE. MATERIAL IS DESIGNED TO FILTER AND STORE RUNOFF FROM WATER QUALITY TREATMENT AND RETENTION STORAGE. CAREFUL SHOULD BE AVOIDED COMPRESSING SOIL BARS THIN OR LIGHT ROPS EQUIPMENT. NO HEAVY EQUIPMENT SHALL BE PERMITTED IN OR ABOVE THE FILTER BED OR PAVES.
- INSTALL PERMEABLE FILTER FABRIC TO BIORETENTION AREA ABOVE STONE LAYERS OF ELEVATION AND DIRECTLY ABOVE UNDERDRAIN. FABRIC SHOULD NOT BE INSTALLED ALONG THE BOTTOM WHERE THE EXTERMINITY OF THE AREA BETWEEN THE WEIR AND STONE LAYERS.
- CONTRACTOR OR OWNER'S REP. MUST NOTIFY LEADWORK SHOWING LATER AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE BIORETENTION SOIL FILTER BED. CITY OF LEADWORK SHOWING AFTER REPAIRS MUST BE PRESENT FOR THE INSTALLATION OF THE BIORETENTION AREA. CONTRACTOR TO BE RESPONSIBLE FOR REMOVING WATER FROM THE BIORETENTION AREA.
- 1/4\"/>
- ALL STONE SHOULD BE ASTM GRADE, WASHED AND FREE OF FINES.
- 100% VERIFICATION. CONTRACTOR MUST PROVIDE THE FOLLOWING DOCUMENTATION TO THE ENGINEER FOR SUBMITTAL TO THE LEADWORK SHOWING WATER DEPARTMENT:
 - BIORETENTION CERTIFIED MIX TRUCKS RECEIVING THE PLAN SET FOR THE PROPOSED MATERIALS
 - PHOTO, RECORD, 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: 615-500-6316; Email: charley@deandesigngroupinc.com



Smoke Club 13

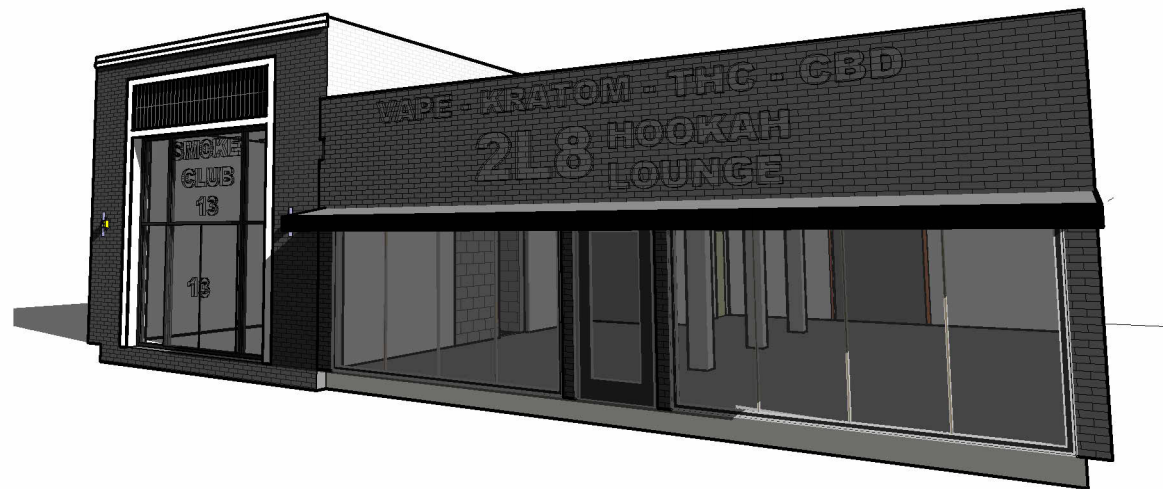
Map 15M, Group C, Parcel 6.00 in Rutherford Co
5234 Murfreesboro Road, La Vergne, Tennessee

Permit Info:

Project: 24057

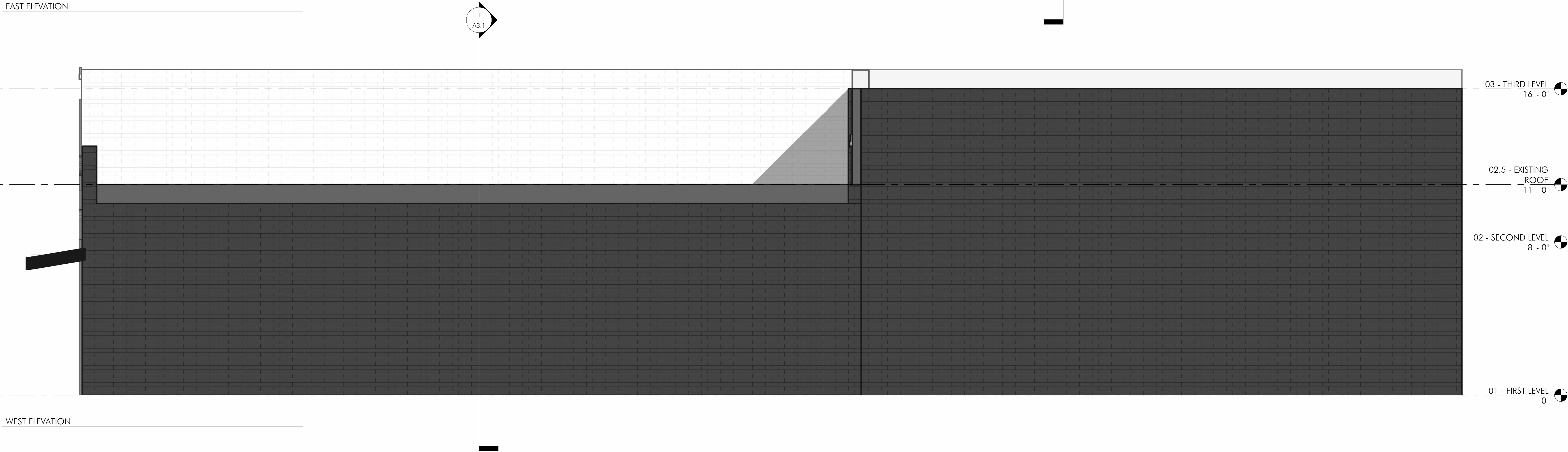
C3.0

Sheet 4 of 4





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@danielchandler.com

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Daniels + Chandler Architects, PLLC maintains all intellectual rights and ownership of all information contained on these documents. Daniels + Chandler Architects, PLLC and its consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. This document shall not be reproduced without the written authorization of Daniels + Chandler Architects, PLLC.
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



03 - THIRD LEVEL
16' - 0"

02.5 - EXISTING
ROOF
11' - 0"

NEW SIGNAGE

02 - SECOND LEVEL
8' - 0"

NEW AWNING

01 - FIRST LEVEL
0"



Item #: 4. 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@lavergneth.gov; and Jake Blair - jblair@lavergneth.gov)

No comments.

Engineering (Gary Lide - glide@lavergneth.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@lavergneth.gov)

1. Engineering has covered my concerns. No comments.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

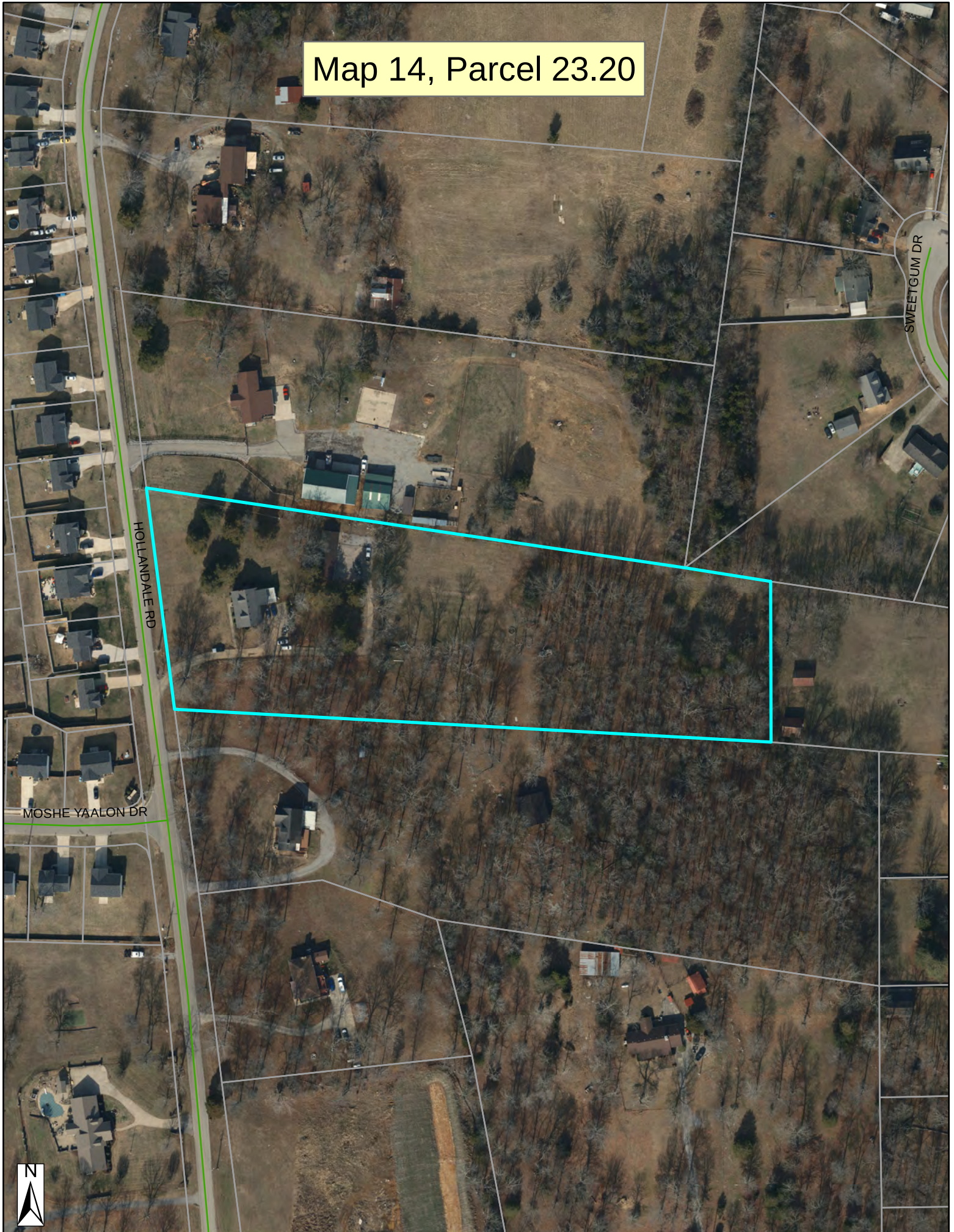
No comments.

Police

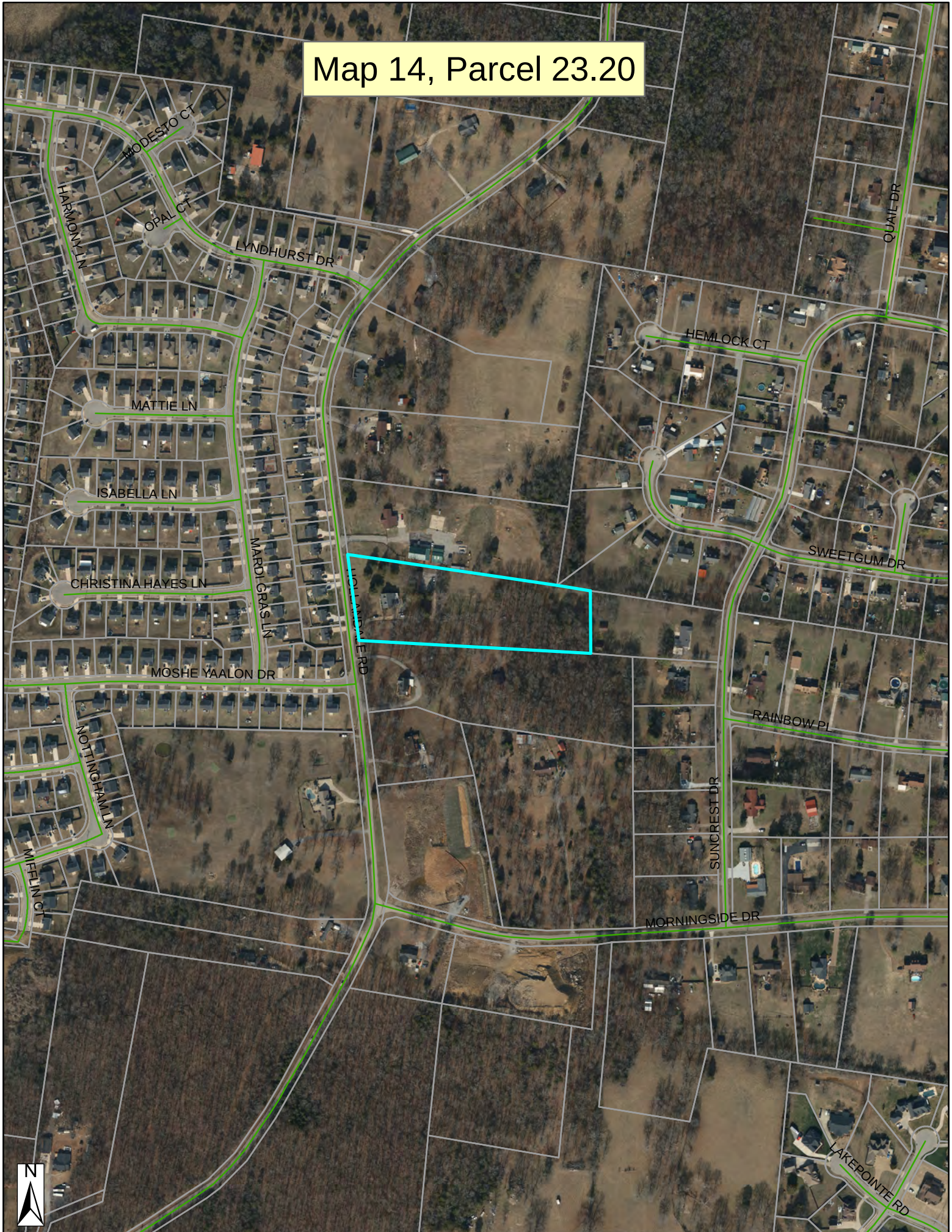
No comments.

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

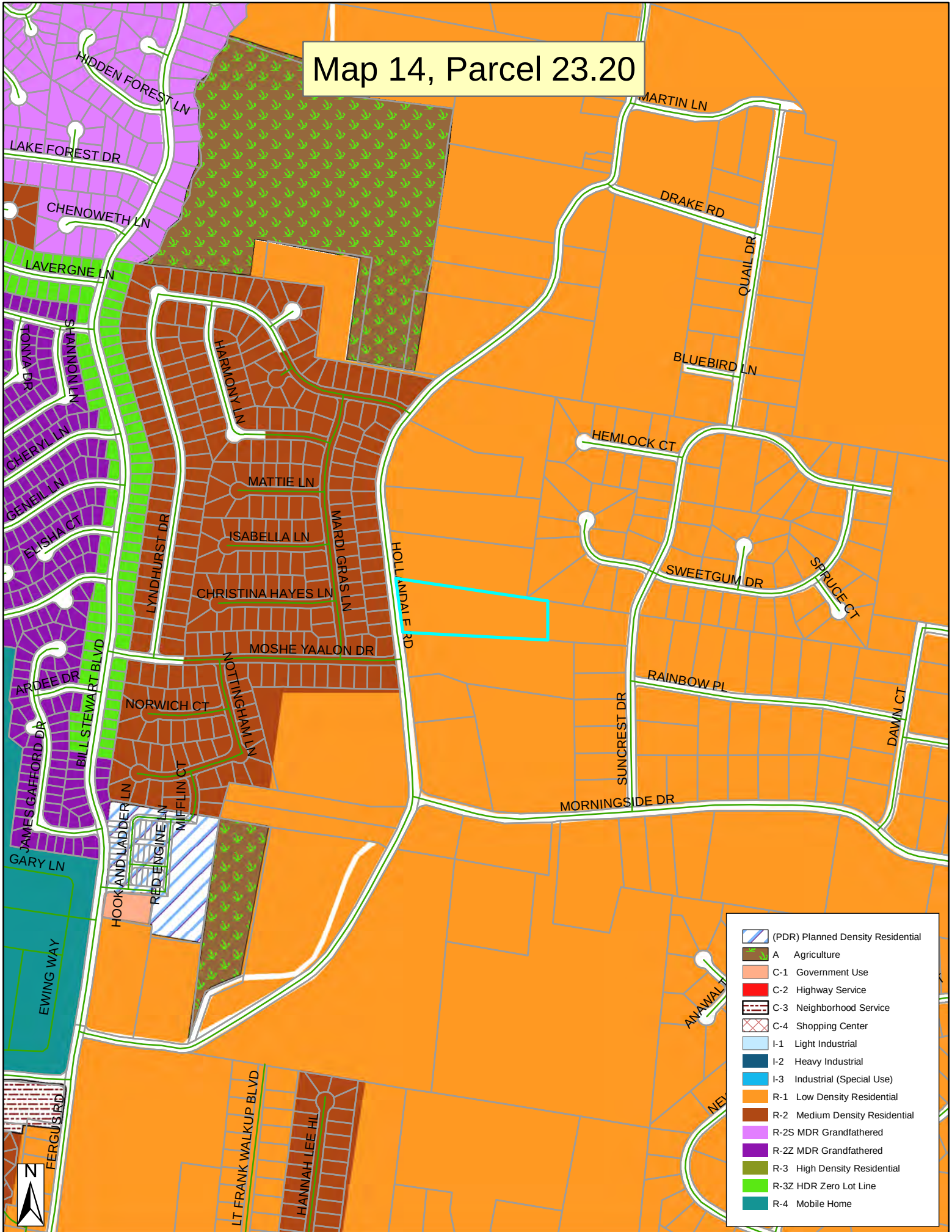
Map 14, Parcel 23.20



Map 14, Parcel 23.20



Map 14, Parcel 23.20



-  (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 resubdivide 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

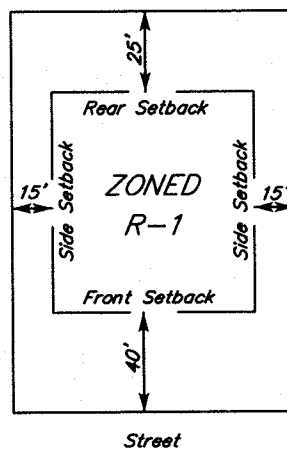
LOTS	≤60 MPI	75 MPI	EXISTING SSDS	TOTAL
1	0 SF	2,690 SF	2,339 SF	4,499 SF
2	0 SF	3,375 SF	0 SF	3,375 SF

LEGEND

IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND.
● SURVEY POINT
Ø POWER POLE

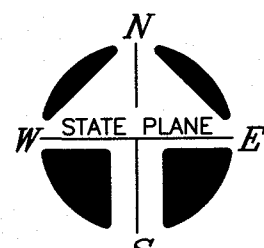
—X—X— EXISTING FENCE LINE
—E—E— EXISTING ELECTRIC LINE
—W—W— EXISTING WATER LINE

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

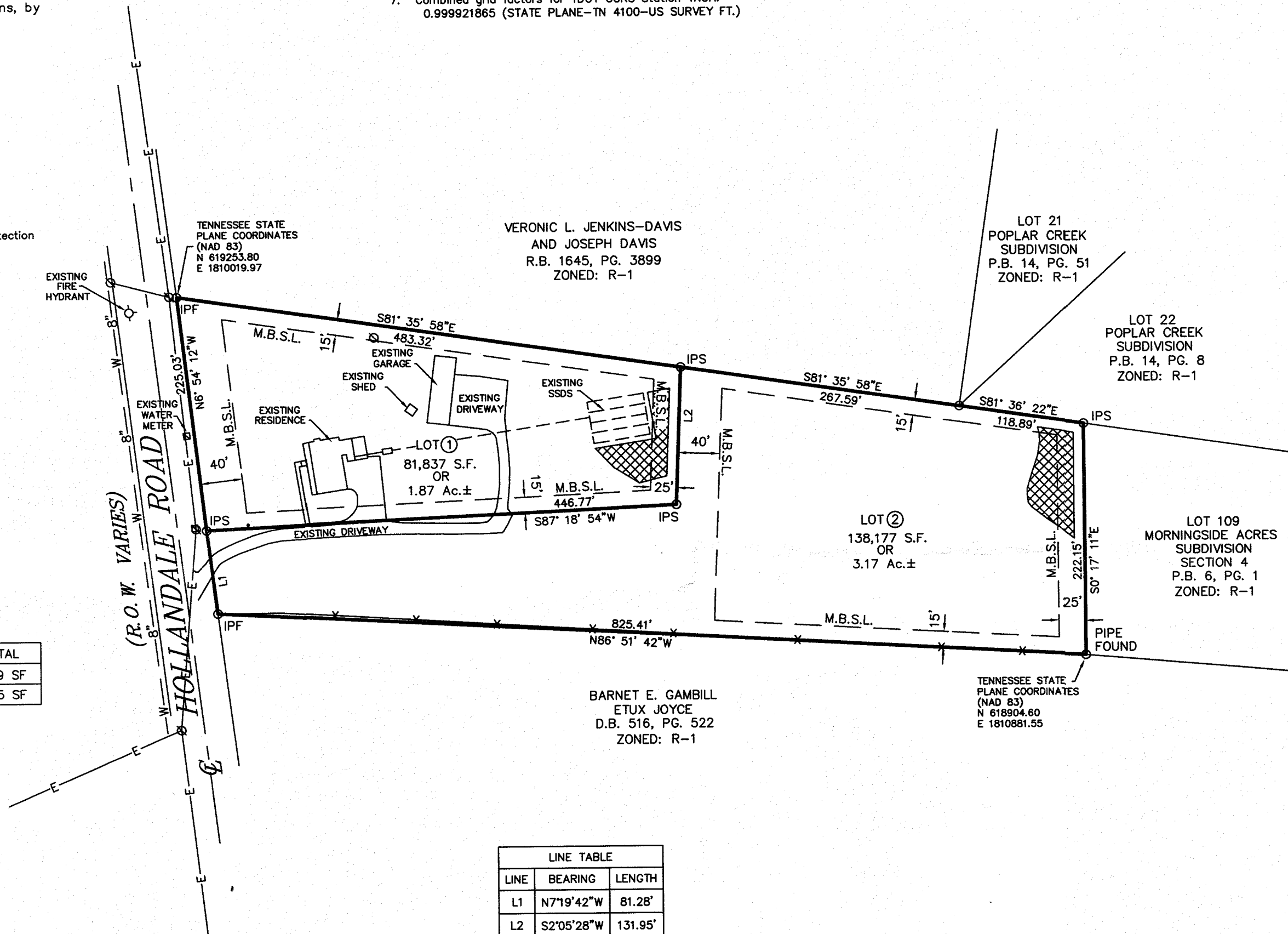
BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



2 LOTS - 220,014 S.F. OR 5.05 Ac.±
0 100 200

GLOBAL POSITION SYSTEM SURVEY NOTES

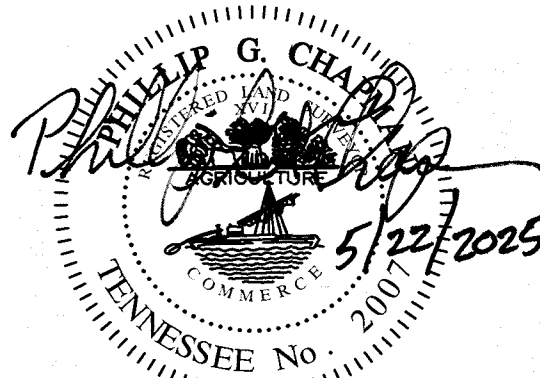
1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: SOKKIA GRX2 (#1001138-06) (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT 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.)



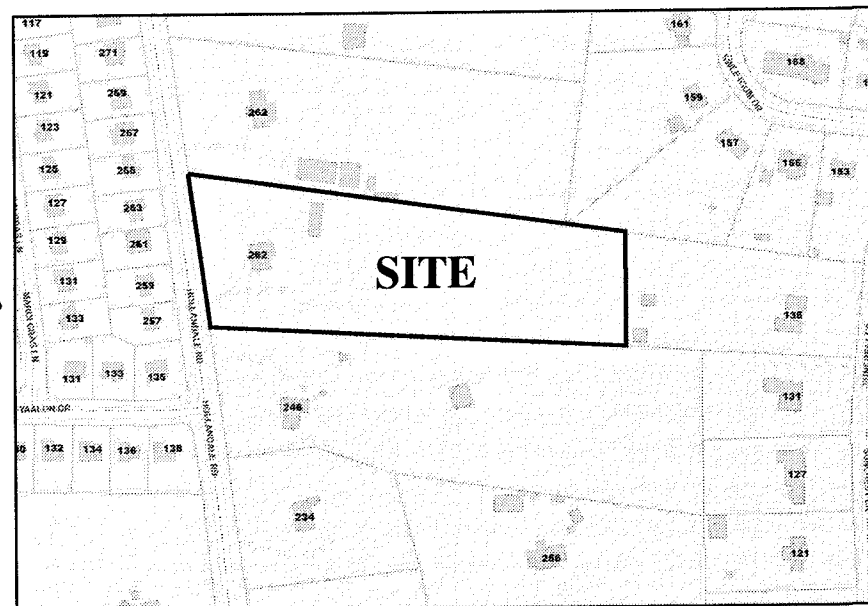
BARNET E. GAMBILL
ETUX JOYCE
D.B. 516, PG. 522
ZONED: R-1

TENNESSEE STATE PLANE COORDINATES
(NAD 83)
N 618904.60
E 1810881.55

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.



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



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
Date _____ 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 "1" 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

FINAL PLAT

LOTS 1 & 2

**BOLA GABRIEL
SUBDIVISION**

2nd CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

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



Item #: 5. Site Plan – 7 Brew – Two (2) New Buildings of 510 and 238 Square Feet on 0.66 Acres. Requested by Matthew Miller. Property located at 5345 Murfreesboro Road (Tax Map 15M, Group C, Parcel 6). C-2 (Highway Service) Zoning District. Property owned by Who Brew, LLC.

Reviewed By:

Bo Logan, City Planner

Gary Lide, City Engineer

Summary:

The applicant is requesting site plan approval for a quick-serve restaurant (QSR) totaling 510 SF and 238 SF of cooler/storage at a site located on Murfreesboro Road. The site is over 1 acre and was recently subdivided. Structures will consist of the restaurant, storage building and associated parking areas and driveways.

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

The property is currently vacant.

The driveways on the plan are indicated as at least 24 feet wide except the 18 feet at the rear connection. Nine (9) parking spaces are being provided with 8 standard spaces and 1 ADA. The parking is sufficient.

Staff Comments / Technical Items:

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

1. Materials Board is missing;
2. The rear driveways and access to the private drive needs to be redesigned;
3. The Planning Commission needs to be comfortable with all exterior finishes of all buildings;
4. A sidewalk 6 feet in width is required along Murfreesboro Road.

Engineering (Gary Lide - glide@lavergnethn.gov)

1. (Sheet C4.1) Plan shows pipe #41 and drainage structure #29 being located off of project site and onto Villas of Central Park property as of record in PB 26, PG 78 RORCT. A permanent easement must be recorded for maintenance of this pipe and structure. Staff cannot recommend approval without this easement in place.
2. (Sheet C3.1) (similar to comment 1 above) The grading plan shows fill being placed onto the Villas at Central Park property. Some form of temporary or permanent easement must be recorded for this fill placement and the associated construction. Staff cannot recommend approval without this easement in place.
3. (Sheet C0.1) Include required city-standard General Notes (see city website - Engineering Department for download)
4. (Sheet C2.1) Show bearings and distances on property lines
5. (Sheet C2.1) Show dimensions to proposed building off of at least two property lines to precisely locate the building on the lot. Also provide bearing for building wall or locate a second building corner.

6. (Sheet C2.1) Locate cooler storage building relative to main building in both directions. It is only located in one direction on the present submittal.
7. (Sheet C7.1) Replace all references to 'DOT Specifications' with 'City of La Vergne Specifications'.
8. (Sheet C7.1) Construction entrance must be 100 feet long.
9. (Sheet C4.1) Calculations demonstrating that the 8" and 12" diameter corrugated HDPE can handle the 25-year/24-hour storm flows from the developed site must be provided. Head losses from bends and eyes must be included in the calculations.
10. (Sheet C4.1) Calculations must show the amount of surface flow (25-year/24-hour) from the main queuing lanes planned to cross the drive in the north portion of the site before entering curb inlet #32.
11. (Sheet C4.1) Due to the numerous bends and wyes in the storm drainage system and the resultant increased chances of clogging, provide calculations demonstrating that curb inlet #32 can handle the 25-year/24-hour run-off from the entire site assuming that the underground system is clogged.
12. (Sheet C2.1) Dumpster enclosure wall and gate elevations and details must be included with the Site Plan submittal.
13. (Sheet C3.1) The grading plan shows cut and fill occurring on Uptown Lot #8 to the east of this site. Please provide a copy of an agreement from the owner of Lot #8 providing the right to grade in this manner.
14. (Sheet C2.1) Add a note in the match line area in the lower right of the sheet noting that the Joint Access Agreement for the drive to the north of the site is recorded in RB 1874, PG 3850 RORCT.
15. (Sheet C2.1) If a monument or other free-standing sign is planned for the site, please note the location on the Site Plan.
16. (Sheet C1.2) A minimum of an initial erosion control plan and a final erosion control plan is required. The final erosion control plan can be included on the final grading plan sheet. Call out means to final stabilize all disturbed areas of the site.
17. (Sheet C1.2) Provide easements or agreements for all work to be occurring off of the site.
18. (Sheet C7.1) Provide silt fence installation detail
19. (Sheet C7.1) Provide 'compost filter sock' installation detail.
20. (Sheet C2.1) Please show traffic patterns for this site assuming that it develops before the site to the immediate west. The city has yet to receive a site plan submittal from that site nor any plans showing the access from Murfreesboro Road through that site being constructed.

Utilities (Scott Tatalovich - statalovich@lavergnen.gov)

1. Sht C4.1, point to and label existing utilities with size and material if connecting for service. City has 12" DIP Wtr and 16" HDPE Swr FM at south end of lot, and 8" PVC Swr at north end of lot (two locations).
2. Sht C4.1, show and label existing public sewer service cleanout onsite (located at north end lot approximately 14' south of east/west sewer line, and 17' west of north/south sewer line within the lot).
3. Sht C4.1, route private sewer plumbing from building to existing already provided public sewer cleanout (C.O.). Recommend one double sweep C.O. in the median between roadways. Spacing on cleanouts shall not be greater than 50 feet, unless a double sweep is provided.
4. Sht C4.1, route onsite private sewer plumbing at least 5 feet clear of trash bin concrete pad, using one-way cleanouts at angle points.
5. As a point of clarity, the City owns and maintains the public water service from the public mainline through the back of the water meter box. The property owner owns everything thereafter including the backflow preventer. Similarly, the City also owns and maintains the 6-inch public sewer service through the existing public cleanout already installed at the site by the Construction Site Plan for Uptown at La Vergne prepared by Development Services Group (DSG), engineer: Gfranks@dsgva.com. Those plans have elevations and slopes for the installed sewers.
6. Sht C4.1, Key Note 4 and other notes references Dtl 4.01 on Sht C7.2, which indicates a minimum of 24" cover over utility lines. City allows 18" minimum cover per the International Plumbing Code Yr 2018; and cover will certainly be less than 24" entering and exiting the water meter box based on City Standard Details. Suggest lowering cover to match City Plumbing Codes.
7. Sht C4.1, Water Meter box shall be shown and Key Note 5 shall read as follows: "*Water service per City Std Dtl 020 as sized by City from fixture count form submitted with water service application.*" It will very likely be a 1" Service. Note: the City has changed the components of Std Dtl 020 (meter box no longer available). Also, City will request that PEXa service lines be used for water (rather than copper), which additionally changes some fittings. A rough redlined version of Std Dtl 020 is available by contacting the City Utility Engineer, Scott Tatalovich, statalovich@lavergnen.gov, 615-663-7863. City Inspector can also guide the Contractor what equipment to order for installation.
8. A reduced pressure principal backflow protector shall be shown (to scale) and labeled as "*Install RPBA in insulated enclosure per City Std Dtl 070.*" It shall be located directly after the water meter.
9. Sht C4.1, Key Note 6 shall read: "*Water line tap shall be witnessed by City Inspector.*"
10. Sht C4.1, Key Note 11, will require update, due to changed connection location to existing public sewer.
11. City of La Vergne uses fat, oil, and grease trap requirements per TN State regulations and guidance document, which indicates the following requirements: 100 mg/L limit, minimum 2-hour detention time, maximum temperature

150 degrees (City Code), no turbulence inside trap, storage capacity for grease inside trap between monthly cleanings, and trap shall be vented. Typical sizing calculations are dependent on water fixture count. Since water fixture count is not provided, City unable to verify grease trap size provided (120 gallon unit). Please provide grease trap sizing calculations in compliance with indicated requirements, and an appropriately sized trap. Venting may be considered adequate if we consider that indoor plumbing vent supplies air to the grease trap, and pipes do not flow full. It doesn't have to be a vent on the trap itself. By quick calculations, assuming 1400 gpd for a coffee shop operating from 6am-10pm, I see an average flow of 1.5 gpm, *assuming* a peaking factor of 4 for morning flow, I don't see how the grease trap can be smaller than 750 gallons.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

Police

No comments.

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

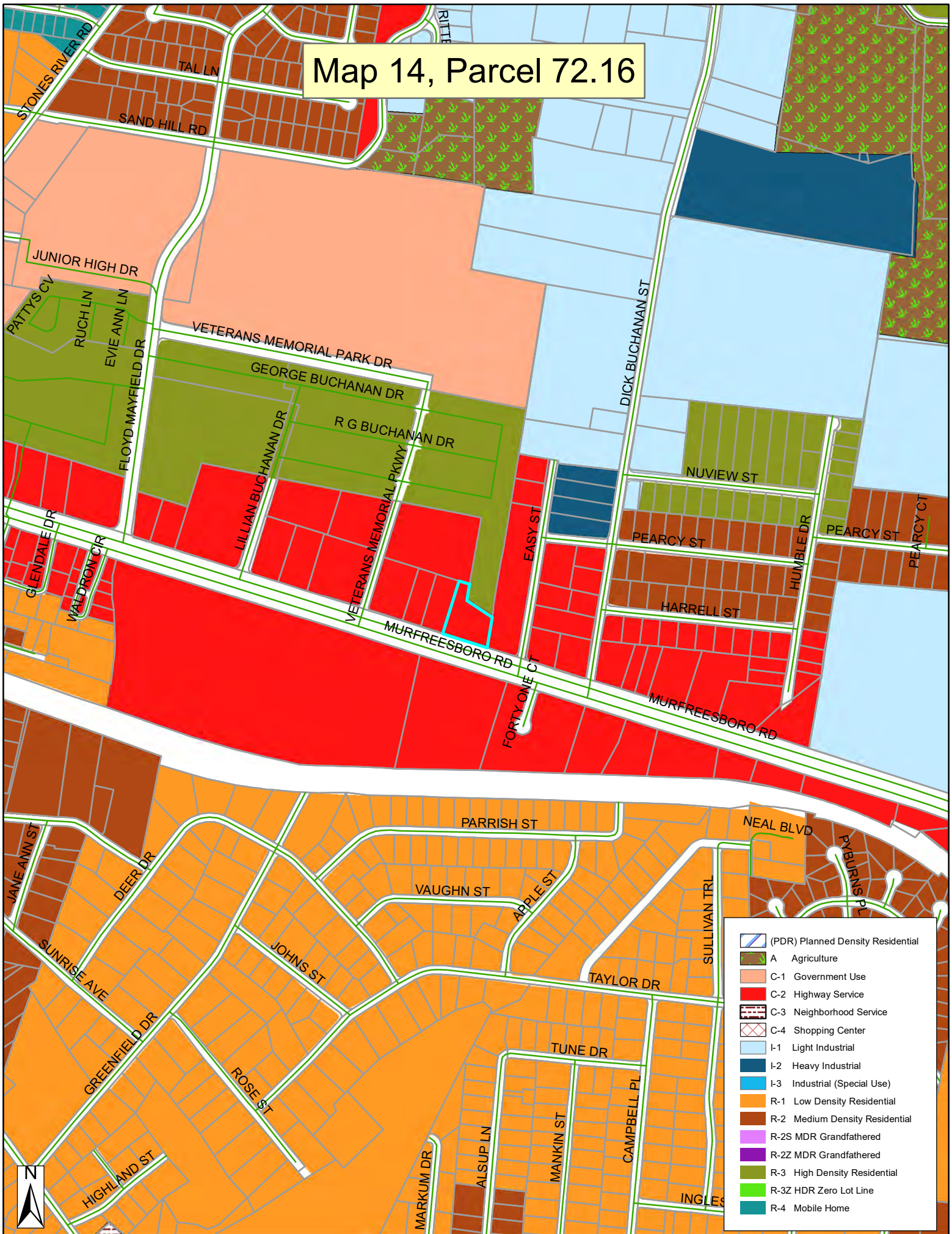
Map 14, Parcel 72.16



Map 14, Parcel 72.16



Map 14, Parcel 72.16







A PORTION OF THE EXTERIOR CLADDING ILLUSTRATED ON THIS SHEET DIFFERS FROM WHAT IS CONTAINED IN THE STATE OF PENNSYLVANIA APPROVED PACKAGE (S.A.M.C.P.). THE VERTICAL SIDING (MP-1) CONTAINED IN THE S.A.M.C.P. HAS BEEN REPLACED WITH A FIBER CEMENT PANEL WITH A SIMILAR BRICK APPEARANCE AS IS USED ON THE LOWER PORTION OF THE ELEVATIONS. THE REMAINING PORTION OF THE CLADDING, INCLUDING THE SIDING ABOVE THE FIBER CEMENT, IS THE SAME AS THE S.A.M.C.P., INCLUSIVE OF BEING CONSTRUCTED BY THE SAME MODULAR FABRICATOR WHICH FABRICATES ALL OTHER PREFABRICATED MODULAR COMPONENTS AND THAT IS RESPONSIBLE FOR THE PREPARATION OF THE S.A.M.C.P.. REFER TO S.A.M.C.P. FOR THE BALANCE OF INFORMATION RELATED TO THE CANOPY.

THE COOLER/STORAGE ILLUSTRATED ON THIS SHEET IS NOT CONTAINED IN THE STATE OF TENNESSEE APPROVED MODULAR CONSTRUCTION PACKAGE (S.A.M.C.P.). THE COOLER/STORAGE ILLUSTRATED ON THIS SHEET IS CONSTRUCTED BY THE SAME MODULAR FABRICATOR WHICH FABRICATES ALL OTHER STATE APPROVED PREFABRICATED MODULAR COMPONENTS AND THAT RESPONSIBLE FOR THE PREPARATION OF THE S.A.M.C.P..

MODULAR BUILDING CONSTRUCTION AS REPRESENTED IN STATE APPROVED SET
FABRICATED AND INSTALLED BY MODULAR BUILDER.

MODULAR BUILDING CONSTRUCTION WHICH DEVIATES FROM AND/OR IS NOT INCLUDED IN STATE APPROVED SET. FABRICATED AND INSTALLED BY MODULAR BUILDER.

EVERYTHING ON THIS SHEET, UNLESS SPECIFICALLY NOTED OTHERWISE, IS FABRICATED IN A CONTROLLED ENVIRONMENT AND TRANSFERRED TO THE JOB SITE. THE UNIT WILL BE INSPECTED PRIOR TO SHIPPING. THE INSPECTIONS WILL INCLUDE STRUCTURAL, FRAMING, BUILDING, PLUMBING AND ELECTRICAL. THE FABRICATION COMPANIES' ENGINEER OF RECORD OR A CERTIFIED THIRD-PARTY INSPECTOR WILL CONDUCT AN INSPECTION OF ALL FABRICATION WITHIN THE FABRICATION FACILITY, AND THOSE INSPECTION REPORTS CAN BE PROVIDED TO THE MUNICIPALITY FOR REVIEW, UPON REQUEST.

* ALL CONSTRUCTION BEING PREFABRICATED & TRANSFERRED TO THE SITE WILL BE ILLUSTRATED AS FOLLOWS:
IF PREFABRICATED COMPONENTS ARE ILLUSTRATED IN CONJUNCTION WITH SITE ADAPTED CONSTRUCTION, THE PREFABRICATED PORTION WILL HAVE A SEMI-TRANSPARENT GRAY SHADING AND/OR BE NOTED AS "BY MODULAR BUILDER - (MB)".

* ANY CONSTRUCTION CONDUCTED ON SITE, OTHER THAN PREFABRICATED COMPONENTS BEING SET IN PLACE BY THE MODULAR BUILDER'S SITE CONSTRUCTION TEAM, WILL BE IDENTIFIED AS BEING "BY SITE CONTRACTOR - (SC)".

CANOPY CONFIGURATION & DIMENSIONS ILLUSTRATED ON THIS SHEET DIFFER FROM WHAT IS CONTAINED IN THE STATE OF TENNESSEE APPROVED MODULAR CONSTRUCTION PACKAGE (S.A.M.C.P.). THE CANOPY CONTAINED IN THE S.A.M.C.P. (ON THE SERVICE SIDE OF THE BUILDING) HAS A HEIGHT OF 8'0". EACH END OF THE CANOPY IS 6'0" WIDE. THE CANOPY ILLUSTRATED ON THIS SHEET MEASURES 27'-0" AND CONTAINS 18 CAN LIGHTS AS A RESULT OF ITS LARGER SIZE. THESE DEVIATIONS FROM THE S.A.M.C.P. ARE REFLECTED THROUGHOUT ALL THE VARIOUS DISCIPLINES (ARCHITECTURAL, STRUCTURAL, & ELECTRICAL) AFFECTED BY THE CHANGE IN CONFIGURATION & DIMENSIONS. ALL OTHER ASPECTS OF THE CANOPY ILLUSTRATED ON THIS SHEET ARE THE SAME AS THE S.A.M.C.P. THE CANOPY ILLUSTRATED ON THIS SHEET IS A MODULAR FABRICATOR TYPE WHICH SUBSTITUTES ALL OTHER PREFABRICATED MODULAR COMPONENTS AND THAT IS RESPONSIBLE FOR THE PREPARATION OF THE S.A.M.C.P. REFER TO S.A.M.C.P. FOR THE BALANCE OF INFORMATION RELATED TO THE CANOPY.

NO.	DESCRIPTION
1	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
2	FLOOR SLAB - REFER TO STRUCTURAL
3	OUTDOOR SPEAKERS MOUNTED TO CANOPIES - TYPE OF (3) REF: SYSTEMS PLAN
4	DASHED LINES INDICATED OUTLINE OF FOUNDATION SYSTEM, BY SITE CONTRACTOR, REFER TO STRUCT. DWGS.
5	GUARDRAIL SYSTEM, MIN. 3" HIGH OR FLUSH W/ TOP OF MECHANICAL EQUIPMENT, WHICH EVER IS HIGHER. COMPLIANT MECHANICAL SERVICE GUARDRAIL PER CBC SECTION 1015
6	BOLLARD, COORDINATE WITH CIVIL.
7	OVERHEAD GAS FIRED HEATER, REFER TO MECH. DRAWINGS, FINAL INSTALL. LOCATION TO BE DETERMINED IN FIELD, VERIFY W/ OWNER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
8	PREPAREDICATED CONCRETE BEYOND, BY MODULAR BUILDER
9	GAS LINE TO GO UP EXTERIOR WALL, AND OVER PARAPET TO THEN FEED INTO RTU - COORDINATE LOCATION GAS LINE WITH CIVIL DWGS

NO.	DESCRIPTION
A	NICHIHA FIBER CEMENT SIDING (PL-1)
B	NICHIHA FIBER CEMENT SIDING (PL-2)
C	REGAL BLUE (MP-3) CANOPY COLUMN (TYP)
D	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
E	ZINC GREY BRAKE METAL CAP (MP-3)
F	BOLLARD, PAINT (PT-1)
G	EXPOSED DOWNSPOUT, GALVANIZED, COLOR TO MATCH MATERIAL ADJACENT; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL

BY	TAG	ITEM	DESCRIPTION	REMARKS
1	PL-1	CEMENT PANEL	NICHIHA - MODERN BRICK FINISH: MIDNIGHT	EXTERIOR WAINSCOT AND REAR WALL
1	PL-2	CEMENT PANEL	NICHIHA - CANYON BRICK FINISH: SHALE BRICK	EXTERIOR WALLS ABOVE WAINSCOTT AND ATTIC REAR
2	PT-1	PAINT	SHERWIN WILLIAMS COLOR: "SALTY DOGS" SW 9177 FINISH: SATIN / SEMI-GLOSS FINISH	BOLLARDS
1	MP-2	CANOPY COLUMNS	BERRIDGE COLOR: REGAL BLUE - RAL 5003 FINISH: LOW SHEEN SMOOTH	METAL ROOF AND CANOPIES
1	MP-3	COPING	BERRIDGE COLOR: CHARCOAL FINISH: LOW SHEEN SMOOTH	METAL COPING AT REAR WALL
1	MP-4	COPING	BERRIDGE COLOR: ZINC GREY FINISH: LOW SHEEN SMOOTH	METAL COPING AT SIDE WALLS

1. PROVIDED & INSTALLED BY MODULAR BUILDER.
2. PROVIDED & INSTALLED BY GENERAL CONTRACTOR.
3. PROVIDED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.
4. PROVIDED & INSTALLED BY SIGN CONTRACTOR.



THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN PERMISSION OF THE ARCHITECT IS REQUIRED FOR ANY PRECEDENCE OR OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE, AND THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

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[illegible]

SCALE: As indicated



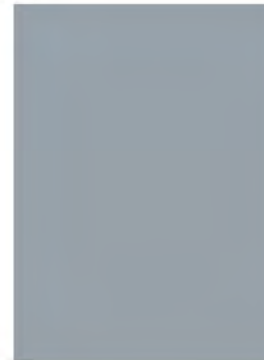
GLEN-GERY
COLOR: STONE GREY KLAYCOAT
FINISH: SMOOTH



BOLLARDS
SW0053 SALTY DOG



GLEN-GERY
COLOR: BLACK PEARL
FINISH: WIRECUT



BERRIDGE
METAL TRIM
ZINC GREY



BERRIDGE
METAL TRIM
CHARCOAL



METAL PANEL
ROYAL BLUE

SITE DEVELOPMENT PLANS FOR



LA VERGNE 01

5345 MURFREESBORO ROAD
LA VERGNE, TN

PROJECT NUMBER:
104.082

SHEET INDEX

SHEET NAME	NUMBER
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KNOWN EXISTING UTILITIES

UTILITY	PROVIDER	PHONE NUMBER
ELECTRIC	MIDDLE TENNESSEE ELECTRIC	877-777-9020
WATER	LA VERGNE PUBLIC UTILITIES	615-793-9891
SANITARY SEWER	LA VERGNE PUBLIC UTILITIES	615-793-9891



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. TN #PE-129221

PROJECT NUMBER:

104.082

REVISION:

7 BREW COFFEE
LA VERGNE 01

5345 MURFREESBORO ROAD
LA VERGNE, TN

C0.0

COVER SHEET

DATE: JUNE 30TH, 2025

ABBREVIATIONS

BC	BACK OF CURB
CC	STANDARD CATCH CURB
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
EP	EDGE OF PAVEMENT
EX	EXISTING
FES	FLARED END SECTION
FL	FLOW LINE
GT	GUTTER INVERT
GY	GUY WIRE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MC	MOUNTABLE CURB
RW	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SC	SPILL CURB
TB	TOP OF BASE ROCK
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TGV	TOP OF GRAVEL
EX TP	EXISTING TOP OF PAVEMENT

CIVIL LEGENDS

SYMBOLS

MARKER STONE	PL	PROPERTY LINE
RIGHT OF WAY MARKER	RW	RIGHT OF WAY LINE
IRON PIN FOUND	S	SANITARY SEWER LINE
CORRUGATED METAL PIPE	FM	SANITARY SEWER FORCE MAIN
CUT CROSS	ST	STORM SEWER LINE
CONTROL POINT	IRR	IRRIGATION WATER LINE
BENCHMARK	FL	FLOW LINE
SANITARY SEWER MANHOLE	OHE	OVERHEAD ELECTRIC LINE
STORM SEWER INLET	UE	UNDERGROUND ELECTRIC LINE
TELEPHONE MANHOLE	G	GAS LINE
POWER POLE	W	WATER LINE
GUY ANCHOR	C	COMMUNICATIONS LINE
LIGHT POLE	T	TELEPHONE LINE
TELEPHONE RISER	FO	FIBER OPTIC LINE
GAS VALVE	CTV	CABLE TELEVISION
GAS METER	O	CHAIN LINK FENCE
WATER VALVE	X	BARBED WIRE FENCE
WATER METER	D	WOOD FENCE
FIRE HYDRANT	1000	EXISTING MAJOR CONTOUR
SPRINKLER HEAD	1001	EXISTING MINOR CONTOUR
IRRIGATION VALVE	1000	PROPOSED MAJOR CONTOUR
WELL	1001	PROPOSED MINOR CONTOUR
MAIL BOX		TREE LINE
POST	FPL	FEMA FLOODPLAIN
CLEANOUT	FFW	FEMA FLOODWAY
SIGN		
AIR CONDITIONING UNIT		

LINETYPES

PROJECT CONTROL

BENCHMARKS

TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD '83 FOR HORIZONTAL VALUES AND NAVD'88 FOR VERTICAL VALUES.

SURVEY NOTES:

THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A SURVEY PERFORMED JUNE 6, 2025 BY TYLER REID GOODWIN, TENNESSEE REGISTERED LAND SURVEYOR NO. 3518 AND IS NOT A PRODUCT OF TOTM & ASSOCIATES.

FLOOD PLAIN INFORMATION:

FEMA PANEL #: 47149C0020K - EFFECTIVE DATE: 05/09/2023
FEMA ZONE - X: THE SUBJECT PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE

DEVELOPER:

WHO BREW LLC
CONTACT: BOB GAGE
PHONE: (615) 519-8208
EMAIL: bobgage@whobrewllc.com



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. TN #PE-129221

PROJECT NUMBER:

104.082

REVISION:

SAFETY NOTICE TO CONTRACTOR

- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

UTILITY DISCLAIMER

- INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

USE OF CONSTRUCTION DOCUMENTS

- DRAWINGS AND SPECIFICATIONS ARE PROVIDED AS A SERVICE. DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED FOR USE ON OTHER PROJECTS AT THIS SITE OR OTHER SITES WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- DRAWING REPRODUCTION AND SCALING MAY ALTER THE INDICATED GRAPHIC SCALES.

SEDIMENT & EROSION CONTROL NOTES

- THE EROSION CONTROL PLAN SHOWS THE LOCATION AND DETAILS FOR PRIMARY EROSION CONTROLS TO BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING EROSION AND DISCHARGE OF SEDIMENT FROM THE SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES DURING ALL PHASES OF HIS OPERATIONS REGARDLESS OF WHETHER THEY ARE SPECIFICALLY NOTED ON THE EROSION CONTROL PLAN AND SHALL MAINTAIN AND REPLACE CONTROLS AS NECESSARY DURING THE COURSE OF HIS OPERATIONS.
- INITIAL SEDIMENT CONTROLS SHOWN ON THE EROSION CONTROL PLAN MUST BE INSTALLED PRIOR TO ANY OTHER WORK.
- THE CONTRACTOR SHALL CLEAN ALL STREETS BOTH INTERIOR AND ADJACENT TO THE SITE, AS NEEDED AFTER EACH RAINFALL AND AT THE END OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING CONSTRUCTION AND SHALL WATER CONSTRUCTION AREAS WHENEVER CONDITIONS WARRANT.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT FROM STORM DRAINS, INLETS, CULVERTS, ETC. PRIOR TO APPROVAL OF CONSTRUCTION.
- ALL DISTURBED AREAS NOT RECEIVING OTHER PERMANENT STABILIZATION SUCH AS PAVEMENT, ROOFS, SOD AND ETC. SHALL BE SEEDED AND MULCHED, AS PER THE PROJECT SPECIFICATIONS BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED AND PRIOR TO FINAL APPROVAL OF CONSTRUCTION.
- IF APPLICABLE THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS AS PUT FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE CONSIDERED AS A STARTING POINT FOR SEDIMENT AND EROSION CONTROLS AND THE CONTRACTOR WILL BE RESPONSIBLE FOR REVISING AND UPDATING EROSION CONTROLS AS SITE CONDITIONS CHANGE DURING THE COURSE OF CONSTRUCTION.

UTILITY CONSTRUCTION NOTES

- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING UTILITY CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR WITH PROPOSED UTILITIES. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
- ALL TRENCHES CROSSING PAVED AREAS OR AREAS TO BE PAVED SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED BEDDING MATERIAL IN CONFORMANCE WITH PROJECT DETAILS AND SPECIFICATIONS.
- ALL UTILITY CONSTRUCTION AND MATERIALS SHALL BE IN CONFORMANCE WITH CITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS AND STANDARD PLANS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER.
- INSTALL TRACER WIRE WITH ALL SANITARY SEWER AND POTABLE WATER UTILITIES AS REQUIRED. CONNECT TRACER WIRE TO EXISTING TRACER WIRE AND STUB UP END OF THE TRACER WIRE AT THE ENDS OF RUNS IN ACCORDANCE WITH UTILITY OWNER'S SPECIFICATIONS.
- ALL HDPE PIPE, JOINTS AND FITTINGS SHALL BE ADS N-12 OR EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- COORDINATE THE INSTALLATION OF THE STORM SEWER WITH THE INSTALLATION OF THE POTABLE WATER, COMMUNICATION, ELECTRIC AND SANITARY SEWER TO AVOID CONFLICTS.
- EARTHWORK SHALL BE PLACED TO FINISH GRADE IN THE IMMEDIATE AREA OF UTILITIES PRIOR TO CONSTRUCTION OF UTILITIES TO INSURE PROPER DEPTH OF COVER FOR UTILITIES.
- ALL MATERIALS TO BE SUPPLIED AND LABOR TO BE DONE BY CONTRACTOR SHALL BE COMPLETED AS A PART OF THIS WORK, UNLESS STATED OTHERWISE.
- ALL UTILITY SERVICE LINES SHALL BE KEPT IN SERVICE AND PROTECTED DURING CONSTRUCTION OPERATIONS. THE DRAWINGS INDICATE THE LOCATION OF KNOWN EXISTING UTILITY SERVICE LINES AS COULD BE DETERMINED.
- ANY RELOCATION OF UTILITY SERVICE LINES THAT ARE REQUIRED TO COMPLETE THE PROJECT IS TO BE COMPLETED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND IS TO BE CONSIDERED SUBSIDIARY TO OTHER PROJECT COSTS.
- ALL WATER, SEWER, FIBER OPTIC CABLE, GAS SERVICE AND OTHER UTILITY REQUIREMENTS SHALL BE COORDINATED WITH THE APPROPRIATE LOCAL UTILITY PROVIDERS PRIOR TO INSTALLATION. ALL COSTS ASSOCIATED WITH THE WATER, SEWER, FIBER OPTIC CABLE, GAS SERVICE ENTRANCE AND OTHER UTILITY REQUIREMENTS SHALL BE BORNE BY THE CONTRACTOR, INCLUDING THOSE COSTS, IF ANY, FROM THE LOCAL UTILITY PROVIDERS AND INCLUDE ALL COSTS ASSOCIATED WITH WORK PERFORMED BY THE LOCAL UTILITY PROVIDERS AND CONNECTION FEES INTO THEIR BID.

SITE GRADING NOTES

- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING SITE GRADING ACTIVITIES. DURING CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
- CONTRACTOR SHALL USE CAUTION AROUND ALL EXISTING UTILITIES LOCATED ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY CONSTRUCTION.
- SEDIMENT AND EROSION CONTROLS IN CONFORMANCE WITH THE EROSION CONTROL PLAN AND THE APPLICABLE SPECIFICATIONS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE GRADING ACTIVITIES.
- CONTRACTOR SHALL STRIP THE TOPSOIL FROM ALL AREAS TO BE DISTURBED AND STOCKPILE IT IN A LOCATION CHOSEN BY THE OWNER PRIOR TO BEGINNING SITE GRADING. OWNER SHALL BE CONTACTED TO DETERMINE WHAT SHALL BE DONE WITH EXCESS TOPSOIL. PROPER DRAINAGE OF THE STOCKPILES SHALL BE MAINTAINED.
- THE SUBGRADE FOR THE PROJECT SITE SHALL BE COMPACTED TO 95% STANDARD PROCTOR AS DETERMINED BY ASTM-D698. COMPACTION SHALL BE ACCOMPLISHED AT MOISTURE CONTENTS AS SPECIFIED IN THE GEOTECHNICAL ENGINEER'S REPORT. ALL SOFT AREAS FOUND DURING COMPACTION SHALL BE REMEDIATED IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
- STONES OR BOULDERS MEASURING GREATER THAN 12" IN ANY DIMENSION SHALL NOT BE PLACED IN THE UPPER 3 FEET OF THE FILL. IN STUMP HOLES, AROUND PIPE AND STRUCTURES AND IN OTHER RESTRICTED AREAS WHERE IT IS NOT PRACTICAL TO USE A ROLLER, THE MATERIAL SHALL BE COMPACTED BY HAND.
- CONTRACTOR IS RESPONSIBLE FOR ADDRESSING AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE, TO MEET PROJECT NEEDS.
- CONTRACTOR SHALL NOTIFY THE OWNERS OR THEIR REPRESENTATIVE FOR INSPECTION PRIOR TO PLACEMENT OF CRUSHED STONE BASE AND ALSO PRIOR TO PLACEMENT OF PAVEMENT MATERIALS.
- THE CONTOURS, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
- CONTRACTOR SHALL FINISH GRADE EARTH SLOPES AS SHOWN TO NO STEEPER THAN 1 FOOT VERTICAL TO 3 FEET HORIZONTAL.
- CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MINIMUM OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON THE PLANS. NO EXTRA PAYMENT WILL BE MADE FOR OBTAINING FILL MATERIAL FROM OFF-SITE AREAS REQUIRED TO CONSTRUCT FILL TO THE LINES AND GRADES INDICATED ON THE DRAWINGS.
- NO CLASSIFICATION OF EXCAVATED MATERIALS WILL BE MADE UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. EXCAVATION WORK SHALL INCLUDE THE REMOVAL AND SUBSEQUENT HANDLING OF ALL MATERIALS EXCAVATED OR OTHERWISE REMOVED FOR THE PERFORMANCE OF THE WORK, REGARDLESS OF TYPE, CHARACTER, COMPOSITION OR CONDITION THEREOF. NO ADDITIONAL PAYMENT WILL BE MADE FOR ROCK EXCAVATIONS UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE AMOUNT OF ROCK EXCAVATION, IF ANY, TO BE INCLUDED IN HIS BID.
- ALL DISTURBED AREAS, NOT RECEIVING PERMANENT STABILIZATION, SHALL HAVE 4" OF TOPSOIL REPLACED, TO LEAVE A SMOOTH SEEDBED SUITABLE TO RECEIVE SEED. SURFACE ROCK 1-1/2" OR GREATER IN ANY DIMENSION SHALL BE REMOVED FROM ALL FINISH GRADED AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEEDING WORK.
- THE CONTRACTOR SHALL GRADE ALL AREAS DISTURBED DURING THE COMPLETION OF THIS PROJECT TO PREVENT PONDING OR EROSION ON THIS SITE OR ADJACENT UNDISTURBED AREAS.
- ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITIES.
- PRIOR TO MOVING OFF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO MAKE A FINAL REVIEW OF THE CONSTRUCTION SITE.
- IN THE EVENT THAT BLASTING IS PERMITTED ON THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, APPLICABLE SAFETY CODE REQUIREMENTS AND REGULATIONS RELATIVE TO THE HANDLING, STORAGE AND USE OF EXPLOSIVES AND THE PROTECTION OF LIFE AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY HIS BLASTING OPERATIONS.

DEMOLITION NOTES

JOB CONDITIONS

- THE OWNER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF ANY STRUCTURES TO BE DEMOLISHED.
- ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE PROJECT SITE AT THE APPROVAL OF THE OWNER. TRANSPORT THE SALVAGED ITEMS FROM THE SITE AS THEY ARE REMOVED.
- THE USE OF EXPLOSIVES WILL NOT BE PERMITTED ON THIS PROJECT.
- THE CONTRACTOR SHALL CONDUCT THE DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
- THE CONTRACTOR SHALL INSURE SAFE PASSAGE OF PERSONS AROUND THE DEMOLITION AREA. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDING STRUCTURES AND OTHER FACILITIES THAT ARE TO REMAIN; AND INJURY TO PERSONS.
- PROVIDE INTERNAL AND EXTERNAL SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF ANY STRUCTURES TO BE DEMOLISHED AND ANY ADJACENT FACILITIES TO REMAIN.
- MAINTAIN EXISTING UTILITIES INDICATED TO STAY IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DISCONNECT ALL UTILITIES SERVING ANY STRUCTURES TO BE DEMOLISHED, PRIOR TO START OF DEMOLITION WORK.

DEMOLITION

- POLLUTION CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR. COMPLY WITH GOVERNMENT REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITIONS AS THEY EXIST PRIOR TO START OF WORK.
- BREAK UP AND REMOVE CONCRETE SLABS ON GRADE, UNLESS OTHERWISE SHOWN TO REMAIN.
- BELOW-GRADE CONSTRUCTION: DEMOLISH FOUNDATION WALLS AND OTHER BELOW GRADE CONSTRUCTION, INCLUDING CONCRETE SLABS, TO A DEPTH OF NOT LESS THAN 12" BELOW THE LOWEST FOUNDATION LEVEL.
- FILLING VOIDS: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION AS OUTLINED BELOW.
- USE SATISFACTORY SOIL MATERIALS AS DEFINED IN THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE. CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER.
- PRIOR TO PLACEMENT OF FILL MATERIAL, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST OR FROZEN MATERIAL, TRASH AND DEBRIS.
- PLACE FILL MATERIAL IN HORIZONTAL LAYERS AT DEPTHS AND MOISTURE CONTENTS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
- AFTER FILL PLACEMENT AND COMPACTION, GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE FLOW TO SURFACE STRUCTURES.
- ALL TREES INDICATED TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH THE STATE PARKS AND WILDLIFE'S WILD HABITAT ASSESSMENT PROGRAM FOR THE SITE PER PROJECT DOCUMENTS. TREES ON THE SITE MAY BE SAFELY REMOVED FROM NOVEMBER 1 THROUGH MARCH 31. IF ANY TREES NEED TO BE REMOVED OUTSIDE OF THIS TIMEFRAME, CONTRACTOR SHALL FOLLOW BEST PRACTICES AS PRESCRIBED BY THE US FISH AND WILDLIFE SERVICE TO PRESERVE THE HABITAT OF ANY ENDANGERED SPECIES POTENTIALLY PRESENT ON SITE.

DISPOSAL OF DEMOLISHED MATERIALS

- REMOVE FROM SITE ACCUMULATED VEGETATION, DEBRIS, RUBBISH AND OTHER MATERIAL RESULTING FROM THE DEMOLITION OPERATION.
- BURNINGS OF COMBUSTIBLE MATERIALS FROM DEMOLISHED STRUCTURES AND VEGETATION WILL NOT BE PERMITTED ON SITE.
- REMOVAL: TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES, VEGETATION, PAVEMENT AND BASE ROCK AND LEGALLY DISPOSE OFF SITE.

PROTECTION OF EXISTING STRUCTURES AND VEGETATION

- CONTRACTOR SHALL INSTALL 6" STEEL FENCE POSTS, DRIVEN 18" INTO THE GROUND, AT 10' ON CENTER AT TREE DRIE LINES AND INSTALL 4" TENAX ORANGE WARNING BARRIER, OR EQUAL, ATTACHED AS RECOMMENDED BY THE MANUFACTURER, TO PROTECT EXISTING TREES DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE POSTS AND FENCE FABRIC AFTER ALL CONSTRUCTION IS COMPLETE.

GENERAL CIVIL NOTES

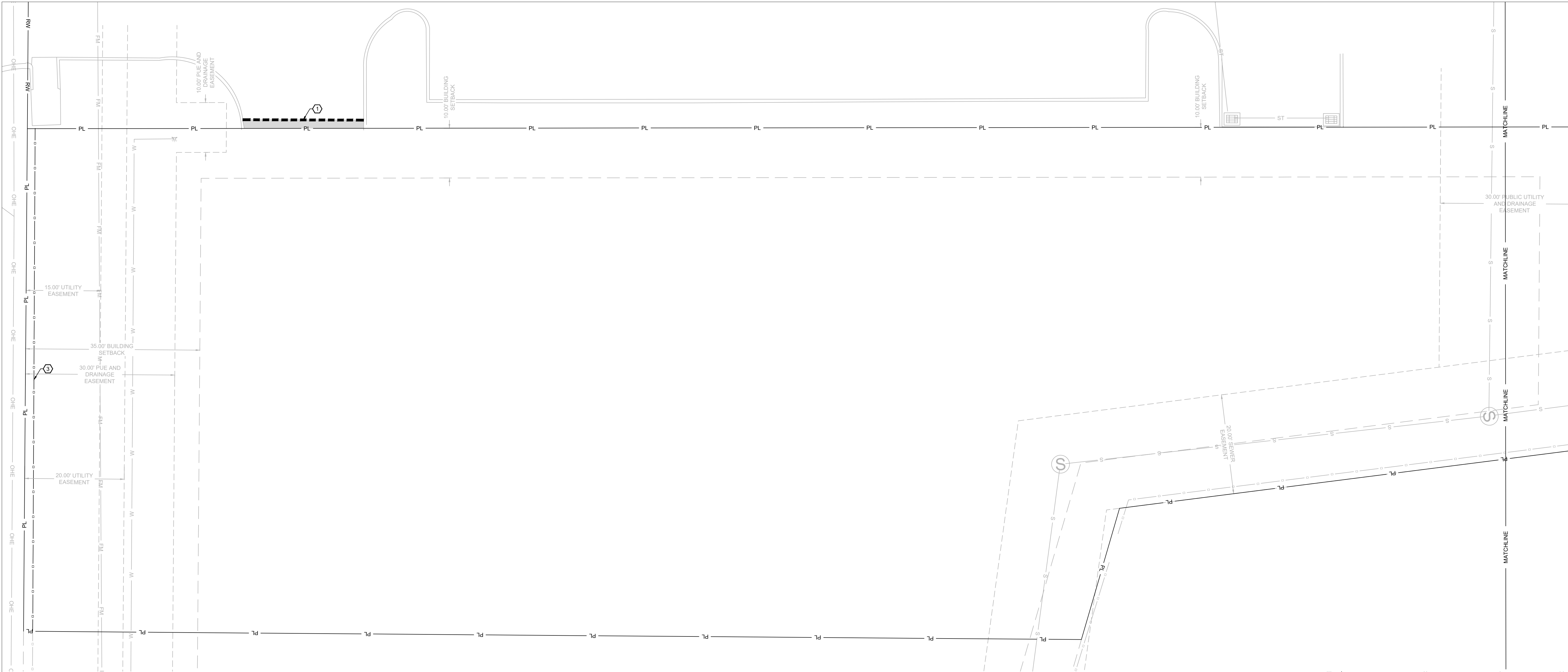
- THE GENERAL NOTES ON THE DRAWINGS ARE INTENDED TO SUPPLEMENT THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS. WHEN THE NOTES ON THE DRAWINGS CONFLICT WITH THE TECHNICAL REQUIREMENTS OUTLINED IN THE SPECIFICATIONS, THE MORE STRINGENT CRITERIA WILL GOVERN.
- CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THESE DRAWINGS, THE PROJECT TECHNICAL SPECIFICATIONS, AND THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE LOCAL AUTHORITY, UNLESS OTHERWISE NOTED.
- ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). DURING CONSTRUCTION, ACCESS SHALL BE MAINTAINED FOR EMERGENCY VEHICLES AND LOCAL TRAFFIC. THE FIRE, POLICE AND AMBULANCE DEPARTMENTS, SCHOOL BUS COMPANIES AND POST OFFICE ARE TO BE NOTIFIED 48 HOURS PRIOR TO ANY ROAD CLOSINGS.
- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR WITH PROPOSED UTILITIES OR GRADING ACTIVITIES. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
- EXISTING UNDERGROUND UTILITIES IN THE VICINITY OF THE WORK TO BE DONE ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE OR DISCOVERED BY THE ENGINEER IN PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES, INCLUDING SERVICE CONNECTIONS, IN ADVANCE OF CONSTRUCTION ACTIVITIES BY CONTACTING THE OWNERS THEREOF AND BY PROSPECTING. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE OWNER AND ENGINEER IN WRITING OF ANY DISCREPANCIES WITH THE PLAN INFORMATION. ALL DAMAGE TO EXISTING UTILITIES, INCLUDING SERVICE CONNECTIONS, SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT CHANGE OR DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND OWNER WILL PAY ALL FEES AS REQUIRED BY PERMITS FOR THIS CONSTRUCTION.
- ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO EITHER THE LOCAL JURISDICTION OR THE STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS; WHICH EVER IS APPLICABLE.
- ALL TRENCHES CROSSING THROUGH PAVED AREAS OR AREAS TO BE PAVED SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED CRUSHED STONE MATERIAL AS PER PROJECT DETAILS AND SPECIFICATIONS.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS SHOWN ON PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT OF WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP WIRING, SIGNAL POLES AND ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY AND STATE REGULATIONS AND TO THEIR SATISFACTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION AS OUTLINED IN THE EROSION CONTROL PLAN AND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), IF APPLICABLE. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO GRADING ACTIVITIES.
- THE CONTRACTOR SHALL CLEAN OUT ALL INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT THE COMPLETION OF SITE WORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE SITE AT ALL TIMES.
- THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS AND/OR INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID. NO EXTRA COSTS WILL BE PAID TO THE CONTRACTOR DUE TO UNANTICIPATED EXISTING CONDITIONS AND/OR ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.

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C0.1
GENERAL NOTES

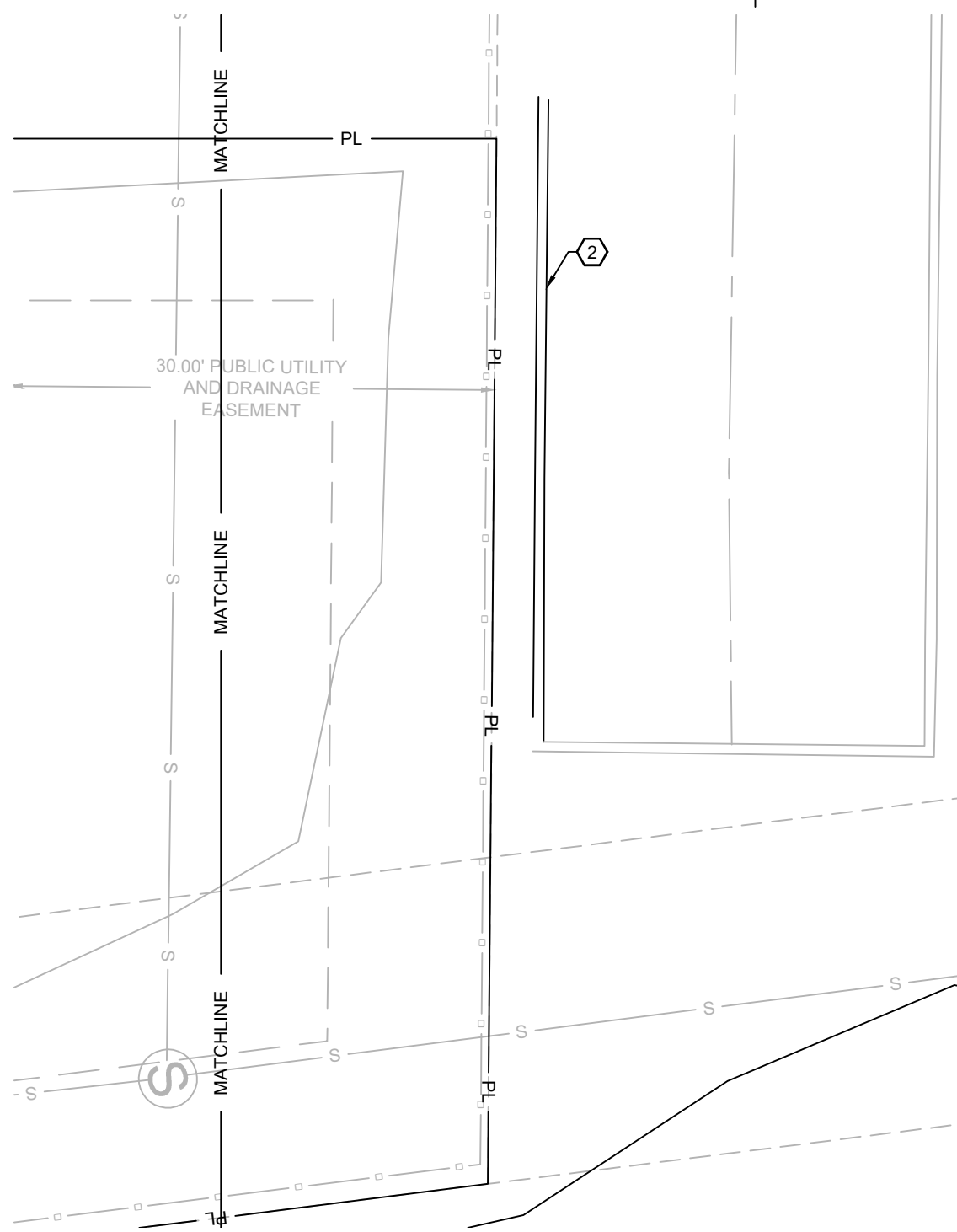
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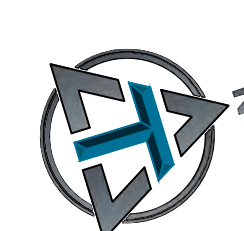


HATCH LEGEND:

 = 41 S.F. ASPHALT AREA TO BE REMOVED.

- KEY NOTES:**
- ① SAW CUT CLEAN EDGE FOR PAVEMENT REMOVAL. PROTECT EDGE OF PAVEMENT DURING CONSTRUCTION.
 - ② REMOVE 38 L.F. ± OF CONCRETE CURB.
 - ③ REMOVE 101 L.F. ± OF SILT FENCE.

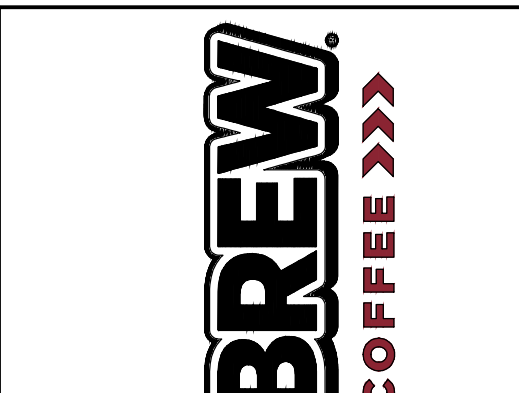




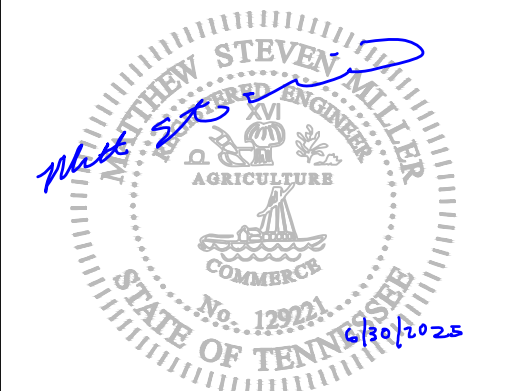
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H. SCALE: 1" = 10'



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SEVEN 7 BREW.
DRIVE THRU COFFEE >>>



ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. TN #PE-129221

PROJECT NUMBER:
104.082

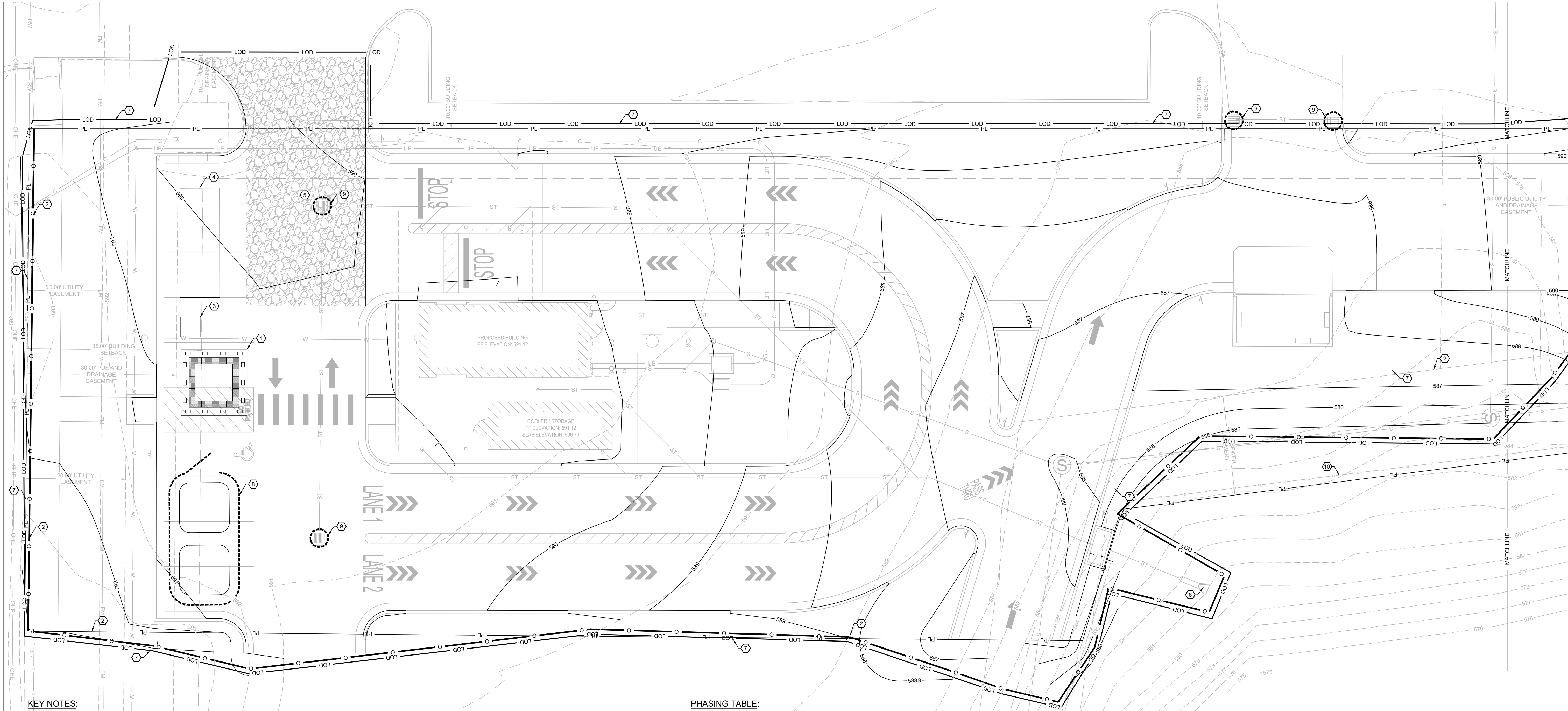
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C1.1
DEMOLITION PLAN

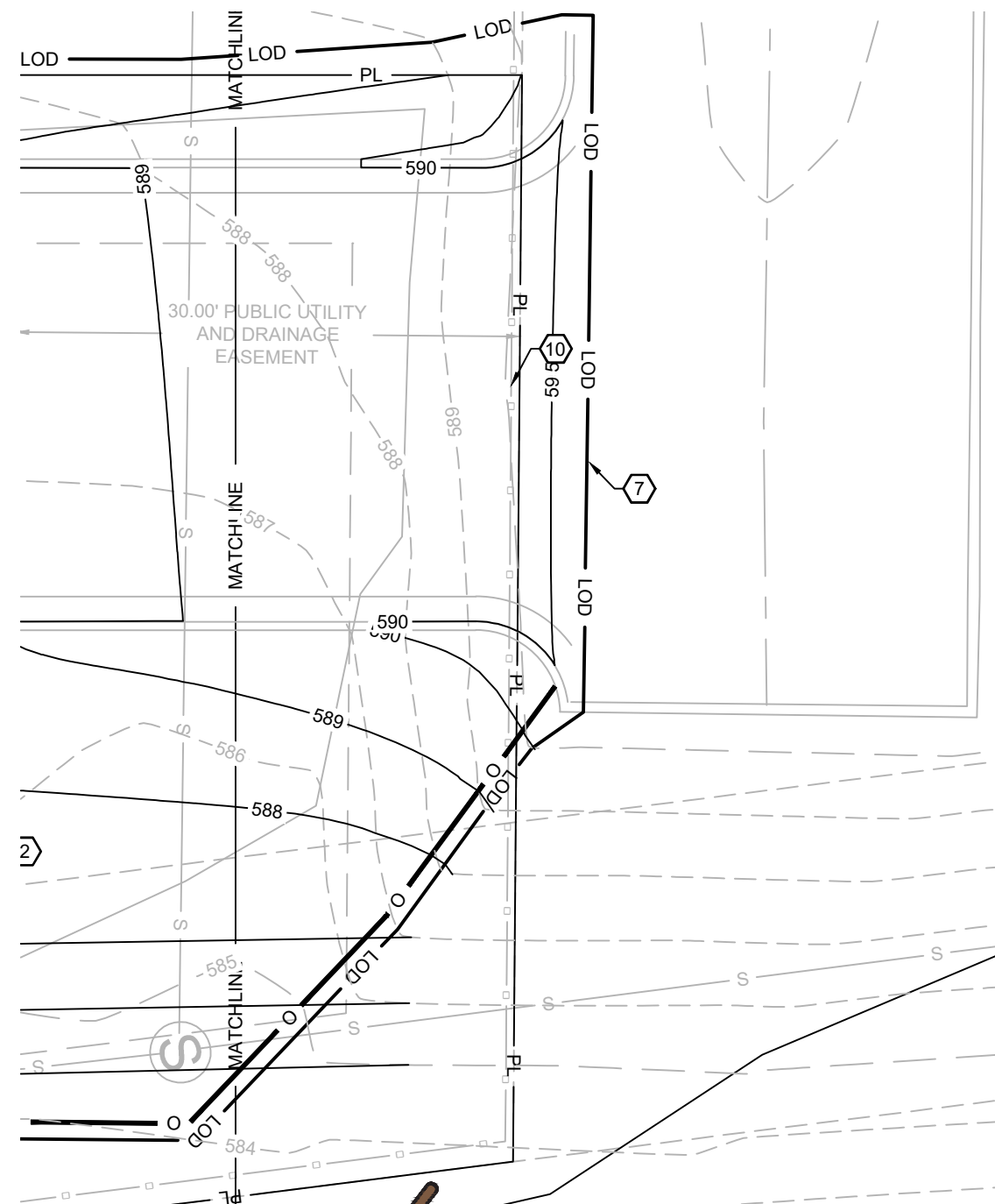
DATE: JUNE 30TH, 2025



- KEY NOTES:**
- 1 APPROXIMATE LOCATION OF CONCRETE WASHOUT PER DETAIL 1.03 SHEET C7.1.
 - 2 INSTALL 504 L.F. ± OF SILT FENCE.
 - 3 APPROXIMATE LOCATION OF PORTABLE RESTROOM.
 - 4 APPROXIMATE LOCATION OF TEMPORARY ROLL-OFF DUMPSTER.
 - 5 INSTALL TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 1.01 SHEET C7.1.
 - 6 PROPOSED OUTFALL.
 - 7 LIMITS OF DISTURBANCE = 0.70 ACRES.
 - 8 APPROXIMATE LOCATION OF SOIL STOCKPILES. PROTECT STOCKPILES WITH COMPOST FILTER SOCK.
 - 9 INSTALL 12 L.F. OF COMPOST FILTER SOCK AROUND AREA INLET, PER STORM INLET PROTECTION DETAIL 1.05 SHEET C7.2.
 - 10 EXISTING FILTER FENCE AROUND DEVELOPMENT.

PHASING TABLE:

PHASE	CONSTRUCTION ACTIVITIES	BEST MANAGEMENT PRACTICES INSTALLED
PHASE 1 (PRE - CONSTRUCTION)	INSTALLATION OF PRE-CON BMP'S	~ TREE PROTECTION ~ CONSTRUCTION ENTRANCE ~ PERIMETER CONTROL (SILT SOCK)
PHASE 2	CLEARING	~ RETAIN TOPSOIL ~ STOCK PILE PROTECTION ~ DUST CONTROL
PHASE 3	CONSTRUCTION	~ CONCRETE WASHOUT PIT ~ CONSTRUCTION ENTRANCE ~ TEMPORARY SEEDING
PHASE 4 (FINAL STABILIZATION)	FINAL STABILIZATION OF ALL DISTURBED AREAS	~ HYDROSEED ~ RIP RAP PLACEMENT ~ SEED / STRAW



0 5 10
H. SCALE: 1" = 10'

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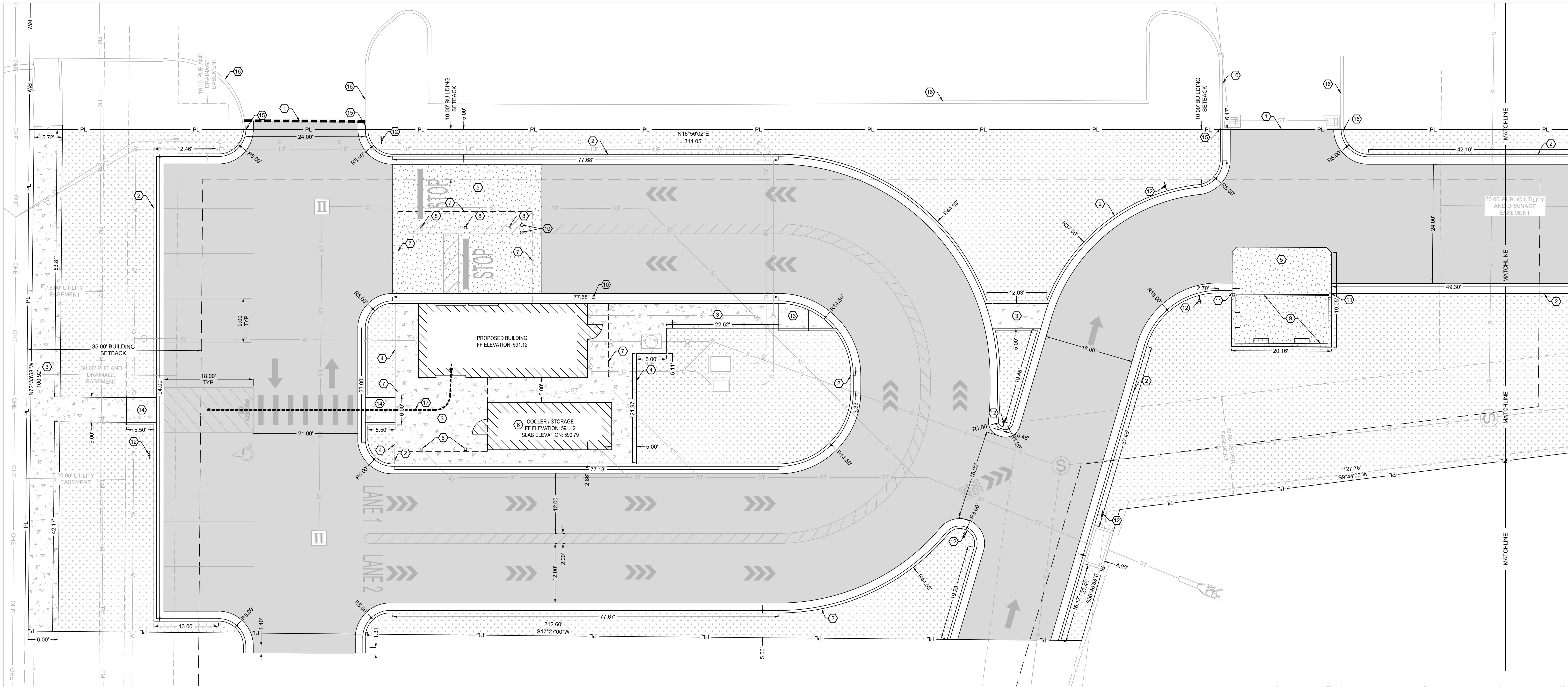
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C1.2
EROSION
CONTROL PLAN

DATE: JUNE 30TH, 2025



HATCH LEGEND:

- ASPHALT PAVEMENT
PER DETAIL 2.06, SHEET C7.1.
- CONCRETE SIDEWALK
PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- LANDSCAPE AREA.
REFER TO LANDSCAPE PLAN.
- RIP RAP.
PER DETAIL 4.09, SHEET C7.3.

KEY NOTES:

- MATCH EXISTING PAVEMENT.
- CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
- SIDEWALK PER DETAIL 2.02, SHEET C7.1.
- EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOPWALK
EDGE DETAIL 2.04, SHEET C7.1.
- CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET
C7.1.
- REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" RECESSED
CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS. SLAB
DRAINAGE PER DETAIL 4.07, SHEET C7.2.
- BUILDING CANOPY OUTLINE.
- CANOPY COLUMNS LOCATIONS, TYPICAL.
- TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
- 3" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
- INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
- SIGN, SEE SHEET C6.1.
- TYPE 3 ADA CURB RAMP PER DETAIL 2.13, SHEET C7.2.
- TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.
- CONNECT TO EXISTING CURB.
- EXISTING CURB AND GUTTER, DO NOT DISTURB.
- ACCESSIBLE PATH FROM PARKING TO BUILDING.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: C-2 HIGHWAY SERVICE.

PARKING REQUIREMENTS:

1 SPACE PER 200 S.F. OF GROSS FLOOR AREA = 2 STALLS.
PROVIDED = 9 STALLS, 8 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA = 0 S.F.
PRE-PROJECT PERVIOUS AREA = 28,957 S.F.
TOTAL = 28,957 S.F.
POST-PROJECT IMPERVIOUS AREA = 19,850 S.F.
POST-PROJECT PERVIOUS AREA = 9,107 S.F.
TOTAL = 28,957 S.F.

NOTE:
IMPERVIOUS AND PERVIOUS SURFACE CALCULATIONS ARE
BOUNDED BY THE PROPERTY LINE.

BUILDING AND LOT DATA:

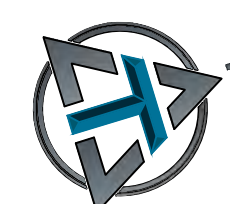
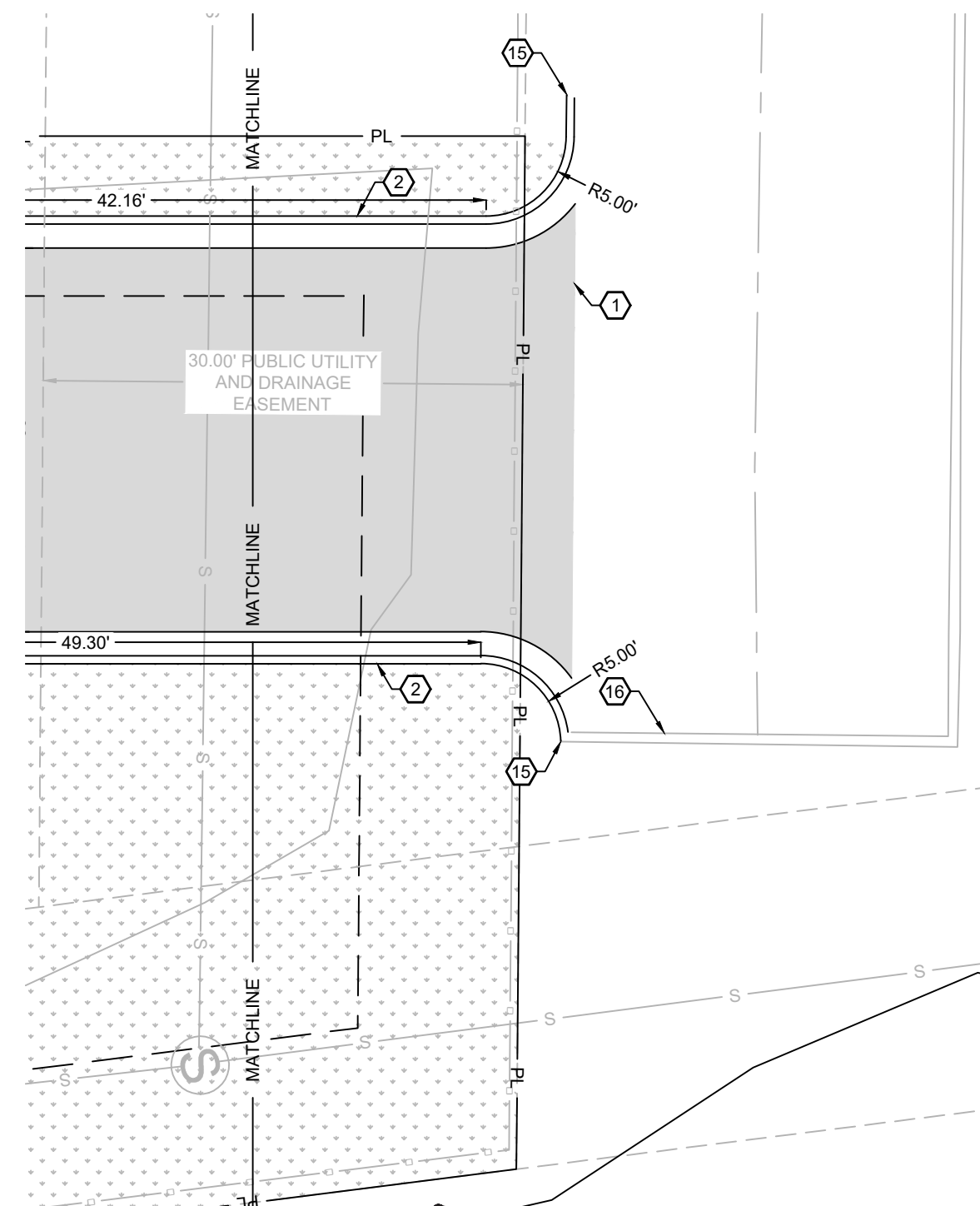
PROJECT FOOTPRINT 28,957 S.F. = 0.66 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL = 510 S.F.
REMOTE COOLER = 238 S.F.
CONSTRUCTION TYPE: V-B

QUANTITIES

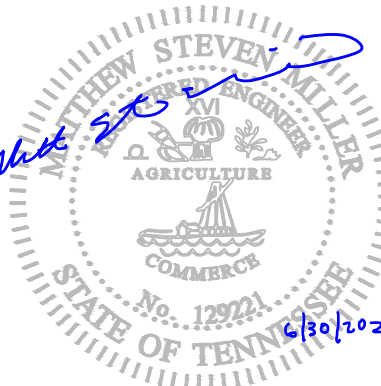
CURB & GUTTER: 1,000 L.F.
ASPHALT PAVEMENT: 13,831 S.F.
8" CONCRETE PAVEMENT: 1,182 S.F.
4" CONCRETE SIDEWALK: 1,811 S.F.
LANDSCAPE AREA: 9,203 S.F.

PROVIDED QUEUING

TOTAL QUEUING LENGTH LANE 1 = 220 FT = 11 VEHICLES
TOTAL QUEUING LENGTH LANE 2 = 273 FT = 13 VEHICLES
COMBINED QUEUING LENGTH = 493 FT = 24 VEHICLES



0 5 10
H. SCALE: 1" = 10'



ENGINEER OF RECORD:

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LICENSE NO. TN #PE-129221

PROJECT NUMBER:

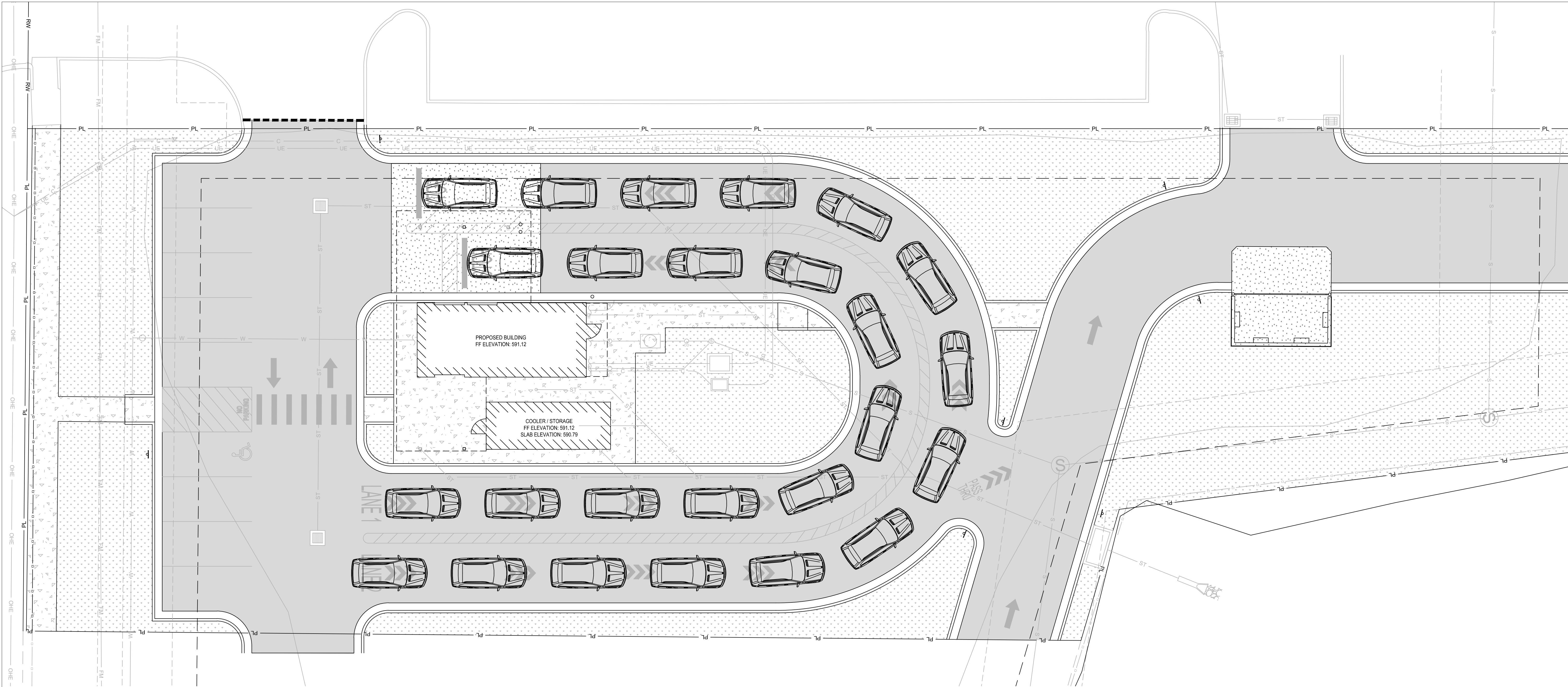
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LA VERGNE, TN

C2.1
SITE PLAN

DATE: JUNE 30TH, 2025



- HATCH LEGEND:**
- ASPHALT PAVEMENT
PER DETAIL 2.06, SHEET C7.1.
 - CONCRETE SIDEWALK
PER SIDEWALK DETAIL 2.02, SHEET C7.1.
 - CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
 - LANDSCAPE AREA
REFER TO LANDSCAPE PLAN.

VEHICAL QUEUE: 25



ENGINEER OF RECORD:

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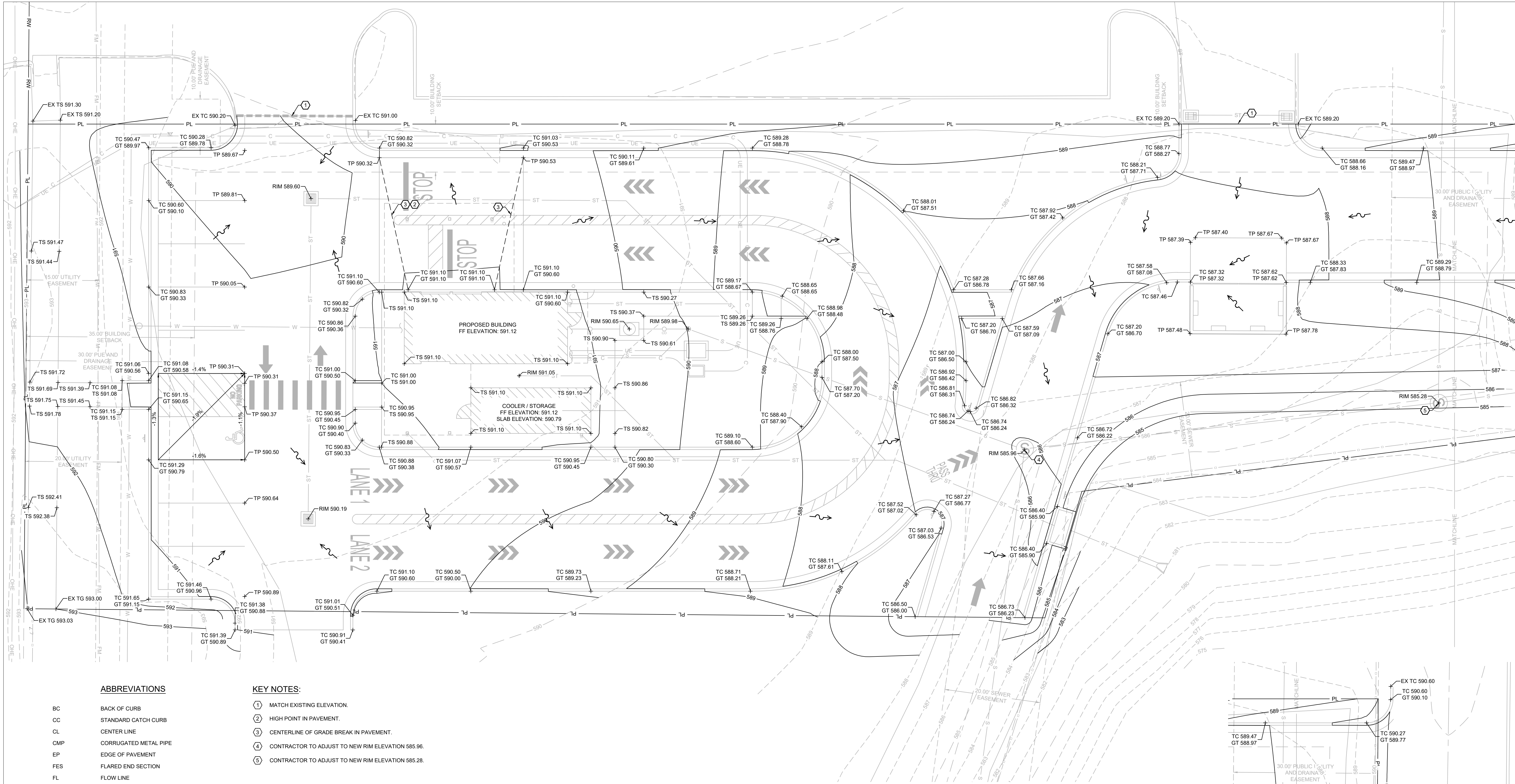
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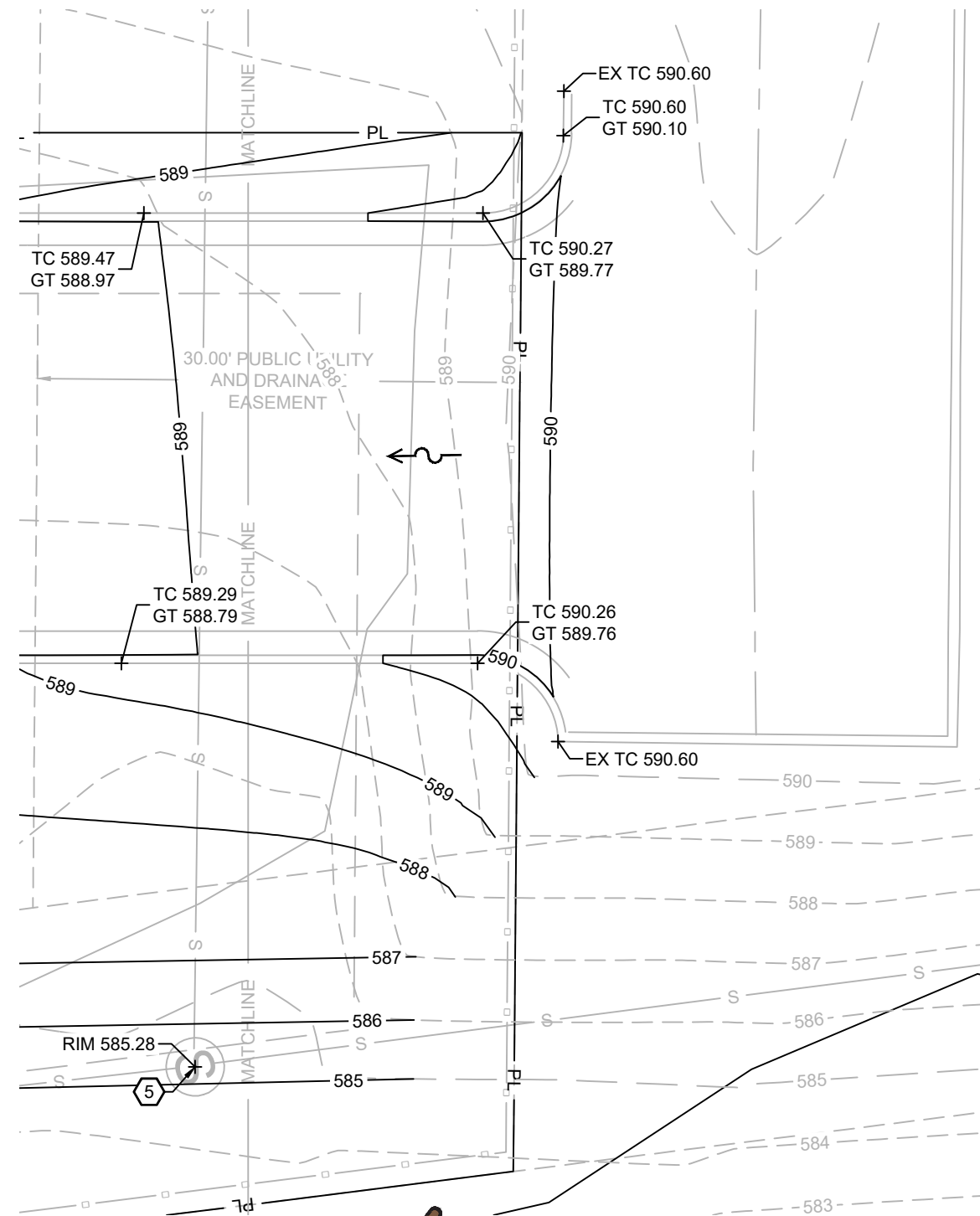


ABBREVIATIONS

BC	BACK OF CURB
CC	STANDARD CATCH CURB
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
EP	EDGE OF PAVEMENT
FES	FLARED END SECTION
FL	FLOW LINE
GT	GUTTER INVERT
GY	GUY WIRE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MC	MOUNTABLE CURB
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SC	SPILL CURB
TB	TOP OF BASE ROCK
TC	TOP OF CURB
TS	TOP OF SIDEWALK
TW	TOP OF WALL
EX TP	EXISTING TOP OF PAVEMENT
EX TS	EXISTING TOP OF SIDEWALK
→	DIRECTION OF SHEET FLOW

KEY NOTES:

- 1 MATCH EXISTING ELEVATION.
- 2 HIGH POINT IN PAVEMENT.
- 3 CENTERLINE OF GRADE BREAK IN PAVEMENT.
- 4 CONTRACTOR TO ADJUST TO NEW RIM ELEVATION 585.96.
- 5 CONTRACTOR TO ADJUST TO NEW RIM ELEVATION 585.28.



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H. SCALE: 1" = 10'



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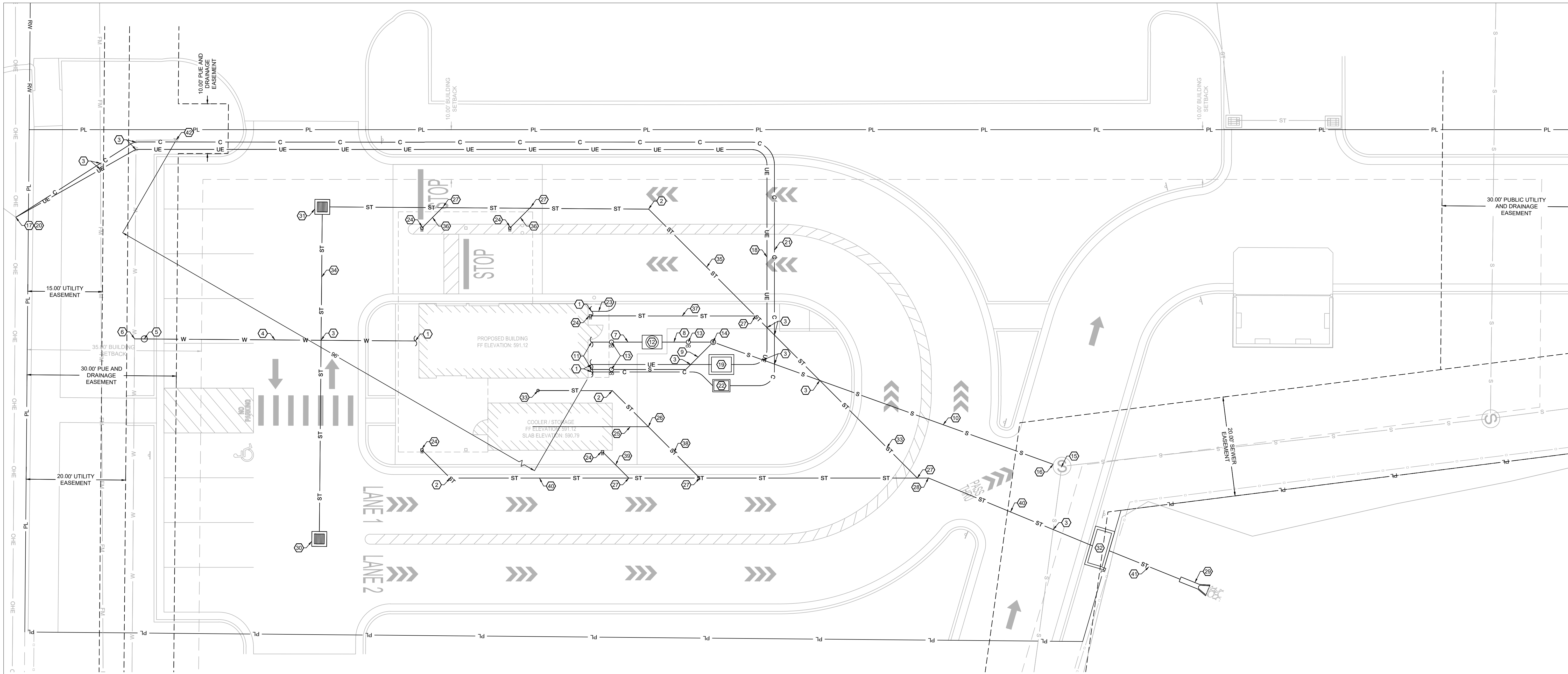
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C3.1
GRADING PLAN

DATE: JUNE 30TH, 2025

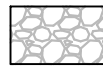


KEY NOTES:

- CONTINUATION OF UTILITY TO BUILDING.
- INSTALL 45° BEND, TYPICAL.
- UTILITY CROSSING, CONTRACTOR TO COORDINATE DEPTH IN FIELD.
- 56 L.F. ± OF 1-INCH SCH. 80 PVC WATER LINE FROM WATER METER TO BUILDING PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 1-INCH WATER METER AND BACKFLOW PREVENTION SYSTEM AS REQUIRED BY THE WATER UTILITY PROVIDER TO BE INSTALLED BY WATER UTILITY PROVIDER. CONTRACTOR TO CONFIRM FINAL WATER METER LOCATION WITH THE WATER UTILITY PROVIDER PRIOR TO INSTALLATION OF WATER SERVICE LINE.
- CONNECTION OF WATER SERVICE TO BE COORDINATED WITH WATER PROVIDER.
- 10 L.F. ± OF 6-INCH SDR-26 PVC SEWER SERVICE AT A SLOPE OF 1% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 10 L.F. ± OF 6-INCH SDR-26 PVC SEWER SERVICE AT A SLOPE OF 1% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 26 L.F. ± OF 6-INCH SDR-26 PVC SEWER SERVICE AT A SLOPE OF 1% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 74 L.F. ± OF 6-INCH SDR-26 PVC SEWER SERVICE AT A SLOPE OF 1% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- SEWER LATERAL CONNECTION INV = 586.12.
- 125 GALLON SCHIER GB-75 GREASE INTERCEPTOR WITH PEDESTRIAN RATED CAST IRON COVER, PER MEP PLANS. RIM = 590.54. 6" INV IN = 586.02. 6" INV OUT = 585.77.
- SEWER LATERAL CLEAN OUT PER DETAIL 4.02, SHEET C7.2.
- SANITARY MONITORING MANHOLE AND COVER PER CITY DETAILS 3.0 AND 10.0, SHEET 7.3. RIM = 590.03.
6" PVC N INV OUT = 583.96.
6" PVC S INV IN = 585.67.
6" PVC E INV IN = 585.86.
EXISTING SANITARY MANHOLE.
EXISTING RIM = 587.56.
PROPOSED RIM = 585.64.
EXISTING 8" PVC N INV IN = 572.90.
EXISTING 8" PVC E INV OUT = 572.60.
PROPOSED 6" PVC S INV IN = 574.50.
- DROP MANHOLE CONNECTION PER CITY DETAIL 5.0, SHEET C7.3.
6" PVC S INV IN = 583.22.
6" PVC N INV OUT = 574.50.
- ELECTRIC UTILITY POINT OF CONNECTION. CONTRACTOR TO COORDINATE WITH ELECTRIC UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF ELECTRIC SERVICE LINE. APPROXIMATE LOCATION SHOWN.
- BURIED ELECTRIC LINE. SEE MEP PLANS.
- PAD MOUNTED TRANSFORMER. COORDINATE WITH ELECTRIC UTILITY PROVIDER. SEE MEP PLANS.
- COMMUNICATION UTILITY POINT OF CONNECTION. CONTRACTOR TO COORDINATE WITH COMMUNICATION UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF COMMUNICATION SERVICE LINE. APPROXIMATE LOCATION SHOWN.

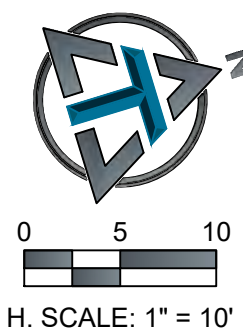
- (2) 2-INCH COMMUNICATIONS CONDUITS WITH PULLWIRE.
- COMMUNICATIONS PULL BOX. COORDINATE WITH COMMUNICATIONS UTILITY PROVIDER. SEE MEP PLANS.
- 5 L.F. ± OF 2-INCH DIA. SCH. 40 PVC SUMP PUMP DISCHARGE LINE. TERMINATE DISCHARGE LINE THROUGH FACE OF CURB.
- DOWNSPOUT CONNECTION PER DETAIL 4.06, SHEET C7.2. SEE ARCHITECTURAL PLANS.
- 7 L.F. ± ½-INCH PVC FROM COOLER PAD TO 8-INCH HDPE STORM LINE PER DETAIL 4.07, SHEET C7.2.
- CUT ½-INCH PVC INTO HDPE STORM LINE.
- N-12 8-INCH x 8-INCH x 8-INCH PLAIN END CORRUGATED HDPE WYE.
- INSTALL 22.50° BEND, TYPICAL.
- INSTALL 12-INCH RCP FLARED END SECTION. INV = 581.00.
- STORMWATER AREA INLET PER DETAIL 4.08, SHEET C7.3. RIM ELEV = 590.40. 8-INCH HDPE NE INV OUT = 587.90.
- STORMWATER AREA INLET PER DETAIL 4.08, SHEET C7.3. RIM ELEV = 589.60. 8-INCH HDPE NE INV OUT = 587.26.
- 4' X 8' O.D. CONCRETE CURB INLET PER DETAIL 4.05 SHEET, C7.2. RIM = 585.90. 8-INCH HDPE S INV IN = 583.50. 12" HDPE N INV OUT = 582.24.
- END OF LINE HDPE AREA INLET PER DETAIL 4.04, SHEET C7.2. RIM ELEV = 591.05. 8-INCH HDPE N INV OUT = 588.55.
- 84 L.F. ± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT A 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 141 L.F. ± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT A MINIMUM 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 6 L.F. ± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT A MINIMUM 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 33 L.F. ± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT MINIMUM 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 40 L.F. ± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT 2% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 8 L.F. ± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT A MINIMUM 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 140 L.F. ± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT A MINIMUM 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 14 L.F. ± 12-INCH HDPE DOWNSPOUT HEADER STORM LINE AT A 2% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- EXISTING FIRE HYDRANT.

HATCH LEGEND:

 = RIP RAP PER DETAIL 4.09, SHEET C7.3.

EXISTING UTILITY PROVIDER CONTACT INFORMATION:

- WATER LA VERGNE PUBLIC UTILITIES
MURFREESBORO RD
LA VERGNE, TN 37086
615-793-9891
- ELECTRIC MIDDLE TENNESSEE ELECTRIC
505 NOLAN DR
SMYRNA, TN 37167
877-777-9020
- SEWER LA VERGNE PUBLIC UTILITIES
MURFREESBORO RD
LA VERGNE, TN 37086
615-793-9891



ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. TN #PE-129221

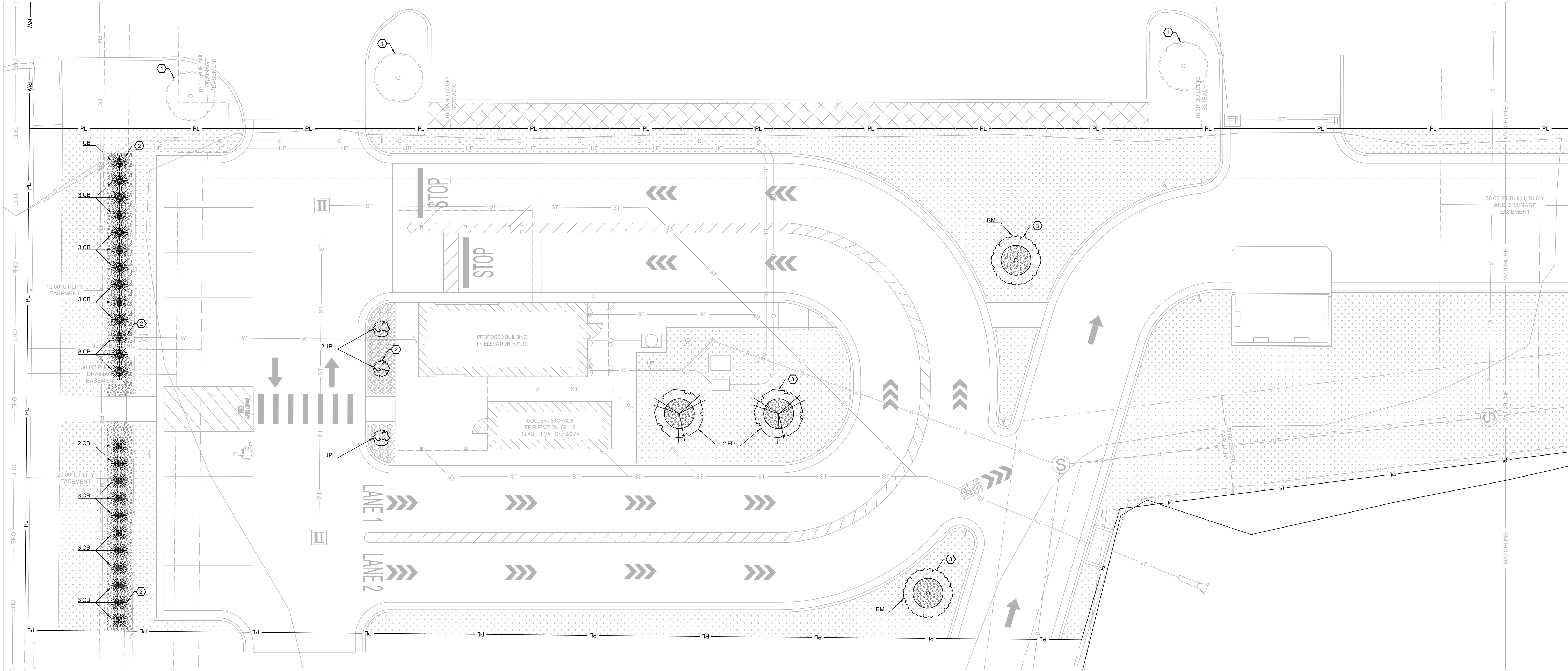
PROJECT NUMBER:
104.082

REVISION:

7 BREW COFFEE
LA VERGNE 01
5345 MURFREESBORO ROAD
LA VERGNE, TN

C4.1
UTILITY PLAN

DATE: JUNE 30TH, 2025



HATCH LEGEND

- = TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- = LANDSCAPE ROCK. PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- = LANDSCAPE MULCH. SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.
- = EXISTING LANDSCAPE AREA.

KEY NOTES:

- ① EXISTING TREE.
- ② SHRUBS TO BE PLANTED ACCORDING TO SHRUB PLANTING DETAIL 5.02 SHEET C7.2.
- ③ TREES TO BE PLANTED ACCORDING TO TREE PLANTING DETAIL 5.01 SHEET C7.2.

GENERAL LANDSCAPE REQUIREMENTS:

- 3 CANOPY TREES / ACRE @ 0.66 ACRES = 2 CANOPY TREES REQUIRED
- 3 UNDERSTORY TREES / ACRE @ 0.66 ACRES = 2 UNDERSTORY TREES REQUIRED
- 15 SHRUBS / ACRE @ 0.66 ACRES = 10 SHRUBS REQUIRED

LA VERGNE ZONING ORDINANCE: 4.015F

ALL PARKING LOTS SHALL BE SCREENED FROM THE ROAD AND FROM THE ADJACENT PROPERTIES USING A 3-FOOT TALL SCREEN IN THE FORM OF AN EVERGREEN HEDGE, A BERM, OR A MASONRY WALL. THIS SCREEN MUST BE LOCATED WITHIN A 5-FOOT WIDE LANDSCAPE BUFFER AREA ON THE PERIMETER OF THE PARKING LOT.

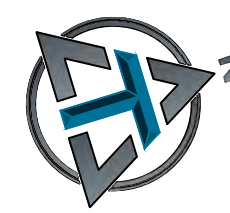
PLANTING KEY

- = RM (RED MAPLE)
- = FD (FLOWERING DOGWOOD)
- = JP (JUNIPER)
- = CB (CHICAGOLAND GREEN BOXWOOD)

GENERAL LANDSCAPING NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MIN. QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- THE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
- ANY MATERIAL WHICH DIES OR DEFOLIATES PRIOR TO ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
- CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQS.
- PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
- BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS U.N.O.:
 - A. 2 PARTS BY VOLUME TOPSOIL.
 - B. 1 PART BY VOLUME BROWN RIVER SAND.
 - C. 1 PART BY VOLUME PEAT MOSS.
 - D. 1 LB. COMMERCIAL FERTILIZER PER C.Y. OF MIX.
- ALL TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
- ALL PLANTINGS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDDED HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL.
- ALL SHRUB PLANTING MATERIAL SHALL MEASURE A MIN. OF 18" IN HEIGHT AT THE TIME OF PLANTING.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION.
- KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
- REFER TO SITE GRADING PLAN FOR FINISH GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE ARCHITECT AND OWNER.
- CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNER'S REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- REFER TO SITE PLAN FOR GROUND COVERING REQUIREMENTS.
- SEEDDED AREAS SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- SODDED AREAS SHALL BE INSTALLED PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- PERMANENT SEEDING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 15TH TO NOVEMBER 1ST. SEEDING AND MULCHING MUST BE DONE WHENEVER WORK IS COMPLETE REGARDLESS OF THE SEASON. WHENEVER SEEDING AND MULCH IS INSTALLED OUTSIDE THE PERMANENT SEEDING SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT SEASON.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE IRRIGATION IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.

PLANTING LIST					
TYPE	COMMON NAME (SCIENTIFIC NAME)	QUANTITY REQUIRED	QUANTITY PROVIDED	CONDITION AND SIZE	APPROXIMATE MATURE SIZE (HT x SP)
CANOPY TREES		2			HT x SP
RM	RED MAPLE (ACER RUBRUM)		2	2.5" CAL. B&B	40'X30'
NON-CANOPY TREES		2			
FD	FLOWERING DOGWOOD (CORNUS FLORIDA)		2	2" CAL. B&B	20'X15'
SHRUBS		27			
JP	JUNIPER (JUNIPERUS SP.)		3	24" MIN.	2'X6'
CB	CHICAGOLAND GREEN BOXWOOD (BOXUS X 'GLENCOE')		24	24" MIN.	3'X3'



0 5 10
H. SCALE: 1" = 10'



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ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. TN #PE-129221

PROJECT NUMBER:

104.082

REVISION:

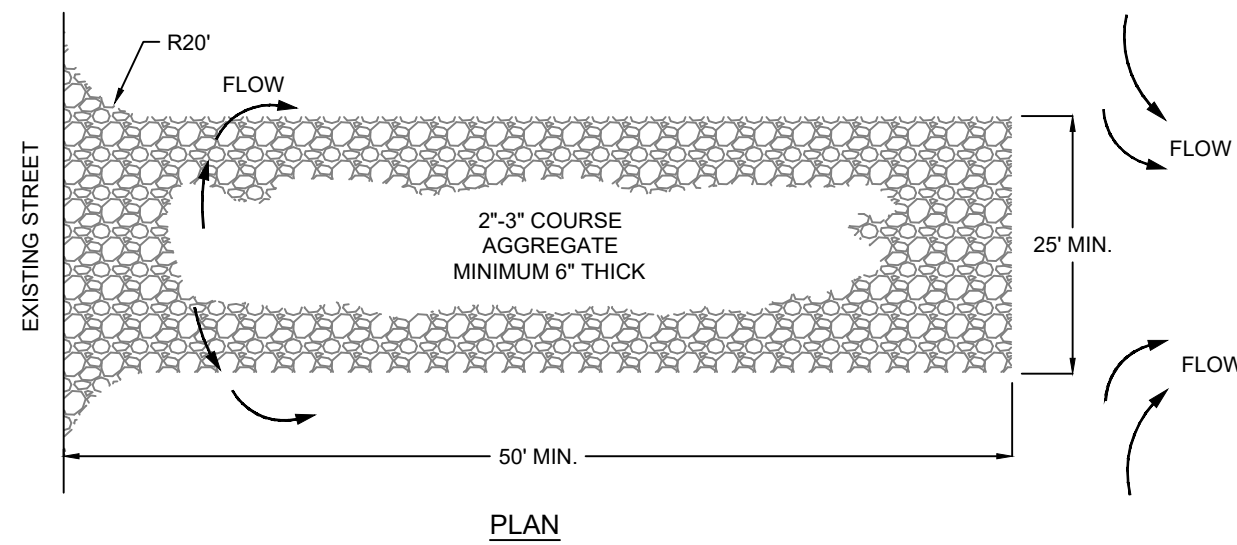
7 BREW COFFEE
LA VERGNE 01

5345 MURFREESBORO ROAD
LA VERGNE, TN

C5.1
LANDSCAPE PLAN

DATE: JUNE 30TH, 2025



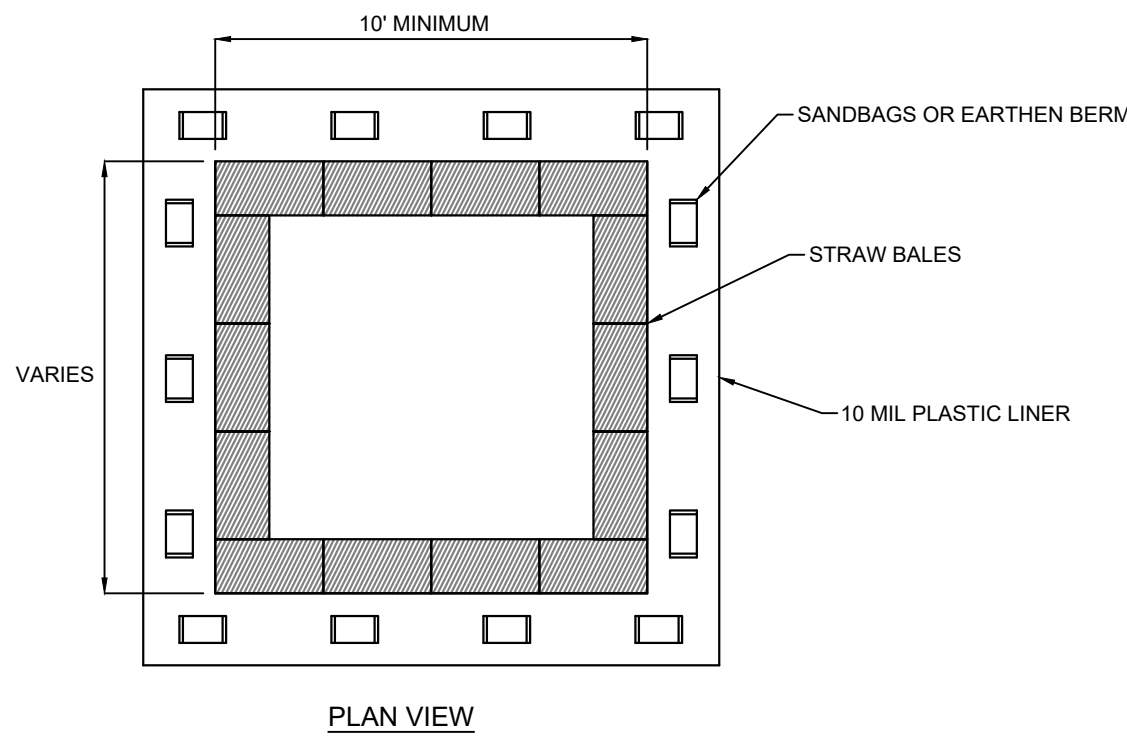


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

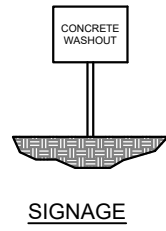
TEMPORARY CONSTRUCTION ENTRANCE

1.01 SCALE: NONE

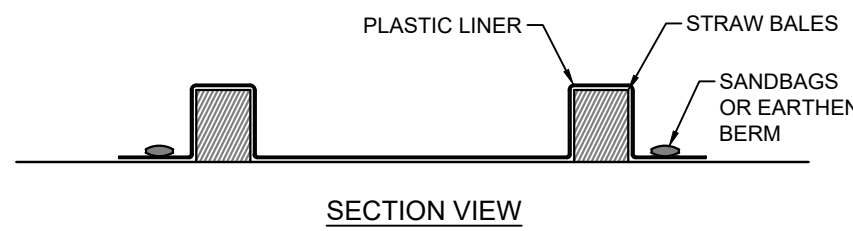


NOTES:

1. WASHOUT CONTAINMENT SHALL BE INSTALLED FOR DURATION OF CONCRETE WORK AND RETAIN CONCRETE AND OTHER WASHOUT LIQUIDS UNTIL EVAPORATION OR REMOVAL BY PUMP.
2. CONTAINMENT SHALL BE SIZED FOR EXPECTED WASHOUT VOLUMES.
3. AVOID PLACING NEAR STORM DRAINS, STREAMS, SINKHOLES, OUTFALLS OR OTHER LOW AREAS WHERE WATER PONDS OR FLOWS.
4. OTHER APPROVED LEAK-PROOF CONTAINMENT IS ACCEPTABLE.
5. TRAPS SHALL BE ROUTINELY MAINTAINED AT 75% CAPACITY AND REPLACED AS NECESSARY TO PERFORM.
6. THE WASHOUT PIT SHALL BE COVERED BEFORE PREDICTED RAIN EVENTS TO PREVENT OVERFLOW.
7. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

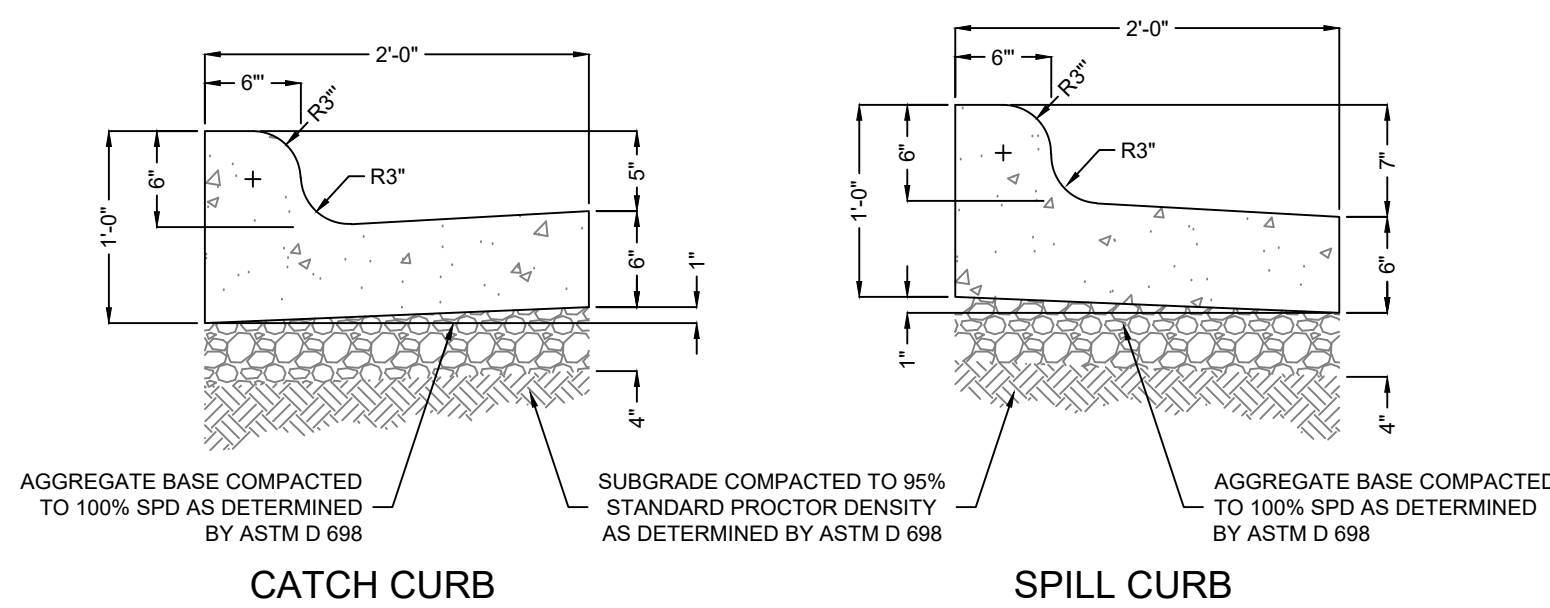


SIGNAGE



CONCRETE WASHOUT

1.03 SCALE: NONE



CATCH CURB

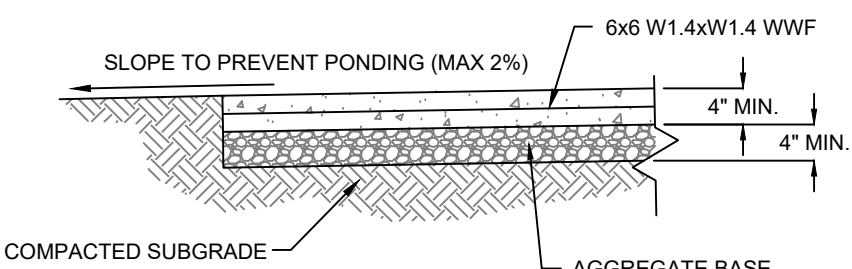
SPILL CURB

NOTES:

1. EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, CUT TO THE CONFIGURATION OF THE FULL SIZE OF THE CURB AND GUTTER SECTION AND BEING SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS. THE EDGES OF THESE JOINTS SHALL BE ROUNDED WITH AN EDGING TOOL ONE-EIGHTH (1/8) INCH RADIUS.
2. EXPANSION JOINTS SHALL BE PLACED WHERE CURB AND GUTTER ABUTS OTHER STRUCTURES AND AT ALL TANGENT POINTS TO CURBS. EXPANSION JOINTS SHALL NOT BE SPACED MORE THAN 50 FEET APART ON STRAIGHT RUNS FOR HAND LAID CURBS AND NOT MORE THAN 100 FEET APART FOR MACHINE LAID CURB AND GUTTER PROVIDED THAT ONE-HALF (1/2) INCH THICK JOINT FILLER IS USED. ALL JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE CURB AND GUTTER.
3. CONTRACTION JOINTS SHALL BE CONSTRUCTED BY INSERTING A REMOVABLE METAL TEMPLATE IN THE FRESH CONCRETE, THEY SHALL NOT BE SAW CUT. CONTRACTION JOINTS SHALL BE TO A DEPTH OF NOT LESS THAN ONE AND ONE-FOURTH (1-1/4) INCHES BELOW THE SURFACE AND TO A WIDTH NOT TO EXCEED THREE-EIGHTHS (3/8) INCH. CONTRACTION JOINTS SHALL BE LOCATED APPROXIMATELY 10 FEET APART.

CONCRETE CURB & GUTTER DETAIL

2.01 SCALE: NONE

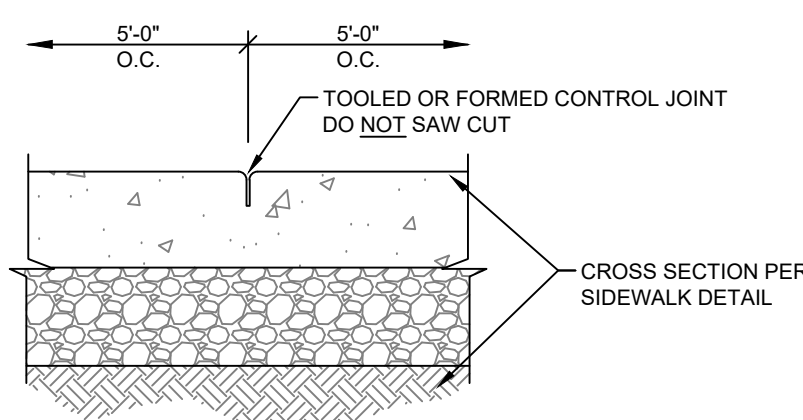


NOTES:

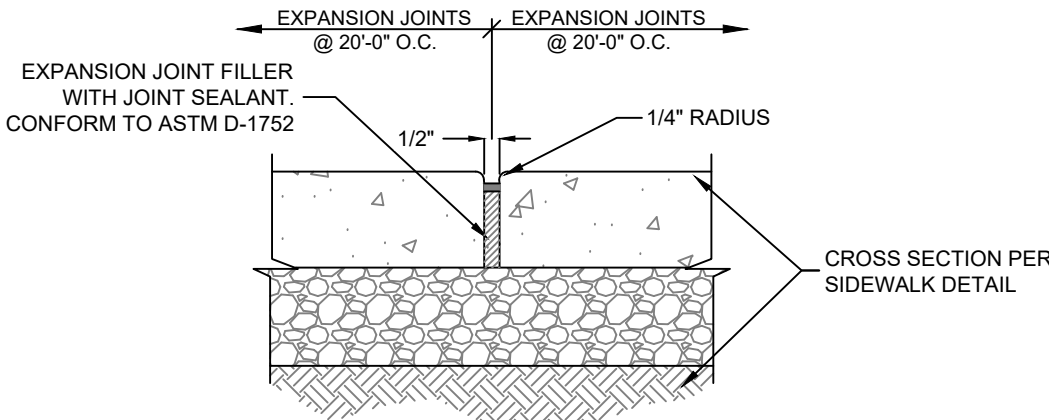
1. PROVIDE CONTROL JOINTS @ 5' O.C. MAX. OR WIDTH OF SIDEWALK. SEE JOINT DETAIL.
2. PROVIDE EXPANSION JOINTS @ 20' O.C. MAX. & AS INDICATED ON SITE PLAN.
3. WHERE WALK ABUTS ANOTHER WALK, CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES, PROVIDE 1/2" EXP. JOINT W/ FIBER BOARD AND SELF-LEVELING SEALANT.
4. KEY ALL CONSTRUCTION JOINTS.
5. PROVIDE NON-SLIP LIGHT BROOM FINISH.
6. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2%. MAXIMUM SLOPE OF SIDEWALK IN DIRECTION OF TRAVEL SHALL BE 5%.

SECTION

FINISH PLAN



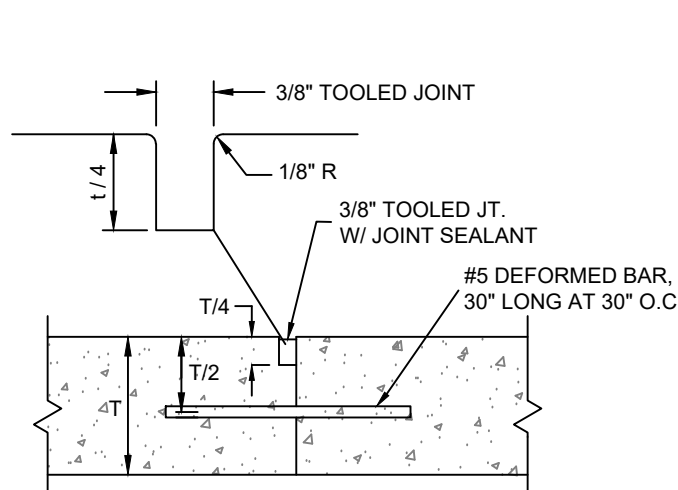
CONTROL JOINT



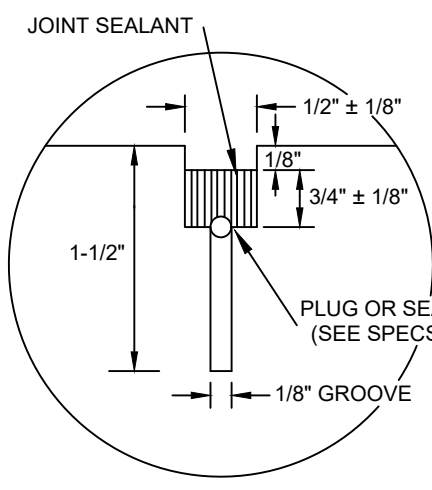
EXPANSION JOINT

SIDEWALK DETAILS

2.02 SCALE: NONE



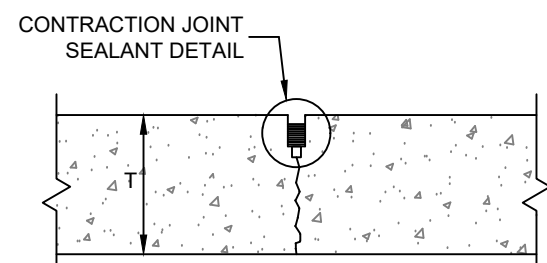
DOWELED CONSTRUCTION JOINT



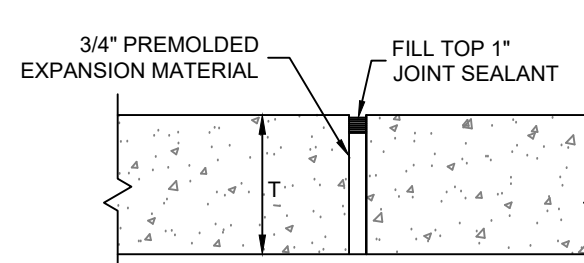
CONTRACTION JOINT SEALANT DETAIL

CONCRETE JOINT NOTES:

1. CONSTRUCTION JOINTS SHALL BE PLACED AS REQUIRED BY THE CONTRACTOR.
2. EXPANSION JOINTS SHALL BE PLACED WHERE CONCRETE ABUTS STRUCTURES OR EXISTING PAVEMENT AND AT 45 FEET ON CENTER, EACH DIRECTION (OR AS SHOWN ON PLAN).
3. CONTRACTION JOINTS SHALL BE PLACED AT 15 FEET MINIMUM SPACING IN EACH DIRECTIONS.



SAWED CONSTRUCTION JOINT

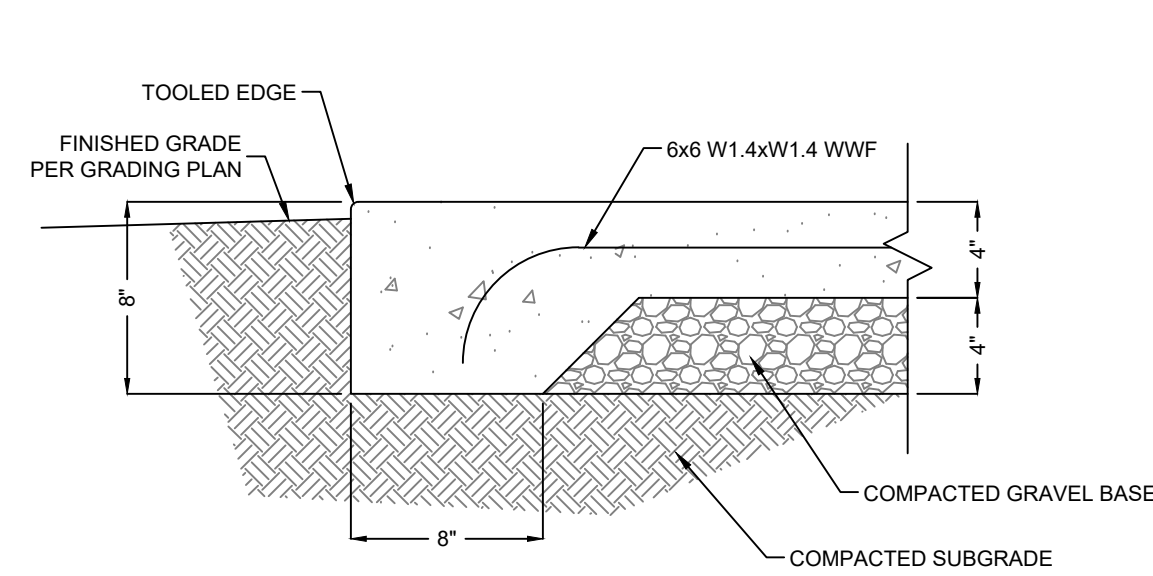


EXPANSION JOINT

2.03

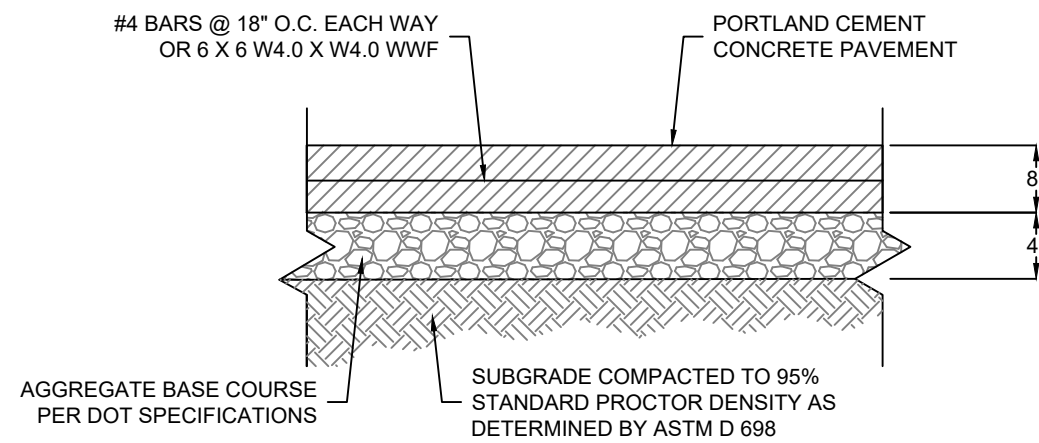
CONCRETE PAVEMENT JOINT DETAILS

SCALE: NONE



CONCRETE STOOP/WALK EDGE

2.04 SCALE: NONE

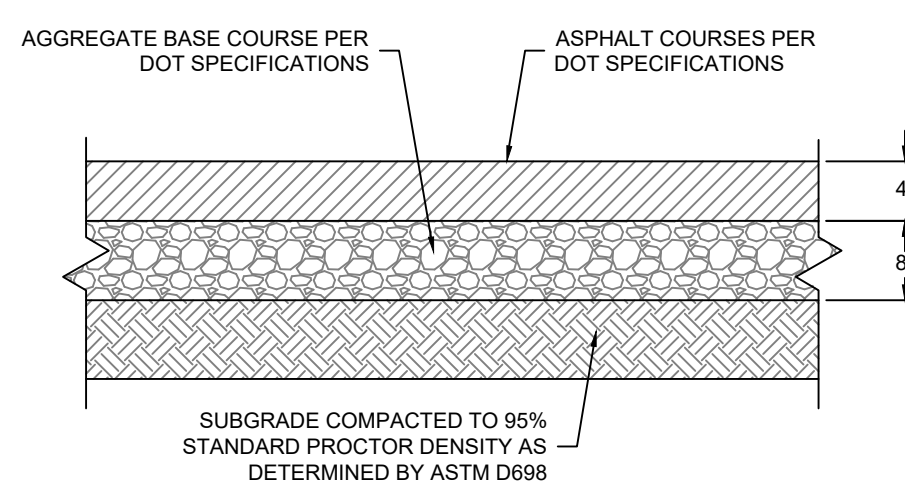


NOTES:

1. SEE CONCRETE PAVEMENT JOINT DETAILS AND NOTES.
2. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND BE PLACED WITH A MAXIMUM SLUMP OF 4 INCHES PER GEOTECHNICAL ENGINEERING REPORT IF AVAILABLE.
3. ALL MATERIALS SHALL MEET THE CURRENT DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

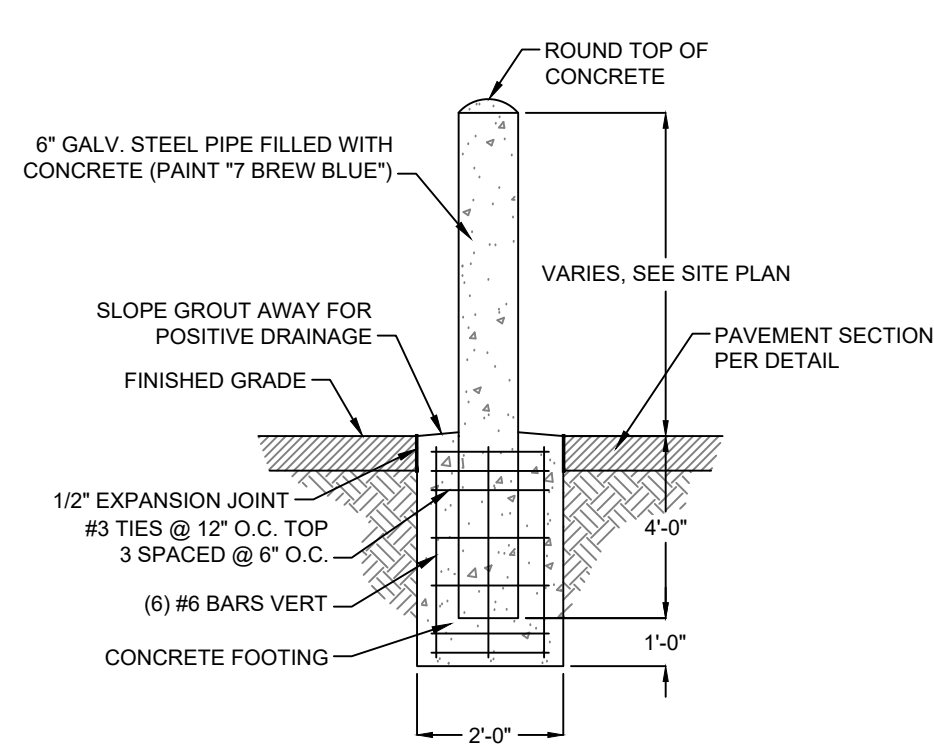
CONCRETE PAVEMENT

2.05 SCALE: NONE



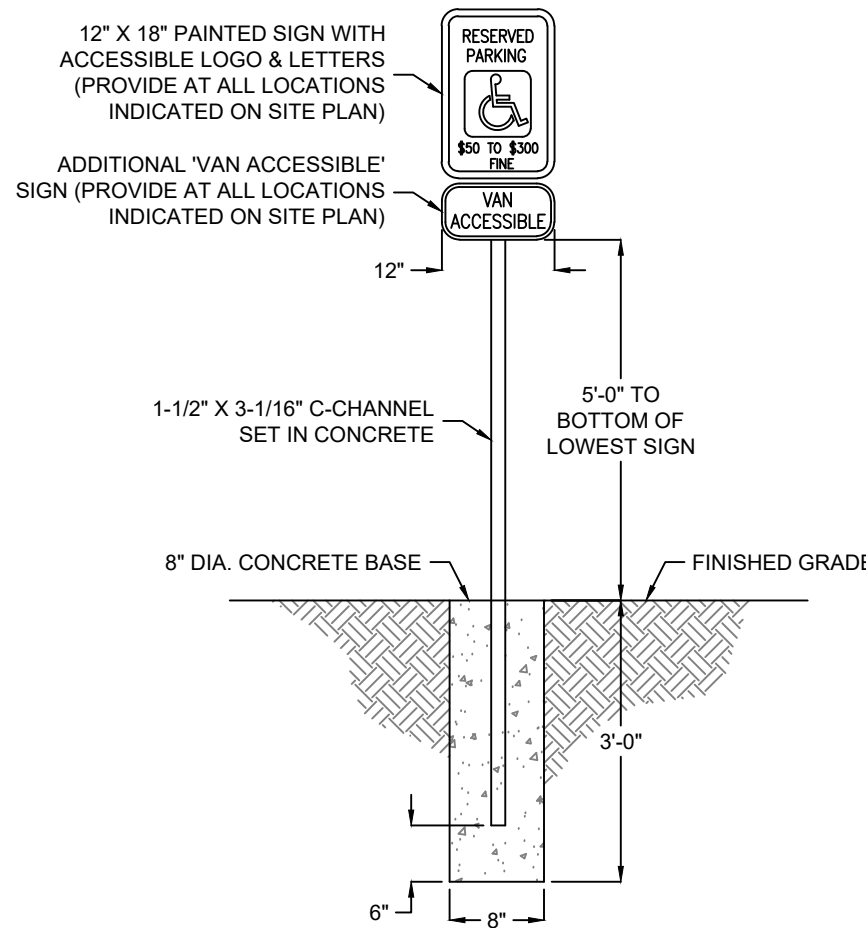
ASPHALT PAVEMENT

2.06 SCALE: NONE



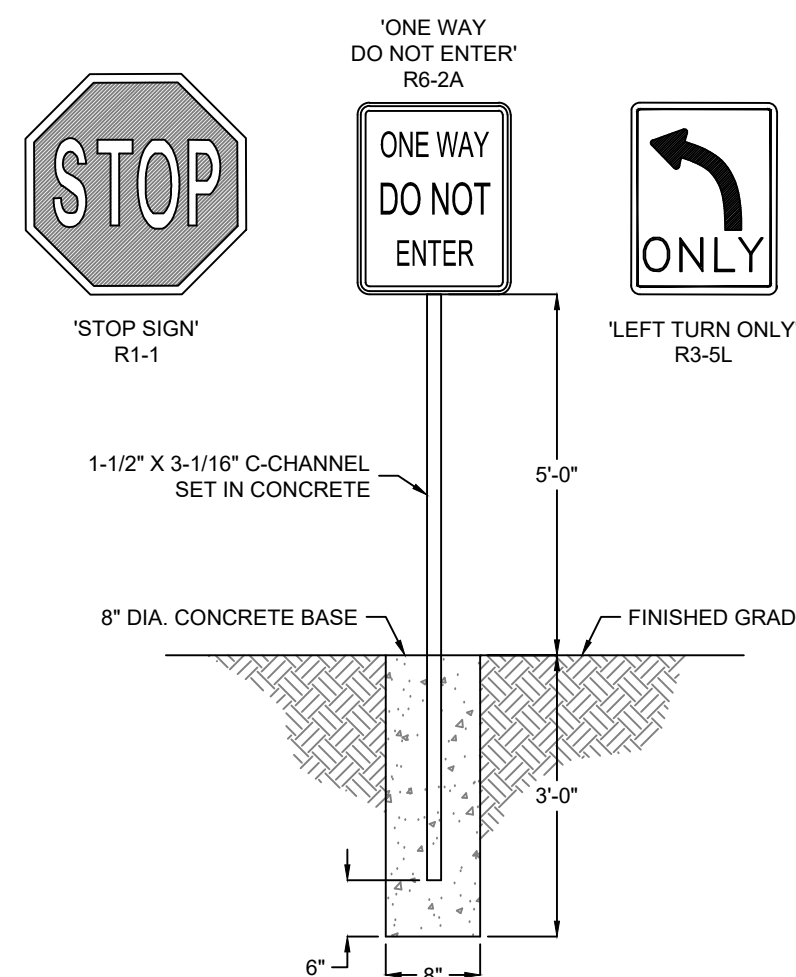
PIPE BOLLARD

2.09 SCALE: NONE



ADA ACCESSIBLE SIGN DETAIL

6.03 SCALE: NONE



TYPICAL SIGN POST DETAIL

6.04 SCALE: NONE



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ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

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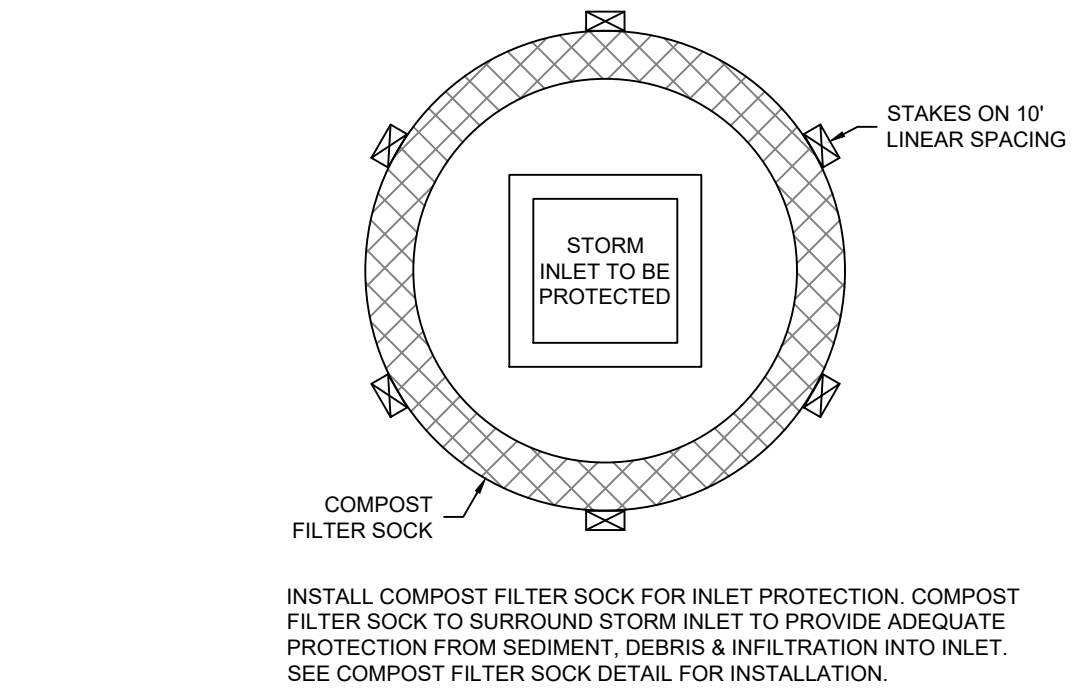
REVISION:

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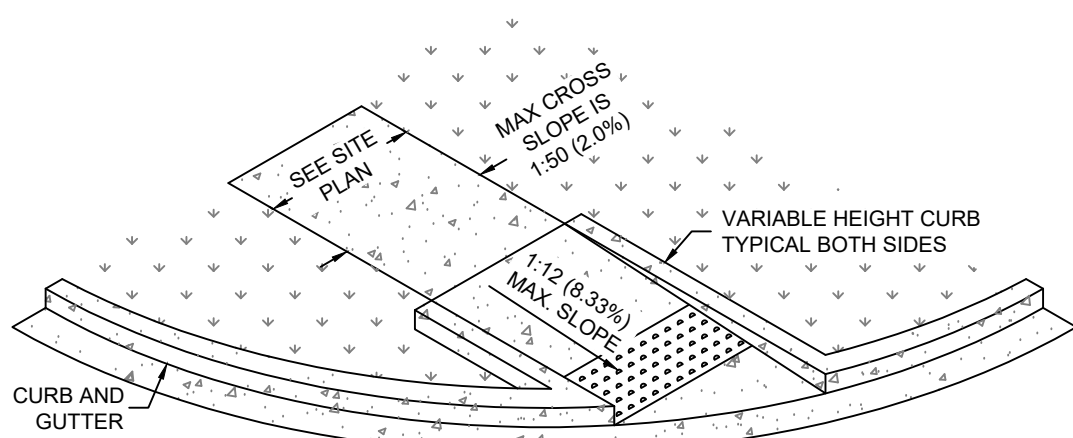
C7.1

DETAILS

DATE: JUNE 30TH, 2025

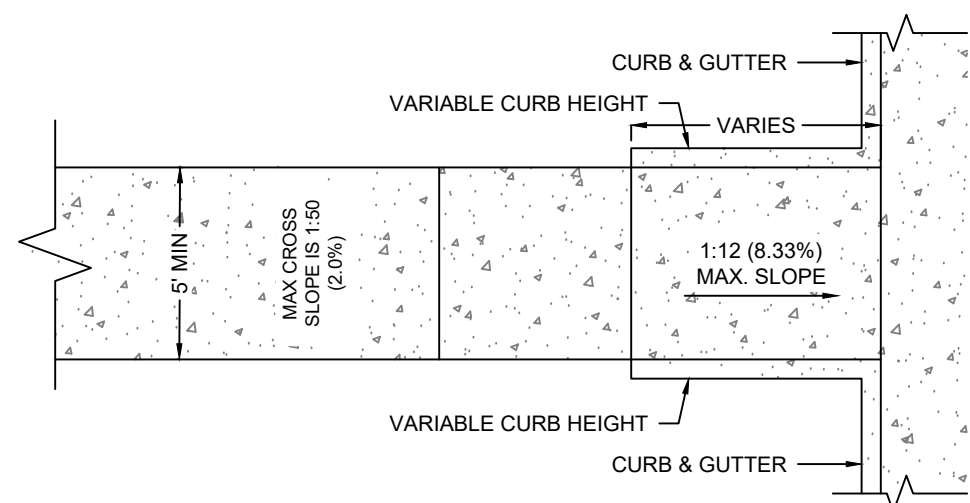


1.05 **STORM INLET PROTECTION DETAIL**
SCALE: NONE

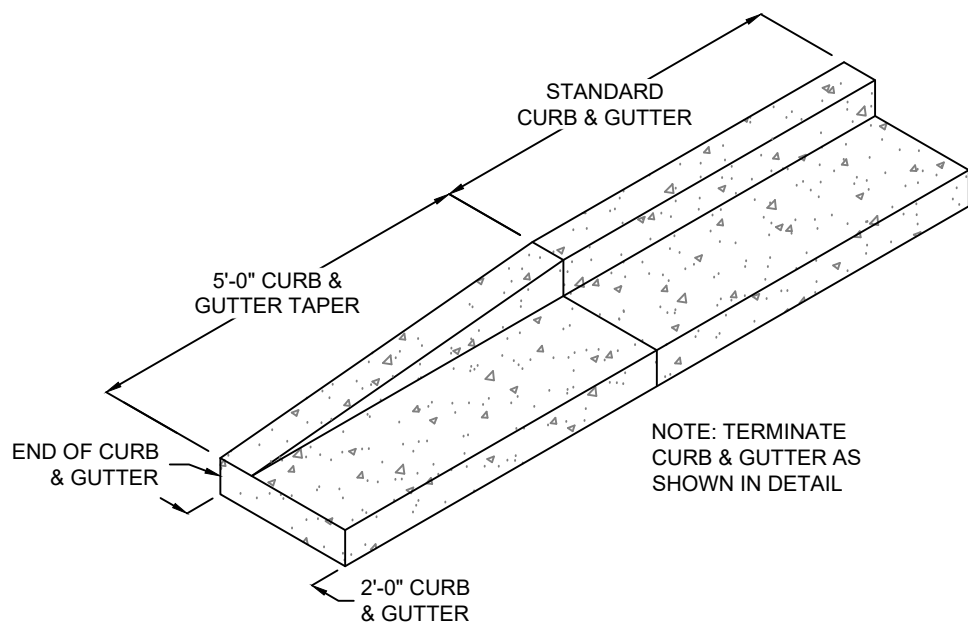


- NOTES:
1. ENSURE THAT THE INSIDE EDGE OF CURVED RAMPS MAINTAIN AN 8.33% SLOPE MAXIMUM.
 2. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS, BLENDED TRANSITIONS AND TURNING SPACES SHALL BE 5% MAXIMUM.

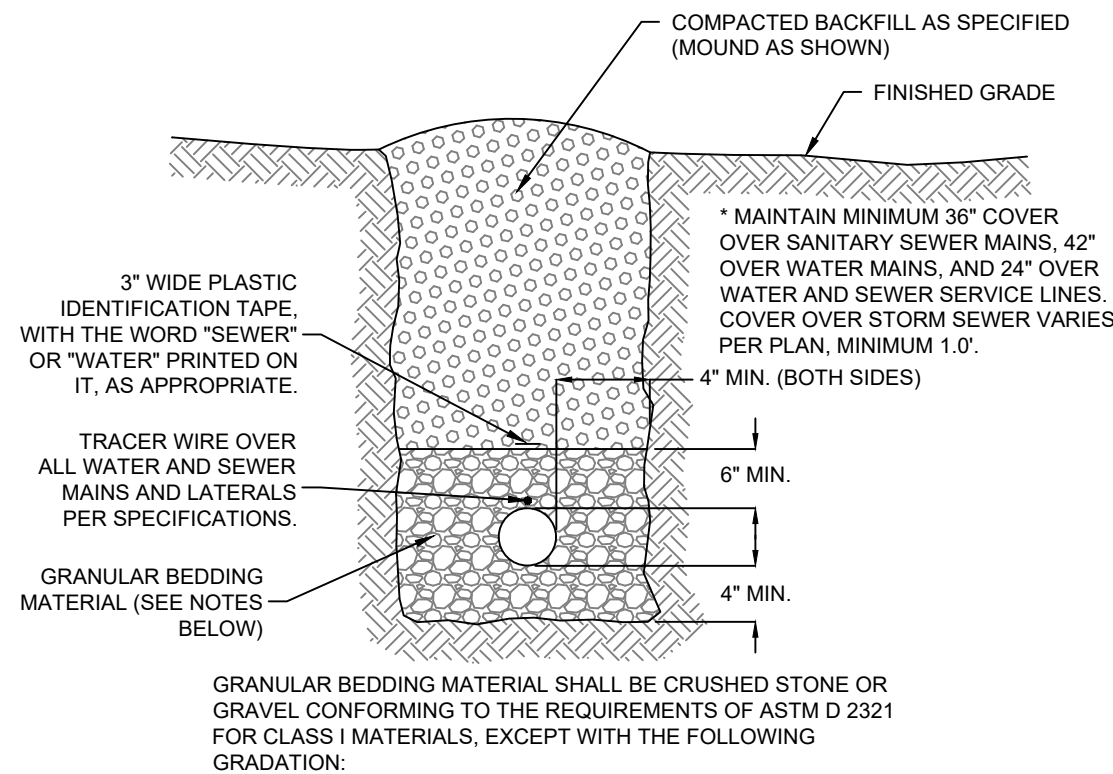
2.13 **TYPE 3 CURB RAMP DETAIL**
SCALE: NONE



2.14 **TYPE 4 CURB RAMP DETAIL**
SCALE: NONE



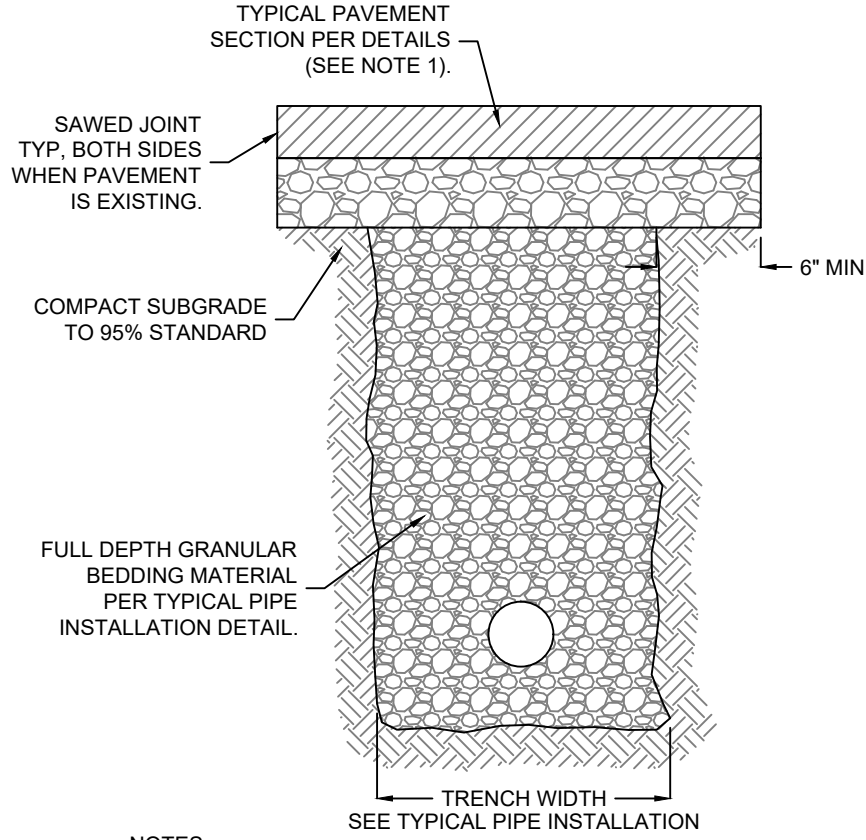
2.15 **CURB TRANSITION DETAIL**
SCALE: NONE



GRANULAR BEDDING MATERIAL SHALL BE CRUSHED STONE OR GRAVEL CONFORMING TO THE REQUIREMENTS OF ASTM D 2321 FOR CLASS I MATERIALS, EXCEPT WITH THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING
1"	100
3/4"	55-90
NO. 4	8-40
NO. 10	0-15
NO. 200	0-4

TYPICAL

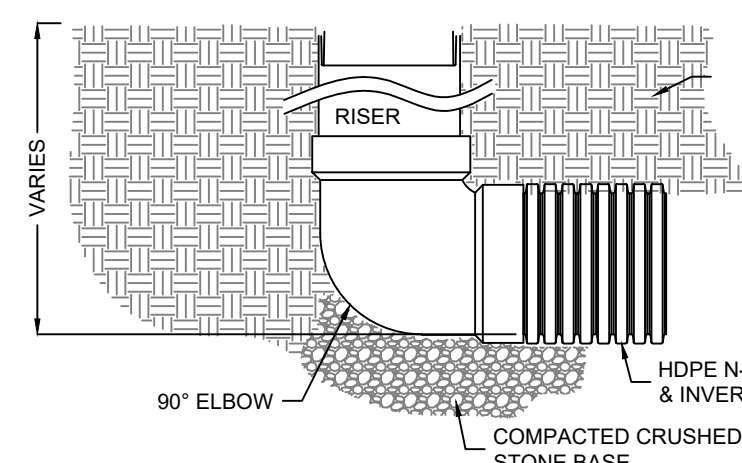


NOTES:

1. INCREASE ASPHALT PAVEMENT SECTION THICKNESS BY 1.5 TIMES THE RECOMMENDED PAVEMENT THICKNESS WHERE PIPES ARE TO BE INSTALLED UNDER EXISTING PAVEMENT.

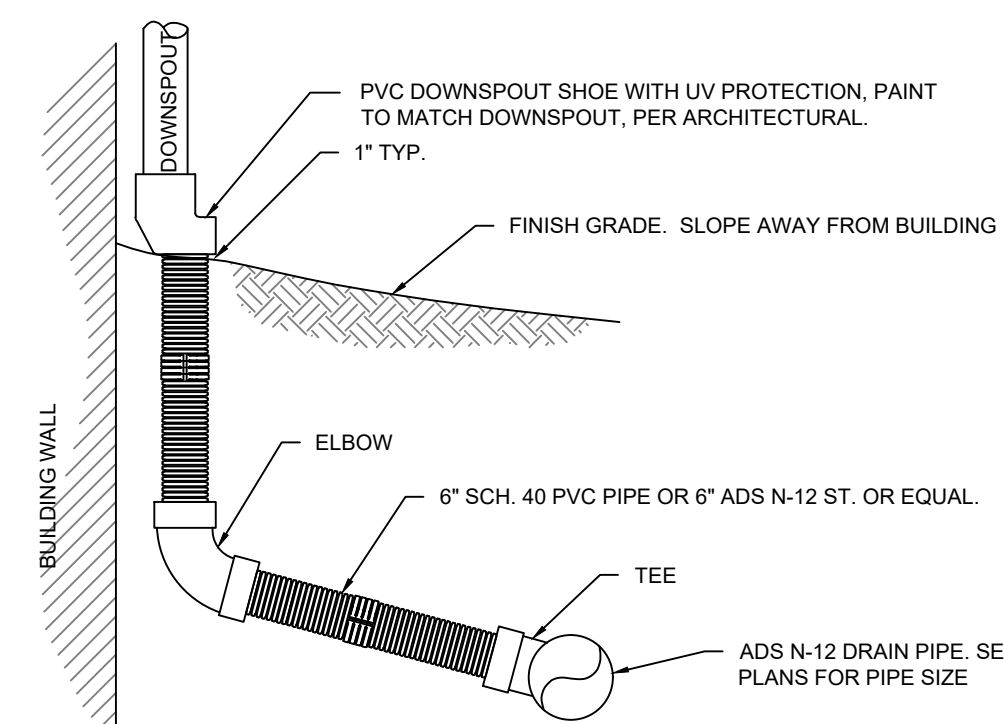
UNDER PAVEMENT

4.01 **PIPE INSTALLATION**
SCALE: NONE

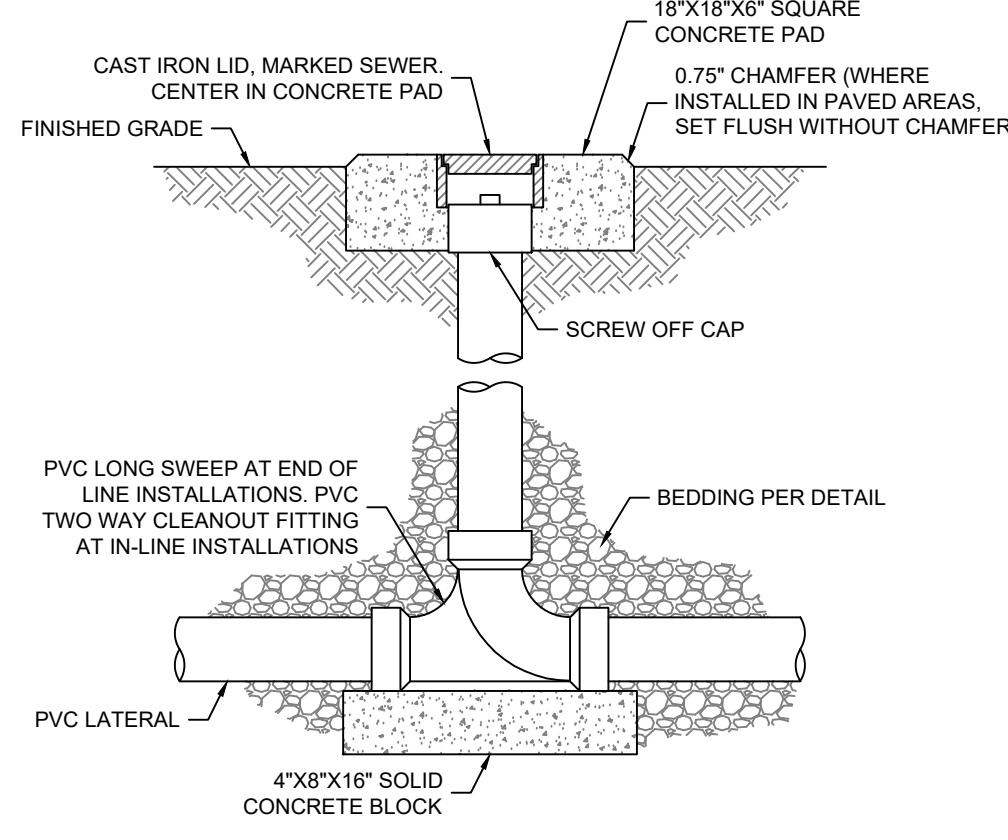


NOTE: GRATE OR LID MUST BE INSTALLED PRIOR TO BACKFILLING.

4.04 **END OF LINE HDPE AREA INLET**
SCALE: NONE



4.06 **DOWNSPOUT CONNECTION**
SCALE: NONE

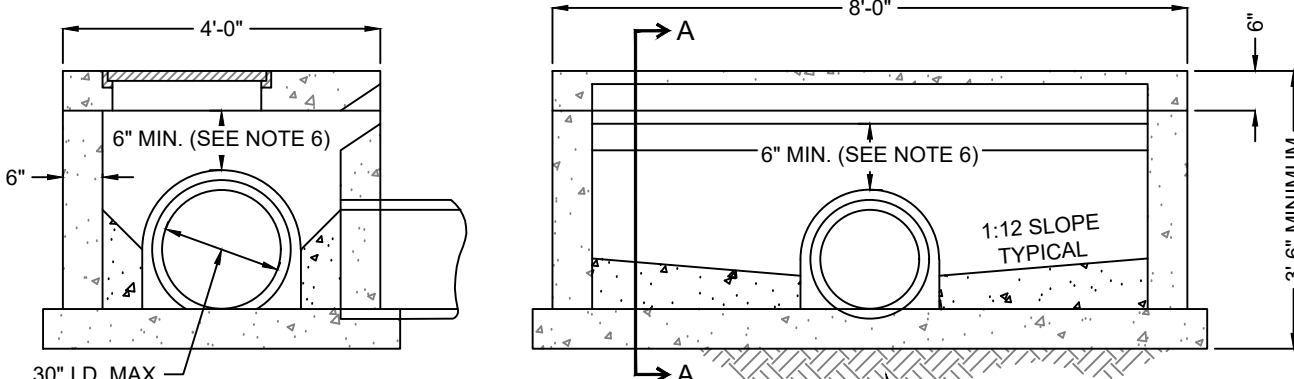


NOTES:

1. SIZE AND MATERIAL OF FITTINGS AND PIPE TO MATCH THAT OF LATERAL.
2. INSTALL CLEANOUTS AT ALL BENDS AND AT MAXIMUM 50' SPACING.

SECTION VIEW

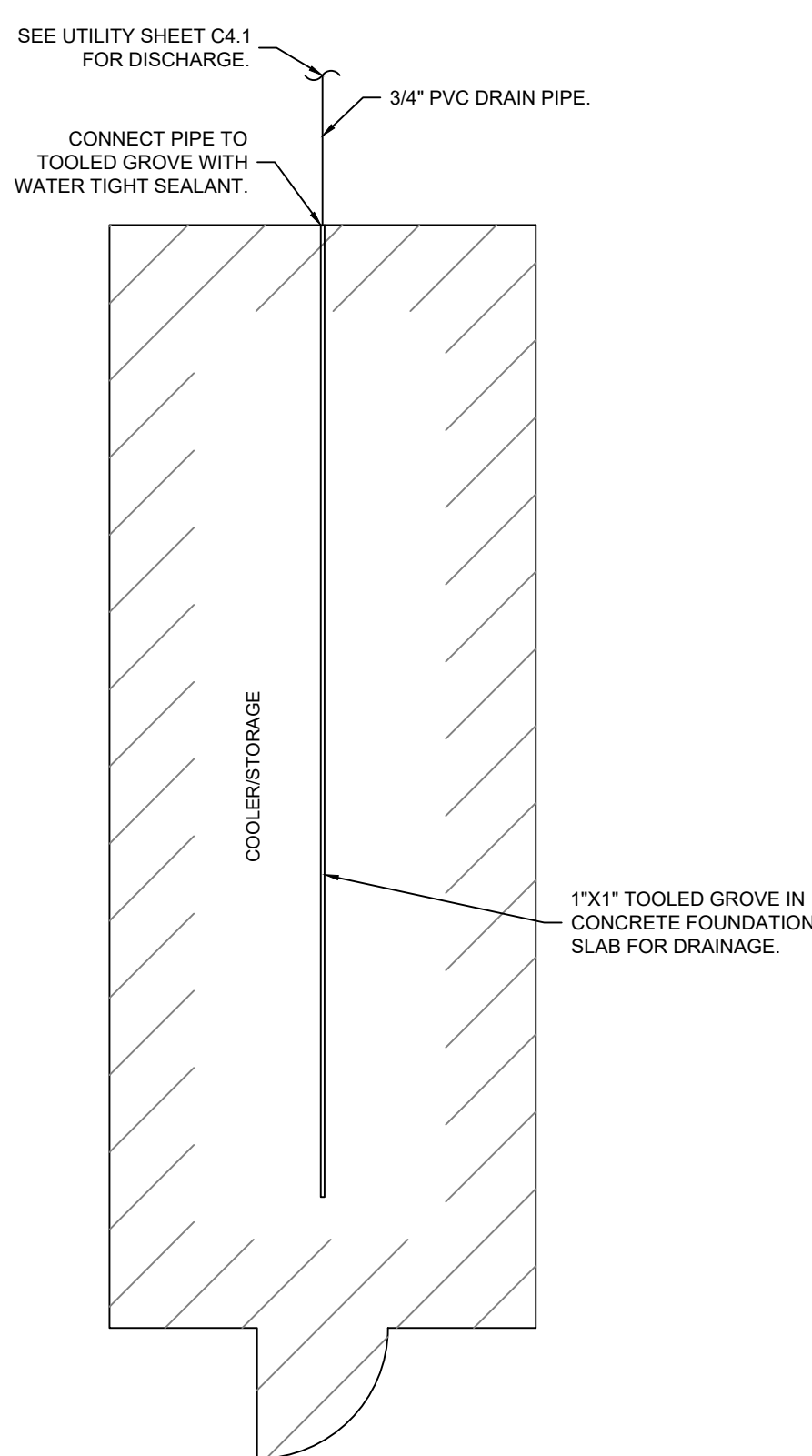
4.02 **SANITARY SEWER CLEANOUT DETAIL**
SCALE: NONE



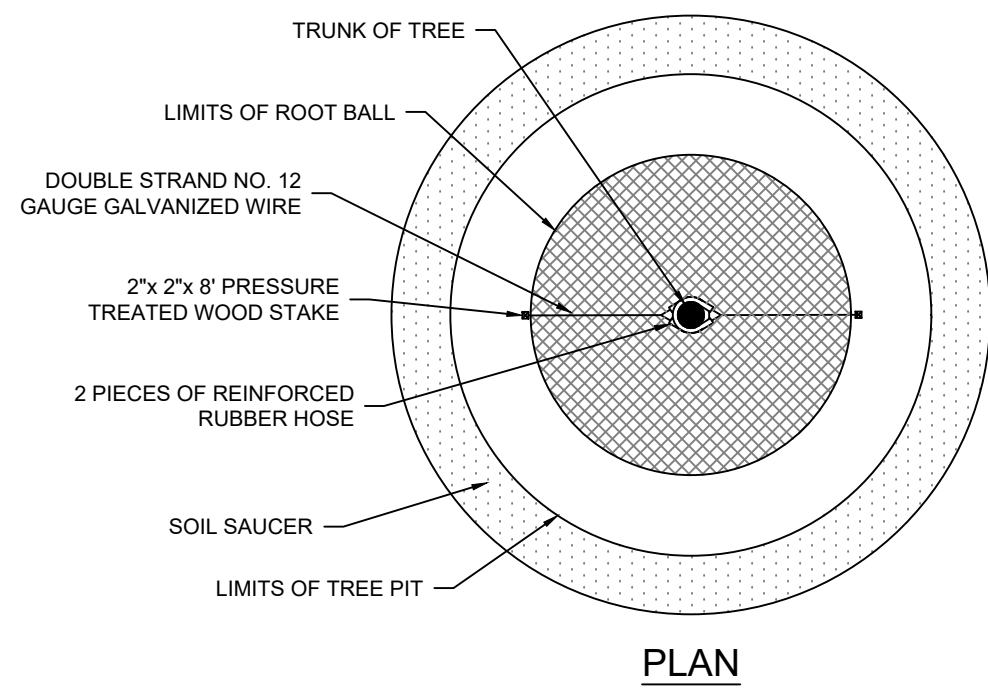
NOTES:

1. BOTTOM TO BE CAST-IN-PLACE.
2. PIPE TO BE ON GRADE BEFORE BOTTOM IS CONSTRUCTED.
3. FOR 6" TOP USE 4- #4 DOWELS, ONE IN EACH CORNER WITH RAM-NEK OR EQUAL.
4. RAM-NEK ALL JOINTS (OR EQUAL).
5. 6" INVERT REQUIRED TO PREVENT SEDIMENTATION.
6. LESS CLEARANCE MAY BE ALLOWED PROVIDED ADEQUATE STRUCTURAL PROVISIONS ARE MADE TO PREVENT THE UNIT FROM CRACKING DURING DELIVERY AND INSTALLATION.
7. #4 BARS @ 10" O.C. (ALL WALLS, VERTICAL & HORIZONTAL). SEE DETAIL FOR TOP SLAB REINFORCING.

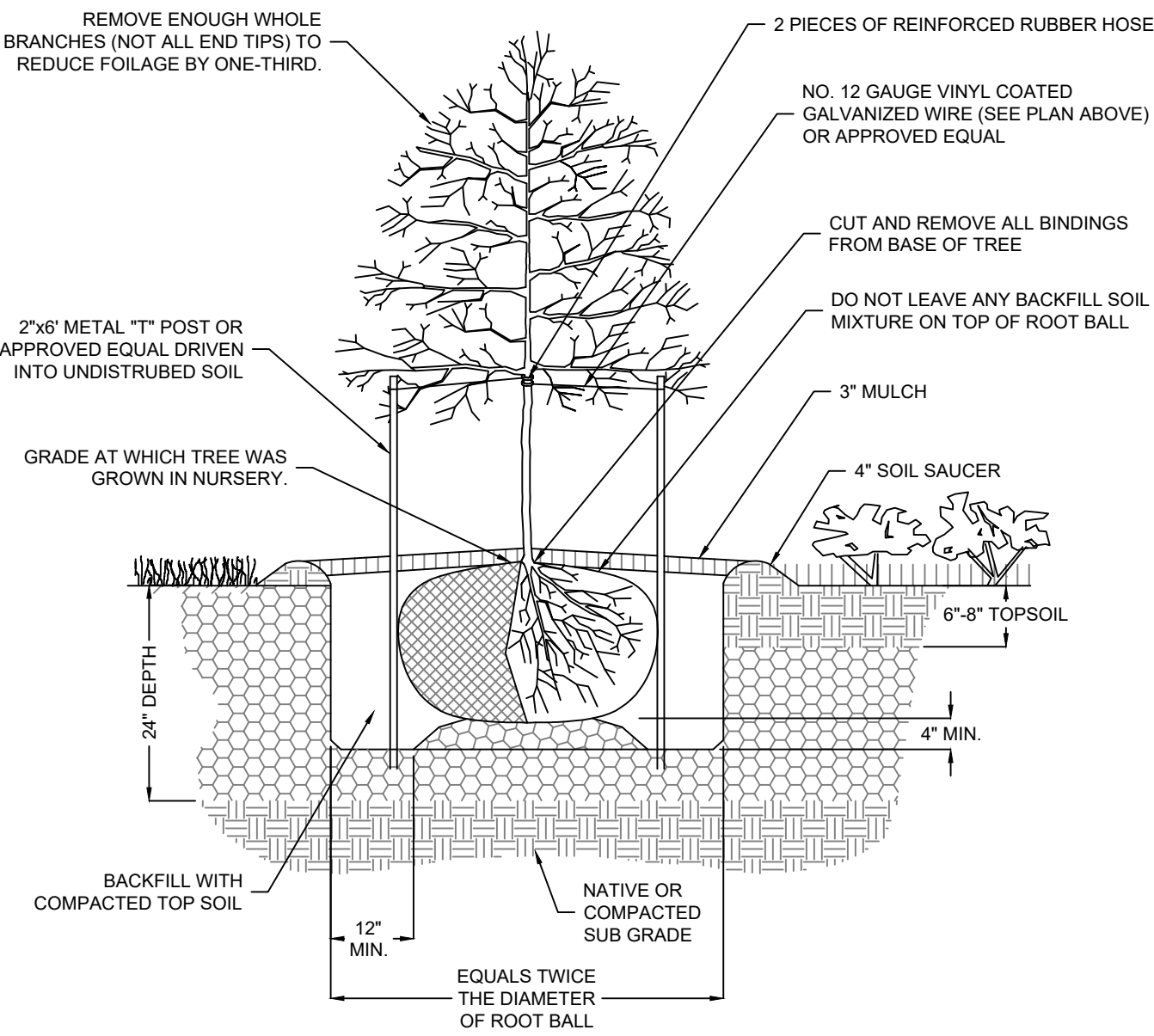
4.05 **CURB INLET (6" PRECAST TOP)**
SCALE: NONE



4.07 **SLAB DRAINAGE DETAIL**
SCALE: NONE

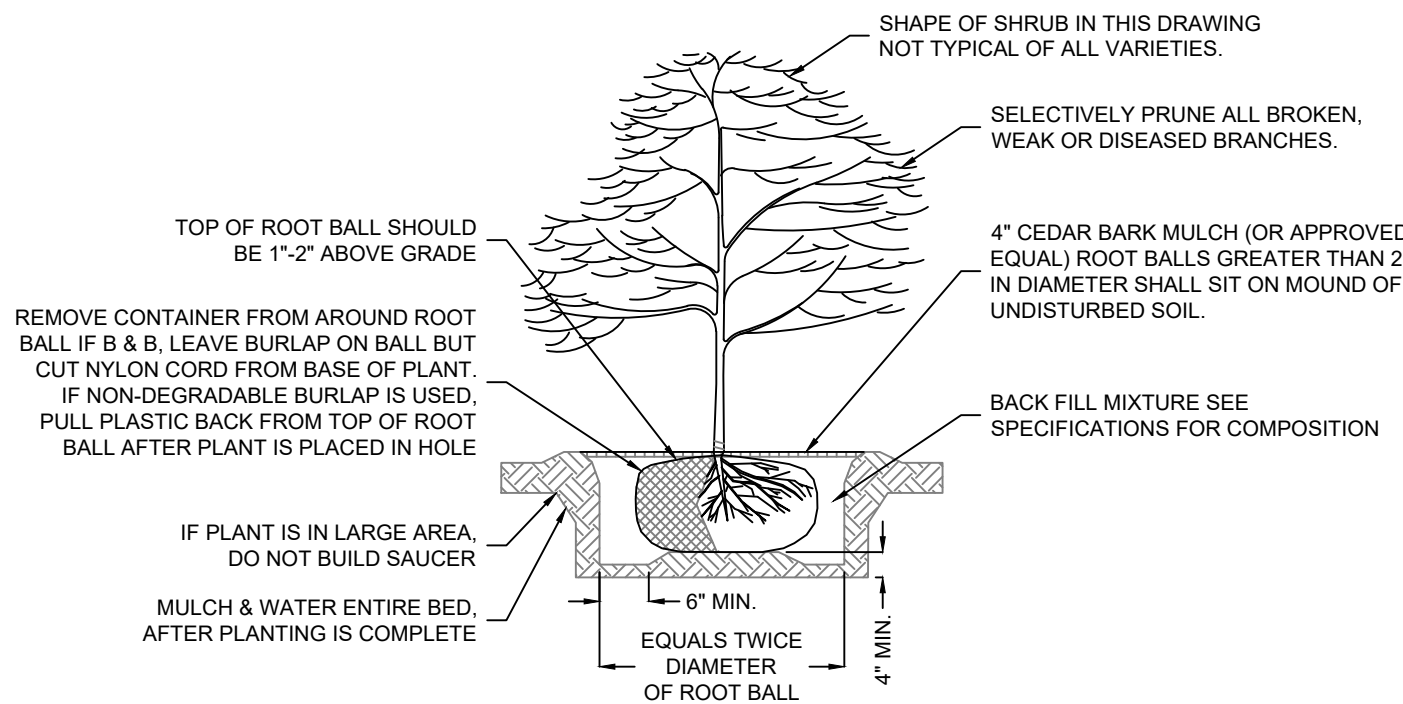


PLAN

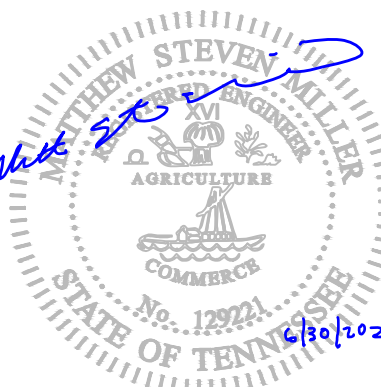


- NOTE:
1. BACKFILL AROUND ROOT BALL IN 6"-8" LAYERS WATERING EACH LAYER UNTIL SETTLED TO AVOID AIR POCKETS.
 2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF TREE STABILIZATION AT THE END OF THE SECOND GROWING SEASON.

5.01 **TREE PLANTING DETAIL**
SCALE: NONE



5.02 **SHRUB PLANTING DETAIL**
SCALE: NONE



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. TN #PE-129221

PROJECT NUMBER:

104.082

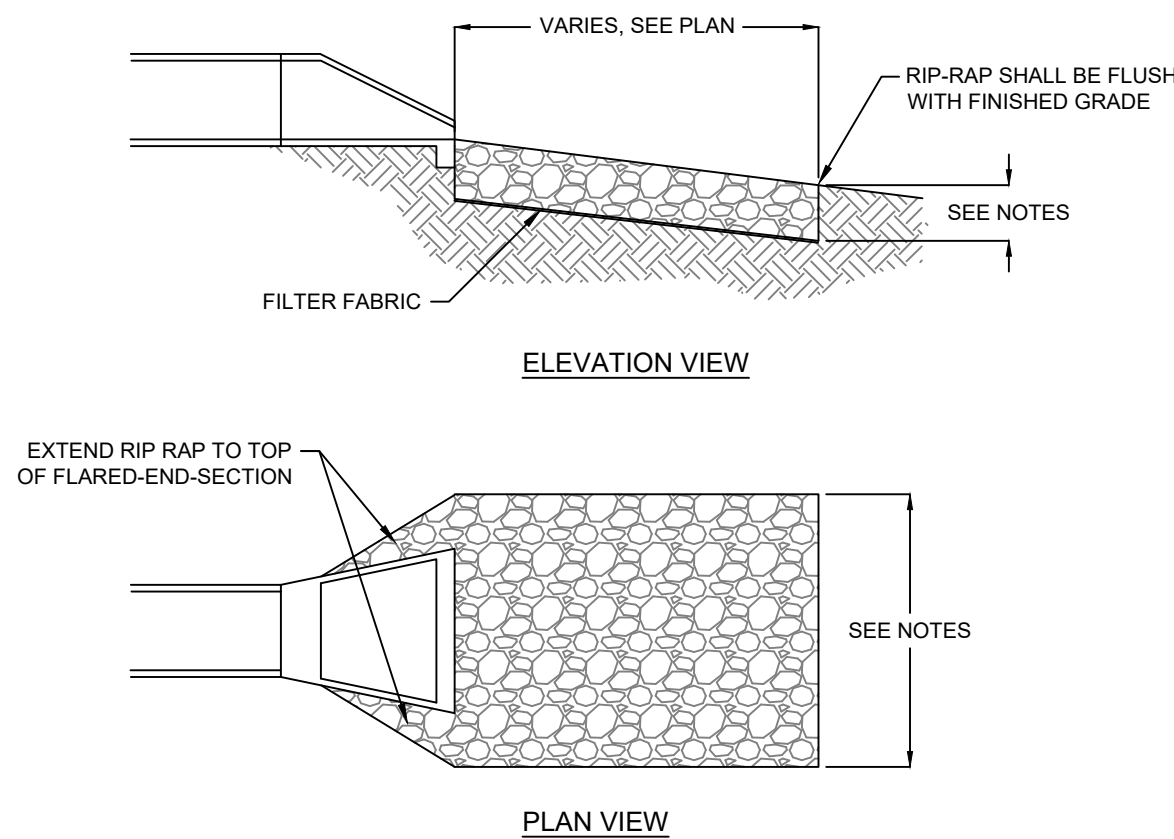
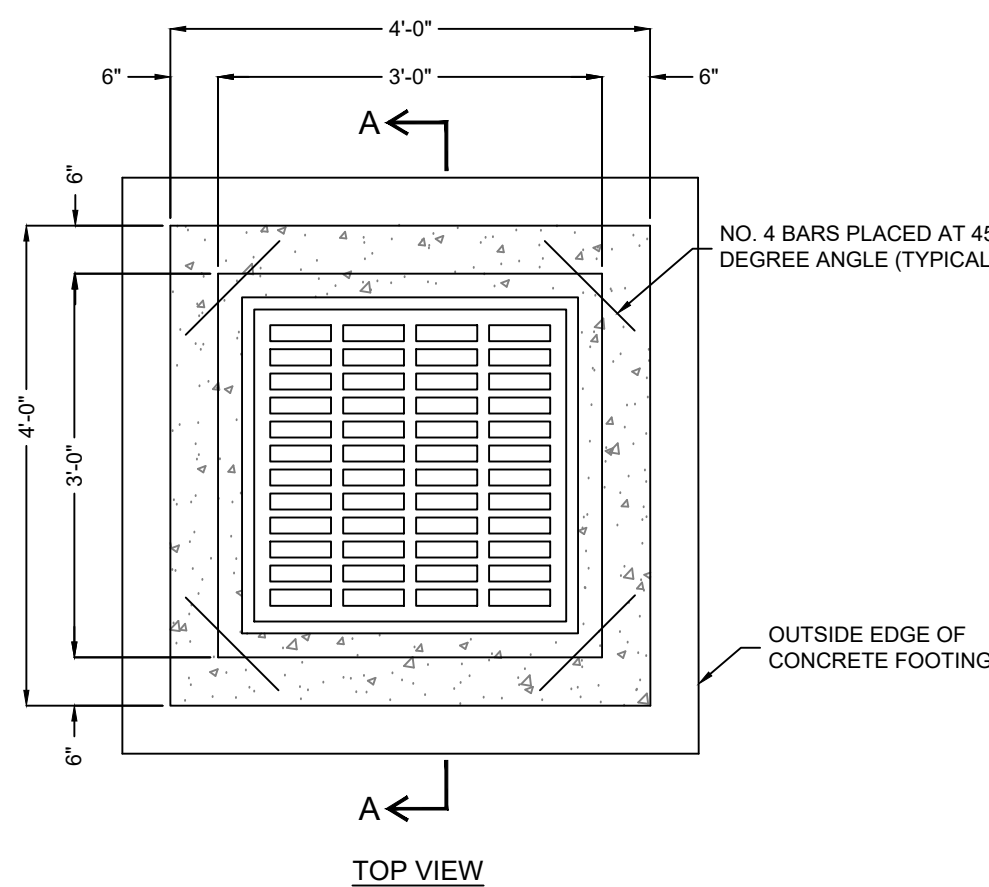
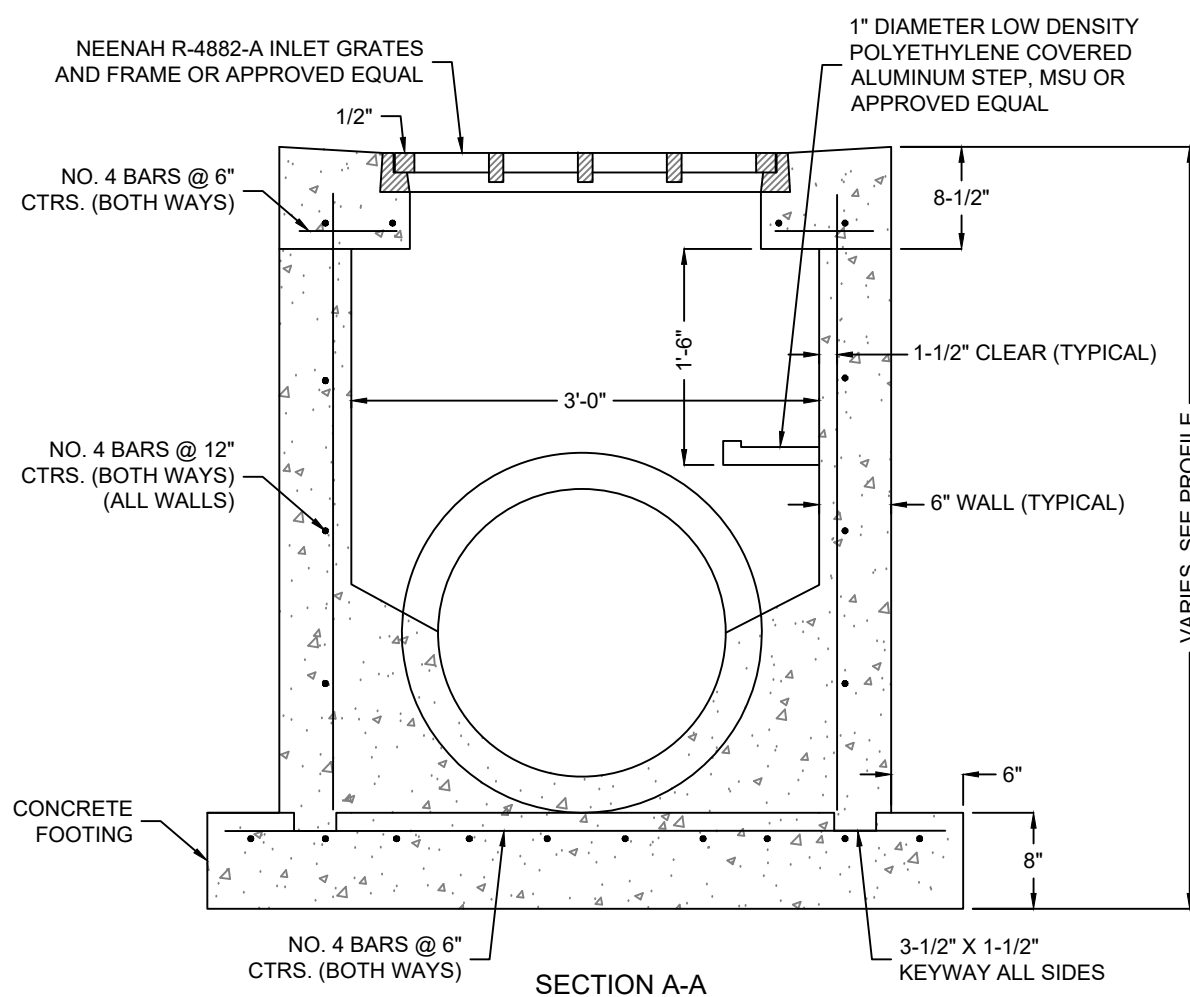
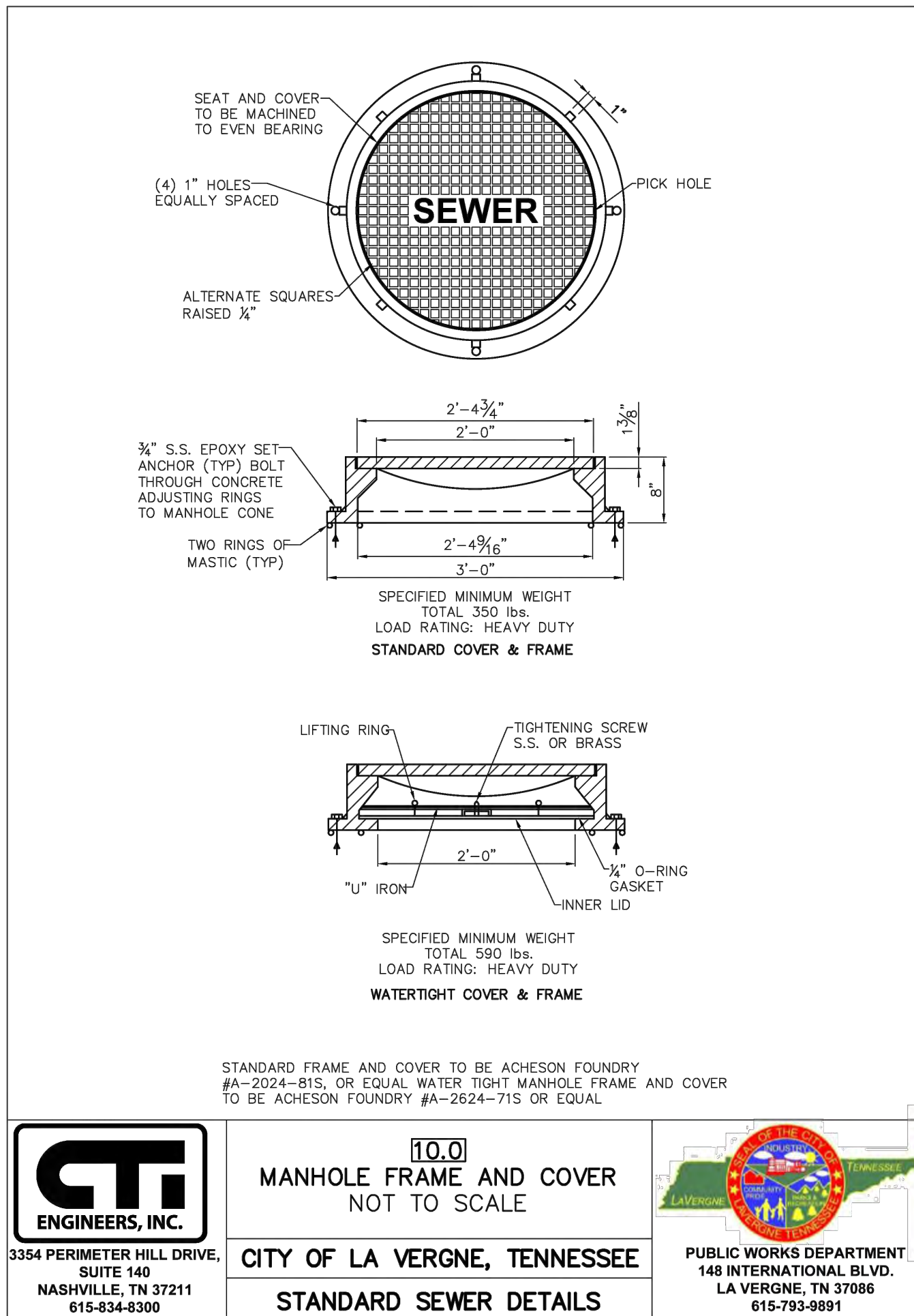
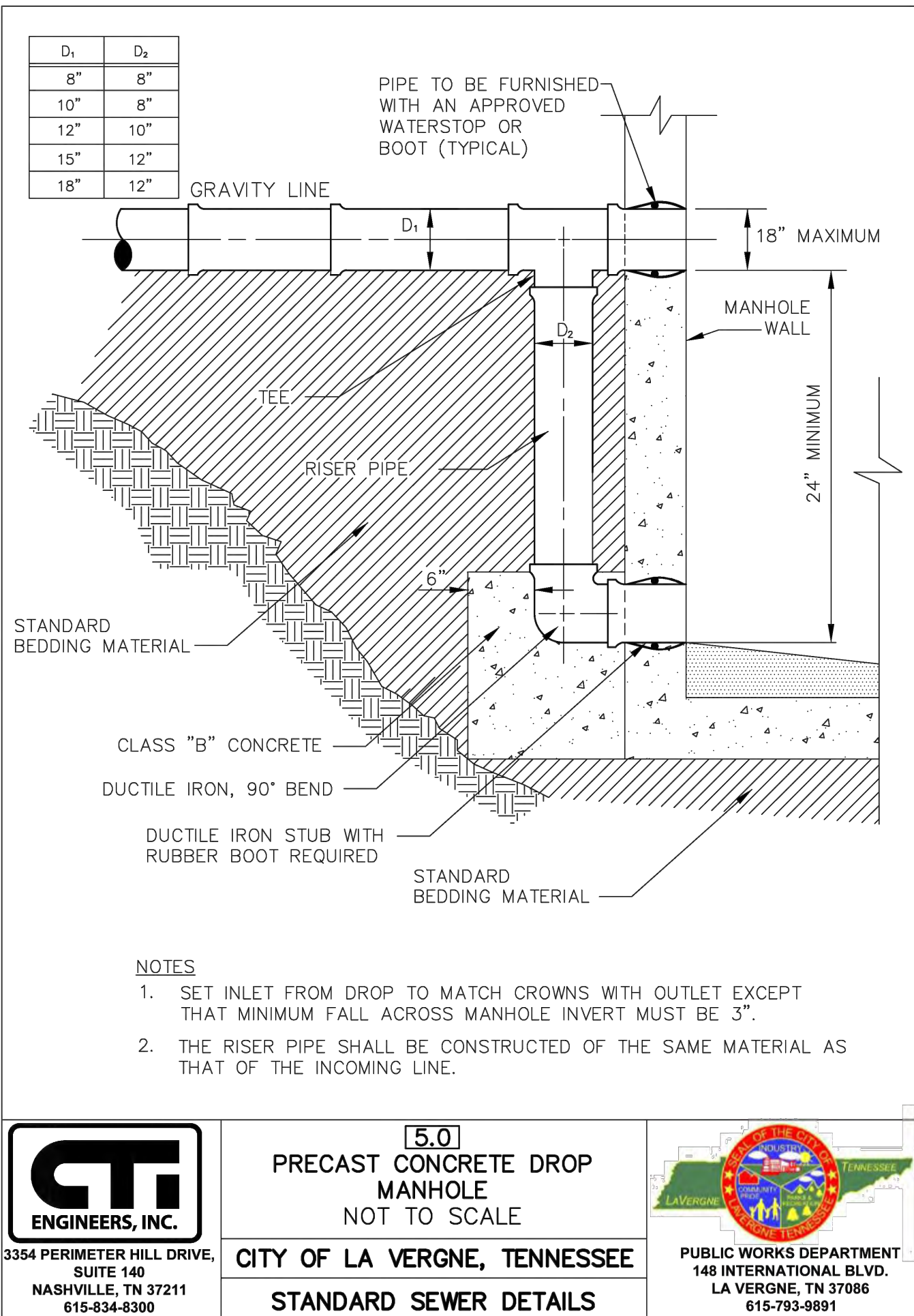
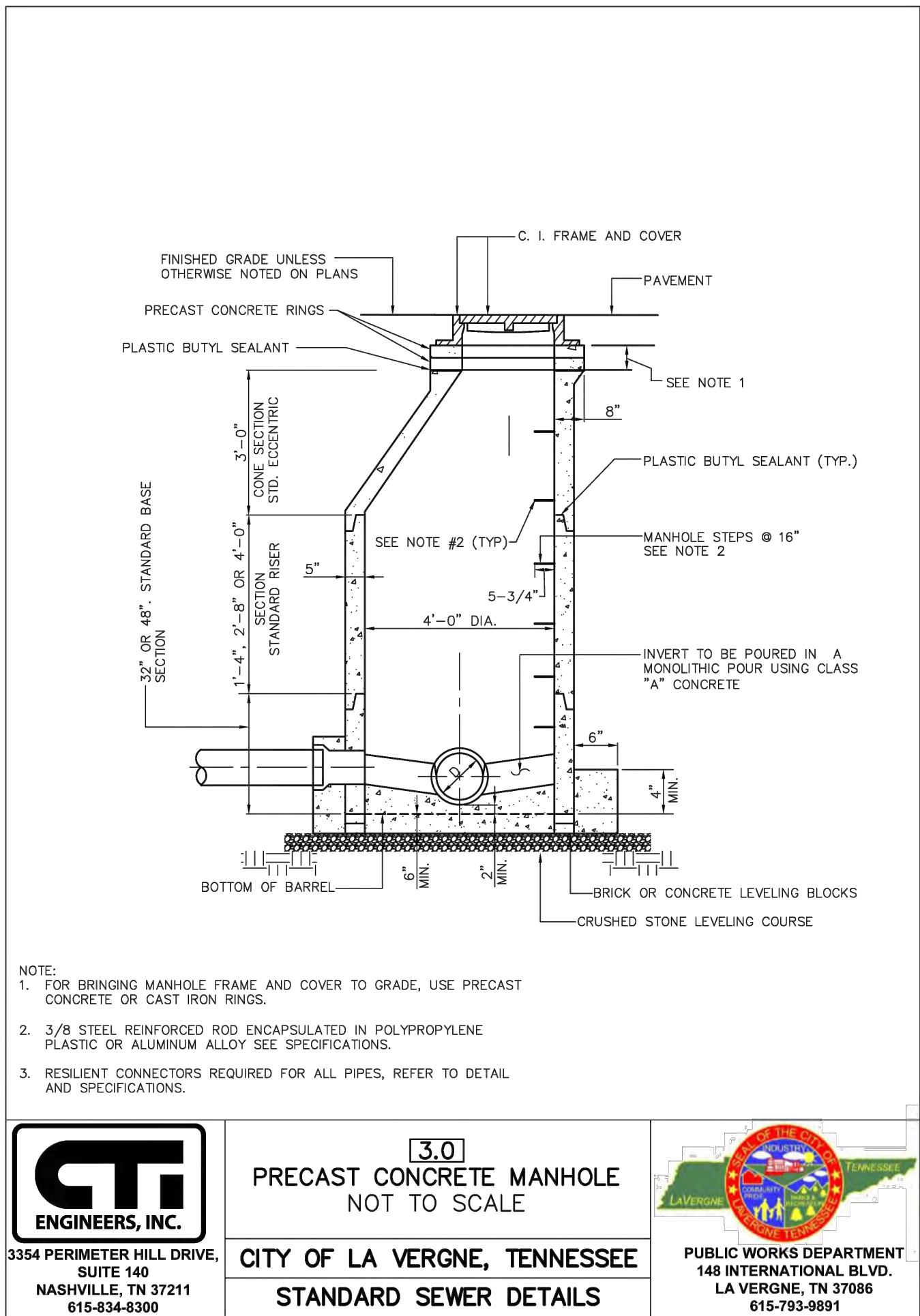
REVISION:

7 BREW COFFEE
LA VERGNE 01
5345 MURFREESBORO ROAD
LA VERGNE, TN

C7.2
DETAILS

DATE: JUNE 30TH, 2025





ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. TN #PE-129221

PROJECT NUMBER:
104.082

REVISION:

7 BREW COFFEE
LA VERGNE 01
5345 MURFREESBORO ROAD
LA VERGNE, TN

C7.3
DETAILS

DATE: JUNE 30TH, 2025





Item #: 6. Final Plat - Mission Hills, Section 2A - 23 Lots on 6.17 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by Meritage Homes of Tennessee, Inc.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, SEC, Inc. is requesting approval of the final plat for MH-2A located on 6.17 acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned R-3 which allows lower density in addition to high density.

The property is located off Waldron Road. The proposed layout shows 23 new lots. Also shown is the layout of the new streets.

All streets show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

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

No comments

Engineering (Gary Lide - glide@lavergneth.gov)

1. Waterlines and sizes are not shown. It appears that a layer has been left off.
2. Certificate of Approval of Streets and Utilities includes reference to "Power and Telephone". The City Engineer cannot sign that.
3. Provide performance bond estimate with three signed quotes, which are not expired, meeting Subdivision Regulations.
4. Show stream buffers

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

1. Sht 2 of 2, label 10' PUDE on north side of Vanguard Way both east and west of Briargrove Dr.
2. Sht 2 of 2, label and show full extents of SD easement behind lots 268 & 269.
3. Sht 2 of 2, label and show SD easement encompassing both the headwall and box from under Vanguard Way on south side of road where outside ROW.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@laverghnetn.gov)

No comments.

Police

No comments.

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

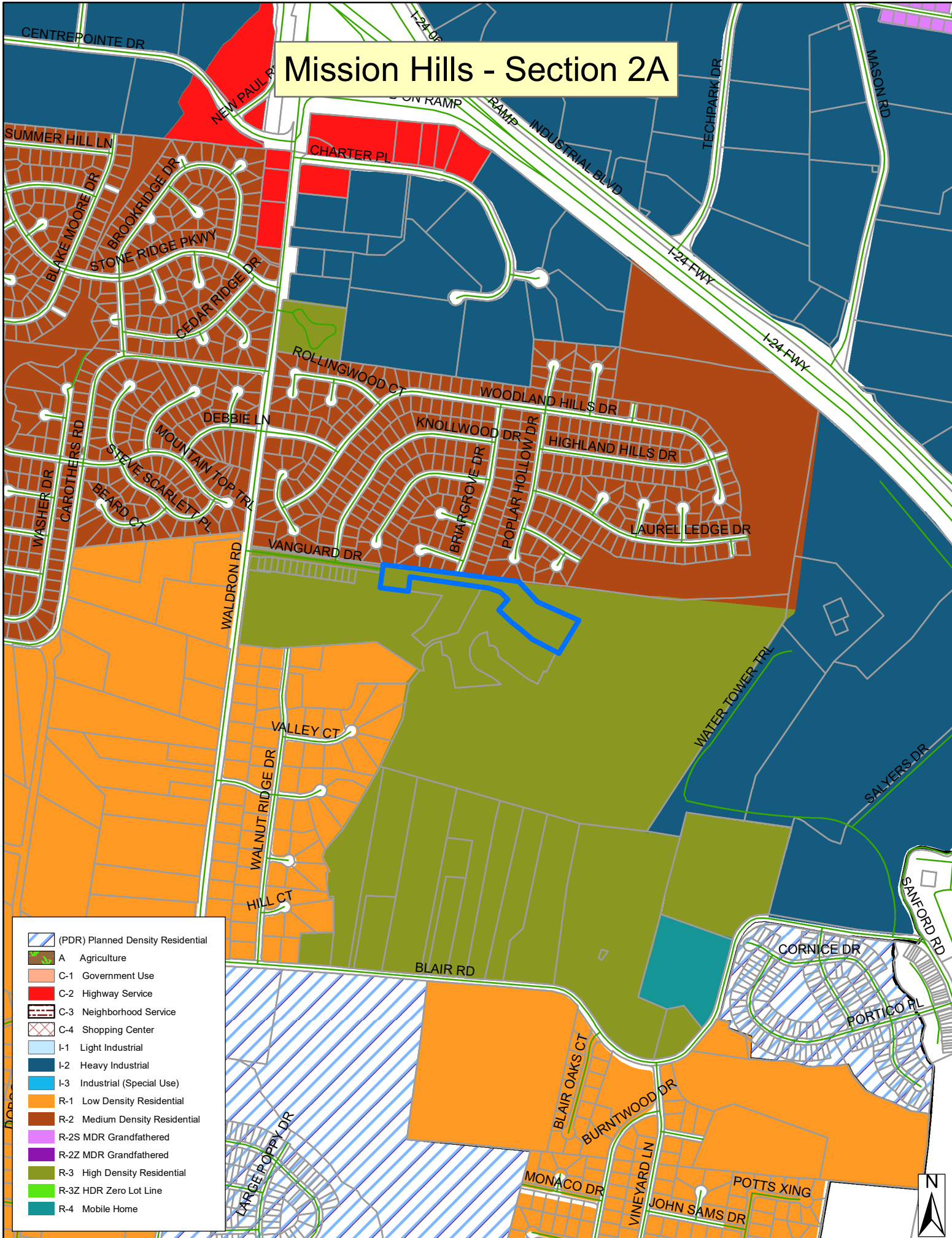
Mission Hills - Section 2A



Mission Hills - Section 2A



Mission Hills - Section 2A







GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 23 SINGLE FAMILY LOTS AND SANITARY SEWER EASEMENT AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105J, EFFECTIVE DATE: MAY 9, 2023.
- PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- PROPERTY IS ZONED R-3 (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE:
FRONT = 15' FT.
SIDE = 5' FT.
REAR = 15' FT.
- ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
- ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
- A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.B.K. _____, PG. _____. R.O.R.C., TN.

LOT AREA TABLE

LOT	SQ. FT.	ACRES
16	5,500	0.13
17	5,500	0.13
18	5,500	0.13
19	5,499	0.13
20	5,499	0.13
21	5,573	0.13
22	6,109	0.14
23	6,053	0.14
24	5,500	0.13
25	5,500	0.13
26	6,589	0.15
258	5,500	0.13
259	5,500	0.13
260	5,500	0.13
261	5,528	0.13
262	5,777	0.13
263	8,806	0.13
264	5,703	0.13
265	5,500	0.13
266	5,500	0.13
267	5,500	0.13
268	5,500	0.13
269	5,500	0.13

AREA TABLE (OTHER)

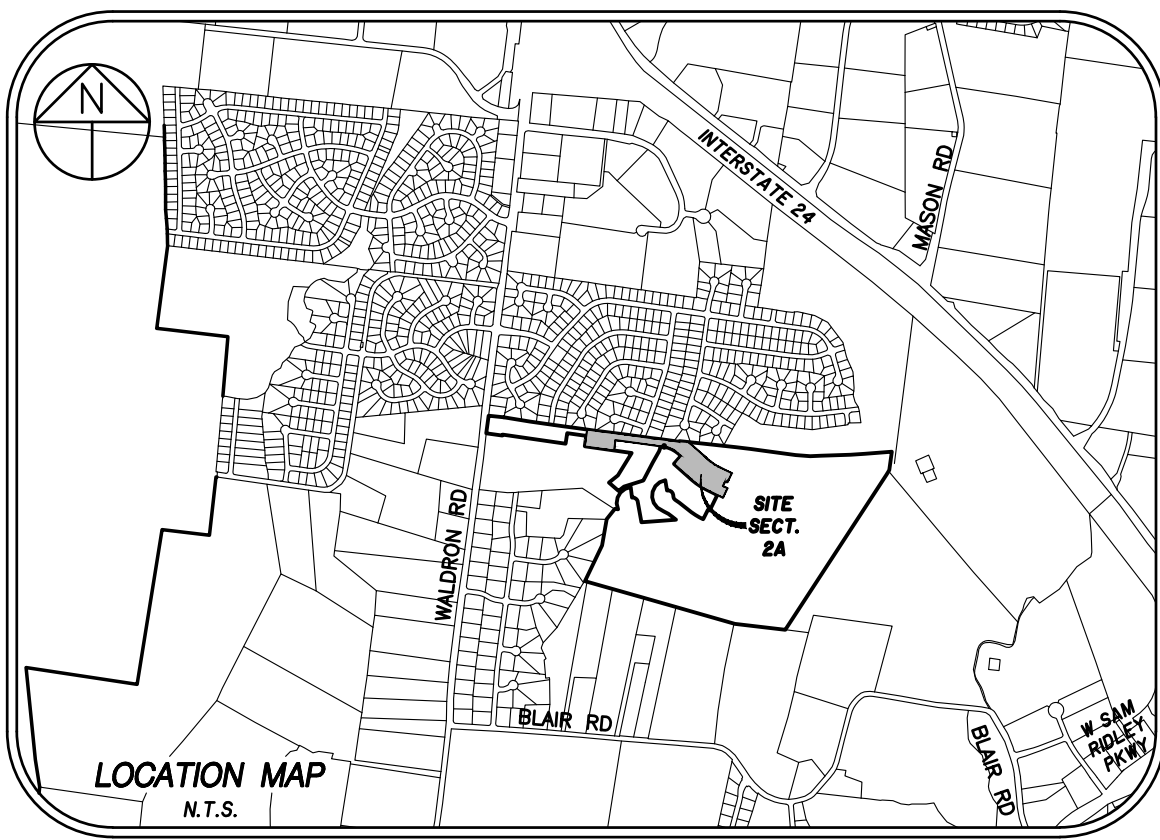
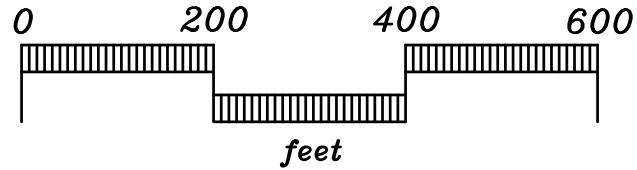
LOT	SQ. FT.	ACRES
RIGHT-OF-WAY	123,711	2.84
COMMON AREA #4	33,652	0.77
COMMON AREA #5	10,465	0.24
COMMON AREA #6	15,321	0.35

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 37°36'17" E	8.05'
L2	S 83° 55' 22" E	12.68'
L3	S 48° 26' 35" E	49.75'
L4	S 53° 05' 00" E	48.03'
L5	S 60° 36' 20" E	48.21'
L6	S 26° 19' 05" W	85.00'
L7	S 26° 19' 05" W	50.00'
L8	S 63° 40' 55" E	54.44'
L9	N 63° 39' 22" W	50.72'
L10	N 60° 35' 20" W	57.73'
L11	N 55° 20' 36" W	58.50'
L12	N 50° 14' 05" W	55.76'
L13	N 48° 21' 51" W	39.00'
L14	N 24° 06' 55" E	3.69'

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	090°00'00"	25.00'	39.27'	S 71° 19' 05" W	35.36'
C2	033°32'29"	275.00'	160.99'	N 65° 08' 05" W	158.70'
C3	073°58'46"	25.00'	32.28'	N 61° 06' 18" E	30.08'
C4	083°24'03"	25.00'	36.39'	S 40° 12' 18" E	33.26'
C5	033°32'29"	325.00'	190.26'	S 65° 08' 05" E	167.55'
C6	015°19'05"	475.00'	126.99'	S 56° 01' 23" E	126.61'
C7	015°19'05"	525.00'	140.36'	N 56° 01' 23" W	139.94'



CERTIFICATE OF OWNERSHIP AND DEDICATION

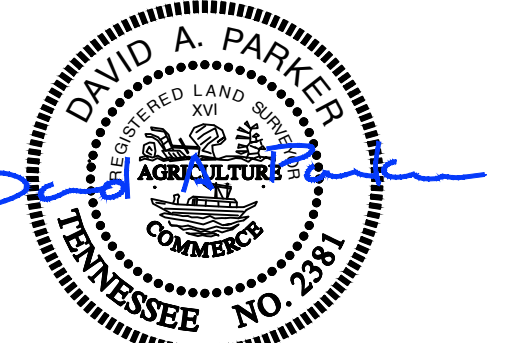
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2435, PAGE 281, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____
DEED REFERENCE: _____ CHET BACHULA, REPRESENTATIVE
TAX MAP 29, P/O PARCEL 22.02 HERITAGE HOMES OF TENNESSEE, INC
RECORD BOOK 2435, PAGE 281

CERTIFICATE OF ACCURACY

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

DATE: 6-30-2025 David A. Parker
REGISTERED LAND SURVEYOR
TENN. R.L.S. NO. 2381



CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "MISSION HILLS, SECTION 2A" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) STREETS, UTILITIES, POWER, AND TELEPHONE HAVE BEEN INSTALLED IN A ACCEPTABLE MANNER AND ACCORDING TO CURRENT LOCAL SPECIFICATIONS OR (2) THAT A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ NAME _____
SECRETARY, PLANNING COMMISSION

FINAL PLAT - COVER SHEET

SECTION 2A
MISSION HILLS
SUBDIVISION

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

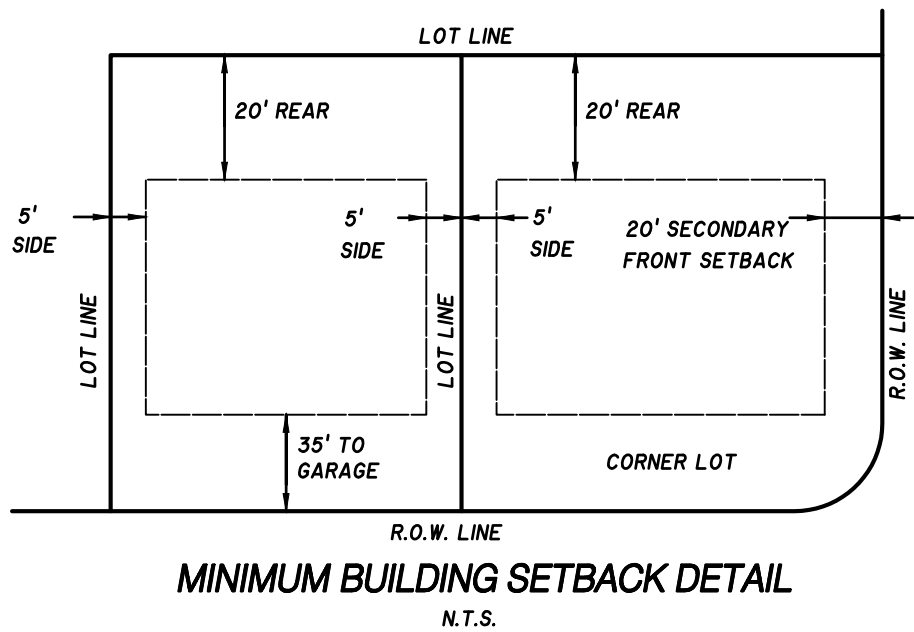
SEC, Inc.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

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

PROJ. # 22078 DATE: 6-30-25 REV: FILE: MISSION HILLS SEC 2A FINAL PLAT DRAWN BY: WCC SCALE: 1" = 200' SHEET 1 OF 2

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



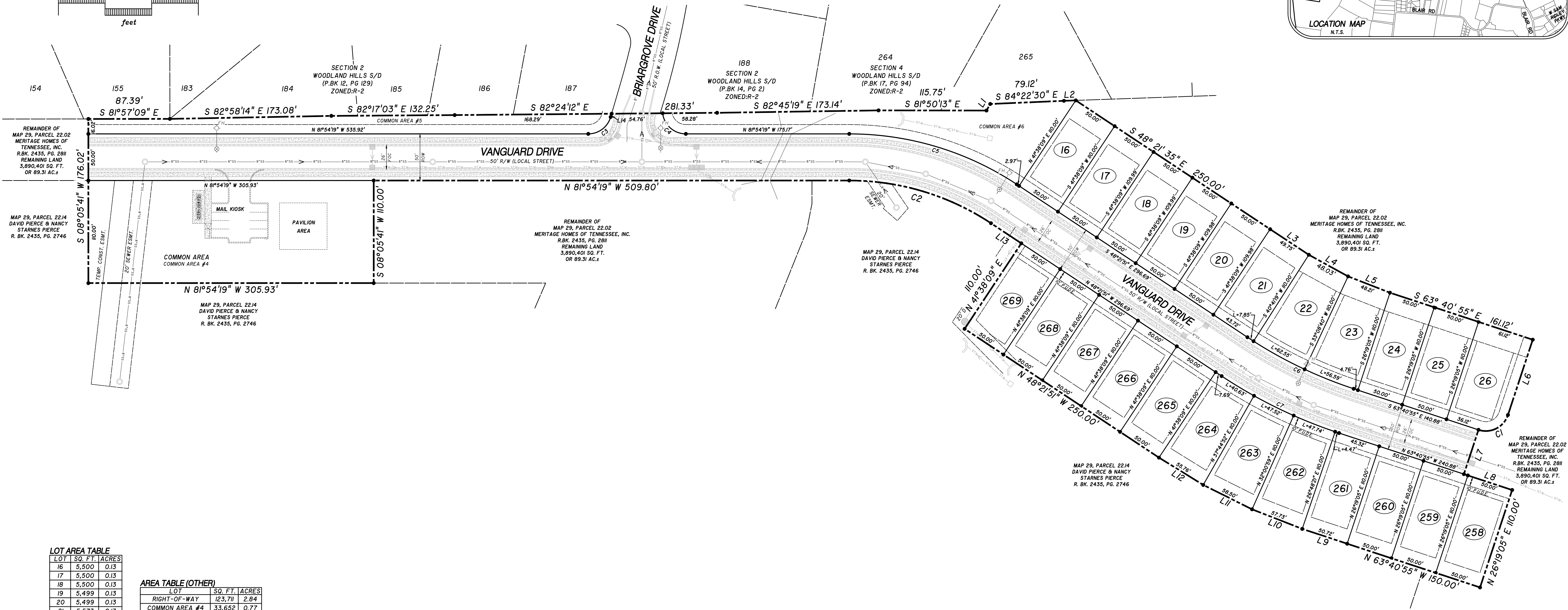
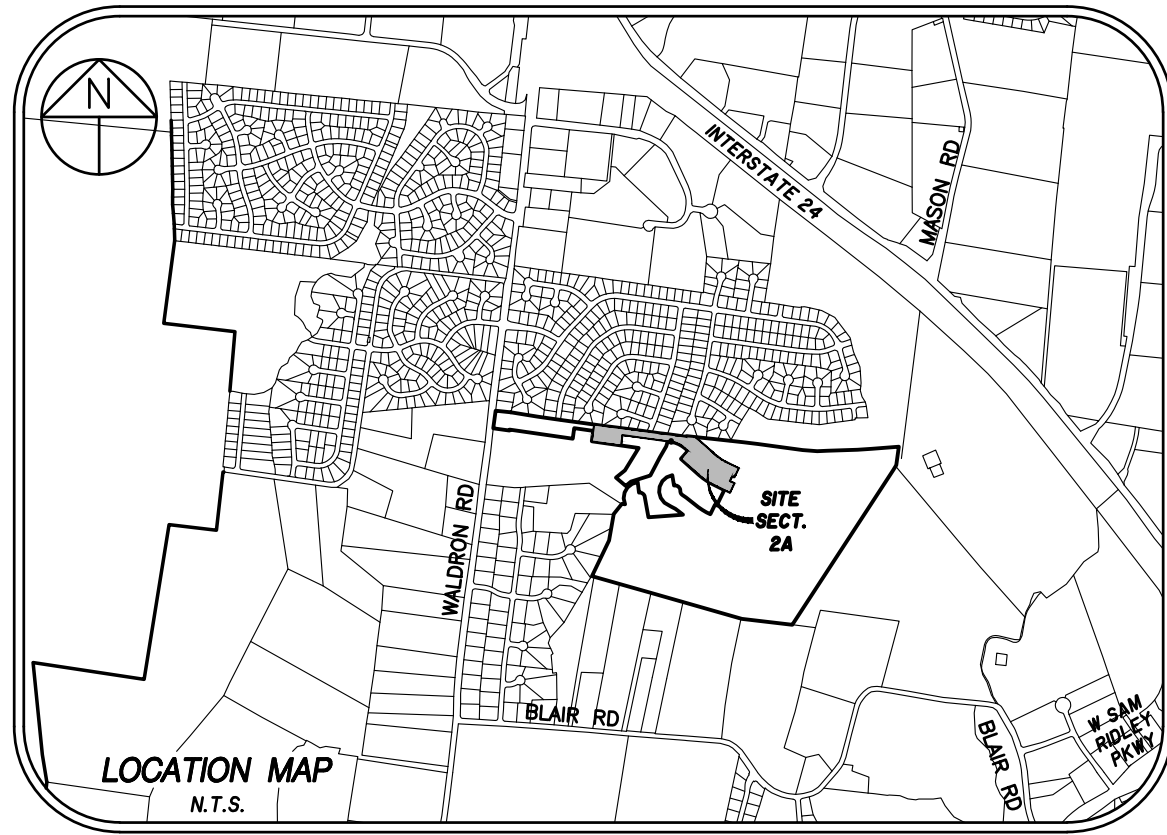
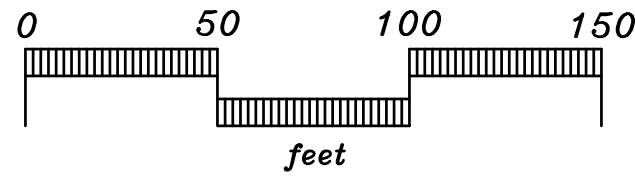
OWNER / DEVELOPER:
HERITAGE HOMES OF TENNESSEE, INC.
18655 N. CLARET DRIVE, STE 400
SCOTTSDALE, AZ. 85255

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 29, PARCEL 22.02
RECORD BOOK 2435, PAGE 281
ZONING: R3
SECTION 2A: 23 LOTS
SECTION 2A LAND AREA: 6.17+ ACRES
MIN. LOT SIZE = VARIES

MINIMUM LOT SIZE AREA: 3,000 SQ.FT.
LOT WIDTH AT BUILDING SETBACK LINE: 40 FT.

MINIMUM YARD REQUIREMENTS:
FRONT SETBACK: 15 FT.
SIDE SETBACK: 5 FT.
REAR SETBACK: 15 FT.



LOT AREA TABLE

LOT	SQ. FT.	ACRES
16	5,500	0.13
17	5,500	0.13
18	5,500	0.13
19	5,499	0.13
20	5,499	0.13
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267	5,500	0.13
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269	5,500	0.13

AREA TABLE (OTHER)

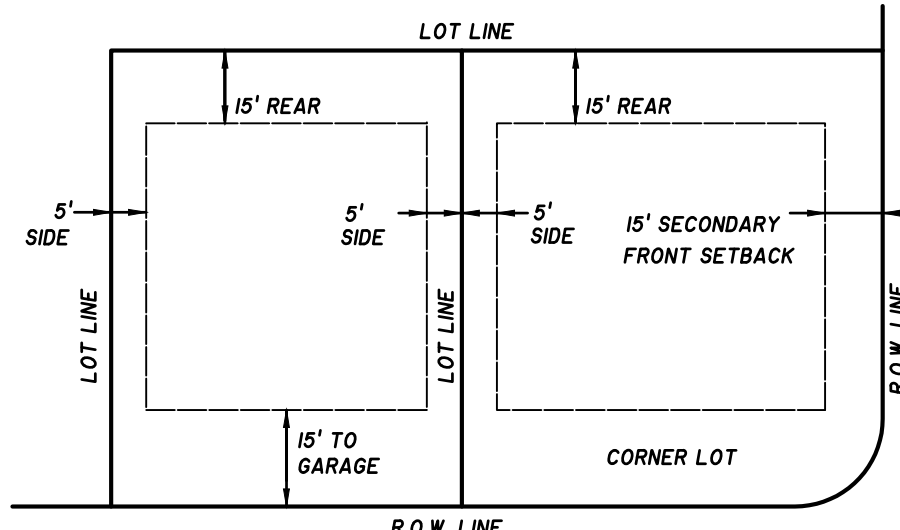
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COMMON AREA #4	33,652	0.77
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L6	S 26° 19' 05" W	85.00'
L7	S 26° 19' 05" W	50.00'
L8	S 63° 40' 55" E	54.44'
L9	N 63° 39' 22" W	50.72'
L10	N 60° 35' 20" W	57.73'
L11	N 55° 20' 36" W	58.50'
L12	N 50° 14' 05" W	55.76'
L13	N 48° 21' 51" W	39.00'
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CURVE DATA

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C2	033°32'29"	275.00'	160.99'	N 65° 08' 05" W	158.70'
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C4	083°24'03"	25.00'	36.39'	S 40° 12' 18" E	33.26'
C5	033°32'29"	325.00'	190.26'	S 65° 08' 05" E	187.55'
C6	015°19'05"	475.00'	126.99'	S 56° 01' 23" E	126.61'
C7	015°19'05"	525.00'	140.36'	N 56° 01' 23" W	139.94'



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

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

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 29, PARCEL 22.02
RECORD BOOK 2435, PAGE 2811
ZONING: R3
SECTION 2A: 23 LOTS
SECTION 2A LAND AREA: 6.17± ACRES
MIN. LOT SIZE = VARIES

MINIMUM LOT SIZE AREA: 3,000 SQ.FT.
LOT WIDTH AT BUILDING SETBACK LINE: 40 FT.

MINIMUM YARD REQUIREMENTS:
FRONT SETBACK: 15 FT.
SIDE SETBACK: 5 FT.
REAR SETBACK: 15 FT.

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

FINAL PLAT

SECTION 2A
MISSION HILLS SUBDIVISION

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

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

PROJ. # 22078	DATE: 6-30-25 REV:	FILE: MISSION HILLS SEC 2A FINAL PLAT	DRAWN BY: WCC	SCALE: 1" = 50'	SHEET 2 OF 2
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Item #: 7. Site Plan – Chaney Place – 50 Townhomes on 4.30 Acres. Requested by SEC, Inc. Property located at 237 Chaney Blvd. (Tax Map 28, Parcels 10 & 11). R-3 (High Density Residential) Zoning District. Property owned by Ole South Properties, Inc.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

This is only on the agenda because the 24 month time limit has lapsed.

The applicant, SEC, Inc., is requesting approval of a site plan on approximately 4.30 acres. This property is zoned R-3 (High Density Residential). The property is located at 237 & 245 Chaney Boulevard. The site plan shows the development of approximately 50 townhomes. There is a mixture of zoning in the area including R-3, R-1 and R-2.

Staff Comments / Technical Items:

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

1. This is only on the agenda because the 24 month time limit has lapsed.

Engineering (Gary Lide - glide@lavergneten.gov)

1. Replace City of La Vergne General Notes with the latest version from the document at the following link: <https://www.lavergneten.gov/DocumentCenter/View/4671/Permitting-and-Construction-General-Information-and-Requirements>
2. Please review the note at the top of city detail C002 which you included on Sheet C2.2. Review the traffic numbers provided in the traffic study which was previously submitted and confirm that the pavement section shown is adequate. Chaney Blvd has higher levels of traffic than the majority of minor streets. If the section is adequate, then add a note that you have confirmed the section to be appropriate.
3. Submit LTMA/LTMP for review
4. (For information) The previous traffic study is considered to still be in effect. However, due to the extreme growth of the city and the enlargement of La Vergne High School, if this project is not under construction by 31 July 2027, then an updated traffic study with new traffic counts will have to be provided.

Utilities (Scott Tatalovich - statalovich@lavergneten.gov)

No comments.

Codes (Joe White - jwhite@lavergneten.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneten.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.

237 Chaney Blvd

CHANEY BLVD

SUMMIT LN

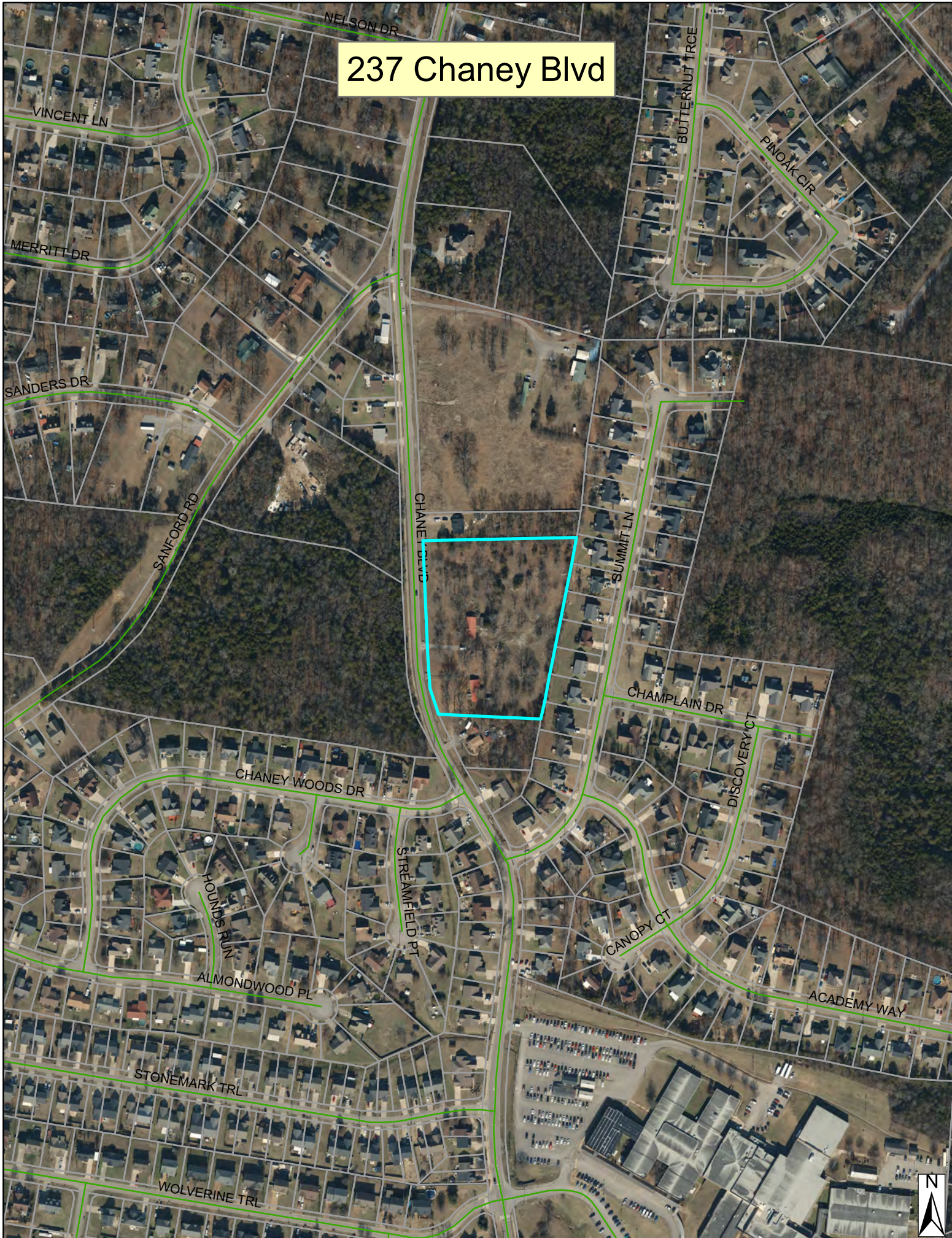
CHAMPLAIN DR

CHANEY WOODS DR

STREAMFIELD PT

ACADEMY WAY





237 Chaney Blvd

NELSON DR

VINCENT LN

MERRITT DR

SANDERS DR

SANFORD RD

CHANEY BLVD

BUTTERNUT TRCE

PINOAK CIR

SUMMIT LN

CHAMPLAIN DR

DISCOVERY CT

CHANEY WOODS DR

HOULDS RUN

ALMONDWOOD PL

STREAMFIELD PT

CANOPY CT

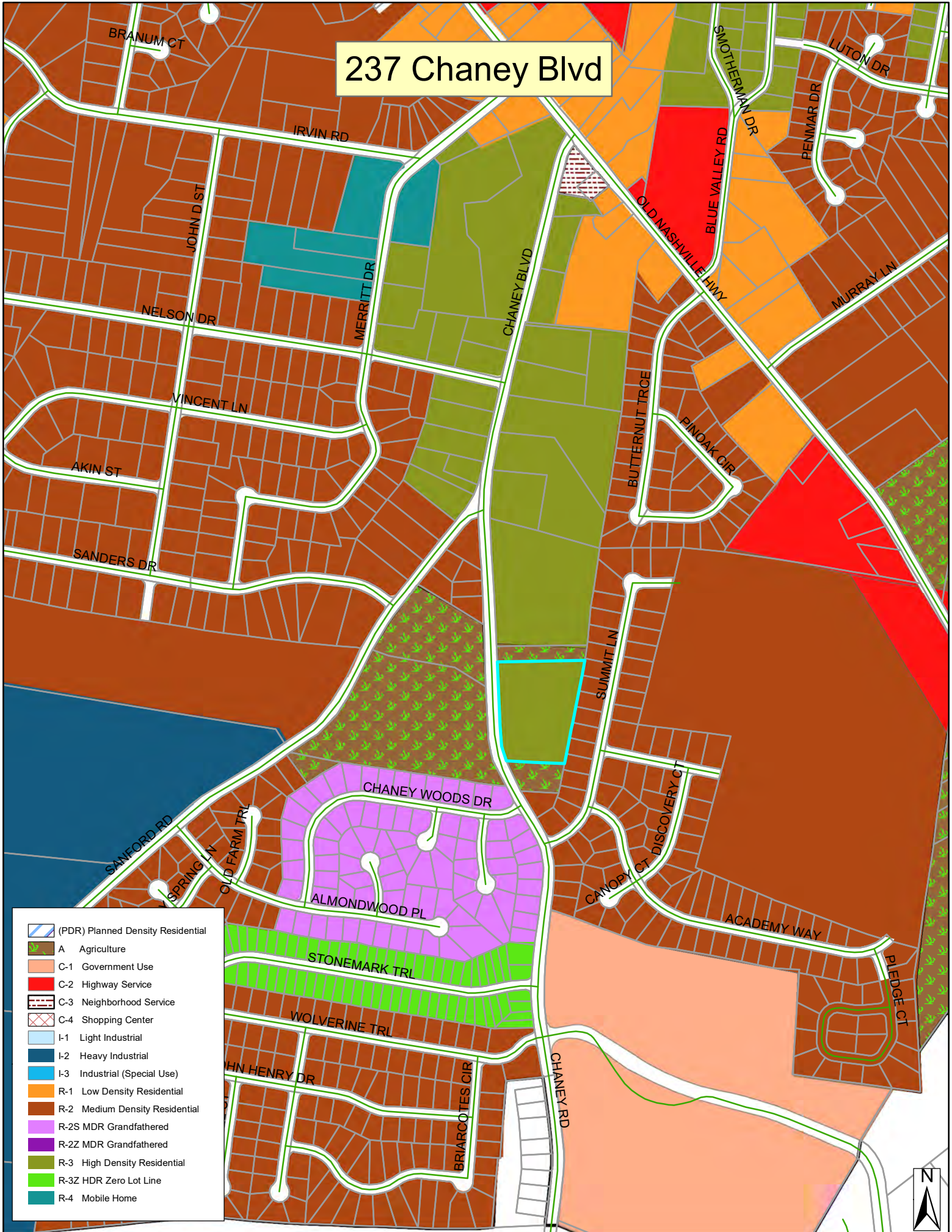
ACADEMY WAY

STONEMARK TRL

WOLVERINE TRL



237 Chaney Blvd



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





Purpose Note:
To Create 50 Townhome Units.

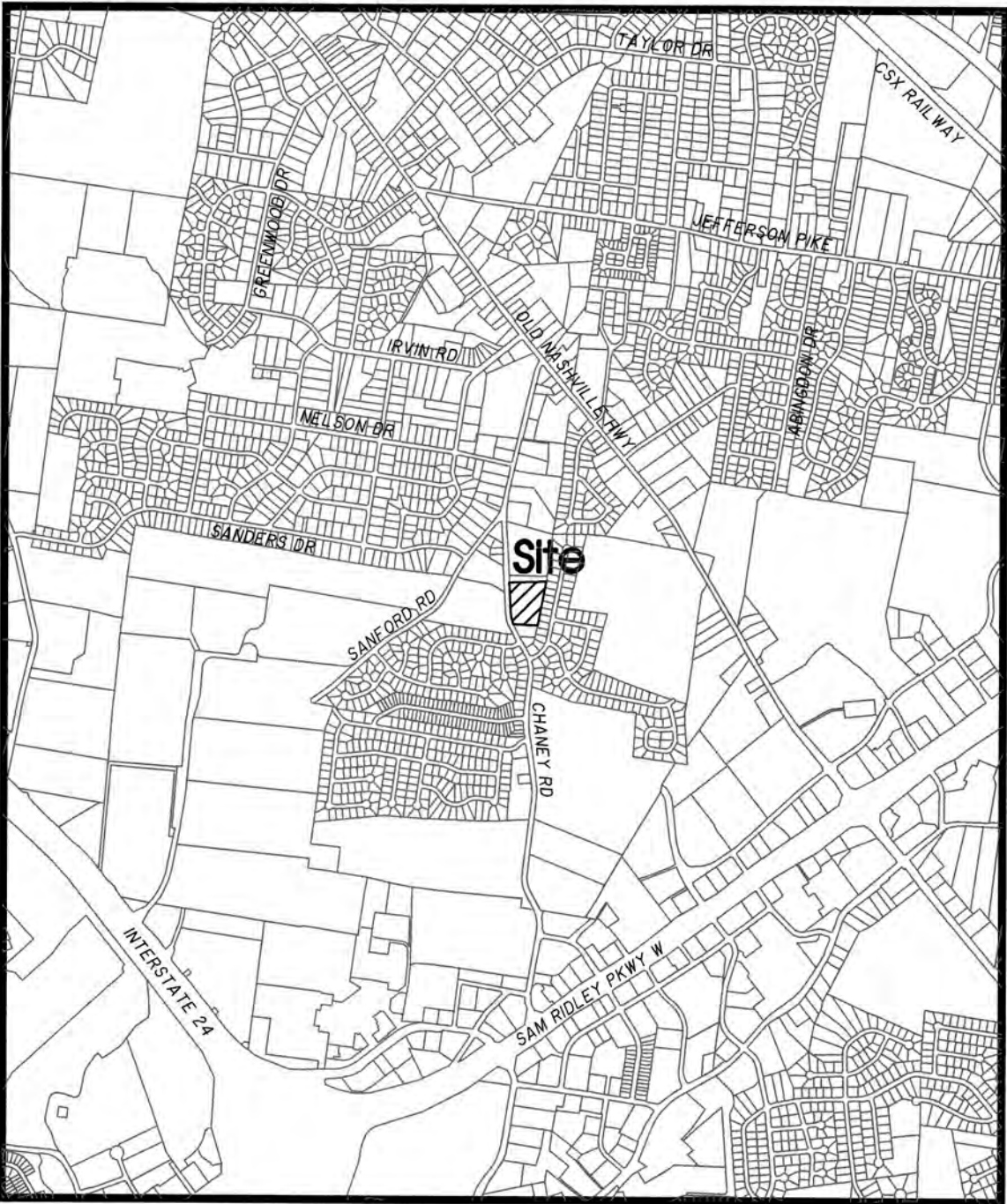
Chaney Place

La Vergne, Tennessee

Site Plan & Construction Drawings

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C0.2	General Notes
C1.0	Existing Conditions, Demo, And Initial EPSC Plan
C1.1	Intermediate EPSC Plan
C1.2	Preliminary Plat
C2.0	Site Plan
C2.1	Waterline Plan
C2.2	Chaney Blvd. Road Plan And Profile
C2.3	Sewer Plan And Profile
C2.4	Sewer Plan And Profile
C2.5	Sewer Plan And Profile
C3.0	Grading, Drainage, And Final EPSC Plan
C4.0	Details
C4.1	Details
C4.2	Details
C4.3	Details
C4.4	Details
L1.0	Landscape Plan
L2.0	Landscape Details And Notes



Site Location Map
Not To Scale

Owner/Developer:
Ole South Properties, Inc.
262 Robert Rose Dr., Ste 300
Murfreesboro, TN 37129

Deed Reference:
Tax Map 28, Parcels 10.00 & 11.00
R.Bk. 2332, Pg. 3395

Yard Requirements:
Front: 35'
Side: 10'
Rear: 20'

Intended Use:
Townhomes

Land Use Data:
Zoned: R-3
13 - 2-Story Buildings, 50 Units
Density: 11.6 d.u./acre (14.5 Allowed)
1 Lot on: 4.30± Acres

Parking Requirement:
3 Spaces Per Unit: 3x50 = 150 Spaces Required
Provided: 148 Regular + 6 H.C. = 154 Total Spaces Provided

Flood Map No.:
This site lies within Zone X, not in the 100 Year Floodplain, per
Community Panel 47149C0106J Dated May 9, 2023.

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

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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By: John F. Miner Date: June 30, 2025
John F. Miner, P.E. TN. Reg. #122194



Watershed: Finch Branch
Impaired: 5-yr, 24hr EPSC Design
Disturbed Area: 4.69± Ac.

Sheet C0.0
Chaney Place
S.E.C. Project #22118
Submitted: 7-31-2023
Revised: 8-21-2023, 6-17-2024
7-24-2024, 9-20-2024,
5-27-2025

- General Plan Notes:**
- Prior to starting construction, the Contractor shall be responsible for making sure that all required permits and approvals have been obtained. No construction or fabrication shall begin until the Contractor has received and thoroughly reviewed all plans and other documents approved by all of the permitting authorities.
 - All work shall be performed in accordance with these plans, specifications, and the requirements and standards of the local governing authority. The soils report and recommendations set forth therein are a part of the required construction requirements and the Contractor shall be responsible for obtaining the plans. The Contractor shall notify the Construction/Project Manager and the Engineer of any discrepancy between the soils report, these plans, the specifications, etc. in writing.
 - Upon receipt of point coordinate data, the Contractor shall run an independent vertical control traverse to check benchmarks and a horizontal control traverse through given points to confirm geometric data and submit to the Engineer prior to any construction.
 - The locations of underground facilities shown on the plan are based on field surveys and City/County records. It shall be the Contractor's full responsibility to contact the various utility companies to locate their facilities prior to the starting construction. No additional compensation shall be paid to the Contractor for work having to be redone due to information shown incorrectly on these plans if such notification has not been given.
 - All work within the right-of-way (ROW) shall be in accordance with the Authorities Having Jurisdiction (AHJ) and the specifications.
 - The Contractor shall coordinate any maintenance of traffic with the Owner's representative and the local jurisdiction prior to construction.
 - The Contractor shall at all times ensure that SWPPP measures protecting existing drainage facilities be in place prior to the commencement of any phase of the site construction or land alteration.
 - Upon completion of the project, the Contractor shall clean the paved areas prior to removal of temporary sediment controls, as directed by the City/County, the Engineer, and/or the Construction/Project Manager. If power washing is used, no sediment laden water shall be washed into the storm system. All sediment laden material on pavement or within the storm system shall be collected and legally removed from the site at the Contractor's expense.
 - Rock may be present requiring some rock excavation for utility installation. No extra compensation shall be given for rock excavation.
 - These project construction documents shall not constitute a contractual relationship between the Engineer and the Contractor.
 - The Engineer shall not be responsible for construction of safety means, methods, techniques, sequences, or procedures utilized by the Contractor or his/her subcontractors.
 - The Contractor shall coordinate with the City/County Traffic Engineering Department prior to commencement of any work in the public right-of-way in this area to avoid damage to traffic signal devices.
 - A separate ROW Excavation Permit issued from the City/County Street Department shall be required for any excavation or construction in the public R.O.W.
 - Solid waste shall be provided by private collection services.
 - The soils survey information shown herein is taken from the National Resources Conservation Service (NRCS) web soil survey.
 - A compaction letter will be required for lots in excess of two (2) feet of fill to be submitted to City/County Engineering Department prior to recording of the final plat.
 - As-Built surveys and certifications will be required for detention ponds, public storm infrastructure, and cut/fill on lots prior to release of building permits.
 - Any Mail Kiosk installed is required to be inspected for completion before building permits are issued in subsequent section(s)/phase(s).
 - Geotechnical reports are required for lots with sinkholes prior to the signing of the final plat.

City Of LaVergne Standard Plat Notes:

- Datum Notation:
This survey based on the North American Vertical Datum 88 (NAVD88) and North American Datum 83 (NAD83).
- No portion of this site lies within a 100 year flood hazard area, as defined by F.E.M.A. Community Panel No. 47149C0106I Dated May 9, 2023.
- Call 811 before you dig.
- Contact the City of La Vergne Public Utilities Department at 615-793-9891 prior to installing, modifying, tapping, or otherwise interacting with any existing or future public water or sewer service.
- All public improvements (roadway, water, and sewer) shall be designed and constructed to the applicable City of La Vergne standards and specifications.
- List provided utilities onsite with contact number, e.g.
Onsite Utilities:
Natural Gas- Smyrna Gas 615-355-5740
Electric- Nashville Electric Service 615-736-6900
Water- City of La Vergne 615-793-9891
Sewer- City of La Vergne 615-793-9891
- All commercial/industrial buildings over 5,000 square feet shall have integral fire suppression systems.
- All facilities will be designed and constructed in accordance with the applicable Americans with Disabilities Act (ADA) standards and specifications.
- Contact the City of La Vergne Fire Marshal at 615-287-5832 for fire code information and compliance.
- 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 tickets which demonstrate compliance with the specifications as a condition of city acceptance of the road.

CITY OF LA VERGNE GENERAL NOTES (REVISED 24 MAY 2023):

- All work hereon shall conform to the City of La Vergne standard specifications and details.
- The Contractor shall notify the city inspector at least 48 hours prior to beginning work.
- Depth and location of existing underground facilities shall be determined by the Contractor prior to excavation or trenching. Contact the Tennessee utility location service at 811 or 800-351-1111, three (3) to ten (10) days before you dig, no exceptions.
- 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.
- All construction and operations by the Contractor shall be in accordance with OSHA.
- The Contractor shall maintain a set of reline 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.
- 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/County.
- 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 at his/her expense.
- All revisions to these drawings must be approved by the City Engineer.
- 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.
- Public utility and drainage easements shall be provided for any city facilities not located in the right-of-way and indicated on the plans.
- 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.
- All construction water taken from a city fire hydrant shall be from a city approved fire hydrant meter assembly, and the Contractor is responsible for protection of the public domestic water system at all times by maintaining proper cross connection control per the governing authority.
- The Contractor shall confine all of his/her activities to the areas as shown on these plans unless written consent is provided in advance by the affected property owner.
- Where water and sewer lines cross other utilities a minimum of 12 inch vertical clearance shall be maintained.
- Pipe joints shall not be deflected at any angle greater than maximum angle recommended by the pipe manufacture.
- 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.
- Mainline valves shall only be installed on slopes not to exceed six (6%) percent.
- All buried bolts and nuts shall be type 316 stainless steel.
- Combination air release and vacuum valves shall be installed at all local high points of pressurized utility lines.
- Separation of water and sewer lines must comply with the state of tennessee requirements.
- City sewer cleanouts shall be cut and capped below grade and covered with a box and lid per the City of La Vergne.
- Surplus and all material removed which is not suitable for use in this project shall be legally 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.
- In the event that trench dewatering is required, a dewatering plan will be submitted to the City of La Vergne City Engineer for approval prior to beginning dewatering operations.
- no more than 500 feet of utility and drainage pipe trench will be allowed at to be open at one time.
- All sewers are sufficiently deep to serve adjacent lots, buildings, and basements, or other sources except where otherwise noted on the plans.
- 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.

Site Clearing and Demolition Notes:

- Before starting demolition operations, refer to at least the Existing Conditions, Demo, and Initial EPSC Plan(s).
- Demolition includes the following within the property/boundary lines:
 - Transfer benchmark control(s) to new location(s) outside the disturbed area prior to commencing demolition operations (when applicable).
 - Install initial erosion protection and sediment control (EPSC) measures.
 - Provide temporary barricades and other forms of protection as required to protect Owner's personnel property and general public from injury due to the demolition work.
 - Demolition and removal of site improvements.
 - Disconnecting, capping or sealing, and abandoning/removing site utilities in place (whichever is applicable).
- Promptly remove waste materials, unsuitable and/or excess topsoil, and other clearing debris from Owner's property and legally dispose of off-site.
- Remove and legally dispose of items except those indicated to be reinstated, salvaged, or to remain.
- Existing foundations and utilities may be encountered across the site. If encountered, these items may require removal as indicated on the drawings. Resulting excavations should be backfilled with properly compacted select fill.
- Removal includes digging out stumps and roots. Remove all stumps, roots over four (4") inches in diameter and matted roots within the limits of grubbing to the minimum depths below the bottom of the proposed feature(s) as follows:
 - Footings: 18 inches
 - Walks: 12 inches
 - Roads: 18 inches
 - Parking Areas: 12 inches
 - Lawn Areas: 18 inches
 - Fills: 12 inches
- As noted, remove, salvage, reinstall, and relocate items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage salvaged and reinstated items in locations out of harm's way.
- Provide protection necessary to prevent damage to existing improvements indicated to remain in place. Protect benchmarks, existing structures, roads, sidewalks, paving, and curbs against damage from vehicular or foot traffic.
 - Protect improvements on adjoining properties and on the Owner's property.
 - Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction, and at the Contractor's expense.
- The Contractor shall schedule demolition activities with the Construction Project Manager.
- Comply with applicable requirements of Federal, State, and local laws, regulations, and codes of the Authorities Having Jurisdiction (AHJ) for the legal disposal of trees, shrubs, and other cleared material.
- Conduct site clearing operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do NOT close or obstruct streets, walks, or other occupied or used facilities without permission from Authorities Having Jurisdiction (AHJ).
- Obtain approved borrow soil materials off-site when sufficient satisfactory soil materials are not available onsite.
- Maintain existing utilities indicated to remain in service and protect them against damage throughout construction operations.
 - Do not interrupt existing utilities serving occupied or operating facilities, except when authorized in writing by the Engineer and the Authorities Having Jurisdiction (AHJ). Provide temporary services during interruptions to existing utilities, as acceptable to the Owner and to the Authorities Having Jurisdiction (AHJ).
- The Contractor shall coordinate with appropriate utility owner(s) when disconnecting, removing, or relocating existing utility services.
- Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
 - Erect temporary protection, barricades, etc. as per local governing authorities.
 - Protect existing site improvements and appearances to remain.
- Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking, or skinning of roots, skinning or bruising of bark, smothering of trees by stockpiling construction materials, or excavated materials within the drip line, excess foot or vehicular traffic or parking of vehicles within the drip line. Provide temporary guards to protect trees and vegetation to remain in place.
 - Protect tree root systems from damage due to deleterious materials caused by run-off or spillage during mixing, use or discarding of construction materials, or drainage from stored materials. Protect root systems from compaction, flooding, erosion, or excessive wetting.
 - Engage a qualified tree surgeon to remove branches and/or roots from trees, if required, to clear for new construction. Where cutting is required, this tree surgeon shall cut branches and roots with sharp pruning instruments; do NOT break or chop.
- Explosives-Use of explosives will not be permitted.
- Remove and legally transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- Clean adjacent buildings and improvement of dust, dirt, and debris caused by demolition and/or grading operations. Return adjacent areas to at least the existing condition before the end of construction.
- Damages: Promptly repair damages to adjacent facilities caused by demolition operations at the Contractor's expense.
- Remove existing above-grade and below-grade improvements necessary to permit proposed construction and other work as indicated.
- General: Promptly legally dispose of all demolished materials. Do NOT allow demolished materials to accumulate onsite.
- Do NOT burn or bury materials onsite without the written approval of the Owner, the Engineer, and the Authorities Having Jurisdiction (AHJ).
- The Contractor will full depth sawcut existing pavement to remain prior to curb, gutter, pavement, etc. removal.
- In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three (3) nor more than ten (10) working days, prior to their intended excavation. A list of these utility owners may be obtained from the County Register of Deeds. Those utility owners who participate in the Tennessee One Call System can be notified toll free at 1-800-351-1111, or 811.
- Utilities shown are based on visual observations and utility markings. The Contractor shall call Tennessee One Call and confirm locations prior to starting work.

Storm Water Pollution Prevention Plan (SWPPP) Notes:

- Before starting construction operations, refer to the Construction SWPPP.
- The Contractor is responsible for establishing and maintaining suitable erosion protection and sediment control devices onsite during construction as required to prevent silt from leaving the site. Silt will not be allowed beyond construction limits.
 - Erosion protection and sediment control shall be provided for all cut and fill operations within the limits of the construction site, and throughout the construction period, to provide the site with maximum protection from erosion at all times.
 - Erosion protection and sediment control measures are to be installed prior to any demolition and/or grading onsite, and are to be maintained in place until stabilization of erodible soils has been accomplished.
 - The Contractor shall provide erosion protection and sediment control to minimize erosion in all areas being disturbed in accordance with the City/County regulations.
 - The Contractor is responsible for removing silt from the site if not reusable onsite and assuring plan alignment and grade in all ditches at completion of construction.
 - The Storm Water Pollution Prevention Plan (SWPPP) is an integral part of the Erosion Prevention/Protection and Sediment Control (EPSC) Plan, and should be followed during all phases of construction (bidding, site work, final stabilization, etc.).
 - Any graded or disturbed areas shall have a minimum of four (4") inches of topsoil, seed, mulch, fertilizer, and water applied until a healthy stand of grass is obtained unless otherwise noted on plans. The restoration shall closely follow construction.
 - The construction drawings shall be made available onsite at all times and must be presented upon request. If unforeseen Storm Water Pollution Prevention is encountered, additional Storm Water Pollution Prevention (SWPP) measures may be requested by the Owner, City/County engineer, Engineer, or soil conservation service representative at anytime. Such requests shall be implemented immediately at the Contractor's expense.
 - All Storm Water Pollution Prevention items shall be installed as shown or noted on this sheet.
 - Apply temporary seeding and mulching in all areas that shall be inactive for 15 days or more. All disturbed and eroded earth shall be regraded and seeded within seven (7) days with seeding, as defined above and as shown on the table below to establish stability and provided sediment control.
- | Seeding Dates | Seed Type | Application Rate Per 1,000 Sq.Ft. |
|------------------------|---|-----------------------------------|
| March 1 - August 15 | Oats
Perennial Rye Grass
Tall Fescue | 3# |
| August 16 - November 1 | Rye, Wheat or
Perennial Rye Grass
Tall Fescue | 1# |
| After November 1 | Straw or Hay Mulch | 2-3 Bales |
| Seed Bed Preparation | Lime
10-10-10 or 12-12-12
Fertilizer | 100#
12-15# |
- Permanent vegetation shall be installed within seven (7) days at the completion of any graded area, weather permitting.
 - At such time rough grading or the site grading is complete and drainage divers to inlets, inlet sediment filters shall be installed at all inlet structures to keep piping systems free of siltation.
 - Silt barriers shall be installed around all existing or new storm inlets, catch basins, yard drains, etc. Install rock check dams for ditching and/or headwall inlets for storm water pollution prevention.
 - Storm water pollution prevention measures shall be installed around all dirt or topsoil stockpiles and other temporarily disturbed areas.
 - The Contractor shall inspect all SWPPP measures daily and repair as necessary to prevent erosion. Siltation shall be removed from areas where failures have occurred and corrective action taken within 24 hours to maintain all SWPPP items.
 - Silt barriers, construction exits, and silt fences shall remain in place until a good stand of grass has been obtained and/or paving operations are complete. The Contractor shall keep silt from entering any storm drainage system. Once site has been completely stabilized, and silt in pipes and drainage swales shall be removed within ten (10) calendar days.
 - Temporary sedimentation and storm water pollution prevention measures must be inspected and logged by the Contractor for inspection, testing shall be at least weekly and after rain storms. Written reports shall be submitted to the Owner and the Engineer.
 - Utility companies must comply with all storm water pollution prevention measures as defined on the storm water pollution prevention plans, details, permit, and notes.
 - The total area of disturbance for this project is 4.30 Acres. All areas with over one (1) acre disturbed shall be permitted, and the permit shall be renewed until the project is completed and accepted.
 - All storm water pollution prevention practices shall be installed before any other demolition and/or earth moving occurs.
 - The Contractors shall use temporary sediment filter bags as necessary to control sediment runoff.
 - The following storm water pollution prevention and erosion protection and sediment control measures will be used on this site:
 - Silt fence.
 - Filter fabric inlet protection.
 - Construction exit.
 - Check dams.
 - Temporary seeding.
 - Erosion control blanket.
 - Permanent seeding or sodding.
 - Sediment shall be removed from the erosion protection and sediment control measures as necessary, but at least when the design capacity of the erosion protection and sediment control measures has been reduced by 50 percent.

Site Plan Notes:

- The Contractor shall immediately notify the Engineer in writing of any discrepancies found between these plans, the architectural plans, and/or the field conditions prior to construction.
- Apparent errors, discrepancies, or omissions on the drawings shall be brought to the attention of the Owner prior to any bid submitted. The Contractor may not use apparent errors, discrepancies, or omission present on the drawings presented for bidding for additional charges after bids have been submitted. The Architect shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.
- The Contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the Contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. A digital file shall be provided.
- The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The Contractor shall furnish and install the work complete and ready for operation.
- After the completion of construction, the Contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The Contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.
- The Contractor is responsible for the protection and replacement of all property pins on this site.
- These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may be used in whole or in part on any other project under the Professional Engineer's seal. The Owner shall hold harmless and indemnify the Engineer and the Architect from and against any and all claims of any nature whatsoever arising from such use.
- Coordinates referenced are for construction staking purposes only and are site assigned. They should be positioned and local coordinates for this project only.
- All parking space striping and markings on site shall be four (4") inches wide white painted stripes. Other markings shall be as shown.
- All dimensions and radii are given to the face of curbing, unless otherwise noted.
- Asphalt paving: Do not apply prime and tack coats when temperature is below 50° F, or when the base is wet. Apply asphalt paving only when temperature is above 40° F and rising, and when the base is dry.
- Materials:
 - Subgrade: Cohesive subgrade shall be compacted to a minimum of 96 percent compaction. Cohesion less subgrade shall be compacted to a minimum of 100 percent compaction.
 - Subbase: Unless otherwise noted on these plans, the subbase shall consist of water bonded limestone, crushed rock, or DGA (dense graded aggregate).
 - Asphalt: Bituminous concrete hot plant mix binder course and asphalt topping plant mix shall be applied over the base, with temperature time of placement shall be a minimum of 225° F.
- Cost-in-place concrete: All concrete work shall conform to all requirements of the American Concrete Institute ACI 301 (latest edition) and applicable sections of ASTM C-94 (latest edition) for ready mixed concrete.
- All concrete shall be in-transit mixed concrete, five (5%) percent air-entrained, and shall attain a minimum compression strength of 4,000 p.s.i. in twenty-eight (28) days.
- Slump: Maximum allowable slump will be five (5") inches.
- Concrete Materials:
 - Portland cement: Gray Portland cement, ASTM C-150 (latest edition) Type 1. All concrete shall contain not less than five (5) bags of cement per cubic yard.
 - Aggregates: ASTM C-33 (latest edition).
 - Sand: Hard, durable, clean, sharp, natural sand free from clay, loam, dust, or organic matter.
 - Water: Clean, potable, free from oil, acids, alkali, organic matter, and other deleterious substances.
 - Admixture: Air type to meet ASTM C-260 (latest edition).
- Related Materials:
 - Curing Compound: "Horncrete 300" as manufactured by A.C. Horn Company, (800) 654-0402. This product is not to be used on the interior floor slab.
 - Reinforcing materials shall be uncoated and free from excessive rust, mill scale, oil, grease, and other deleterious matter. Install No. 4 Bars @ 16 inches O.C. both ways. Joints to be sowed at 15 foot centers for transverse and longitudinal joints, unless otherwise noted.
 - All above grade exterior concrete surfaces shall be cured with curing compound sprayed on in strict compliance with manufacturer's directions.
- Weather Requirements:
 - Hot Weather Placing: No concrete shall be placed when the air temperature is greater than 90° F unless the following special procedures have been included in the contract and reviewed by the Engineer: temperature of the concrete when placed shall not be greater than 90° F. Procedures for cooling, retarding, and protecting in-place concrete during hot weather shall be in accordance with ACI 305 (latest edition). Provide special procedures required to control concrete temperature and to protect surfaces from drying out; mixing water may be chilled or chopped ice may be used to control temperature provided water equivalent of ice is calculated to total amount of mixing water, use of liquid nitrogen to cool concrete is the Contractor's option.
 - Cold Weather Placing: Do not mix or place concrete when the atmospheric temperature will fall below 40° F, or when conditions indicate the temperature will fall below 40° F within 72 hours. Concrete deposited shall have temperature not less than 60° F. Reinforcement, forms and ground which concrete will contact shall be completely free of frost. Keep concrete and form work at or above 32° F. If temperature is below 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest edition) for cold weather protection.
 - The Contractor shall not delay hot/cold weather placing. Hot/cold weather placing should not be considered an extra for the contract.

- Concrete tests shall be authorized by the Owner, and on as needed basis.
- All exterior curb shall have expansion joints at no more than 100'-0" O.C., and construction joints at no more than 10'-0" O.C. (unless otherwise specified on the Detail sheets).
- All concrete shall have a medium transverse [broom] finish.
- Subgrade shall be free of extraneous materials. Proof-roll soil subgrade with heavy, pneumatic tired equipment immediately prior to placing stone base. Any soft or unstable zones detected thereby shall be undercut to firm soil and backfilled with engineered earth fill compacted as specified. The subgrade for all pavements shall be uniformly stable before any stone base is installed. No base materials shall be placed if the subgrade indicates pumping.
- Surface preparation, spreading and laying, and compacting and rolling operations shall conform with Asphalt Institute recommended specifications.
- Inspect the area to be paved and ensure that all subgrade conditions are sufficiently carried out to ensure a good paving job. A finished surface shall not vary more than one-eighth (1/8") inch in ten (10') feet when tested with a straight edge applied parallel with, or at right angle, to the centerline of asphalt surface. Humps or depressions which exceed specified tolerances or which retain water shall be immediately corrected by removing the defective work and replacing it with new material at the Contractor's expense.
- All sidewalk shall be five (5') feet wide with a two (2') foot grass strip behind the back of curbing, unless otherwise noted.
- In residential developments, the sidewalk on each lot shall be constructed by the respective home builder; and the sidewalk along common areas shall be shall be constructed by the infrastructure contractor.

Notes:

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 tickets which demonstrate compliance with the specifications as a condition of city acceptance of the road.

TN One Call 1-800-351-1111



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

Survey Datum Statement:

North American Vertical Datum of 1988 (NAVD88)
North American Horizontal Datum of 1983 (NAD83)

Legend:		
	EXISTING CONCRETE MONUMENT	BENCHMARK
	IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)	VAN ACCESSIBLE HANDICAP DESIGNATION
	EXISTING SIGN POST	HC SIGN
	EXIST. SEWER CLEANOUT	PROPOSED SIGN POST
	EXISTING MANHOLE (SEWER AND PHONE)	CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP
	EXISTING WATER/GAS VALVE	CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER	EXTRUDED CURB
	EXISTING GAS RISER	CURB AND GUTTER
	ELECTRICAL ENCLOSURE	TRAFFIC ARROW
	EXISTING WATER METER	TURN LANE ARROWS
	EXISTING UTILITY POLE	REVISION NUMBER
	EXISTING FIRE HYDRANT	DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE	DRAINAGE PIPE DESIGNATION
	BLOW-OFF VALVE	RIPRAP
	REDUCER	RUNOFF FLOW ARROW
	FIRE DEPARTMENT CONNECTION (FDC)	INLET FILTER PROTECTION
	REMOTE FIRE DEPT. CONNECTION	PROPOSED SPOT ELEVATION
	CONCRETE THRUST BLOCK	EXIST. SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT	CATCH BASIN
	GATE VALVE AND BOX	CURB INLET
	WATER METER	AREA DRAIN
	CHECK VALVE	HEADWALL
	MULTIPLE WATER METERS	WINGED HEADWALL
	GAS METER	CONCRETE SWALE
	GREASE TRAP	TYPE- X- HEADWALL
	EXTERIOR CLEANOUT ECO	CONCRETE SWALE
	MANHOLE	ELECTRICAL MANHOLE
	PROPOSED LOT NUMBER	PRIMARY PULLBOX
	TRANSFORMER w/ TELECOM HANDHOLE	SINGLE PHASE TRANSFORMER
	ELECTRIC PULLBOX w/ TELECOM HANDHOLE	#x#* HANDHOLE (COMM., SIGNALS, ETC.)
	EXISTING STREET LIGHT	PROPOSED STREET LIGHT
	3 PHASE SECTOR CABINET	COMMERCIAL VAULT
	EXISTING PHONE	PH
	EXISTING ELECTRIC	OH
	PROPERTY LINE	
	EASEMENTS	
	RIGHT OF WAY	ROW
	EROSION CONTROL SILT FENCE	SF
	EROSION EEL	E
	EXISTING TREELINE	
	EXISTING FENCELINE	X
	MINIMUM BUILDING SETBACK LINE	MBSL
	PHASE BOUNDARY	
	EXISTING GAS LINE	GAS
	PROPOSED GAS LINE	GAS
	EXISTING STORM	ST M
	PROPOSED STORM	ST M
	EXISTING CONTOUR LINES	
	PREVIOUS SECTION CONTOUR LINES	
	PROPOSED CONTOUR LINES	
	EXISTING SANITARY SEWER	SS
	PROPOSED SANITARY SEWER	SS
	EXISTING WATER	W
	PROPOSED WATER	W
	LIMITS OF DISTURBANCE	
	FLOODWAY	F W
	100-YR FLOOD ELEVATION	100YR
	BASE FLOOD ELEVATION	
	ELECTRICAL CONDUIT - SEE UTILITY PLAN NOTES	UGE
	EROSION BLANKET	

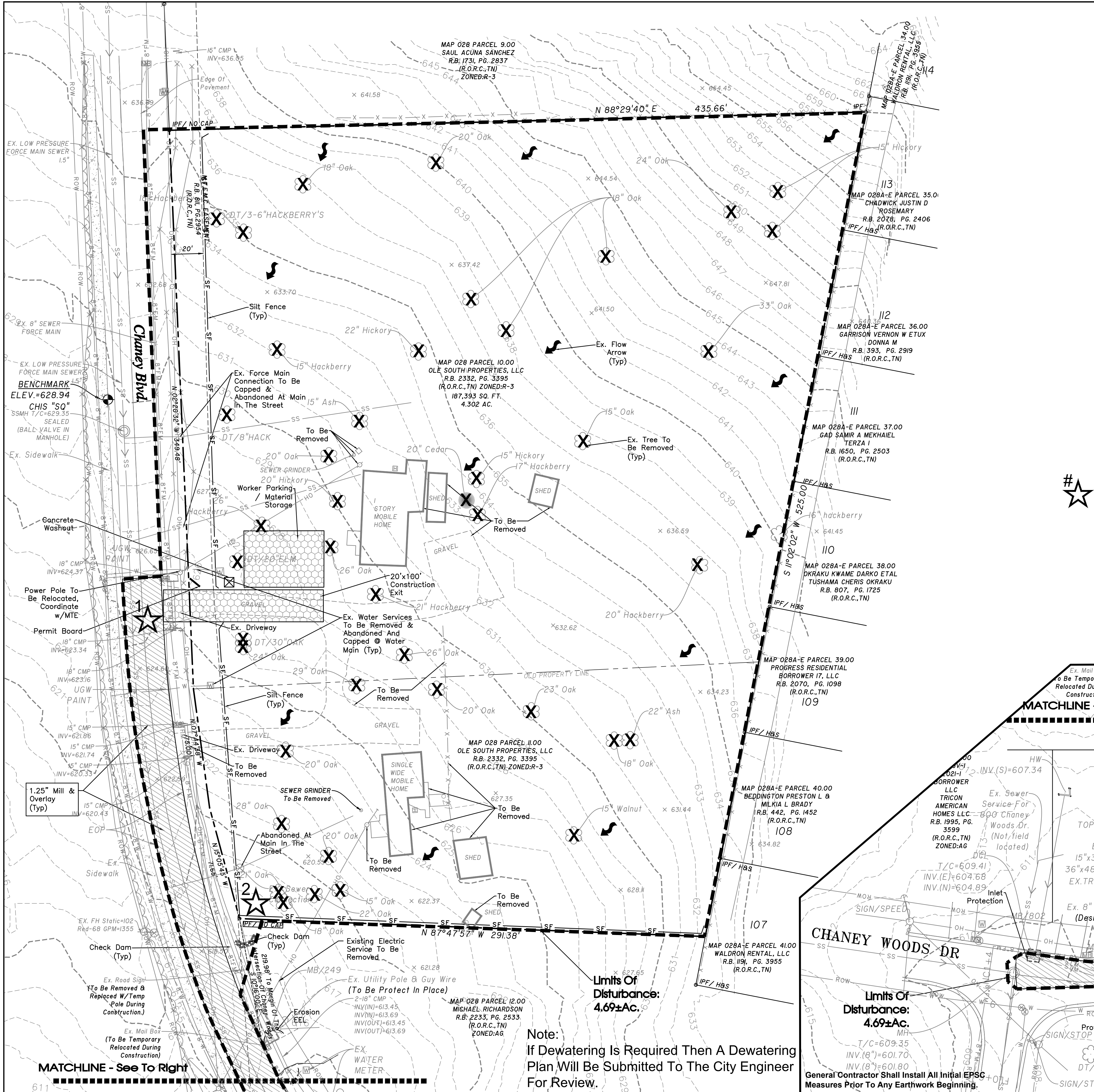
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MURFREESBORO, TENNESSEE 37129
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E-MAIL: MINER@SEC-INC.COM FAX: (615) 895-2567
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Chaney Place
Chaney Blvd.
237 & 245 Chaney Blvd.
La Vergne, Tennessee

General Notes

REVISOR: 8-21-2023: PC Workshop Comments
6-17-2024: Utility Comments
7-24-2024: Utility Comments
5-27-2025: QA/QC Revisions

DRAWN: SJA/CFB3
DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: None
JOB NO. 22118
SHEET: C0.1



SWPPP Narrative:
During demolition and mobilization, the sediment and stormwater runoff will be controlled with certain Best Management Practices (BMPs). Silt fence will be installed on the downslope sides of the site. The storm inlets will be protected with silt fence inlet protection until the stone base and pavements can be installed. A stone construction exit will be installed upon mobilization of site to limit the tracking of mud and sediment onto the adjacent pavements and roadways. Covered dumpsters will be on site for disposal of trash and other debris. Point and other potentially hazardous chemicals will be stored inside the building or otherwise approved weatherproof container. The Contractor purchasing the materials will be responsible for legally disposing of the containers and excess materials in accordance with the manufacturers' recommendations. A washout area will be provided for the concrete trucks as required.

It is the contractor's responsibility during construction to install and maintain all sedimentation and storm water pollution prevention BMPs described above and detailed within the plans at all times, which includes regular removal and disposal of accumulated debris. All erosion and sediment controls must be maintained properly on at least a weekly basis until the site is stabilized. Maintenance must include inspections of all erosion and sediment controls after each runoff event and on a weekly basis. All preventive and remedial maintenance work, including clean out, repair, replacement, re-grading, reseeded, re-mulching and re-netting must be performed immediately. The developer will own and maintain the site after construction has been completed and accepted.

- Construction Sequence:**
1. Stake and/or flag limits of clearing.
 2. During pre-construction meeting all erosion And sediment control facilities And procedures shall be discussed.
 3. Clear And grub, as necessary, for installation of perimeter controls.
 4. Install silt fence perimeter controls and downstream inlet protection as shown on plans.
 5. Install construction exit and concrete washout facility, if conditions are such that mud is collecting on vehicle tires, the tires must be cleaned before the vehicles enter the public roadway. The site exit shall be maintained in a condition that will prevent the tracking or flow of mud onto the public right-of-way. All materials spilled, dropped, washed, or tracked from vehicles onto the roadway must be removed promptly.
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EXISTING ONSITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (AC)
RESIDENTIAL	1+ ACRE, C SOILS, CN=79	1.89
RESIDENTIAL	1+ ACRE, D SOILS, CN=84	2.41
		COMPOSITE CN=82

PROPOSED ONSITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (AC)
RESIDENTIAL	1/8 ACRE TOWNHOMES C-SOILS, CN=90	1.89
RESIDENTIAL	1/8 ACRE TOWNHOMES D-SOILS, CN=92	2.41
		COMPOSITE CN=91

PROPOSED BMP'S

BMP	TYPE
SEDIMENT CONTROL BARRIER	TEMPORARY, SEDIMENT CONTROL
CONSTRUCTION EXIT	TEMPORARY, SEDIMENT CONTROL
VEGETATION	PERMANENT, EROSION PREVENTION
INLET PROTECTION	TEMPORARY, SEDIMENT CONTROL
SILT FENCE	TEMPORARY, SEDIMENT CONTROL

EPSC Phasing

Initial:

Final:

Silt Fence Along Downgradient Perimeter construction exit Temp. Conc. Washout Filter Fabric Inlet Protection Landscaping And Grass Sod Of All Pervious Areas (See Landscaping Plan)

INITIAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	CONSTRUCTION EXIT	0.1	1%	35.9928	-86.5628
2	SOUTHWEST CORNER OF SITE	15.51	2-15%	35.9923	-86.5625

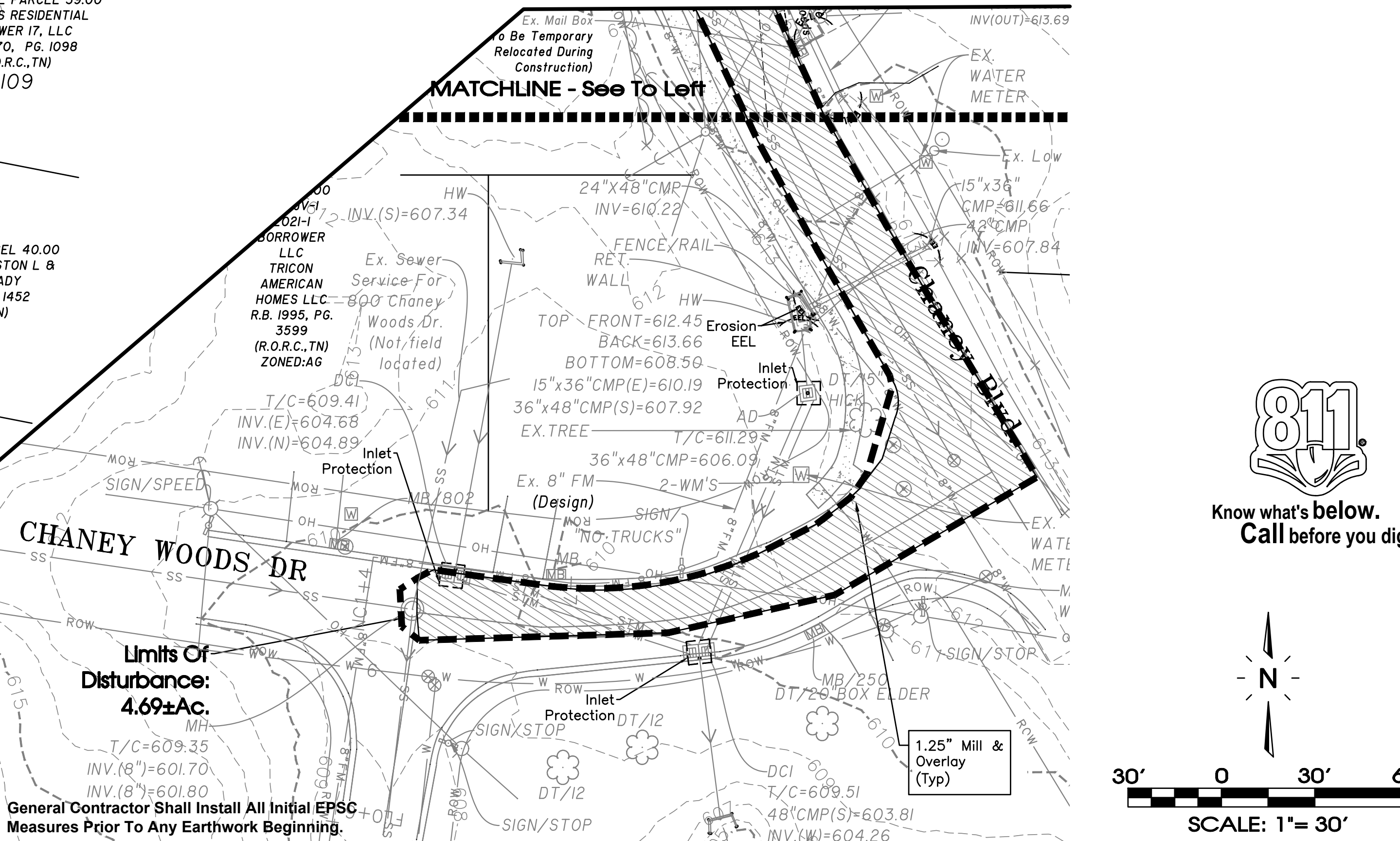
EPSC Notes:
Staging Area, Worker Parking, And Adjoining Drive To Be Constructed Of Stone.

Staging Area Is To Be Kept Litter Free With Daily Cleanup. In Addition, All Stored Materials Are To Be Kept In Organized And Stacked Fashion. An unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, City Staff will shut down the job site.

All Construction Signage Is To Be Constructed Of 2-4"x4" Painted Posts.

In Areas Where Construction Activities Have Been Either Completed Or Temporarily Ceased, Temporary Or Permanent Stabilization Measures Shall Be Completed Within 14 Days Thereafter.

Sign #1 - Display Surface Can Be No More Than 32 S.F. And Must Be Less Than Nine (9') Ft. Tall.



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Chaney Place
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La Vergne, Tennessee

Existing Conditions, Demo, And Initial EPSC Plan

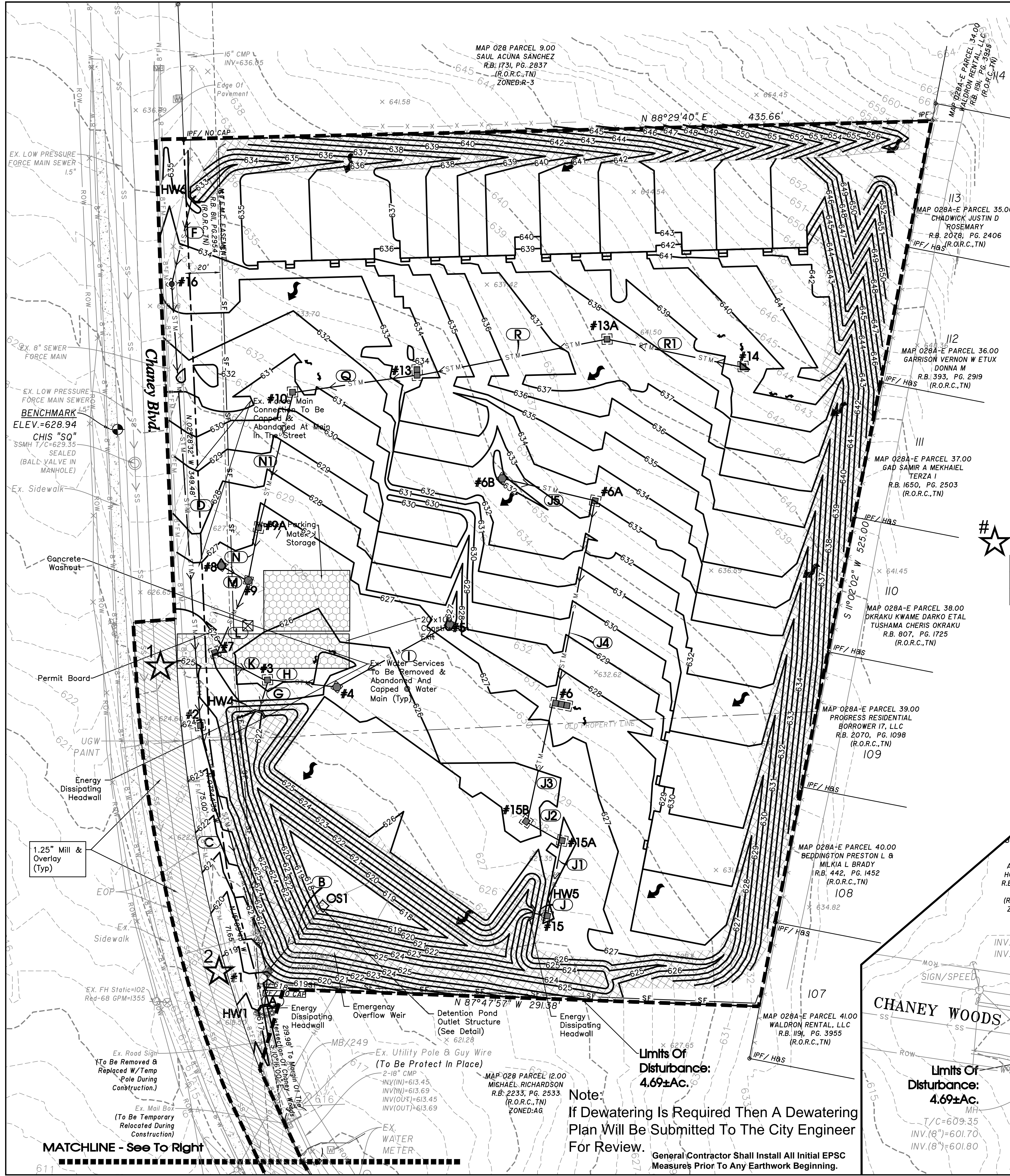
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DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: 1"=30'
JOB NO: 22118
SHEET:

811
Know what's below.
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30' 0 30' 60'
SCALE: 1"= 30'



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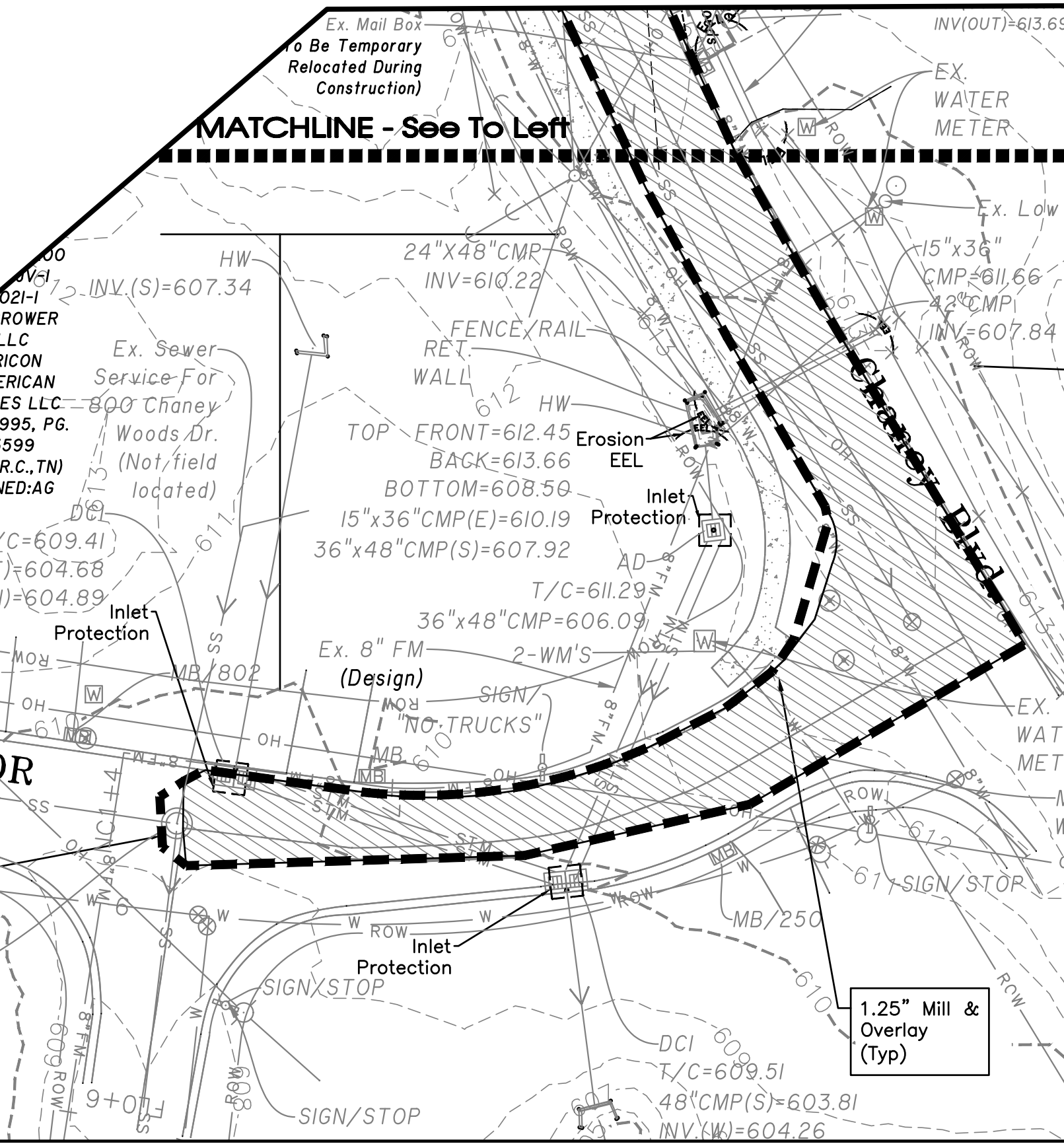
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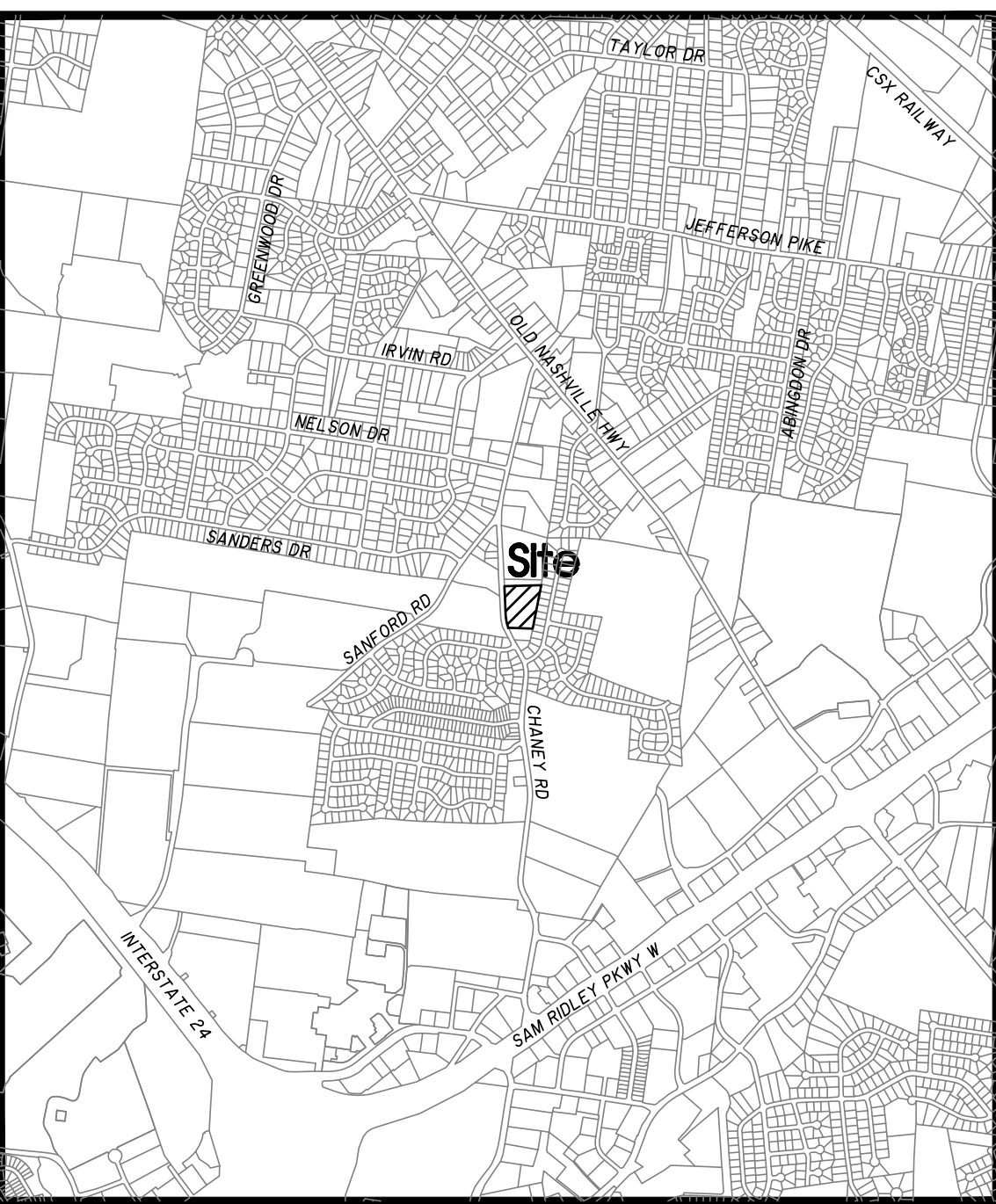
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Intermediate EPSC Plan
C1.1

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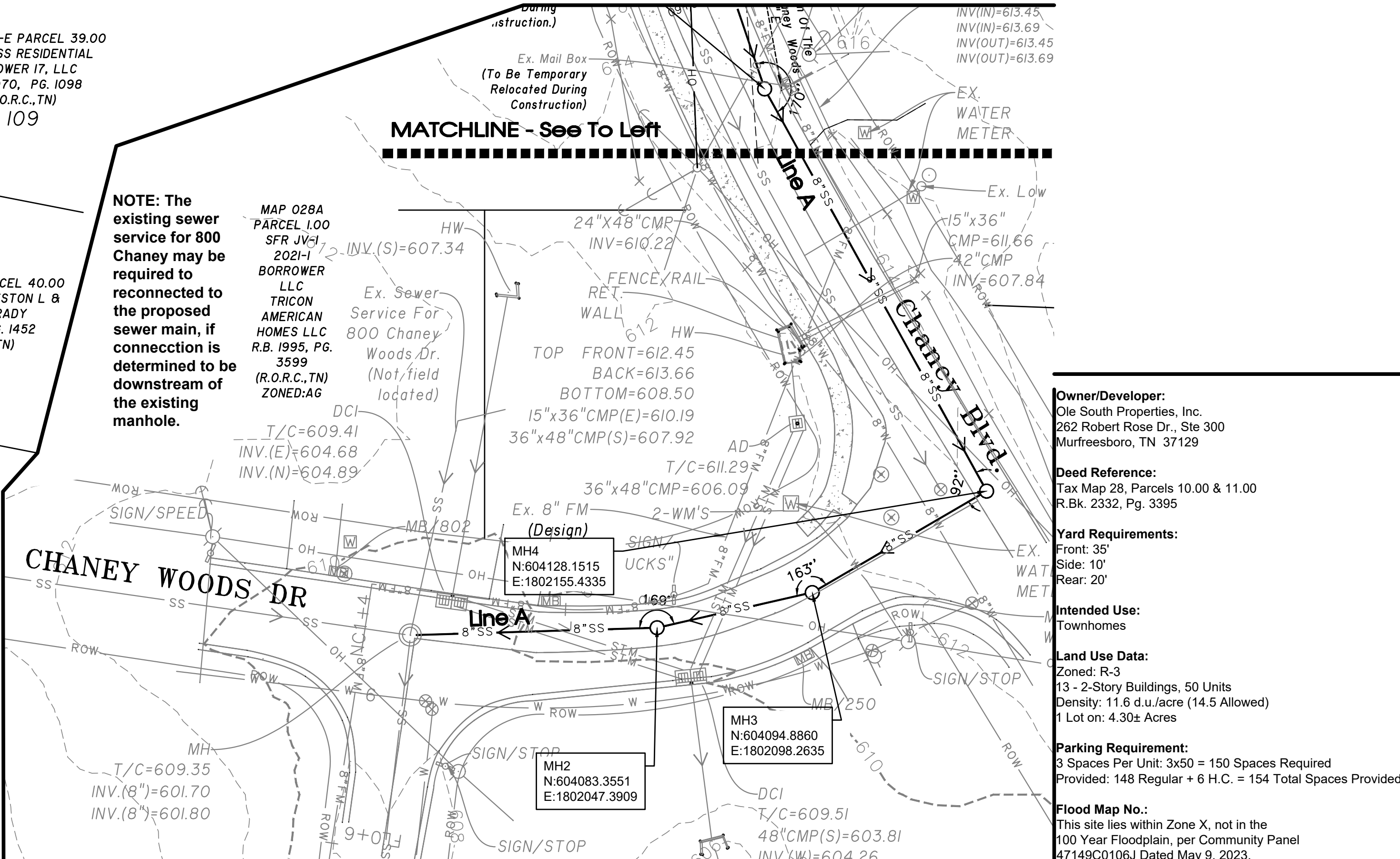
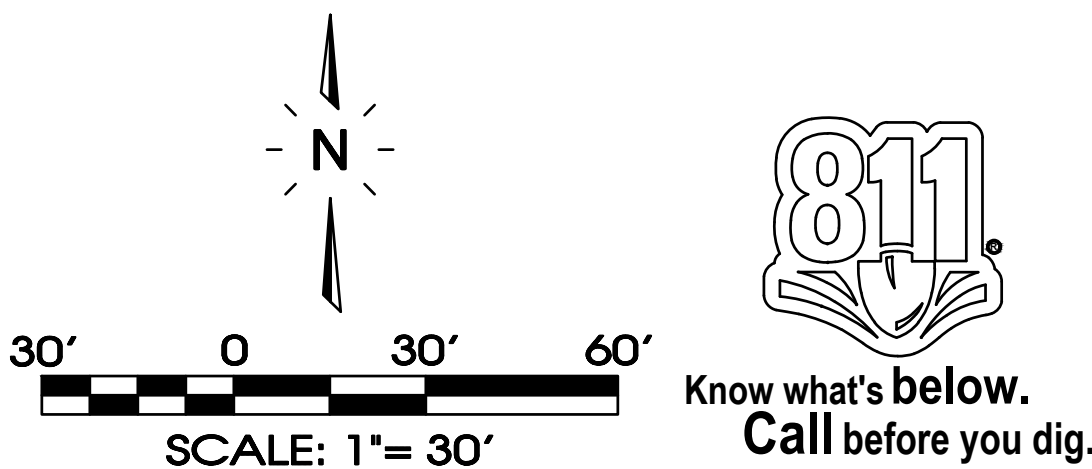
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DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: 1"=30'
JOB NO: 22118
SHEET: C1.1



Site Location Map

Not To Scale

- NOTES:
- 1) See Sheet C2.1 For Water Line Information.
 - 2) See Sheet C2.3 To C2.5 For Sanitary Sewer Information.
 - 3) See Water, Sewer, And Chaney Blvd. Improvement Sheets For Trench And Pavement Repair / Overlay.

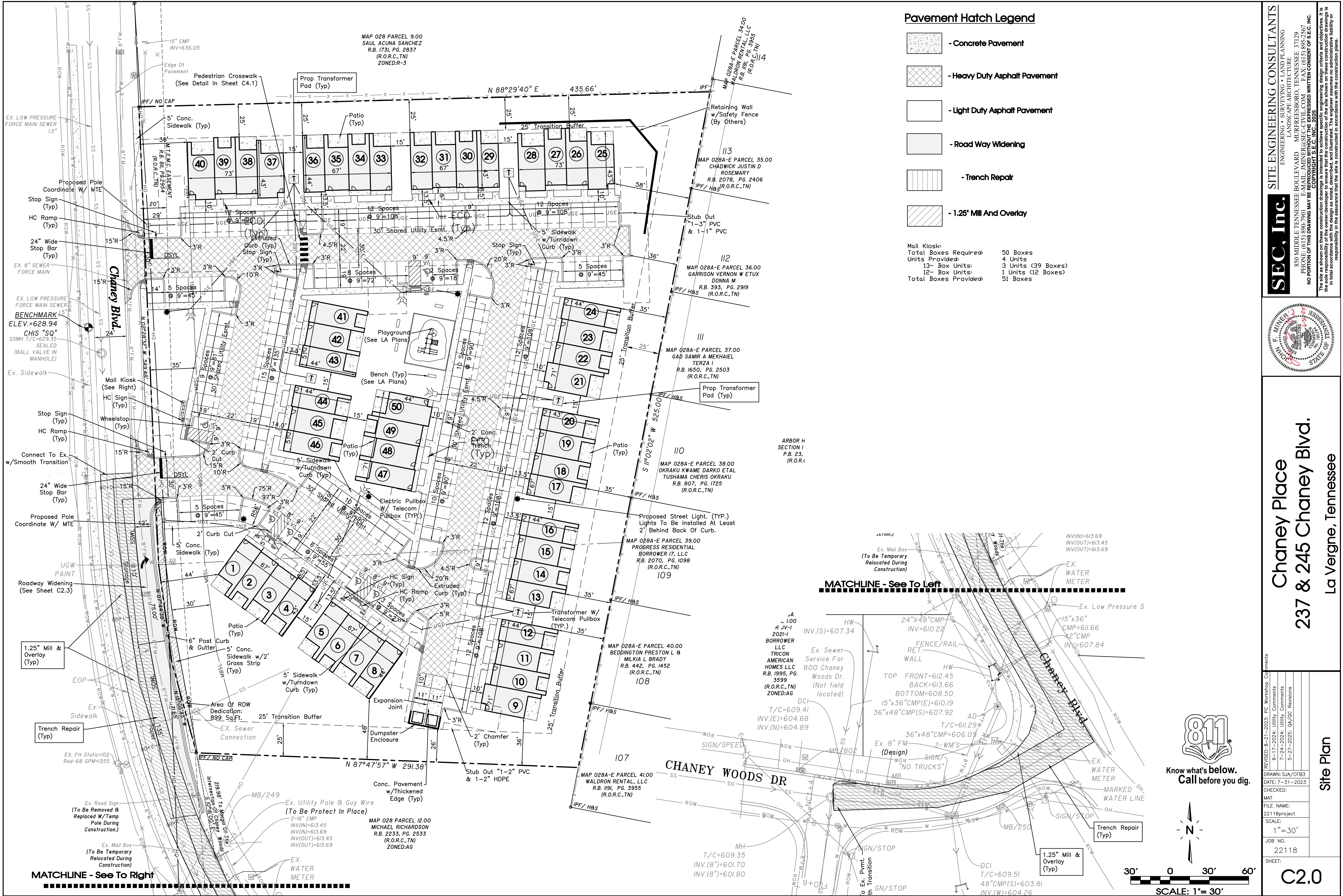
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Chaney Place
237 And 245 Chaney Blvd.
La Vergne, Tennessee

Preliminary Plat

Comments	
Workshop	
REVISED: 8-21-2023.	
Utility	
Comments	
6-17-2024.	
Utility	
Comments	
7-24-2024.	
Utility	
Comments	
9-20-2024.	
Utility	
Comments	
2-18-2024.	
QA/Utility	
Revisions	
5-27-2025.	
QA/Utility	
Revisions	
Preliminary Plat	
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CHECKED:	
MAT	
FILE NAME:	
22118\project	
SCALE:	
1"=30'	
JOB NO.	
22118	

C1.2



Pavement Hatch Legend

- Concrete Pavement
- Heavy Duty Asphalt Pavement
- Light Duty Asphalt Pavement
- Road Way Widening
- Trench Repair
- 1.25" Mill And Overlay

Mail Kiosk:
Total Boxes Required: 50 Boxes
Units Provided: 4 Units
13- Box Units: 3 Units (39 Boxes)
12- Box Units: 1 Units (12 Boxes)
Total Boxes Provided: 51 Boxes

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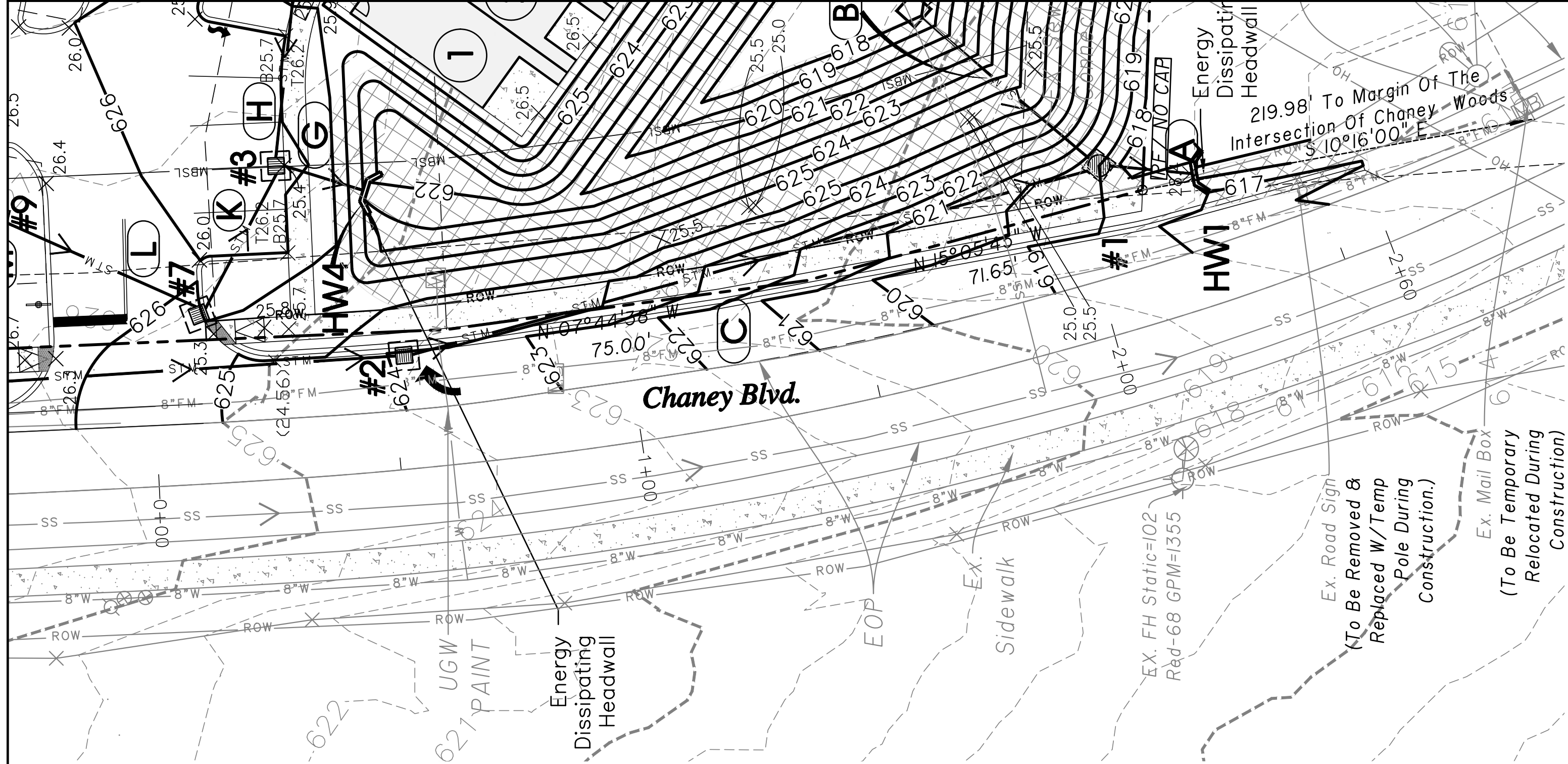
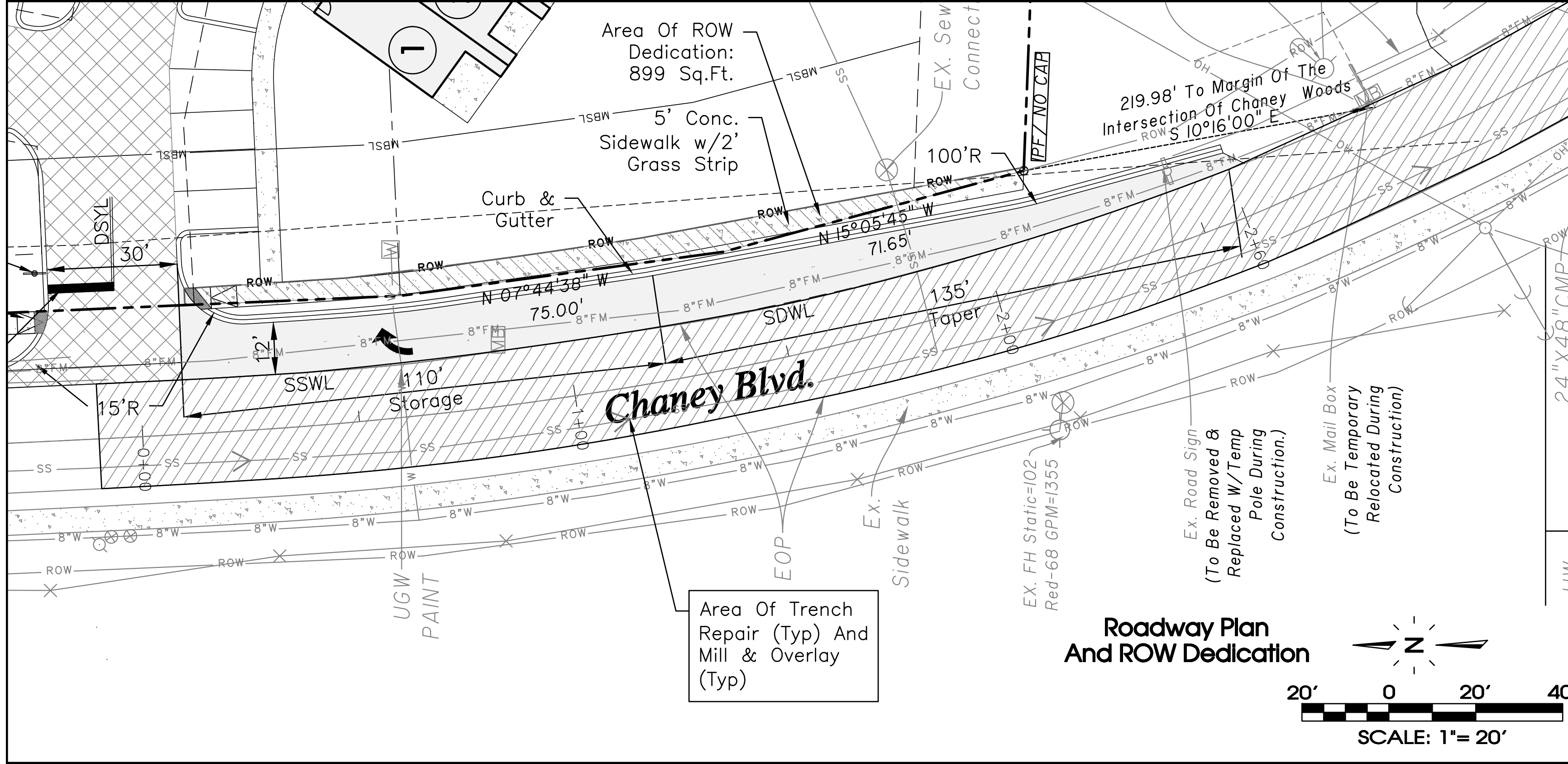
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Site Plan

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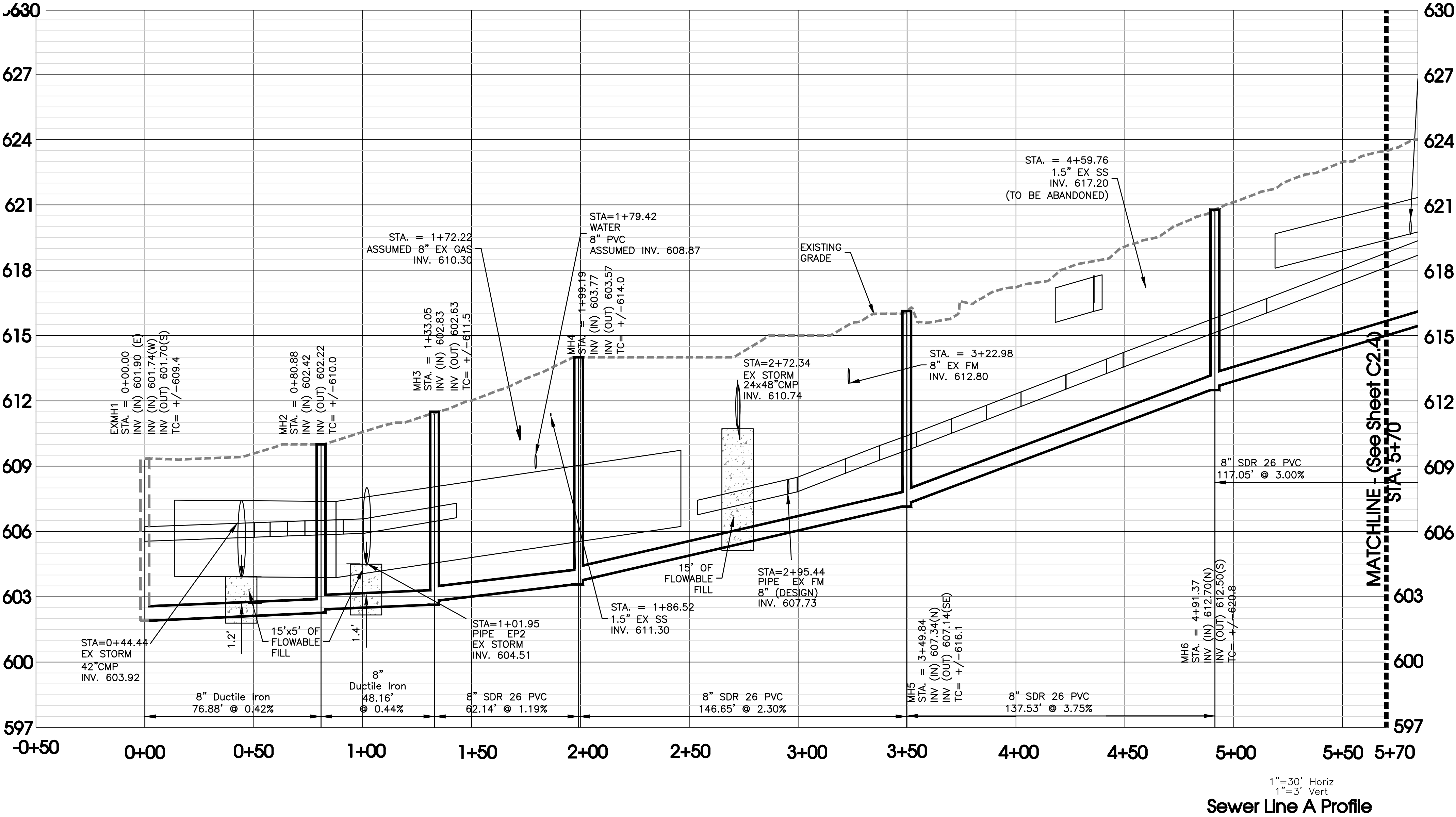
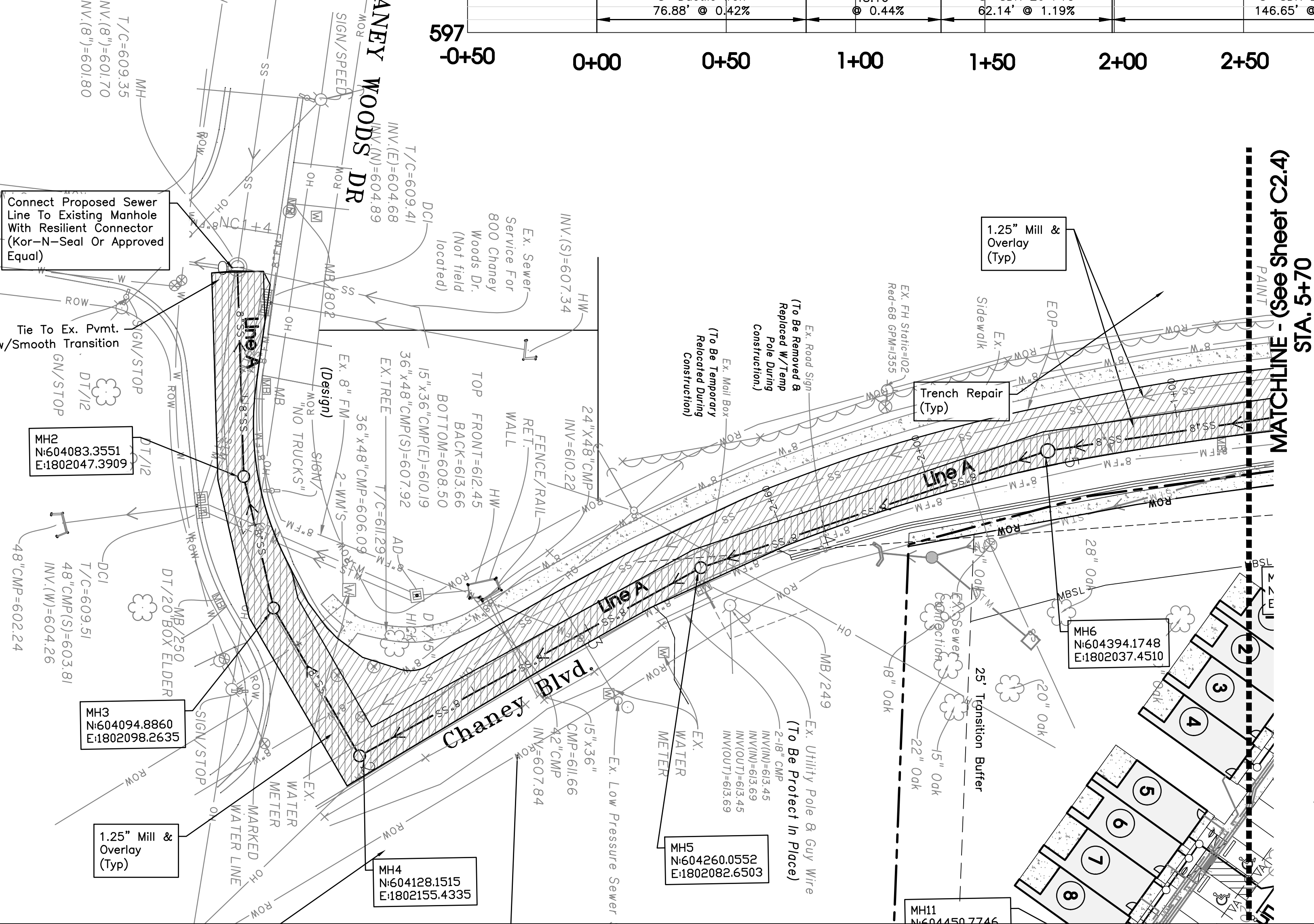
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FILE NAME: 22118project
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SHEET: C2.0



Sewer Manhole Table

Manhole Number	Northing	Easting
EX. MH 1	N:604080.9689	E:1801968.3413
MH2	N:604083.3551	E:1802047.3909
MH3	N:604094.8860	E:1802098.2635
MH4	N:604128.1515	E:1802155.4335
MH5	N:604260.0552	E:1802082.6503
MH6	N:604394.1748	E:1802037.4510
MH7	N:604513.9345	E:1802019.8195
MH8	N:604539.8269	E:1802018.2661
MH9	N:604543.8639	E:1802084.8669
MH10	N604533.9957	E:1802133.9098
MH11	N604450.7746	E:1802268.6776
MH12	N:604447.0455	E:1802268.6776
MH13	N:604637.7173	E:1802305.8590
MH14	N:60699.5072	E:1802115.2176
MH15	N:604728.2253	E:1802114.4628
MH16	N:604733.6674	E:1802321.5100

NOTE: The existing sewer service for 800 Chaney may be required to be reconnected to the proposed sewer main, if connection is determined to be downstream of the existing manhole.



- Notes:
- All Waterlines to be Class 350 DIP or PVC C900 or Equivalent.
 - Sewer to be Watertight or Sewer Material to be Equivalent to Water Pipe Material Where Water Crosses Under Sewer.

Pavement Hatch Legend

- Trench Repair
- 1.25" Mill And Overlay

Note:
Contractor To Submit Traffic Control Plan for Work Done In Chaney Blvd. And Chaney Wood Dr.



Survey Control
Field Survey performed on 05-22-2022.
Horizontal and vertical survey control is tied to the Tennessee State Plane coordinate system (NAD83/NAVD88)

BENCHMARK #1:
PK NAIL IN E.P.
Inv.=628.94
(NAVD-88)

SITE ENGINEERING CONSULTANTS
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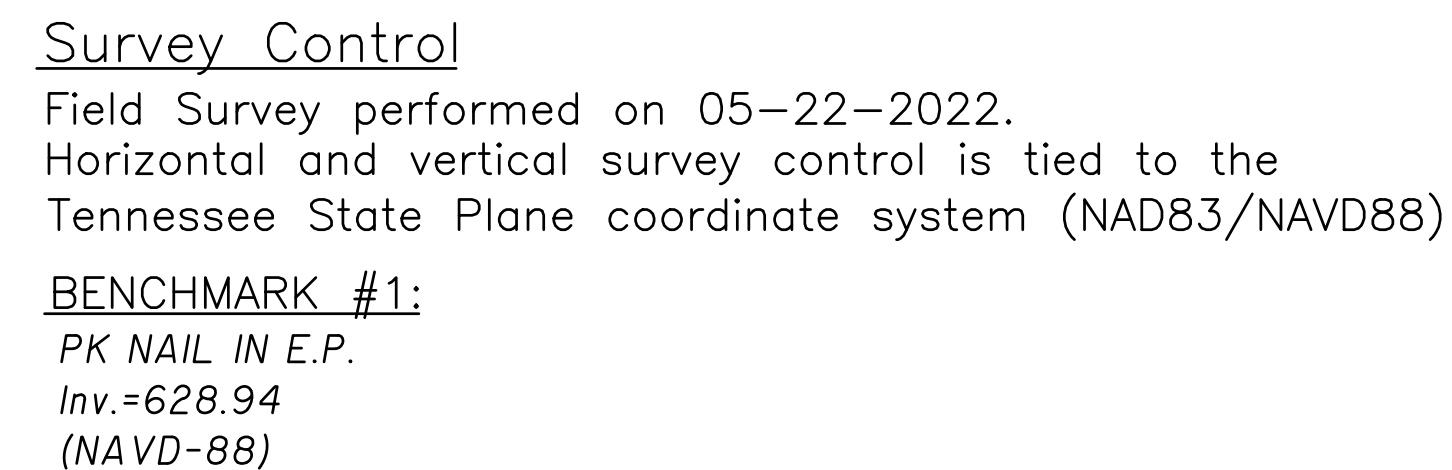
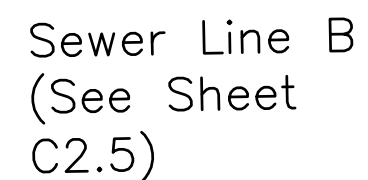
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JOB NO. 22118
SHEET: C2.3

Manhole Number	Northing	Easting
EX. MH 1	N:604080.9689	E:1801968.3413
MH2	N:604083.3551	E:1802047.3909
MH3	N:604094.8860	E:1802098.2635
MH4	N:604128.1515	E:1802155.4335
MH5	N:604260.0552	E:1802082.6503
MH6	N:604394.1748	E:1802037.4510
MH7	N:604513.9345	E:1802019.8195
MH8	N:604539.8269	E:1802018.2661
MH9	N:604543.8639	E:1802084.8669
MH10	N604533.9957	E:1802133.9098
MH11	N604450.7746	E:1802268.6776
MH12	N:604447.0455	E:1802268.6776
MH13	N:604637.7173	E:1802305.8590
MH14	N:60699.5072	E:1802115.2176
MH15	N:604728.2253	E:1802114.4628
MH16	N:604733.6674	E:1802321.5010

1. All Waterlines to be Class 350 DIP or PVC C900 or Equivalent.
2. Sewer to be Watertight or Sewer Material to be Equivalent to Water Pipe Material Where Water Crosses Under Sewer.

 - Trench Repair

 - 1.25' Mill And Overlay

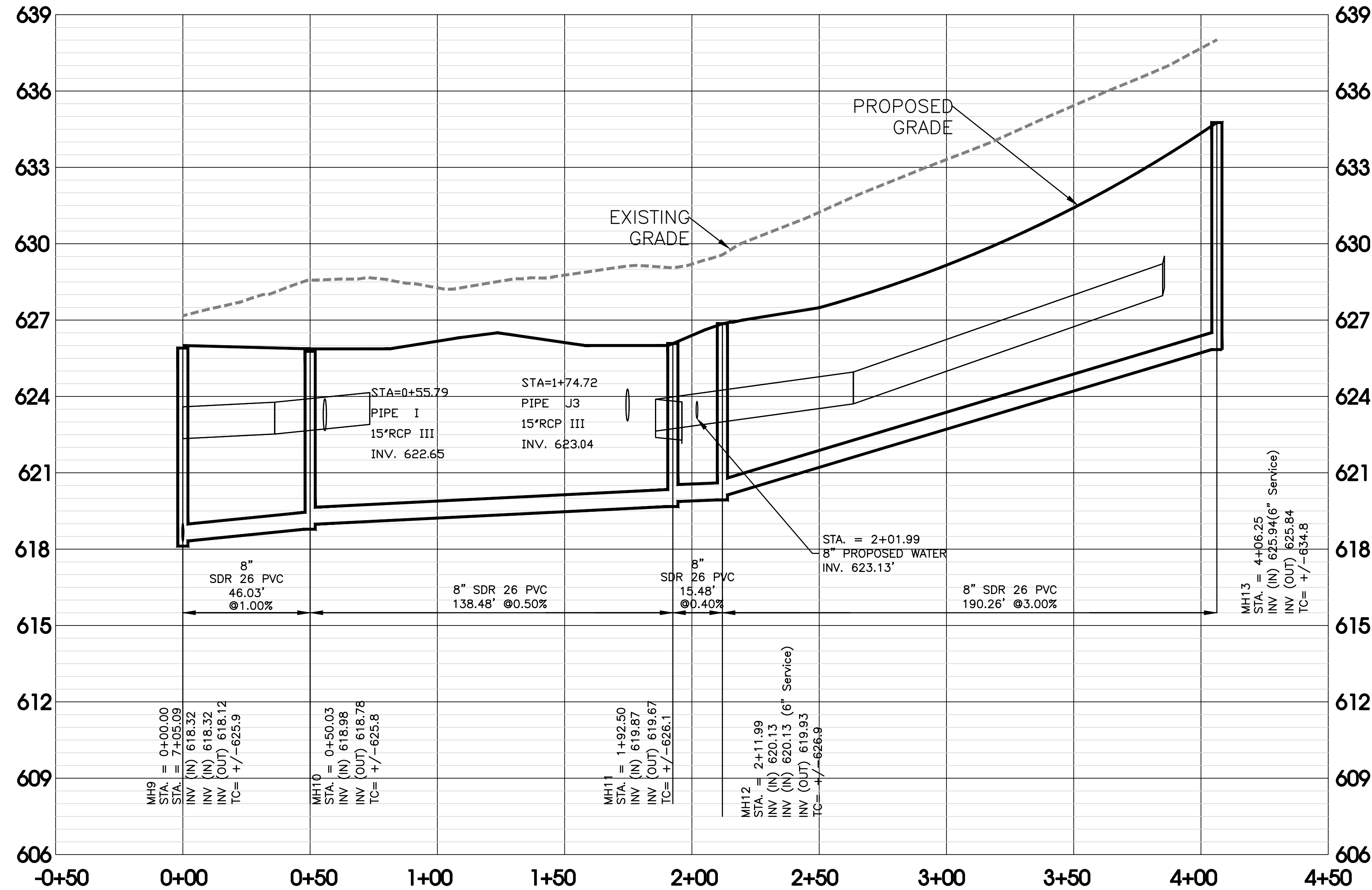
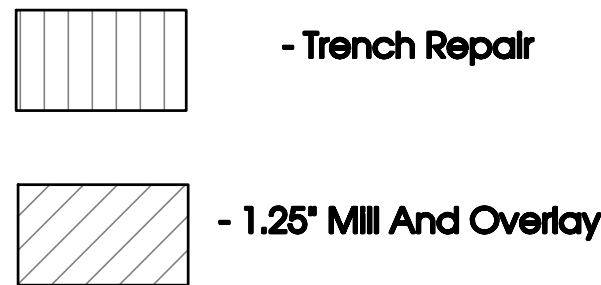


C2.4

Sewer Manhole Table

Manhole Number	Northing	Easting
EX. MH 1	N:604080.9689	E:1801968.3413
MH2	N:604083.3551	E:1802047.3909
MH3	N:604094.8860	E:1802098.2635
MH4	N:604128.1515	E:1802155.4335
MH5	N:604260.0552	E:1802082.6503
MH6	N:604394.1748	E:1802037.4510
MH7	N:604513.9345	E:1802019.8195
MH8	N:604539.8269	E:1802018.2661
MH9	N:604543.8639	E:1802084.8669
MH10	N604533.9957	E:1802133.9098
MH11	N604450.7746	E:1802268.6776
MH12	N:604447.0455	E:1802268.6776
MH13	N:604637.7173	E:1802305.8590
MH14	N:60699.5072	E:1802115.2176
MH15	N:604728.2253	E:1802114.4628
MH16	N:604733.6674	E:1802321.5100

Pavement Hatch Legend



1"=30' Horiz
1"=3' Vert
Sewer Line B Profile

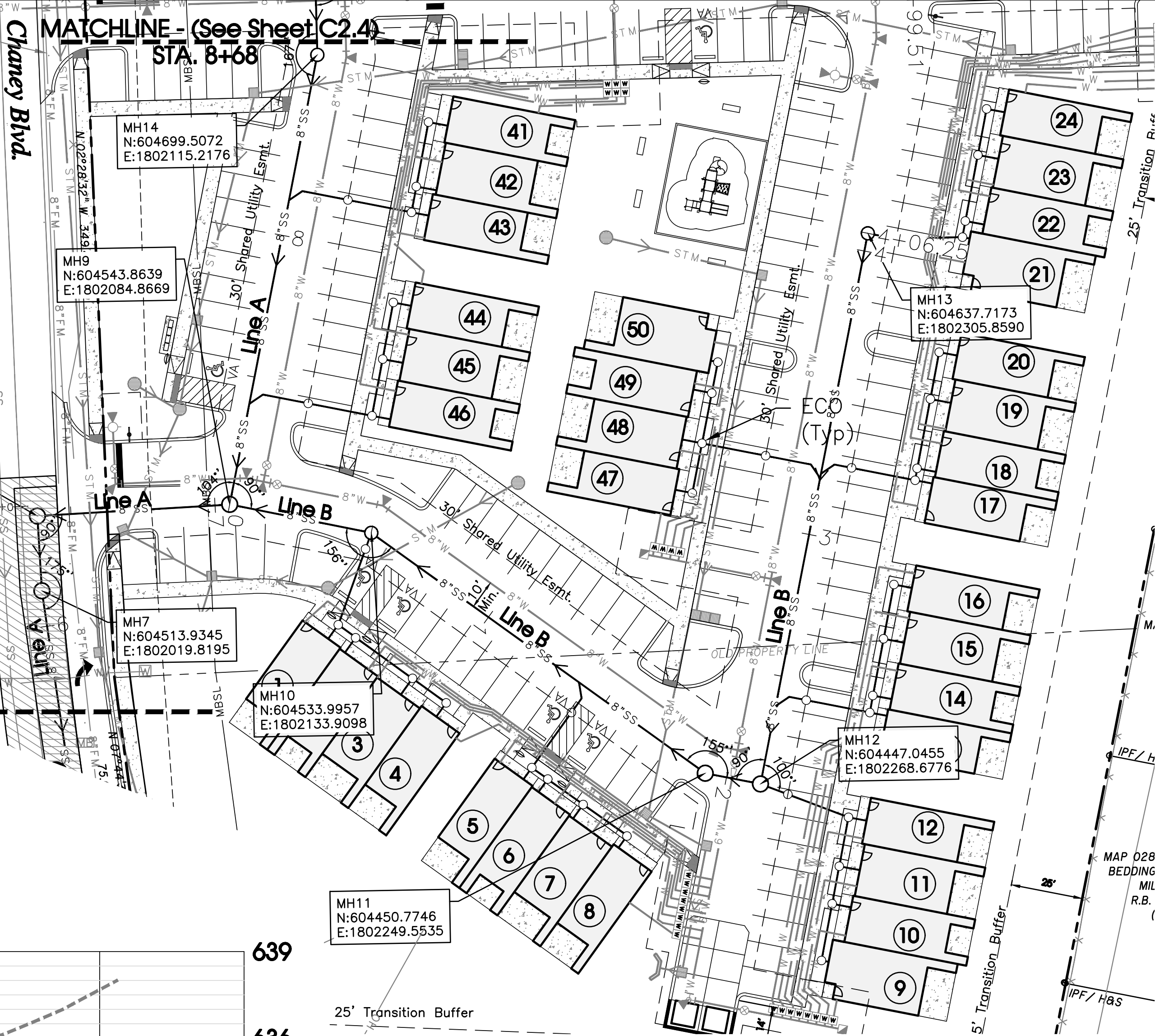
- Notes:
- All Waterlines to be Class 350 DIP or PVC C900 or Equivalent.
 - Sewer to be Watertight or Sewer Material to be Equivalent to Water Pipe Material Where Water Crosses Under Sewer.

Survey Control

Field Survey performed on 05-22-2022.
Horizontal and vertical survey control is tied to the Tennessee State Plane coordinate system (NAD83/NAVD88)

BENCHMARK #1:

PK NAIL IN E.P.
Inv.=628.94
(NAVD-88)



SEC, Inc.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567
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COPYRIGHT S.E.C. INC., 2025
The site as shown on these construction drawings is based on the best available information and the engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

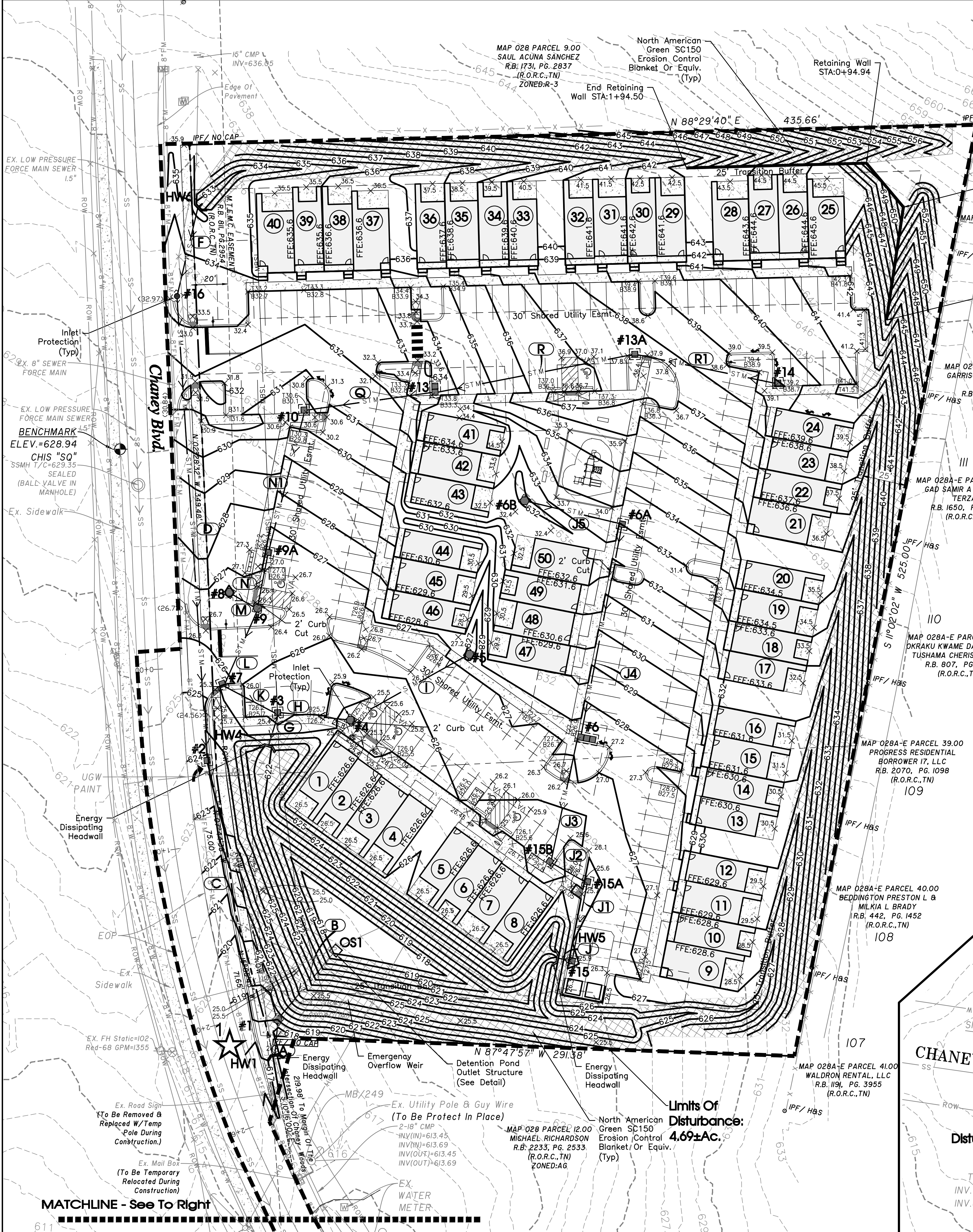


Chaney Place
237 & 245 Chaney Blvd.
La Vergne, Tennessee

REVISED: 8-21-2023: PC Workshop Comments
6-17-2024: Utility Comments
7-24-2024: Utility Comments
5-27-2025: QA/QC Revisions
DRAWN: SJA/CFB3
DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: 1"=30'
JOB NO. 22118
SHEET:

C2.5

Sewer Plan And Profile



See Sheet C4.2 For Pipe And Structure Tables

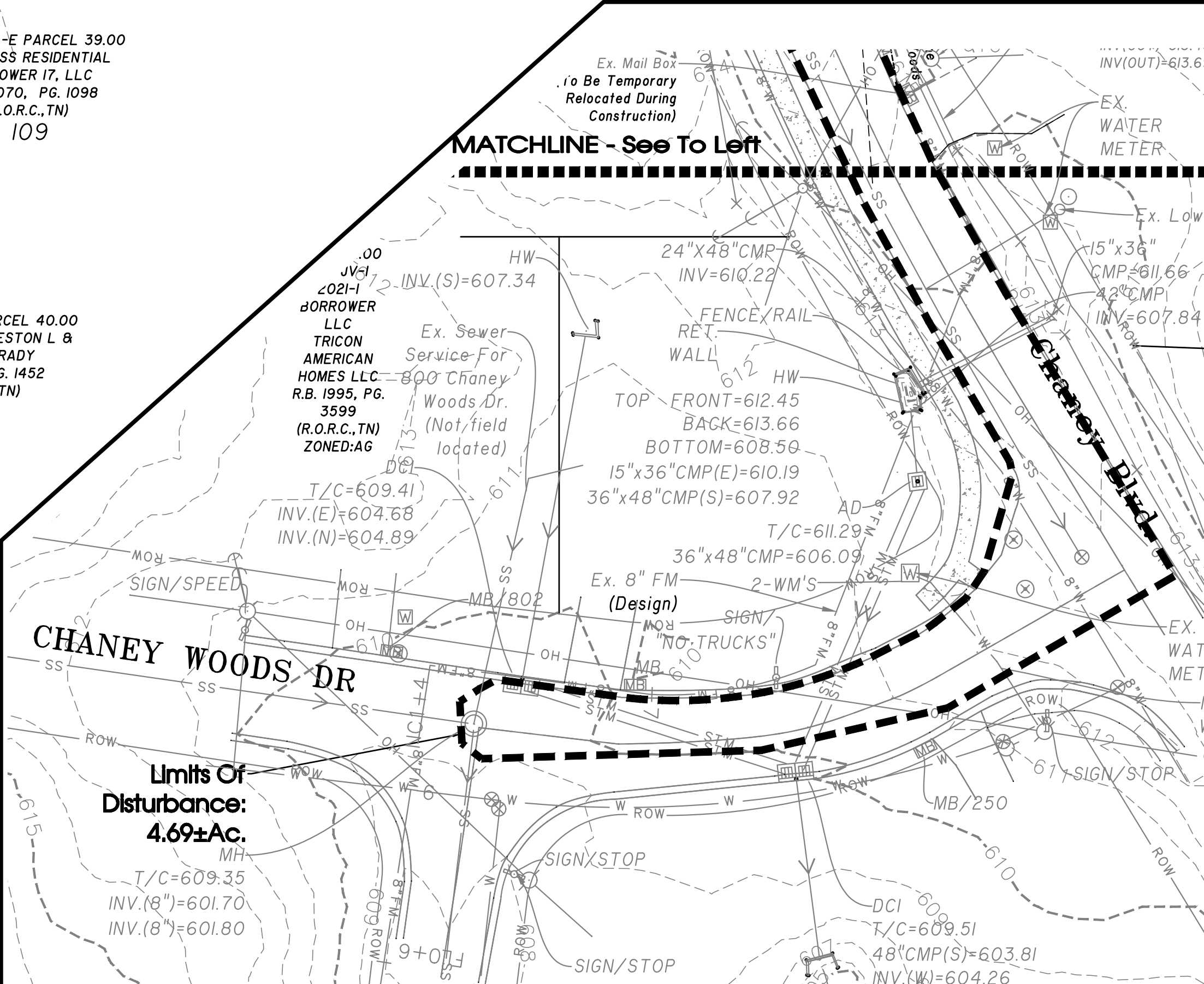
Retaining Wall #1	STA.	0+00	0+63.16	0+94.94	1+94.50
	TW Elev.	645.50	653.00	654.00	643.50
	BW Elev.	645.50	651.50	649.00	643.50

- NOTES:
- Final EPSC Measures Shown Here On Shall Be Enacted As Early As Practical During Construction. Stabilization Timing Criteria Has Been Established In The SWPPP and TNCGP.
 - Inlet Protection, Erosion Blanket And Temporary Stabilization (I.E. Seed And Mulch) Will Be Installed By General Contractor. Permanent Stabilization Measure (I.E. Sod, Landscape,Pavement) Will Be Installed By Owner.)
 - The Contractor Shall Stabilize All Disturbed Areas After Construction.



FINAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	SOUTHWEST CORNER OF SITE	15.61	2-15%	35.9923	-86.5625



Know what's below.
Call before you dig.



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

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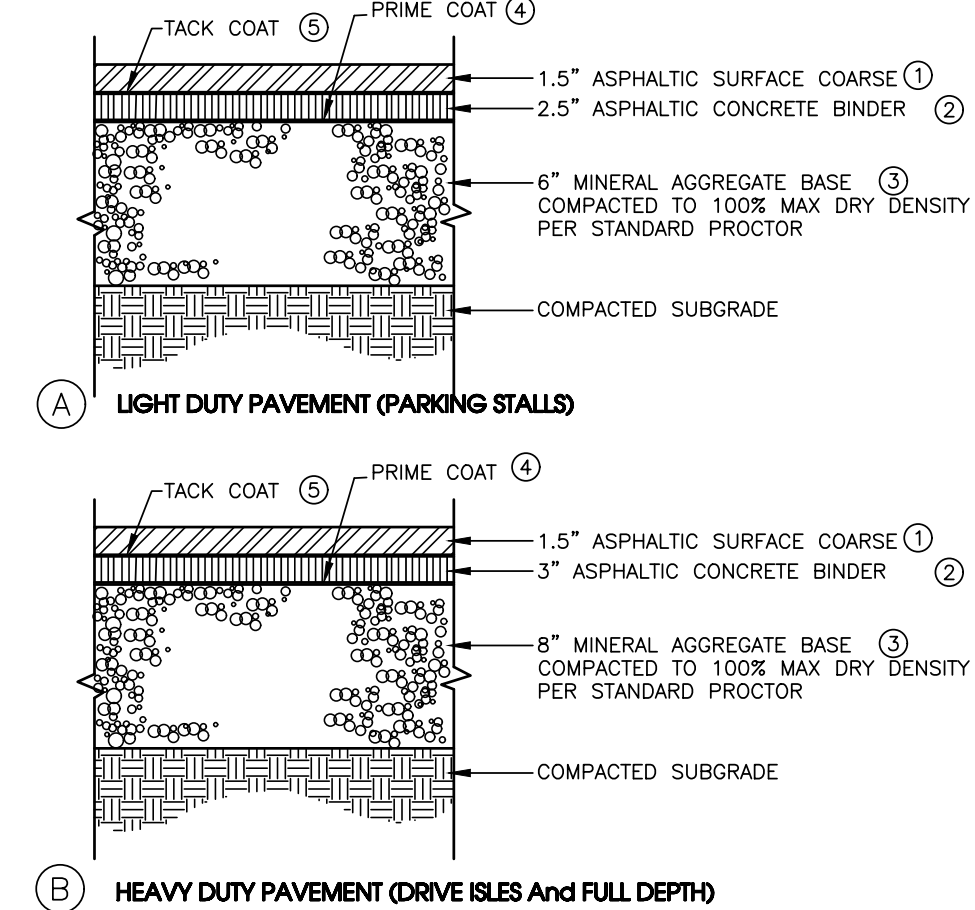
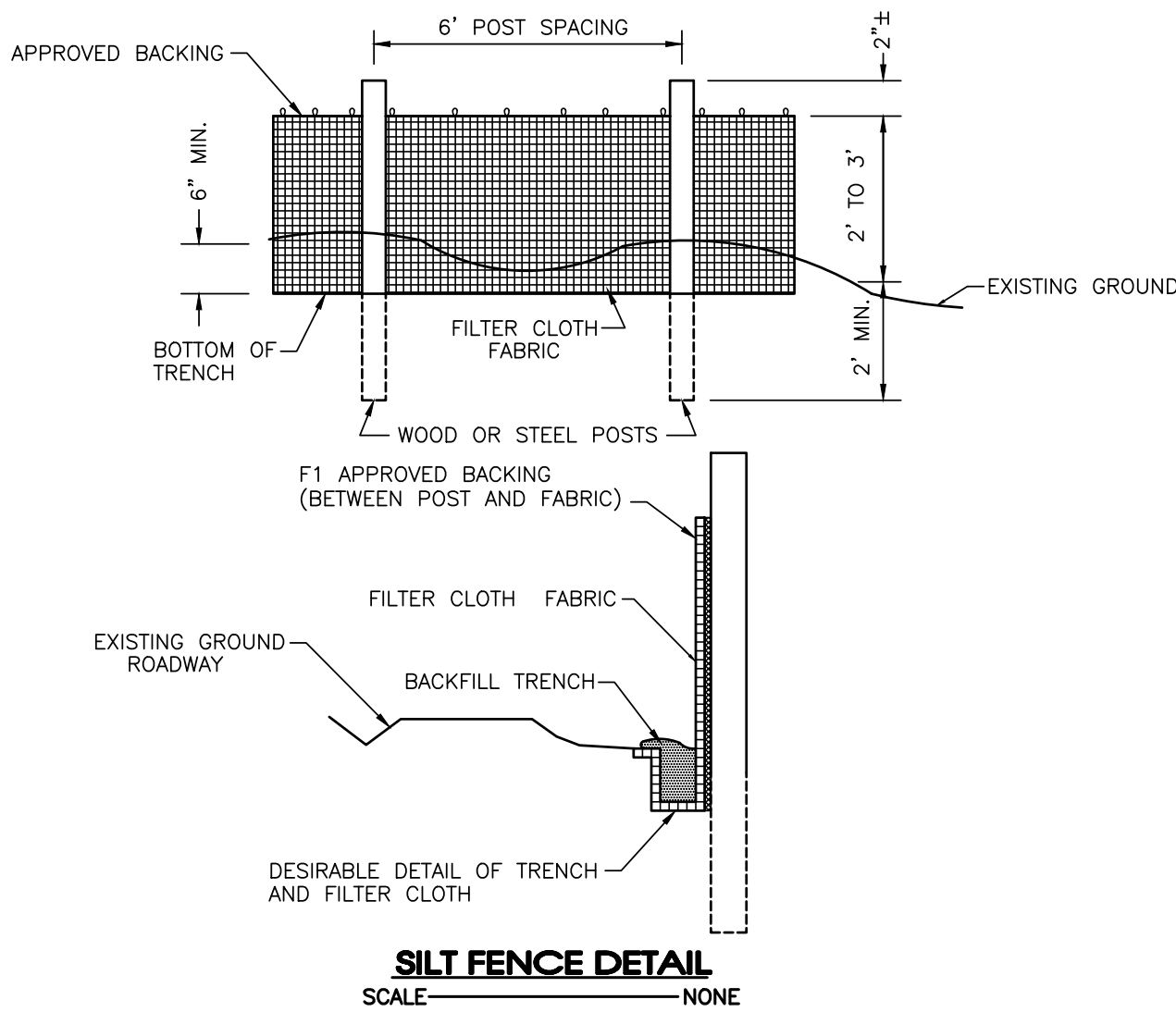
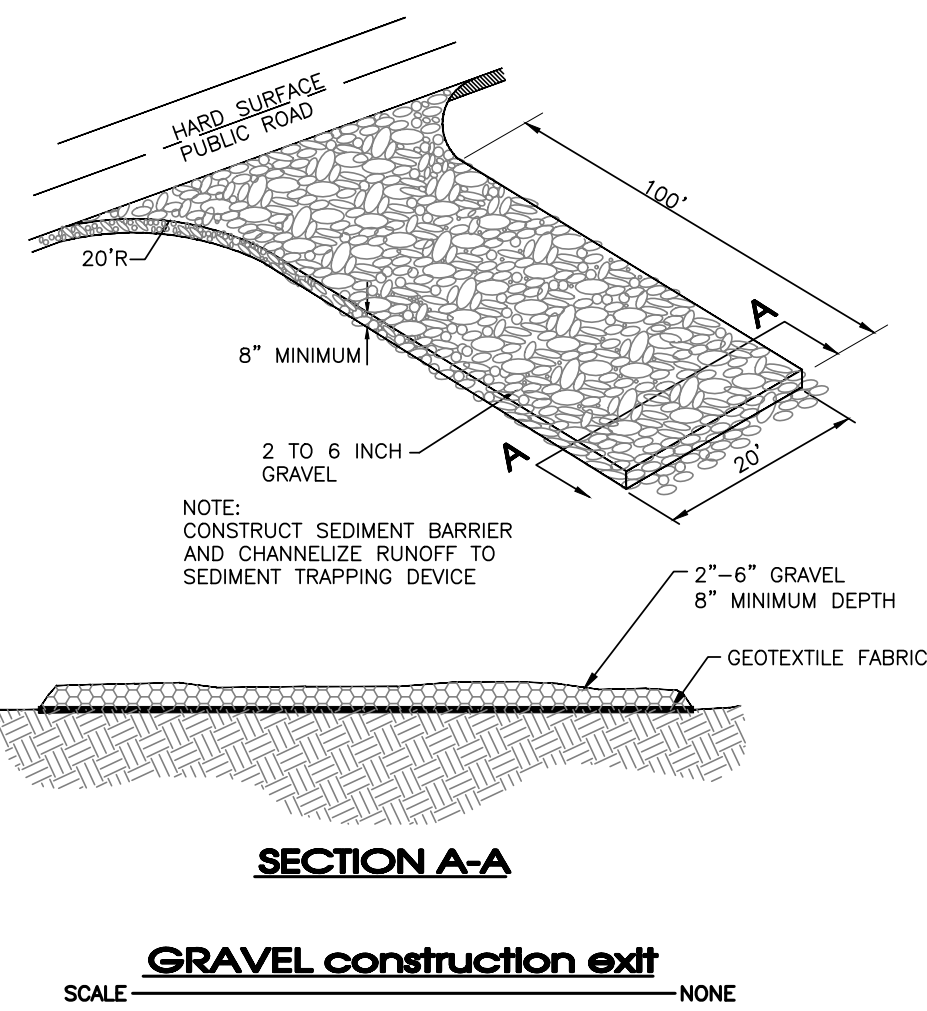
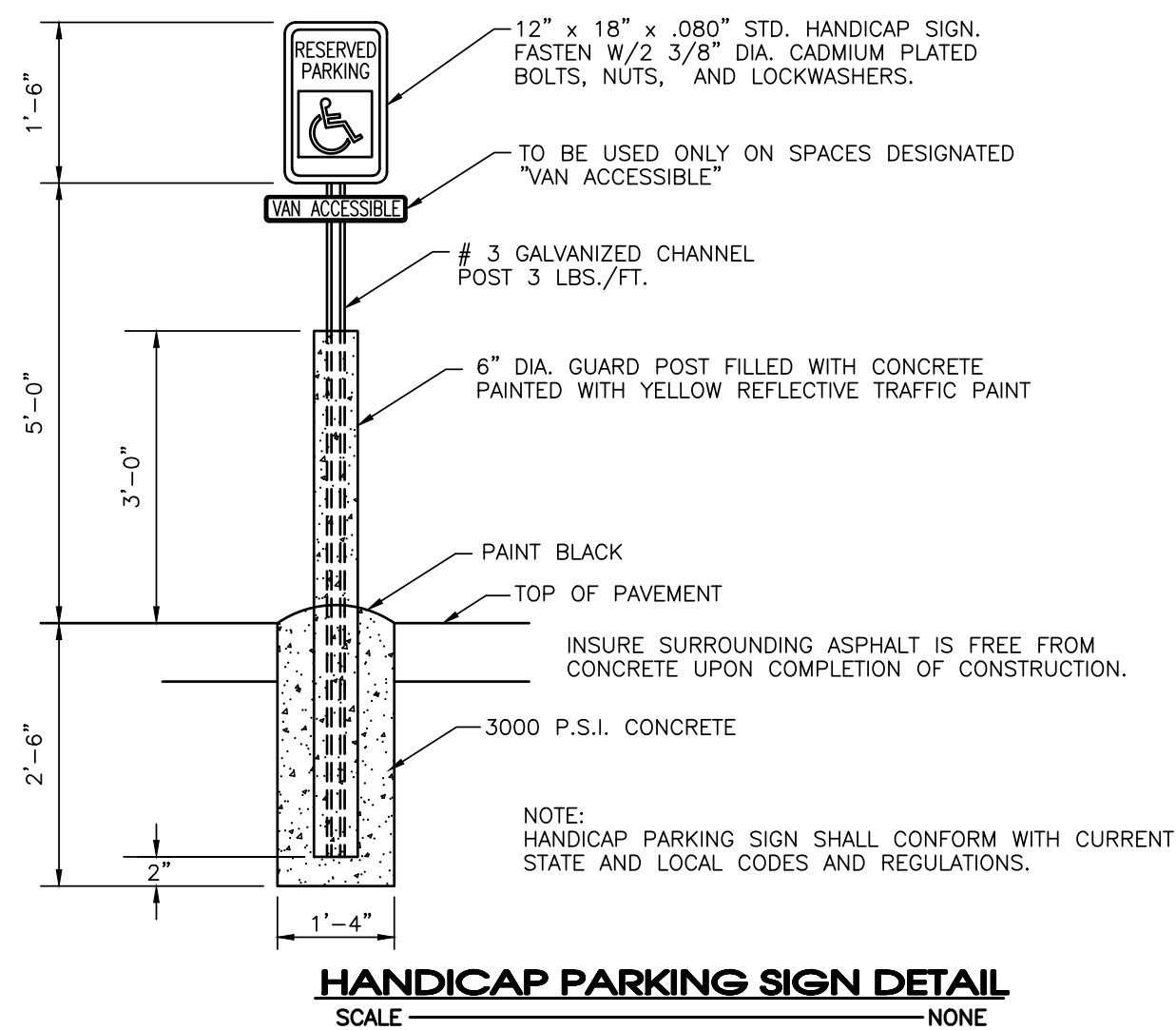


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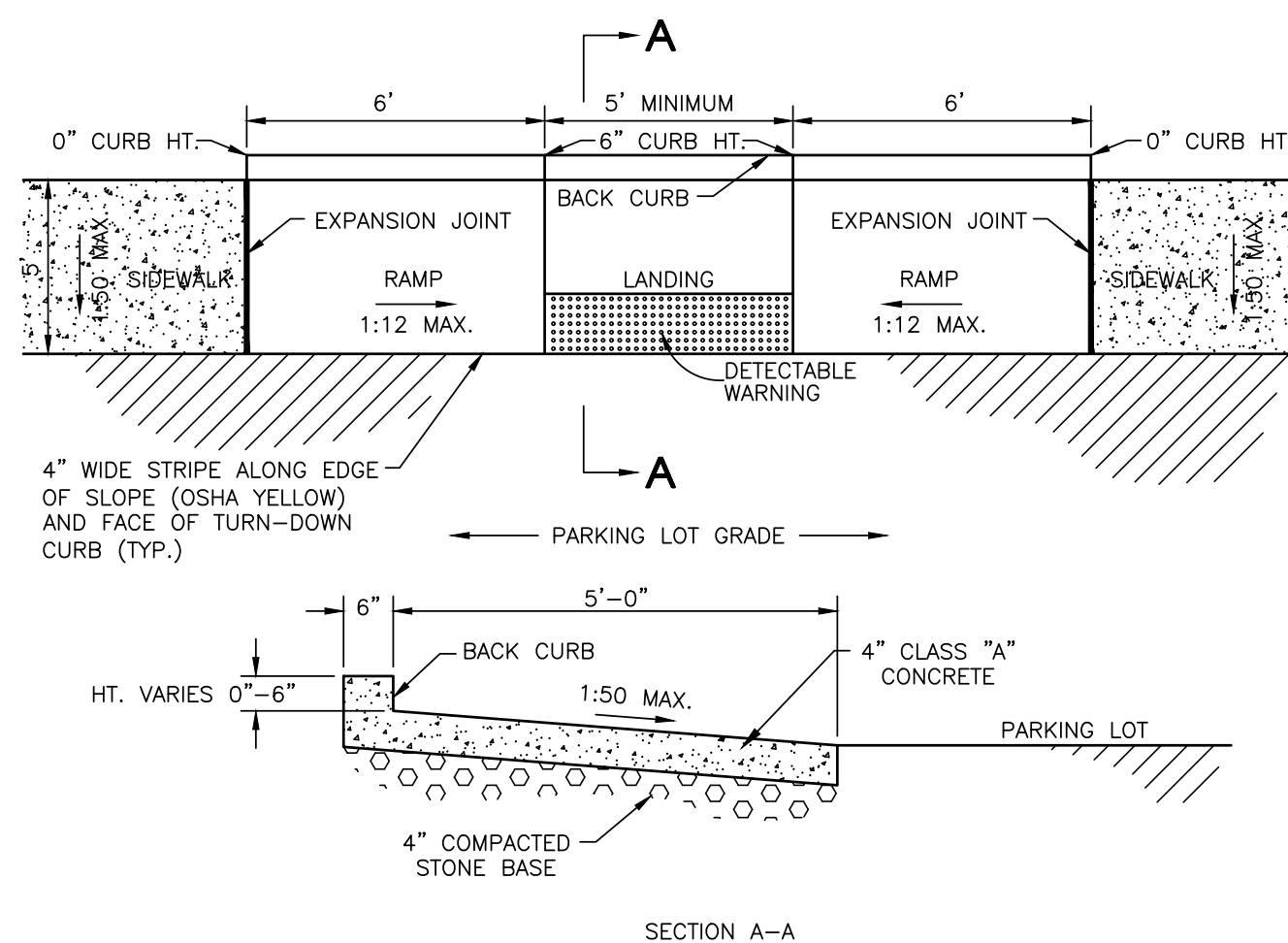
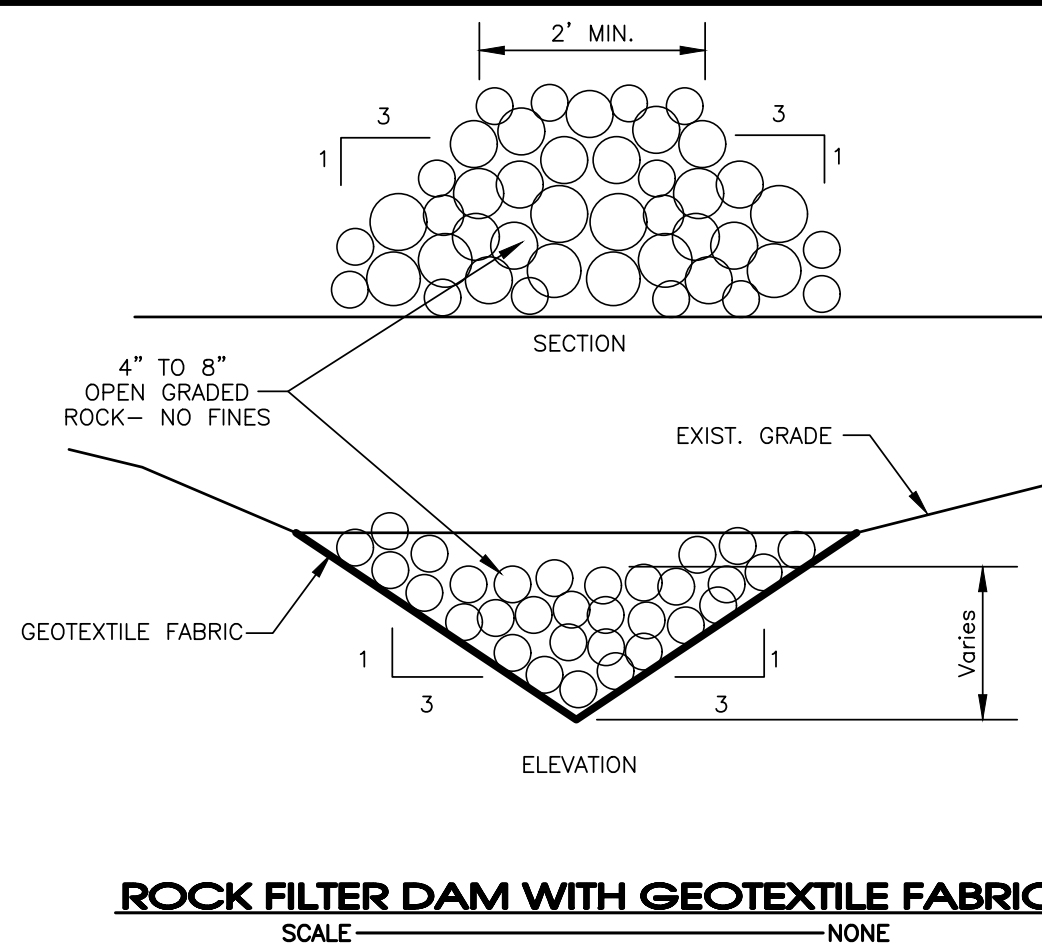
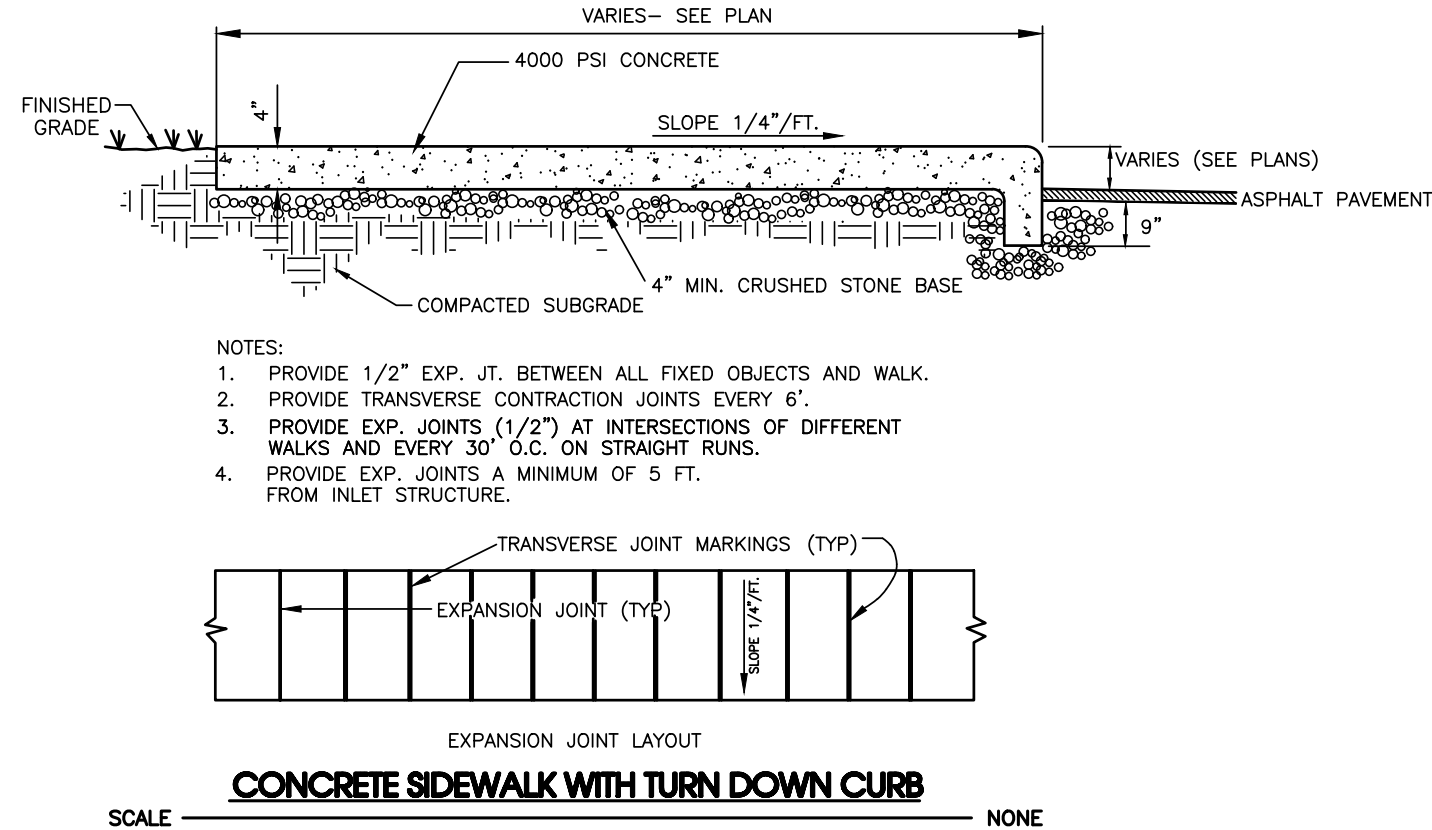
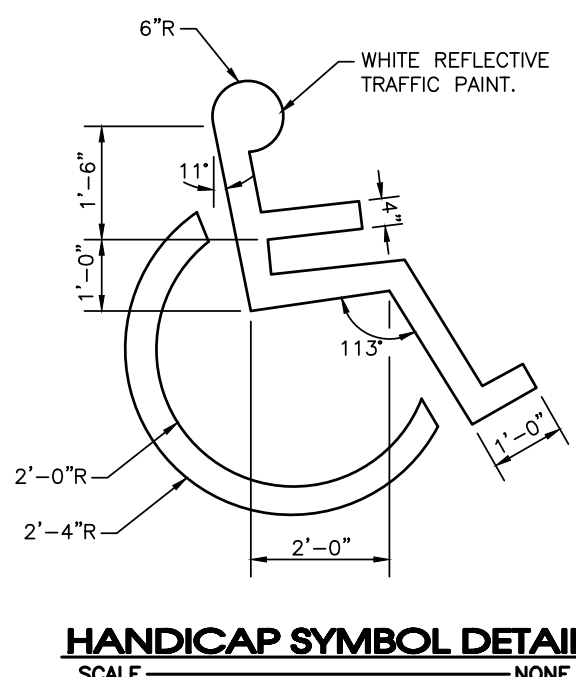
Grading, Drainage,
And Final EPSC Plan
C3.0

REVISIONS: 8-21-2023: PC Workshop Comments
6-17-2024: Utility Comments
7-24-2024: Utility Comments
5-27-2025: QA/QC Revisions

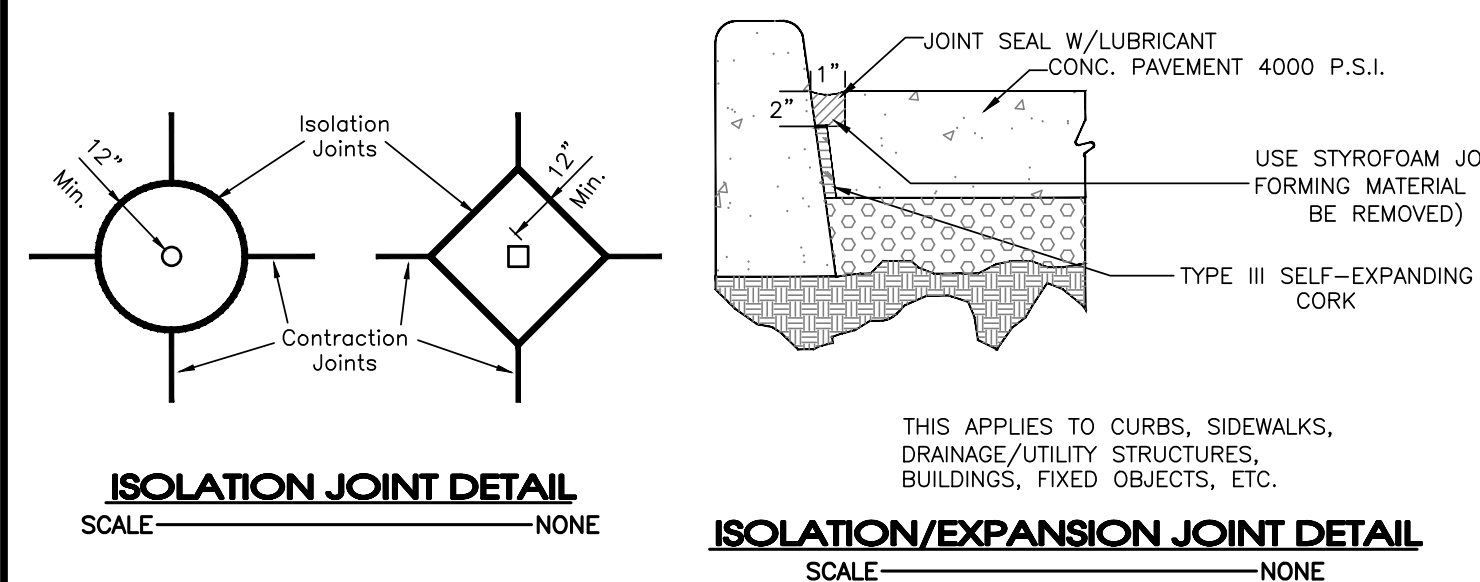
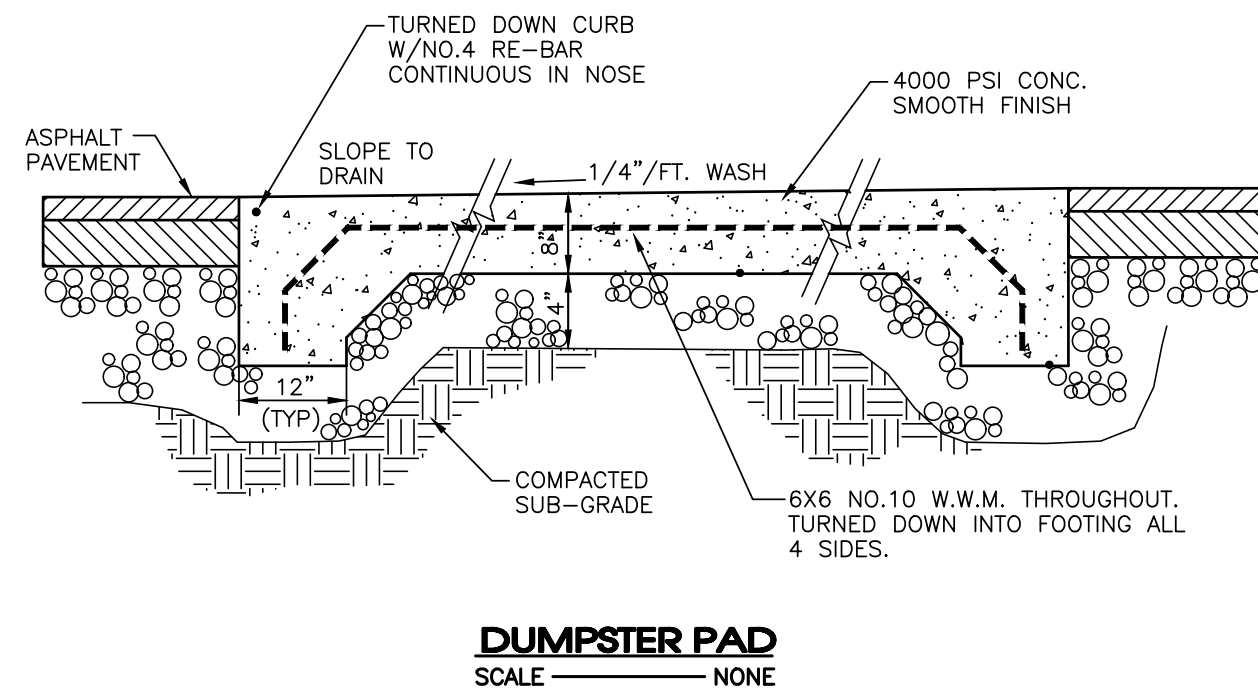
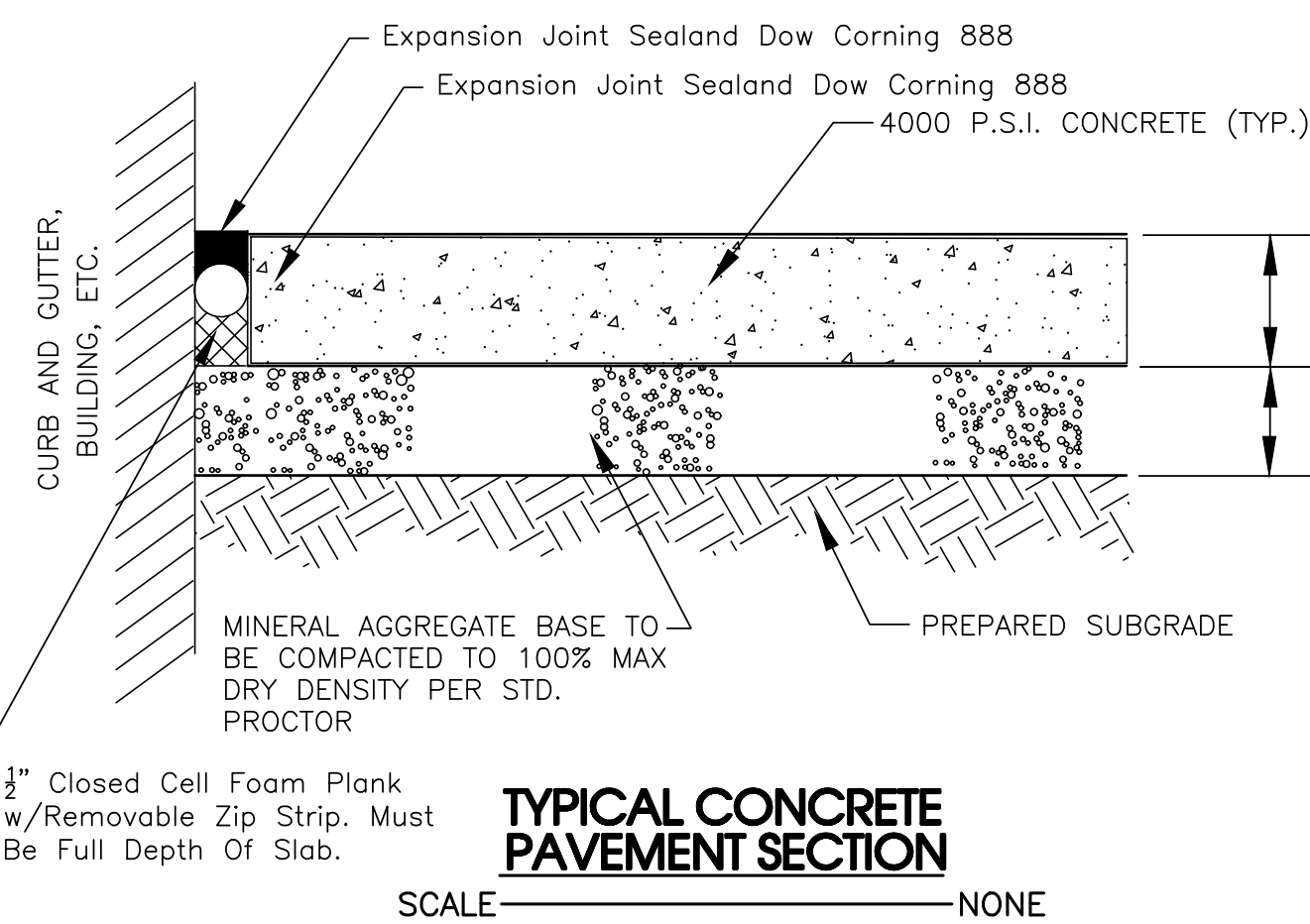
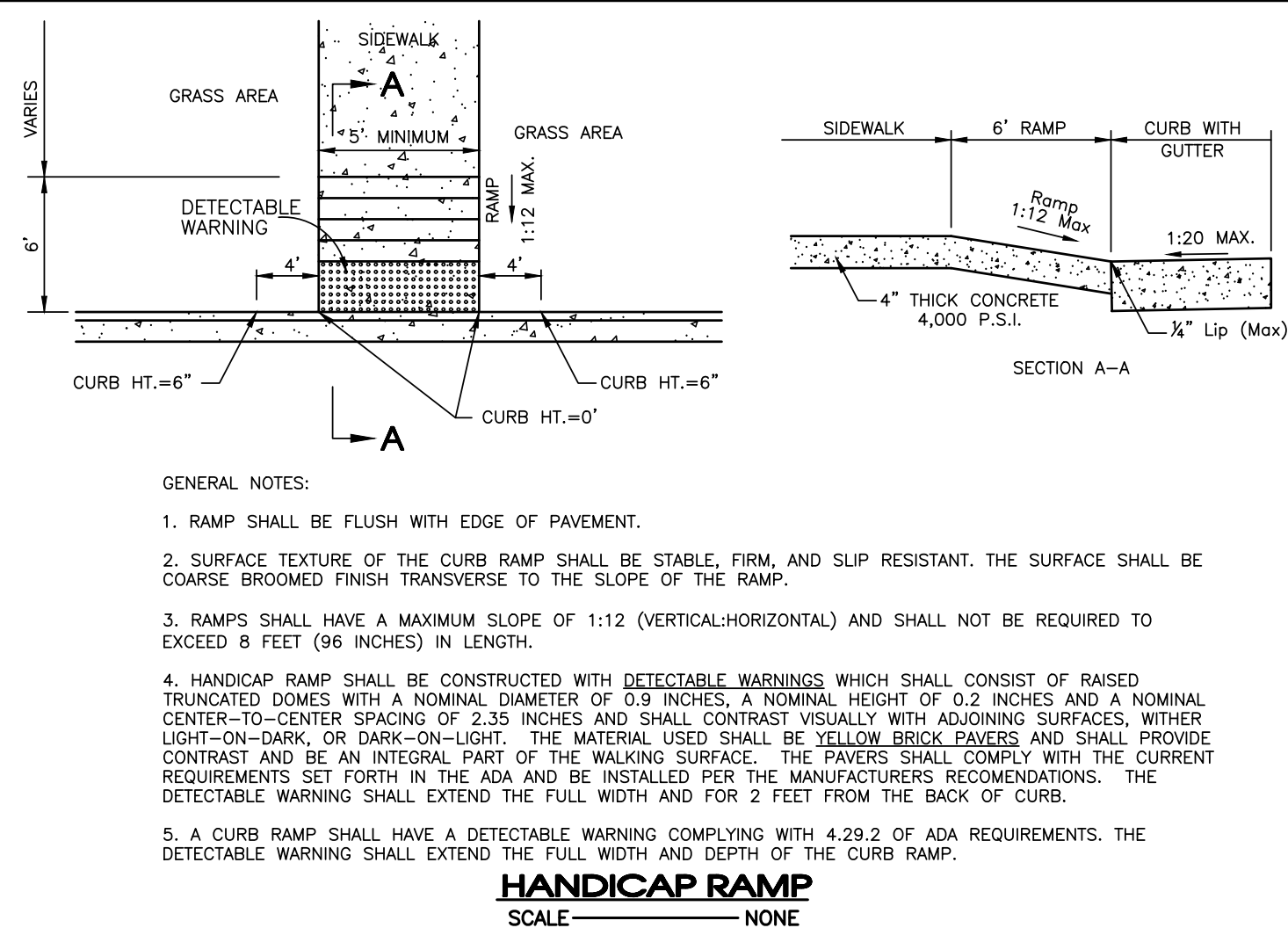
DRAWN: SJA/CFB3
DATE: 7-31-2023
CHECKED:
MAT
FILE NAME:
22118project
SCALE:
1"=30'
JOB NO.
22118
SHEET:



- ① BITUMINOUS SURFACE: (1" PER SQ. TD. = 106 LBS)
TDOT 411-01.01 - MINERAL AGGREGATE (ASC) GRADING "E"
TDOT 411-01.02 - ASPHALTIC CEMENT (ASC) GRADING "E"
- ② BITUMINOUS BINDER: (1" PER SQ. YD. = 110 LBS.)
TDOT 307-03.11 - BITUMINOUS PLANT MIX BASE (HOT MIX)
(BPMW-HM) GRADING "B"
- ③ MINERAL AGGREGATE: (2.03 TON / CU. YD.)
TDOT 303-01 - MINERAL AGGREGATE TYPE "A" BASE, GRADING "D"
- ④ PRIME COAT:
TDOT 402-01 - BITUMINOUS MATERIAL FOR PRIME COAT (PC)
0.30-0.35 GAL/SQ. YD.
TDOT 402-02 - AGGREGATE FOR COVER MATERIAL (PC)
8-12 LB/SQ. YD.
- ⑤ TACK COAT:
TDOT 403-01 - BITUMINOUS MATERIAL FOR TACK COAT (TC)
0.02 GAL/SQ. YD.



- GENERAL NOTES:
1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
 2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOKED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
 3. BACK CURB HEIGHT ALONG FINISH SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 6" AT LANDING AND SHALL BE A CONSTANT HEIGHT OF 6" THROUGH LANDING. CROSS-SLOPE (BACK TO FRONT) OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE.
 4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET (96 INCHES) IN LENGTH.
 5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS AND SHALL PROVIDE CONTRAST AND BE AN INTEGRAL PART OF THE WALKING SURFACE. THE PAVERS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BOTTOM OF THE RAMP.
 6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.



- Notes:
- 1) Contraction joint spacing – as shown
- 2) Isolation joints are required at all fixed objects, such as bollards, building, cleanouts, manholes, structures, fire hydrants, manholes, valve boxes, etc.
- 3) Isolation joints shall be round or square, at the contractor's option, as shown diagramed.
- 4) Expansion joints shall be spaced at 100 feet max.
- 5) Thicken edge of slab at edges of slabs included but not limited to at intersection with asphalt paving, curb And gutter, expansion joints, isolation joints, and sidewalks
- 6) Thickened edges shall be (1-2 X D)" deep, tapered from edge of joint over 36", to the normal slab depth of (D)".
- 7) Sawed contraction joints shall be ($\frac{1}{4}$ X D)" deep, 1/8" wide. Sawing shall take place as soon as concrete will allow.
- 8) All joints (saw, etc.) shall be sealed to reduce water infiltration.
- 9) Contraction should be in accordance with ACI 330 specifications for unreinforced concrete parking lot.

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Chaney Place
237 & 245 Chaney Blvd.
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REVISED: 8-21-2023: PC Workshop Comments
--

DRAWN: SJA/CFB3
DATE: 7-31-2023

CHECKED:
MAT

FILE NAME:
22118project

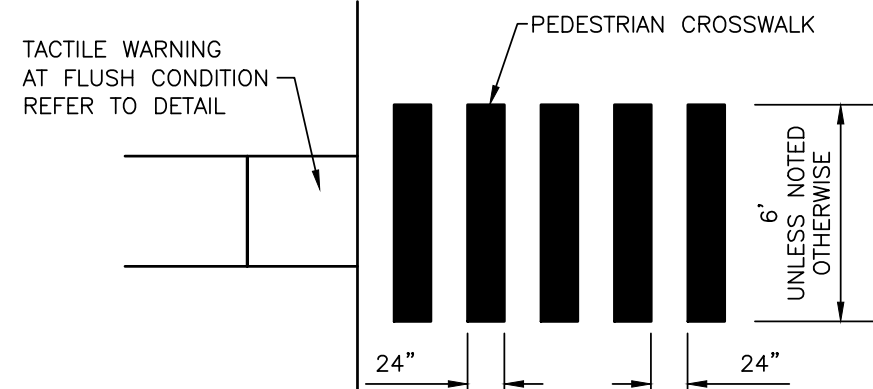
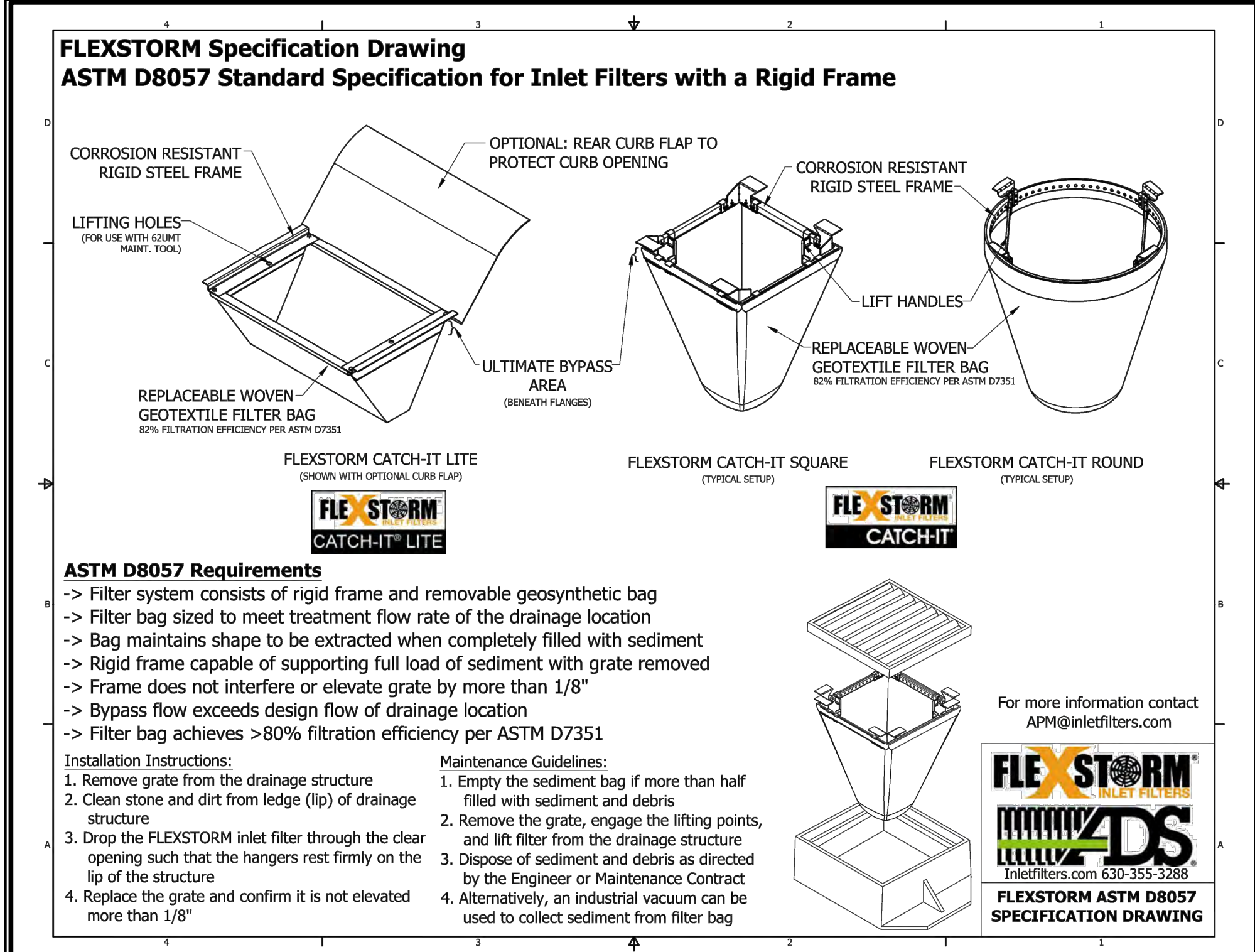
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JOB NO. 00440

22118

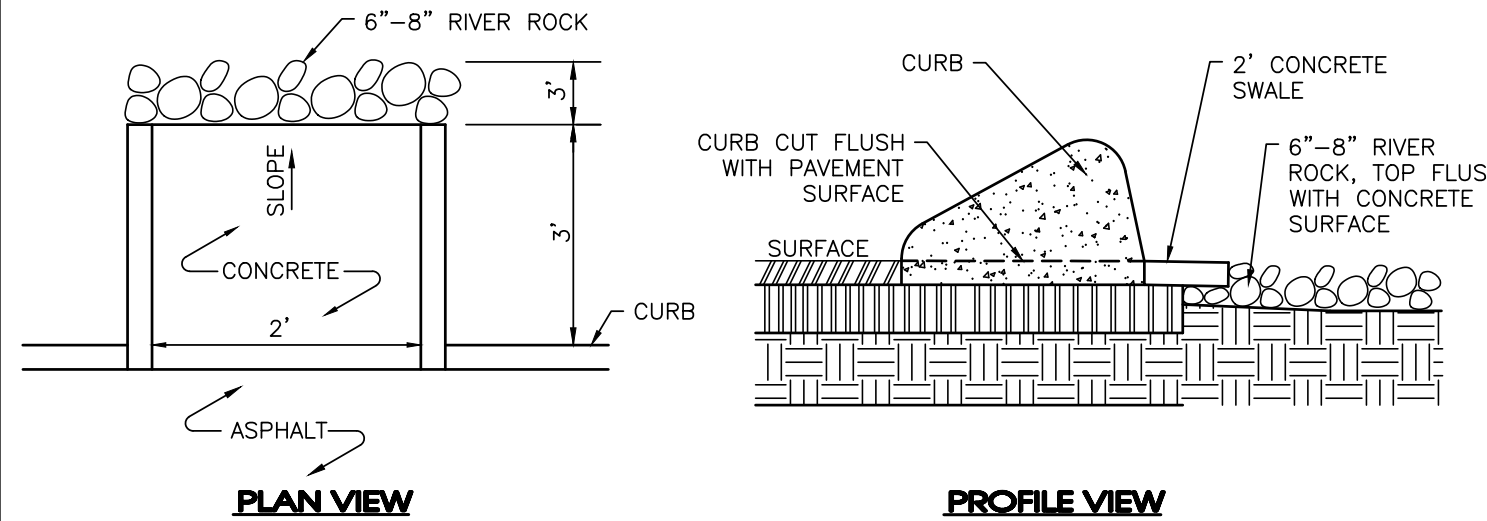
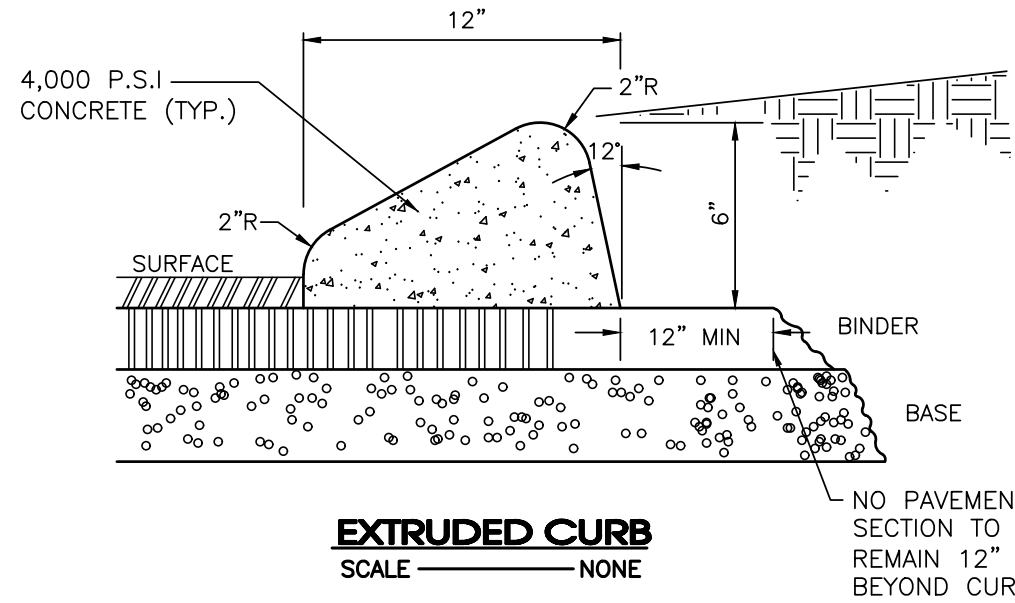
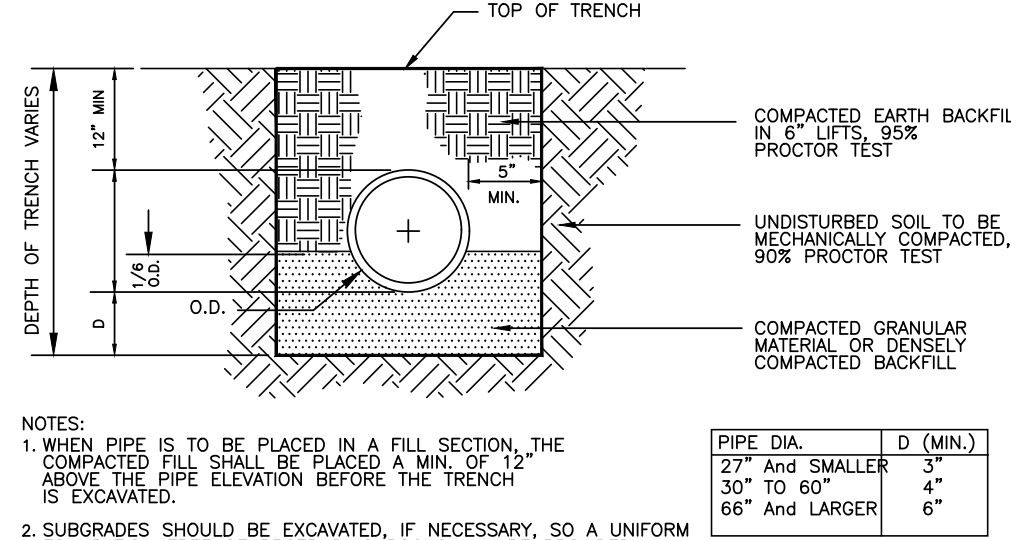
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Page 78 of 109

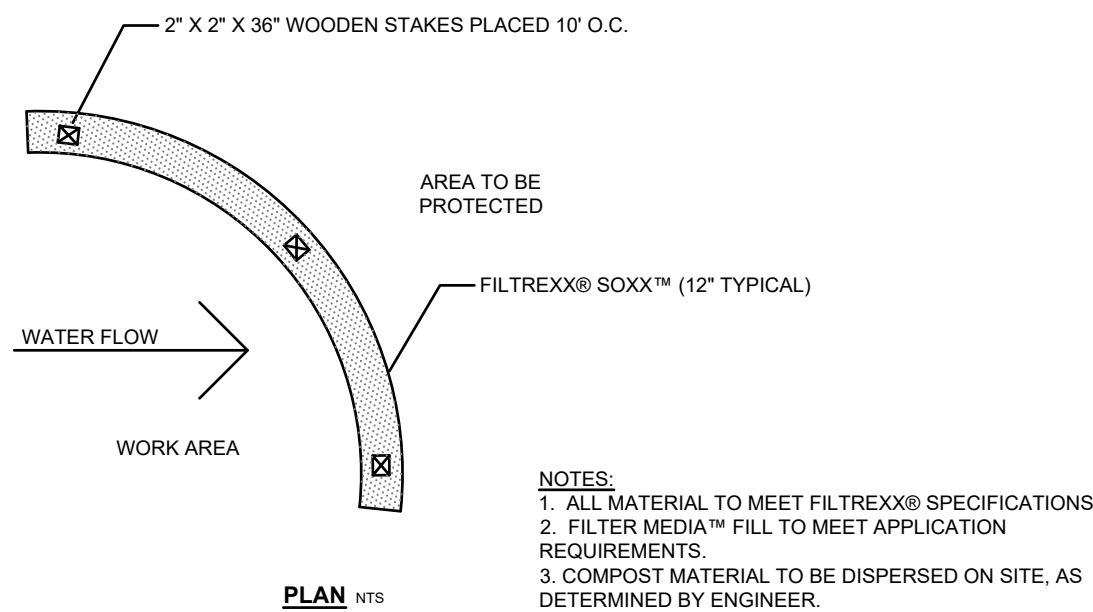
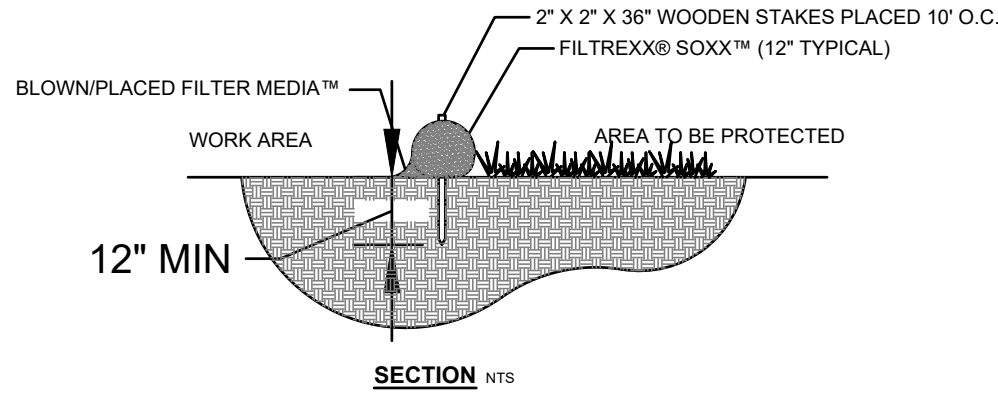
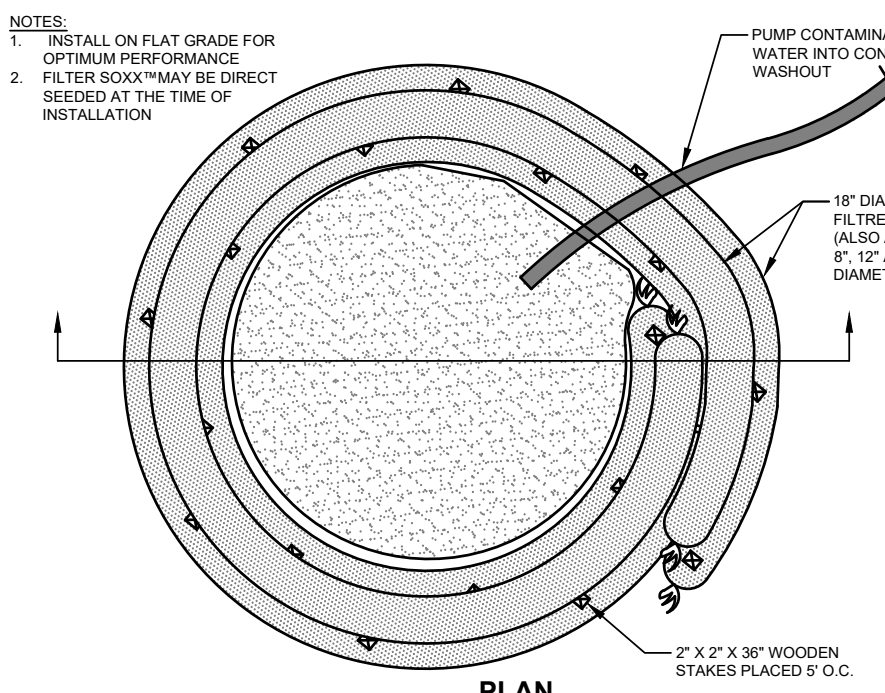
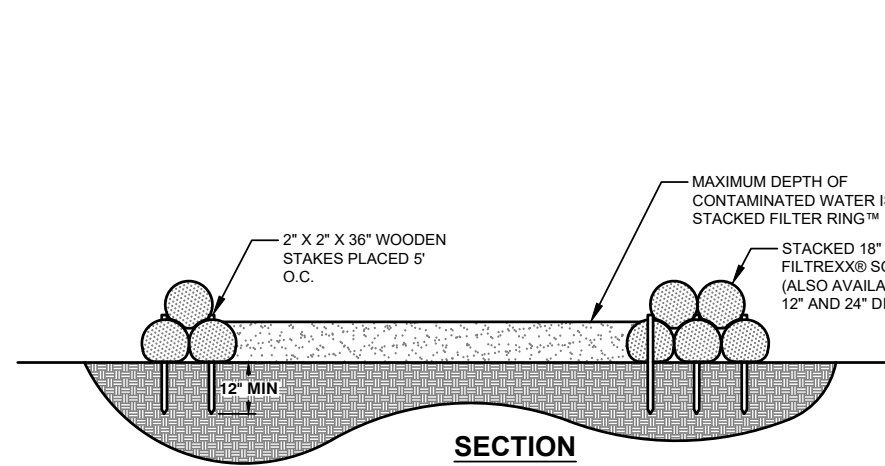


- NOTE:
1. PEDESTRIAN CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 4.7.10
 2. PEDESTRIAN CROSSWALK, SOLID WHITE MARKINGS PAINTED ON ASPHALT (TYPICAL).
 3. PAINT 12" WIDE STRIPES AS INDICATED. USE PORTER TRAFFIC WHITE PAINT OR APPROVED EQUAL.

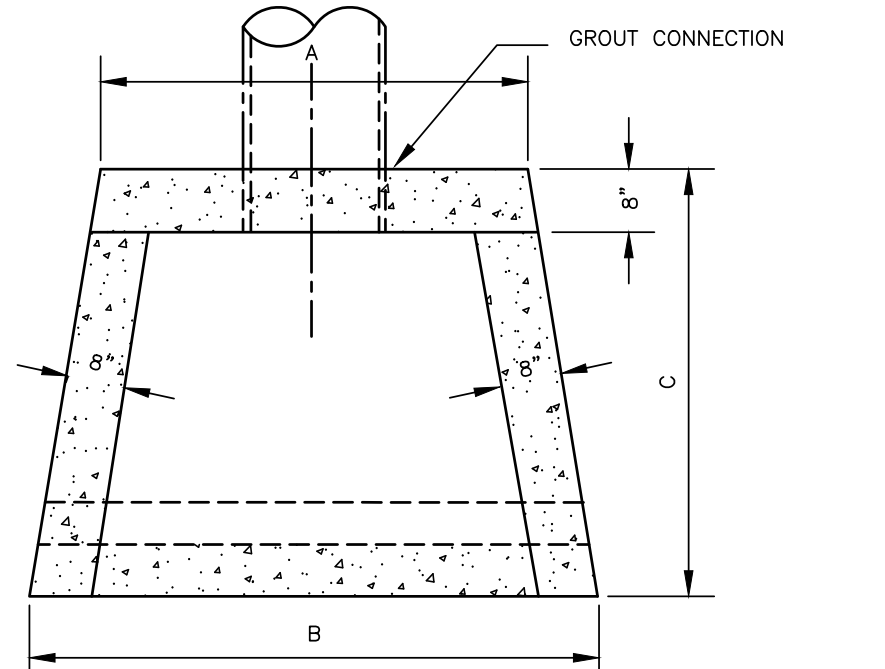
PEDESTRIAN CROSSWALK
SCALE: NONE



TYPICAL CURB CUT FOR DRAINAGE
SCALE: NONE



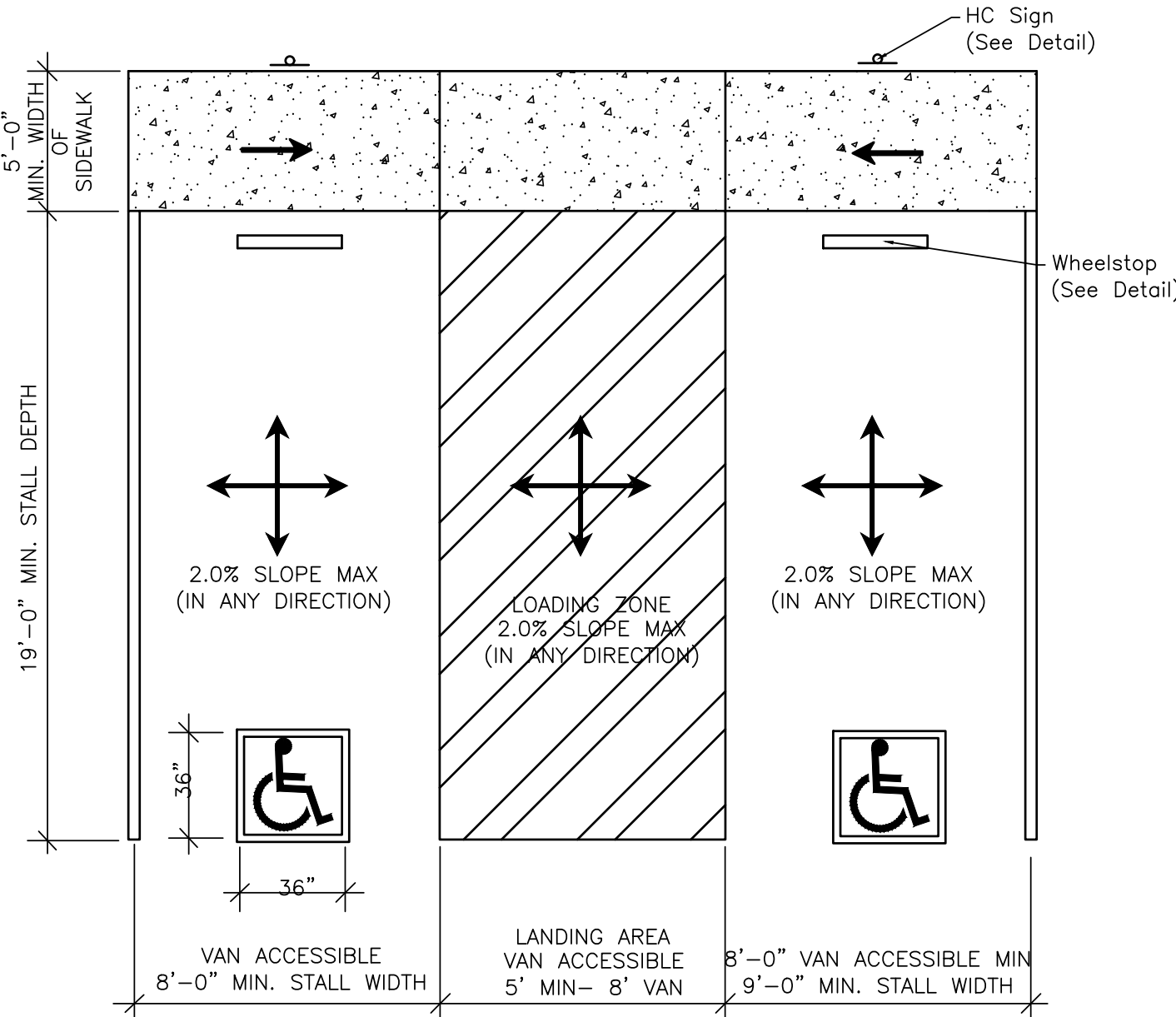
FILTREX SEDIMENT CONTROL
SCALE: NONE



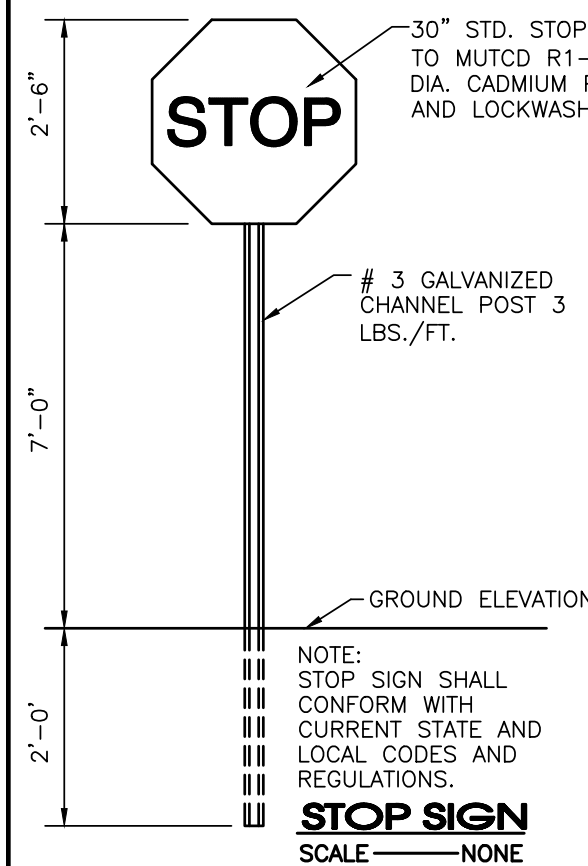
REINFORCED WITH NO.4 REBAR @ 10" C/C, E.W., ALL WALLS AND SLABS
CONCRETE: 4,000 P.S.I. AT 28 DAYS

PIPE SIZE	A	B	C
24" O.D. MAX.	48"	72"	44"
39" O.D. MAX.	72"	96"	50"
53" O.D. MAX.	96"	120"	56"

WINGED HEADWALL
SCALE: NONE



- GENERAL NOTES:
1. VERTICAL ACCESSIBLE SIGN DOES NOT HAVE TO BE POLE-MOUNTED AND MAY BE MOUNTED TO THE BUILDING FASCIA INSTEAD. (LOCAL AND STATE REGULATIONS TO SUPERSEDE)
 2. SEE PLAN VIEW FOR HC STALL LAYOUT AND DIMENSIONS.



E MAIN ST
D3-1
STREET SIGN
SCALE: NONE

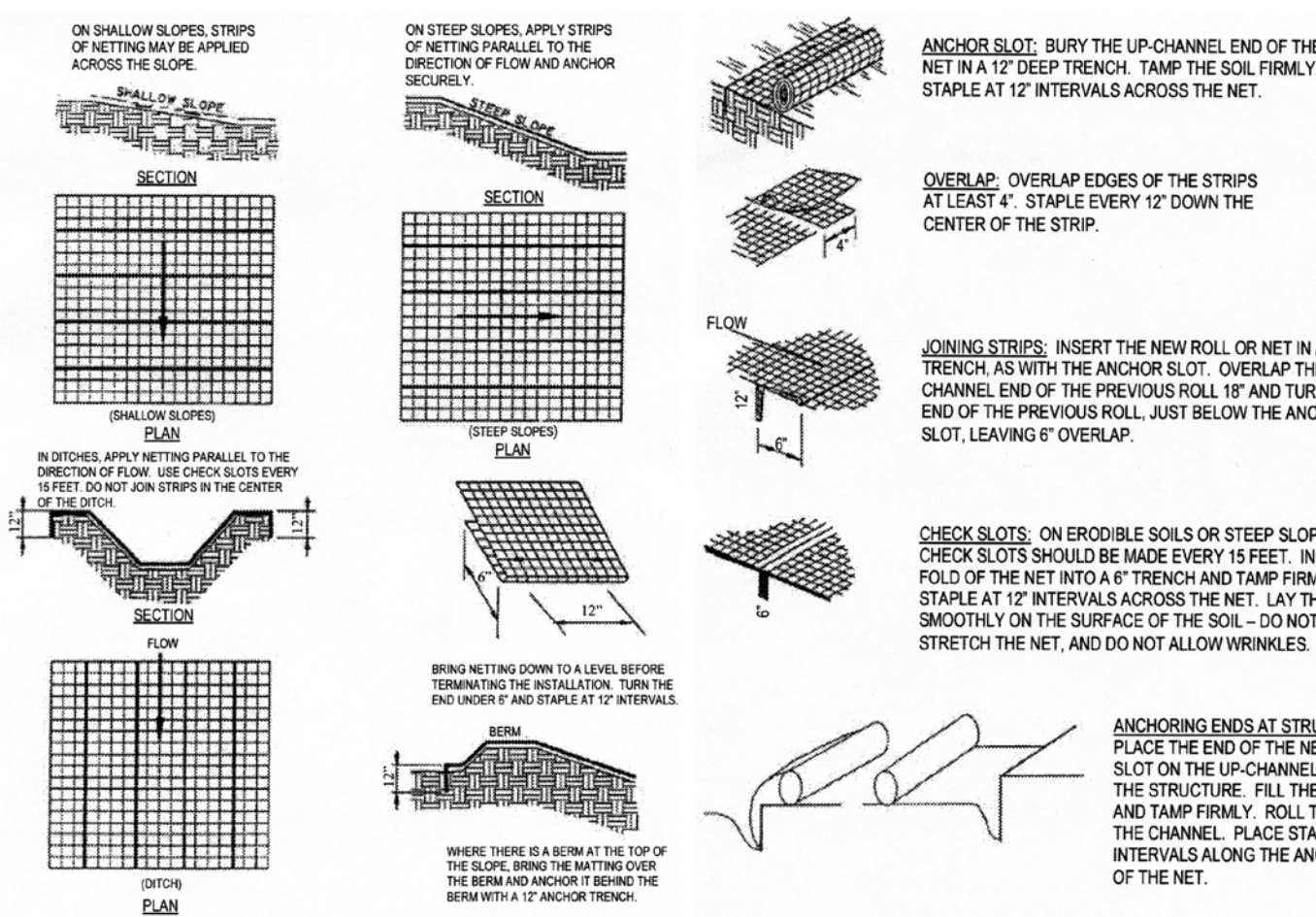
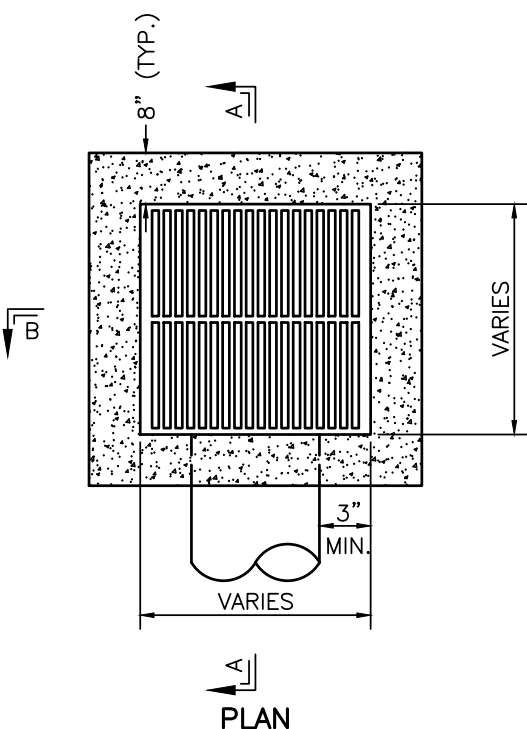
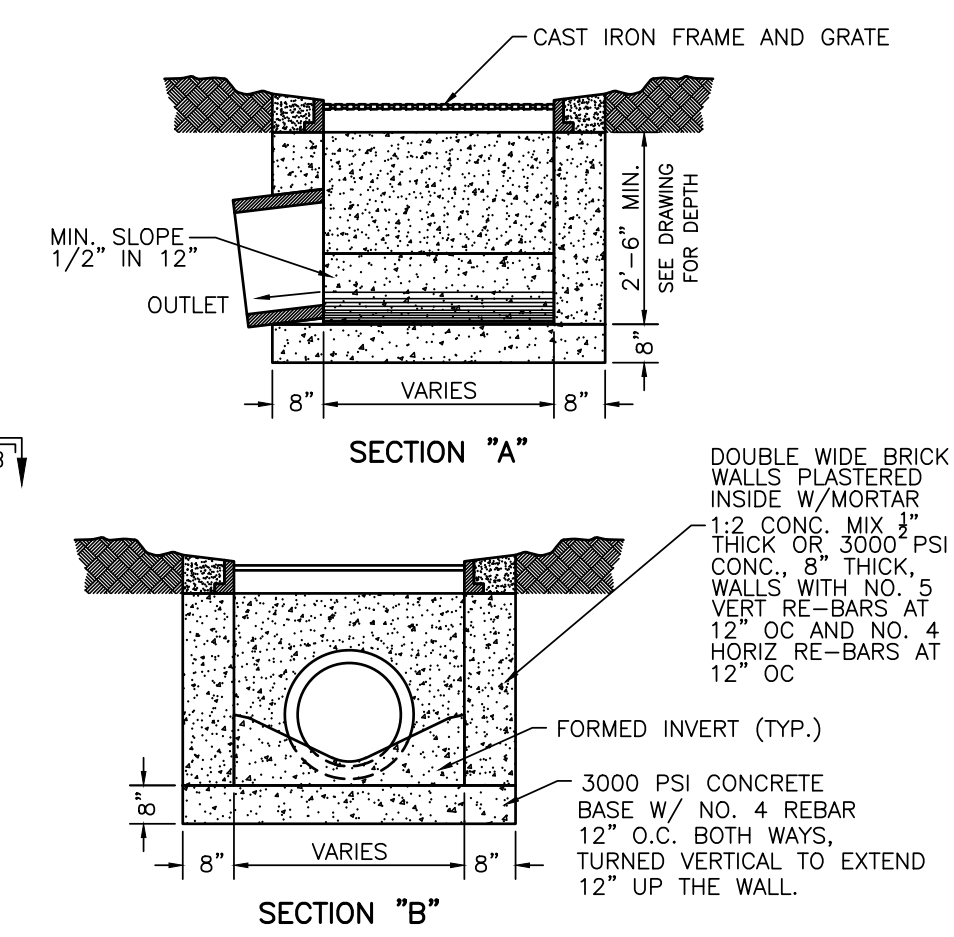
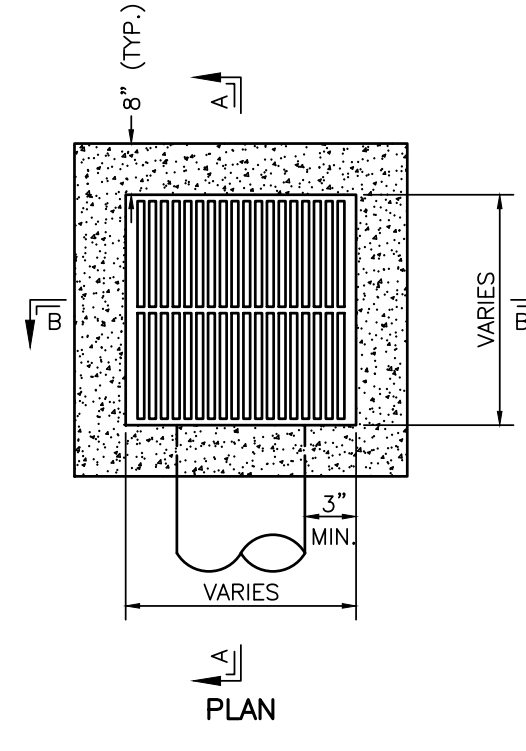
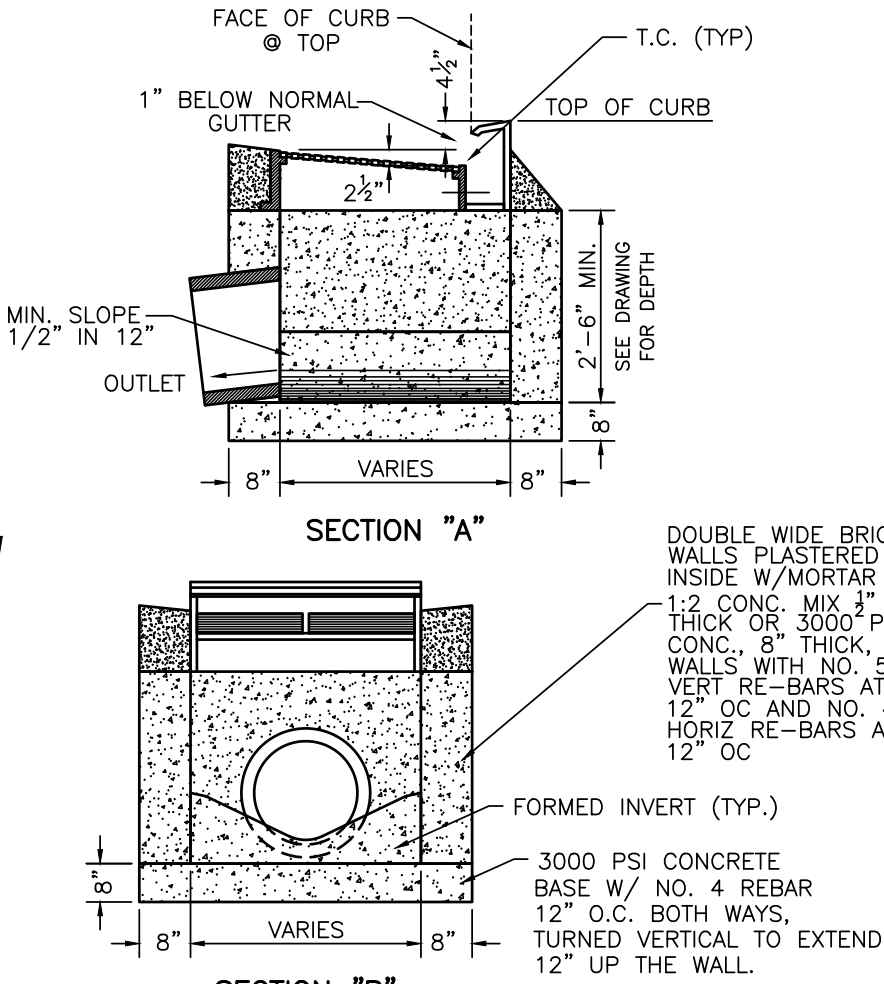


Figure TCP-09-1
Mat Anchoring



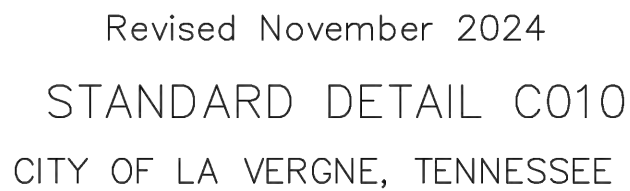
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SCALE: NONE



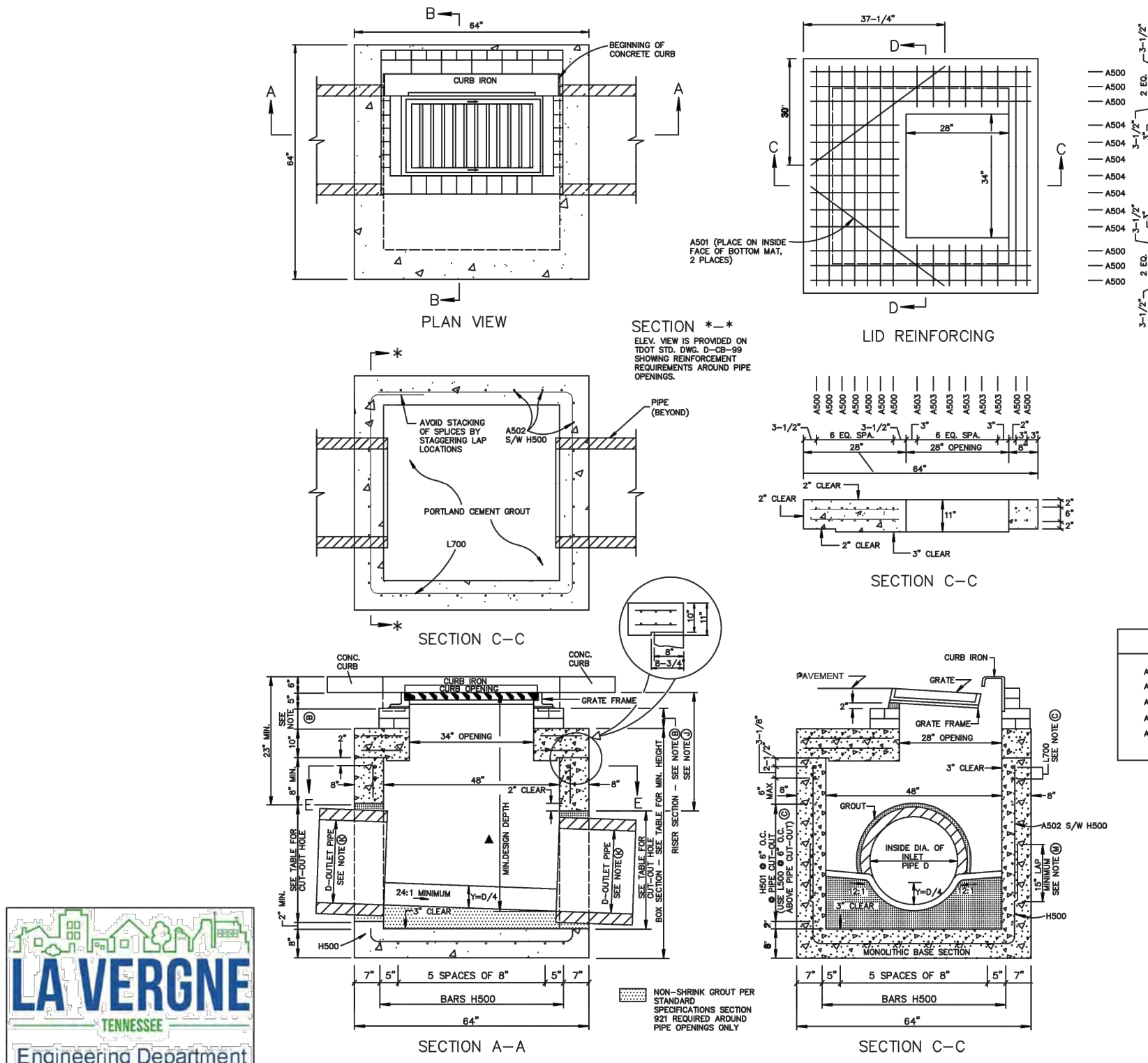
Chaney Place
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La Vergne, Tennessee

PIPE	INV. IN (FT)	INV. OUT (FT)	LENGTH (FT)	SLOPE (%)	MATERIAL	SIZE (IN)
A	616.11	615.60	19	2.64	RCP III	19x30
B	617.30	616.50	50	1.60	RCP III	15
C	619.86	616.11	148	2.52	RCP III	19x30
D	629.30	619.86	257	3.67	RCP III	24
E	Intentionally not used					
F	631.90	629.30	50	5.19	RCP III	24
G	622.09	622.00	17	0.50	RCP III	24
H	622.52	622.34	37	0.50	RCP III	15
I	622.90	622.52	75	0.50	RCP III	15
J	622.06	622.00	6	1.00	RCP III	18
J1	622.28	622.06	44	0.50	RCP III	18
J2	622.39	622.28	21	0.50	RCP III	18
J3	623.71	622.64	71	1.50	RCP III	15
J4	627.96	623.71	122	3.50	RCP III	15
J5	629.03	627.96	54	2.00	RCP III	15
K	622.86	622.59	35	0.80	RCP III	18
L	623.20	622.86	48	0.70	RCP III	18
M	623.22	623.20	20	0.10	RCP III	15
N	623.70	623.41	28	1.02	RCP III	18
N1	626.40	623.95	82	3.00	RCP III	15
O	Intentionally not used					
P	Intentionally not used					
Q	628.49	626.40	70	3.00	RCP III	15
R	633.05	628.49	114	4.00	RCP III	15
R1	634.25	633.05	80	1.50	RCP III	15

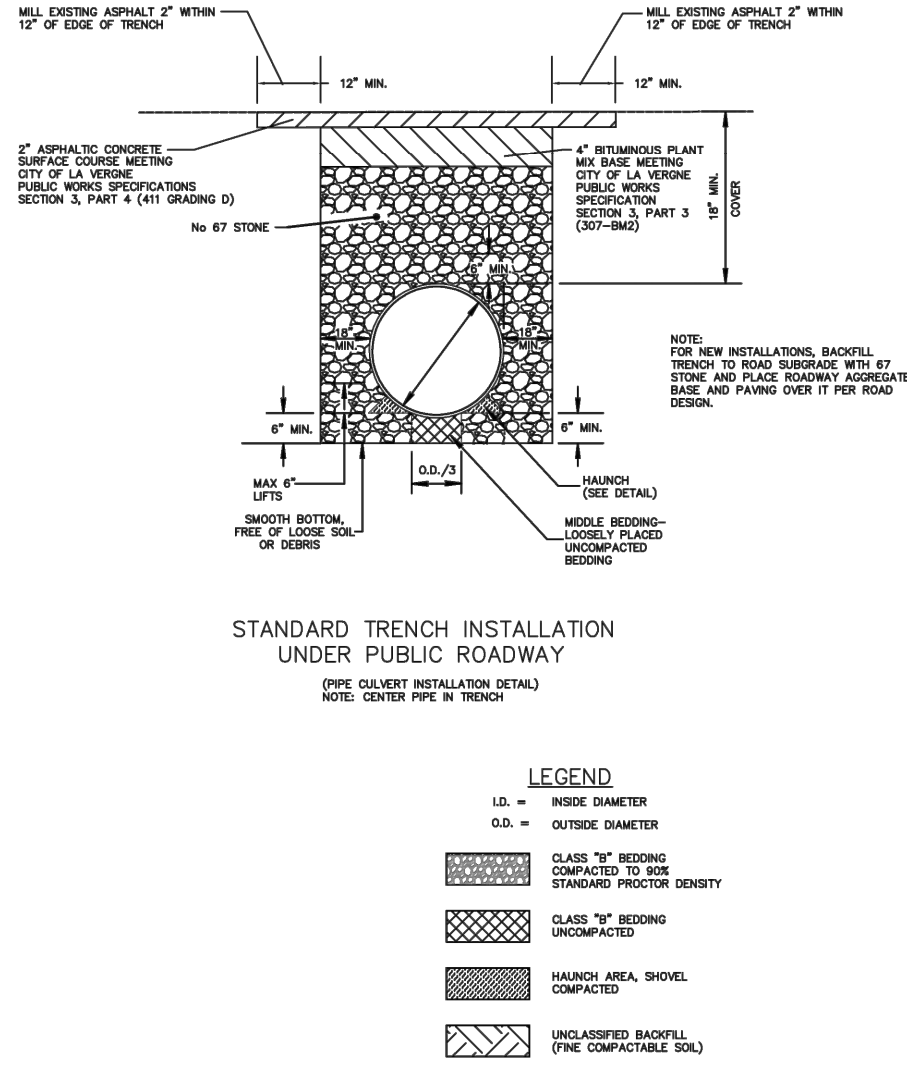
STR#	T.O.C	INV. IN (FT)	INV. OUT (FT)	CASTING	TYPE
1	619.0	616.50(B),616.11(C)	616.11	JBS 1111	Junction Box
2	623.9	619.86(D)	619.86	JBS 3080	Single Curb Inlet
3	625.4	622.59(K),622.34(H)	622.09	JBS 4075	Catch Basin
4	625.0	622.52(I)	622.52	JBS 2272	Catch Basin
5	626.5	-	622.90	JBS 2272	Catch Basin
6	626.9	623.71(J4)	623.71	JBS 4075	Triple Catch Basin Drain
6A	633.0	627.96(J5)	627.96	JBS 4075	Catch Basin
6B	631.5	-	629.03	JBS 2272	Catch Basin
7	625.7	622.86(L)	622.86	JBS 3103	Single Curb Inlet
8	625.7	-	623.22	JBS2272	Catch Basin
9	626.1	623.41(N),623.20(M)	623.20	JBS 2272	Catch Basin
9A	626.7	623.95(N1)	623.70	JBS 4075	Catch Basin
10	630.1	626.40(Q),626.40(O)	626.40	JBS 4075	Catch Basin
11	Intentionally not used				
12	Intentionally not used				
13	633.3	628.49(R)	628.49	JBS 4075	Double Catch Basin
13A	637.8	633.05(R1)	633.05	JBS 3103	Single Catch Basin
14	638.7	-	634.25	JBS 4075	Catch Basin
15	625.9	622.06(J1)	622.06	JBS 3103	Single Curb Inlet
15A	625.6	622.28(J2)	622.28	JBS 3103	Single Curb Inlet
15B	625.3	622.64(J3)	622.39	JBS 4075	Catch Basin
16	632.9	629.30(F)	629.30	JBS 2272	Catch Basin
HW1	-	-	615.60	-	HW OUTLET
HW2	Intentionally not used				
HW3	Intentionally not used				
HW4	-	-	622.00	-	HW OUTLET
HW5	-	-	622.00	-	HW OUTLET
HW6	-	631.9	-	-	HW INLET
OS1	Pond Outlet Structure, See Detail				



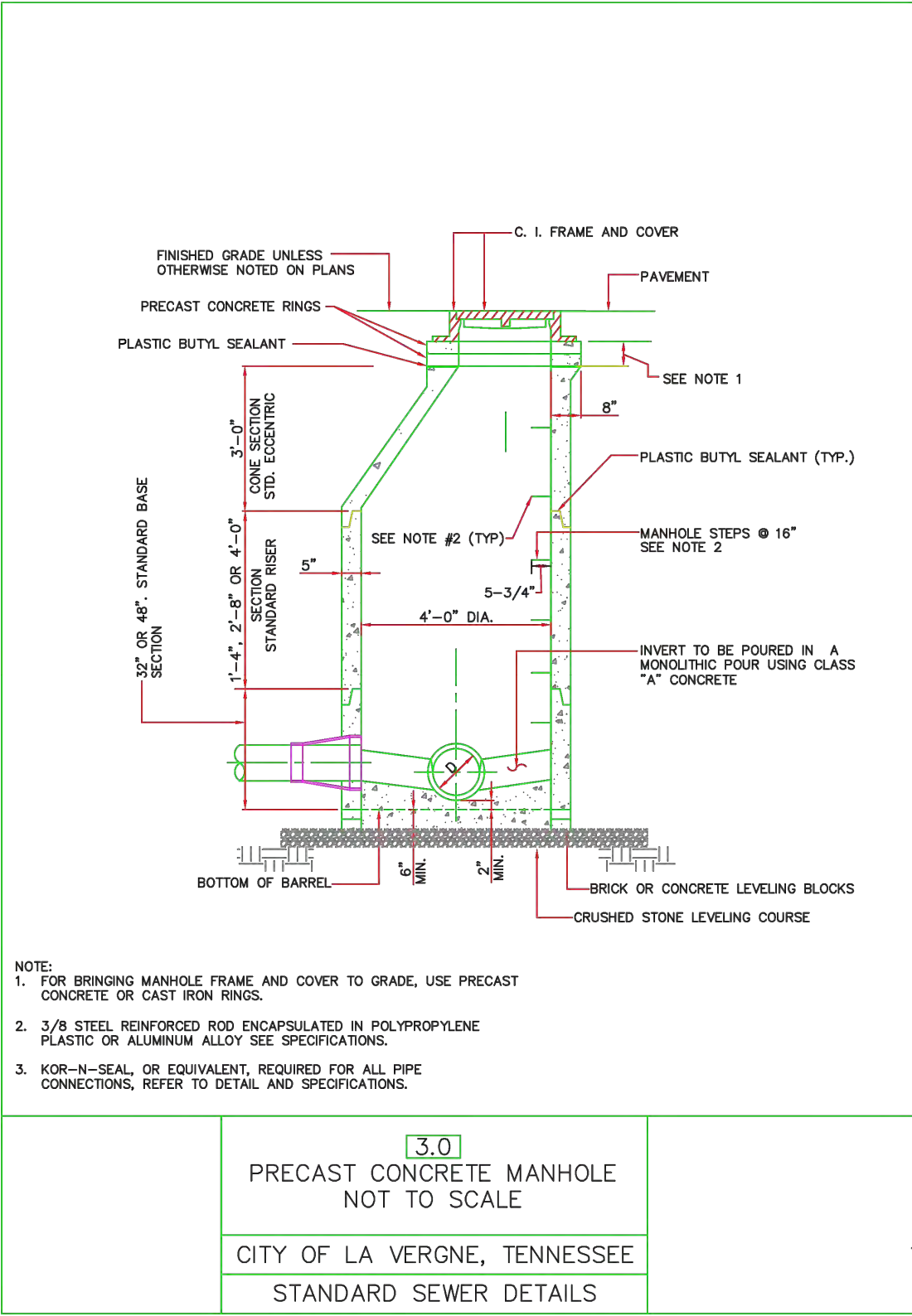
Details



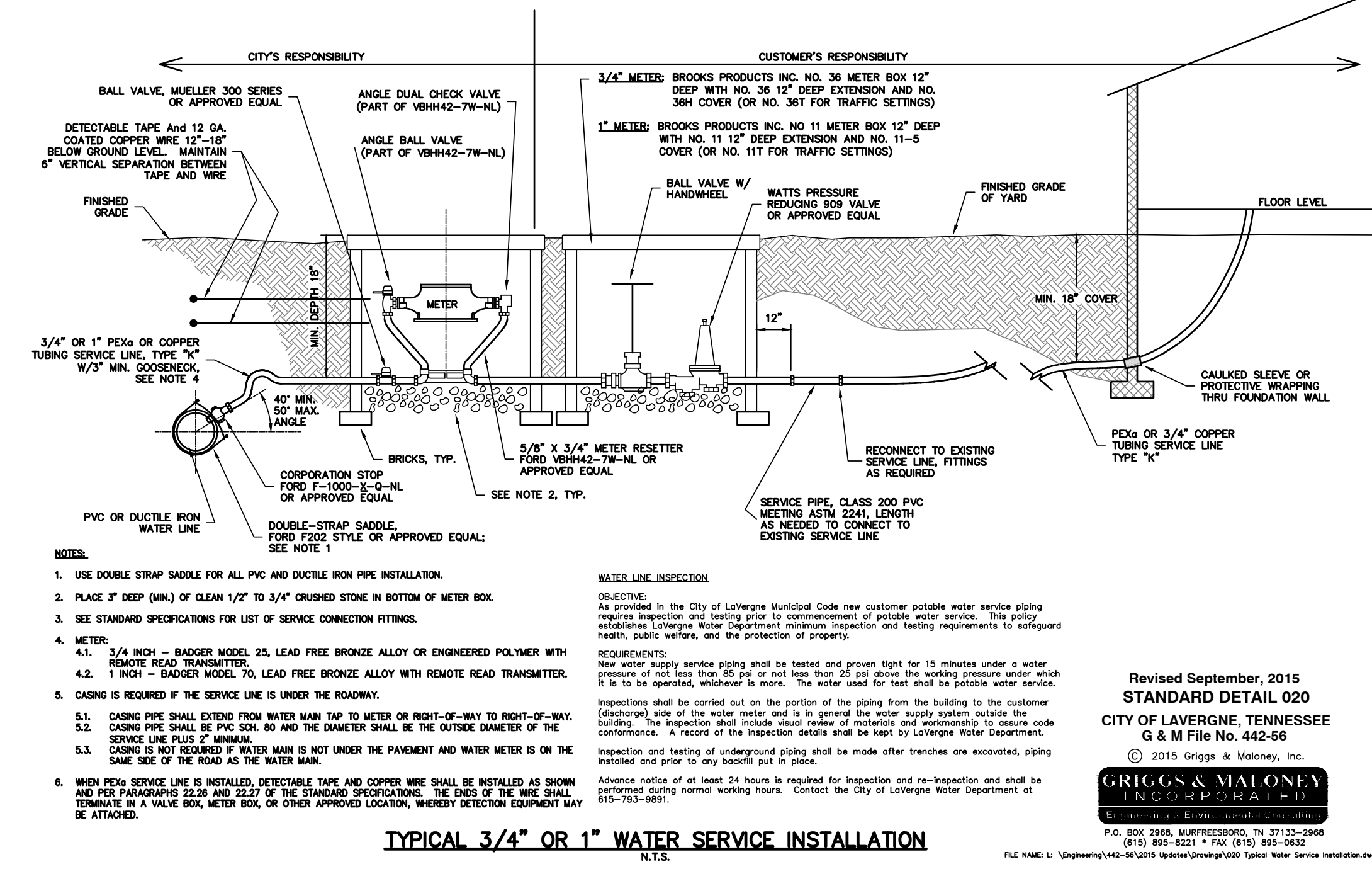
Revised November 2024
STANDARD DETAIL S001
CITY OF LA VERGNE, TENNESSEE



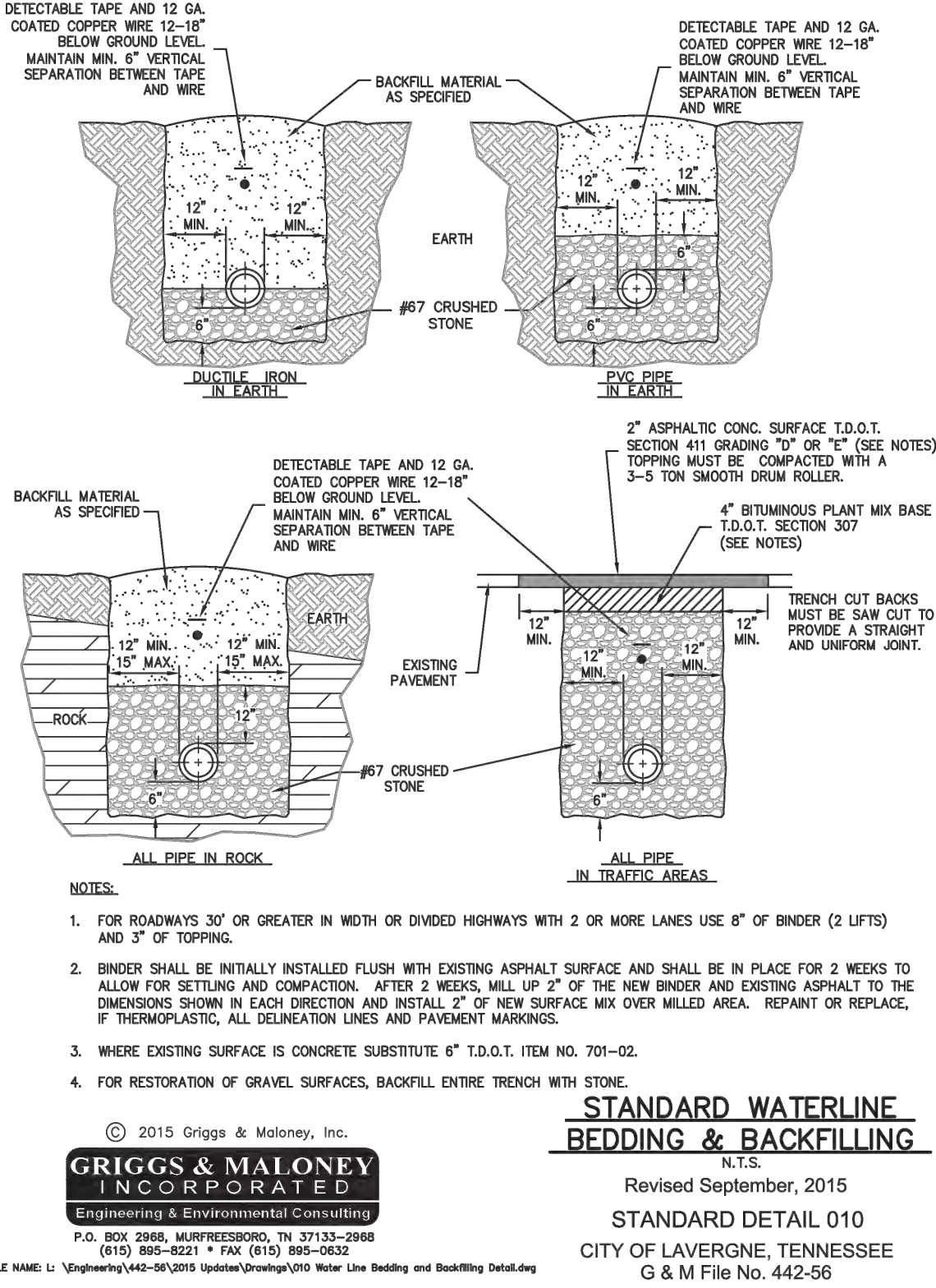
Revised November 2024
STANDARD DETAIL S001
CITY OF LA VERGNE, TENNESSEE



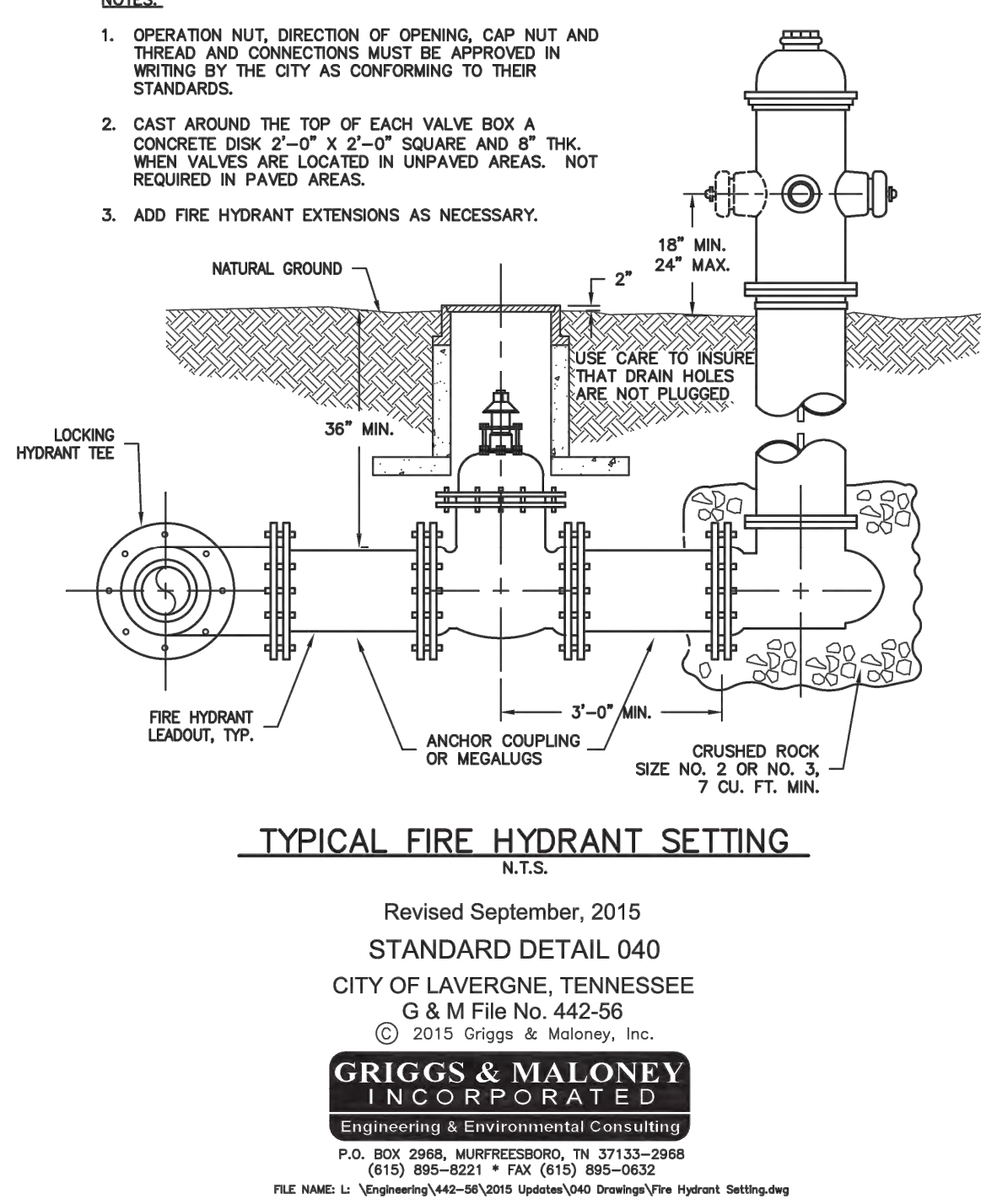
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PRECAST CONCRETE MANHOLE
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS



3.0
TYPICAL 3/4\"/>



3.0
STANDARD WATERLINE
BEDDING & BACKFILLING
N.T.S.
Revised September, 2015
STANDARD DETAIL 010
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56



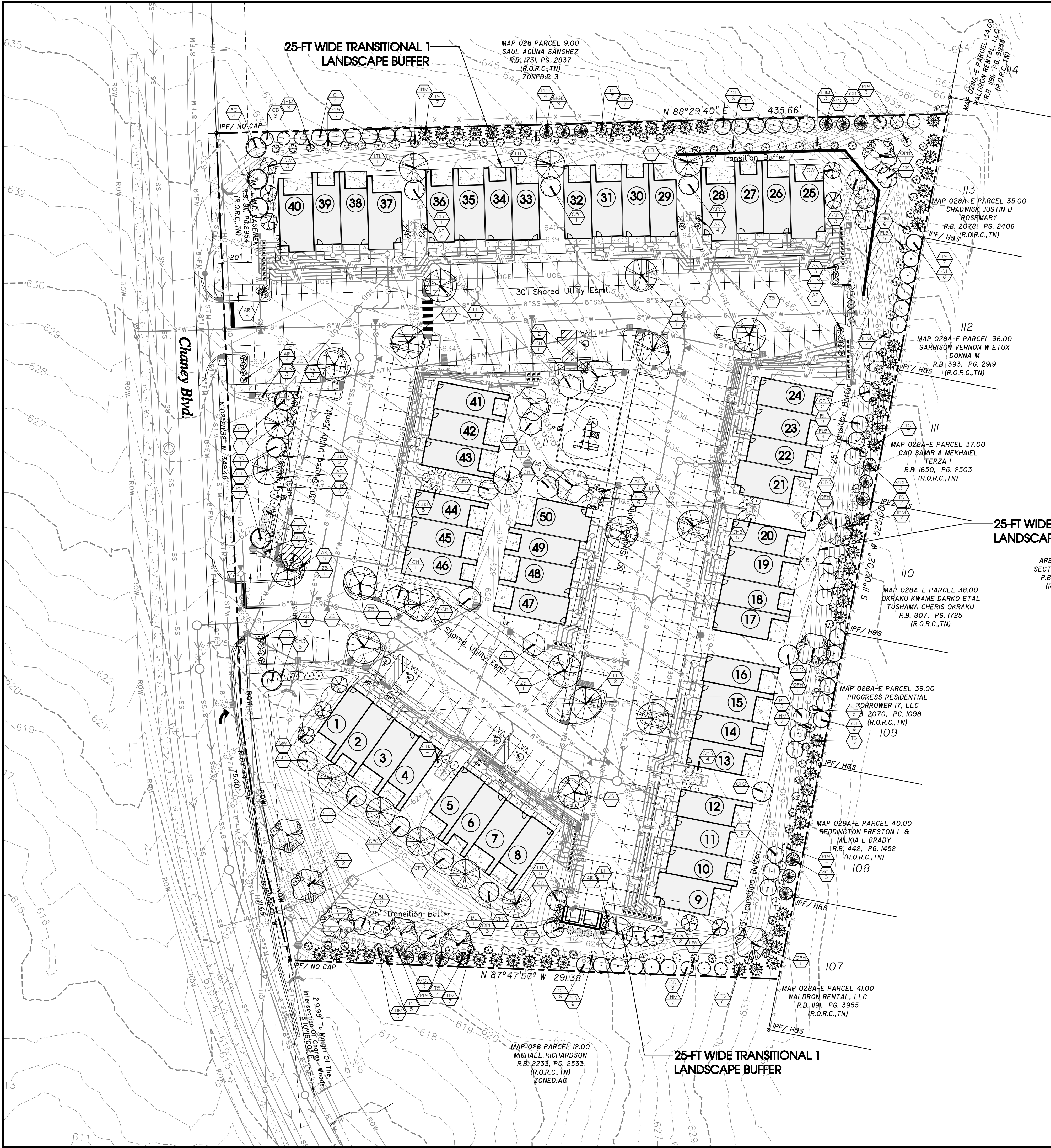
3.0
TYPICAL FIRE HYDRANT SETTING
N.T.S.
Revised September, 2015
STANDARD DETAIL 040
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56
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INCORPORATED
Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-8221 • FAX (615) 895-0632
FILE NAME: U:\Engineering\442-56\2015 Update\040 Drawings\Fire Hydrant Setting.dwg

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
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Chaney Place
237 & 245 Chaney Blvd.
La Vergne, Tennessee

REVISED: 8-21-2023: PC, Workshop Comments	Details
6-17-2024: Utility Comments	
7-24-2024: Utility Comments	
5-27-2025: QA/QC Revisions	
DRAWN: SJA/CFB3	C4.3
DATE: 7-31-2023	
CHECKED: MAT	
FILE NAME: 22118project	
SCALE: None	
JOB NO. 22118	SHEET:



Chaney Blvd

LANDSCAPE PLAN

SITE DATA
SITE AREA: 4.30 ACRES
SITE ZONING: R-3

LANDSCAPE REQUIREMENTS (AS PER ARTICLE 3.130 SECTION C)

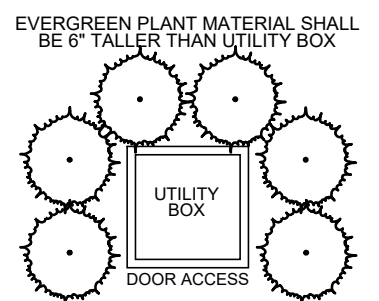
	REQUIRED	PROVIDED
CANOPY TREES 50 LOTS x 1 TREE	50 TREES	50 TREES
UNDERSTORY TREES 50 LOTS x 1 TREE	50 TREES	50 TREES

- PLAN NOTES:
- ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
 - ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
 - ALL NEW PLANT MATERIAL AND SOD AREAS SHALL BE IRRIGATED.
 - ALL SHRUBS TO BE 3' BACK OF CURB.
 - ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL III FESCUE SEED OR SOD.
 - ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED ELEMENT(S) (TREES, SHRUBS, ETC.)
 - PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE, AND INSIDE THE ROW.

- PLANTING SCHEDULE NOTES
- SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
 - NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
 - SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
 - REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF LAVERGNE PLANNING DEPARTMENT (615) 213-2624 PRIOR TO INSTALLATION.
 - ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.

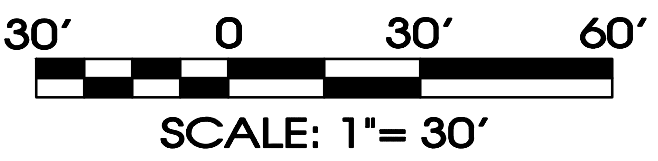
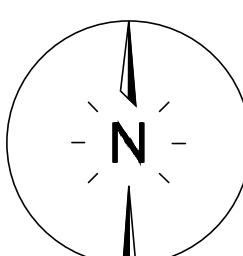
25-FT WIDE TRANSITIONAL 1 LANDSCAPE BUFFER

ARBOR HEIGHTS
SECTION I PHASE 2
P.B. 23, PG. 16
(R.O.R.C., TN)



NOTE: UTILITY BOXES NOT SHOWN ON PLANS SHALL BE IDENTIFIED IN THE FIELD AND SCREENED WITH EVERGREEN PLANTING AS SHOWN ABOVE.

UTILITY BOX SCREENING
NOT TO SCALE



SITE ENGINEERING CONSULTANTS

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LANDSCAPE ARCHITECTURE

MURFREESBORO, TENNESSEE 37129

850 MIDDLE TENNESSEE BOULEVARD

PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567

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SEC, Inc.

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Chaney Blvd

La Vergne, Tennessee

Landscaping Plan

L1.0

REVISIONS:

DRAWN: KMG

DATE: 06-30-2025

CHECKED:

RSM

FILE NAME:

22118project_LA

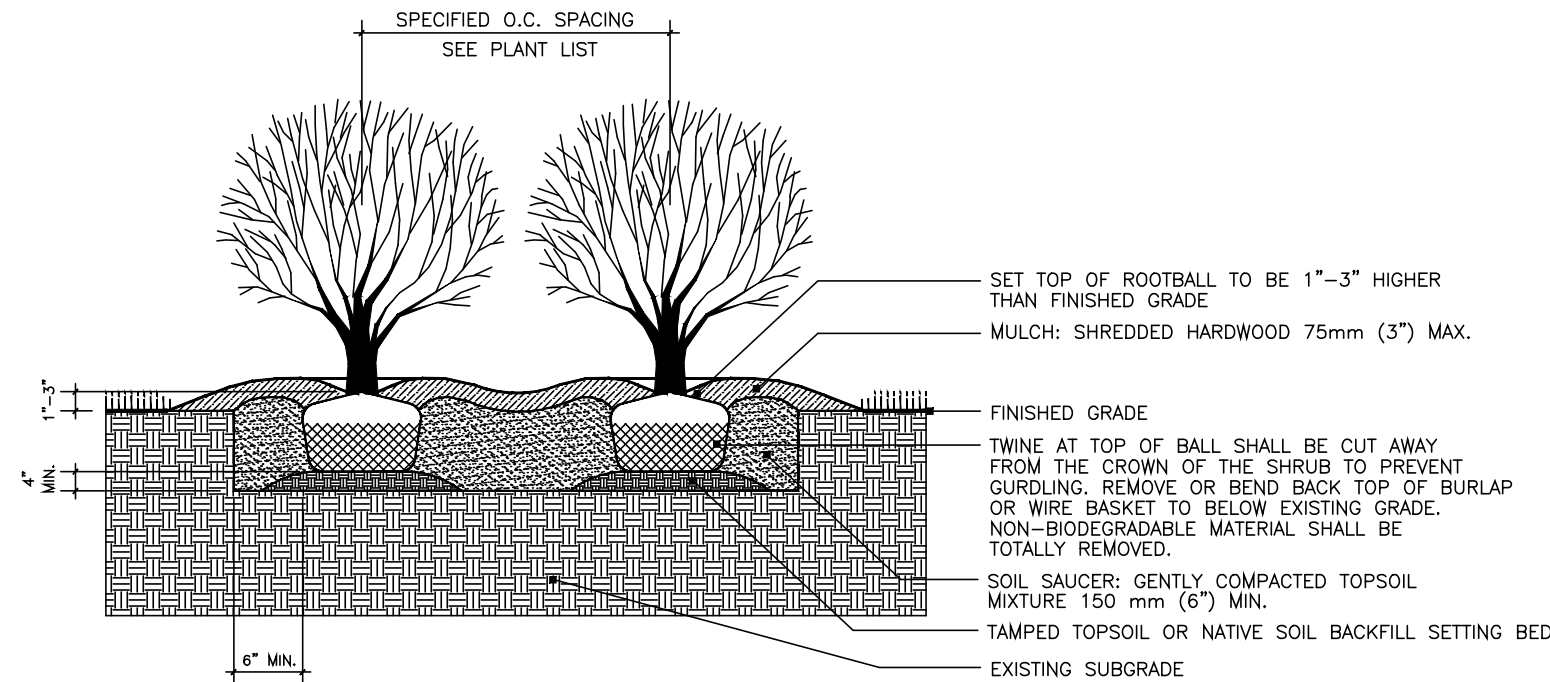
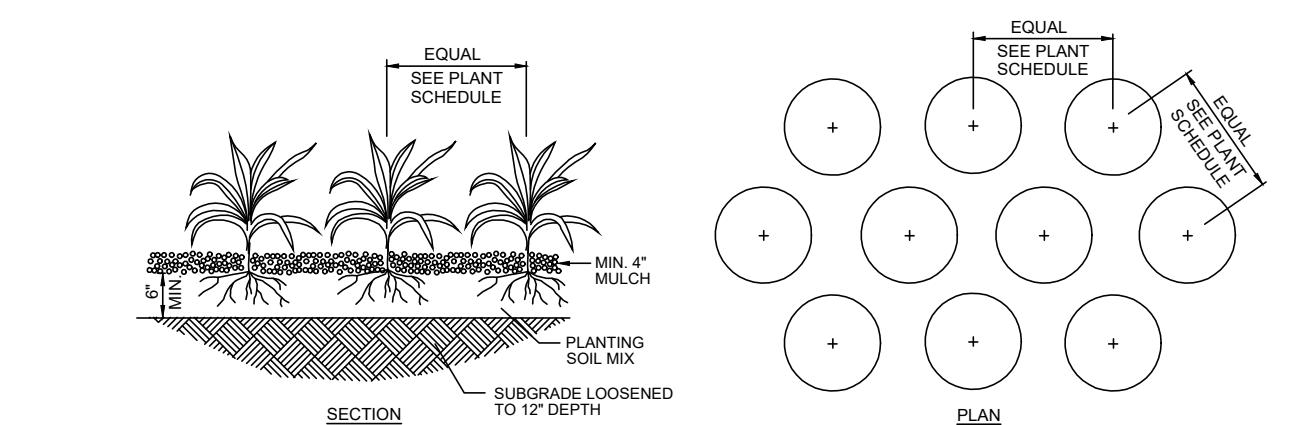
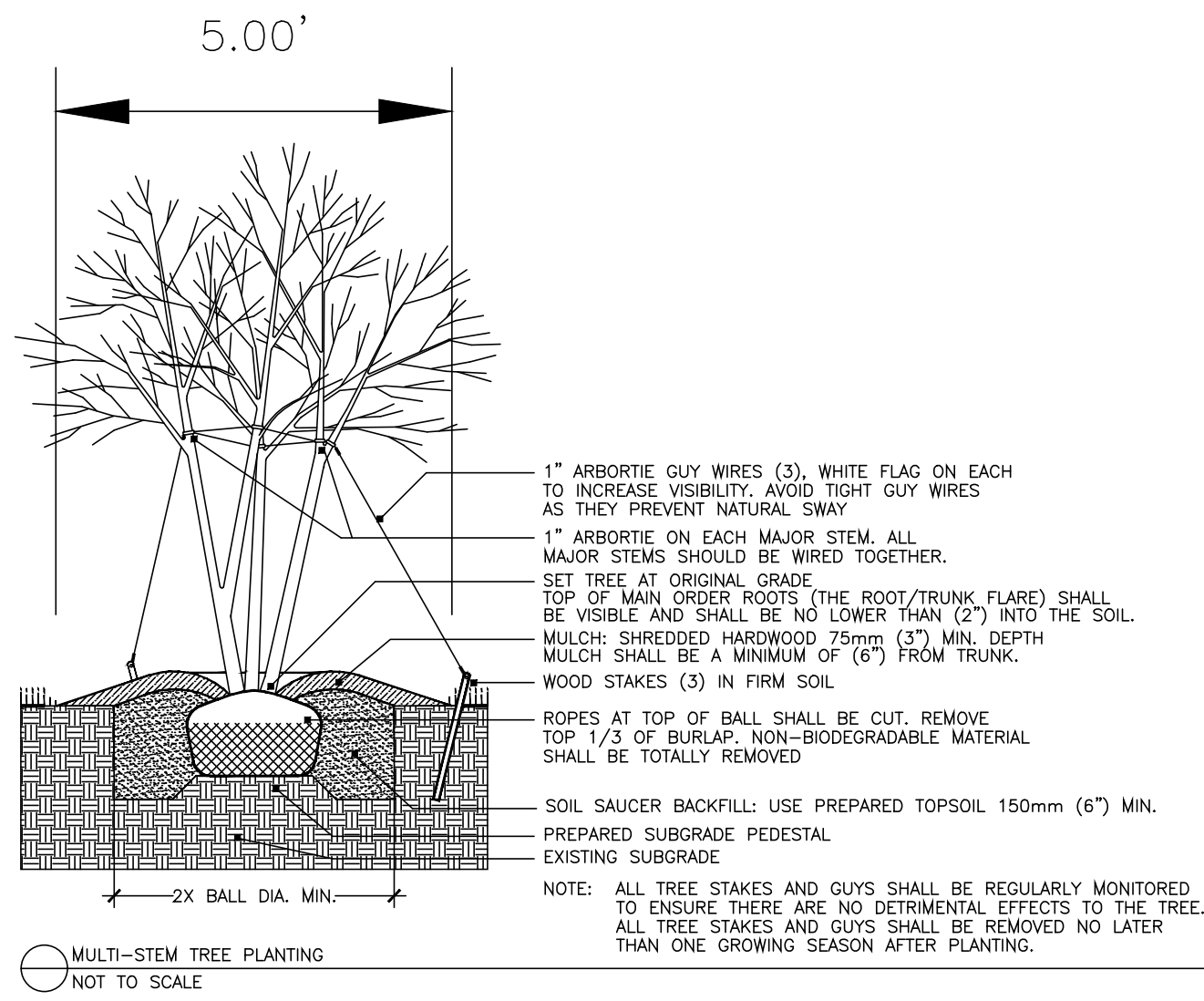
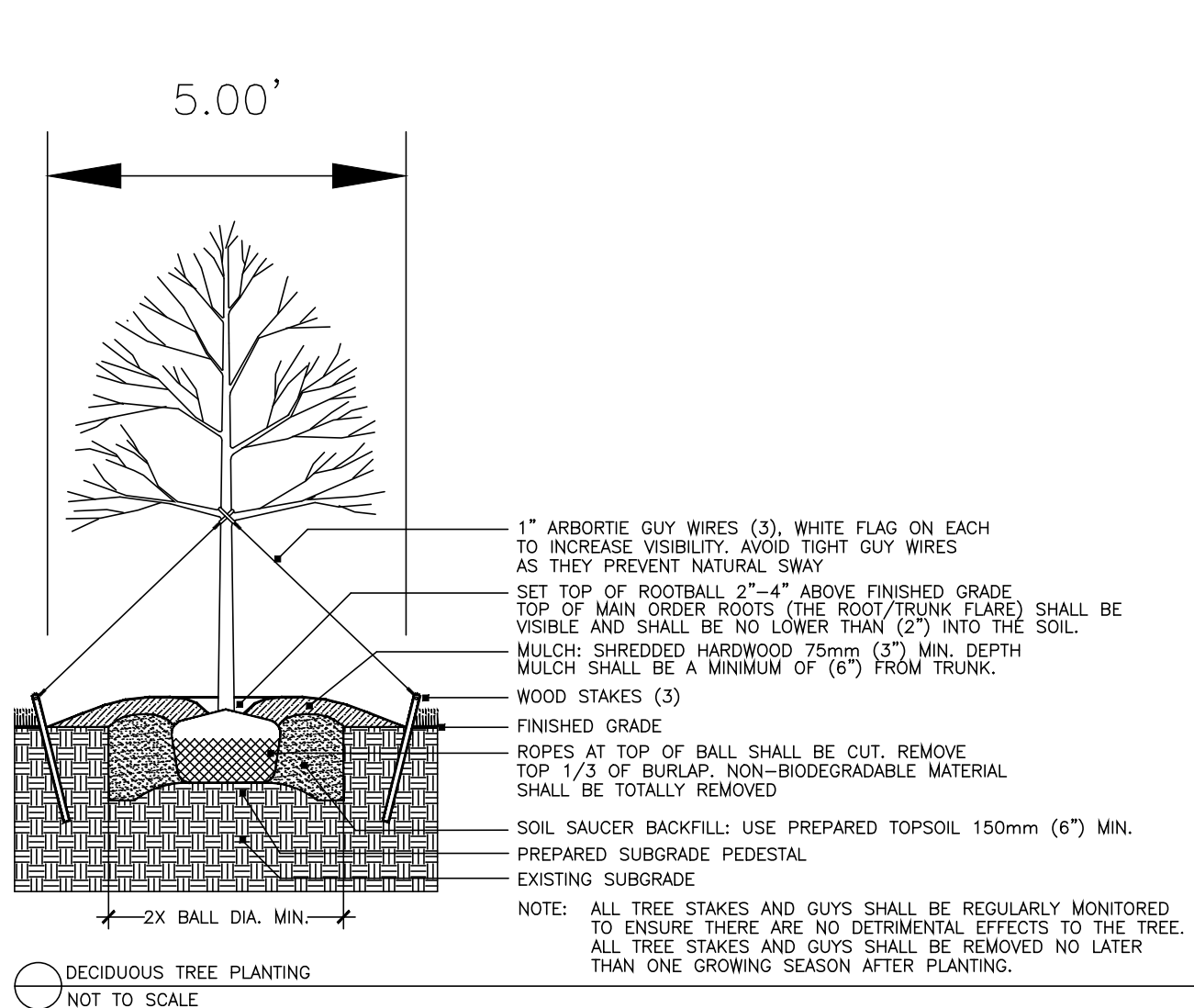
SCALE:

1" = 30'

JOB NO.

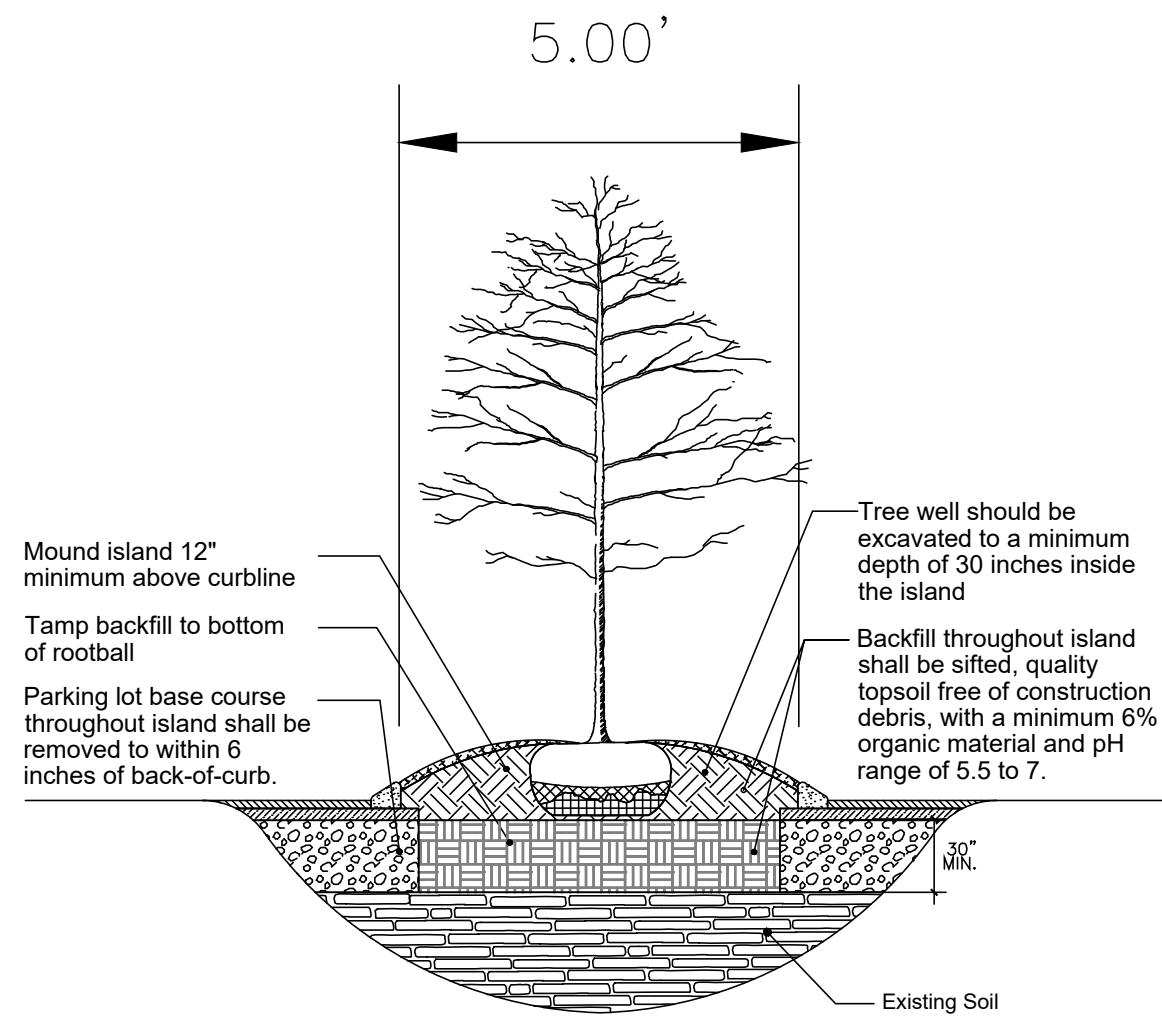
22118

SHEET:

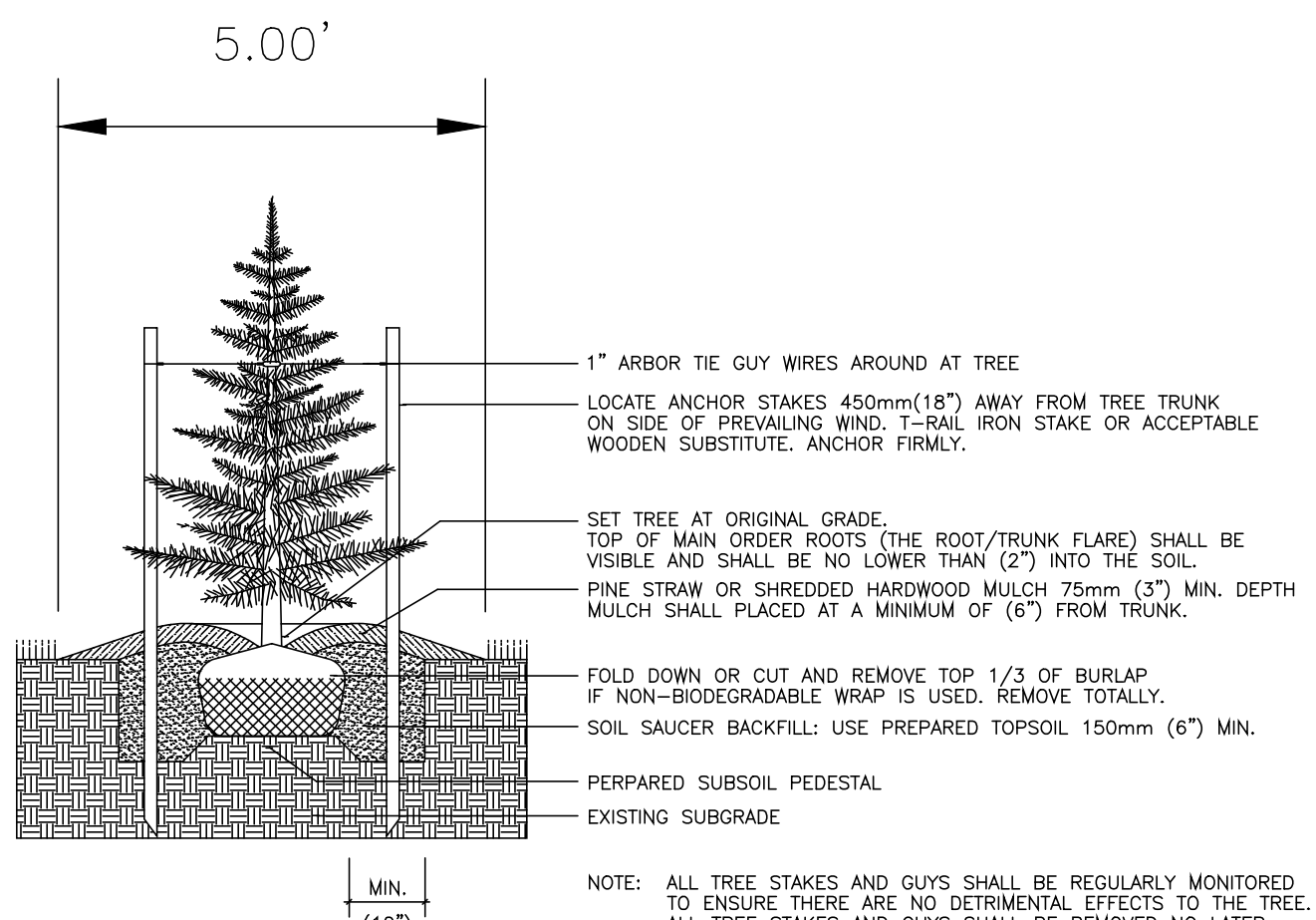


GROUND COVER & PERENNIAL PLANTING
NOT TO SCALE

SHRUB PLANTING – BALL AND BURLAP – MULTIPLE
NOT TO SCALE



Tree Planting Detail
For Parking Lot Island or Median



EVERGREEN TREE PLANTING
NOT TO SCALE

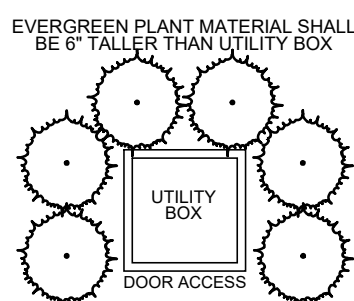
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
BUFFER TREES									
	CD	9	CEDRUS DEODARA 'BRACKEN'S BEST CEDAR' / BRACKEN'S BEST DEODAR CEDAR	B # B		6'	4'	10' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	CJ	30	CRYPTOMERIA JAPONICA 'RADICANS' / JAPANESE CEDAR	B # B		6'	4'	10' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	MGD	15	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM / SOUTHERN MAGNOLIA	B # B		6'	4'	10' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	TS	60	THUJA STANDISHII X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B # B		6'	4'	10' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
DECIDUOUS TREES									
	ASL	3	ACER SACCHARUM 'LEGACY' / LEGACY SUGAR MAPLE	B # B	3'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	LT	9	LIRIODENDRON TULIPIFERA / TULIP TREE	B # B	3'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	LTL	11	LIRIODENDRON TULIPIFERA 'LITTLE VOLUNTEER' / LITTLE VOLUNTEER TULIP POPLAR TREE	B # B	3'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	QPH	9	QUERCUS PHELLOS 'HIGHTOWER' / WILLOW OAK	B # B	3'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	QW	10	QUERCUS X WAREI 'LONG' TM / REGAL PRINCE OAK	B # B	3'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	ZS	8	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	B # B	3'CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
UNDERSTORY TREES									
	BL	15	BETULA NIGRA 'LITTLE KING' TM / FOX VALLEY BIRCH	B # B	2'CAL	14' - 16'		AS SHOWN	4' CLEAR TRUNK, MULTI-CANE VARIETY, 3-CANE MIN., 3/4 INCH MIN. PER CANE, SYMMETRICAL CANOPY, MATCHED*
	CFC	12	CORNUS FLORIDA 'COMCO NO. 1' / CHEROKEE BRAVE DOGWOOD	B # B	2'CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, FULL CANOPY, MATCHED*
	CH	6	CERCIS CANADENSIS 'HEARTS OF GOLD' / HEARTS OF GOLD REDBUD	B # B	2'CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, FULL CANOPY, MATCHED*
	CR	10	CORNUS X 'RUTBAN' / AURORA FLOWERING DOGWOOD	B # B	2'CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, FULL CANOPY, MATCHED*
	PO	7	PRUNUS X OKAME / OKAME CHERRY	B # B	2'CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, FULL CANOPY, MATCHED*
BUFFER SHRUBS									
	IHM	66	ILEX HYBRID 'MAGLAND' / OAKLAND HOLLY	CONT.		30"	18"	5' O.C.	DENSE, FULL, MATCHED
	PLS	45	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA LAUREL	CONT.		30"	18"	5' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
SCREENING SHRUBS									
	AR	44	ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA	CONT.		36"	36"	4' O.C.	DENSE, FULL, MATCHED
	CH3	42	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS' / DUKE GARDENS PLUM YEW	CONT.		36"	36"	5' O.C.	DENSE, FULL, MATCHED
	CHF	8	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA' / UPRIGHT JAPANESE PLUM YEW	CONT.		36"	36"	5' O.C.	DENSE, FULL, MATCHED
	ICP	6	ILEX CRENIATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	CONT.		30"	18"	2' O.C.	DENSE, FULL, MATCHED

MATCHED - TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
MATCHED BY BRANCH HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
4. TREAT ALL LANDSCAPE BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AREAS AND LAWNS PER PROJECT SPECIFICATIONS UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
7. PROVIDE TREES, SHRUBS, AND PLANTS OF QUALITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
8. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
9. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
10. THE QUANTITIES INDICATED ON THE PLANT SCHEDULE AND PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THOSE QUOTATIONS. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
11. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
12. SEED OR SOO ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTING BEDS.
13. SHRUBS AND GROUND COVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
14. UPON COMPLETION AND FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, A THREE (3) YEAR LANDSCAPE MAINTENANCE BOND WILL BE REQUIRED. THIS BOND SHOULD BE SUBMITTED IN THE NAME OF THE PROPERTY OWNER OF RECORD OR A LEASE HOLDER WHO HAS TEN (10) YEARS OR MORE REMAINING ON A CURRENT LEASE. THE PROPERTY OWNER/LEASE HOLDER SHOULD ALLOW ADEQUATE TIME TO OBTAIN THE BOND AS THIS PROCESS MAY BE LENGTHY AND MAY DELAY THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.



NOTE: UTILITY BOXES NOT SHOWN ON PLANS SHALL BE IDENTIFIED IN THE FIELD AND SCREENED WITH EVERGREEN PLANTS AS SHOWN ABOVE.

UTILITY BOX SCREENING
NOT TO SCALE



SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE

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Chaney Blvd

La Vergne, Tennessee

Landscaping Details & Notes

REVISED: _____
DRAWN: KMG
DATE: 06-30-2025
CHECKED: RSM
FILE NAME: 22118project_LA
SCALE: NA
JOB NO. 22118
SHEET: _____

L2.0



2. SEE LIGHTING SCHEDULE FOR MOUNTING HEIGHTS. NO LIGHT SHALL BE MOUNTED 16' ABOVE FINISHED GRADE.

3. PROPOSED PRODUCT SUBSTITUTIONS SHALL HAVE DESIGN SPECIFICATION EQUAL OR COHERENT WITH THE SITE PHOTOMETRIC CALCULATIONS. ALL SUBSTITUTIONS MUST BE SUBMITTED FOR REVIEW TO THE CITY OF LA VERGNE BEFORE SUBSTITUTIONS CAN BE APPROVED.

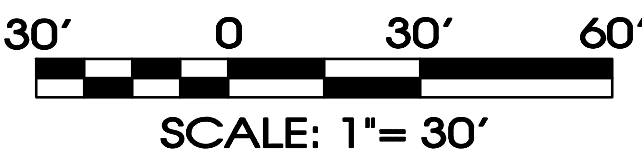
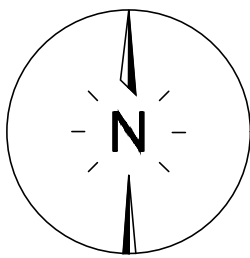
4. ALL PROPOSED POLES ADJACENT TO PROPERTY LINES SHALL HAVE A 35 DEGREE SHIELD AS SPECIFIED.

1. ALL LIGHTS SHALL BE LED.
2. MOUNTING HEIGHT SHALL INCLUDE ANY BASE THAT IT MAY BE MOUNTED UPON.
3. ALL LIGHT COLOR SHALL BE 4,000 KELVIN (WHITE LIGHT) UNLESS STATED OTHERWISE IN THE LIGHTING SCHEDULE.
4. NO SUBSTITUTIONS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT ON RECORD.
5. LIGHT FIXTURE SHALL BE DIECAST ALUMINUM. POLE MATERIAL SHALL BE STEEL.
6. ALL LIGHTING FIXTURES AND POLES SHALL BE BLACK.
7. ALL POLES SHALL BE SQUARE UNLESS NOTED OTHERWISE.
8. CONTRACTOR/INSTALLER SHALL VERIFY MANUFACTURE TEMPLATE BEFORE DRILLING HOLES FOR LIGHTING FIXTURES.
9. LIGHT POLE FOOTERS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER PER THE PROVIDED FOUNDATION DETAIL.

PLAYGROUND	
AVERAGE FOOT—CANDLES	0.91
MAXIMUM FOOT—CANDLES	1.6
MINIMUM FOOT—CANDLES	0.4
MINIMUM TO MAXIMUM FC RATIO	0.27
MAXIMUM TO MINIMUM FC RATIO	3.66
AVERAGE TO MINIMUM FC RATIO	2.10



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

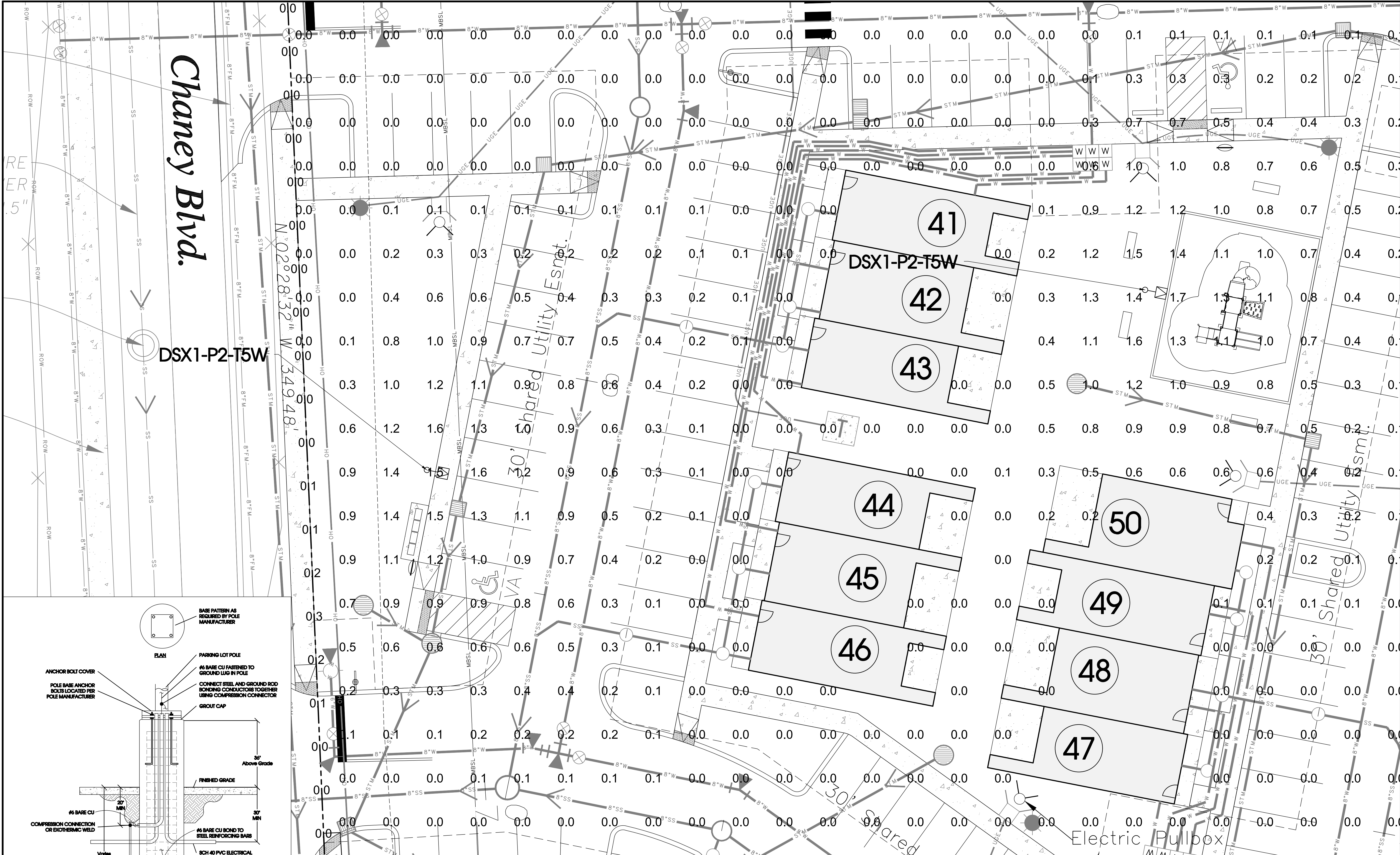


Chaney Blvd
La Vergne, Tennessee

Photometric Plan

REVISED				
DRAWN: SWL				
DATE: 06-25-2025				
CHECKED:				
RSM				
FILE NAME:				
22118project_PH				
SCALE:				
1" = 30'				
JOB NO.				
22118				
SHEET:				

PH 1.0



Chaney Blvd.

DSX1-P2-T5W

DSX1-P2-T5W

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LANDSCAPE ARCHITECTURE
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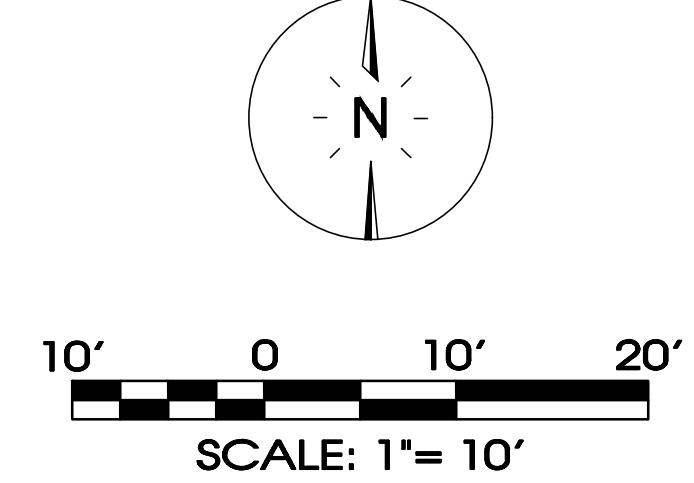
Chaney Blvd
La Vergne, Tennessee

Photometric Plan

PH 1.1

DRAWN: SWL
DATE: 06-25-2025
CHECKED: RSM
FILE NAME: 22118project_PH
SCALE: 1" = 10'
JOB NO. 22118
SHEET:

LUMINAIRE SCHEDULE						
CALLOUT	SYMBOL	DESCRIPTION	MOUNTING	MODEL	MOUNTING HEIGHT	LAMP DEPRECIATION
DSX1-P2-T5W		D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 5 Wide Houseside Shield	POLE	Lithonia Lighting, DSX1 LED P2 40K 70CRI T5W HS	16'	2 0.9



*FOOTING DEPTH TO BE CALCULATED BY STRUCTURAL ENGINEER
*INSTALL POLE AS PER MANUFACTURER SPEC.
PARKING LOT POLE FOOTING



Item #: 8. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by SEC, Inc. - 13.63 Acres. Property located off Wheeler Street (Tax Map 18K, Parcel 6). Current Zoning District: I-1 (Light Industrial) Zoning District; Proposed Zoning District: I-2 (Heavy Industrial) Zoning District. Property owned by 84 Lumber.

Reviewed By:
Bo Logan, City Planner

Summary:

84 Lumber has been operating in the La Vergne area for approximately twenty years and is seeking to grow. The parcel is currently zoned Light Industrial (I-1) and is identified as Parcel 6.00 of Tax Map 18K. 84 Lumber is requesting to rezone approximately 13.63 acres to Heavy Industrial (I-2), with approximately 1.28 acres remaining as Light Industrial (I-1) along Jefferson Pike.

The existing 84 Lumber property to the north is zoned Heavy Industrial (I-2). Land to the east is zoned Light Industrial (I-1). Land to the southeast, west, and southwest are zoned Medium Density Residential (R-2).

Currently, the parcel is vacant and heavily wooded, with a gas easement as its largest feature. The proposed site will be accessed through the existing 84 Lumber property, which is located on Wheeler Street.

Staff Comments / Technical Items:

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

Engineering (Gary Lide - glide@lavergneth.gov)
No Engineering Department Comments.

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

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

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

Police
No comments.

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

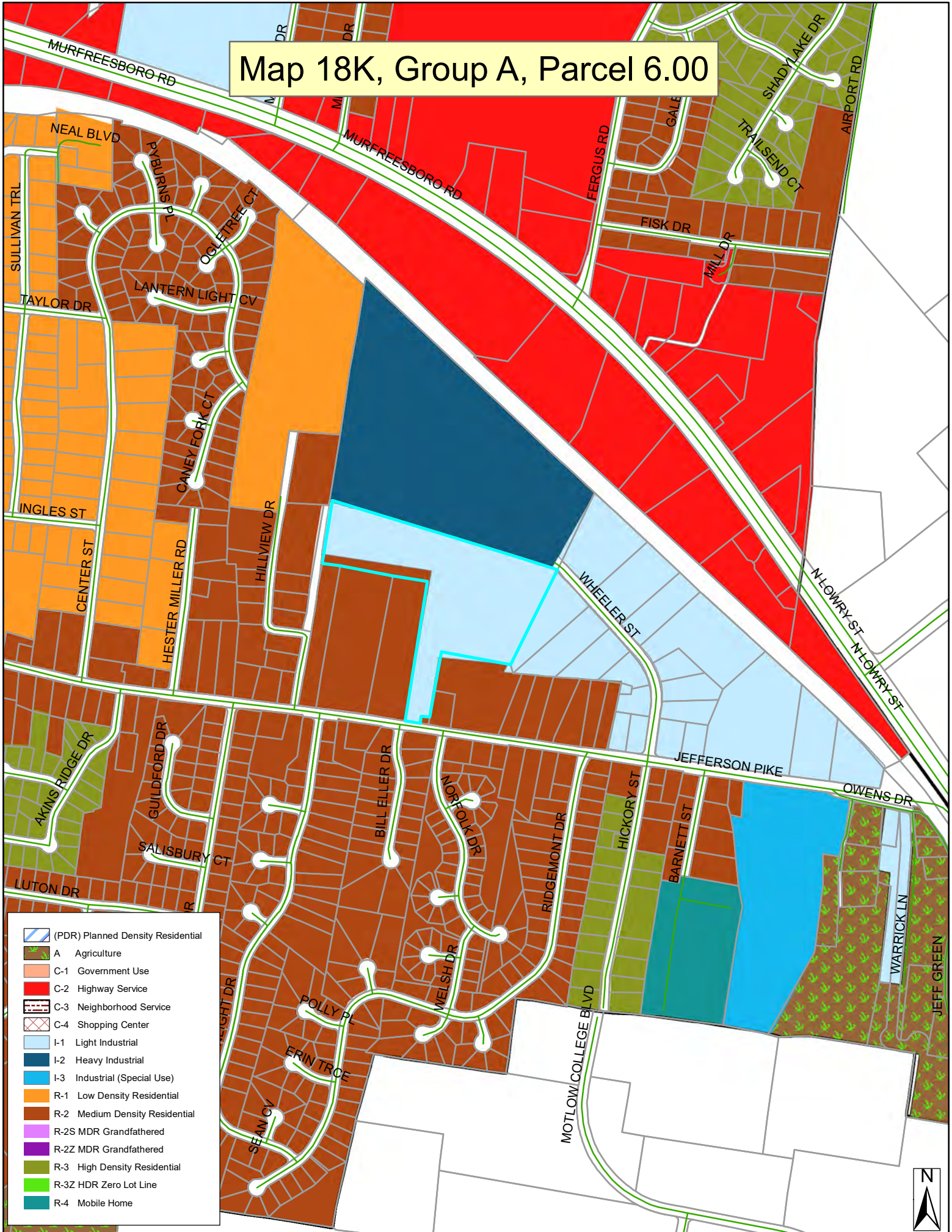
Map 18K, Group A, Parcel 6.00



Map 18K, Group A, Parcel 6.00



Map 18K, Group A, Parcel 6.00







CONCEPTUAL SITE PLAN
City of LaVergne, TN

LAND USE DATA:	
EXISTING ZONING:	I-1 (Light Industrial)
PROPOSED ZONING:	I-2 (Heavy Industrial)
TOTAL LAND AREA:	
PROPOSED AREA TO BE REZONED TO (I-2)	= ± 14.91 ACRES
AREA TO REMAIN ZONED (I-1)	= ± 13.63 ACRES
	= ± 1.28 ACRES

Existing Trees To Remain. Trees removed or damaged during construction shall be supplemented to achieve the Type 3 Transitional Buffer performance standards.

Existing Zoning to Remain I-1
±1.28 AC

Gas Easement

Proposed 13.62 Acres to be Rezoned to I-2

Proposed Access

Potential Storage Area

Existing 84 Lumber Site

Storage Area

Engineered Wood Product

PROPOSED 16,825 SF SHED
6,880 SF PRODUCTION AREA
100' x 168' x 12' CLEAR

GAS LINE EASEMENT FOR TEXAS EASTERN TRANSMISSION CORPORATION (DEED BOOK 108, PAGE 387)

WARNACK DAVID GLEN
RECORD BOOK: 160-2722

BELLSOUTH MOBILITY INC DBA
DEED BOOK: 581-796

TROBAUGH NEBERT R
DEED BOOK: 339-490

L B P INVESTORS
DEED BOOK: 672-235

ROSENBLUM JEROME
DEED BOOK: 531-696

BROWN CHRYSAL
Legal Reference: 1342-1494

RODRIGUEZ JOSE DARIO
Legal Reference: 609-624

JEFFERSON PIKE CHURCH OF CHRIST
RECORD BOOK: 110/1281

APPROXIMATE LOCATION EXISTING BUILDING

APPROXIMATE LOCATION EXISTING BUILDING

APPROXIMATE LOCATION EXISTING PAVEMENT

APPROXIMATE LOCATION EXISTING BUILDING

CHURCH WESLEYAN LIGHT HOUSE
RECORD BOOK: 124-882

WARNACK MARGARET
RECORD BOOK: 1316-2961

WARNACK MARGARET
DEED BOOK: 345-318

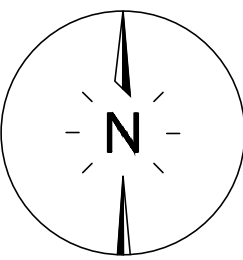
3R LLC
4/13

ELLER WILLIAM R JR
Legal Reference: 431-647

GAS LINE EASEMENT FOR TEXAS EASTERN TRANSMISSION CORPORATION (DEED BOOK 108, PAGE 387)

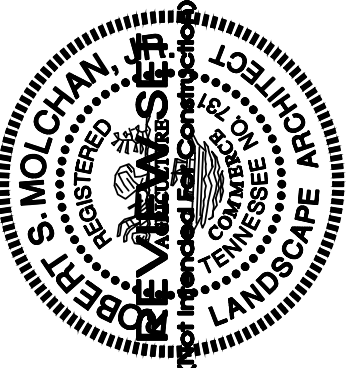
INSTALL NEW RPDA W HOT BOX

INSTALL NEW VAULT W COMBINED 6" FIRE & DOMESTIC METER



60' 0 60' 120'
SCALE: 1" = 60'

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC.
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and dimensioned on these drawings. The engineer/consultant assumes no responsibility for the assurance that the site is constructed in accordance with the construction plans.



84 Lumber
LaVergne, Tennessee

REVISIONS:
12-19-2022: Staff Comments
DRAWN: BPG
DATE: 11-28-2022
CHECKED: BPG
FILE NAME: 22778
SCALE: 1" = 60'
JOB NO. 22778
SHEET: CP1.0
Concept Plan



Item #: 9. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Thomas & Hutton - 32.5 Acres. Property located at 180 Blair Road (Tax Map 29, Parcel 42). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Evergreen Venture Capital, LLC.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

The parcel is currently zoned Low Density Residential (R-1) and is identified as Parcel 042.00 of Tax Map 029.00. The applicant is requesting to rezone approximately 32.50 acres to High Density Residential (R-3) along Blair Road.

The property to the north is currently zoned High Density Residential (R-3). Land to the east is zoned Low Density Residential (R-1). Lands to the west and southwest, as well as south are zoned Planned Density Residential (PDR).

Currently, the parcel is vacant and heavily wooded, with the remnants of a dilapidated house as its largest feature. The proposed site will be accessed by Blair Road.

Staff Comments / Technical Items:

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

No comments

Engineering (Gary Lide - glide@lavernetn.gov)

1. (For information) A traffic study will be required with the Site Plan submittal for this property.
2. (For information) Improvements to Blair Road will likely be required for development of this site as R3. These improvements will be identified as necessary for the safety of the people who will be living on this site due to the increased occupancy and traffic allowable under R3 zoning. These improvements may include widening of Blair Road, flattening the curve in Blair Road at the eastern end of this property, and possibly other items.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

No comments.

Codes (Joe White - jwhite@lavernetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavernetn.gov)

No comments.

Police

No comments.

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

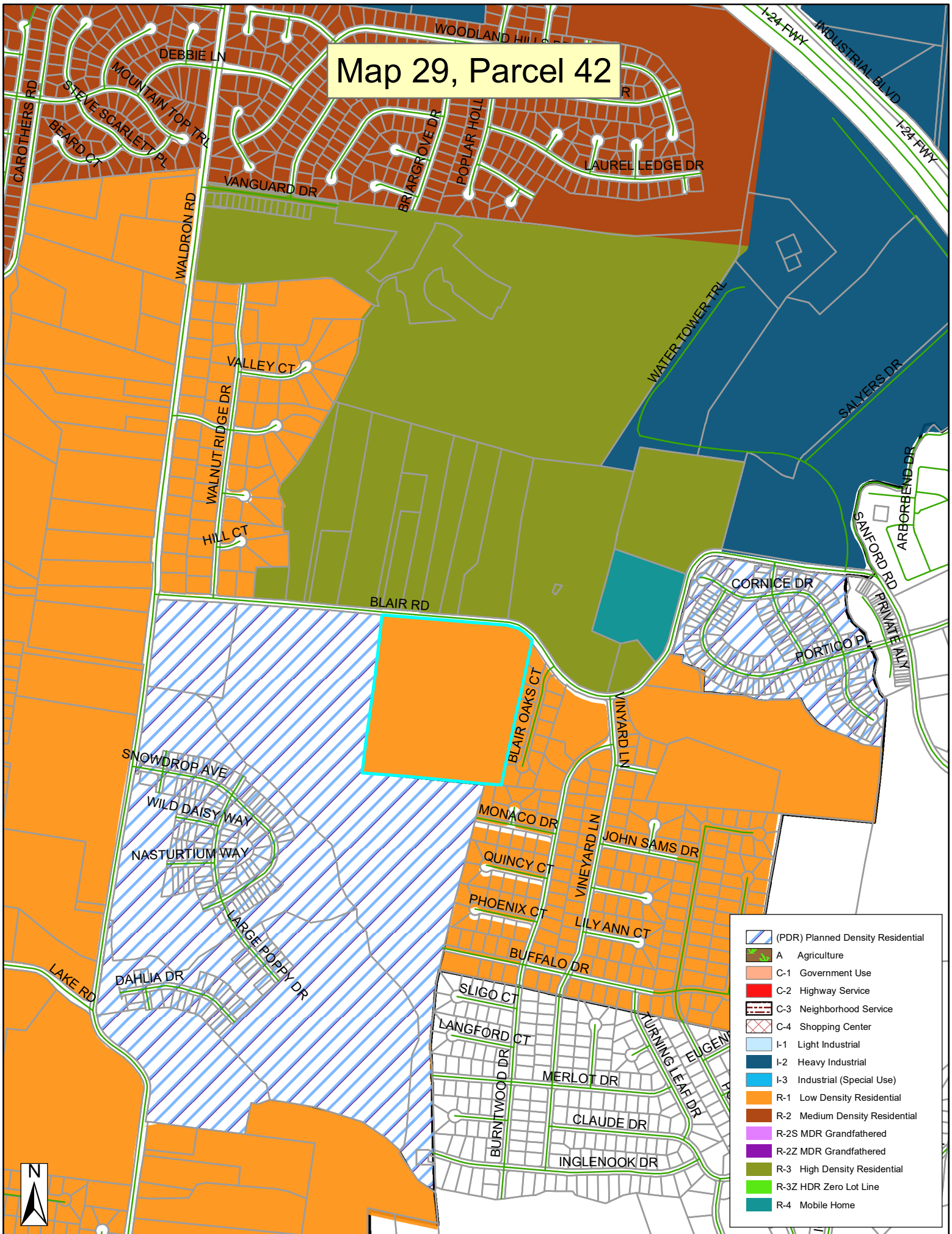
Map 29, Parcel 42



Map 29, Parcel 42



Map 29, Parcel 42



- (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





**CITY OF LA VERGNE
PLAN REVIEW APPLICATION**

For Staff Use Only

Project Name: <u>BLAIR ROAD</u>	Date: <u>6-27-25</u>	Fee: <u>1,150⁰⁰</u>
---------------------------------	----------------------	--------------------------------

Please submit Application Forms in person to the
City of La Vergne Codes Building Front Desk/City Planner

Project Name: BLAIR ROAD

Project Address: 180 BLAIR ROAD LA VERGNE TN 37086

Land Use Existing: R-1

Land Use Proposed: R-3

Existing Zoning District R-1

Tax Map(s) & Parcel Number(s): 029-042-00-000

Check one or more of the following:

- | | |
|---|--|
| ☐ Concept Plan for Major Subdivision | ☐ Site Plan |
| ☐ Preliminary Subdivision Plat for Major Subdivision | ☐ Variance* |
| ☐ Final Subdivision Plat for Minor Subdivision | ☐ Special Exception* |
| ☐ Final Subdivision Plat for Major Subdivision | ☐ Road or alley abandonment |
| ☐ Final Subdivision Plat for Condominium | |

*These requests require an additional application form.

******NOTE: A letter explaining the proposal must accompany all requests.******

Environmental Constraints on Site?

- | | | |
|---|-----|----|
| 1. Are there slopes of 12-20% or greater on site? | Yes | No |
| 2. Is the development located in a local regulatory flood plain/zone? | Yes | No |

Engineer/Designer (if applicable) Print Name THOMAS HUTTON

Address 500 11TH AVE STE 800 NASHVILLE TN Zip Code 37203

Daytime Phone 615-349-4990 Fax _____ E-mail: CLAXTONJ@tandh.com

Attorney (if applicable) Print Name _____

Address _____ Zip Code _____

Daytime Phone _____ Fax _____ E-mail _____

City of La Vergne Planning Department
5175 Murfreesboro Road
La Vergne, TN 37086
Phone: 615-287-8702 Fax: 615-213-8692

Contact PersonPrint Name HIRAN PATELAddress 900 S WILLOW AVE # 3469 COOKVILLE Zip Code 38501

Daytime Phone _____ Fax _____ E-mail _____

The undersigned has read the application associated with the above listed review request and is familiar with the information submitted herewith. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned warrants their authority to bind the owner and to subject the property to restrictions and conditions that may be attached to the proposed development.

Applicant (if other than owner)

Print Name _____ Signature _____

Address _____ Zip Code _____

Daytime Phone _____

Owner(s)Print Name EVERGREEN CAPITAL VENTURES, LLC
NANU PATEL Signature [Signature]Address 900 S WILLOW AVE # 3469 Zip Code 38501
COOKVILLE TN

Daytime Phone _____

Print Name _____ Signature _____

Address _____ Zip Code _____

Daytime Phone _____

City of La Vergne Planning Department
5175 Murfreesboro Road
La Vergne, TN 37086

Phone: 615-287-8702 Fax: 615-213-8692

City of La Vergne, Tennessee
5093 Murfreesboro Road, La Vergne, TN 37086 ♦ (615) 793-6295

REZONING REQUEST APPLICATION

For a Rezoning Request, the City of La Vergne **requires** the following:

1. Completion of this application. Please type or print the information in blue or black ink.
2. A map of the property. (See Zoning Ordinance for Specific Details.)
3. A label matrix with a list of Names **and** addresses of all adjacent property owners within 500 feet.
4. A legal description of the property, if available.
5. If the applicant is not the property owner, a letter from the property owner must be attached giving the applicant the authority to request rezoning.
6. A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
7. Payment of a Non-Refundable \$300.00 application fee. (Checks should be made payable to "City of La Vergne")

Request No. _____
(Assigned by the City Recorder)

Date Submitted: _____

SECTION 1 - Applicant Information (Any Correspondence from the City will be addressed to the applicant.)

☒ Property Owner ☐ Purchaser of Property ☐ Engineer ☐ Trustee
☐ Architect ☐ Other: _____

Name: NAVU PATEL Phone #: _____

Business: EVERGREEN CAPITAL VENTURES E-Mail: _____

Address: 900 S WILLOW AVE NO 3469 Best Way to Contact: _____
(Mail, E-Mail, Phone)

City: COOKVILLE State: TN Zip: 38501

SECTION 2 - Property Information for the Rezoning Request

Tax Map	Parcel(s)	Current Zoning District	Requested Zoning District	# of Acres	Property Owner
029 -	04200-000	R-1	R-3	32.5	EVERGREEN CAPITAL VENTURE, LLC

*** Reason for Rezoning must be included on an attached sheet.

Project Name: BLAIR ROAD

Project Address: 180 BLAIR RD LA VERGNE TN 37086

Existing Land Use: R-1

Proposed Land Use: P-3

Total Acreage of Project / Rezoning: 32.5

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to the Board of Mayor and Aldermen. The Board of Mayor and Aldermen must approve a Rezoning Ordinance on two readings and hold a public hearing before the rezoning request is considered approved.

Applicant's Signature:  Date: _____

Certification Statement

I hereby certify that Nanu Patel is the owner of the property located at 180 Blair Road LaVergne, TN which is the subject of this application, and that I, Nanu Patel, in my capacity as Managing Member, am authorized to sign this application on behalf of the owner.

I understand that knowingly providing false information on this Application may result in any action taken hereon being declared null and void. I further understand that pursuant to TCA 39-16-301 et seq., knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his duty is punishable as a Class B misdemeanor.

[Signature]
Signature

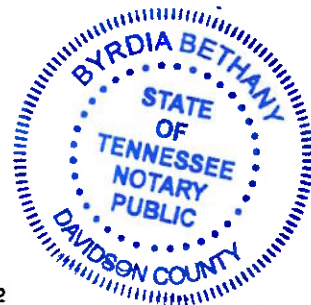
6/24/25
Date

NANU PATEL Managing member
Printed Name and Title

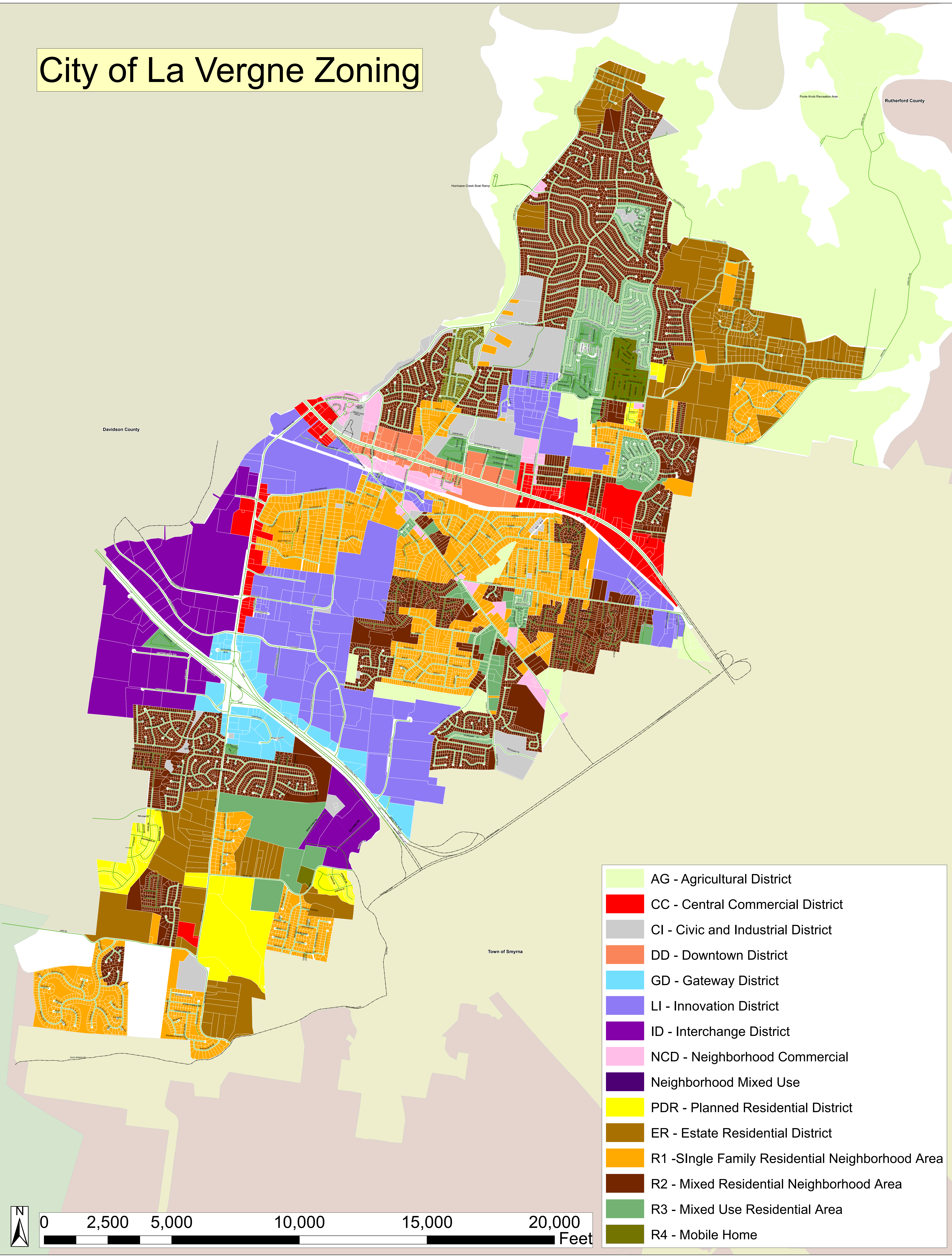
Note: A Certification Statement must be submitted with an application form requiring the owner's signature if the owner of the subject property is a corporation, limited liability company, partnership, association, trustee, etc., or if someone other than the owner signs the application. All Certification Statements **must** be notarized.

[Signature]
Notary Signature

6/24/2025
Date



City of La Vergne Zoning



- AG - Agricultural District
- CC - Central Commercial District
- CI - Civic and Industrial District
- DD - Downtown District
- GD - Gateway District
- LI - Innovation District
- ID - Interchange District
- NCD - Neighborhood Commercial
- Neighborhood Mixed Use
- PDR - Planned Residential District
- ER - Estate Residential District
- R1 -Single Family Residential Neighborhood Area
- R2 - Mixed Residential Neighborhood Area
- R3 - Mixed Use Residential Area
- R4 - Mobile Home

