

AGENDA

La Vergne Planning Commission
July 29, 2025 at 6:00 PM

- Call meeting 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. Recommendation to the Board of Mayor and Aldermen - New Zoning Ordinance and Zoning Map.
11. Bonds/Letters of Credit Update.

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON JUNE 24, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on June 24, 2025, in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

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

A quorum was determined.

ORDER OF BUSINESS

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

A motion, made by Mark Molnar, seconded by Mayor Cole, to approve the minutes of the May 27, 2025 Regular Meeting and June 10, 2025 Workshop, was adopted with all voting AYE.

2. Public Comment Period.

No one spoke.

OLD BUSINESS

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

This item was deferred. No action was taken.

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

Chairman Garvin deferred this item until after item #11.

NEW BUSINESS

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

Mr. Bo Logan gave his report.

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

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

Mr. Logan gave his report.

Chairman Garvin asked City Engineer Gary Lide if the two engineering comments from the workshop had been addressed. Mr. Lide stated yes

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

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

This item was deferred. No action was taken.

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

Mr. Logan gave his report.

Ms. Sara Tew, Wamble & Associates, 216 Centerview Drive, Brentwood, TN, approached the podium. Mr. Molnar asked if the brick on the columns would match the existing building. Ms. Tew stated yes. Mr. Molnar asked if there would be permanent tables, supplies or machinery underneath the structure. Mr. Danny Wamble, Wamble & Associates, 216 Centerview Drive, Brentwood, TN, approached the podium and explained that this area would be used like the existing area has been used since it was built. He stated that this is where they teach their students how to build scaffolding and put them up. He stated that this gives them a covered area in case it's raining.

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

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

Mr. Logan gave his report.

A motion, made by Mark Molnar, seconded by Mayor Cole, to send a favorable recommendation to the Board of Mayor and Aldermen, was adopted with all voting AYE.

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

Mr. Logan explained the location of this subdivision.

Mr. Lide stated that all items have been addressed.

A motion, made by Secretary Coates, seconded by Mark Molnar, to send a favorable recommendation to the Board of Mayor and Aldermen, was adopted with all voting AYE.

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

Mr. Logan gave his report.

A motion, made by Secretary Coates, seconded by Terry Coleman, to approve the final

plat as submitted, was adopted with all voting AYE except Mark Molnar, who abstained.

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

Mr. Logan gave his report.

Mr. Lide explained that the utility comments were just for information purposes. He stated that staff had no additional comments.

Mr. Danny Wamble and Mr. Chandler Floyd, Wamble & Associates, approached the podium. Mr. Wamble stated that the driveway will be paved.

Mr. Molnar asked if the phases and one or two water meters had been resolved. Mr. Lide stated yes, that with the two lots with two meters. Mr. Molnar asked if there would be one tenant paying rent. Mr. Wamble stated yes. Mr. Molnar asked if we had a date for the demolition if things don't go as planned. Mr. Wamble stated that the lease goes through the end of December, 2026. He stated that the property owner would move the tenant out and then tear the building down. Mr. Wamble spoke about the bond amount for the destruction of the houses. Mr. Molnar asked if it could happen before the end of 2026. Mr. Wamble stated that it could.

Mayor Cole asked legal if there needed to be anything in the motion regarding the bond. City Attorney Katie Driver stated that the motion would need to be made subject to providing sufficient documentation for the amount and the timing.

Secretary Coates asked about the demolition quotes. Mr. Wamble stated that there are three quotes and the average amount was \$18,958. He stated that they added the required 20% inflation to the highest bid, which brings the total to \$26,000. Secretary Coates asked if the tenant understands that the buildings would come down before the end of 2026. Mr. Wamble stated yes. Secretary Coates asked when the bond would be submitted. Mr. Wamble stated that it would be posted after the plat is approved and recorded.

A motion, made by Mayor Cole, seconded by Secretary Coates, to approve the site plan with the provision of the bond being set at \$26,000 for the demolition, was adopted with all voting AYE.

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

Service) Zoning District. Property owned by Better Home, LLC.

Mr. Logan gave his report.

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

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:36 p.m.

Chairman

City Recorder

Approved

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

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

Members Present

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

A quorum was determined.

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

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

2. Public Comment Period.

Mr. Dan Rafferty, 118 Tulip Poplar Dr, spoke about the zoning ordinance.

Ms. Debra Mednick, Vaughnwood Dr, spoke about the zoning ordinance.

Ms. Victoria Whitlow, 124 Tulip Poplar Dr, spoke about the zoning ordinance.

Ms. Michelle Edwards, 177 Blair Rd, spoke about the zoning ordinance.

Mr. Brian Eady, 142 Tulip Poplar Dr, spoke about the zoning ordinance.

Mr. James King, 120 Lakewood Dr, spoke about the zoning ordinance.

Mr. Jeff Carter, 127 Vaughnwood Dr, spoke about the zoning ordinance.

Mr. Larry Maxwell, 161 Vaughnwood Dr, spoke about the zoning ordinance.

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.

This item was deferred. No action was taken.

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.**

This item was deferred. No action was taken.

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.**

Mr. Logan gave his report. Mr. Lide spoke about the technical outstanding comments.

Mr. Bob Gage, 310 Haydon Ct, a representative of 7 Brew, approached the podium. He presented a materials board to the commissioners. Chairman Garvin spoke about the comments. Mr. Lide gave the developer the comment list. Mr. Gage addressed some of the comments. He stated he would address all the grading comments.

Mayor Cole spoke about the access. A discussion ensued. Mayor Cole asked for more landscaping. Mr. Gage agreed.

Alderman Coates asked about the drive. Mr. Gage stated it would be modified to 24 feet. He made comments about having the same landscape as the rest of Uptown. A discussion about a bypass lane ensued. Mayor Cole asked about the sign package. Mr. Gage presented the signage package to the Commissioners.

No action was taken.

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.**

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

Mr. Matt Taylor, 850 Middle Tennessee Blvd, approached the podium.

Mayor Cole asked about the tie-in for the road. Mr. Taylor explained.

No action was taken.

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.**

Mr. Logan gave his report. Mr. Lide spoke about his comments. He stated their traffic study is acceptable at the moment.

Mr. Matt Taylor, 850 Middle Tennessee Blvd, approached the podium. Mayor Cole asked about the sidewalks. Mr. Taylor stated they are adding sidewalk at the entrances. He stated they will have a right turn lane on the Chaney side. A discussion about the buffer ensued.

No action was taken.

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.**

Mr. Logan gave his report.

Mr. Matt Taylor, 850 Middle Tennessee Blvd, approached the podium.

Alderman Coates asked Mr. Lide about the entrance. Mr. Lide stated it was approved. A discussion about their equipment and traffic ensued. Mr. Molnar asked about the landscaping and trees. Mr. Taylor stated they are trying to leave as many trees as possible.

Mr. Scott Klipstane, 84 Lumber, approached the podium. He made comments about the wooded are. He explained their plan to keep a lot of the trees and keep the buffering.

No action was taken.

Mr. Hesemann asked Mr. Taylor about item 7. He asked about the buffering being added to that project. Mr. Taylor explained their buffering plan. He stated they would be planting a lot of new trees, too. A discussion ensued.

No action was taken.

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.**

Mr. Logan gave his report. Mr. Lide stated that if the site is rezoned that it would be much denser. He explained that the engineering department would suggest Blair Road will need to be widened because of that.

Mayor Cole asked about an item on the rezoning. A discussion ensued. Mayor Cole asked about the buffer and the stream. Mr. Lide explained. Mr. Molnar made comments about the traffic. Mayor Cole spoke about the road. Mayor Cole asked legal about their comments regarding the road and improvements with a different development.

No action was taken.

10. **Bonds/Letters of Credit Update.**

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

No action was taken.

11. **Recommendation to the Board of Mayor and Aldermen - New Zoning Ordinance.**

Mr. Logan explained what staff has been doing. Assistant City Administrator Kyle Brown presented the draft zoning map to the Commissioners. He spoke about the Vaughnwood Subdivision. He explained that all the lots there are on septic, not sewer.

Ms. Driver made comments about the rights of property owners. She explained that the Planning Commission should make decisions with the public in mind. A discussion ensued. Mr. Brown explained that they could also make a rezoning request. Mayor Cole made comments about the Vaughnwood Subdivision. A discussion ensued. Ms. Driver explained the process for the landowners for their individual lots. A discussion ensued.

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 7:23 p.m.

Chairman

City Recorder

Approved



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.

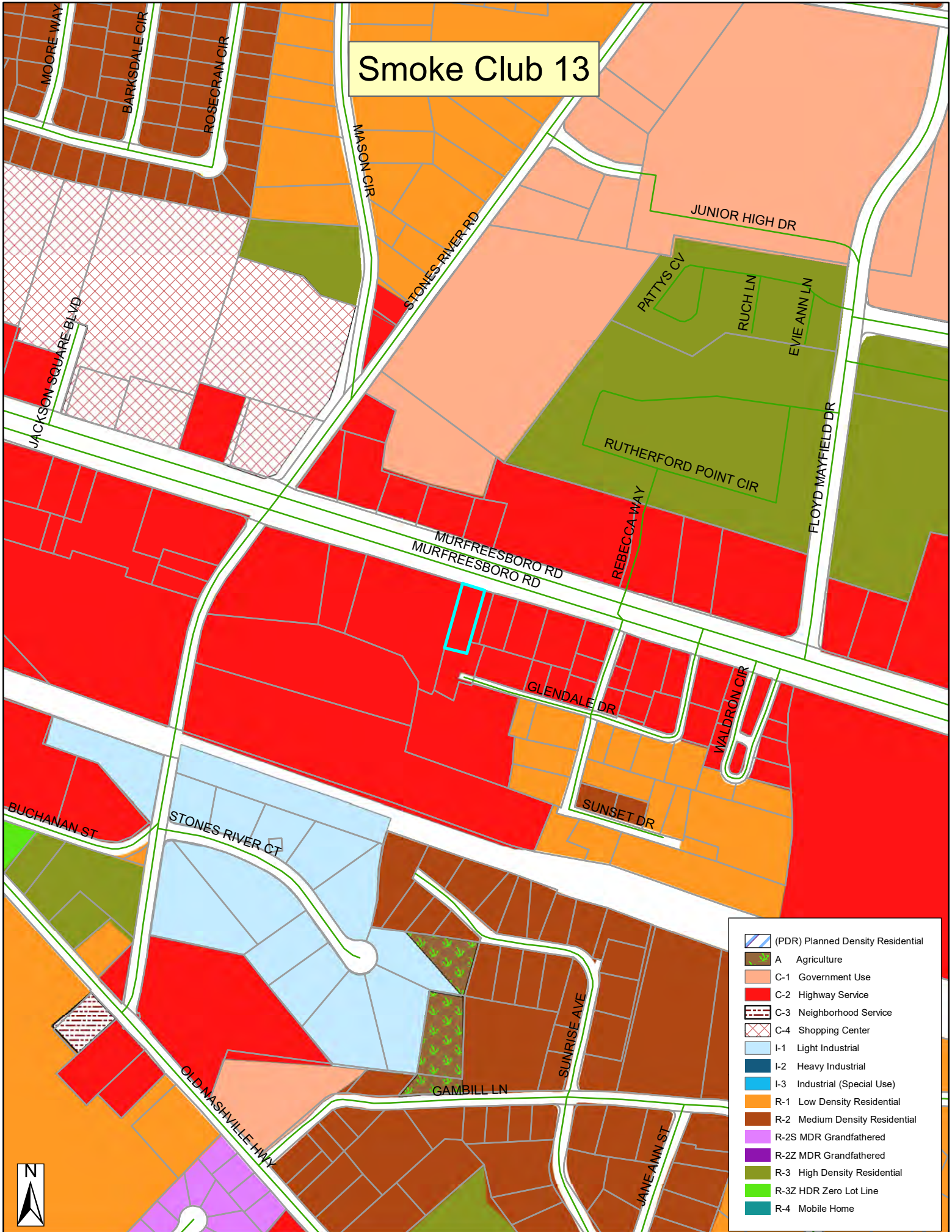
Smoke Club 13



Smoke Club 13



Smoke Club 13



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

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

SMOKE CLUB 13





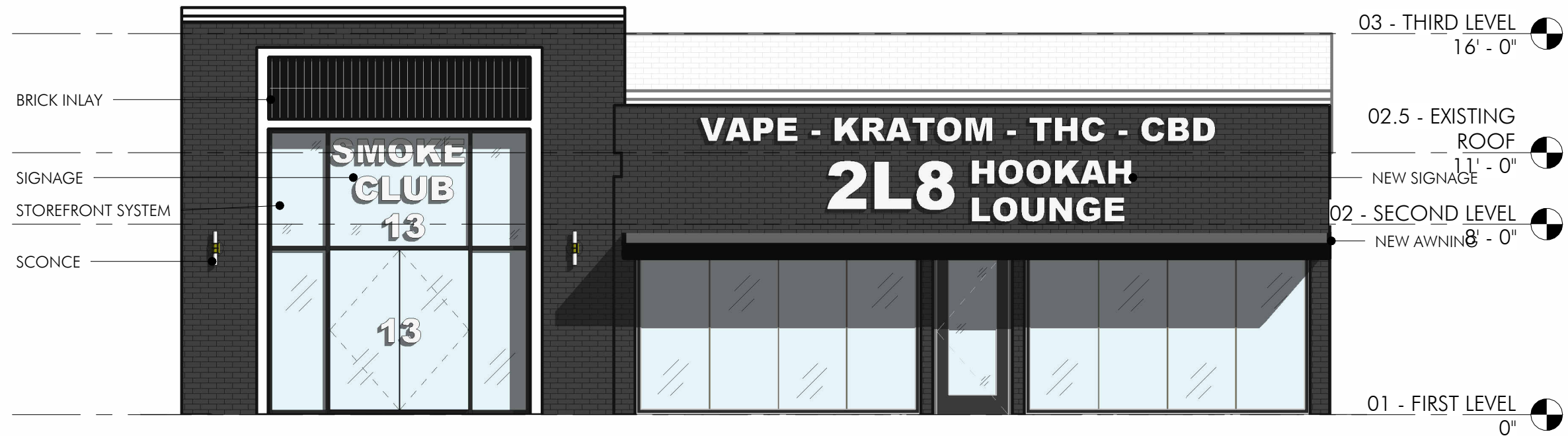
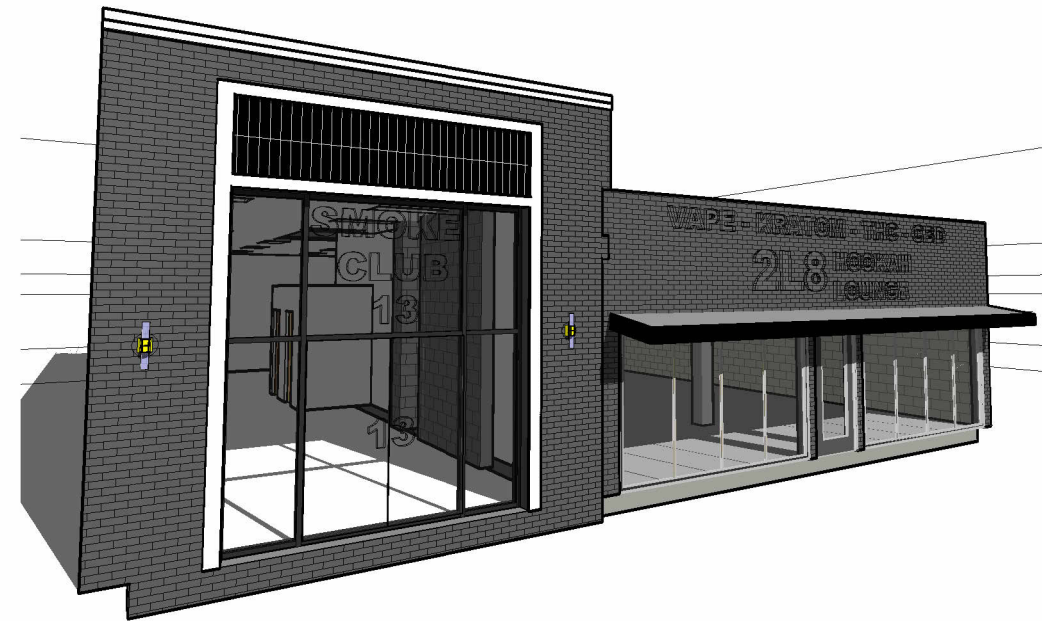
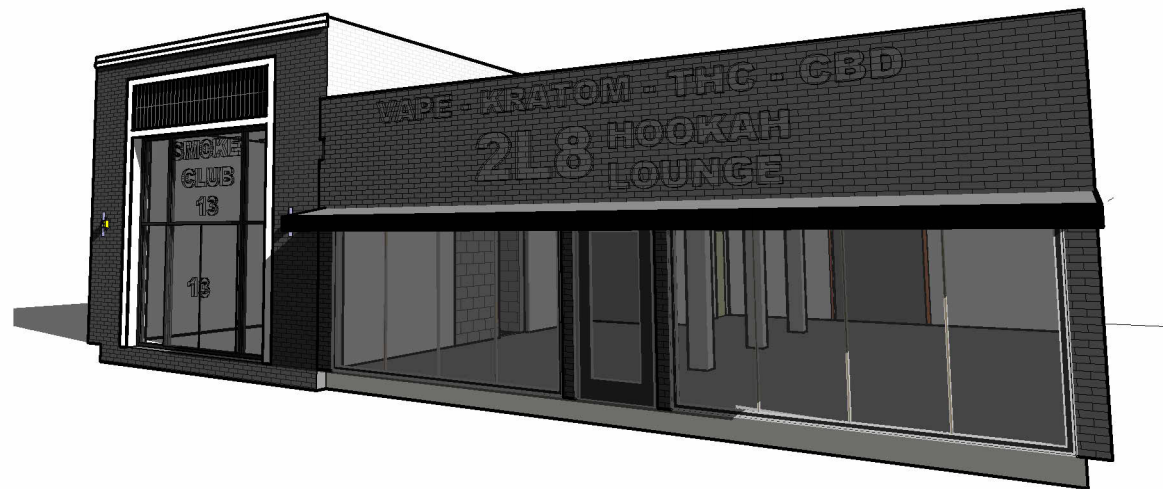
800 INJURED?
800 4600
HC
HIGHT & COLEMAN
[Photo of a man]

APPLIANCE SERVICE
HEATING & COOLING
793-9712

FIX-IT-YOURSELF
APPLIANCE PARTS
793-9712 287-5749

HVAC SALES SERVICE PARTS
ALL MAJOR BRANDS

SMOKE CLUB





03 - THIRD LEVEL
16' - 0"

02.5 - EXISTING
ROOF
11' - 0"
NEW SIGNAGE

02 - SECOND LEVEL
NEW AWNING 8' - 0"

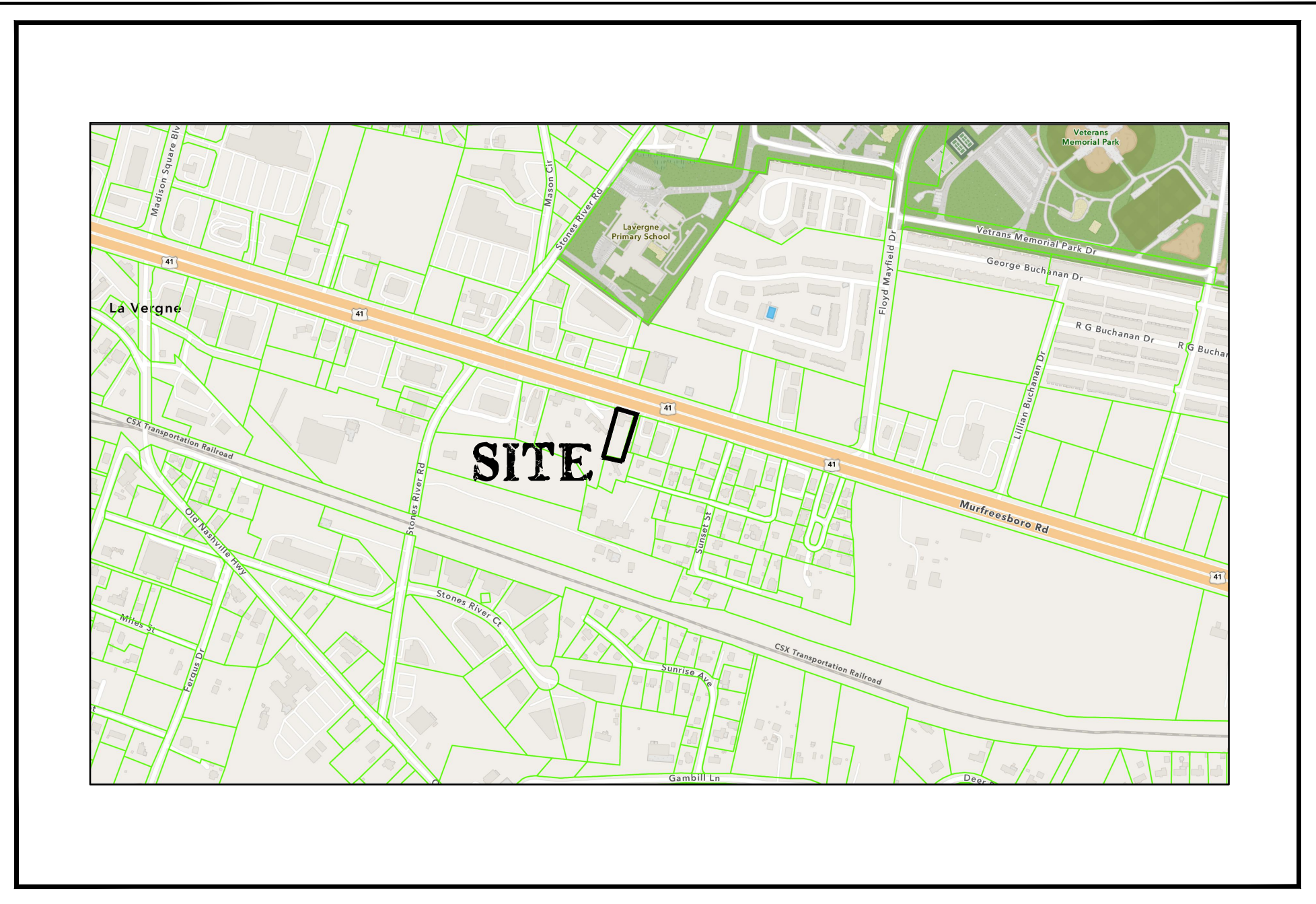
01 - FIRST LEVEL
0"

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 47149C0015J, 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

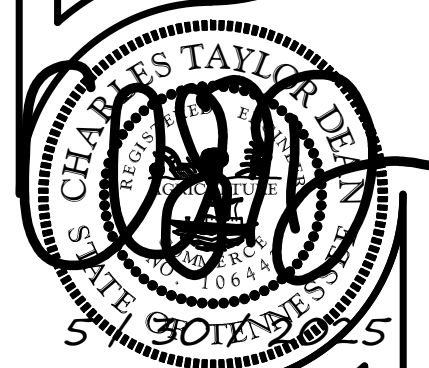
Created:
April 28, 2025
Revised:
May 30, 2025

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

C0.0

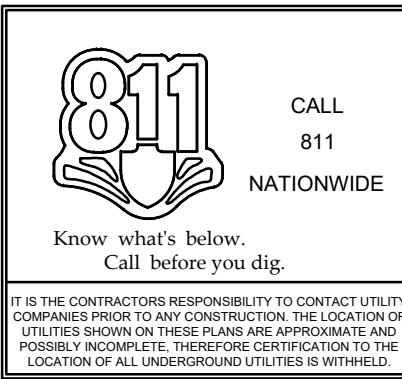
Sheet 1 of 4

Cover Sheet

EROSION & SEDIMENT CONTROL NOTES

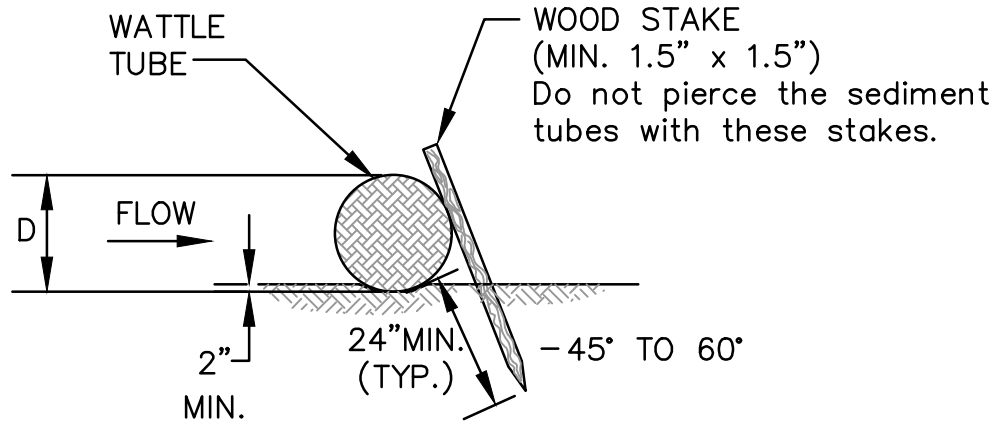
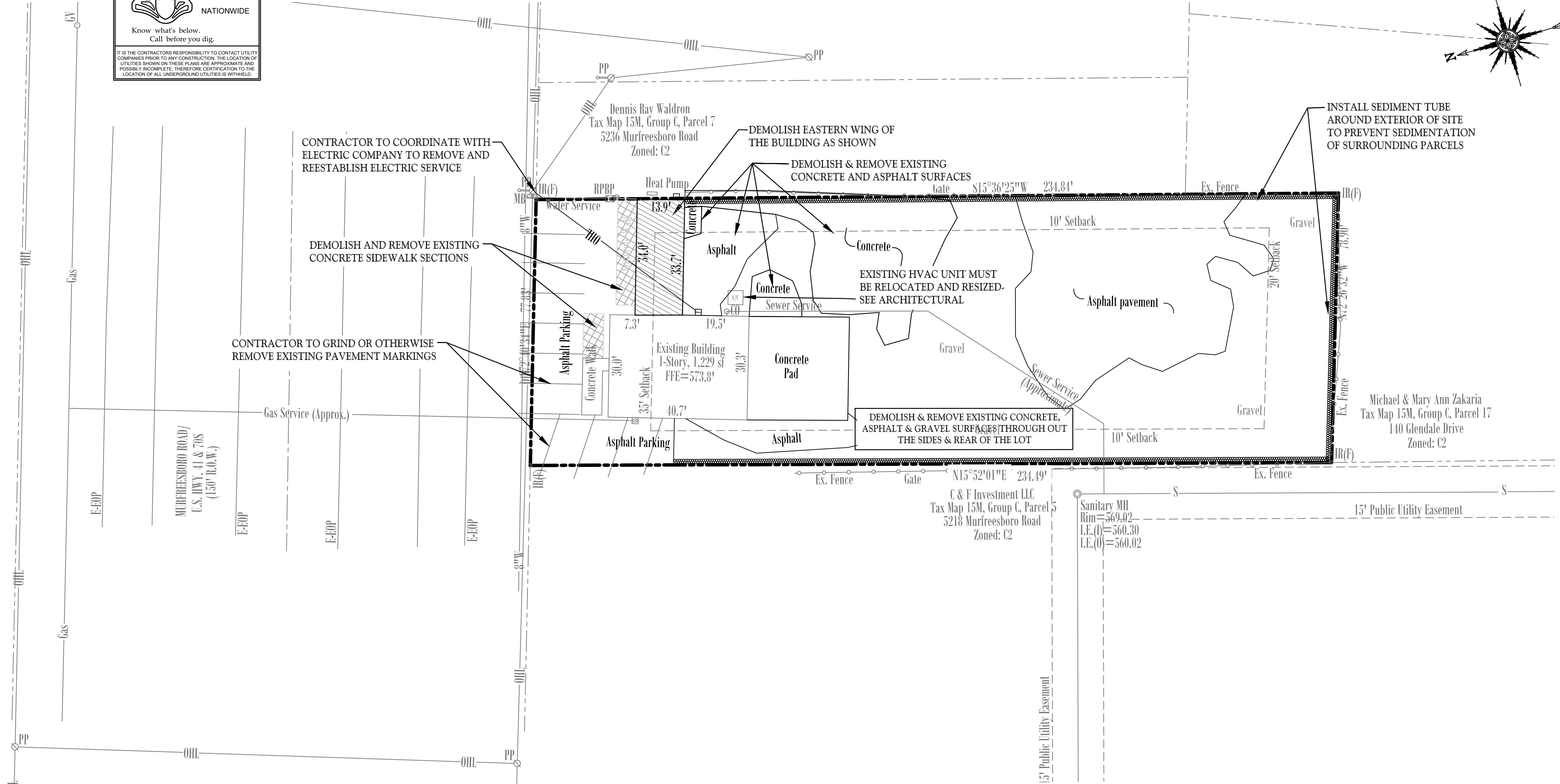
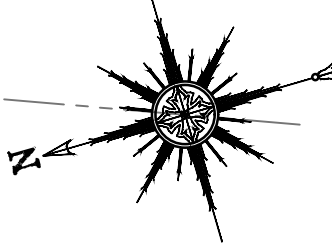
1. THE CONTRACTOR SHALL FOLLOW THE STORMWATER ORDINANCES OF THE LOCAL MUNICIPALITY FOR GRADING AND EROSION CONTROL MEASURES AS INDICATED ON THESE PLANS. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL FEES AS REQUIRED TO COMPLY WITH LOCAL REGULATIONS. CONTRACTOR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

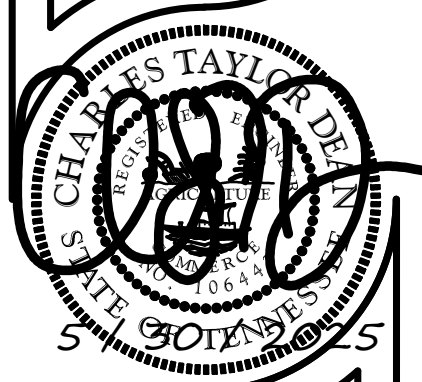


Created:
April 28, 2025
Revised:
May 30, 2025

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

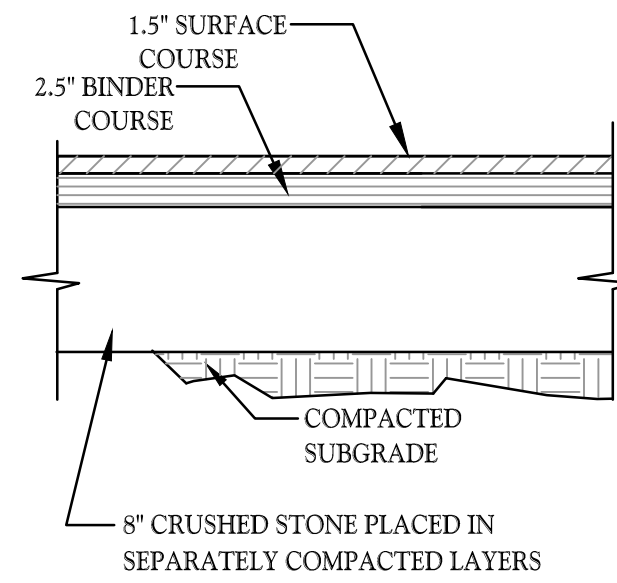
Permit Info:

Project: 24057

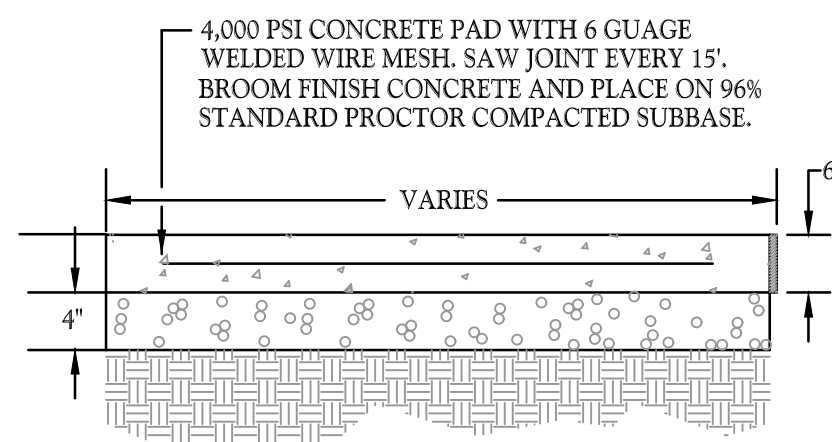
C1.0

Sheet 2 of 4

Initial Sediment Control Plan
Demo & Erosion Control Plan

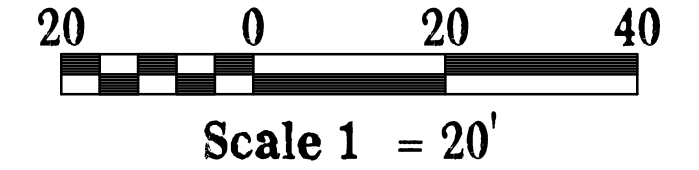
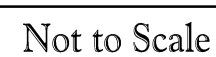
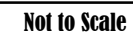
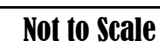


Not to Scale



Not to Scale

- Not to Scale



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.

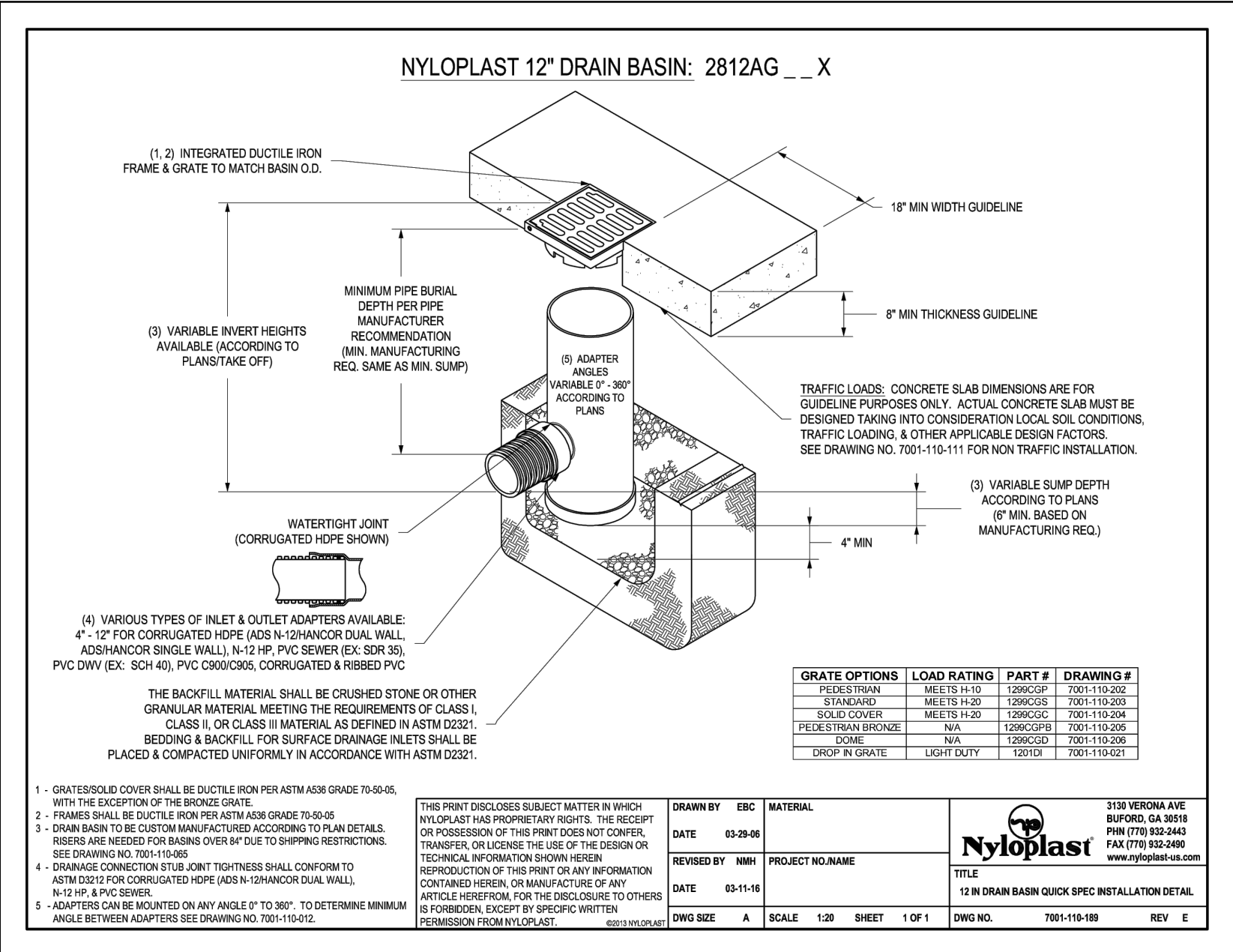
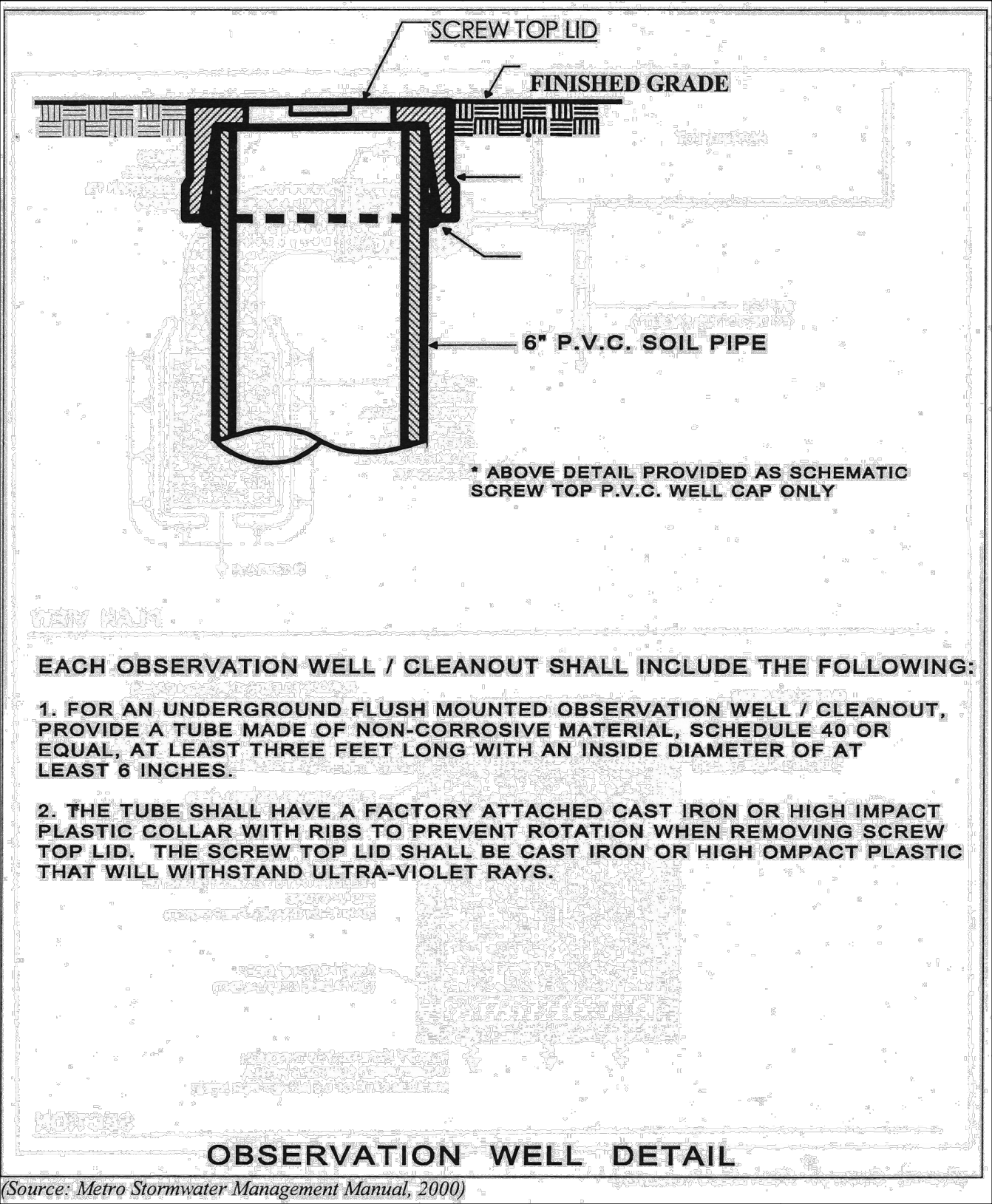
Minimum 3" depth throughout.
Min. 4" deep on slopes greater than 3:1.

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.

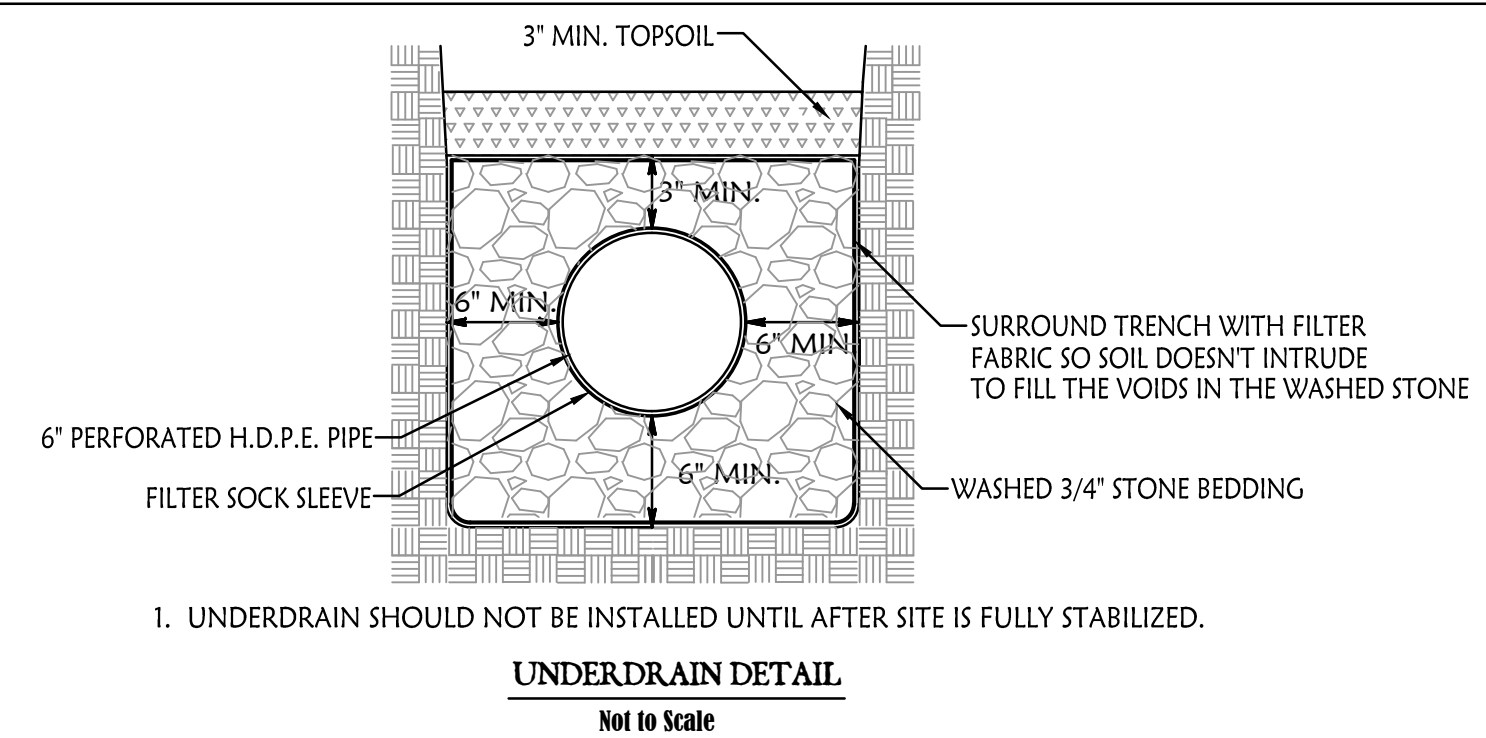


RETAINING WALL TABLES

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

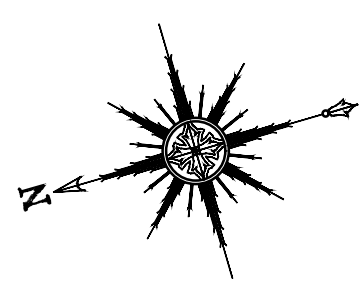
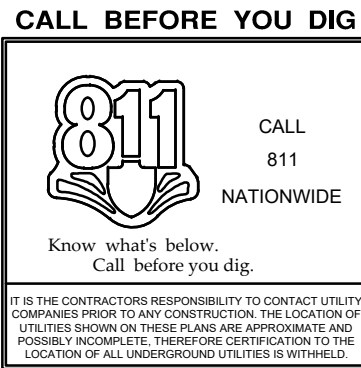
- Retaining Wall Notes:
- Structural design of retaining walls to be performed by others.
 - Heights in this table are visible heights according to proposed finished grade elevations. Consult retaining wall design for recommended elevation difference between top of footing and finished grade.
 - Walls 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.

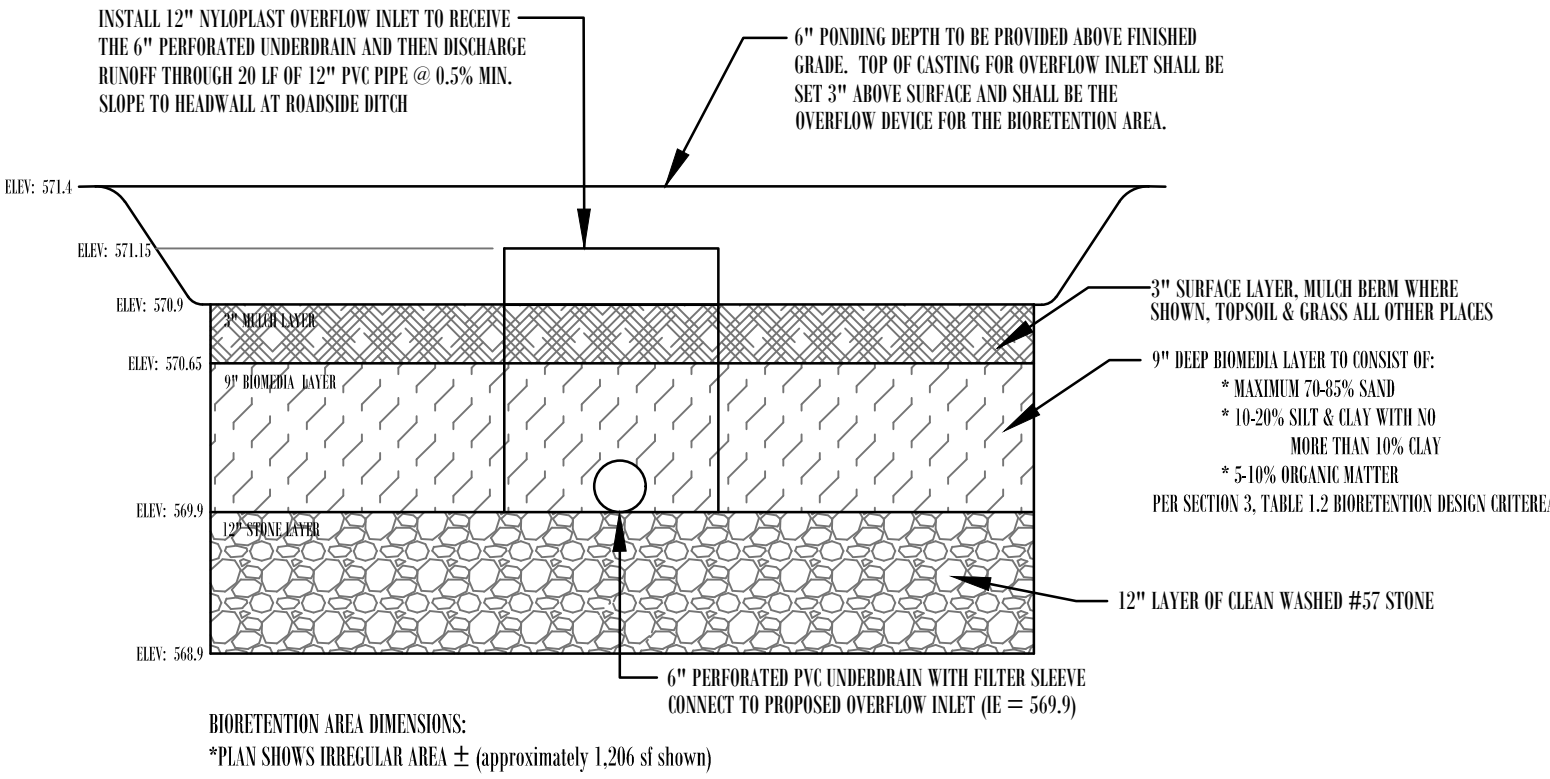
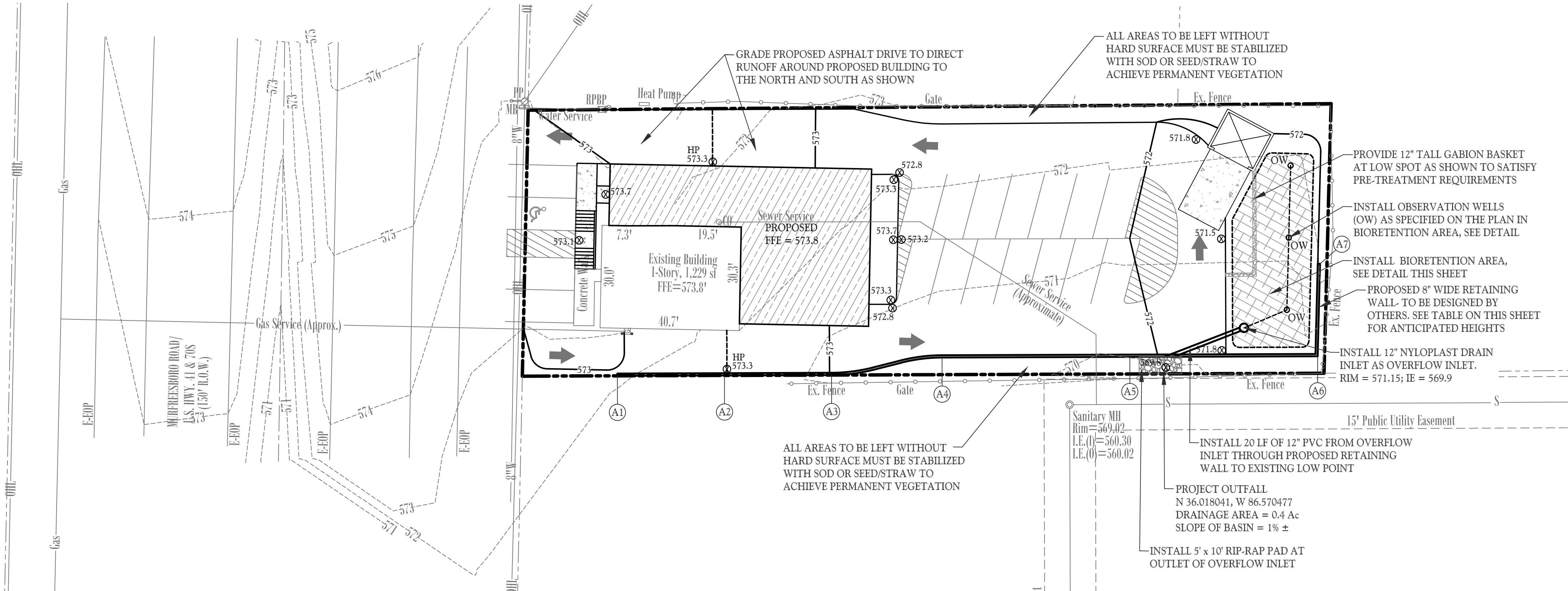
UNDERDRAIN DETAIL

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'



- BIORETENTION AREA DIMENSIONS:
*PLAN SHOWS IRREGULAR AREA ± (approximately 1,286 sq ft shown)
- 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 LOOSELY WITH EQUIPMENT. NO HEAVY EQUIPMENT SHALL BE PERMITTED IN OR ABOVE THE FILTER BED OR PAVEMENT.
 - INSTALL PERMEABLE FILTER FABRIC TO BIORETENTION AREA ABOVE STONE LAYER AND DIRECTLY ABOVE UNDERDRAIN. FABRIC SHOULD NOT BE INSTALLED ALONG THE BOTTOM OF THE ENTIRETY OF THE AREA BETWEEN THE WEIR AND STONE LAYER.
 - 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 SHOWING AFTER REPAIRS.
 - A 1/4\"/>
 - ALL STONE SHOULD BE ASTM GRADE, WASHED AND FREE OF FINES.
 - FINAL VERIFICATION, CONSTRUCTION MUST FOLLOW THE FOLLOWING DOCUMENTATION TO THE ENGINEER FOR SUBMITTAL TO THE LEADWORK SHOWING WATER DEPARTMENT:
 - BIORETENTION CERTIFIED MIX TRUCKS MIXING, THE PLAN DETAIL FOR THE PROPOSED MATERIALS
 - THE MIXING AND POST CONSTRUCTION INSTALLATION PHOTOS.

BIORETENTION AREA

Not to Scale

Final Sediment Control Plan
Grading & Drainage Plan

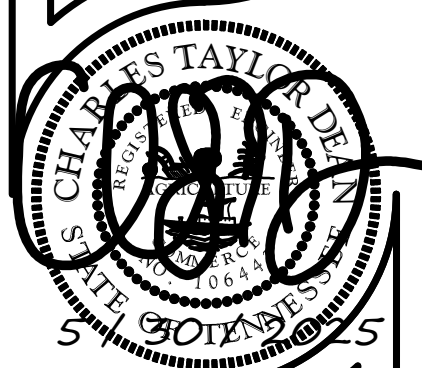
Created:
April 28, 2025
Revised:
May 30, 2025

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

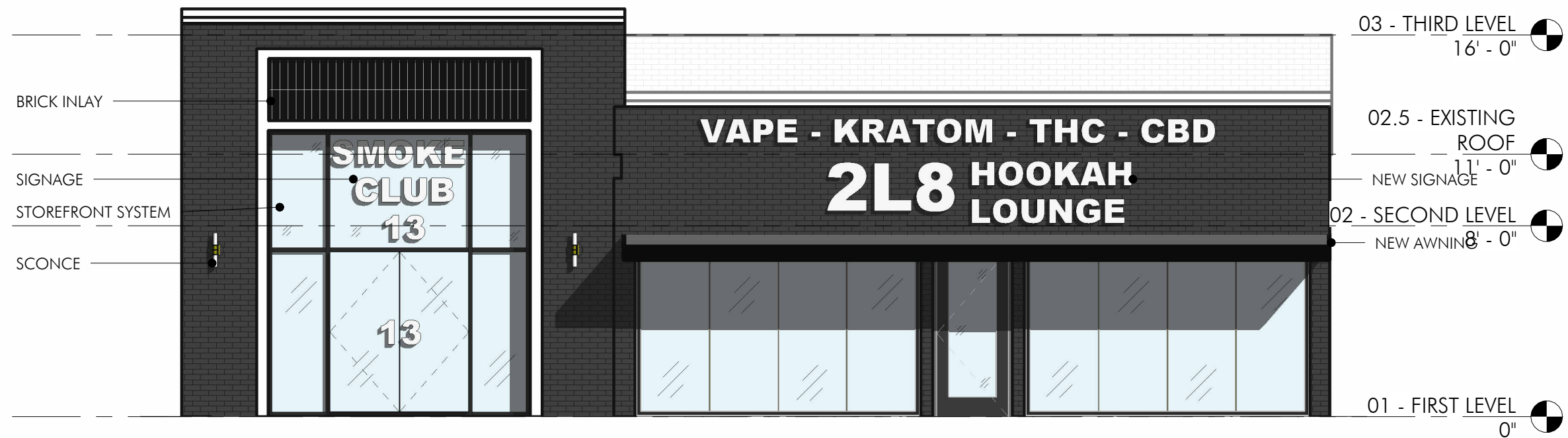
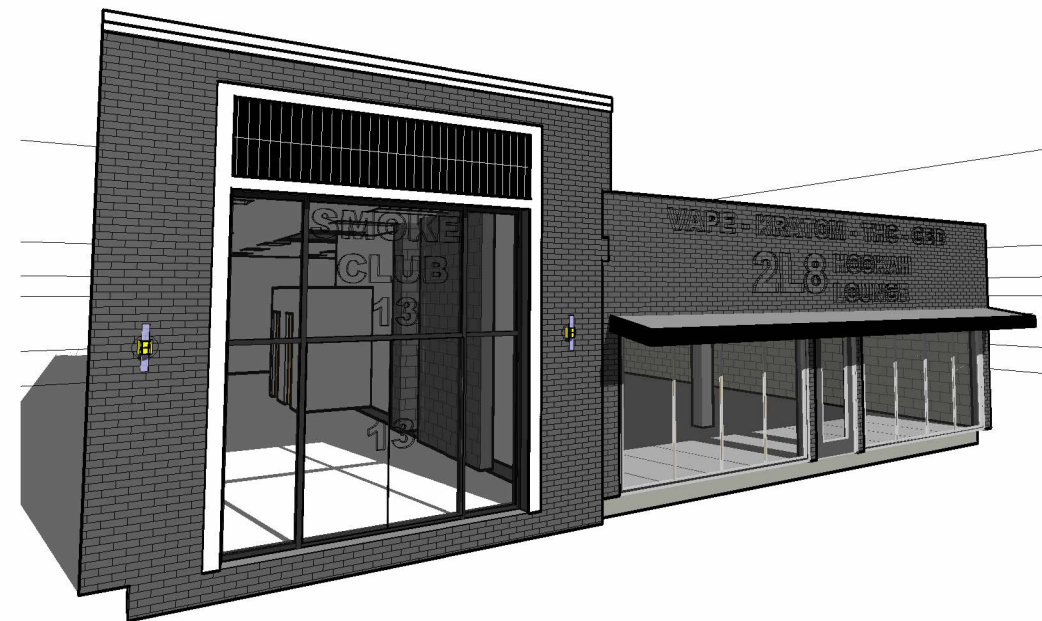
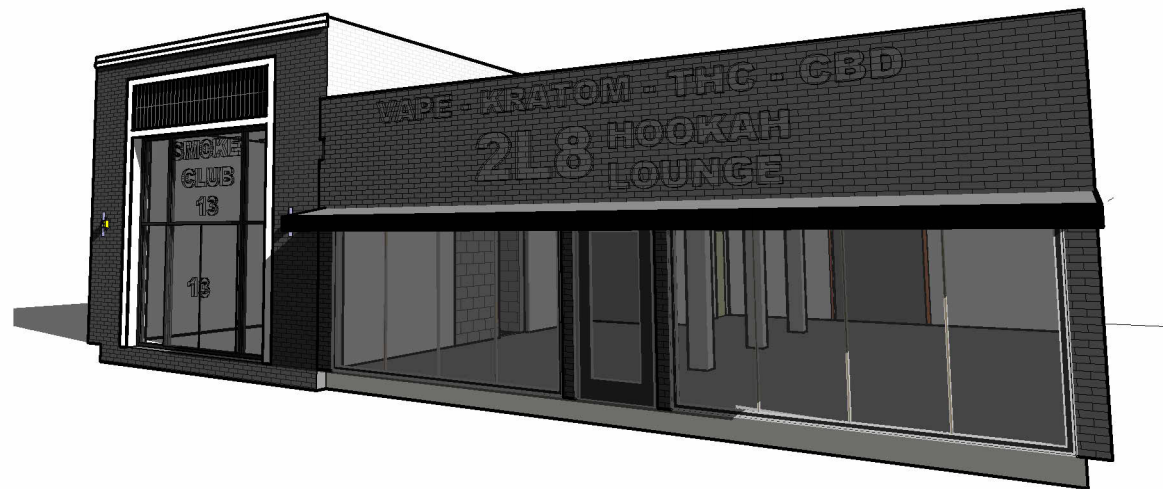
Map 15M, Group C, Parcel 6.00 in Rutherford Co
5234 Murfreesboro Road, La Vergne, Tennessee

Permit Info:

Project: 24057

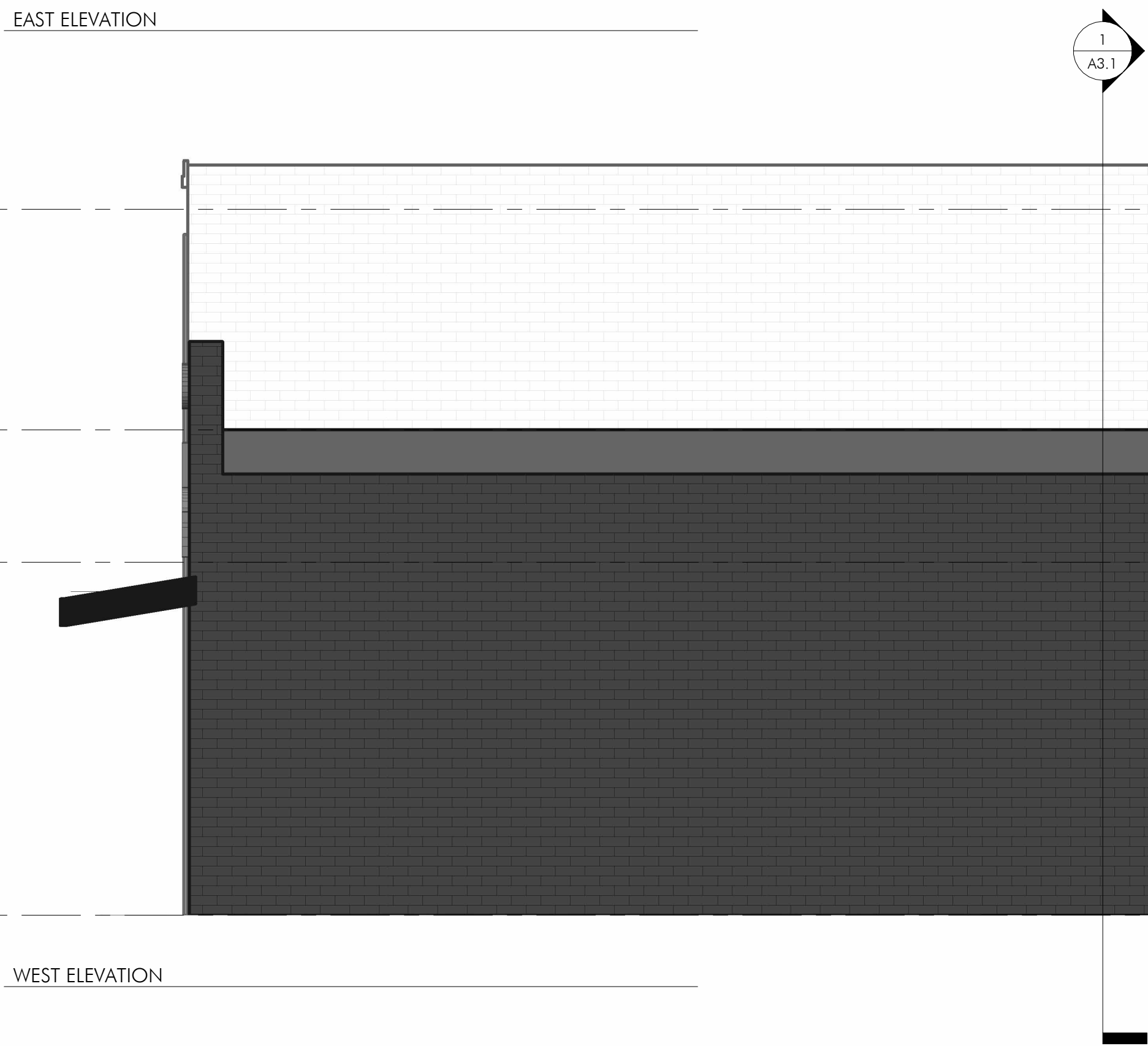
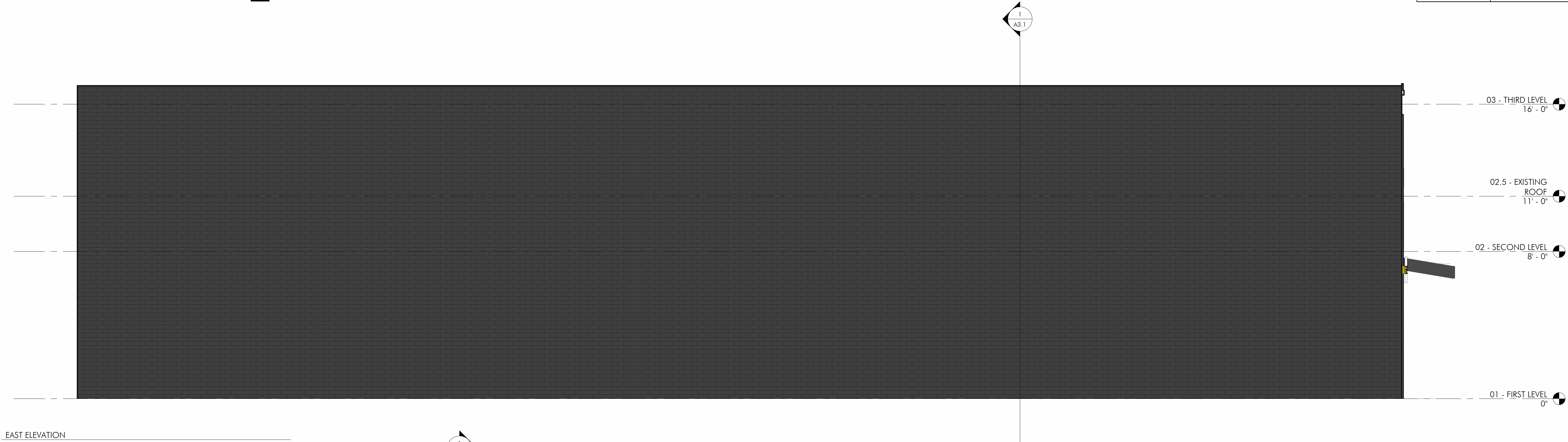
C3.0

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, PLLC
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Do Not Scale Drawings.
Contractor must verify all dimensions prior to construction.

Renovation for
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
NEW AWNING 8' - 0"

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)

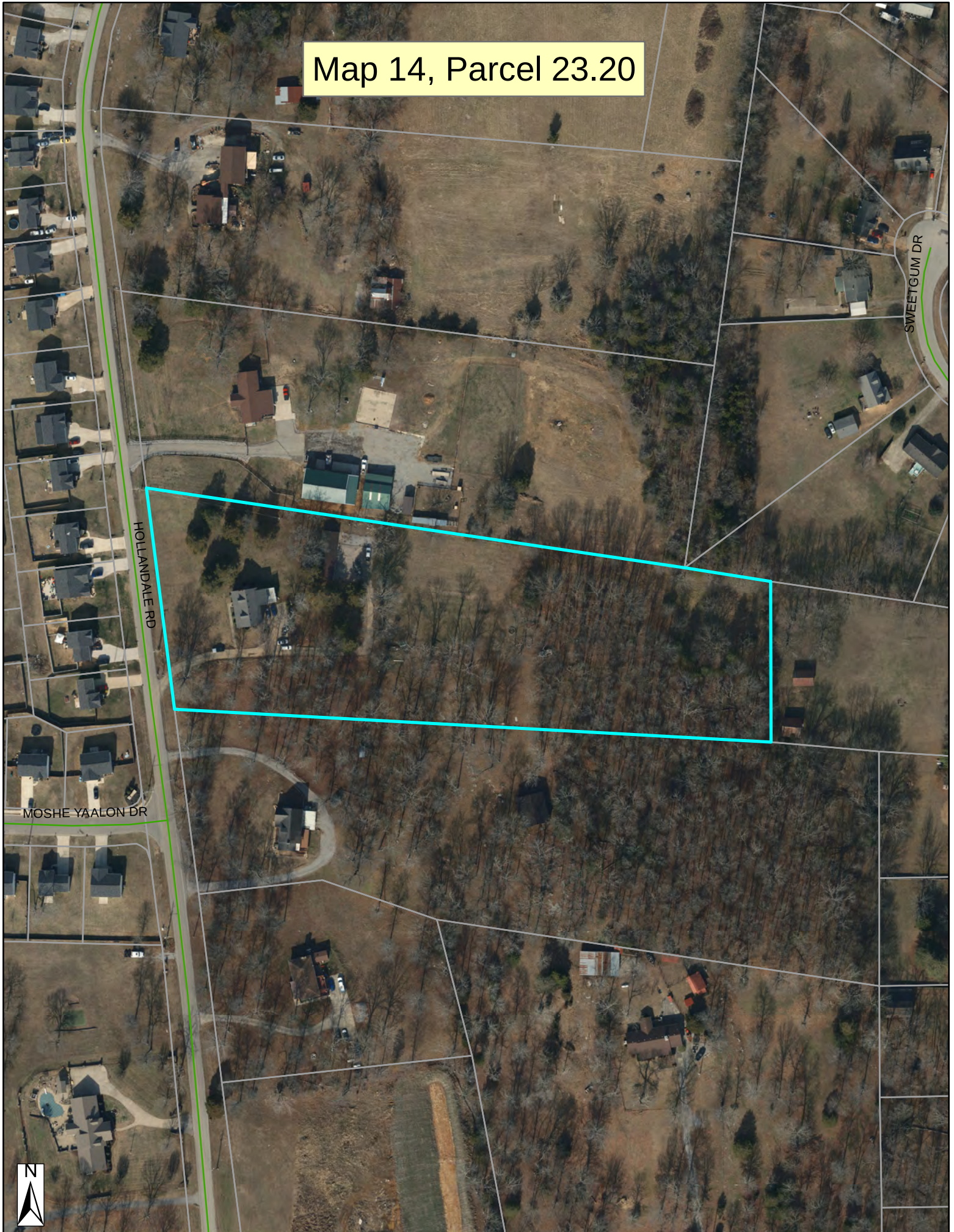
No comments.

Police

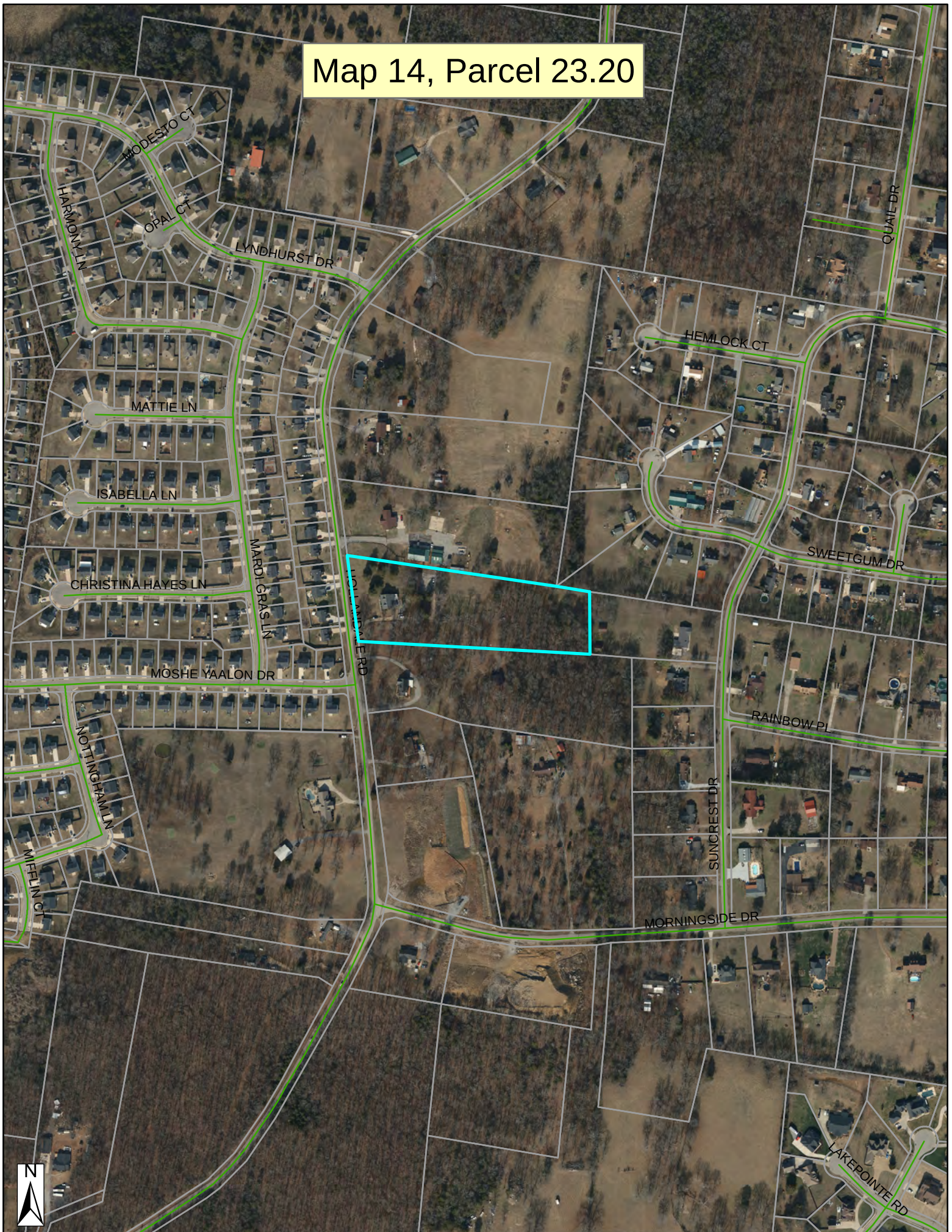
No comments.

***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.

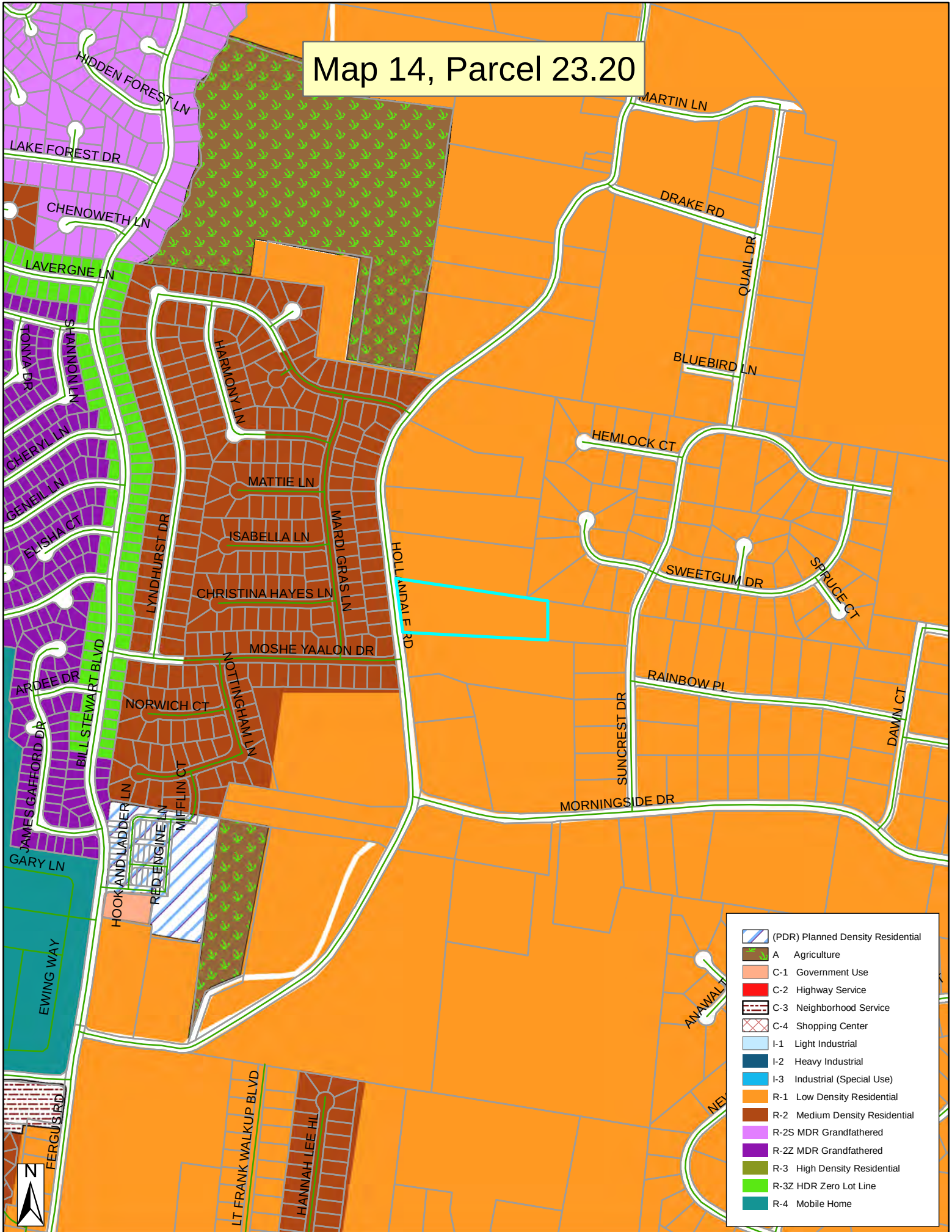
Map 14, Parcel 23.20



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

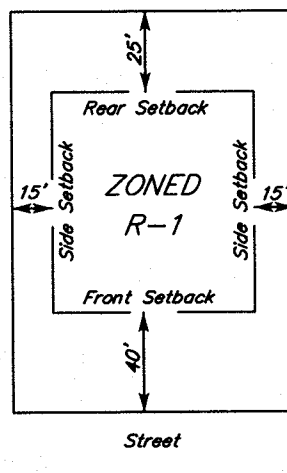
LOTS	≤60 MPI	75 MPI	EXISTING SSDS	TOTAL
1	0 SF	2,690 SF	2,339 SF	4,499 SF
2	0 SF	3,375 SF	0 SF	3,375 SF

LEGEND

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

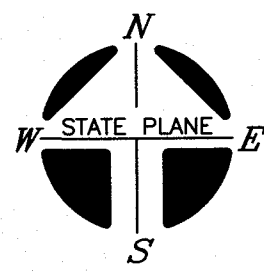
- X—X—X— EXISTING FENCE LINE
E—E—E— EXISTING ELECTRIC LINE
W—W—W— EXISTING WATER LINE

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

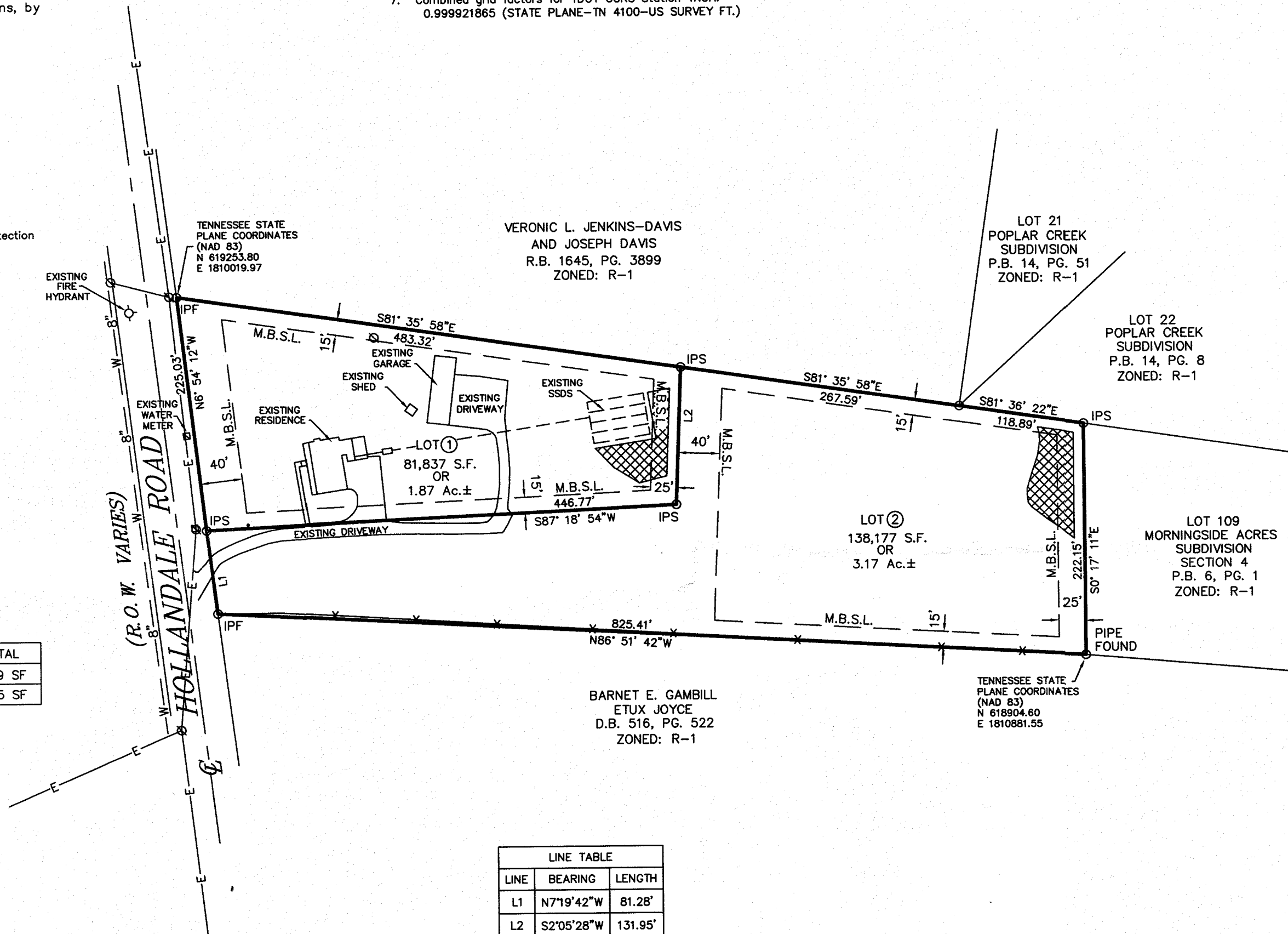
BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



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

GLOBAL POSITION SYSTEM SURVEY NOTES

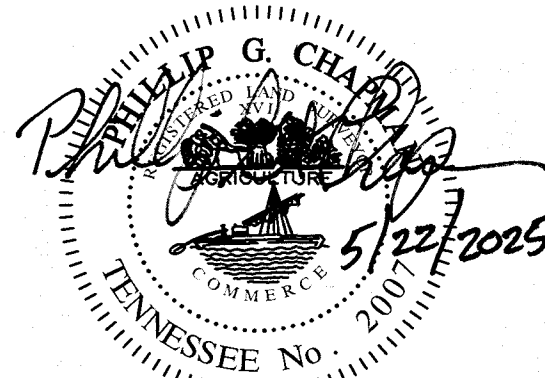
1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: SOKKIA GRX2 (#1001138-06) (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT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



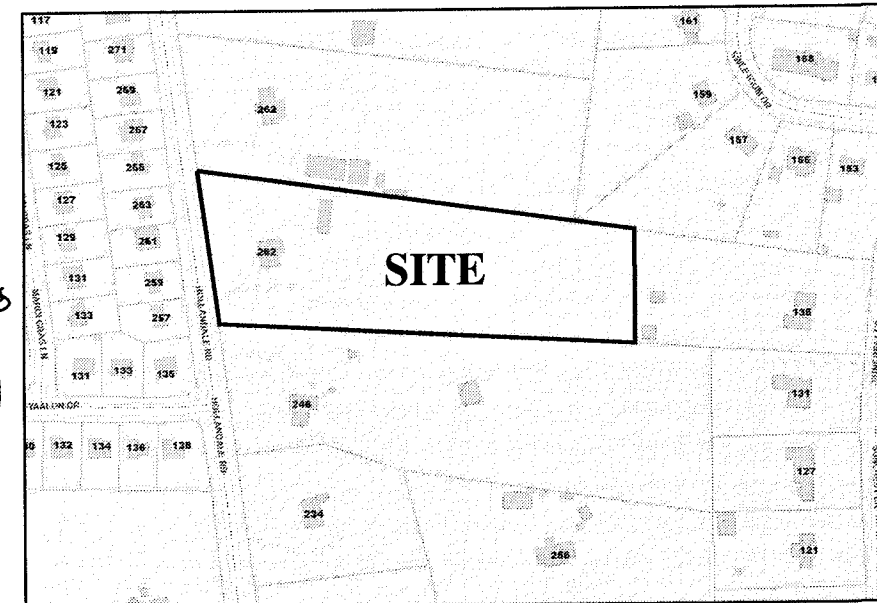
BARNET E. GAMBILL
ETUX JOYCE
D.B. 516, PG. 522
ZONED: R-1

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-STEEL
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

Mariam Girges

CERTIFICATE OF SURVEY ACCURACY

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

5/22/2025

Date

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

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for LaVergne, Tennessee with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the County Register of Deeds.

Date

SECRETARY, PLANNING COMMISSION

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

1. The Planning Commission needs to be comfortable with all exterior finishes of all buildings, especially as these are mods and mods are not typical in the overlay. (Although not prohibited mods are not typical in the overlay).
2. Provide a physical (rather than digital) Materials Board at the meeting.

Engineering (Gary Lide - glide@laveragnetn.gov)

1. (Sheet C3.1 and C4.1) Regarding offsite grading and drainage. The engineer's response to the comment regarding offsite easements is as follows: "The coordination of an easement has started, and a proposed drainage easement to the north has been added to the plans." No documentation has been provided indicating that negotiations with the affected landowner (Villas at Central Park) have been successfully concluded. If those negotiations do not end up with an easement, then the grading and drainage plans as shown will not work.
2. (Sheet C4.1) Calculations provided do not account for head losses from bends, junctions, and wyes.
3. (Sheet C4.1) Calculations provided do not 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.
4. (Sheet C4.1) Calculations provided do not demonstrate that curb inlet #32 can handle the 25-year/24-hour run-off from the entire site assuming that the underground system is clogged.
5. (Sheet C2.1) Dumpster enclosure wall and gate elevations and details were not found in the architectural plans.

6. (Sheet C1.2) Silt fence and limits of disturbance are shown outside of proposed drainage easement.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

1. Sht 0.0, Cover Sheet – Address is listed as 5345 in title block. Please remove this address reference until it's actually provided. It does not look correct, since the lots east and west of this site are addressed 5349 and 5355.
2. Sht C4.1, Key Note 5 and 6 are pointing to the wrong location. The water meter is upstream of the RPBA (backflow preventer assembly). Just swap how the two numbers are pointed.
3. Sht C4.1, Key Note 6, states "Install RPBS..." It should be "Install RPBA..." for reduced pressure backflow assembly.
4. Sht C4.1 - A reduced pressure principal backflow protector shall be shown (to scale). It shall be located directly after the water meter (between water meter and building). Since only 4 feet (or maybe less) exists from water meter to parking curb, suggest tap watermain, turn 90-degrees, then install water meter and BFP in a linear alignment, then turn 90-degrees back onto existing shown alignment for onsite private domestic water plumbing. What is currently shown, will not fit because it's not drawn to scale. For clarity, everything downstream of the water meter is private plumbing (not public water service).
5. City looked at the submitted grease trap calculations, thank you. On the surface they seem like a standard calculation. But, City has no mechanical engineering plans so referenced on the civil plans, and has not seen building plumbing plans to identify and match the fixtures indicated in the calculation. City does not see how the dishwasher or restrooms fixtures were included in the sizing calculation. The grease trap is not approved until you get your final plumbing permit from the Codes Department.
6. Sht C4.1 - Show and label "Existing 12" H.P. Gas Transmission Main, Piedmont/Duke Energy" within the ROW of Murfreesboro Rd where it exists (just south of the OHE line alignment).
7. Sht C4.1 – Show and label "Existing 6" Gas Distribution Line, Town of Smyrna" within the ROW of Murfreesboro Rd where it exists (just south of the 12" H.P. Gas line).
8. Sht C4.1 - Place a note on the utility plan to "Contact Josh Robinson, Operations Utility Technician, Piedmont/Duke Energy, C: 615-476-9885, Joshua.Robinson@duke-energy.com prior to excavation over the 12" high pressure gas transmission line. Piedmont shall witness excavation over their line."
9. Sht C4.1 – Show and label existing public sewer service line from existing public cleanout to existing 8" public gravity sewer. Label existing sewer service line as "Existing 6-inch Public Sewer Service." Everything beyond this existing service line is a private sewer plumbing line by property owner.
10. Sht C4.1 - Label existing 30' PUDE at front of site as "30-foot PUDE per PB50 PG91."
11. Sht C4.1 - Label existing 20' sewer easement at back of site for existing 8-inch public sewer as "20-ft Sewer Easement per PB43 PG261." The existing 8" sewer at the back of the site installed for this development has a 30ft PUDE per PB50 PG91. Same reference as PUDE for front of site.
12. Label on the plan (not in a note) "Existing 16" HDPE Sewer Force Main" at the front of the site (south side), to give emphasis as to the size, capacity, and importance to protect this existing utility.
13. Sht C7.3 - Remove Detail 3.0 and 10.0 as they do not apply to your plans.

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.

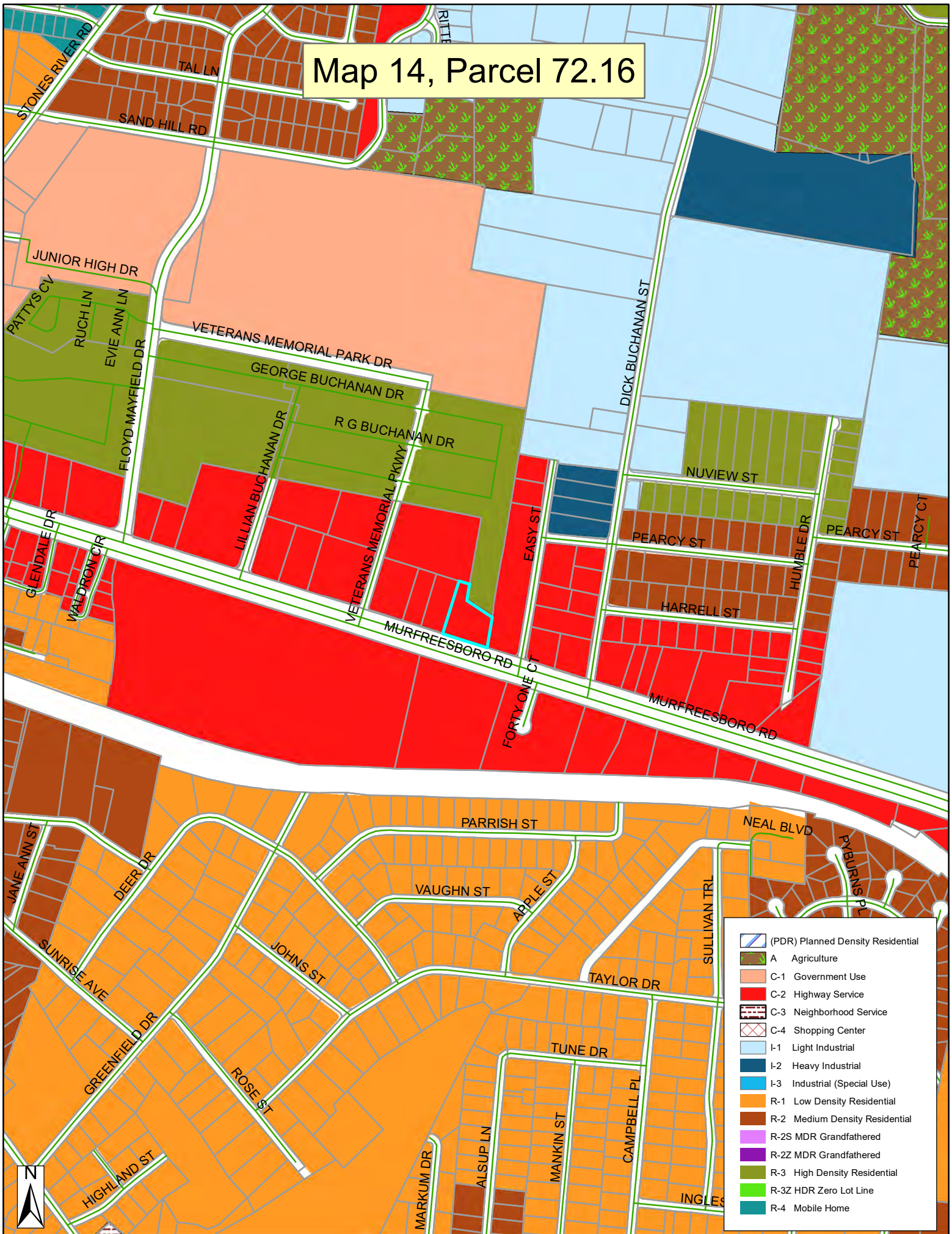
Map 14, Parcel 72.16



Map 14, Parcel 72.16



Map 14, Parcel 72.16









7 BREW | PROTOYPE RENDERING LEFT VIEW 1

The drawings, specifications, ideas, design 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 conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence 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 variations from the dimensions and conditions shown by these drawings.





7 BREW | PROTOYPE RENDERING LEFT VIEW 2

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7 BREW | PROTOYPE RENDERING | LA VERGNE

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7 BREW | PROTOYPE RENDERING | LA VERGNE, TN

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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 ELEVATIONS ARE IDENTICAL TO THE ELEVATIONS SHOWN ON THE S.A.M.C.P. SHEET. 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) IS 10' WIDE BY 10' DEEP. THE CANOPY ILLUSTRATED ON THIS SHEET IS 20' WIDE BY 20' DEEP. THE CANOPY ILLUSTRATED ON THIS SHEET MEASURES 27" - 30" AND CONTAINS (1) 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 CANOPY THAT UTILIZES ALUMINUM 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.

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	PREFABRICATED COVER 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	NICHHA - MODERN BRICK FINISH: MIDWIGHT	EXTERIOR WAINSCOT AND REAR WALL
1	PL-2	CEMENT PANEL	NICHHA - CANYON BRICK FINISH: SHALE BRICK	EXTERIOR WALLS ABOVE WAINSCOTT AND ATTIC REAR
2	PT-1	PAINT	SHERWIN WILLIAMS COLOR: "SALTY DOG" 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.



100 POWELL PLACE #1230
NASHVILLE, TN 37204
(615) 282-5802



**LA VERGNE
SEVEN BREW**

5309 MURFREESBORO ROAD,
LA VERGNE, TN

RDLA PROJECT #: 25

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[illegible]

EXTERIOR ELEVATIONS

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



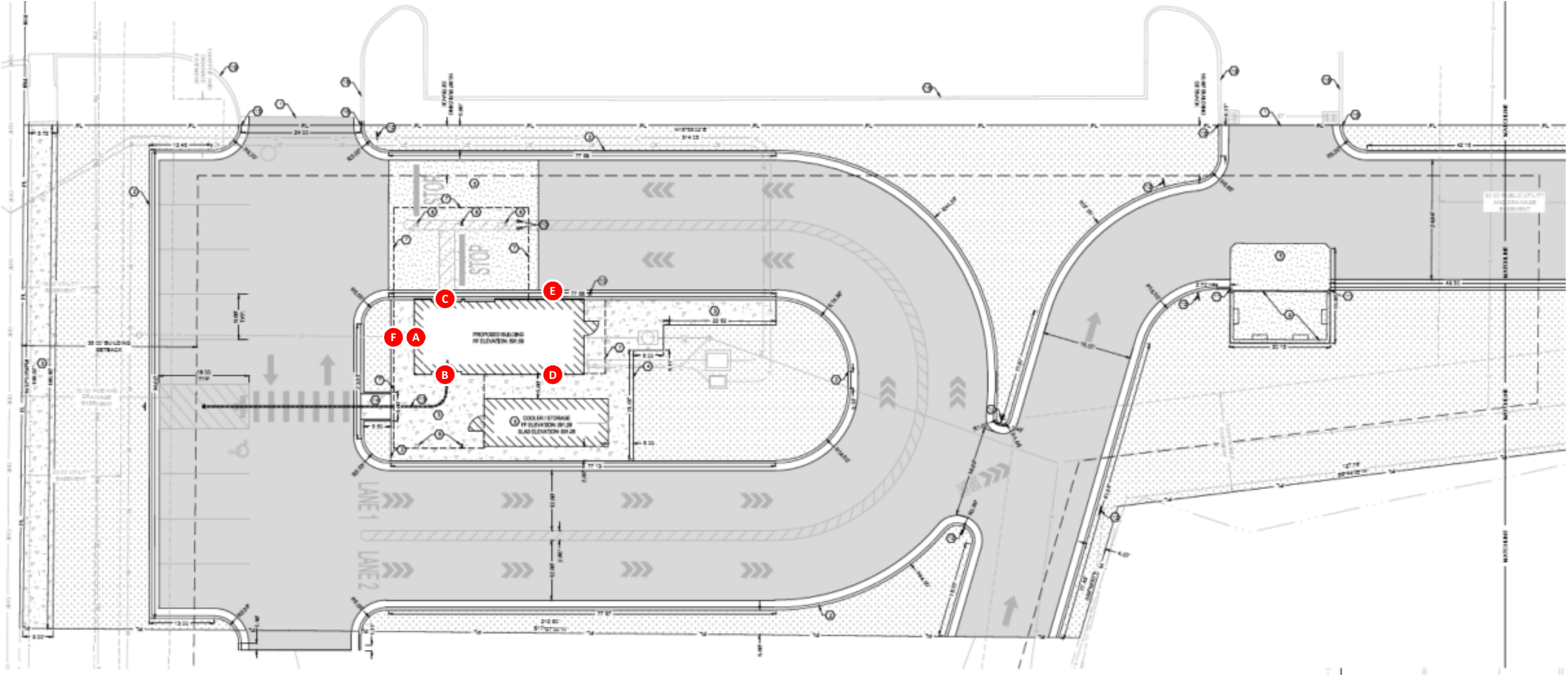
Design Proposal

PROJECT ID:	0430270A
CLIENT:	SEVEN 7B BREW COFFEE
ADDRESS:	5345 MURFREESBORO ROAD LA VERGNE, TN
DATE:	06/27/2025
CONTACT:	WLF/JR
DESIGNER:	JMC

Pattison



1.866.635.1110
pattisonid.com



SITE PLAN

Project ID
0430270A

SEVEN 7B BREW COFFEE
5345 MURFREESBORO RD
LA VERGNE, TN

Date: 06/27/2025
Contact: WLF/JR
Designer: JMC

Sign Item

Scale: AS NOTED

Revision Note

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

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Project ID
0430270A

SEVEN 7B BREW COFFEE
5345 MURFREESBORO RD
LA VERGNE, TN

Date: 06/27/2025
Contact: WLF/JR
Designer: JMC

Sign Item

Option 3: Building

Scale: AS NOTED

Revision Note

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

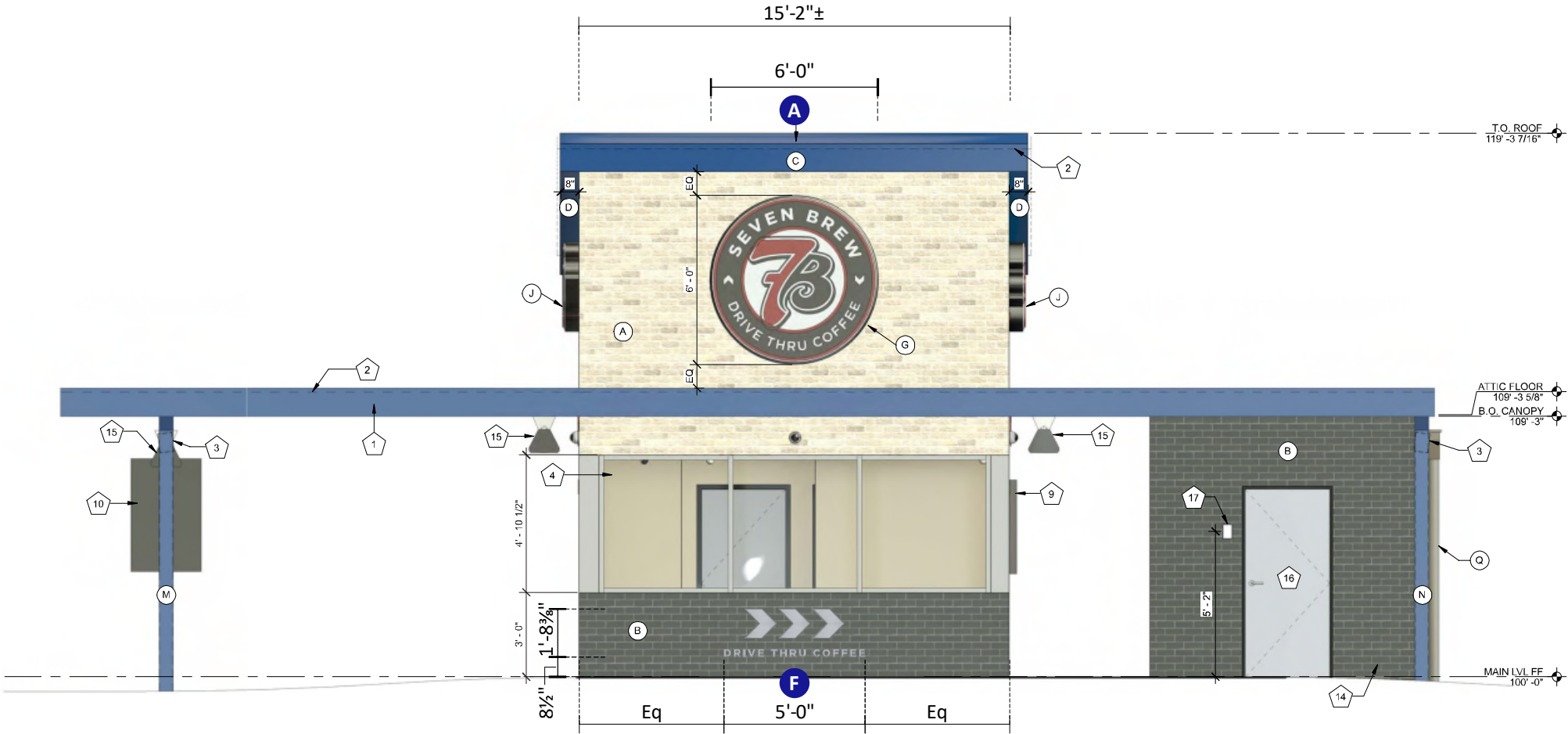
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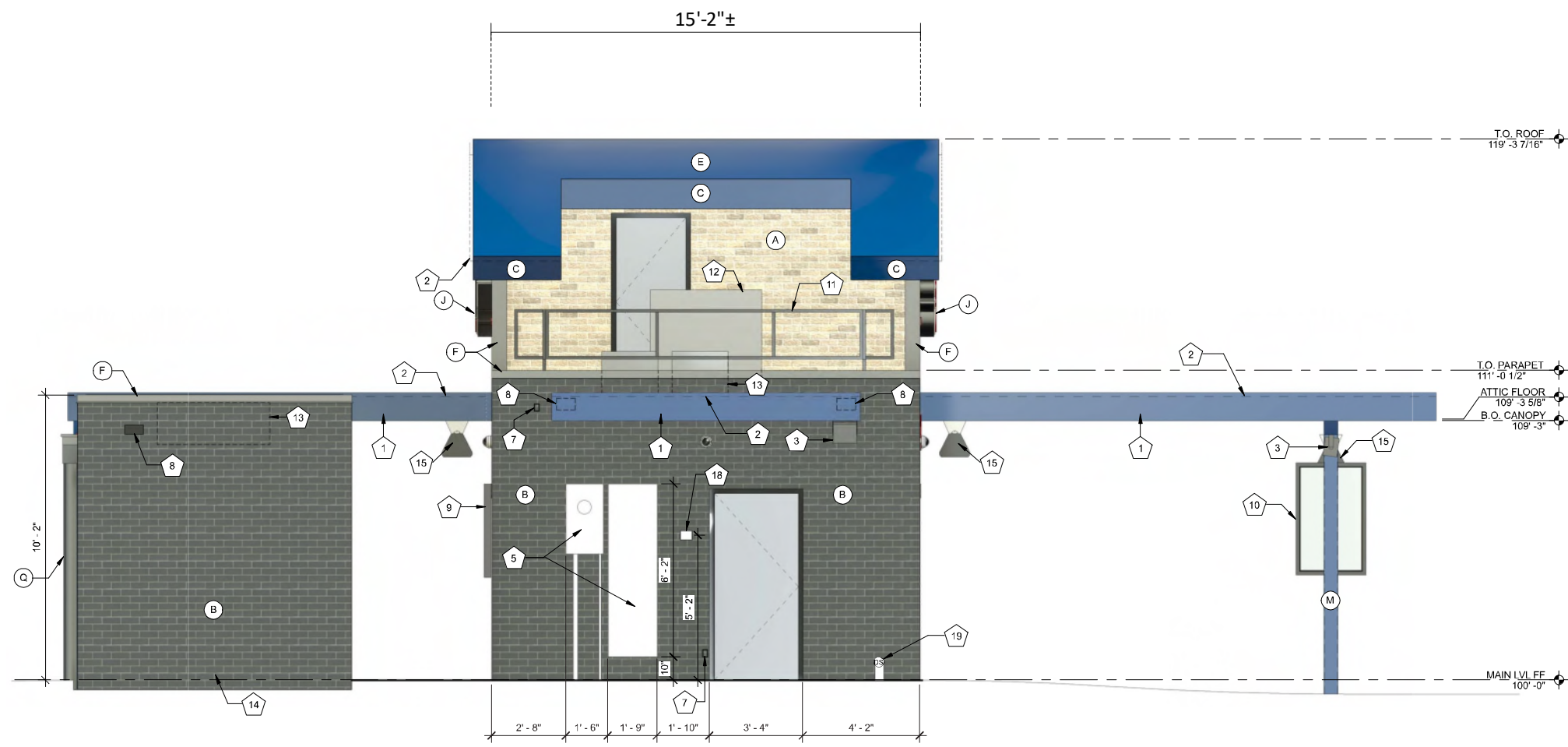


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EXTERIOR FRONT ELEVATION

SCALE: 3/16" = 1'-0"



EXTERIOR BACK ELEVATION SCALE: 3/16" = 1'-0"

Project ID
0430270A

SEVEN 7B BREW COFFEE
5345 MURFREESBORO RD
LA VERGNE, TN

Date: 06/27/2025
Contact: WLF/JR
Designer: JMC

Sign Item

Option 3: Building

Scale: AS NOTED

Revision Note

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Customer Approval

Signature

MM/DD/YYYY

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Project ID
0430270A

SEVEN 7B BREW COFFEE
5345 MURFREESBORO RD
LA VERGNE, TN

Date: 06/27/2025
Contact: WLF/JR
Designer: JMC

Sign Item

Option 3: Building

Scale: AS NOTED

Revision Note

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

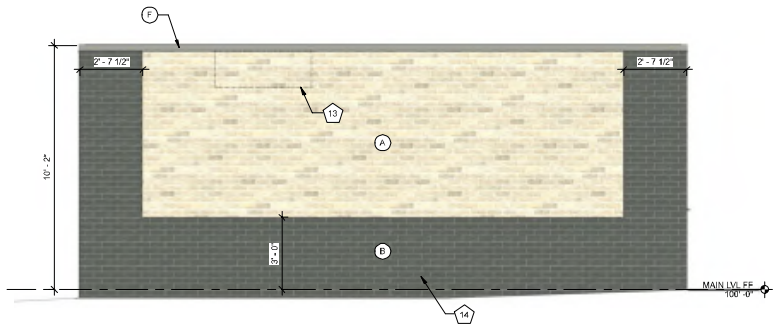
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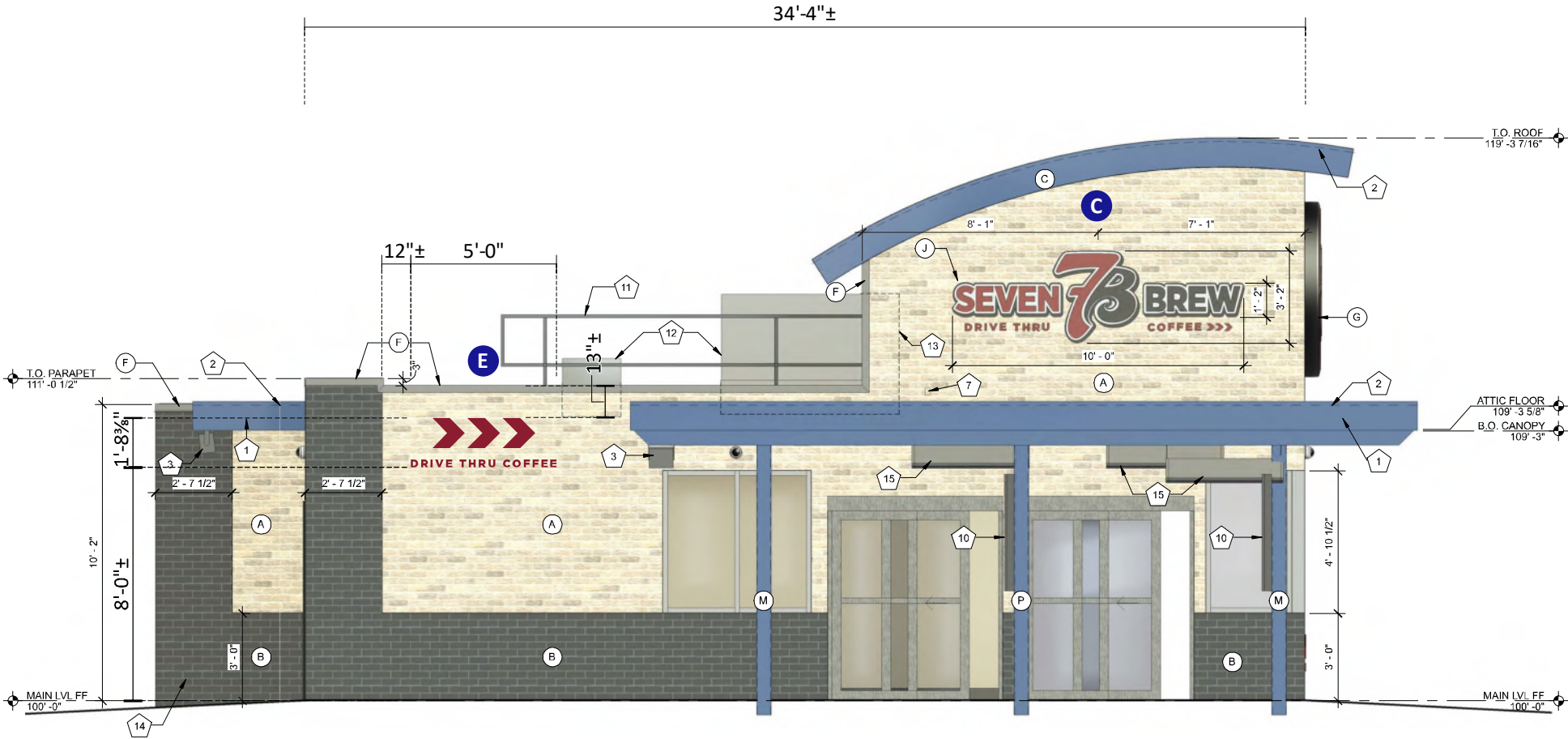
Pattison



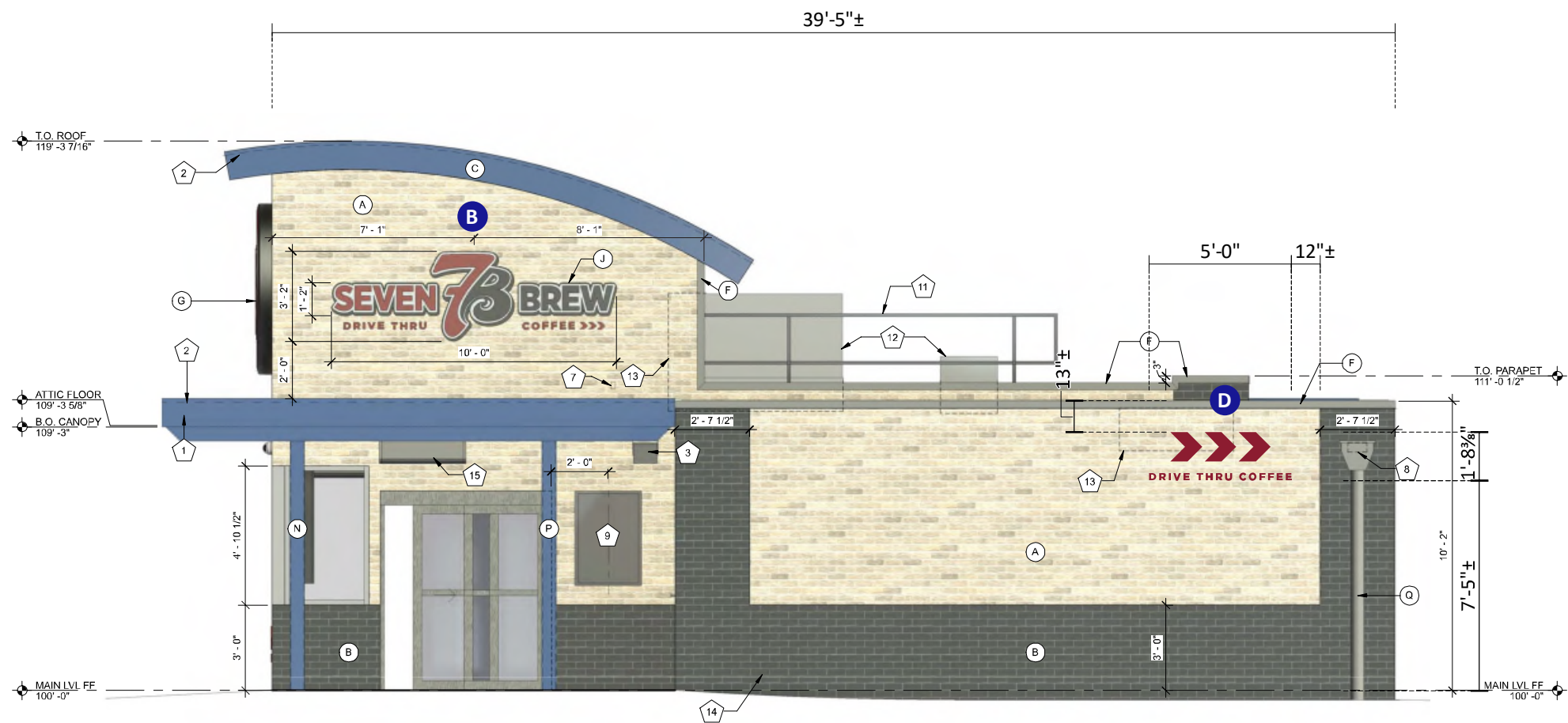
1.866.635.1110
pattisonid.com



COOLER ELEVATION - RIGHT
SCALE: 1/8" = 1'-0"



EXTERIOR RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



EXTERIOR LEFT with COOLER ELEVATION SCALE: 3/16" = 1'-0"

Project ID
0430270A

SEVEN 7B BREW COFFEE
5345 MURFREESBORO RD
LA VERGNE, TN

Date: 06/27/2025
Contact: WLF/JR
Designer: JMC

Sign Item

Option 3: Building

Scale: AS NOTED

Revision Note

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

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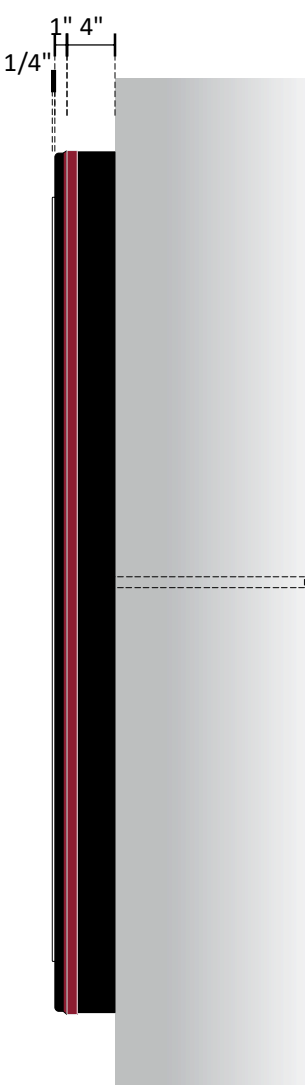
PERIMETER COPY, ARROWS & “7B”
TO BE EMBOSSED ADD’L 1/4"

4" DEEP FABRICATED ALUMINUM SIGN CABINET -
RETURNS & BACKS PAINTED BLACK -
INTERIOR PAINTED LIGHT-ENHANCING WHITE

FORMED & EMBOSSED PAN POLYCARBONATE
FACES w/ TRANSLUCENT FILM GRAPHICS
(SEE COLOR KEY) - BLOCKOUT FILM AS REQ'D -
WHITE CIRCLE AREA TO BE DEBOSSD AROUND
“7B” LOGO & COPY

INTERNALLY-ILLUMINATED w/ 7100k WHITE GE
TETRAMAX LED’s - REMOTE POWER SUPPLIES -
CUSTOMER TO PROVIDE POWER TO SIGN

TO BE FLUSH-MOUNTED TO FRONT FASCIA
w/ NON-CORROSIVE HARDWARE AS REQ’D -
BLOCKING TO BE PROVIDED BY GC PRIOR TO
INSTALLATION



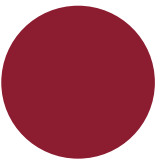
END VIEW

A S/F ILLUMINATED MEDALLION SIGN SCALE: 3/4" = 1'-0"
ONE [1] REQUIRED - MANUFACTURE & INSTALL 28.27 Sq.Ft. CIRCLE



SIMULATED NIGHT VIEW

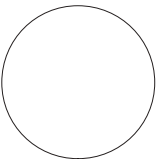
BRAND COLORS



PMS 202
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%



BLACK
C: 0%
M: 0%
Y: 0%
K: 100%



WHITE
C: 0%
M: 0%
Y: 0%
K: 0%

Project ID
0430270A

SEVEN 7B BREW COFFEE
5345 MURFREESBORO RD
LA VERGNE, TN

Date: 06/27/2025
Contact: WLF/JR
Designer: JMC

Sign Item

Scale: AS NOTED

Revision Note

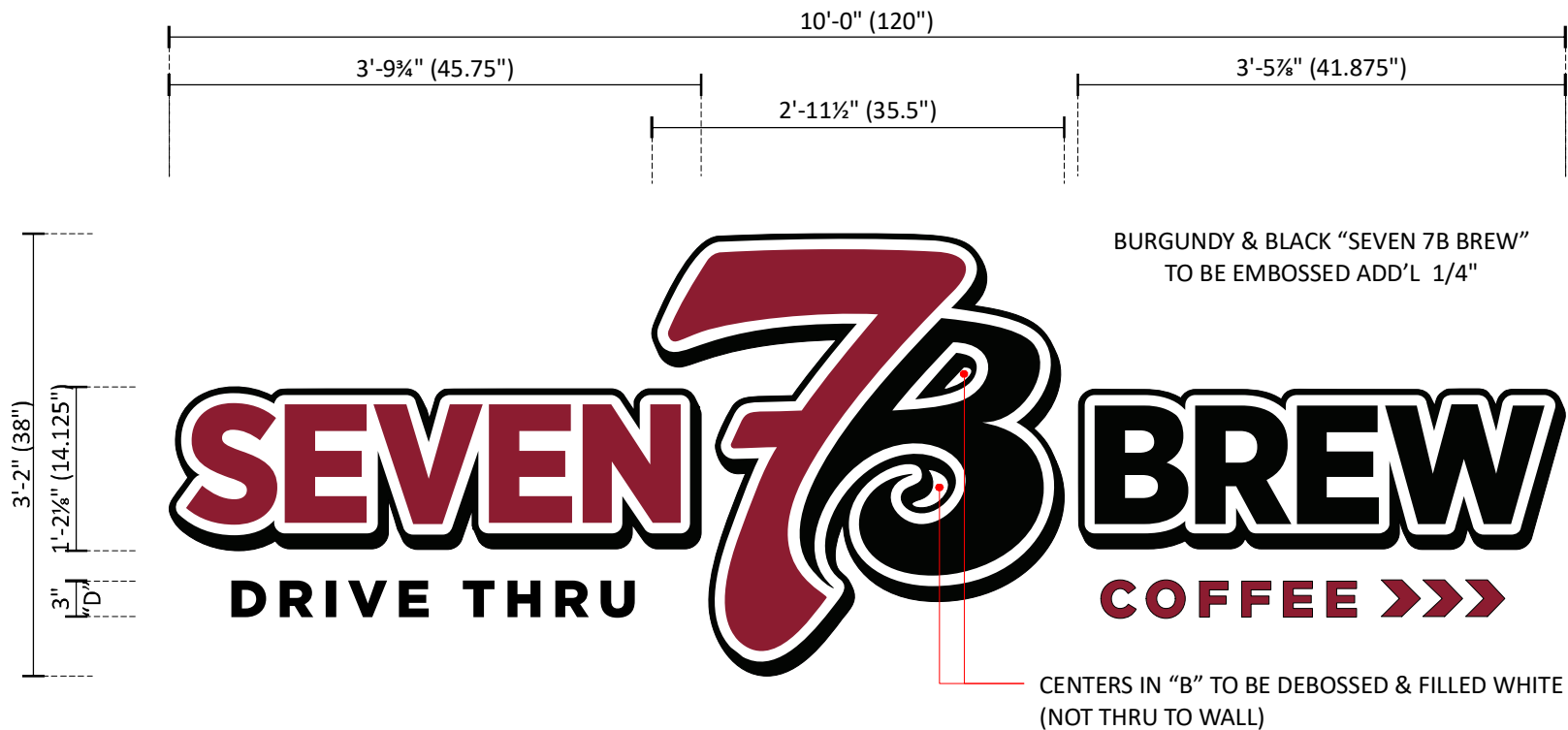
Information Required
for Production

Customer Approval

Signature
MM/DD/YYYY

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B C **S/F ILLUMINATED LOGO COPY SIGN** SCALE: 3/4" = 1'-0"
TWO [2] SETS REQUIRED - MANUFACTURE & INSTALL: 32.08 Sq.Ft. EACH SET



SIMULATED NIGHT VIEW

"SEVEN 7B BREW":
4" DEEP FABRICATED ALUMINUM SIGN
CABINETS - RETURNS PAINTED BLACK -
INTERIOR PAINTED LIGHT-ENHANCING WHITE

FORMED & EMBOSSED PAN POLYCARBONATE
FACES w/ TRANSLUCENT FILM GRAPHICS
(SEE COLOR KEY) - BLOCKOUT FILM AS REQ'D -
CENTERS IN "B" ON LOGO TO BE DEBOSSSED

1/4" DIA. WEEP HOLES IN LOW POINTS OF
CABINETS w/ ALUMINUM LIGHT SCREENS @
EACH WEEP HOLE TO PREVENT LIGHT LEAKS

INTERNALLY-ILLUMINATED w/ 7100k WHITE GE
TETRAMAX LED's - REMOTE POWER SUPPLIES -
CUSTOMER TO PROVIDE POWER TO SIGN

TO BE FLUSH MOUNTED TO FASCIA w/ NON-
CORROSIVE HARDWARE AS REQ'D

"DRIVE THRU" & "COFFEE >>>>":
1/2" THICK ALUMINUM FLAT CUT-OUT LETTERS
(SEE COLOR KEY) -
TO BE STUD-MOUNTED FLUSH TO FASCIA

BLOCKING TO BE PROVIDED BY GC PRIOR TO
INSTALLATION

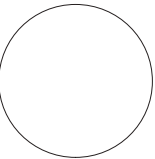
BRAND COLORS



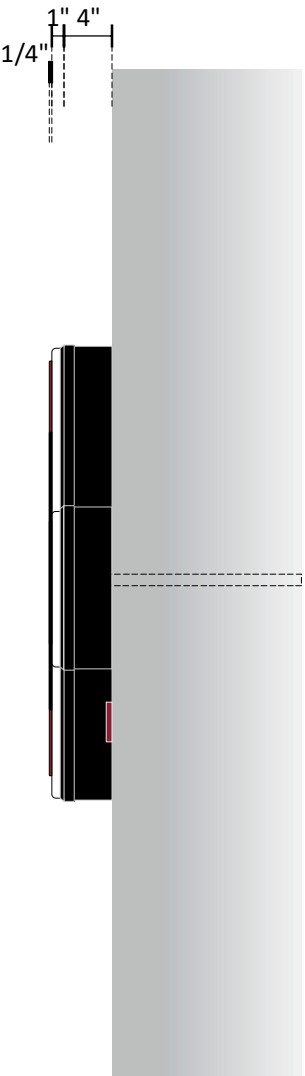
PMS 202
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%



BLACK
C: 0%
M: 0%
Y: 0%
K: 100%



WHITE
C: 0%
M: 0%
Y: 0%
K: 0%



END VIEW

Project ID
0430270A

SEVEN 7B BREW COFFEE
5345 MURFREESBORO RD
LA VERGNE, TN

Date: 06/27/2025
Contact: WLF/JR
Designer: JMC

Sign Item

Scale: AS NOTED

Revision Note

Information Required
for Production

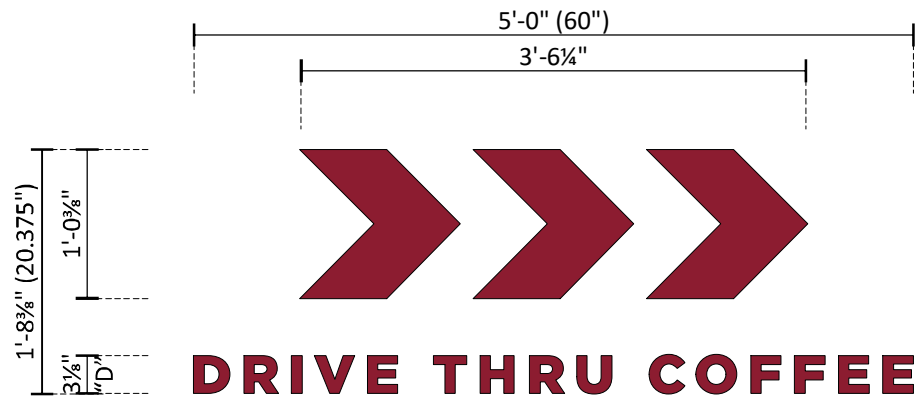
Customer Approval

Signature

MM/DD/YYYY

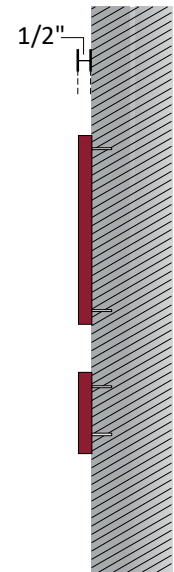
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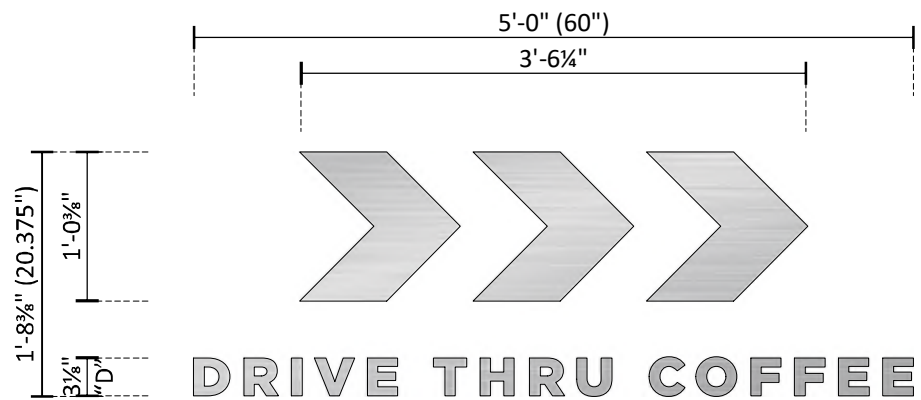


DE FLAT CUT-OUT SIGN SCALE: 3/4" = 1'-0"
TWO [2] SETS REQ'D - MANUFACTURE & INSTALL:

1/2" THICK ACRYLIC FCO's TO READ ">>> DRIVE THRU COFFEE" -
PAINTED TO MATCH PMS 202c BURGUNDY -
BACKS DRILLED & TAPPED FOR FLUSH STUD-MOUNTING -
NON-ILLUMINATED

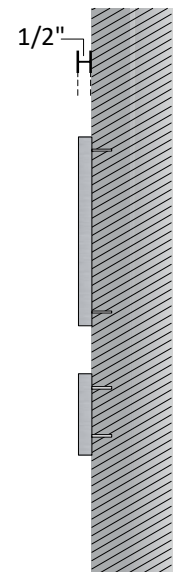


END VIEW



F FLAT CUT-OUT SIGN SCALE: 3/4" = 1'-0"
ONE [1] SET REQ'D - MANUFACTURE & INSTALL:

1/2" THICK ALUMINUM FCO's TO READ ">>> DRIVE THRU COFFEE" -
BRUSHED HORIZONTAL GRAIN FINISH -
BACKS DRILLED & TAPPED FOR FLUSH STUD-MOUNTING -
NON-ILLUMINATED



END VIEW

Project ID
0430270A

SEVEN 7B BREW COFFEE
5345 MURFREESBORO RD
LA VERGNE, TN

Date: 06/27/2025
Contact: WLF/JR
Designer: JMC

Sign Item

Scale: AS NOTED

Revision Note

Information Required
for Production

Customer Approval

Signature

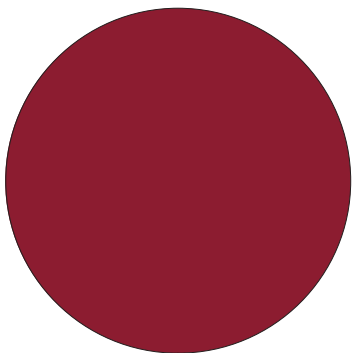
MM/DD/YYYY

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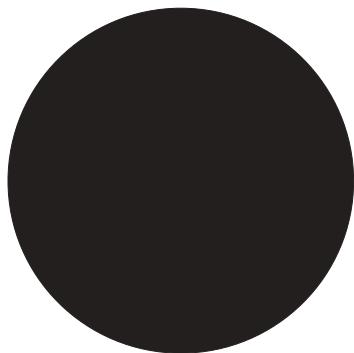
BRAND COLORS



PMS 202
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%

R: 138
G: 36
B: 50

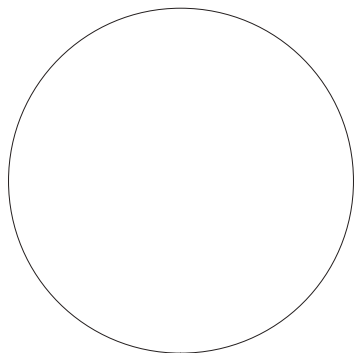
HEX: 8a2432



BLACK
C: 0%
M: 0%
Y: 0%
K: 100%

R: 35
G: 31
B: 32

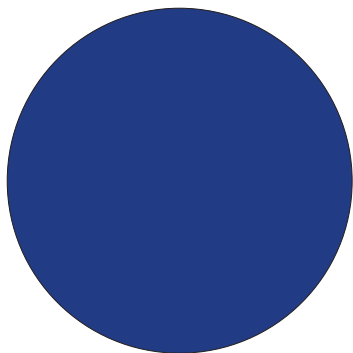
HEX: 231f20



WHITE
C: 0%
M: 0%
Y: 0%
K: 0%

R: 255
G: 255
B: 255

HEX: ffffff



PMS 293
C: 100%
M: 63%
Y: 0%
K: 35%

R: 0
G: 61
B: 165

HEX: 003da5

Fonts

Gotham Font family from Hoefler & Co.

PANTONE COLORS

PMS (Pantone Matching System): The most accurate representation of each of the colors. This system is used in print applications instead of — or in addition to — CMYK color.

CMYK EQUIVALENTS

(Process Color): Process builds use international standards for printing with the four process colors: Cyan, Magenta, Yellow and Black (CMYK). Values range from 0% to 100% for each of the four colors.

RGB EQUIVALENTS

(Screen Color): For on-screen applications. RGB refers to the three colors of the visual spectrum, Red, Green and Blue. RGB values range from 0 to 255 for each of the three colors.

HEXADECIMAL VALUES

(Screen Color): For on-screen applications. Hex values are arranged into three groupings of two characters each, representing Red, Green and Blue, and are compatible with HTML and other programming languages.

Project ID
0430270A

SEVEN 7B BREW COFFEE
5345 MURFREESBORO RD
LA VERGNE, TN

Date: 06/27/2025
Contact: WLF/JR
Designer: JMC

Sign Item

Scale: AS NOTED

Revision Note

Information Required
for Production

Customer Approval

Signature

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SITE DEVELOPMENT PLANS FOR



LA VERGNE, TN 01

5345 MURFREESBORO ROAD
LA VERGNE, TN 37086

PROJECT NUMBER:
104.082

SHEET INDEX	
SHEET NAME	NUMBER
COVER SHEET	C0.0
GENERAL NOTES	C0.1
CITY NOTES	C0.2
DEMOLITION PLAN	C1.1
EROSION CONTROL PLAN	C1.2
SITE PLAN	C2.1
STACKING PLAN	C2.2
GRADING PLAN	C3.1
UTILITY PLAN	C4.1
LANDSCAPE PLAN	C5.1
STRIPING PLAN	C6.1
DETAILS	C7.1
DETAILS	C7.2
DETAILS	C7.3



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, TN 01
5345 MURFREESBORO ROAD
LA VERGNE, TN 37086

C0.0

COVER SHEET

DATE: JULY 21, 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
R/W	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 TOTH & 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.

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 SPECIFICATIONS. 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 DRIP 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 INSTALLATIONS. 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.

7 BREW COFFEE
LA VERGNE, TN 01

5345 MURFREESBORO ROAD
LA VERGNE, TN 37086

C0.1

GENERAL NOTES

DATE: JULY 21, 2025



Call 811 or
1-615-367-1110
www.tenn811.com





General Information G04 – Required General Notes for Private Projects with No Public Improvements

- 1. A PRE-CONSTRUCTION CONFERENCE AND LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO COMMENCING WORK.
- 2. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR AT LEAST 48 HOURS PRIOR TO ANY REQUIRED OR REQUESTED INSPECTIONS.
- 3. CITY INSPECTORS ARE NOT QUALITY CONTROL. THE CONTRACTOR'S QUALITY CONTROL REPRESENTATIVE MUST BE ONSITE DURING ALL REQUIRED INSPECTIONS. CONTRACTOR'S QUALITY CONTROL MUST SIGN-OFF OR APPROVE EACH INSPECTION. CITY INSPECTORS WILL CONFIRM THAT THIS IS DONE BUT WILL NOT PROVIDE APPROVALS.
- 4. 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, 3-10 DAYS BEFORE YOU DIG, NO EXCEPTIONS.
- 5. ALL CONSTRUCTION AND OPERATIONS BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH OSHA.
- 6. THE CONTRACTORS SHALL MAINTAIN A SET OF REDLINE DRAWINGS AT THE PROJECT SITE WHICH SHALL BE AVAILABLE FOR REVIEW BY CITY INSPECTORS. THESE REDLINE PLANS MUST BE UPDATED WEEKLY.
- 7. AS-BUILT PLANS (RECORD DRAWINGS) SHALL BE PROVIDED TO THE CITY WITHIN 30-DAYS OF SUBSTANTIAL COMPLETION OF THE PROJECT. RECORD DRAWINGS SHALL BE PROVIDED IN THREE FORMATS:
 - a. PAPER (ONE SET)
 - b. PDF (THUMB DRIVE OR E-MAIL)
 - c. GIS-COMPATIBLE (ONE FILE)
- 8. 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.
- 9. IN RESIDENTIAL AREAS, NO CONSTRUCTION WORK CAN BE CONDUCTED OUTSIDE OF THE FOLLOWING HOURS WITHOUT A SPECIAL PERMIT:
 - a. MONDAY-FRIDAY, 7:00 AM TO 6:00 PM
 - b. SATURDAY-SUNDAY, 8:00 AM TO 6:00 PM
- 10. SURFACE IMPROVEMENTS DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE RECONSTRUCTED BY THE CONTRACTOR TO CITY OF LA VERGNE REQUIREMENTS.
- 11. ALL REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY THE CITY ENGINEER.
- 12. 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.
- 13. ALL CONSTRUCTION WATER TAKEN FROM A CITY FH SHALL BE FROM A CITY APPROVED FIRE HYDRANT METER ASSEMBLY, AND CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF THE PUBLIC



- DOMESTIC WATER SYSTEM AT ALL TIMES BY MAINTINING PROPER CROSS CONNECTION CONTROL PER THE GOVERNING AUTHORITY.
- 14. THE CONTRACTOR SHALL CONFINE ALL OF HIS ACTIVITIES TO THE AREAS AS SHOWN ON THESE PLANS UNLESS WRITTEN CONSENT IS PROVIDED IN ADVANCE BY THE AFFECTED PROPERTY OWNER.
 - 15. SURPLUS AND ALL MATERIAL REMOVED WHICH IS NOT SUITABLE FOR USE IN THIS PROJECT SHALL BE DISPOSED OF AWAY FROM THE JOB SITE IN A MANNER OR AT A LOCATION ACCEPTABLE TO THE CITY OF LA VERGNE AND THE STATE OF TENNESSEE. NO WASTE MATERIAL SHALL BE PLACE IN A SINKHOLE WITHIN THE CITY LIMITS OF LA VERGNE.
 - 16. NO MORE THAN 500 FEET OF UTILITY AND DRAINAGE PIPE TRENCH WILL BE ALLOWED AT TO BE OPEN AT ONE TIME.
 - 17. IF PUBLIC SIDEWALKS ARE TO BE CLOSED BY CONSTRUCTION FOR MORE THAN TWENTY-FOUR HOURS, THEN A PEDESTRIAN TRAFFIC RE-ROUTING PLAN WHICH PROVIDES AN ACCESSIBLE ROUTE OF TRAVEL FOR PEDESTRIANS MUST BE APPROVED AND IMPLEMENTED PRIOR TO CONSTRUCTION.



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

PROJECT NUMBER:
104.082

REVISION:

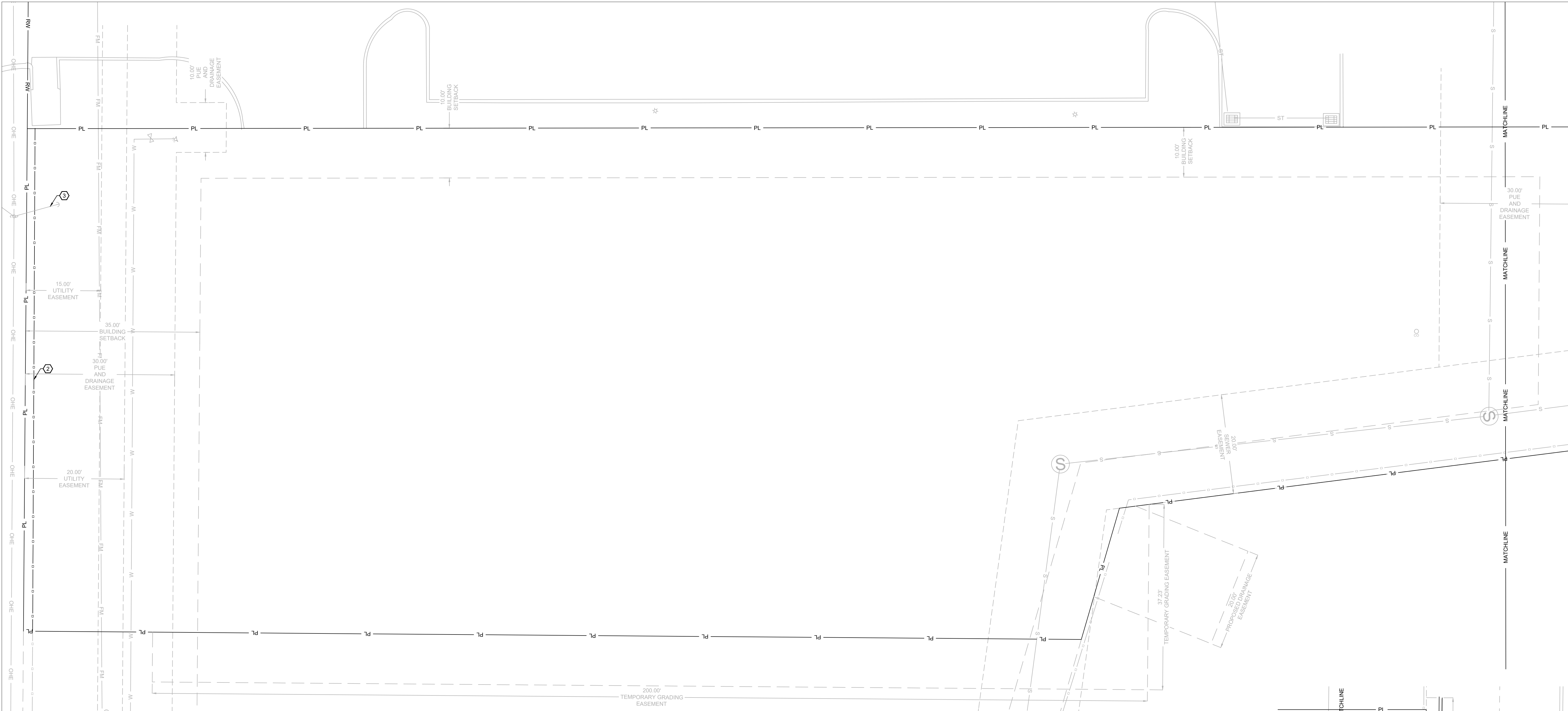
7 BREW COFFEE
LA VERGNE, TN 01

5345 MURFREESBORO ROAD
LA VERGNE, TN 37086

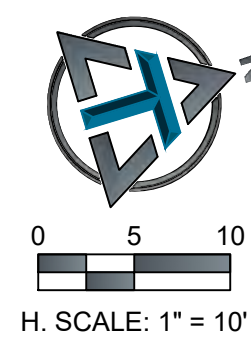
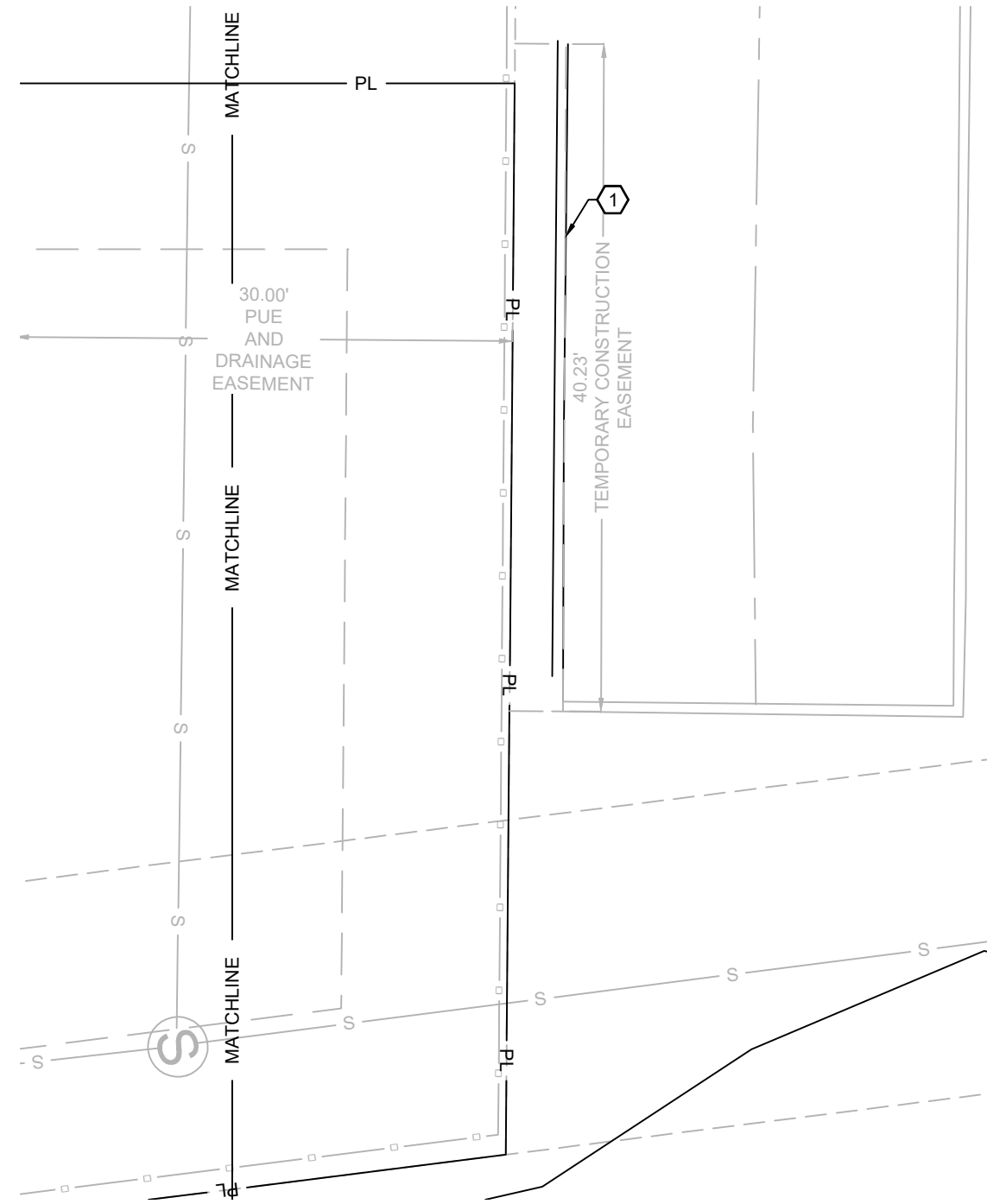
C0.2
CITY GENERAL
NOTES

DATE: JULY 21, 2025





- KEY NOTES:**
- ① REMOVE 38 L.F. ± OF CONCRETE CURB.
 - ② REMOVE 101 L.F. ± OF SILT FENCE.
 - ③ EXISTING ANCHOR LINE. DO NOT DISTURB.



ENGINEER OF RECORD:
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LICENSE NO. TN #PE-129221

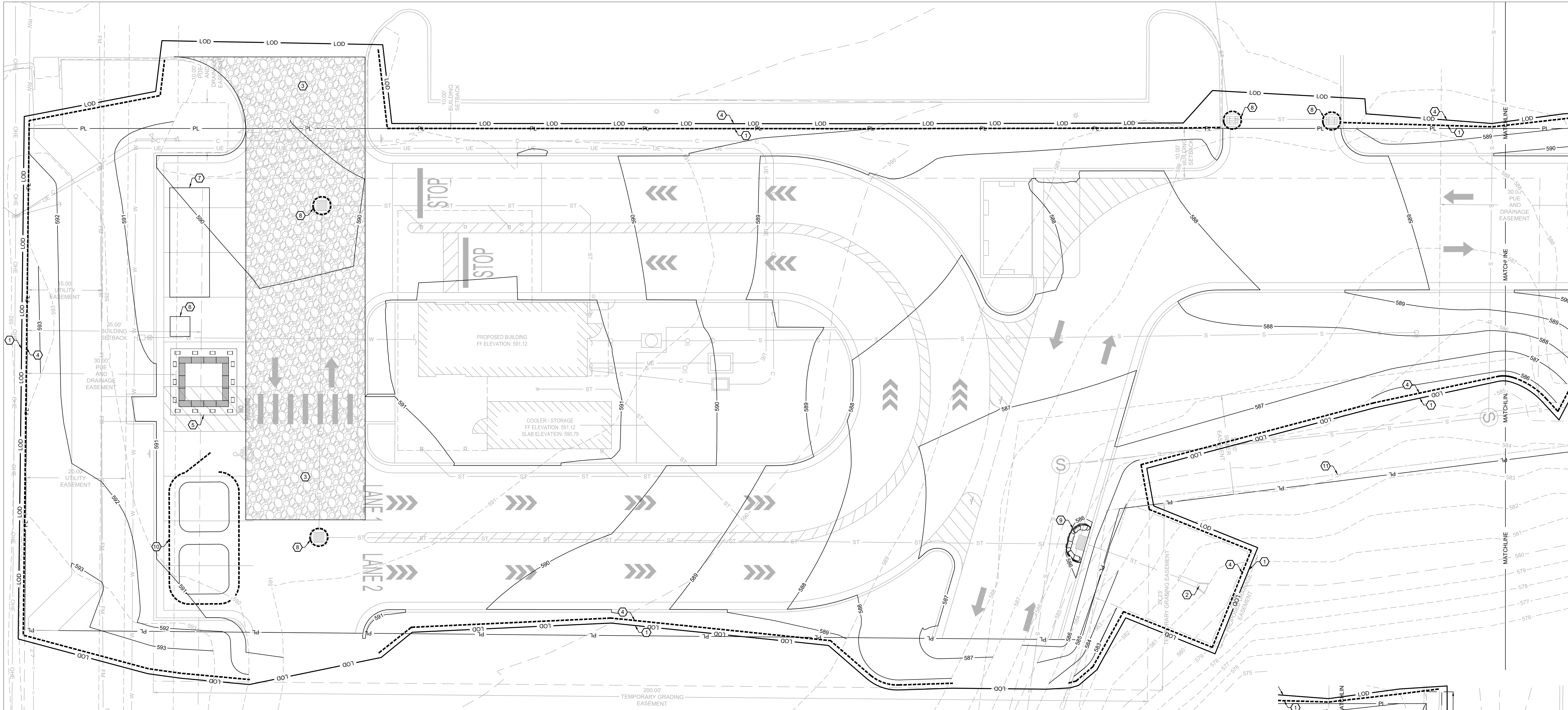
PROJECT NUMBER:
104.082

REVISION:

7 BREW COFFEE
LA VERGNE, TN 01
5345 MURFREESBORO ROAD
LA VERGNE, TN 37086

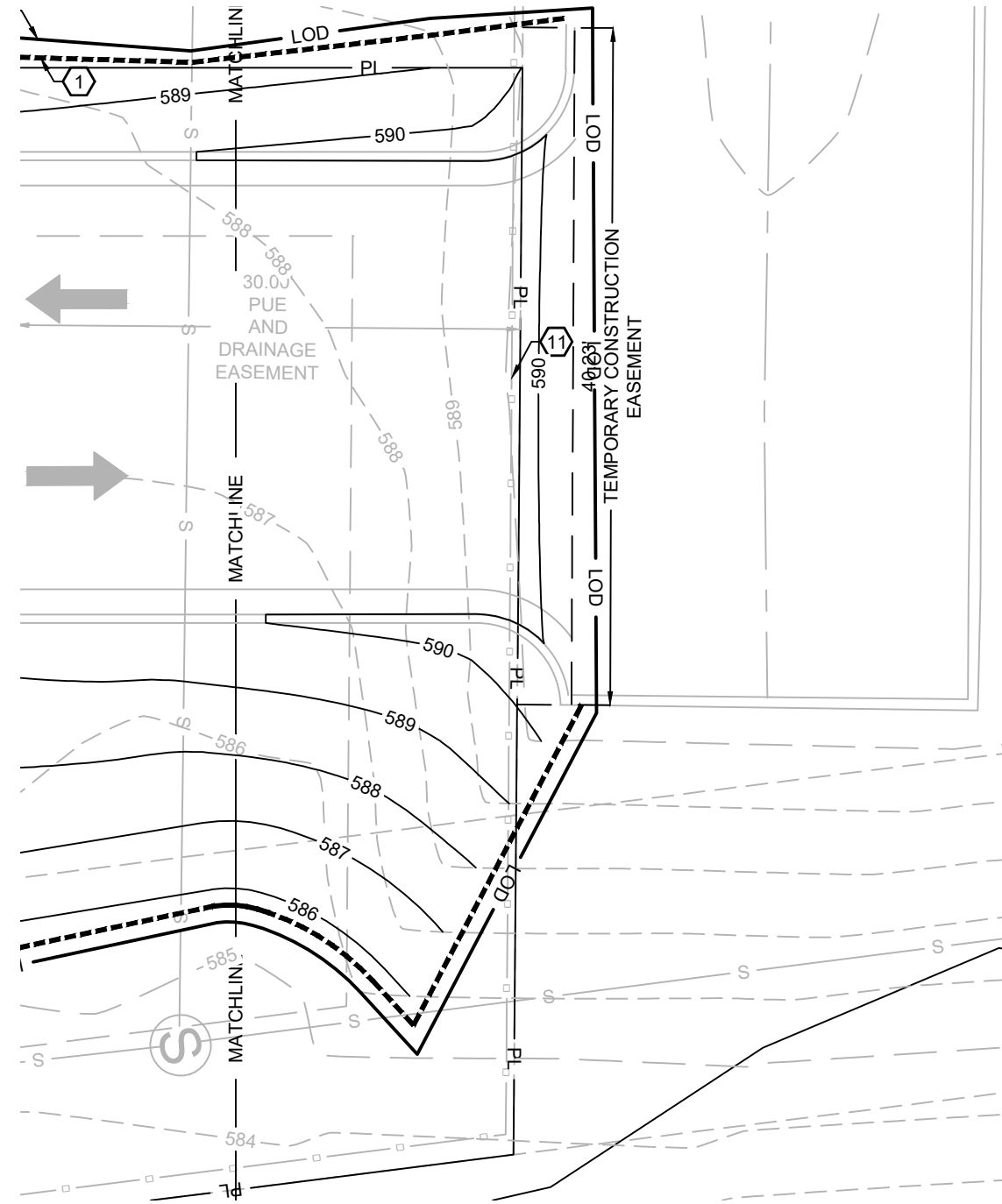
C1.1
DEMOLITION PLAN

DATE: JULY 21, 2025



- KEY NOTES:**
- 1 LIMITS OF DISTURBANCE = 0.72 ACRES.
 - 2 PROPOSED OUTFALL.
 - 3 TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 1.01, SHEET C7.1.
 - 4 724 L.F. ± OF SILT FENCE PER DETAIL 1.06, SHEET C7.3.
 - 5 CONCRETE WASHOUT PER DETAIL 1.03, SHEET C7.1. SHOWN LOCATION IS APPROXIMATE.
 - 6 PORTABLE RESTROOM. SHOWN LOCATION IS APPROXIMATE.
 - 7 DUMPSTER. SHOWN LOCATION IS APPROXIMATE.
 - 8 12 L.F. ± OF COMPOST FILTER SOCK AROUND AREA INLET, PER STORM INLET PROTECTION DETAIL 1.02 AND 1.05, SHEET C7.1.
 - 9 CURB INLET SEDIMENT BARRIER PROTECTION PER DETAIL 1.04, SHEET C7.2.
 - 10 SOIL STOCKPILES. PROTECT STOCKPILES WITH COMPOST FILTER SOCK. SHOWN LOCATION IS APPROXIMATE.
 - 11 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



ENGINEER OF RECORD:
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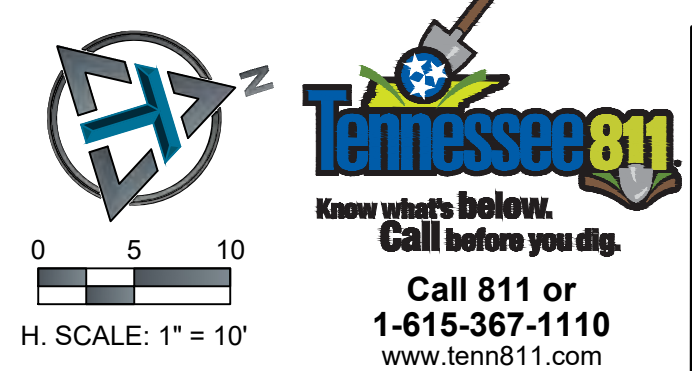
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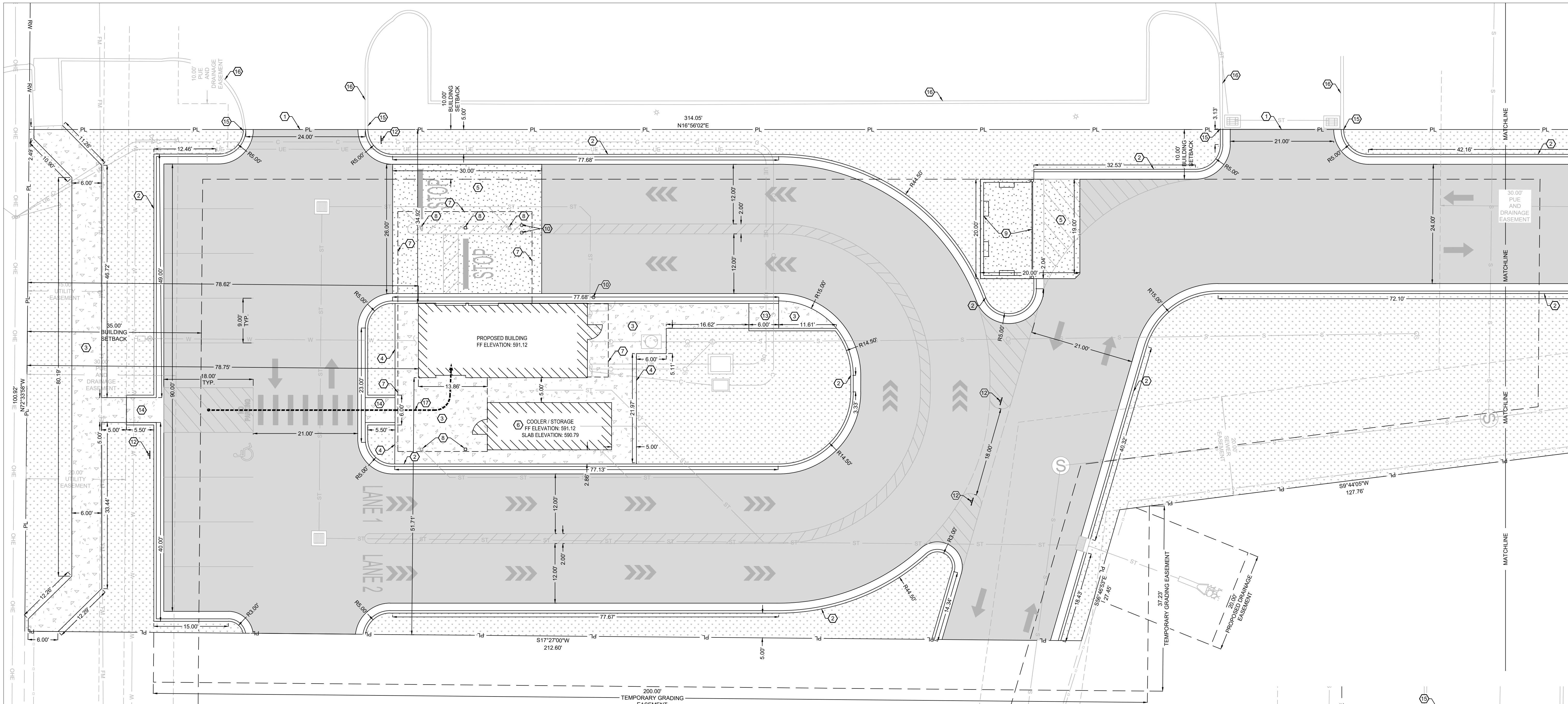
REVISION:

7 BREW COFFEE
LA VERGNE, TN 01
5345 MURFREESBORO ROAD
LA VERGNE, TN 37086

C1.2
EROSION
CONTROL PLAN

DATE: JULY 21, 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	=	19,914 S.F.
POST-PROJECT PERVIOUS AREA	=	9,043 S.F.
TOTAL	=	28,957 S.F.

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

BUILDING AND LOT DATA:

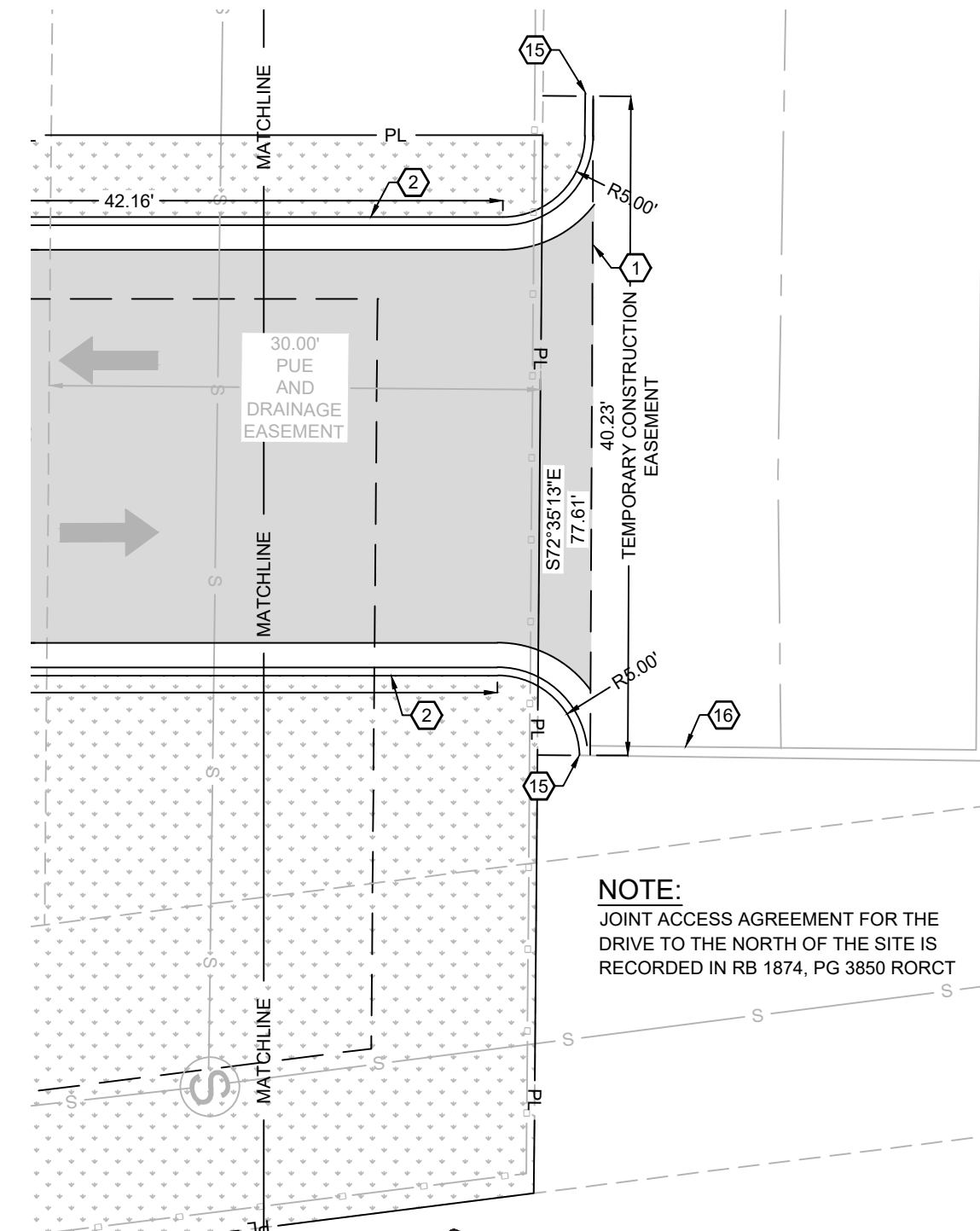
PROJECT FOOTPRINT 28,957 S.F. = 0.66 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL = 510 S.F.
REMOTE COOLER = 238 S.F.
CONSTRUCTION TYPE: V-B

QUANTITIES

CURB & GUTTER:	962 L.F.
ASPHALT PAVEMENT:	14,380 S.F.
8" CONCRETE PAVEMENT:	1,179 S.F.
4" CONCRETE SIDEWALK:	1,774 S.F.
LANDSCAPE AREA	8,925 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



NOTE:
JOINT ACCESS AGREEMENT FOR THE
DRIVE TO THE NORTH OF THE SITE IS
RECORDED IN RB 1874, PG 3850 RORCT



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



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. TN #PE-12921

PROJECT NUMBER:

104.082

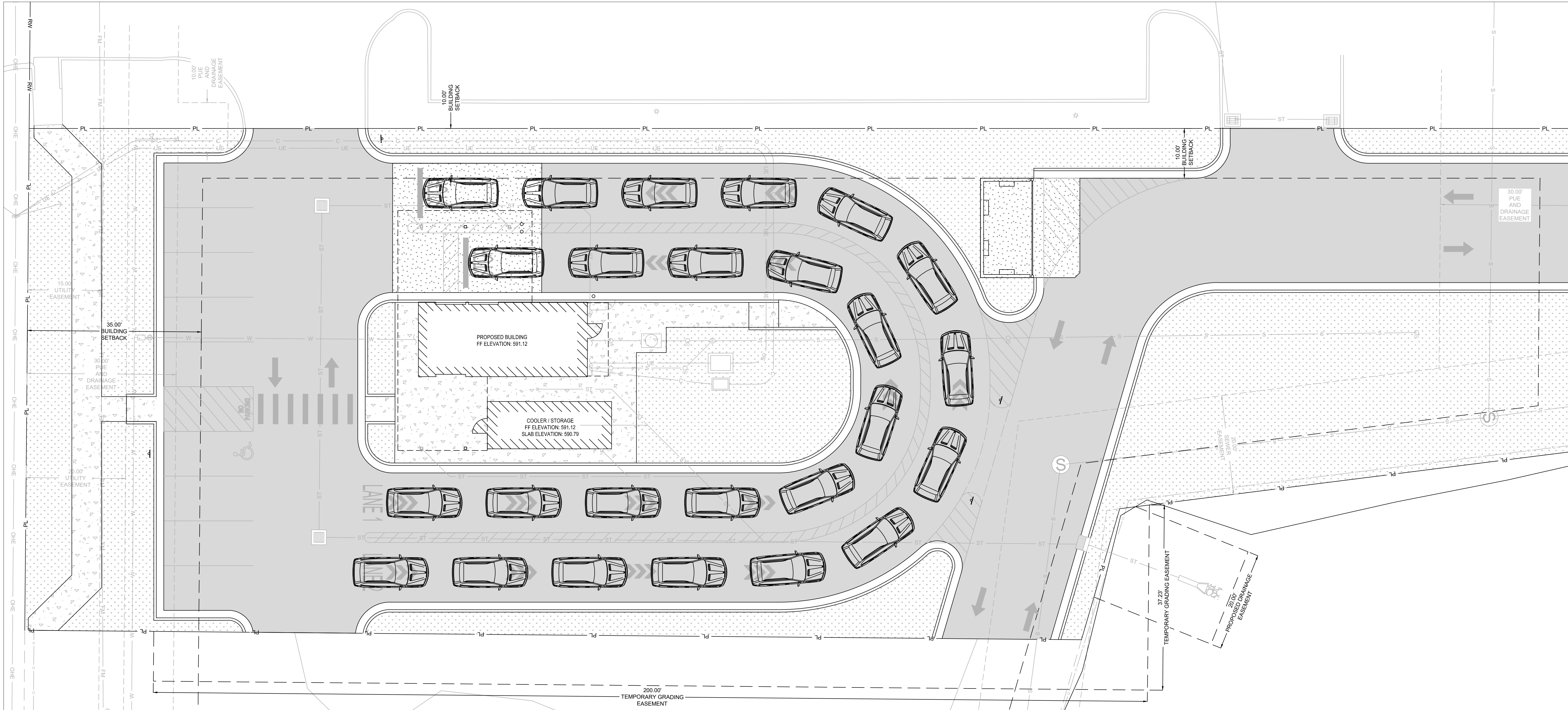
REVISION:

7 BREW COFFEE
LA VERGNE, TN 01

5345 MURFREESBORO ROAD
LA VERGNE, TN 37086

C2.1
SITE PLAN

DATE: JULY 21, 2025



HATCH LEGEND:

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LANDSCAPE AREA



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. TN #PE-129221

PROJECT NUMBER:

104.082

REVISION:

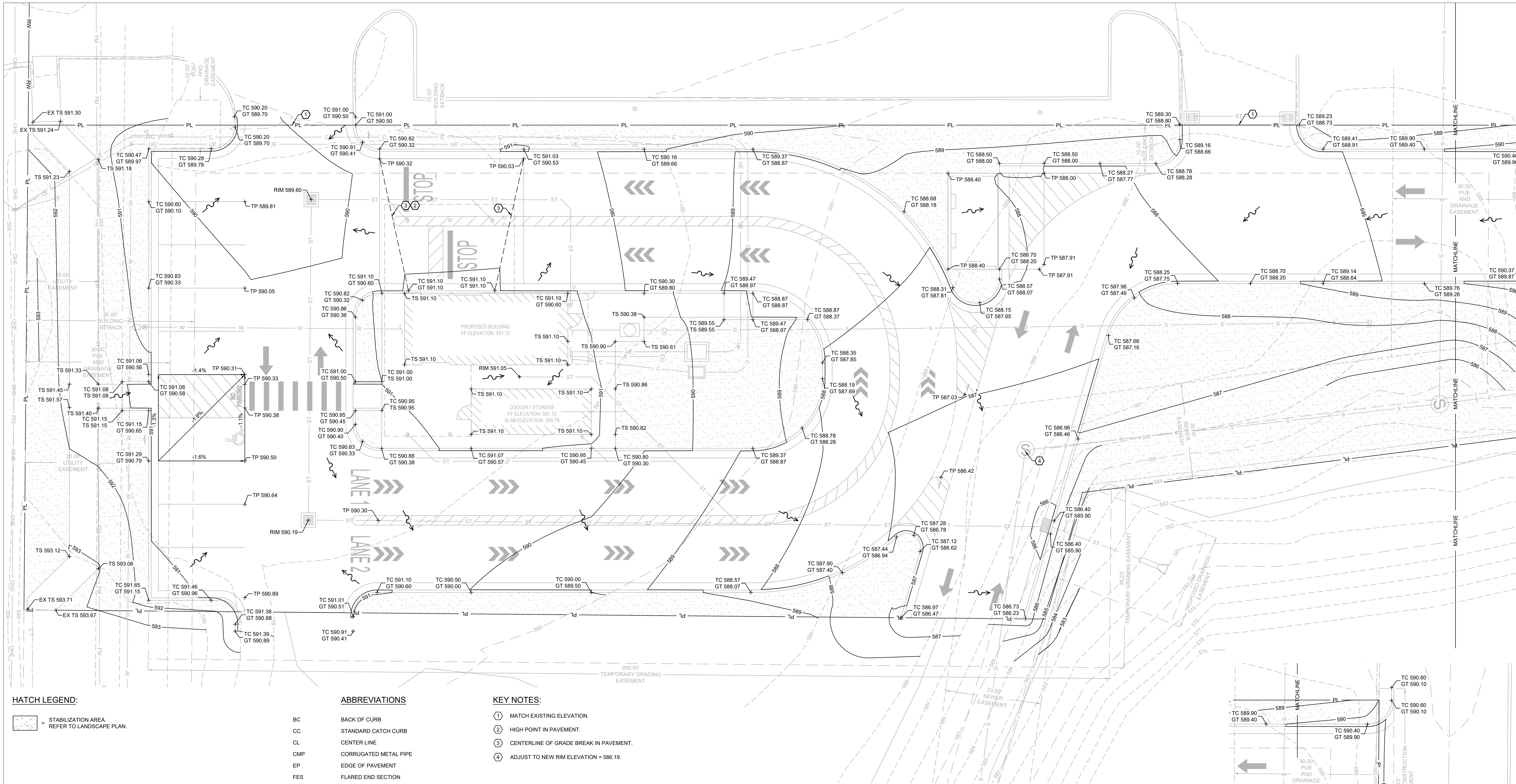
7 BREW COFFEE
LA VERGNE, TN 01

5345 MURFREESBORO ROAD
LA VERGNE, TN 37086

C2.2
STACKING PLAN

DATE: JULY 21, 2025





HATCH LEGEND:

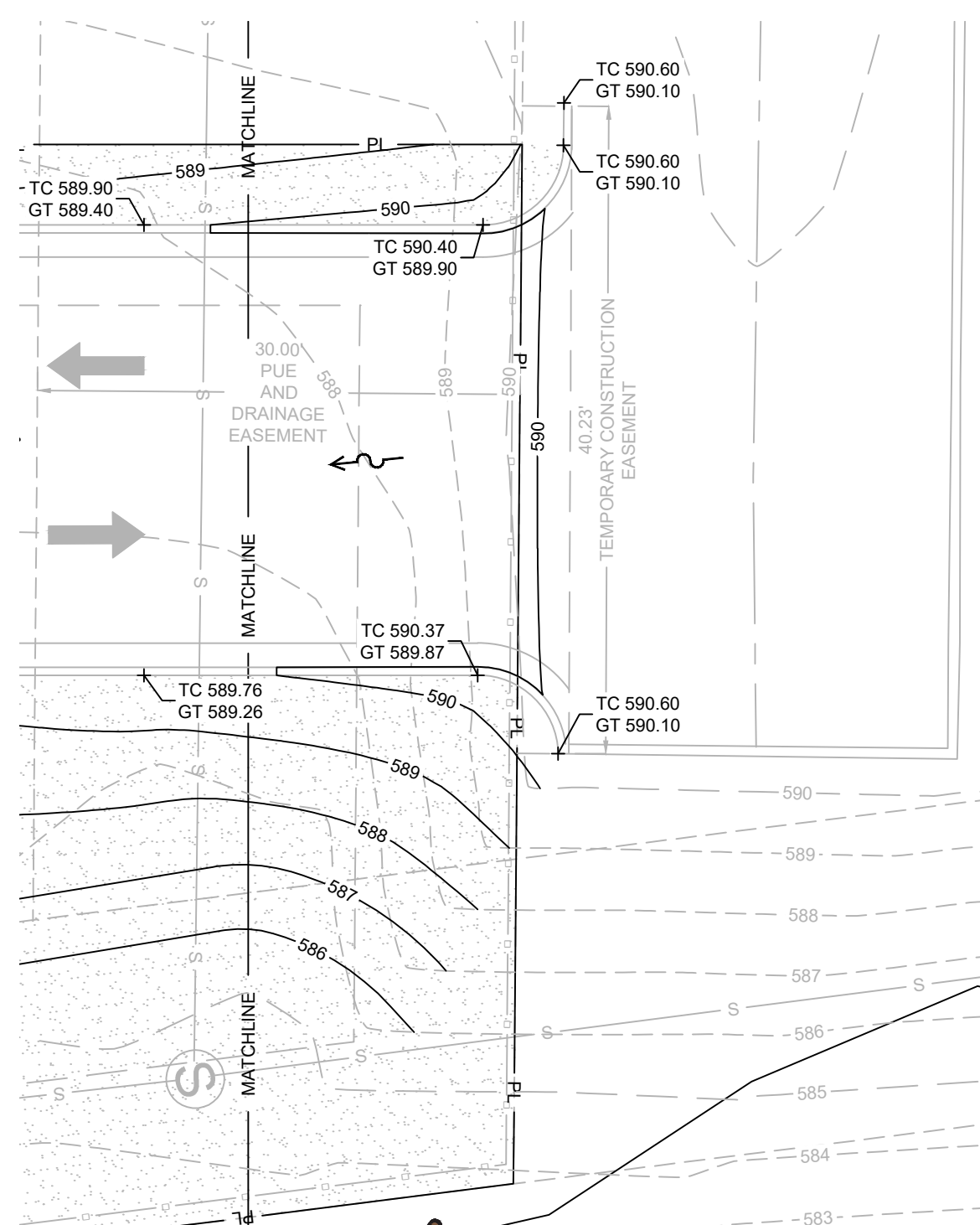
STABILIZATION AREA. REFER TO LANDSCAPE PLAN.

ABBREVIATIONS

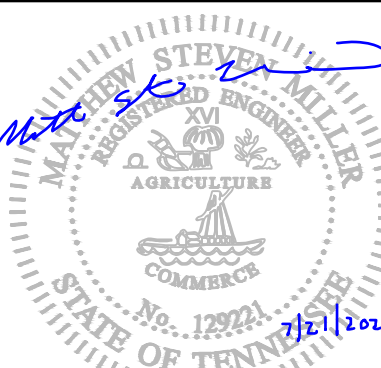
BC	BACK OF CURB
CC	STANDARD CATCH CURB
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
EP	EDGE OF PAVEMENT
FES	FLARED END SECTION
FL	FLOW LINE
GT	GUTTER INVERT
GY	GUY WIRE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MC	MOUNTABLE CURB
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SC	SPILL CURB
TB	TOP OF BASE ROCK
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
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 ADJUST TO NEW RIM ELEVATION = 586.19.



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



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

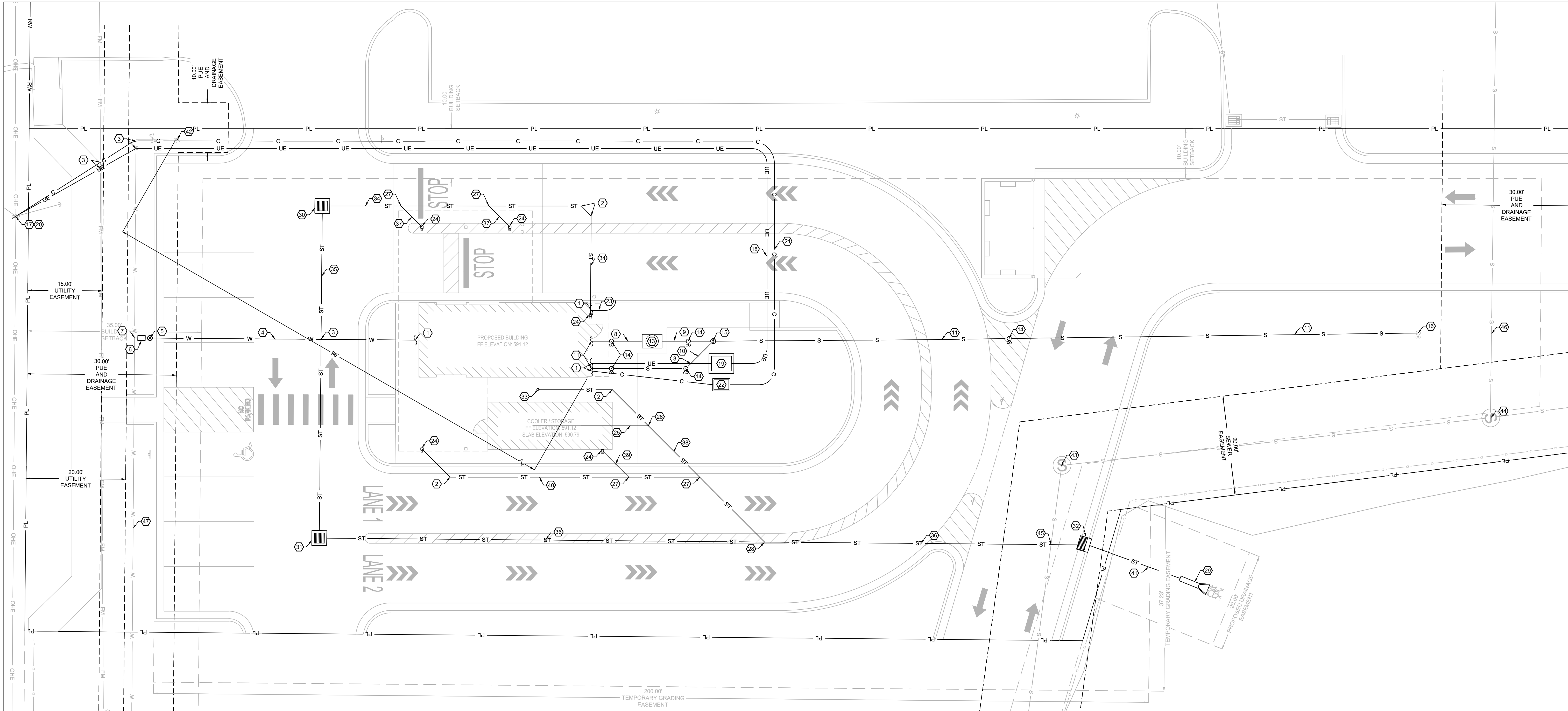
PROJECT NUMBER:
104.082

REVISION:

7 BREW COFFEE
LA VERGNE, TN 01
5345 MURFREESBORO ROAD
LA VERGNE, TN 37086

C3.1
GRADING PLAN

DATE: JULY 21, 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 PEXa PLASTIC TUBING WATER LINE FROM WATER METER TO BUILDING PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- WATER SERVICE PER CITY STD DTL 020, SHEET C7.3 AS SIZED BY CITY FROM FIXTURE COUNT FORM SUBMITTED WITH WATER SERVICE APPLICATION.
- INSTALL RPBS IN INSULATED ENCLOSURE PER CITY STD DTL 070.
- WATER LINE TAP SHALL BE WITNESSED BY CITY INSPECTOR.
- 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.
- 140 L.F. ± OF 6-INCH SDR-26 PVC SEWER SERVICE AT A MINIMUM SLOPE OF 1% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- SEWER LATERAL BUILDING CONNECTION INV = 586.12.
- 125 GALLON SCHIER GB-75 GREASE INTERCEPTOR WITH PEDESTRIAN RATED CAST IRON COVER, PER MEP PLANS. RIM = 590.60. 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 = 585.57. 6" PVC S INV IN = 585.67. 6" PVC SE INV IN = 585.86.
- CONNECT 6" SANITARY SERVICE LINE TO EXISTING CLEANOUT.
- 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. ± ¾-INCH PVC FROM COOLER PAD TO 8-INCH HDPE STORM LINE PER DETAIL 4.07, SHEET C7.2.
- CUT ¾-INCH PVC INTO HDPE STORM LINE.
- N-12 8-INCH x 8-INCH x 8-INCH PLAIN END CORRUGATED HDPE WYE.
- N-12 12-INCH x 12-INCH x 12-INCH PLAIN END CORRUGATED HDPE WYE WITH 8-INCH REDUCER.
- INSTALL 12-INCH RCP FLARED END SECTION. INV = 581.00.
- STORMWATER AREA INLET PER DETAIL 4.08, SHEET C7.2. RIM ELEV = 589.60. 8-INCH HDPE N INV IN = 585.88. 12-INCH HDPE E INV OUT = 585.76.
- STORMWATER AREA INLET PER DETAIL 4.08, SHEET C7.2. RIM ELEV = 590.19. 12-INCH HDPE W INV IN = 584.50. 12-INCH HDPE N INV OUT = 584.40.
- CURB INLET PER CITY DETAIL 5003 SHEET, C7.3. RIM = 585.90. 12-INCH HDPE S INV IN = 581.38. 12-INCH HDPE N INV OUT = 581.28.
- 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.
- 73 L.F. ± 8-INCH HDPE STORM LINE AT A 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 64 L.F. ± 12-INCH HDPE STORM LINE AT A 2% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 151 L.F. ± 12-INCH HDPE DOWNSPOUT HEADER STORM LINE AT A 2% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 6 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 STORM LINE AT A MINIMUM 1% 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.
- 38 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 STORM LINE AT A 2% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- EXISTING FIRE HYDRANT.
- EXISTING SANITARY MANHOLE. EXISTING RIM = 587.56. PROPOSED RIM = 586.19. EXISTING 8" PVC N INV IN = 572.90. EXISTING 8" PVC E INV OUT = 572.60.
- EXISTING SANITARY MANHOLE. EXISTING RIM = 585.58. EXISTING 8" PVC NE INV IN = 575.10. EXISTING 8" PVC S INV OUT = 575.00.
- ASSUMED EXISTING 8-INCH PVC SEWER INV = 572.55. PROPOSED 12-INCH HDPE STORM INV = 581.49.
- EXISTING 8-INCH PVC SEWER LINE.
- EXISTING 12-INCH DIP WATER LINE.

HATCH LEGEND:

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

EXISTING UTILITY PROVIDER CONTACT INFORMATION:

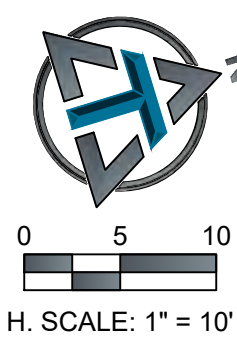
- WATER LA VERGNE PUBLIC UTILITIES
MURFREESBORO RD.
LA VERGNE, TN 37086
615-793-9891
- ELECTRIC MIDDLE TENNESSEE ELECTRIC
505 NOLAN DR
SMYRNA, TN 37167
877-777-9020
- SEWER LA VERGNE PUBLIC UTILITIES
MURFREESBORO RD.
LA VERGNE, TN 37086
615-793-9891

STORM SEWER CAPACITY:

PIPE SIZE (IN)	SLOPE (%)	CAPACITY (CFS)
8" HDPE	1.00	1.212
12" HDPE	2.00	5.052

25-YEAR, 24 HR STORM PEAK FLOW:

LOCATION	DRAINAGE AREA (AC)	PEAK FLOW (CFS)
8" ROOF & CANOPY	0.038	0.326
8" CENTER ISLAND	0.038	0.326
12" SW AREA INLET	0.079	0.877
12" SE AREA INLET	0.038	0.326
12" CURB INLET	0.279	2.391
FULL SITE	0.472	4.045



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. TN #PE-129221

PROJECT NUMBER:

104.082

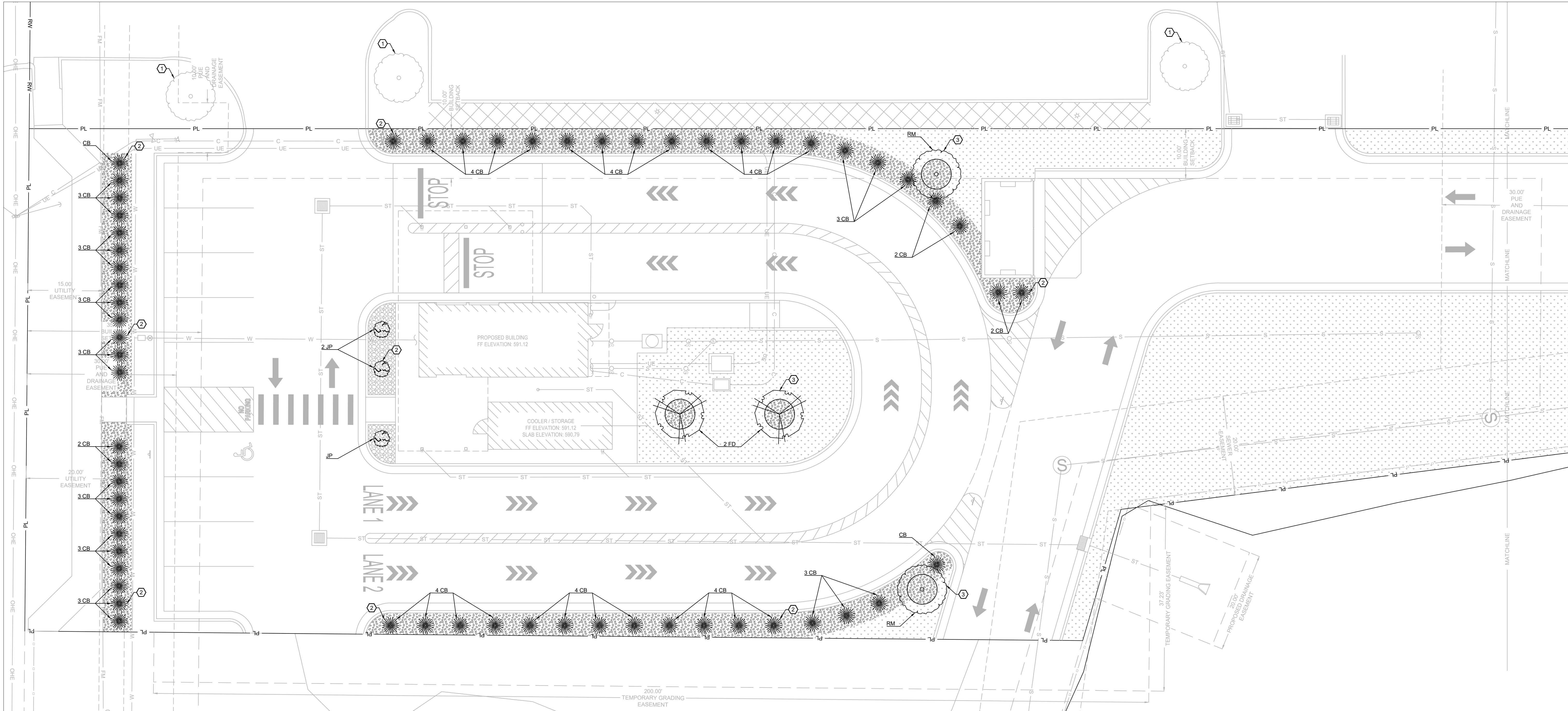
REVISION:

7 BREW COFFEE
LA VERGNE, TN 01

5345 MURFREESBORO ROAD
LA VERGNE, TN 37086

C4.1
UTILITY PLAN

DATE: JULY 21, 2025



HATCH LEGEND

6812 S.F. TURF GRASS SOD.
INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.

133 S.F. LANDSCAPE ROCK.
PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

1901 S.F. 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:

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

GENERAL LANDSCAPE REQUIRMENTS:

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.

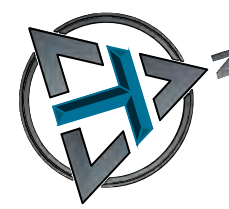
PLANTING KEY

- 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 DEFOOLIATES 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.:
 - 2 PARTS BY VOLUME TOPSOIL.
 - 1 PART BY VOLUME BROWN RIVER SAND.
 - 1 PART BY VOLUME PEAT MOSS.
 - 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.
- SEEDED 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
CANOPY TREES		2		HT x SP
RM	RED MAPLE (ACER RUBRUM)		2	2.5" CAL. B&B
NON-CANOPY TREES		2		
FD	FLOWERING DOGWOOD (CORNUS FLORIDA)		2	2" CAL. B&B
SHRUBS		27		
JP	JUNIPER (JUNIPERUS SP.)		3	24" MIN.
CB	CHICAGOLAND GREEN BOXWOOD (BOXUS X 'GLENCOE')		59	24" MIN.



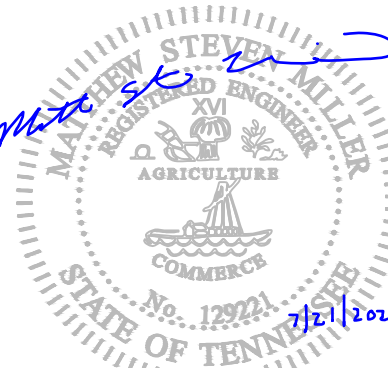
0 5 10
H. SCALE: 1" = 10'



Call 811 or
1-615-367-1110
www.tenn811.com



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COA: MO# E-2004004242-D
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ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. TN #PE-129221

PROJECT NUMBER:

104.082

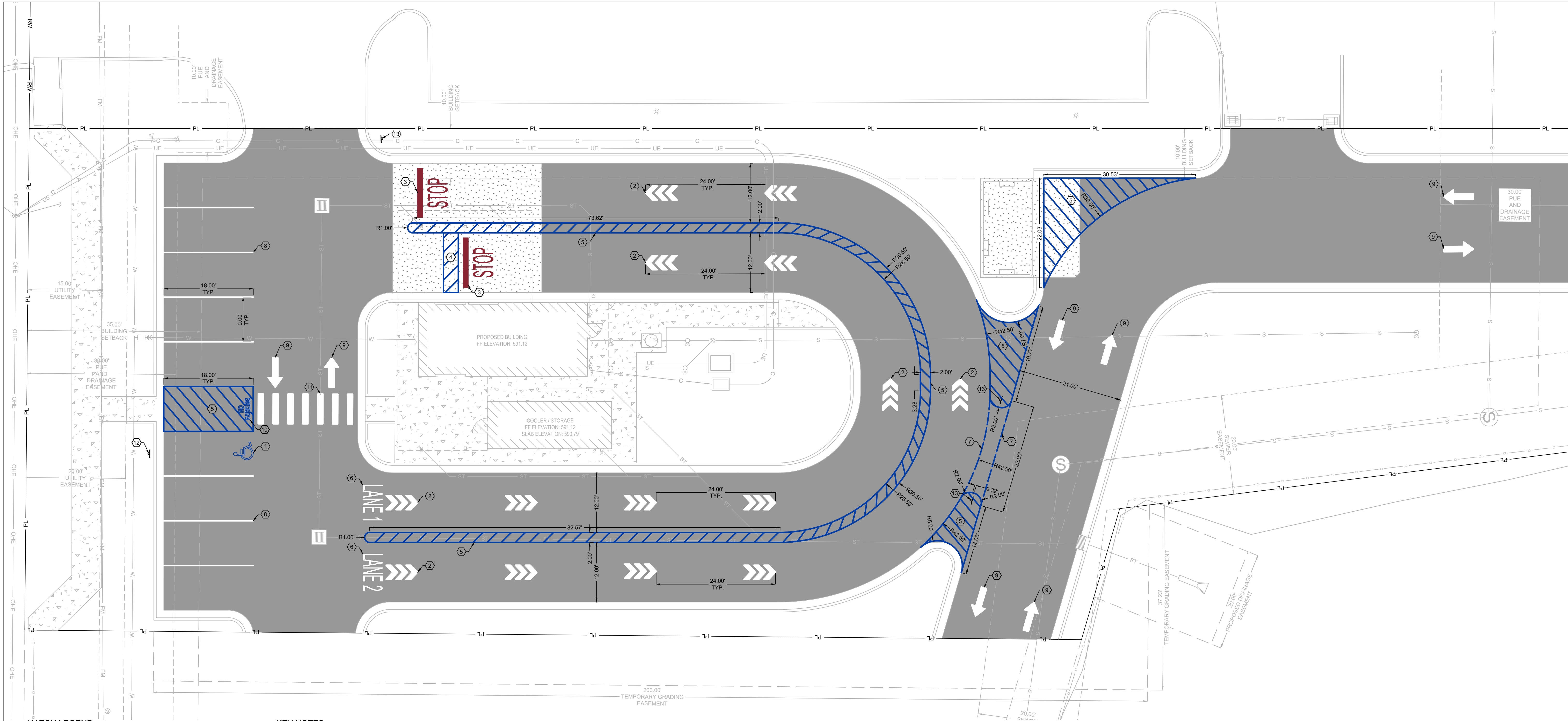
REVISION:

7 BREW COFFEE
LA VERGNE, TN 01

5345 MURFREESBORO ROAD
LA VERGNE, TN 37086

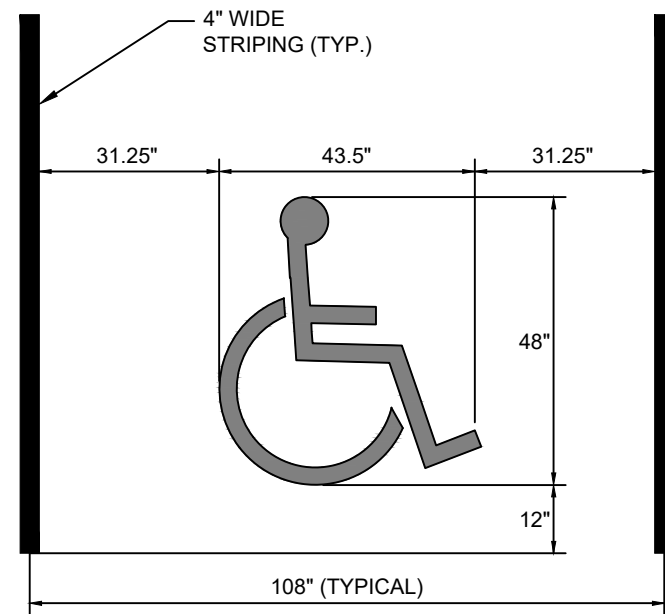
C5.1
LANDSCAPE PLAN

DATE: JULY 21, 2025

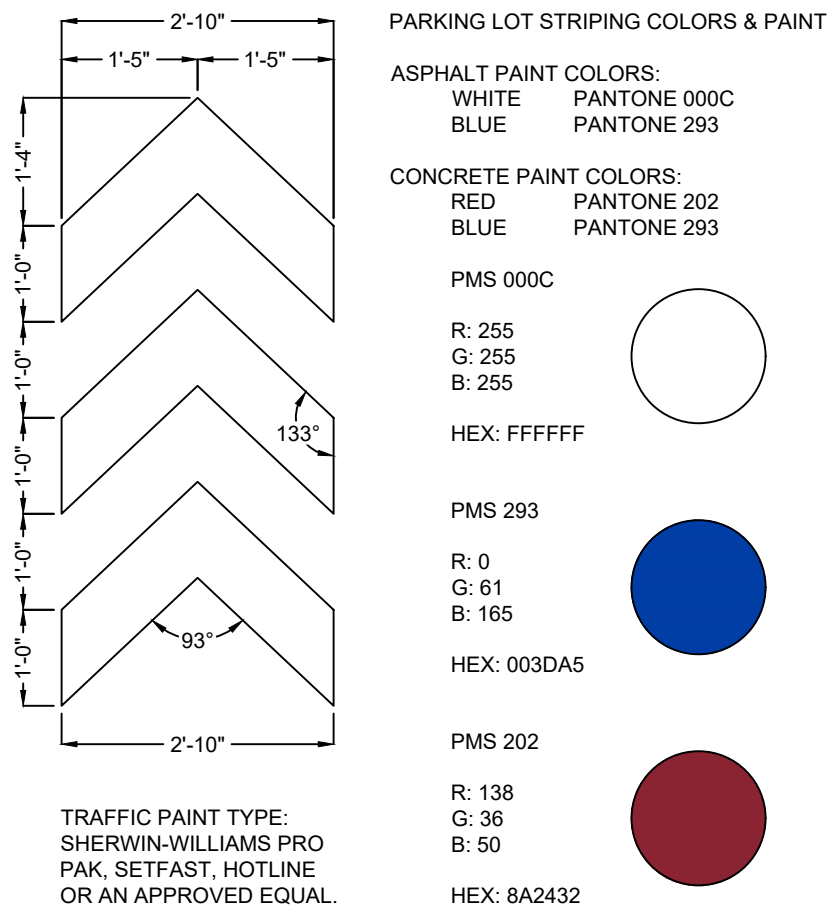


- HATCH LEGEND:**
- ASPHALT PAVEMENT
PER DETAIL 2.06, SHEET C7.1.
 - CONCRETE SIDEWALK
PER SIDEWALK DETAIL 2.02, SHEET C7.1.
 - CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.

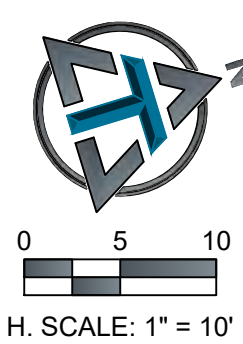
- KEY NOTES:**
- BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAIL 6.01 THIS SHEET.
 - SOLID WHITE TRIPLE ARROW PAVEMENT MARKER, PER DETAIL 6.02 THIS SHEET.
 - 12" SOLID RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED.
 - ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.
 - 4-INCH SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
 - 48-INCH TALL "LANE #" PAINTED IN WHITE.
 - 4-INCH DASHED BLUE PAVEMENT MARKER.
 - 4-INCH SOLID WHITE PAVEMENT MARKER FOR PARKING, TYPICAL.
 - SOLID WHITE DIRECTIONAL ARROW PAVEMENT MARKING.
 - "NO PARKING" PAINTED IN ACCESS AISLE. ALL CAPITAL LETTERS < 12-INCH HEIGHT LETTERS, 2-INCH STROKE.
 - CROSS WALK PAVEMENT MARKING, 12" WIDE BY 6" LONG SOLID WHITE PAINT SPACED EVERY 3". ORIENT THE STRIPES IN THE DIRECTION SHOWN PARALLEL TO THE DIRECTION OF TRAFFIC.
 - ADA VAN ACCESSIBLE SIGN PER DETAIL 6.03, SHEET C7.1.
 - ONE WAY DO NOT ENTER SIGN PER DETAIL 6.04, SHEET C7.1.



6.01 ADA ACCESSIBLE PARKING SYMBOL
SCALE: NONE



6.02 PARKING LOT STRIPING COLORS & PAINT
SCALE: NONE



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

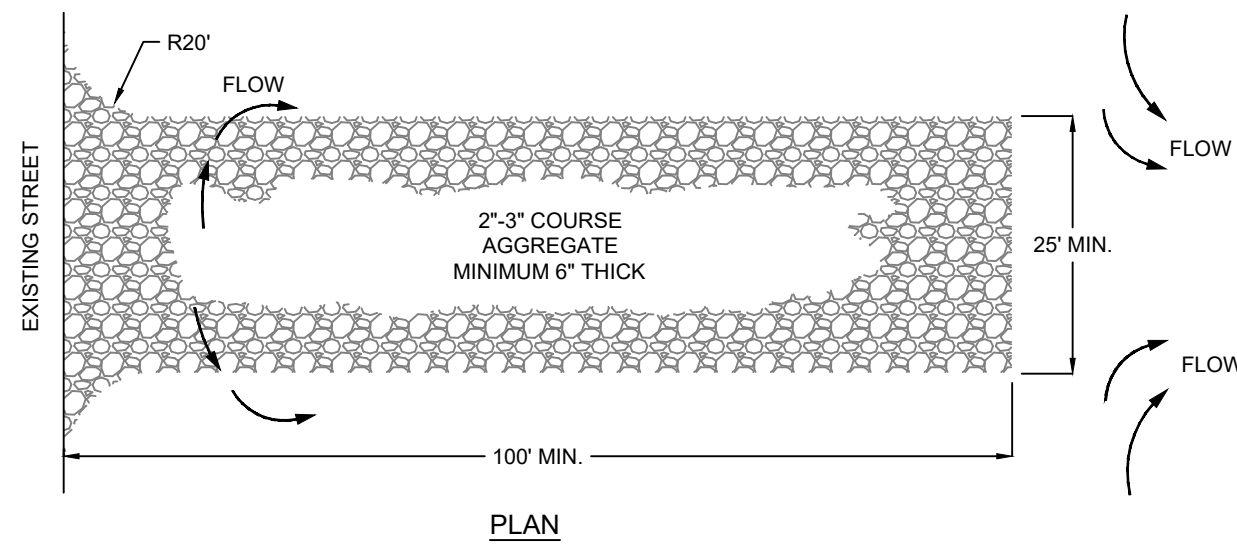
PROJECT NUMBER:
104.082

REVISION:

7 BREW COFFEE
LA VERGNE, TN 01
5345 MURFREESBORO ROAD
LA VERGNE, TN 37086

C6.1
STRIPING PLAN

DATE: JULY 21, 2025

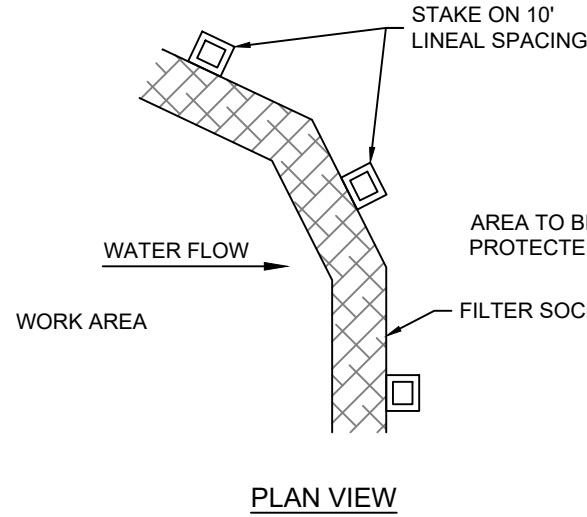


NOTES:

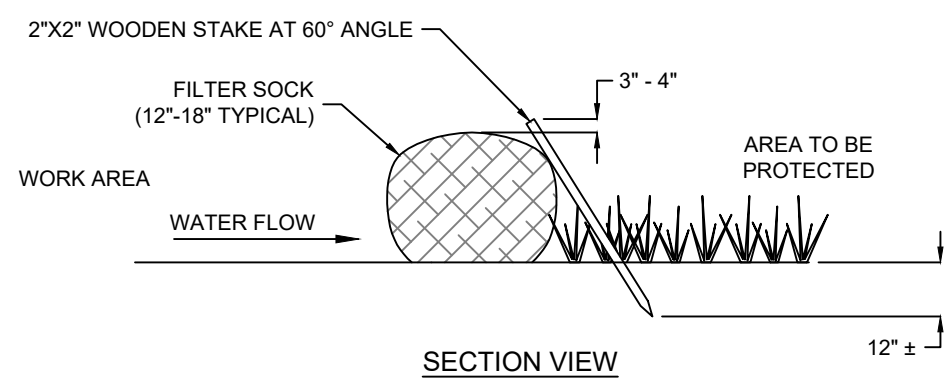
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
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



PLAN VIEW

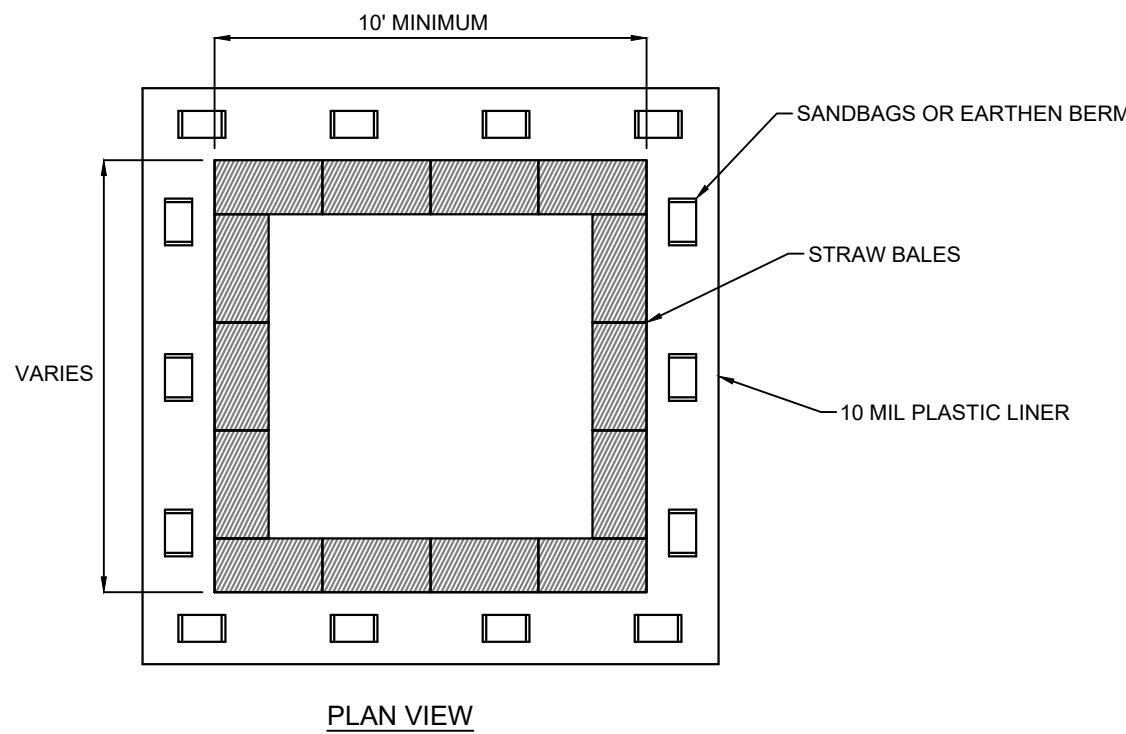


SECTION VIEW

- NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S REQUIREMENTS.
 2. FILTER SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

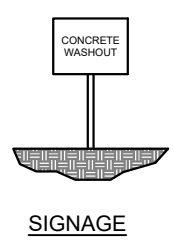
COMPOST FILTER SOCK DETAIL

1.02 SCALE: NONE

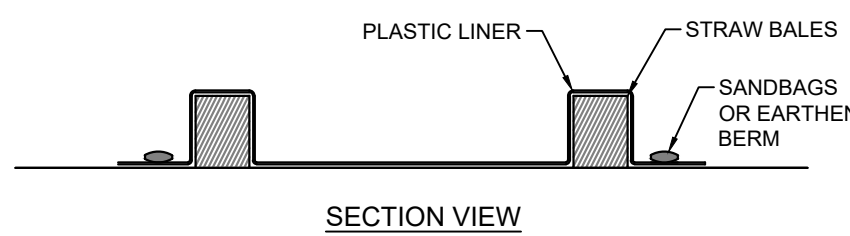


PLAN VIEW

- 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.



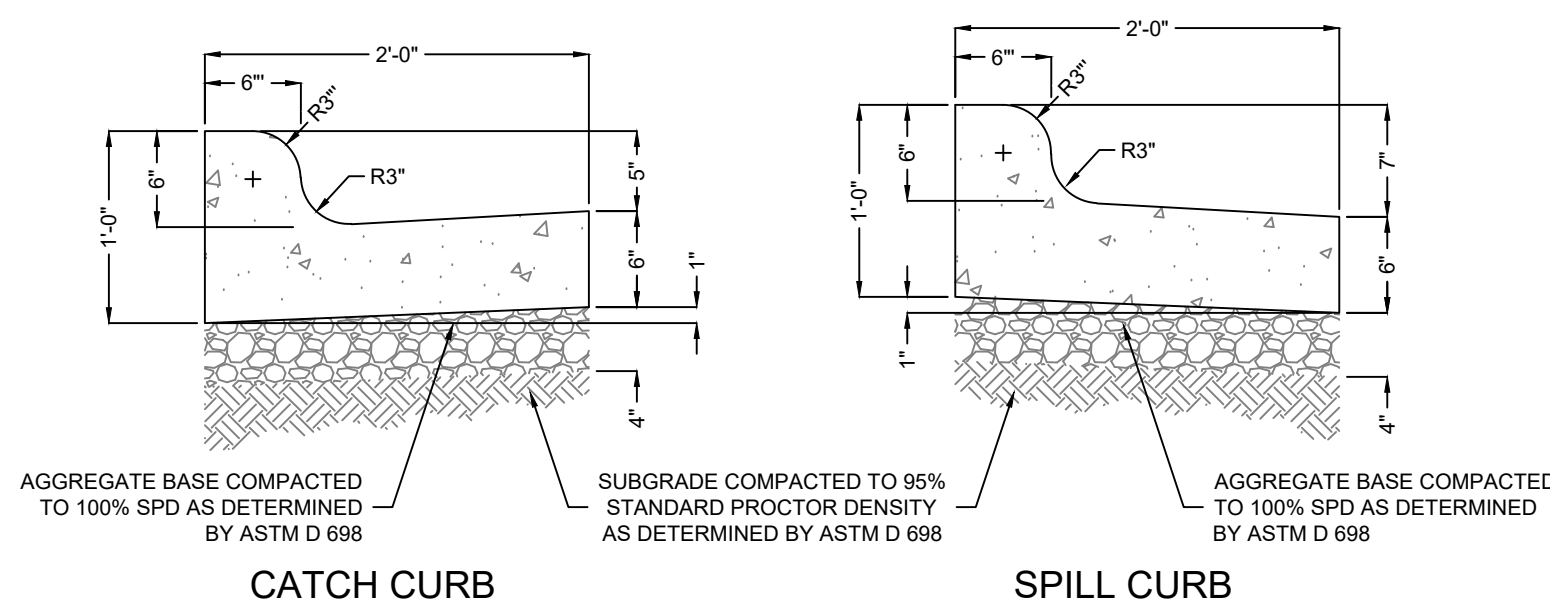
SIGNAGE



SECTION VIEW

CONCRETE WASHOUT

1.03 SCALE: NONE



CATCH CURB

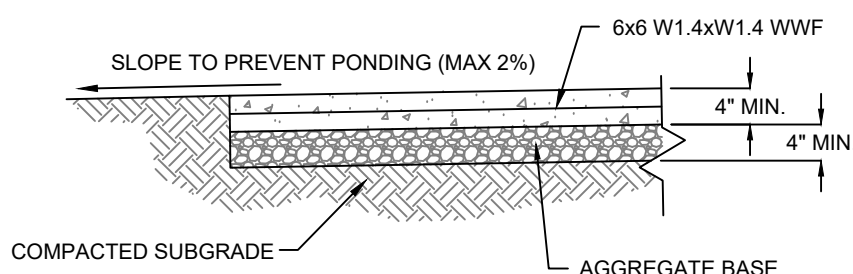
SPILL CURB

NOTES:

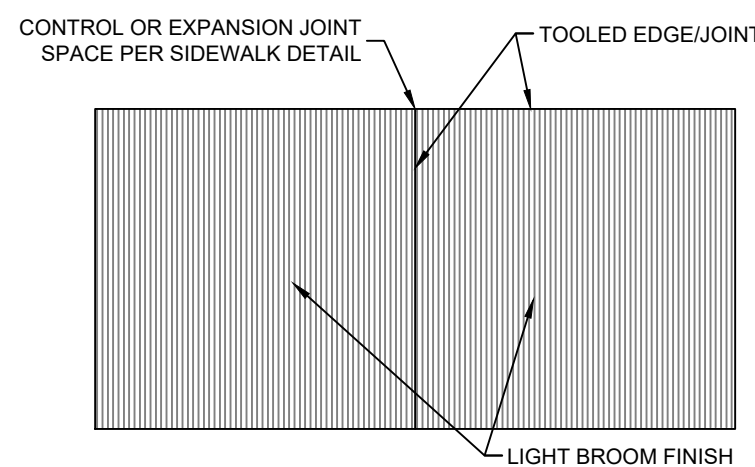
1. EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, CUT TO THE CONFIGURATION OF THE FULL SIZE OF THE CURB AND GUTTER SECTION AND BEING SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS. THE EDGES OF THESE JOINTS SHALL BE 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



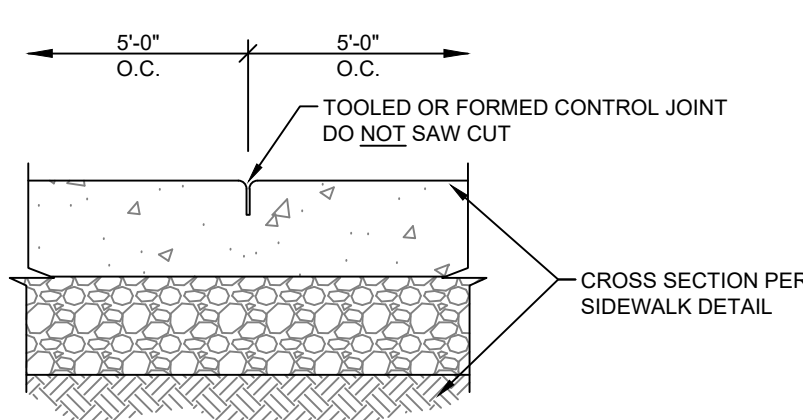
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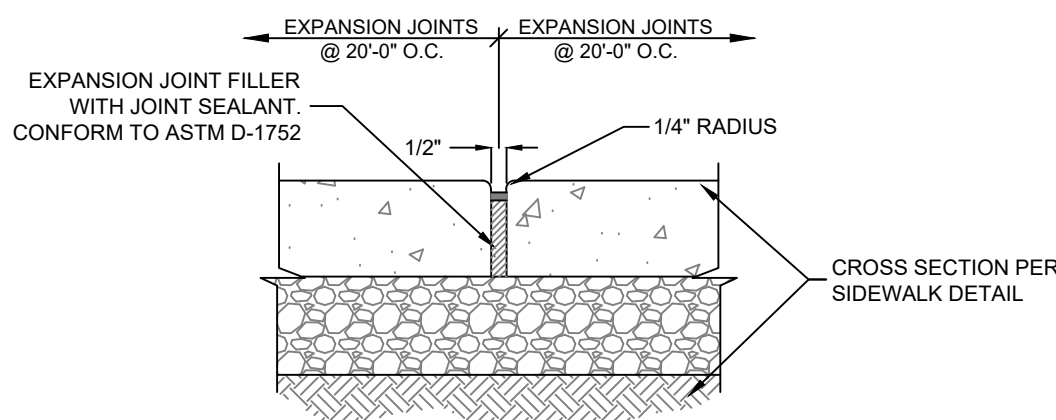
FINISH PLAN

NOTES:

1. CONTRACTOR SHALL TOOL EDGES AND JOINTS AS SHOWN THEN LIGHTLY BROOM FINISH ENTIRE SIDEWALK SURFACE.



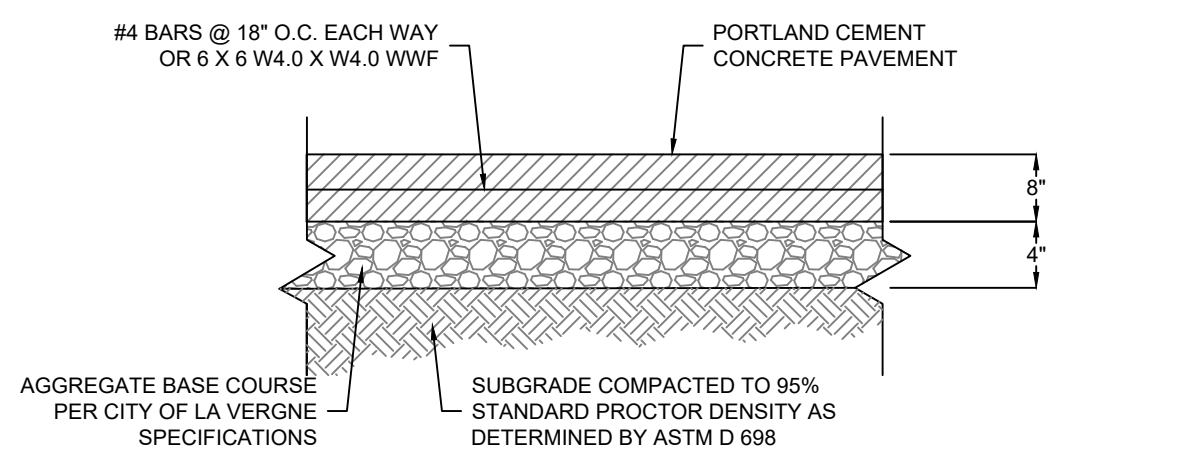
CONTROL JOINT



EXPANSION JOINT

SIDEWALK DETAILS

2.02 SCALE: NONE

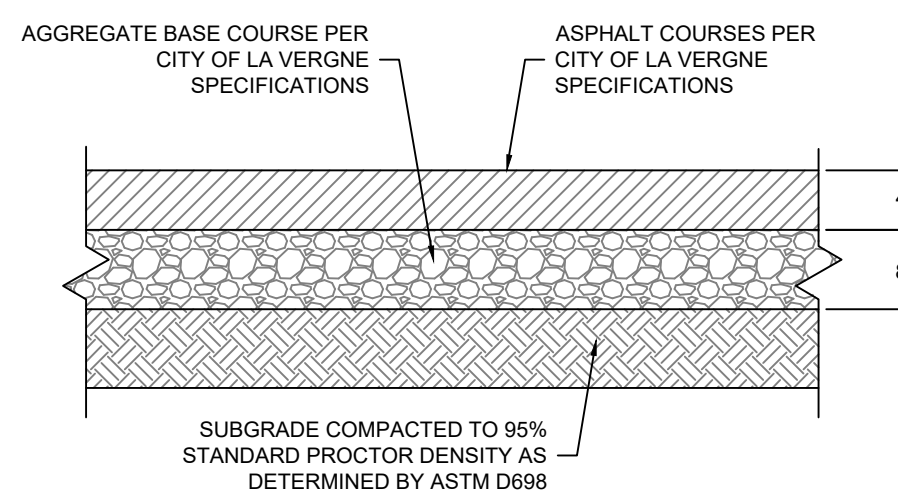


NOTES:

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 CITY OF LA VERGNE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

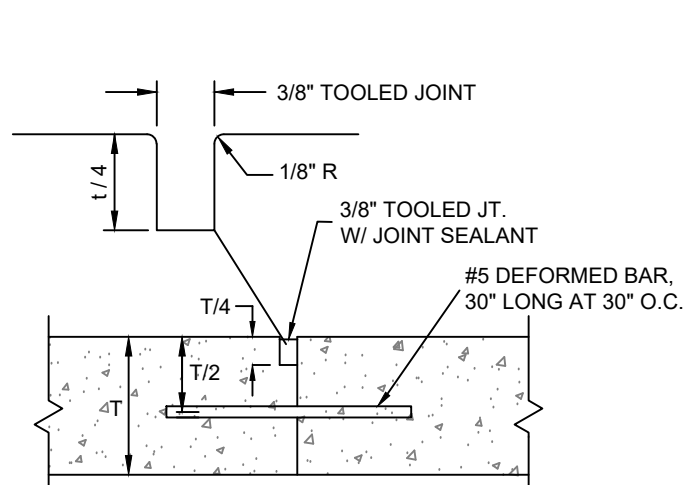
CONCRETE PAVEMENT

2.05 SCALE: NONE

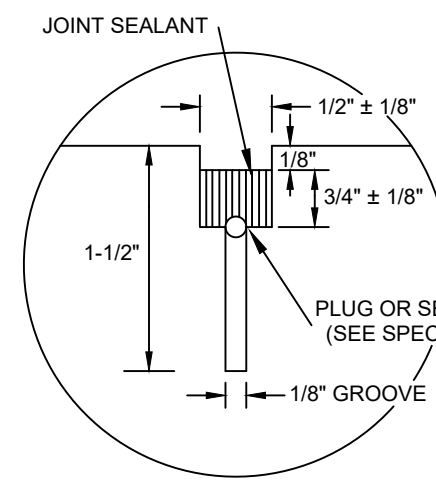


ASPHALT PAVEMENT

2.06 SCALE: NONE



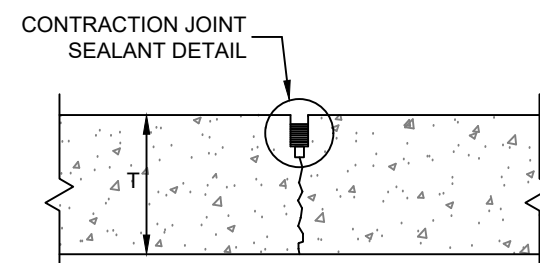
DOWELED CONSTRUCTION JOINT



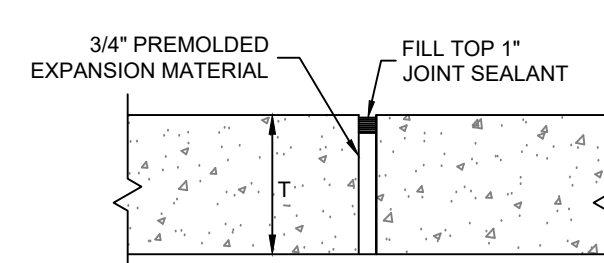
CONTRACTION JOINT SEALANT DETAIL

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.



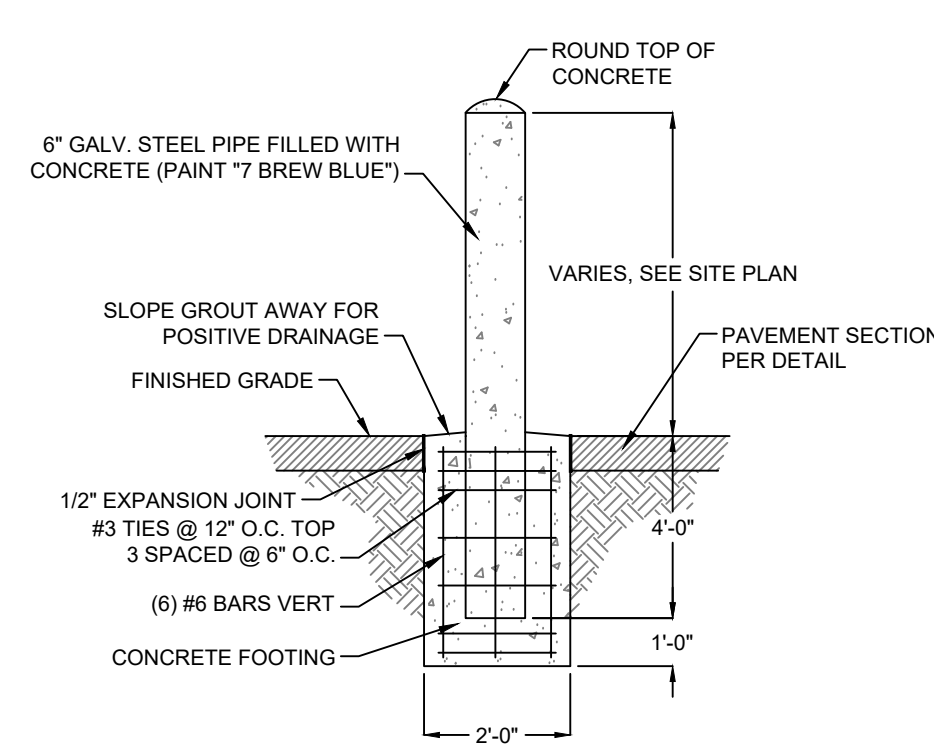
SAWED CONSTRUCTION JOINT



EXPANSION JOINT

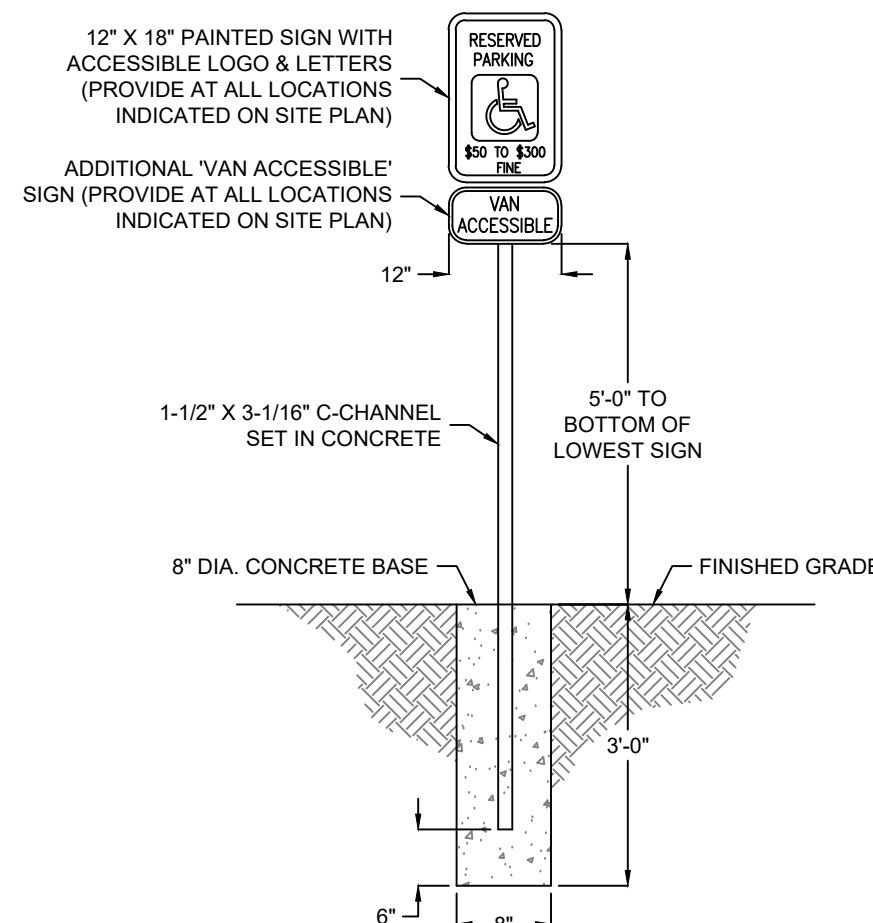
CONCRETE PAVEMENT JOINT DETAILS

2.03 SCALE: NONE



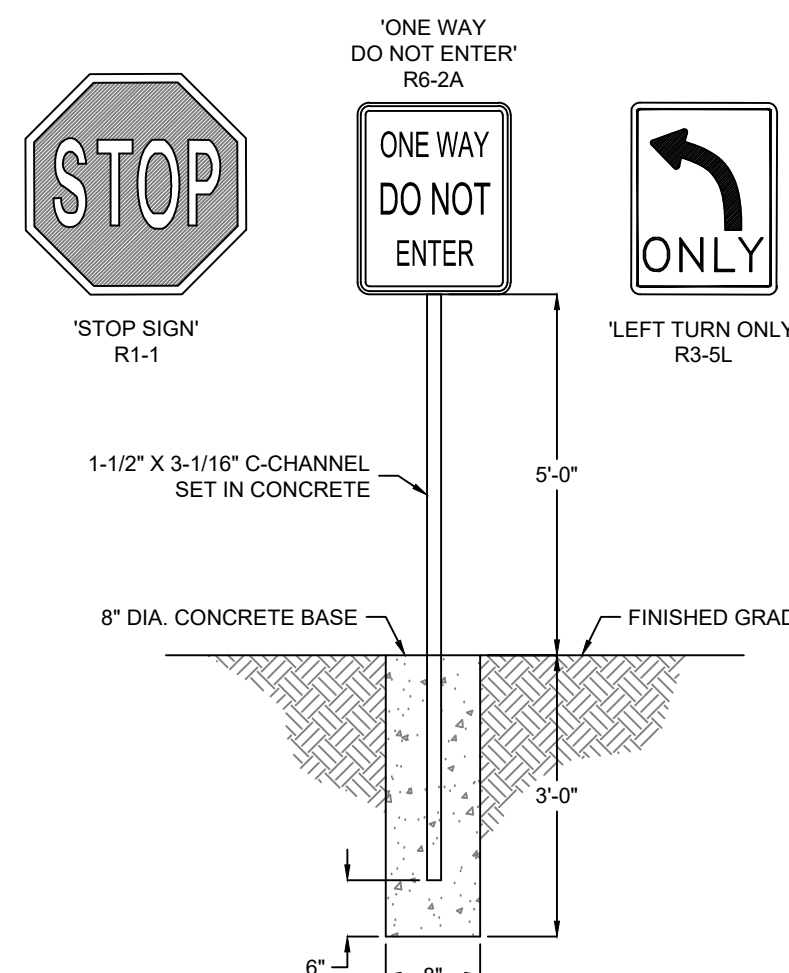
PIPE BOLLARD

2.09 SCALE: NONE



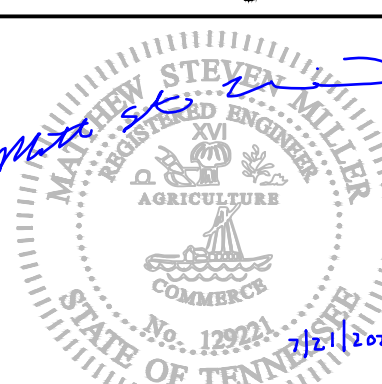
ADA ACCESSIBLE SIGN DETAIL

6.03 SCALE: NONE



TYPICAL SIGN POST DETAIL

6.04 SCALE: NONE



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. TN #PE-129221

PROJECT NUMBER:

104.082

REVISION:

7 BREW COFFEE
LA VERGNE, TN 01

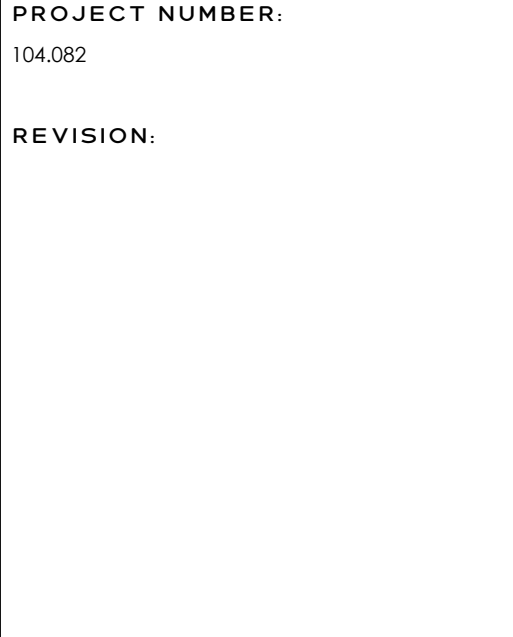
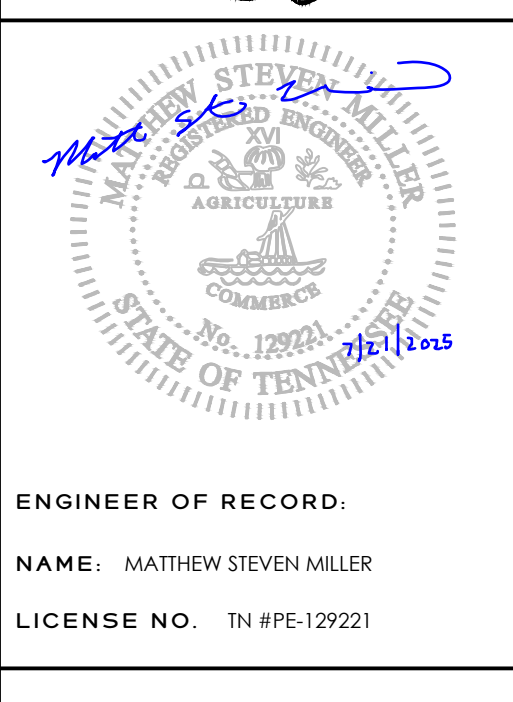
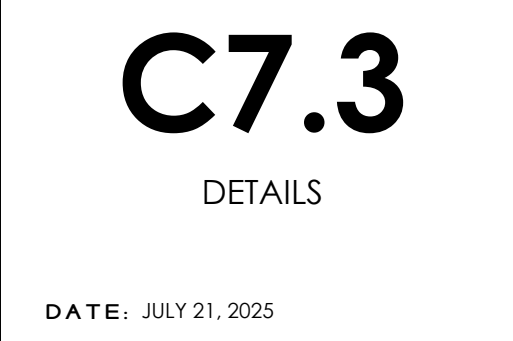
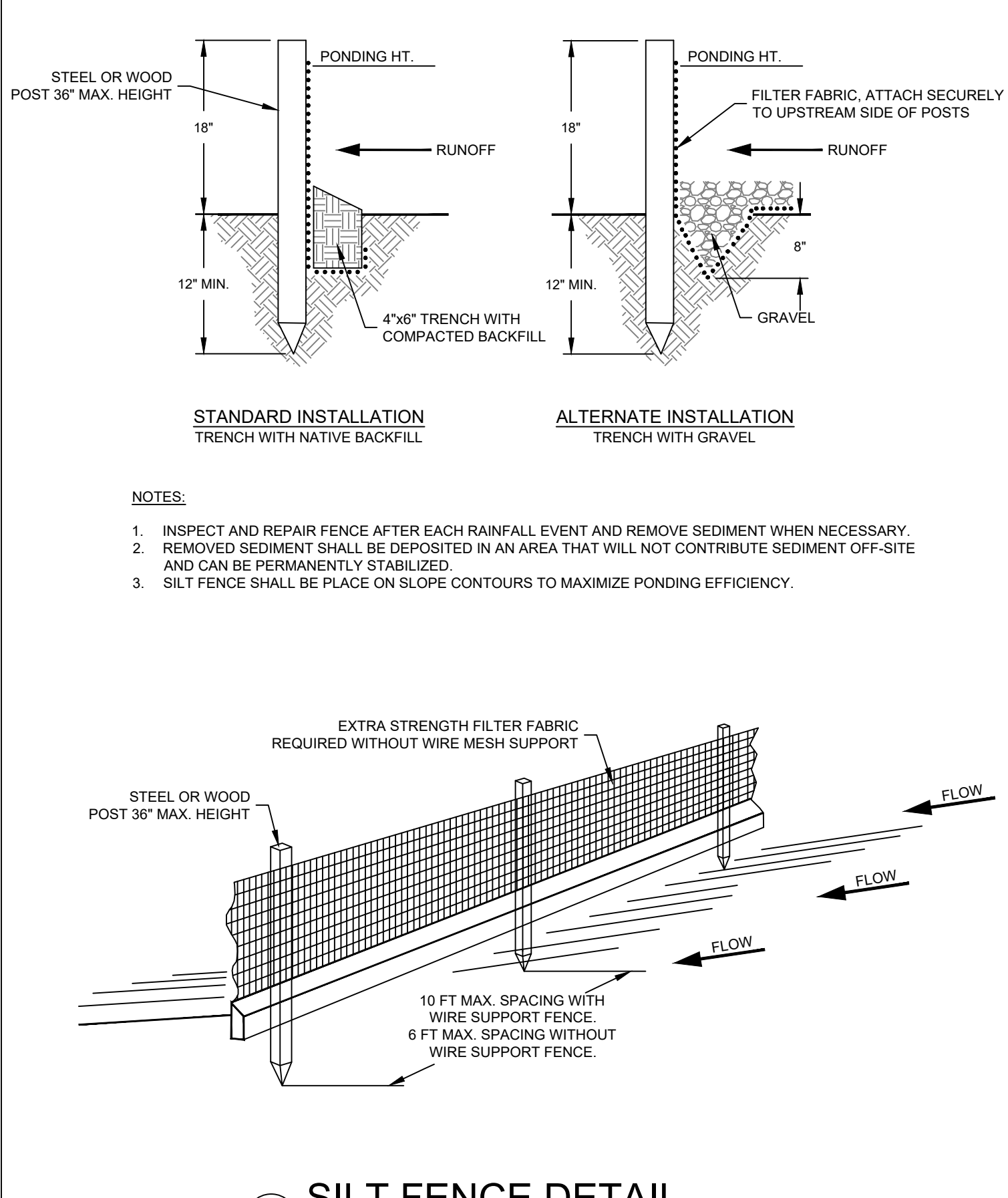
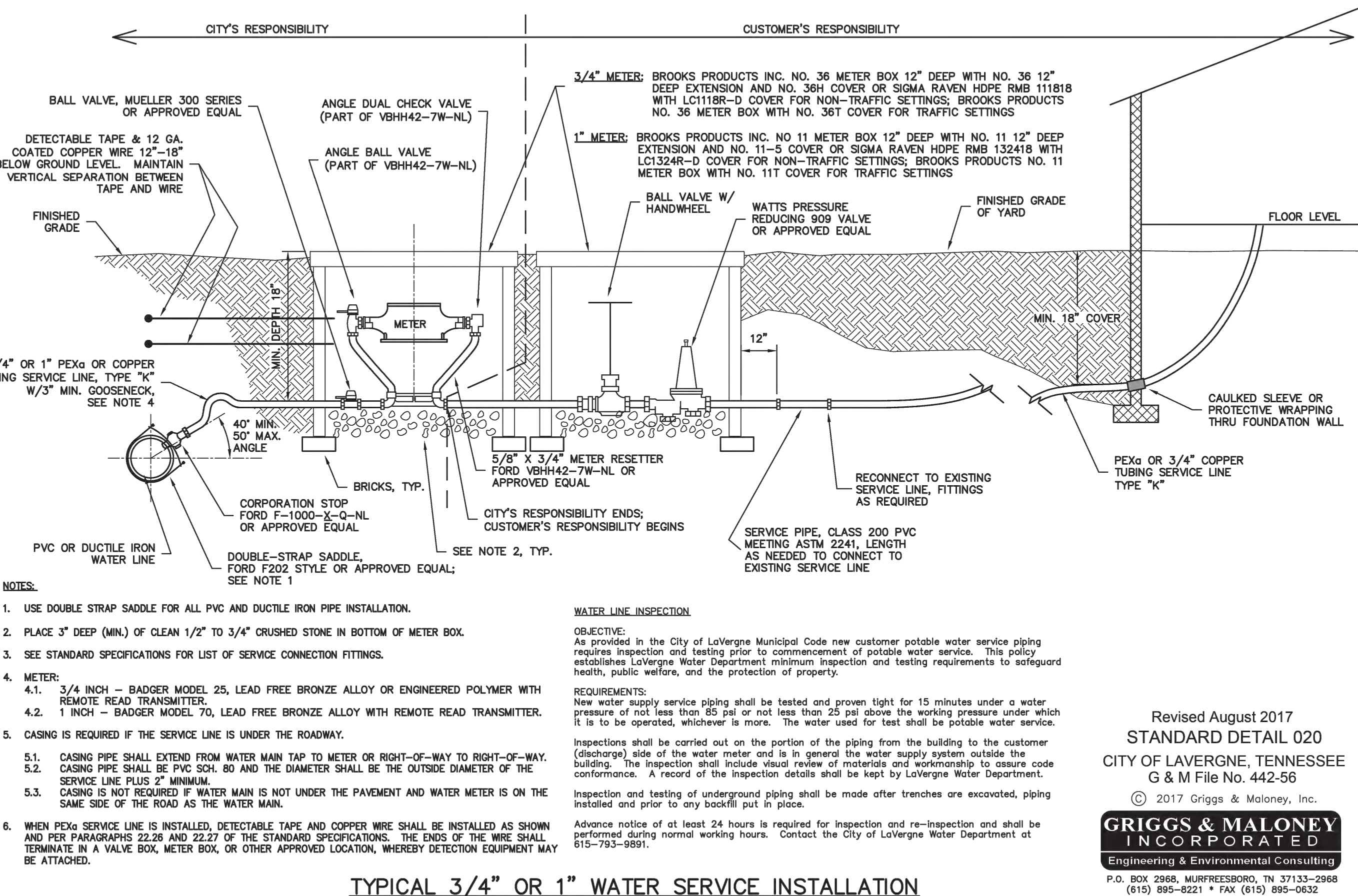
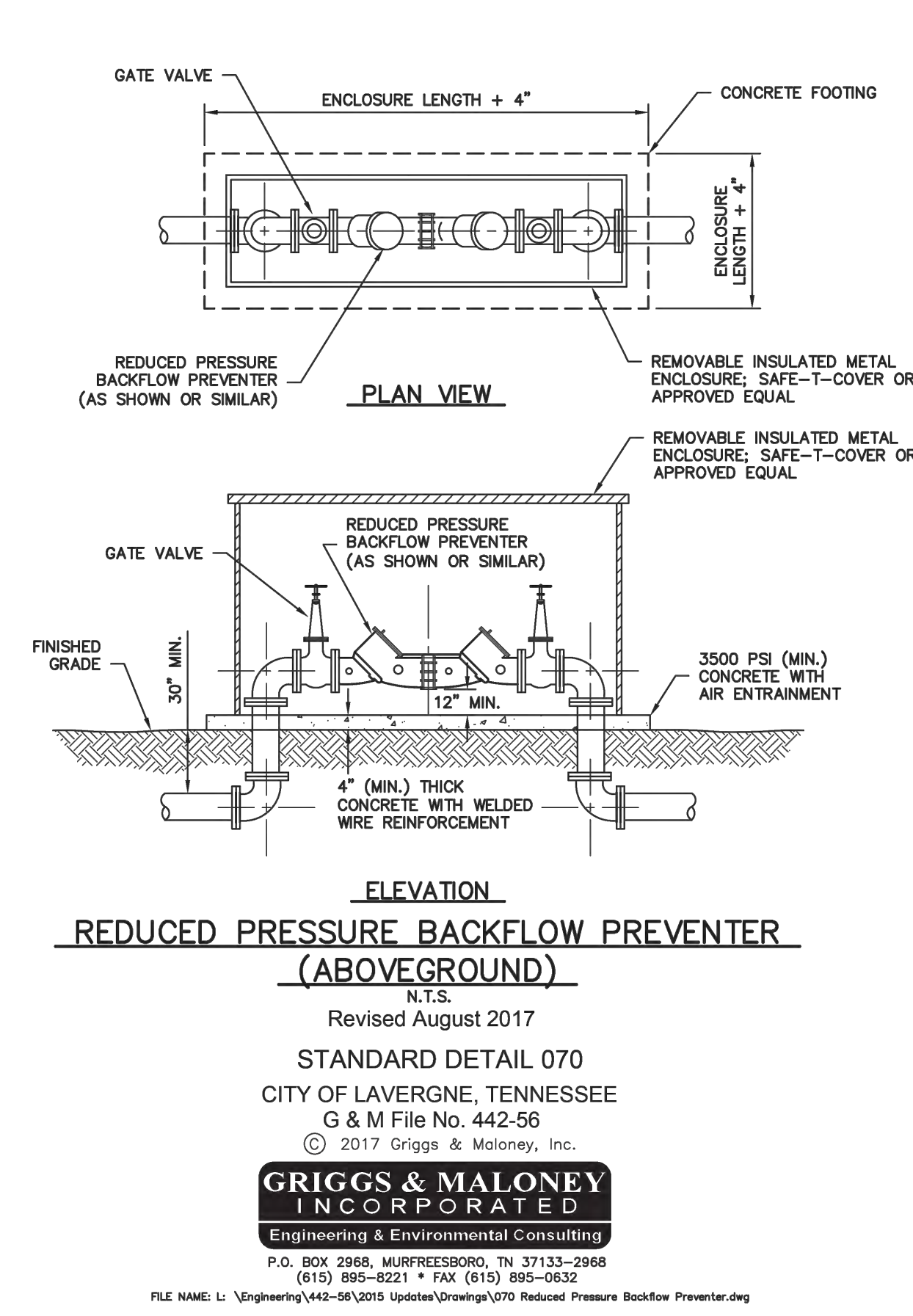
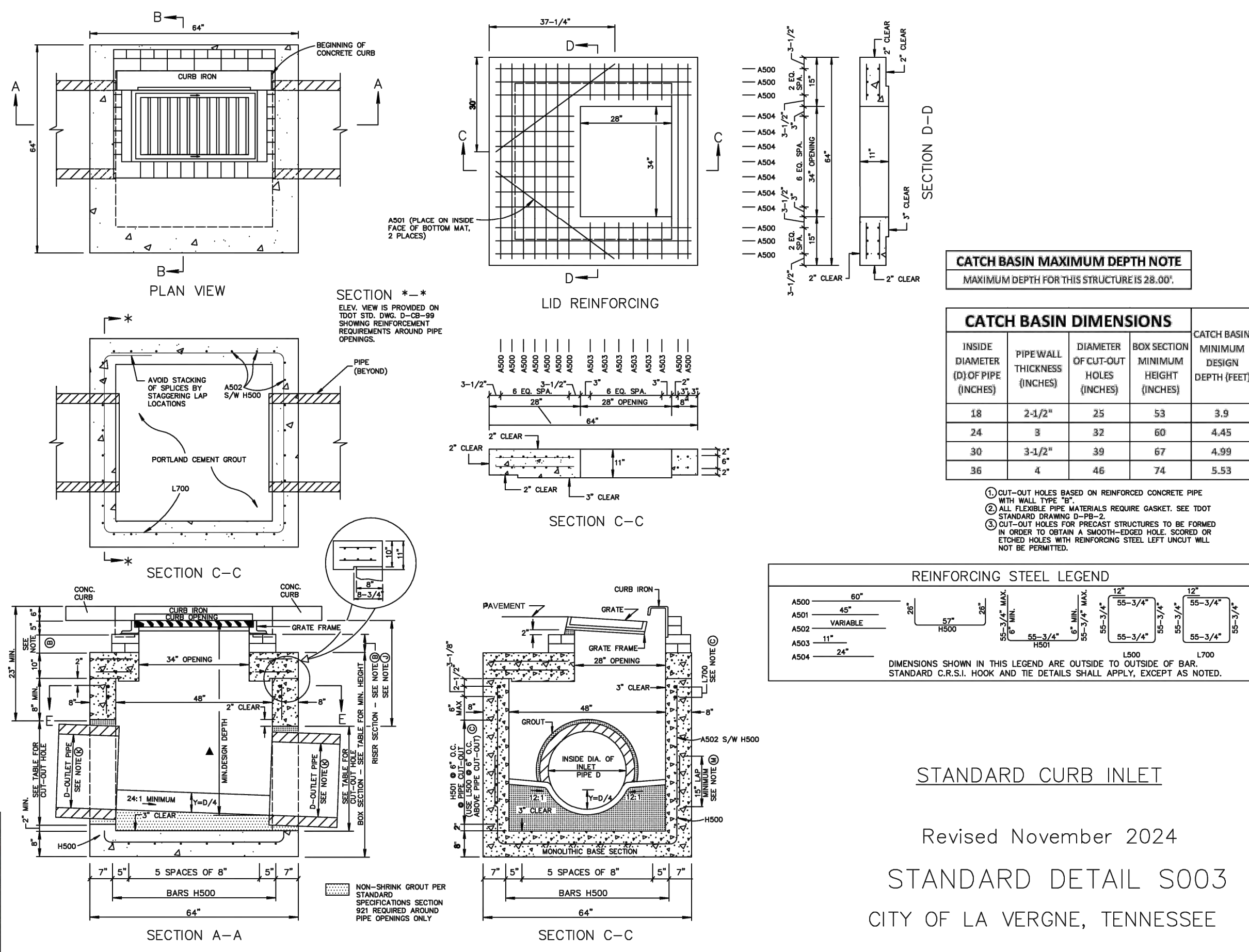
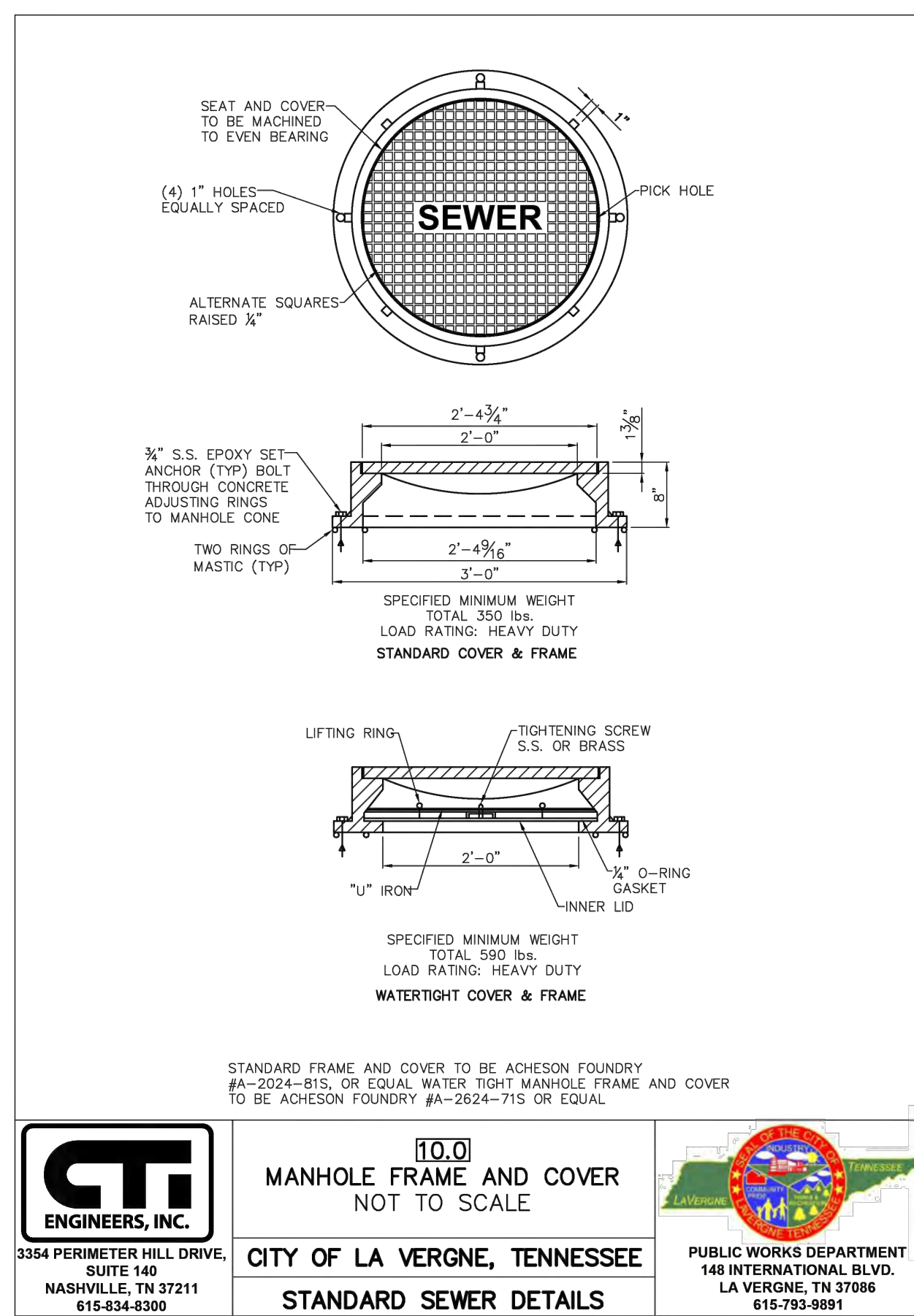
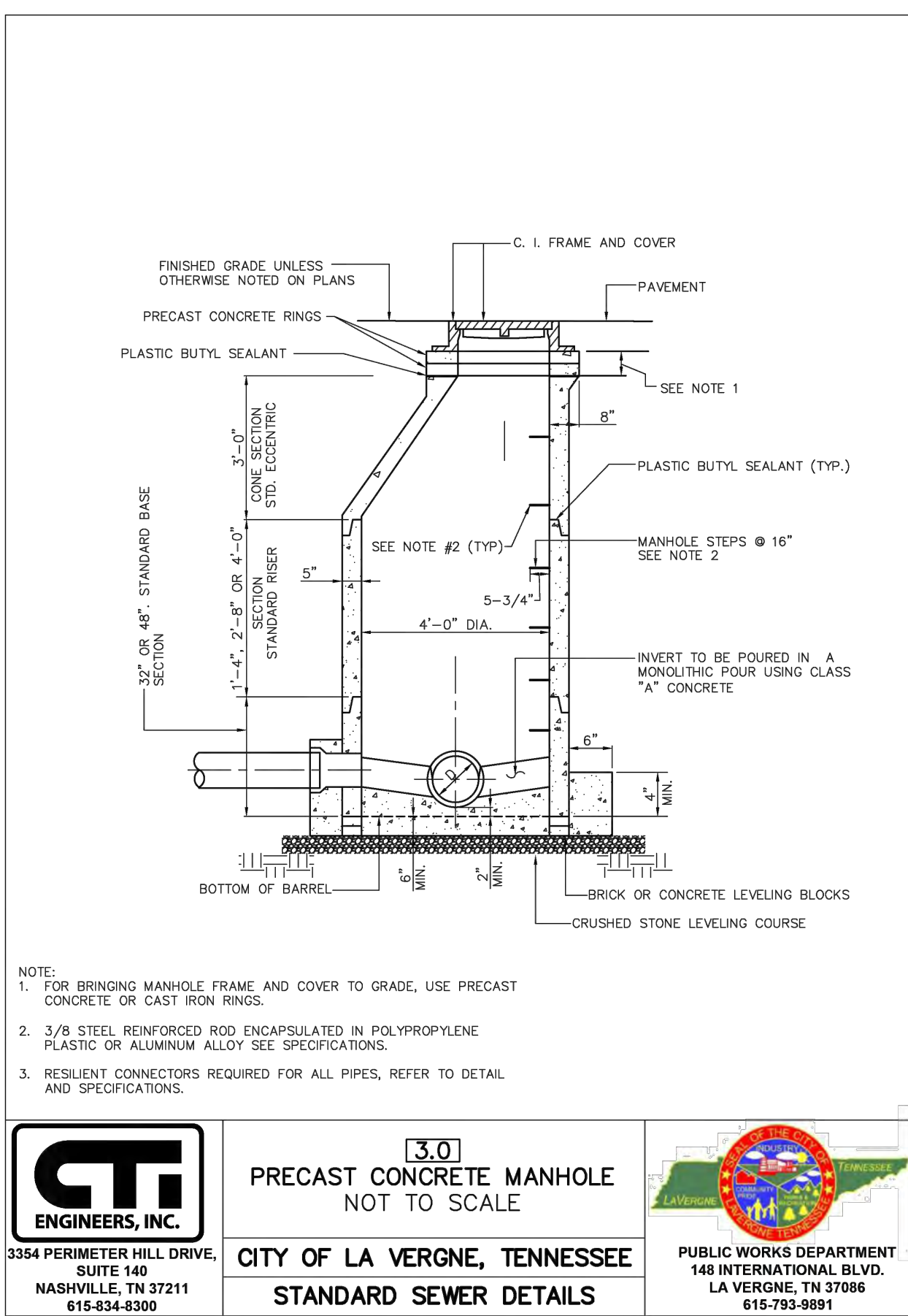
5345 MURFREESBORO ROAD
LA VERGNE, TN 37086

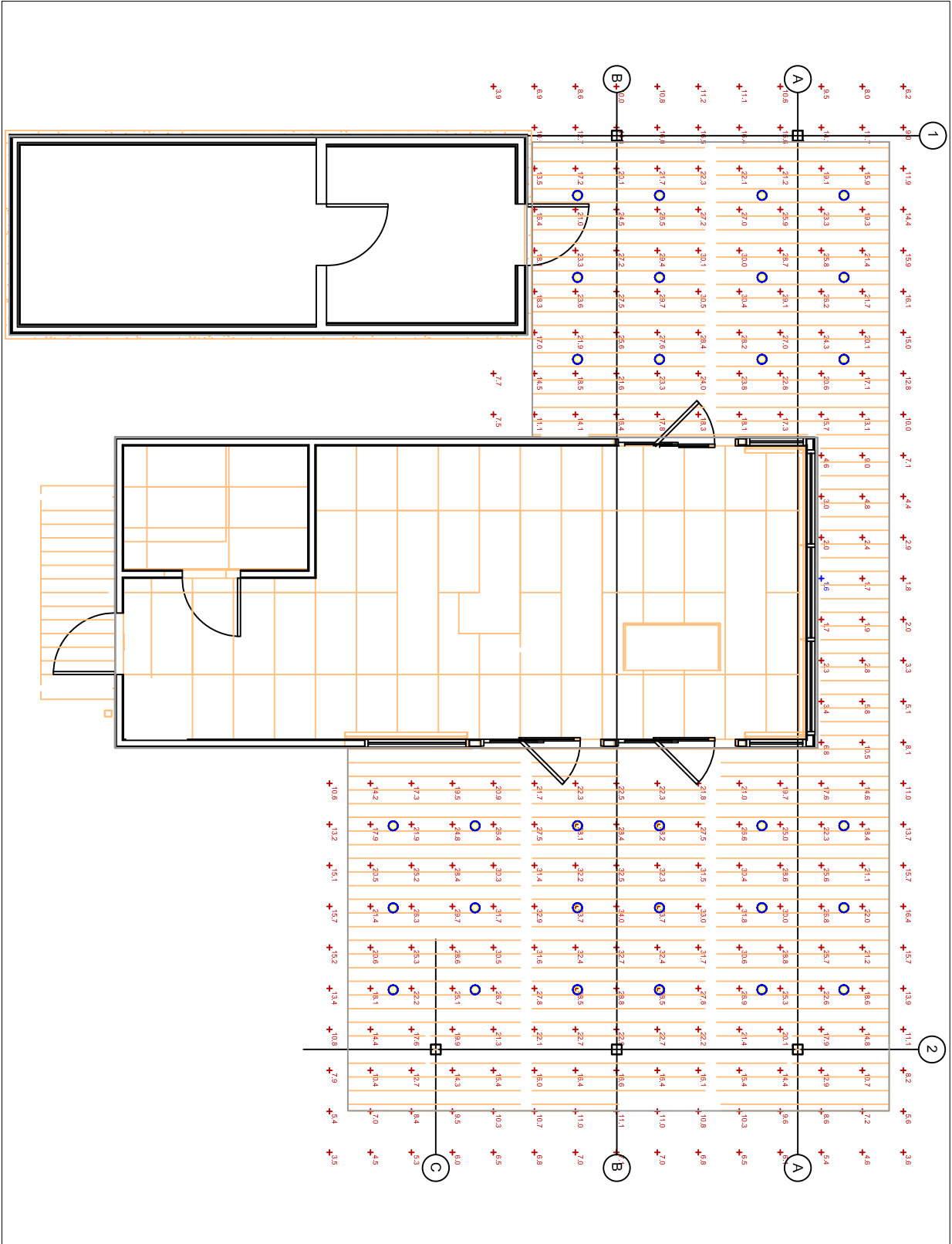
C7.1

DETAILS

DATE: JULY 21, 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@lavernetn.gov; and Jake Blair - jblair@lavernetn.gov)

No comments

Engineering (Gary Lide - glide@lavernetn.gov)

All Engineering comments addressed.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

1. Sht 2 of 2, Does the SD Box crossing Vanguard Way have wing walls or retaining walls that are City owned outside of the ROW of Vanguard Way? If so, please provide public utility drainage and access easements.

Codes (Joe White - jwhite@lavernetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavernetn.gov)

No comments.

Police

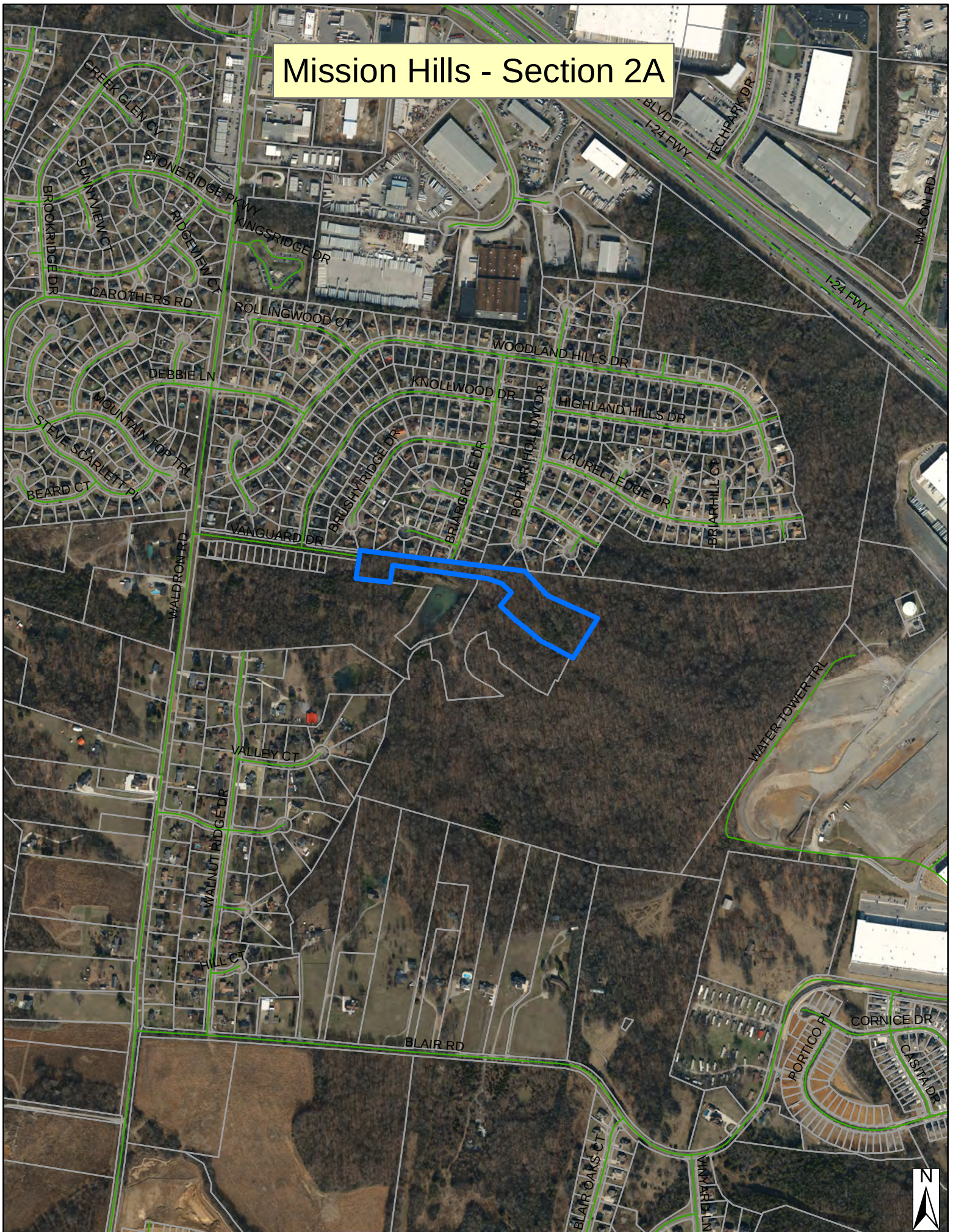
No comments.

***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.

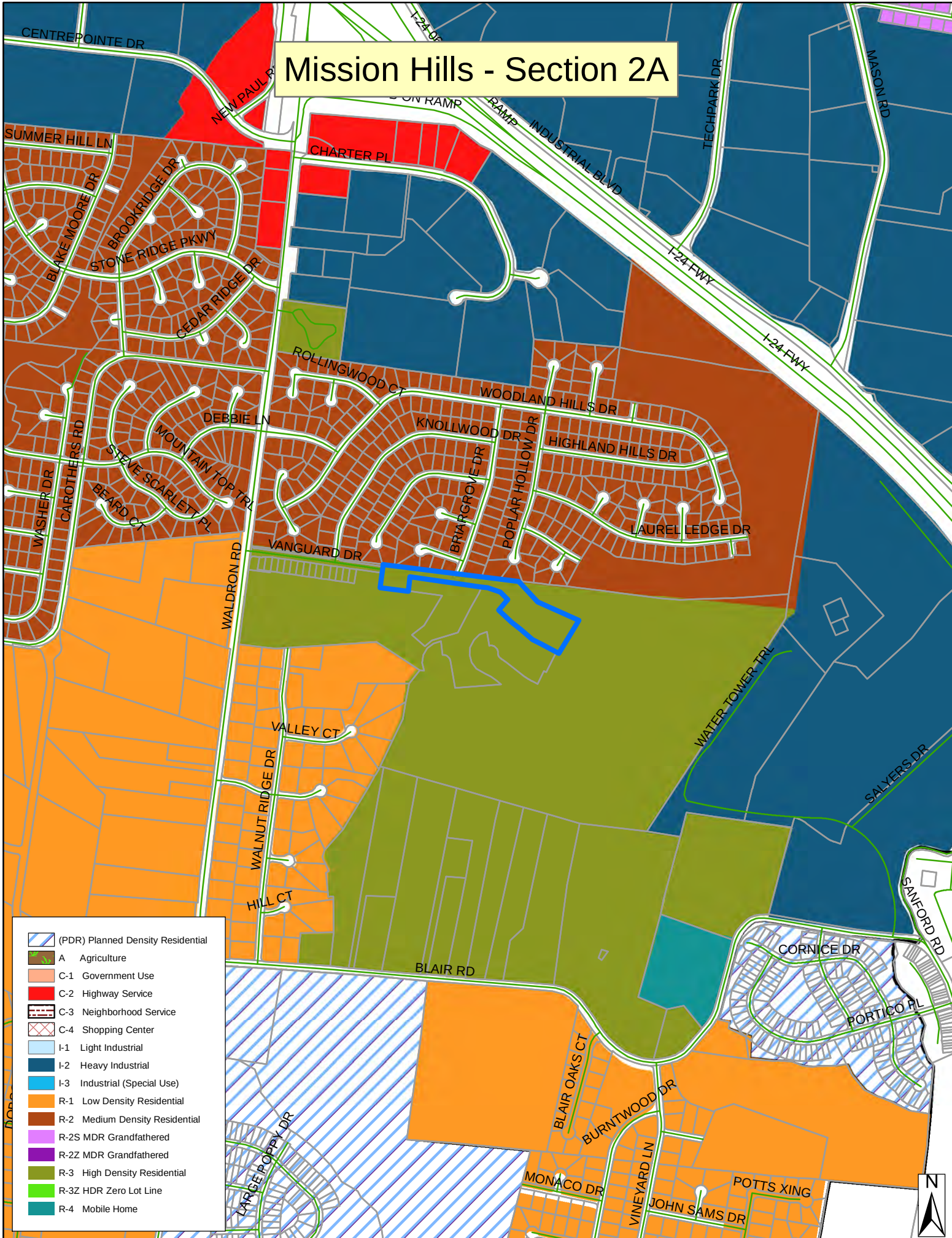
Mission Hills - Section 2A



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	5,806	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)

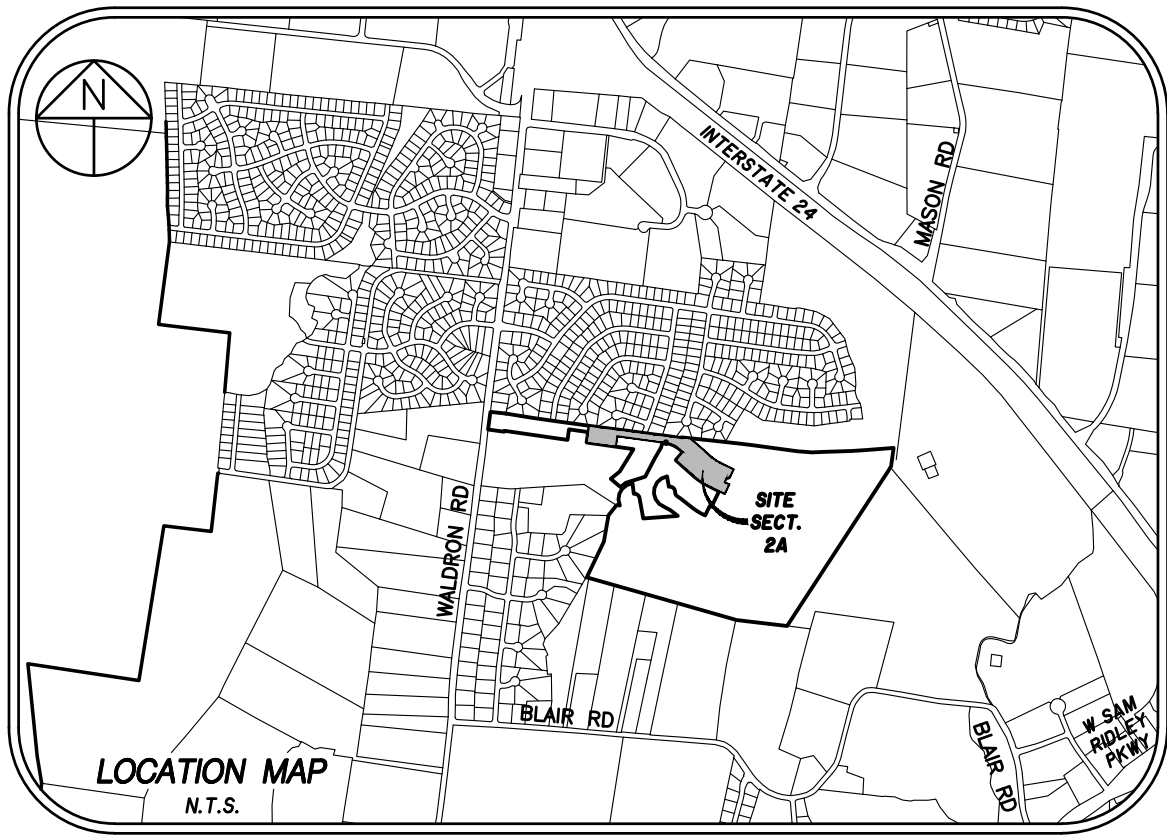
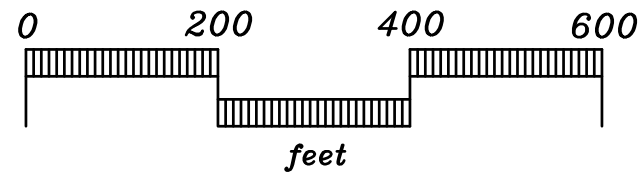
LOT	SQ. FT.	ACRES
RIGHT-OF-WAY	123,711	2.84
COMMON AREA #4	33,652	0.77
COMMON AREA #5	10,465	0.24
COMMON AREA #6	15,321	0.35

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°14'03" W	55.75'
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 7°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 69°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	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'



CERTIFICATE OF OWNERSHIP AND DEDICATION

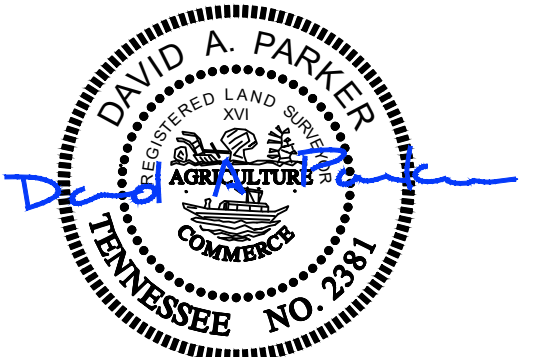
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2435, PAGE 281, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION 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 MERITAGE 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 7-21-2025 David A. Parker
TENN. R.L.S. NO. 2381 REGISTERED LAND SURVEYOR



CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "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" 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 STREETS AND UTILITIES

I HEREBY CERTIFY: (1) STREETS AND UTILITIES 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 LAYERSNE 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

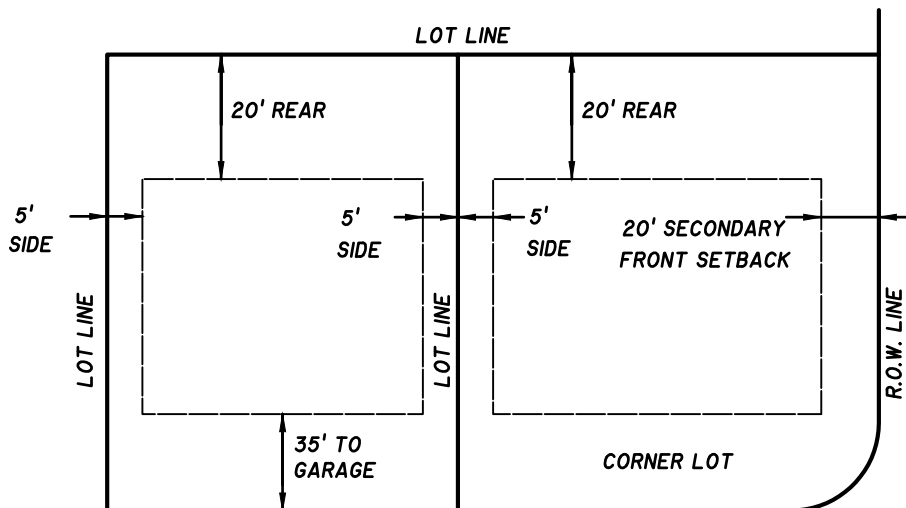
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 220738 DATE: 6-30-25 FILE: MISSION HILLS SEC 2A DRAWN BY: WCC SCALE: 1" = 50' SHEET 1 OF 2
REV: 7-21-25 FINAL PLAT

DATE OF RECORDING: _____

TIME OF RECORDING: _____

PLAT BOOK: _____, PAGE _____



MINIMUM BUILDING SETBACK DETAIL
N.T.S.

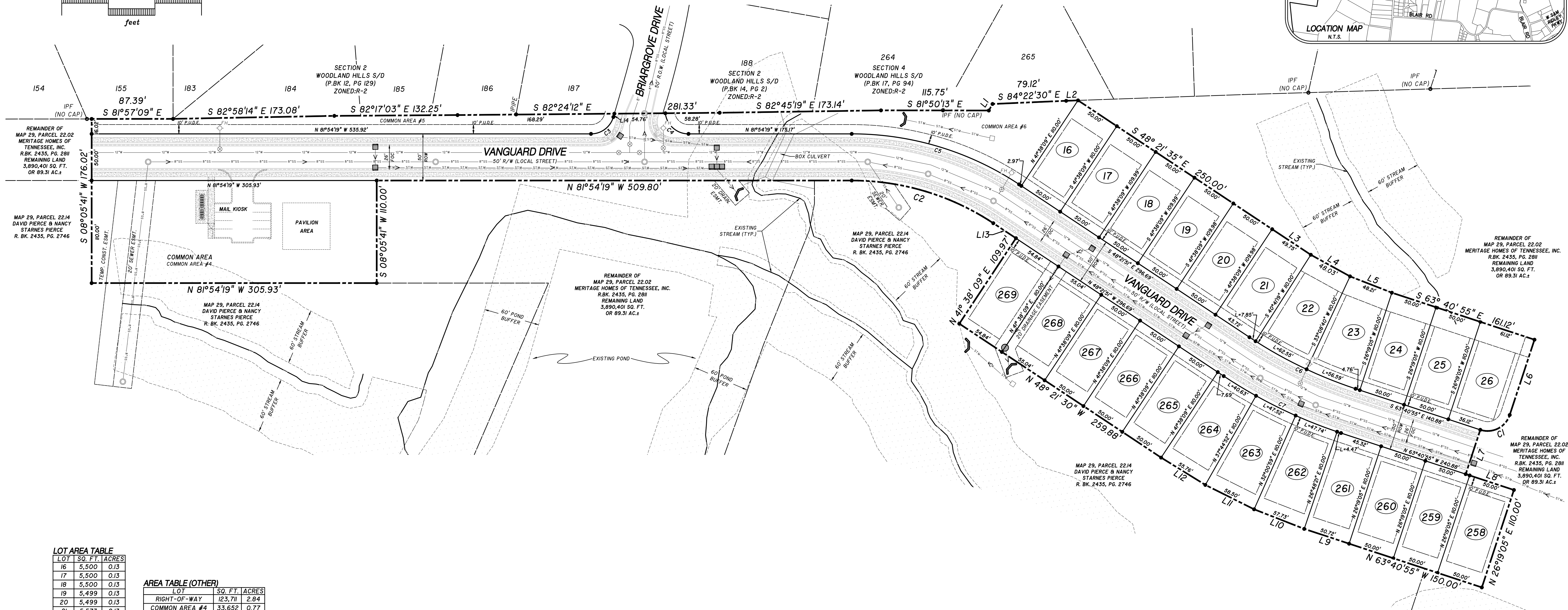
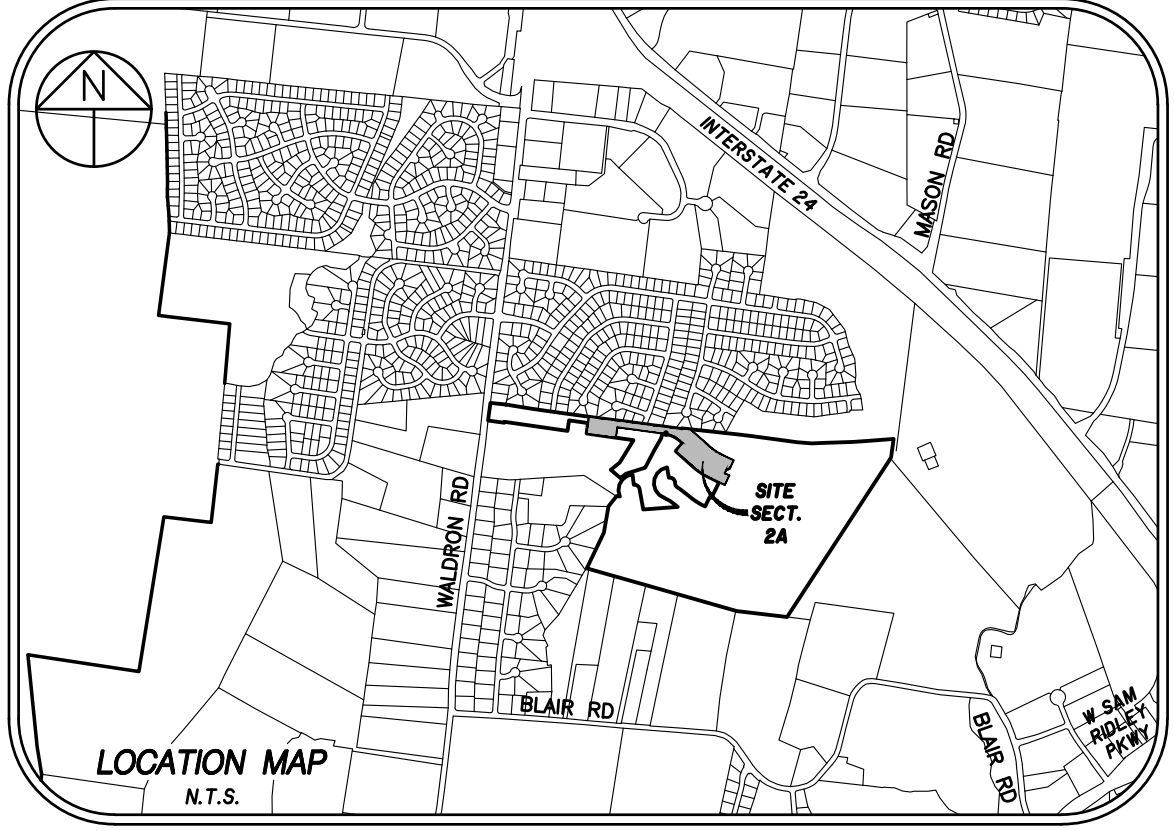
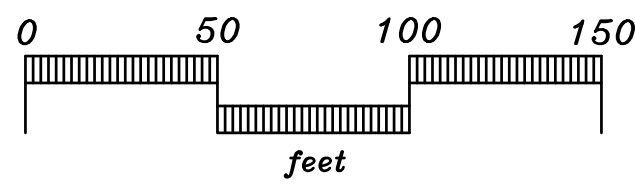
OWNER / DEVELOPER:
MERITAGE HOMES OF TENNESSEE, INC.
18655 N. CLARET DRIVE, STE 400
SCOTTSDALE, AZ. 85255

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 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.



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17	5,500	0.13
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AREA TABLE (OTHER)

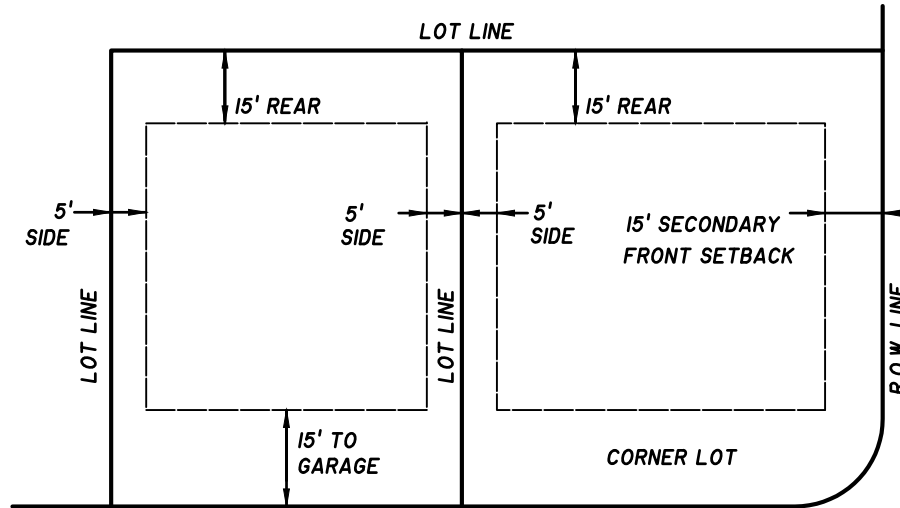
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C4	083°24'03"	25.00'	36.39'	S 40° 12' 18" E	33.26'
C5	033°32'29"	325.00'	190.26'	S 65° 08' 05" E	187.55'
C6	015°19'05"	475.00'	126.99'	S 56° 01' 23" E	126.61'
C7	015°19'05"	525.00'	140.36'	N 56° 01' 23" W	139.94'



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 28II
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. #
22078.38

DATE: 6-30-25
REV: 7-21-25

FILE:
MISSION HILLS SEC 2A
FINAL PLAT

DRAWN BY:
WCC

SCALE:
1" = 50'

SHEET
2 OF 2



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

July 21, 2025

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

RE: Mission Hills Section 2A Final Plat
Opinion of Probable Cost for City Bonding
SEC No. 22078

Dear Gary,

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

1. 3-quotes for pavement Median	\$66,083
2. SEC, Inc. Cost for As-Builts	\$7,500
3. General Erosion Control Maintenance	\$5,000
4. General Water and Sewer Maintenance	\$5,000
5. Contingency	\$13,217

Total opinion of probable cost = \$96,800

The pavement cost is based on the listed median across the three provided bid proposals. The listed median is 66,082.98 (AMI) and the average cost was calculated to be \$65,280.58, so a cost of \$66,083 was used for pavement cost. A contingency of 20% of the pavement cost results to \$13,216.60 based on the \$66,083, so an amount of \$13,217 was used.

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

Sincerely,

Aws Ahmed, P.E.
SEC, Inc.



PROPOSAL # 25-310552

DATE: 7/17/2025



ESTIMATING

SCHEDULING

Finn DuBois
Estimator

(615) 619-6036
fdubois@amiconstructioninc.com

Anna Raveslout
Scheduling Coordinator

(615) 619-6028
scheduling@amiconstructioninc.com

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

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

PROJECT SUMMARY

PROJECT NAME: Mission Hills Phase 2A

LOCATION: La Vergne, TN

WORK TO INCLUDE:

- Overlay
- Painted Striping - Stop Bars
- Signage (without bollard)

PROJECT DETAILS

OVERLAY (4,579 SY):

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

PAINTED STRIPING:

- We will paint all stop bars with special traffic paint.
- All striping will be placed per the drawings.
- We will use top-of-the-line high-traffic paint and commercial walk behind machines to provide crisp lines.
- We have included (1) equipment mobilizations.

SIGNAGE (WITHOUT BOLLARDS):

- We will supply and install (1) stop signs and signposts.
- We will install the new posts in concrete.
- We will attach the new stop signs to the new posts.

*** Binder repairs or curb repairs not included as they were not marked at the time of our site visit.**

THE AMI ADVANTAGE

FULLY INSURED:

- General liability coverage of \$1,000,000.00 for each occurrence and \$2,000,000.00 general aggregate
- Workers compensation coverage of \$1,000,000.00 for each accident
- Automobile coverage of \$1,000,000.00 for each accident
- Excess umbrella coverage of \$5,000,000.00

PROFESSIONAL COMPANY:

- Member of the Tennessee Road Builders Association
- Member of the Greater Nashville Apartment Association (GNAA)
- Member of the Better Business Bureau with an A+ rating
- Member of the Wilson County/Lebanon Chamber of Commerce
- Celebrating our 30th year anniversary this year
- 2025 Pavement Maintenance & Reconstruction - Top 50 in the Country for Paving, Pavement Repair, Striping, and Sealcoating
- 2025 NBJ - Top 25 Fastest Growing Companies

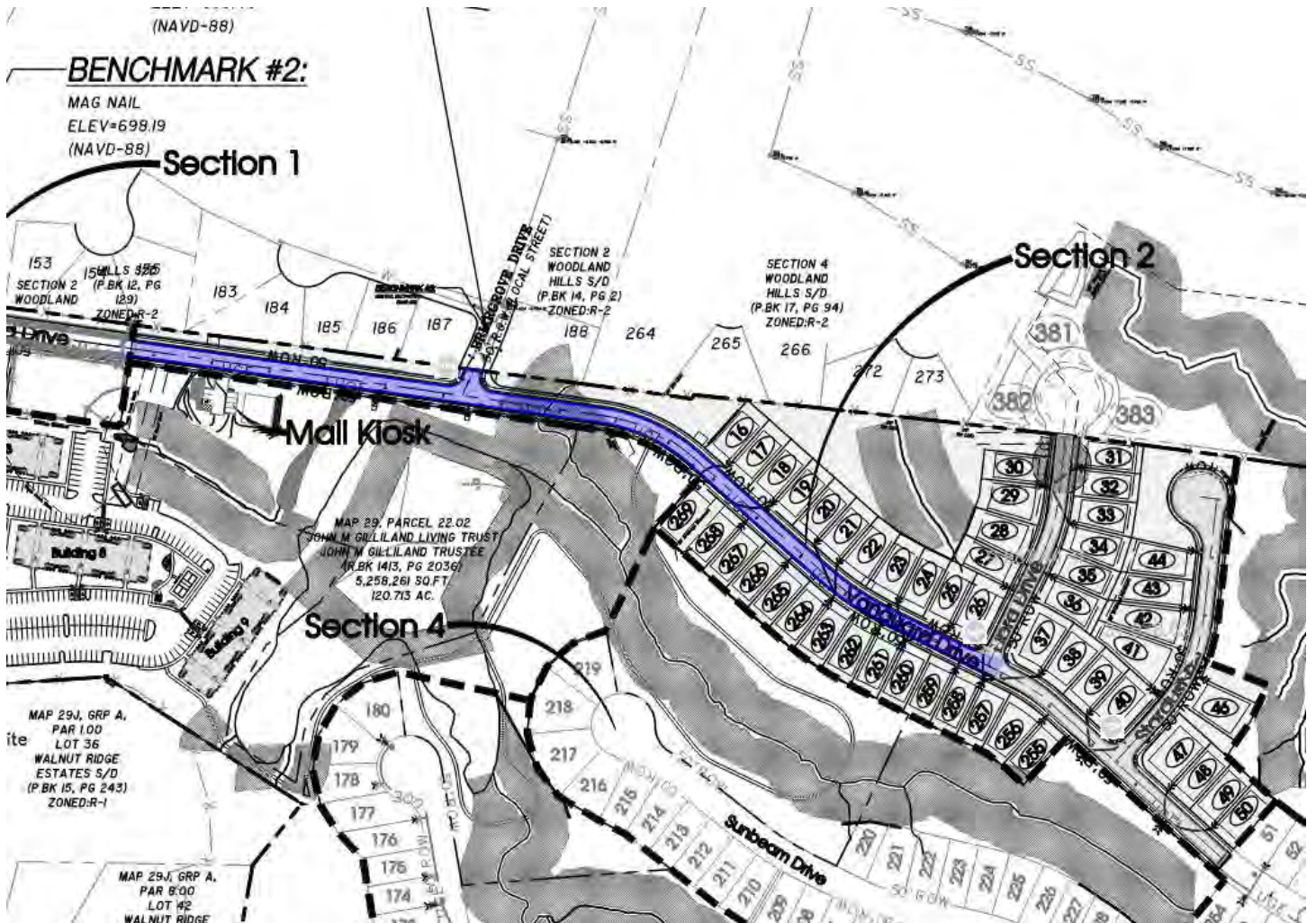
PRICING BREAKDOWN

We propose to complete the above work in accordance with the above specifications for the sums provided below. You are approving all scopes unless you choose individual scopes below with check marks.

	SCOPE	QUOTE
✓	PAVING	QUOTE
	OVERLAY	\$ 64,930.48
✓	STRIPING, SIGNAGE	QUOTE
	PAINTED STRIPING & SIGNAGE	\$ 1,152.50

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

AREA OF WORK



PROPOSAL NOTES

GENERAL TERMS & CONDITIONS:

- Site Preparedness & Site Conditions:
 - Owner/Owner Agent (not AML) is responsible for the removal of any materials or vehicles left in the designated work area prior to arrival, including but not limited to all vehicles, dumpsters, construction debris, shopping carts/racks, bicycle racks, and all other removable items. Any delays due to these items not being moved out of the work area prior to arrival are outside of AML's control and will cause delays in the ability to meet the originally planned schedule. In the event that the property is not cleared prior to arrival and the job is delayed from starting on time, Owner/Owner Agent will be charged for ruined, spoiled, and/or wasted materials and an additional fee of \$500.00 for the first hour of delay or \$2,500.00 for waits longer than one (1) hour.
 - Any vehicles remaining on the property are to be towed at the expense and direction of others. AML shall provide a list of towing companies upon request, but will not contact towing companies on the Owner/Owner Agent's behalf.
 - The work area, which includes where all employees, equipment, and trucks are being used or located, must remain clear of all vehicle and pedestrian traffic. Owner/Owner Agent is required to make arrangements with tenants, deliveries, and other vendors that normally need access to the area to ensure that they comply with this requirement. The safety of owner/Owner Agent's employees, tenants, customers, and AML employees is the top priority. As a result, this policy is strictly enforced.
 - Owner will ensure that sprinklers do not operate in the jobsite area on days that work is being performed, including prior to the arrival of AML crews. If sprinklers come on during the project, Owner/Owner Agent acknowledges that such action will cause delays in the work and can cause damage to the end product. Any delays or additional work needed to remedy any issues due to sprinklers coming on during the project will be billed accordingly.
 - AML is not responsible for any damage to ANY underground utilities, including irrigation lines and sprinkler heads.
 - AML is not responsible for any permitting, engineered drawings, planning commission approval, or the like required for this project. Please note that any of the aforementioned is the responsibility of others.
 - If you request any changes to the size of the area of asphalt, size of landscape islands, or any deviations in the striping, approval may be required from local authorities. AML assumes no responsibility in submitting for or acquiring approval.
 - Certain municipalities may impose specific requirements regarding temperature and weather conditions under which AML's work may be performed. Additionally, the effectiveness and longevity of paving, sealcoating, and other scopes are directly affected by current and forecasted weather conditions, including ambient temperature, surface temperature, humidity, and precipitation. AML reserves the right to delay or reschedule work if, in its professional judgment, weather or temperature conditions are not suitable to ensure the quality and durability of the work, or to comply with applicable municipal standards. If AML advises the Owner/Owner Agent that weather or temperature conditions are not ideal for the work, and the Owner/Owner Agent directs AML to proceed with the work despite this advice, then the Owner/Owner Agent does so at their own risk. In such cases, AML shall not be liable for any defects, failures, or required warranty work that may arise as a result of proceeding under suboptimal conditions. The Owner/Owner Agent expressly waives any claims related to quality, durability, or performance of the work that result from proceeding against AML's recommendation due to weather or temperature concerns.
- Scheduling:
 - AML's normal business hours are Monday through Friday, 6am to 5pm Central Standard Time. Work performed outside of stated hours is considered "outside of business hours" for the legal purposes of this Agreement. If Owner/Owner Agent requires work outside of AML's business hours after an Agreement is made, Owner/Owner Agent is subject to overtime labor charges on the invoice.
 - If Owner/Owner Agent desires to reschedule, suspend, or in any way delay work on a scheduled project, Owner/Owner Agent must provide advanced notice via email to the AML contact by 2:00 PM CST the business day before any AML service is scheduled to occur. Failure to do so will cause AML to incur unnecessary costs. As such, should Owner/Owner Agent fail to provide such notice, Owner/Owner Agent is responsible to AML for any such costs and will additionally pay to AML, as invoiced, a charge of \$2,500.00 for each occurrence of delay of scheduled work. For example, if Owner/Owner Agent and AML have scheduled an 8:00 Monday morning service, and Owner/Owner Agent calls AML on that Monday at 7:00 AM to postpone or otherwise reschedule that day's scheduled work, Owner/Owner Agent will be charged \$2,500.00 at the time of billing. This charge is not punitive but is rather an estimated total of costs AML will actually incur due to Owner/Owner Agent's untimely lack of advanced notice.
- Warranty:
 - AML Construction, Inc. (AML) provides a limited warranty for work performed that covers any defects in materials and workmanship, including installation. This limited warranty covers all work performed by AML and any of its subcontractors and starts on the date of installation of each scope and lasts for one calendar year. Anything outside of normal wear and tear for light duty automobile traffic is excluded from this warranty, including but not limited to the following: damage caused by snow removal practices, damage due to any chemical spills or applications, damage due to oil spillage or dripping, damage due to outriggers of any kind, damage due to the placement of any dumpsters onto the pavement or concrete, damage due to any vehicles or trailers with excessive weight, damage due to abuse or neglect, damage due to acts of God or abnormal weather.
- Payment Terms:
 - To avoid late fees, payments must be received by the due date described in Payment Terms below. Except as may be otherwise provided by written contract, all past due balances will be assessed at a 1.5% late fee per month (18% per year), with a minimum fee of \$15.00 per month.
 - Payment terms for all new customers are subject to credit approval. Upon our receipt of approval of the proposed work, all new customers will receive a Credit Application. After AML receives that application and reviews the results of the credit check, they will notify the customer of their credit terms and execute the proposal. As an alternative to completing the credit application, the customer can choose to prepay. Existing customers with satisfactory and established credit history with AML Construction will continue to have NET 30 payment terms, unless otherwise agreed to in writing. Under the Net 30 terms, total payment is required no later than thirty (30) days from the date of completion of the project as indicated by the invoice date. Payments should be made via cash, via company check (payable to AML Construction, Inc., 107 Bay Court, Lebanon, TN 37087), or via ACH Wire Transfer. Credit Card payments are accepted for an additional 3.5% processing fee.
 - To the extent not prohibited by applicable law, Owner/Owner Agent agrees to pay all attorney fees, collection costs, and expenses associated with the collection of this debt and enforcement of this Proposal.

- Owner is advised that under Tennessee's Mechanic's Lien Law (TCA § 66-11-101 et seq.), any unpaid contractor, subcontractor, or material supplier may file a lien against the property for unpaid labor or materials. AMI will provide a written Notice of Nonpayment within the legally required timeline if seeking to assert lien rights.
- Change Orders, Mobilizations, Escalation, and the Bituminous Index:
 - All asphalt suppliers adjust pricing at the first of every month based on the State of Tennessee's Bituminous Index as published at <https://www.tn.gov/content/dam/tn/tdot/construction/Const-bituminousindex.pdf>. Due to the volatility in the current market, we must pass on the escalation costs in materials at the time of increase. Therefore, this proposal is valid until the end of the calendar month at the date of the proposal as shown above.
 - The Proposal/Contract Sum has been calculated based on the component materials, equipment, and labor. However, the construction market is volatile, and sudden price increases could occur. AMI agrees to use their best efforts to obtain the lowest possible prices from available resources, but should there be an increase in the prices after execution of this Agreement for use on this project, the Owner/Owner Agent agrees to pay the price escalation to AMI via Change Order. AMI agrees to only submit a change order if prices escalate by 5% or more. AMI agrees to provide documentation of original price and escalated price if requested by Owner/Owner Agent.
 - Owner/Owner Agent may request modifications to this proposal so long as required changes are within the general scope of this Agreement. In addition to Owner-initiated changes, AMI may require changes based on, but not limited to, environmental, structural, or logistical findings within the course of work. The proposal sum and the amount of time required to perform the project shall be adjusted as necessary, but agreement as to the amount of the adjustment must be reached before AMI commences said change or additional work, or expends any costs necessitated by said changes. Execution of a written change order is a condition precedent to performing the work and completing the project, except for work performed in emergency situations at the direction of and verbal agreement by Owner/Owner Agent.
 - Pricing is based on AMI having uninterrupted and unrestricted access to the job site and/or job phases as outlined in the Project Details above. If the work takes longer than AMI has included in their Proposal due to AMI's labor performance, AMI's material availability, etc., additional costs resulting from the delay will be absorbed by AMI. If the owner/Owner Agent/general contractor causes any delay by altering the conditions of the site or by restricting AMI's access to the site causing AMI to have additional demobilizations/mobilizations and/or additional labor days on site above what is included in the Project Details above, the owner/Owner Agent/general contractor agrees to issue a change order and pay AMI for the additional cost as outlined in the table below. Labor will be billed in ½ day increments, with ½ day being the minimum charge.

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

- Right to Cure:
 - AMI maintains its Right to Cure. The Owner/Owner's Agent is responsible for notifying AMI in writing of any workmanship defects or warranty concerns within three (3) business days of the occurrence. AMI will then have ten (10) business days (or such time as is relatable to the severity of the workmanship defect) to remedy the defect before the Owner/Owner's Agent may issue a back charge or any other punitive action against AMI. AMI will not be responsible for any back charges or workmanship defects that AMI was not alerted to and given the opportunity to cure based on the parameters listed in this section.
- Termination or Suspension of Contract:
 - If the Owner/Owner Agent desires to cancel the contract, they must notify AMI in writing at least 30 days before the project is projected or scheduled to begin. If the contract is canceled by the Owner/Owner Agent within 30 days of the projected start date, the Owner/Owner Agent agrees to pay 5% of the total signed contract value to AMI (due within 5 days of contract cancellation), with a minimum charge of \$750, unless otherwise agreed to by both parties in writing. If the contract is cancelled after work is started, Owner/Owner Agent agrees to pay for work performed to date, costs to demobilize, and any costs associated with pre-purchased materials or material orders that can not be cancelled. This charge is not punitive, but rather an estimated value of overhead and other costs associated with planning and preparing to begin the project.
 - AMI shall be excused from its performance for a reasonable period of time to the extent that it is prevented, hindered, or delayed by a force majeure occurrence.
 - In the event work is temporarily or permanently paused, halted, restricted, stopped, or in any way impeded by a government entity, including but not limited to boards, HOAs, localities, cities, municipalities, counties, states, federal or other agencies acting on behalf of a government entity, Owner/Owner Agent will notify AMI Construction, Inc. immediately of the stoppage order. Should a government agency indicate or notify AMI's onsite crew, supervisor, or staff of a stoppage, AMI will notify Owner/Owner Agent immediately and will remove itself and equipment from the jobsite. Stoppage of work for any reason or amount of time will trigger a "progress payment" requirement. Owner/Owner Agent agrees to pay AMI Construction, Inc. for the progress made up to and including the date of stoppage. Terms for the progress payment will be "Due Upon

Receipt" and should be paid immediately upon receiving the progress payment invoice from AMI. Once work resumes on the job and the project is completed, AMI will invoice for the remaining balance of the project, with terms as agreed upon in the original contract (typically Net 30 days from project completion date).

- Dispute Resolution:
 - To the fullest extent permitted by applicable law, AMI's total liability to the Owner/Owner Agent for any and all claims, losses, expenses, damages, or causes of action arising out of or relating to this Agreement, whether in contract, tort (including negligence), or otherwise, shall be limited to the total amount paid by the Owner/Owner Agent to AMI under this Agreement. In no event shall AMI be liable for any indirect, incidental, consequential, special, or punitive damages, including but not limited to loss of profits, revenue, or business opportunities, even if AMI has been advised of the possibility of such damages.
 - Disputes shall first be attempted to be resolved informally. If unresolved, either party may elect to mediate or arbitrate in accordance with the Tennessee Uniform Arbitration Act, unless litigation is necessary. Venue shall be in the county where the project is located.
- Miscellaneous Provisions:
 - This proposal constitutes the entire agreement between the parties, and all previous agreements and negotiations, whether written or verbal, relating to the subject matter herein, are declared to be null and void except as herein stated. No amendment to this proposal hereinafter made between parties shall be binding unless reduced to writing and signed by an officer or authorized representative of both parties.
 - The use of Vendor/Subcontractor Portals must be discussed and agreed to in writing prior to estimating or the customer waives all rights to enforce AMI's use of the vendor portal as a requirement for payment. If the customer wishes to discuss the vendor portal setup after receiving pricing from AMI, the customer understands that the pricing for their project may be adjusted to reflect any registration fees incurred by AMI associated with the setup of the Vendor/Subcontractor portal.
 - The headings and titles used in this Agreement are for convenience and organizational purposes only and shall not affect the meaning, interpretation, or legal effect of any provision of this Agreement.
 - If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, illegal, or unenforceable for any reason, the remaining portions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired, or invalidated. AMI and Owner/Owner Agent agree to replace any invalid or unenforceable provision with a valid provision that most closely approximates the original intent and economic effect of the invalid provision.

SPECIFIC TERMS & CONDITIONS:

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

ACCEPTANCE OF ESTIMATE

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

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

YOUR SIGNATURE: _____ DATE: _____

PRINTED NAME & TITLE: _____

ACCOUNTS PAYABLE CONTACT: _____

ACCOUNTS PAYABLE EMAIL ADDRESS: _____

ACCOUNTS PAYABLE PHONE #: _____

BILLING ADDRESS: _____

PLEASE CHECK IF YOU ARE A NEW CUSTOMER:

☐

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

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



RUSTY MCDONALD, PRESIDENT

AMI CONSTRUCTION, INC.

DATE: 7/17/2025



1441 Elm Hill Pike

Phone 615-627-2901

Nashville, TN. 37210

Fax 615-627-2906

DATE: 07/15/25

PROPOSAL # BUDGET

FROM: Darden Shadrach

JOB: Mission Hills Ph. 2B Topping

LOCATION: La Vergne

Description	approx. Quantity	Unit	Unit Price	Total
Asphalt				
Tack & Surface 1.5"	4,595	SY	\$ 13.75	\$ 63,181.25
Bituminous Adjustment (July 2025)	1	LS	\$ -	\$ -
	TOTAL			<u>\$63,181.25</u>

This is a budget only.

EXCLUSIONS:

1. Any Subgrade Work
2. Engineering & Layout
3. Testing or its Expense
4. Bonds or Associated Fees
5. Rebar in Curbs
6. Utilities and/or Adjustments
7. Signs
8. Seeding or Sodding
9. Fees & Permits
10. Any work not specifically stated above.

Quote is based on April 2022 TDOT Bituminous Index. (\$659.17)
Prices will be adjusted in accordance with the TDOT Bituminous Index, based on the variance from the month the job was quoted to the month the work is done.



1441 Elm Hill Pike

Phone 615-627-2901

Nashville, TN. 37210

Fax 615-627-2906

DATE: 07/15/25

PROPOSAL # BUDGET

FROM: Darden Shadrach
JOB: Mission Hills Ph. 2A Topping

LOCATION: La Vergne

Description	approx. Quantity	Unit	Unit Price	Total
Asphalt				
Tack & Surface 1.5"	4,365	SY	\$ 13.75	\$ 60,018.75
Bituminous Adjustment (July 2025)	1	LS	\$ -	\$ -
	TOTAL			<u>\$60,018.75</u>

This is a budget only.

EXCLUSIONS:

1. Any Subgrade Work
2. Engineering & Layout
3. Testing or its Expense
4. Bonds or Associated Fees
5. Rebar in Curbs
6. Utilities and/or Adjustments
7. Signs
8. Seeding or Sodding
9. Fees & Permits
10. Any work not specifically stated above.

Quote is based on April 2022 TDOT Bituminous Index. (\$659.17)
Prices will be adjusted in accordance with the TDOT Bituminous Index, based on the variance from the month the job was quoted to the month the work is done.

EARTHWORK & SITE UTILITIES BID PROPOSAL



Middle Tennessee Infrastructure, Inc.

105 Homewood Drive

Murfreesboro, TN 37127

Contact: Tristan Carroll

Phone: 615-624-3014

Email: Tristan.Carroll@midtni.com

U.P. of Operations
7-17-25

Quote To:

Chelsee Campbell

Company:

Meritage Homes

Phone:

615-992-2004

Email:Project Name:

Mission Hills 1-4 Paving

Project Address:

Waldron Road

Plans Date:

5/3/24

Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Phase 1					
101	Base/Prime/Binder (8" & 2")	3,280.00	SY	31.00	101,680.00
102	Curb and Gutter	2,145.00	LF	19.00	40,755.00
103	Temporary Turnaround	900.00	SY	18.00	16,200.00
104	Topping (1.5")	3,280.00	SY	16.00	52,480.00
	Phase 1 Total				211,115.00
Phase 2A					
201	Base/Prime/Binder (8' & 2")	4,365.00	SY	31.00	135,315.00
202	Curb and Gutter	3,245.00	LF	19.50	63,277.50
203	Extruded Curb	300.00	LF	15.00	4,500.00
205	Topping (1.5")	4,365.00	SY	16.00	69,840.00
	Phase 2A Total				272,932.50
Phase 2B					
251	Base/Prime/Binder (8' & 2")	4,780.00	SY	31.00	148,180.00
252	Curb and Gutter	2,935.00	LF	19.50	57,232.50
254	Temporary Turnaround	1,500.00	SY	18.00	27,000.00
255	Topping (1.5")	4,780.00	SY	16.00	76,480.00
	Phase 2B Total				308,892.50
Phase 3					
301	Base/Prime/Binder (8' & 2")	6,165.00	SY	33.00	203,445.00
302	Curb and Gutter	4,435.00	LF	20.00	88,700.00
303	Temporary Turnaround	900.00	SY	18.00	16,200.00
304	Topping (1.5")	6,165.00	SY	16.00	98,640.00
	Phase 3 Total				406,985.00
Phase 4					
401	Base/Prime/Binder (8' & 2")	5,005.00	SY	35.00	175,175.00
402	Curb and Gutter	3,325.00	LF	21.00	69,825.00
403	Topping (1.5")	5,005.00	SY	16.00	80,080.00
	Phase 4 Total				325,080.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
GRAND TOTAL					\$1,525,005.00

NOTES:

**Exclusions:

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

Company	Section 2A	Median
AMI	\$66,082.98	
Four Star	\$60,018.75	
MTI	\$69,740.00	
Average	\$65,280.58	

Pavement	\$66,083.00
As-Built	\$7,500.00
EPSC	\$5,000.00
W/S Maint.	\$5,000.00
Contingency	\$13,217.00
Total	\$96,800.00



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

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

Engineering (Gary Lide - glide@lavergnethn.gov)

All Engineering comments addressed.

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

No comments. Plans previously reviewed and approved. No changes made in this re-approval request.

Codes (Joe White - jwhite@lavergnethn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnethn.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

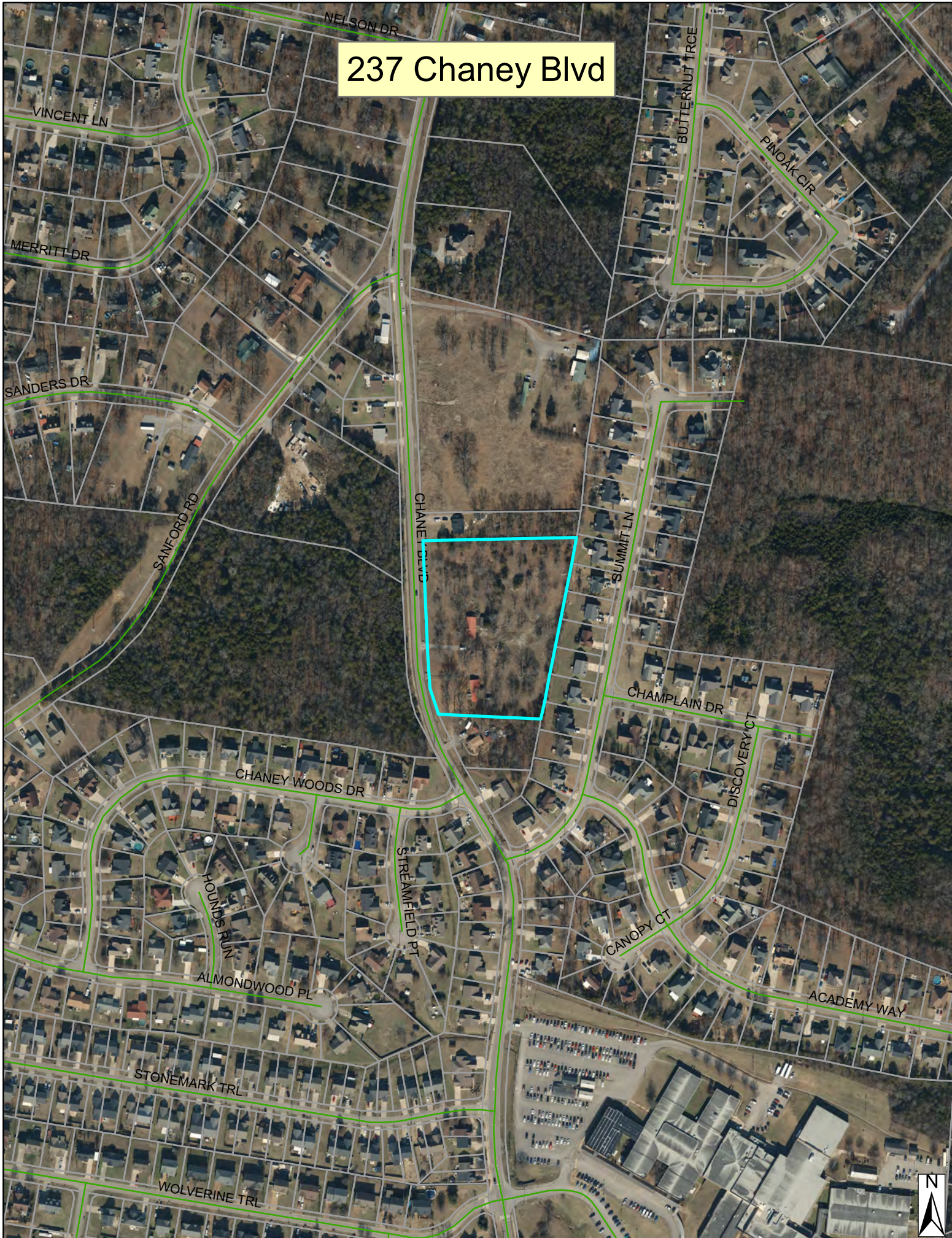
CHAMPLAIN DR

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

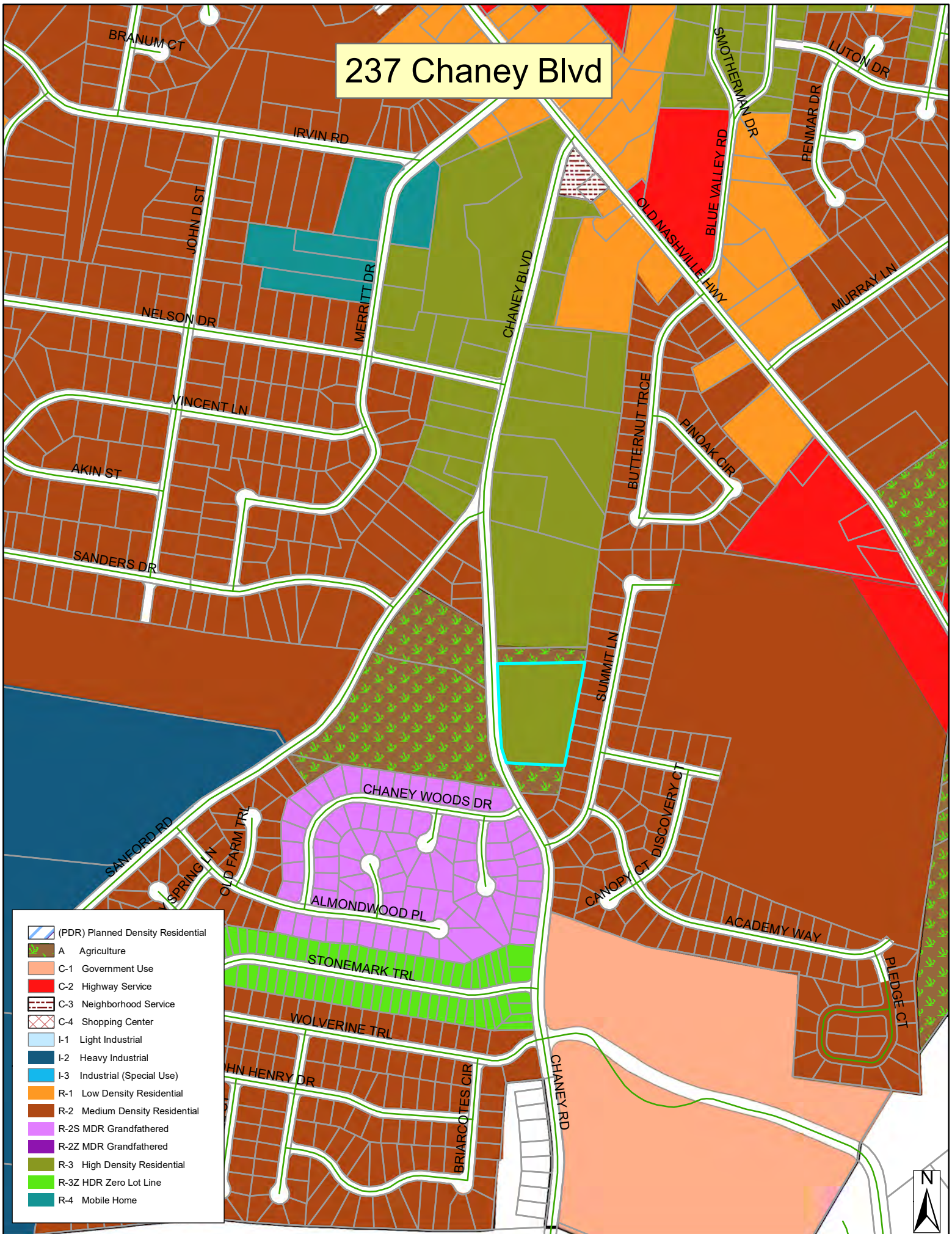
ACADEMY WAY

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.

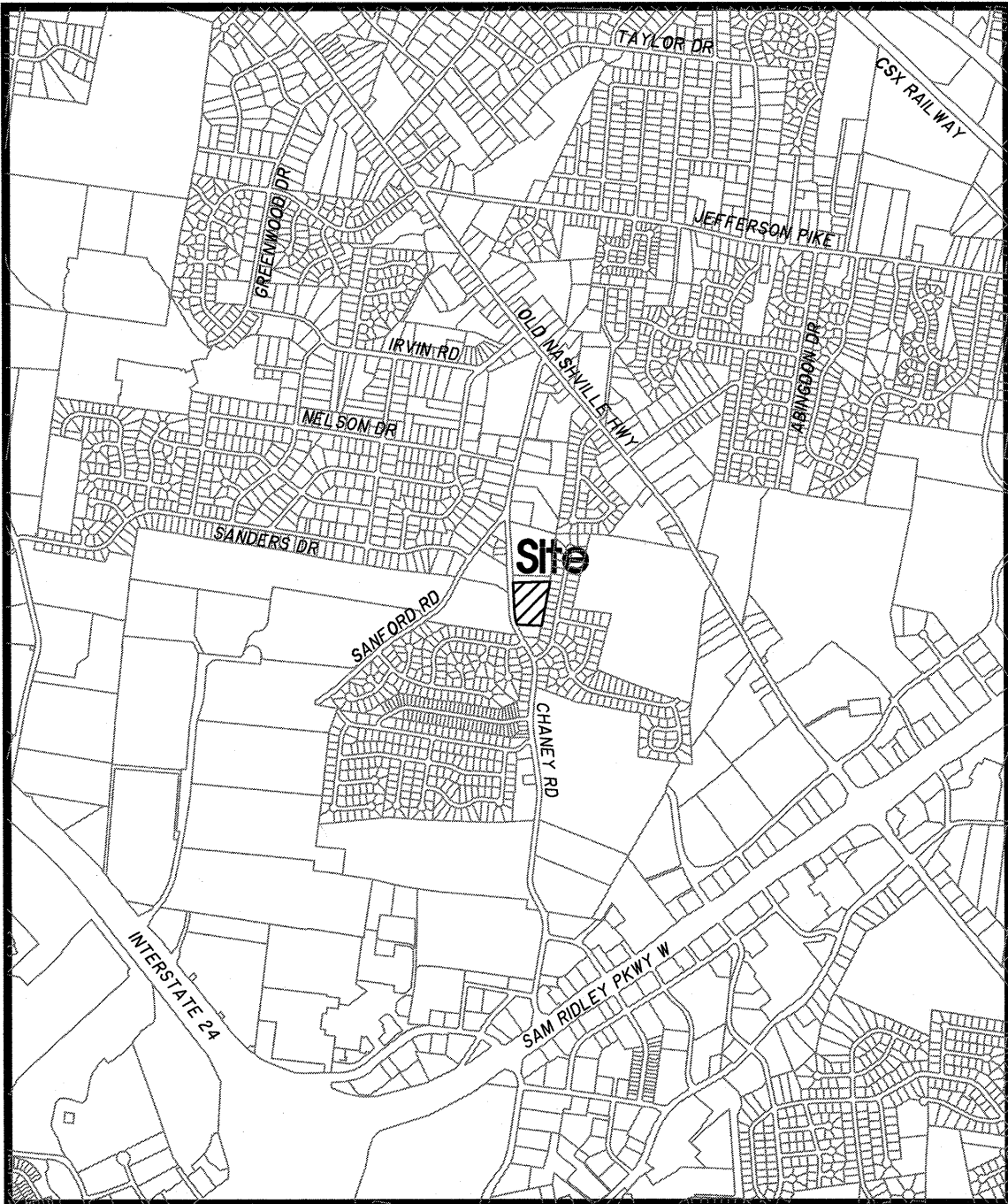
Chaney Place

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
C2.6	Waterline Profiles
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
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567

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By: John F. Miner Date: July 8 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:

1. 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.
2. 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 retained construction documents and take precedence, unless specifically noted otherwise on 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.
3. 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.
4. 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.
5. All work within the right-of-way (ROW) shall be in accordance with the Authorities Having Jurisdiction (AHJ) and the specifications.
6. The Contractor shall coordinate any maintenance of traffic with the Owner's representative and the local jurisdiction prior to construction.
7. 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.
8. 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.
9. Rock may be present requiring some rock excavation for utility installation. No extra compensation shall be given for rock excavation.
10. These project construction documents shall not constitute a contractual relationship between the Engineer and the Contractor.
11. The Engineer shall not be responsible for construction of safety means, methods, techniques, sequences, or procedures utilized by the Contractor or his/her subcontractors.
12. 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.
13. 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.
14. Solid waste shall be provided by private collection services.
15. The soils survey information shown hereon is taken from the National Resources Conservation Service (NRCS) web soil survey.
16. 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.
17. 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.
18. Any Mail Kiosk installed is required to be inspected for completion before building permits are issued in subsequent section(s)/phase(s).
19. Geotechnical reports are required for lots with sinkholes prior to the signing of the final plat.

Storm Water Pollution Prevention Plan (SWPPP) Notes:

- Before starting construction operations, refer to the Construction SWPPP.
1. 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.
2. 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.
3. 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.
4. The Contractor shall provide erosion protection and sediment control to minimize erosion in all areas being disturbed in accordance with the City/County regulations.
5. 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.
6. 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.).
7. 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.
8. 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 measures may be requested by the Owner, City/County engineer, Engineer, or conservation service representative at anytime. Such requests shall be implemented immediately at the Contractor's expense.
9. All Storm Water Pollution Prevention items shall be installed as shown or noted on this sheet.
10. 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 provide sediment control.
- | Seeding Dates | Seed Type | Application Rate Per 1,000 Sq.Ft. |
|------------------------|---|-----------------------------------|
| March 1 – August 15 | Oats
Perennial Rye Grass
Or 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# |
11. Permanent vegetation shall be installed within seven (7) days at the completion of any graded area, weather permitting.
12. At such time rough grading or the site grading is complete and drainage diverts to inlets, inlet sediment filters shall be installed at all inlet structures to keep piping systems free of siltation.
13. 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.
14. Storm water pollution prevention measures shall be installed around all dirt or topsoil stockpiles and other temporarily disturbed areas.
15. 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.
16. 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.
17. Temporary sedimentation and storm water pollution prevention measures must be inspected and logged by the Contractor for inspection, lifting shall be at least weekly and after rain storms. Written reports shall be submitted to the Owner and the Engineer.
18. Utility companies must comply with all storm water pollution prevention measures as defined on the storm water pollution prevention plans, details, permit, and notes.
19. 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.
20. All storm water pollution prevention practices shall be installed before any other demolition and/or earth moving occurs.
21. The Contractors shall use temporary sediment filter bags as necessary to control sediment runoff.
22. The following storm water pollution prevention and erosion protection and sediment control measures will be used on this site:
- 22.1. Silt fence.
22.2. Filter fabric inlet protection.
22.3. Construction exit.
22.4. Check dams.
22.5. Temporary seeding.
22.6. Erosion control blanket.
22.7. Permanent seeding or sodding.
23. 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 Clearing and Demolition Notes:

1. Before starting demolition operations, refer to at least the Existing Conditions, Demo, and Initial EPSC Plan(s).
2. Demolition includes the following within the property/boundary lines:
- 2.1. Transfer benchmark control(s) to new location(s) outside the disturbed area prior to commencing demolition operations (when applicable).
- 2.2. Install initial erosion protection and sediment control (EPSC) measures.
- 2.3. 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.
- 2.4. Demolition and removal of site improvements.
- 2.5. Disconnecting, capping or sealing, and abandoning/removing site utilities in place (whichever is applicable).
3. Promptly remove waste materials, unsuitable and/or excess topsoil, and other clearing debris from Owner's property and legally dispose of off-site.
4. Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain.
5. 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 material.
6. 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:
- 6.1. Footings: 18 inches
6.2. Walls: 12 inches
6.3. Roads: 18 inches
6.4. Parking Areas: 12 inches
6.5. Lawn Areas: 18 inches
6.6. Fills: 12 inches
7. As noted, remove, salvage, reinstall, and relocate items indicated; clean, service, and otherwise prepare them for reuse, store and protect against damage and/or reinstalled items in locations out of harm's way.
8. 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.
- 8.1. Protect improvements on adjoining properties and on the Owner's property.
- 8.2. Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction, and at the Contractor's expense.
9. The Contractor shall schedule demolition activities with the Construction Project Manager.
10. 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.
11. 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).
12. Obtain approved borrow soil materials off-site when sufficient satisfactory soil materials are not available onsite.
13. Maintain existing utilities indicated to remain in service and protect them against damage throughout construction operations.
- 13.1. 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).
- 13.2. The Contractor shall coordinate with appropriate utility owner(s) when disconnecting, removing, or relocating existing utility services.
14. 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.
- 14.1. Erect temporary protection, barricades, etc. as per local governing authorities.
- 14.2. Protect existing site improvements and appurtenances to remain.
15. Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking, or skidding of roots, skimming 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.
- 15.1. 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.
- 15.2. Engage a qualified tree surgeon to remove branches and/or roots from trees, if required, to clear for construction. Where cutting is required, this tree surgeon shall cut branches and roots with sharp pruning instruments; do NOT break or chop.
16. Explosives: Use of explosives will not be permitted.
17. Remove and legally transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
18. 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.
19. Damages: Promptly repair damages to adjacent facilities caused by demolition operations at the Contractor's expense.
20. Remove existing above-grade and below-grade improvements necessary to permit proposed construction and other work as indicated.
21. General: Promptly legally dispose of all demolished materials. Do NOT allow demolished materials to accumulate onsite.
22. Do NOT turn or bury materials onsite without the written approval of the Owner, the Engineer, and the Authorities Having Jurisdiction (AHJ).
23. The Contractor will full depth sawcut existing pavement to remain prior to curb, gutter, pavement, etc. removal.
24. 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.
25. Utilities shown are based on visual observations and utility markings. The Contractor shall call Tennessee One Call and confirm locations prior to starting work.

City of LaVergne Standard Plat Notes:

1. Datum Notation:
This survey based on the North American Vertical Datum 88 (NAVD88) and North American Datum 83 (NAD83).
2. No portion of this site lies within a 100 year flood hazard area, as defined by F.E.M.A. Community Panel No. 47149C0106J Dated May 9, 2023.
3. Call 811 before you dig.
4. Contact the City of La Verge 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.
5. All public improvements (roadway, water, and sewer) shall be designed and constructed to the applicable City of La Vergne standards and specifications.
6. List provided utilities onsite with contact number, e.g.
Onsite Utilities:
Natural Gas- Stryma 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
7. All commercial/industrial buildings over 5,000 square feet shall have integral fire suppression systems.
8. All facilities will be designed and constructed in accordance with the applicable Americans with Disabilities Act (ADA) standards and specifications.
9. Contact the City of La Vergne Fire Marshal at 615-287-5832 for fire code information and compliance.
10. 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 10 JUNE 2025):

1. ALL WORK HEREON SHALL CONFORM TO THE CITY OF LA VERGNE STANDARD SPECIFICATIONS AND DETAILS. THESE ARE AVAILABLE ON THE CITY OF LA VERGNE WEBSITE.
2. A PRE-CONSTRUCTION CONFERENCE AND LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR AT LEAST 48 HOURS PRIOR TO ANY REQUIRED OR REQUESTED INSPECTIONS.
4. REQUIRED CITY INSPECTIONS FOR ROADS ARE AS FOLLOWS:
A. PROOF ROLL OF SUBGRADE PRIOR TO PLACING AGGREGATE
B. PROOF ROLL OF AGGREGATE PRIOR TO PLACING BINDER COURSE
C. VISUAL INSPECTION OF BINDER COURSE (CITY INSPECTORS WILL WORK WITH CONTRACTOR'S QUALITY CONTROL REPRESENTATIVE TO MARK UNACCEPTABLE AREAS THAT MUST BE REMOVED AND REWORKED)
D. FINAL ACCEPTANCE
5. CITY INSPECTORS ARE NOT QUALITY CONTROL. THE CONTRACTOR'S QUALITY CONTROL REPRESENTATIVE MUST BE ONSITE DURING ALL REQUIRED INSPECTIONS. CONTRACTOR'S QUALITY CONTROL MUST SIGN-OFF OR APPROVE EACH INSPECTION. CITY INSPECTORS WILL CONFIRM THAT THIS IS DONE BUT WILL NOT PROVIDE APPROVALS.
6. 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, 3-10 DAYS BEFORE YOU DIG, NO EXCEPTIONS.
7. ALL CONSTRUCTION AND OPERATIONS BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND RECOMMENDED PRACTICES.
8. IN RESIDENTIAL AREAS, NO CONSTRUCTION WORK CAN BE CONDUCTED OUTSIDE OF THE FOLLOWING
A. MONDAY-FRIDAY, 7:00 AM TO 6:00 PM
B. SATURDAY-SUNDAY, 8:00 AM TO 6:00 PM
9. THE CONTRACTORS SHALL MAINTAIN A SET OF REDLINE DRAWINGS AT THE PROJECT SITE WHICH SHALL BE AVAILABLE FOR REVIEW BY CITY INSPECTORS. THESE REDLINE DRAWINGS MUST BE UPDATED WEEKLY.
10. AS-BUILT PLANS (RECORD DRAWINGS) SHALL BE PROVIDED TO THE CITY WITHIN 30-DAYS OF SUBSTANTIAL COMPLETION OF THE PROJECT. RECORD DRAWINGS SHALL BE PROVIDED BY THE ENGINEER-OF-RECORD IN THREE FORMATS:
A. PAPER (ONE SET)
B. PDF (THUMB DRIVE OR E-MAIL)
C. GIS-COMPATIBLE (ONE FILE)
11. 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.
12. SURFACE IMPROVEMENTS DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE RECONSTRUCTED BY THE CONTRACTOR TO CITY OF LA VERGNE REQUIREMENTS.
13. ALL REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY THE CITY ENGINEER.
14. 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.
15. 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.
16. ALL CONSTRUCTION WATER TAKEN FROM A CITY FH SHALL BE FROM A CITY APPROVED FIRE HYDRANT METER ASSEMBLY, AND CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF THE PUBLIC DOMESTIC WATER SYSTEM AT ALL TIMES BY MAINTAINING PROPER CROSS CONNECTION CONTROL PER THE GOVERNING AUTHORITY.
17. THE CONTRACTOR SHALL CONFINE ALL OF HIS ACTIVITIES TO THE AREAS AS SHOWN ON THESE PLANS UNLESS WRITTEN CONSENT IS PROVIDED IN ADVANCE BY THE AFFECTED PROPERTY OWNER.
18. WHERE WATER AND SEWER LINES CROSS OTHER UTILITIES A MINIMUM OF 12" CLEARANCE SHALL BE MAINTAINED.
19. PIPE JOINTS SHALL NOT BE DEFLECTED AT ANY ANGLE GREATER THAT MAXIMUM ANGLE RECOMMENDED BY THE PIPE MANUFACTURE.
20. 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.
21. MAINLINE VALVES SHALL ONLY BE INSTALLED ON SLOPES NOT TO EXCEED 6 PERCENT.
22. ALL BURIED BOLTS AND NUTS SHALL BE TYPE 316 STAINLESS STEEL.
23. COMBINATION AIR RELEASE AND VACUUM VALVES SHALL BE INSTALLED AT ALL LOCAL HIGH POINTS OF PRESSURIZED UTILITY LINES.
24. SEPARATION OF WATER AND SEWER LINES MUST COMPLY WITH STATE OF TENNESSEE REQUIREMENTS.
25. CITY SEWER CLEANOUTS SHALL BE CUT AND CAPPED BELOW GRADE AND COVERED WITH A BOX AND LID PER THE CITY OF LA VERGNE STANDARD SPECIFICATIONS.
26. SURPLUS AND ALL MATERIAL REMOVED WHICH IS NOT SUITABLE FOR USE IN THIS PROJECT SHALL BE DISPOSED OF AWAY FROM THE JOB SITE IN A MANNER OR AT A LOCATION ACCEPTABLE TO THE CITY OF LA VERGNE AND THE STATE OF TENNESSEE. NO WASTE MATERIAL SHALL BE PLACED IN A SINKHOLE WITHIN THE CITY LIMITS OF LA VERGNE.
27. 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.
28. NO MORE THAN 500 FEET OF UTILITY AND DRAINAGE PIPE TRENCH WILL BE ALLOWED AT TO BE OPEN AT ONE TIME.
29. ALL SEWERS ARE SUFFICIENTLY DEEP TO SERVE ADJACENT LOTS, BUILDINGS, AND BASEMENTS OR OTHER SOURCES EXCEPT WHERE OTHERWISE NOTED ON THE PLANS.
30. 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.
31. IF PUBLIC SIDEWALKS ARE TO BE CLOSED BY CONSTRUCTION FOR MORE THAN TWENTY-FOUR HOURS, THEN A PEDESTRIAN TRAFFIC RE-ROUTING PLAN WHICH PROVIDES AN ACCESSIBLE ROUTE OF TRAVEL FOR PEDESTRIANS MUST BE APPROVED AND IMPLEMENTED PRIOR TO CONSTRUCTION.

Site Plan Notes:

1. 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.
2. Apparent errors, discrepancies, or omissions on the drawings shall be brought to the attention of the Owner prior to any bid submittal. The Contractor may use apparent errors, discrepancies, or omissions 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.
3. 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.
4. 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.
5. 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.
6. The Contractor is responsible for the protection and replacement of all property pins on this site.
7. These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not 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.
8. Coordinates referenced are for construction staking purposes only and are site assigned. They should be considered local coordinates for this project only.
9. All parking space striping and markings on site shall be four (4") inches wide white painted stripes. Other markings shall be as shown.
10. All dimensions and radii are given to the face of curbing, unless otherwise noted.
11. 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.
12. Materials:
12.1. 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.
12.2. Subbase: Unless otherwise noted on these plans, the subbase shall consist of water bonded limestone, crushed rock, or DGA (dense graded aggregate).
12.3. 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 220° F.
13. 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.
14. 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.
15. Slump: Maximum allowable slump will be five (5") inches.
16. Concrete Materials:
16.1. 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.
16.2. Aggregates: ASTM C-33 (latest edition).
16.3. Sand: Hard, durable, clean, sharp, natural sand free from clay, loam, dust, or organic matter.
16.4. Water: Clean, potable, free from oil, acids, alkali, organic matter, and other deleterious substances.
16.5. Admixure: Air type to meet ASTM C-260 (latest edition).
17. Related Materials:
17.1. 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.
18. Reinforcing materials shall be uncoated and free from excessive rust, mill scale, oil, grease, and other deleterious matter. Ties shall be 4 Bars @ 18 inches O.C. both ways. Joints to be sowed at 15 foot centers for transverse and longitudinal joints, unless otherwise noted.
19. All above grade exterior concrete surfaces shall be cured with curing compound sprayed on in strict compliance with manufacturer's directions.
20. Weather Requirements:
20.1. 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 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.
20.2. 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 a temperature not less than 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest edition) for cold weather protection.
20.3. The Contractor shall not delay hot/cold weather placing. Hot/cold weather placing should not be considered an extra for the contract.
21. Concrete tests shall be authorized by the Owner, and on an as needed basis.
22. 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).
23. All concrete shall have a medium transverse [broom] finish.
24. 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 will 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.
25. Surface preparation, spreading and laying, and compacting and rolling operations shall conform with Asphalt Institute recommended specifications.
26. 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, left, 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.
27. All sidewalk shall be five (5') feet wide with a two (2') foot grass strip behind the back of curbing, unless otherwise noted.
28. 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.

1

TN One Call 1-800-351-1111

811

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		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		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 SF
EROSION EEL	E E E
EXISTING TREELINE	~~~~~
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	=====
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	---#---
PREVIOUS SECTION CONTOUR LINES	---##---
PROPOSED CONTOUR LINES	---##---
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W
LIMITS OF DISTURBANCE	=====
FLOODWAY	FW FW
100-YR FLOOD ELEVATION	100YR
BASE FLOOD ELEVATION	~~~~~
ELECTRICAL CONDUIT - SEE UTILITY PLAN NOTES	UGE UGE UGE
EROSION BLANKET	XXXXXX

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

SEC, Inc.

850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37179
PHONE: (615) 890-7901
E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567
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ENGINEER
JAMES MINER
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 0000000000

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

REVISIONS:
8-21-2023: PC Workshop Comments
8-17-2024: Utility Comments
7-24-2025: Utility Comments
5-27-2025: QA/QC Revisions
4-7-14-2025: Workshop Comment

DRAWN: SJJA/CPB3
DATE: 7-31-2023

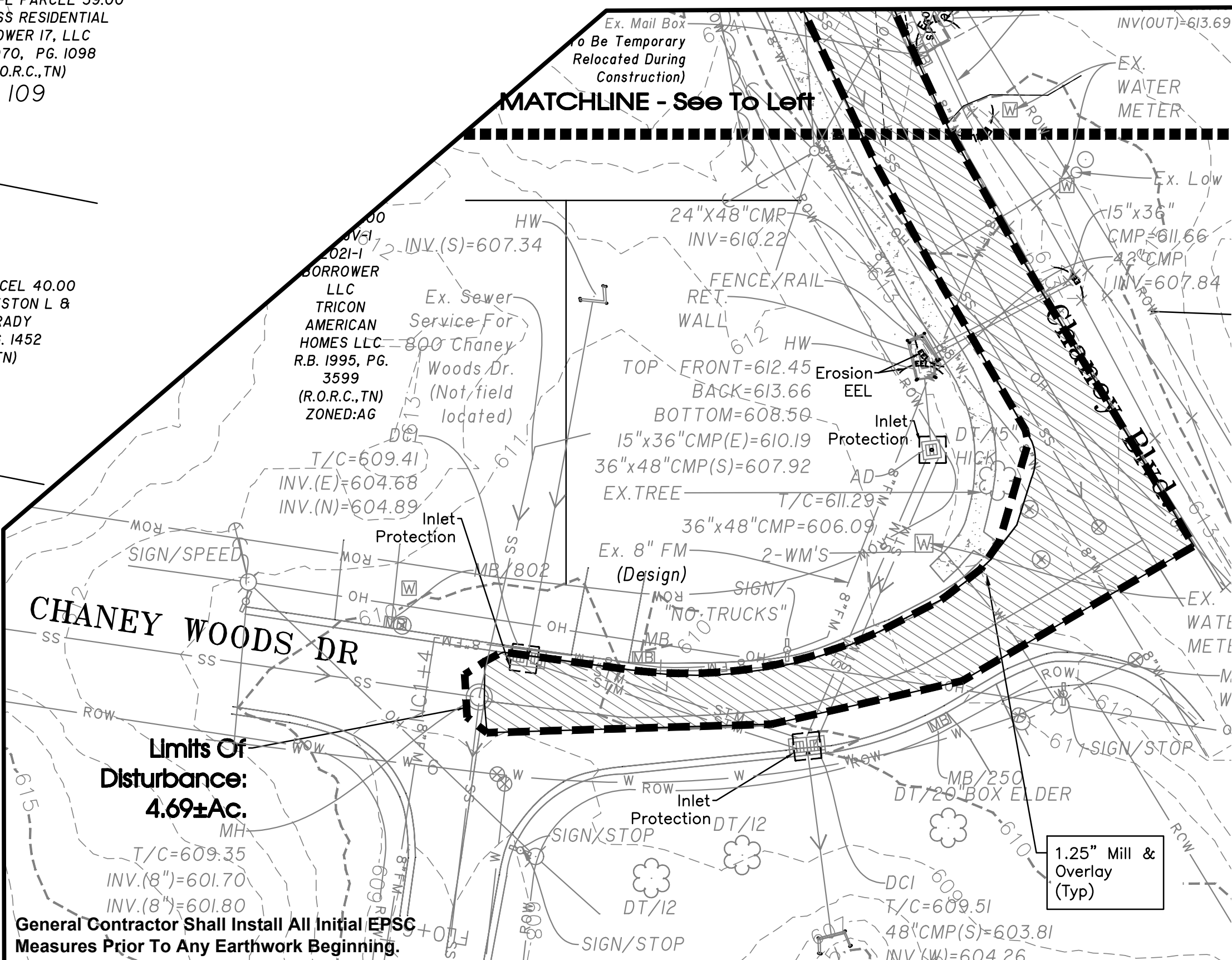
CHECKED: MAT
FILE NAME: 22118project

SCALE: None

JOB NO: 22118

SHEET: C0.1

Page 107 of 175



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



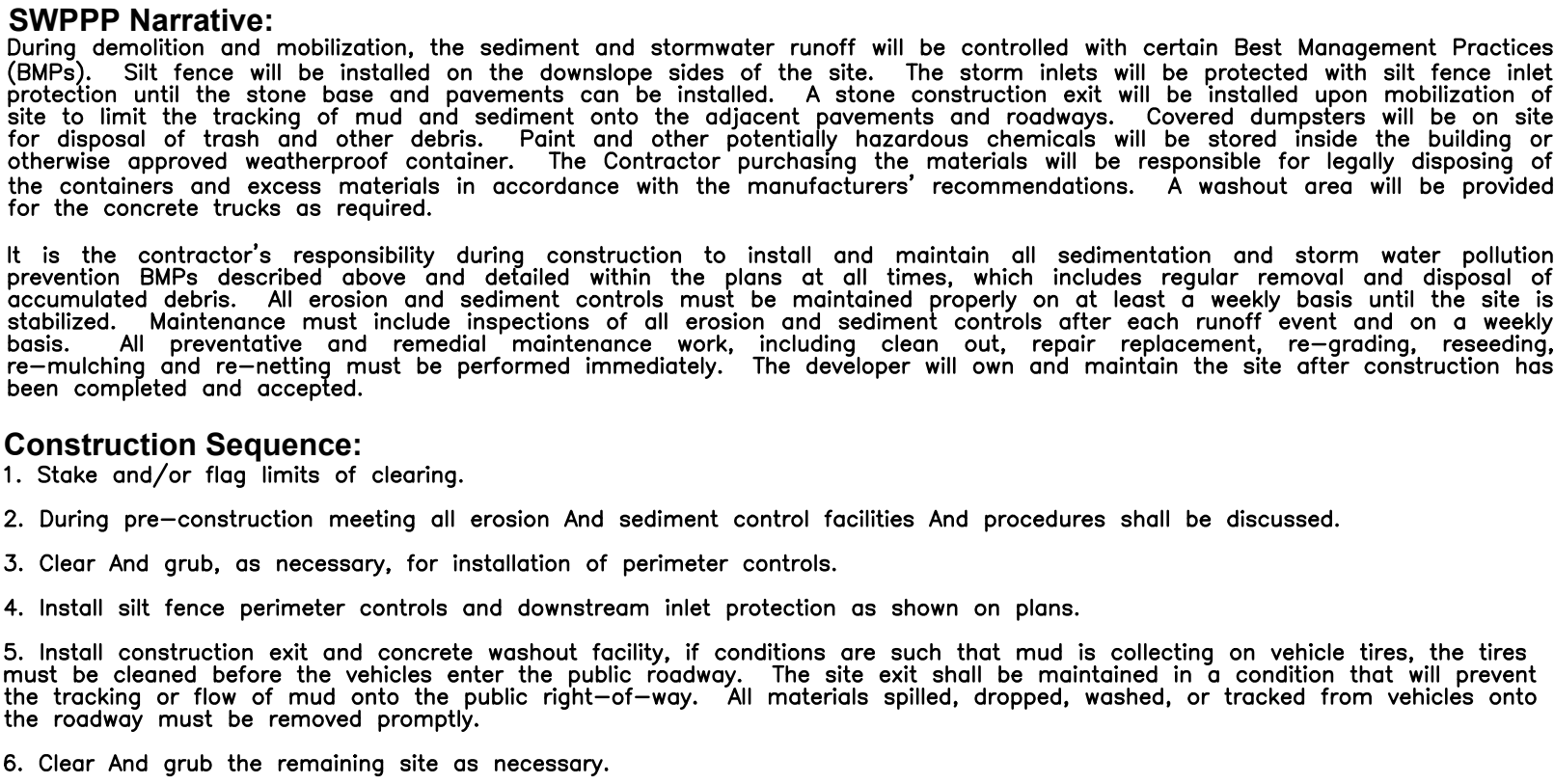
Know what's **below**.
Call before you dig.



Chaney Place
& 245 Chaney Blvd.
La Vergne, Tennessee

Existing Conditions, Demo, And Initial EPSC Plan

C1.0



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
PROPOSED BMP'S		COMPOSITE CN=91

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

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

PSC Notes:

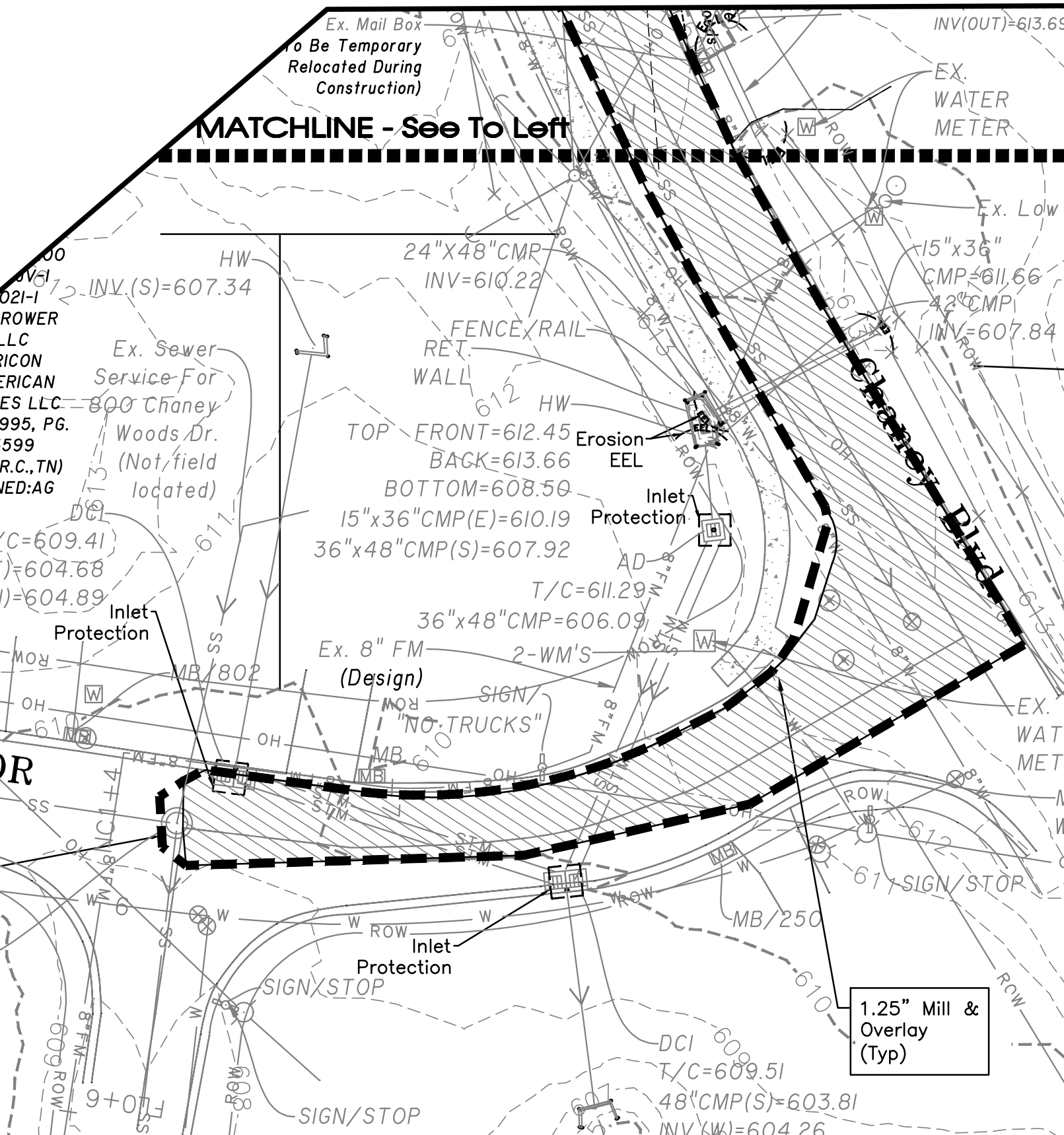
Staging Area, Worker Parking and Adjoining Drive To Be Constructed Of Stone.

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

All Construction Signage Is To Be Constructed Of 2-4"x4" Pointed 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 9 Ft. Tall.



C1.1	
Intermediate EPSC Plan	
DRAWN: SJA / CFB3 DATE: 7-31-2023 CHECKED: FILE NAME: SCALE: project 1" = 30' JOB NO. 22118 SHEET:	REVIEWED: 5-21-2023: P.C. Workshop Comments 6-17-2024: Utility Comments 7-24-2024: Utility Comments 5-27-2025: OA/GC Revisions

Chaney Place

237 & 245 Chaney Blvd.

La Vergne, Tennessee

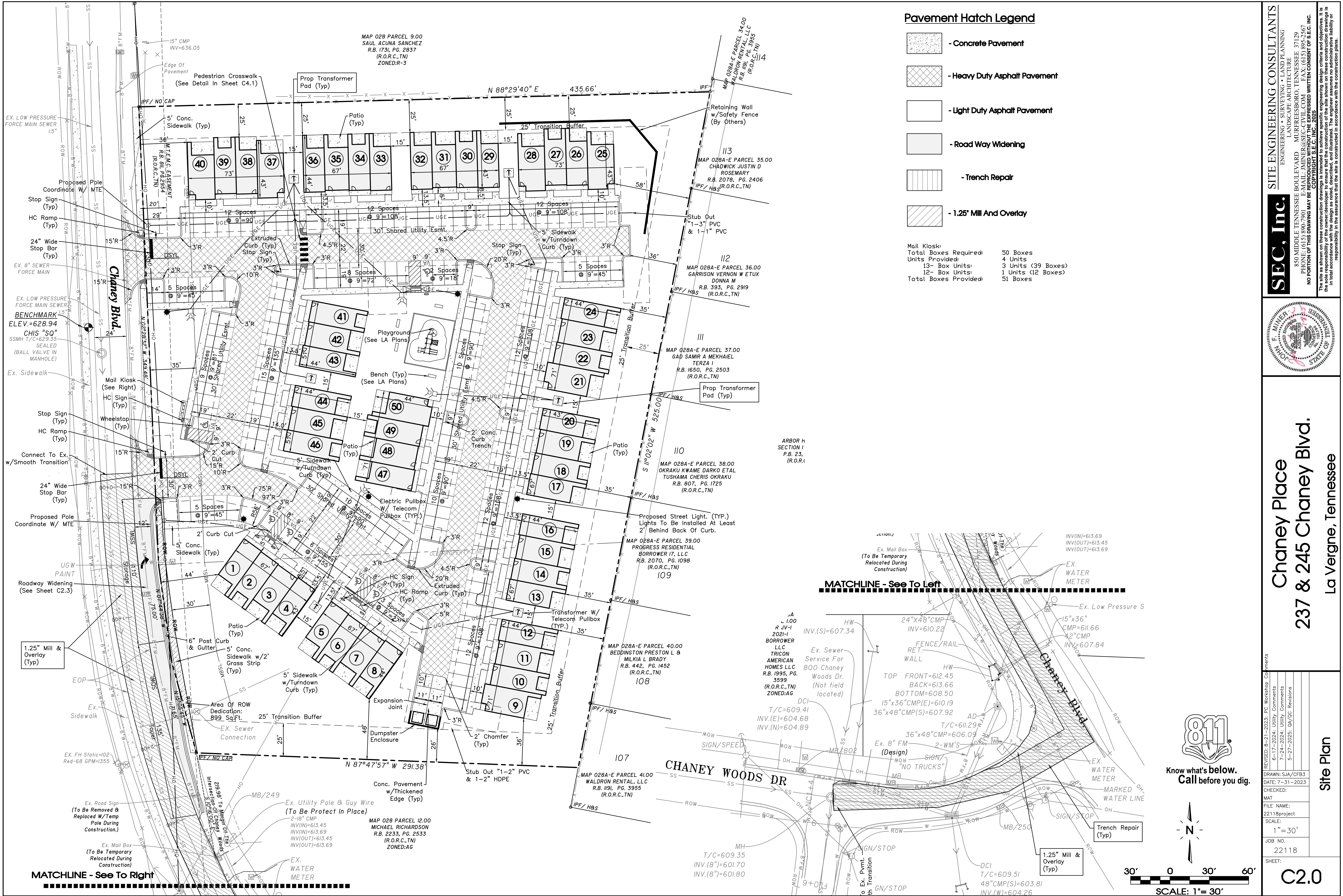
S.E.C., Inc.

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: 615-895-1100 FAX: 615-895-1107
WWW.SECINC.COM

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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the engineer to determine whether or not the proposed work meets all applicable codes and regulations and is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.



SEC, Inc.

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STATE OF TENNESSEE

REGISTERED PROFESSIONAL ENGINEER

LANDSCAPE ARCHITECT

EXPIRATION DATE: 12/31/2024

REGISTERED PROFESSIONAL SURVEYOR

EXPIRATION DATE: 12/31/2024

Chaney Place

237 & 245 Chaney Blvd.

La Vergne, Tennessee

811

Know what's below.
Call before you dig.

30' 0 30' 60'

SCALE: 1" = 30'

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

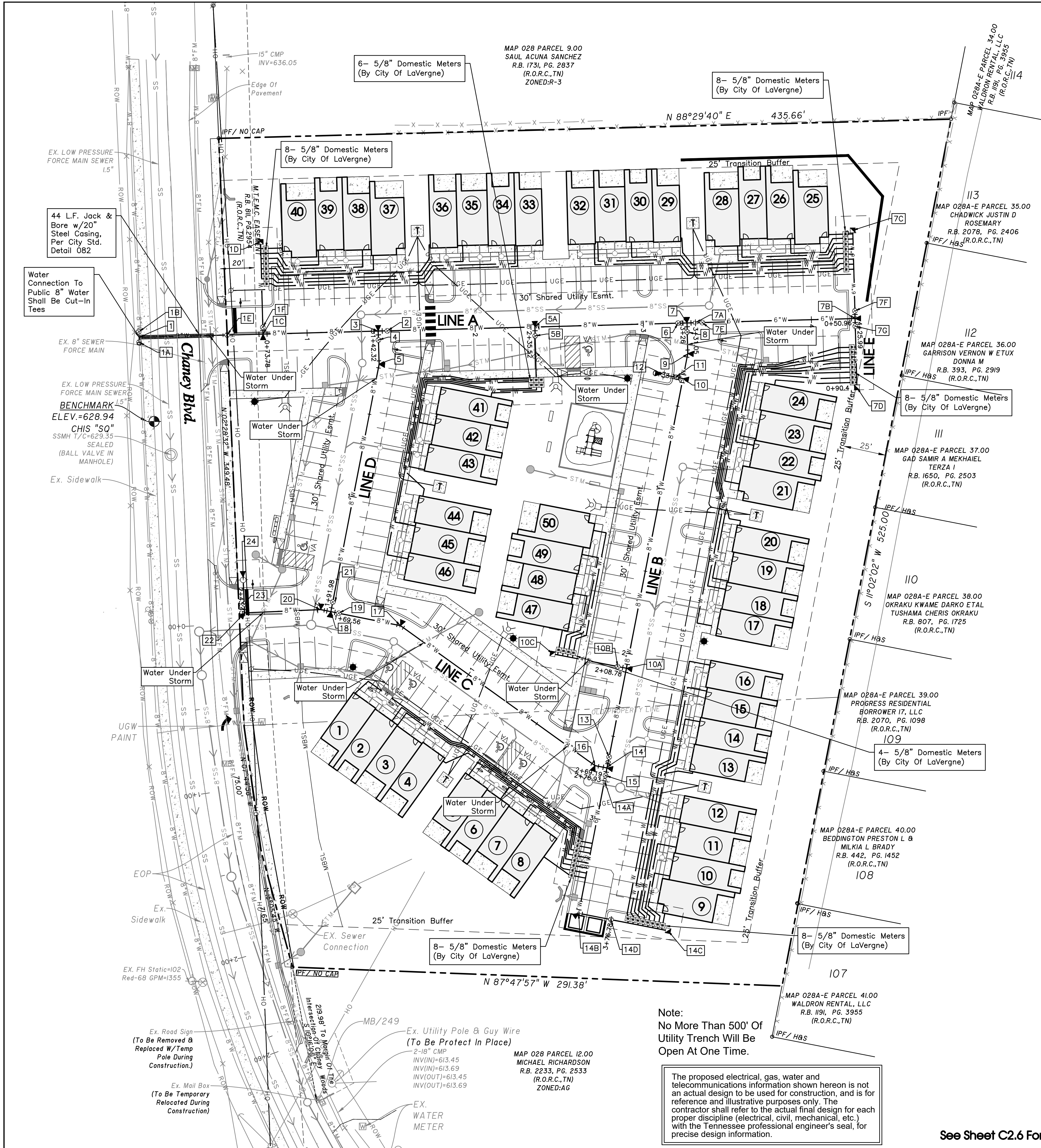
FILE NAME: 22118project

SCALE: 1" = 30'

JOB NO. 22118

SHEET: C2.0

Page 112 of 175

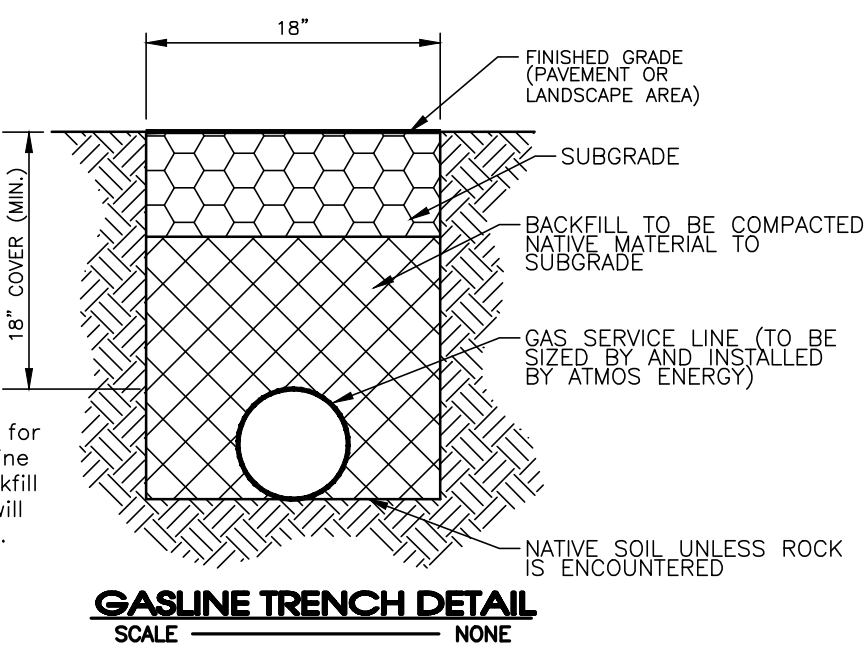


Water Table					
Number	Fitting	Angle (D)	Size (In)	Northing	Easting
1	Tap		8x8	N:604714.7520	E:1801982.4516
1A	Valve		8	N:604711.9163	E:1801982.5571
1B	Valve		8	N:604718.0806	E:1801982.3277
1C	Tee		8x8x6	N:604716.6906	E:1802056.2066
1D	Blow-Off		6	N:604771.5436	E:1802054.8326
1E	Valve		8	N:604716.1304	E:1802034.8925
1F	Valve		6	N:604720.7744	E:1802056.0993
2	Valve		8	N:604718.6342	E:1802130.1515
3	Tee		8x8x8	N:604718.4915	E:1802124.7221
4	Valve		8	N:604713.1761	E:1802124.8618
5	Bend	11.25	8	N:604769.6716	E:1802125.2431
5A	Tee		8x8x6	N:604720.9403	E:1802217.8900
5B	Valve		6	N:604715.6250	E:1802218.0298
6	Valve		8	N:604723.2165	E:1802303.0232
7	Tee		8x8x8	N:604723.3334	E:1802308.3046
7A	Reducer		8x6	N:604723.4876	E:1802313.3816
7B	Tee		6x6x6	N:604725.9442	E:1802408.2929
7C	Blow-Off		6	N:604778.3894	E:1802406.9147
7D	Blow-Off		6	N:604685.0202	E:1802409.3685
7E	Valve		6	N:604723.5575	E:1802317.4634
7F	Valve		6	N:604730.4798	E:1802408.1737
7G	Valve		6	N:604721.4086	E:1802408.4122
8	Valve		8	N:604717.1896	E:1802309.0263
9	Bend	11.25	8	N:604705.0609	E:1802308.9463
10	Tee		8x8x6	N:604690.2500	E:1802305.9146
10A	Tee		8x8x4	N:604518.063	E:1802272.3378
10B	Valve		4	N:604519.0859	E:1802267.0930
10C	Blow-Off		4	N:604526.6204	E:1802228.4542
11	Valve		6	N:604691.2380	E:1802301.8054
12	Fire Hydrant			N:604690.2500	E:1802305.9146
13	Valve		8	N:604465.2640	E:1802262.0419
14	Tee		8x8x8	N:604458.9916	E:1802260.9397
14A	Reducer		8x6	N:604451.1909	E:1802259.2984
14B	Bend	90	6	N:604372.3842	E:1802243.9313
14C	Blow-Off		6	N:604362.0198	E:1802297.0817
14D	Valve		4	N:604368.6381	E:1802263.1415
15	Valve		8	N:604454.2749	E:1802259.8990
16	Bend	22.5	8	N:604460.176	E:1802253.6170
17	Bend	22.5	8	N:604543.3733	E:1802137.9987
18	Tee		8x8x8	N:604551.7066	E:1802096.5846
19	Valve		8	N:604550.7632	E:1802101.2731
20	Bend	11.25	8	N:604552.9144	E:1802090.5322
21	Valve		8	N:604557.4297	E:1802097.7006
22	Bend	90	8	N:604550.9135	E:1802045.2838
23	Valve		6	N:604556.1892	E:1802045.0505
24	Fire Hydrant			N:604570.5822	E:1802044.4140

Note:
Per City Standard Water Specifications Section (2.2.15C)-Service Lines Under Pavement Shall Be In Schedule 80 PVC Casing Pipe. This Also Applies To Concrete Walks Or Heavy/Dense Landscaping.

- 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.

Contractor is responsible for opening and closing gasoline trench and providing backfill material. ATMOS Energy will supply and install gasoline.



Electrical Legend:

- Commercial Vault
- Transformer

SCALE: 1"= 30'

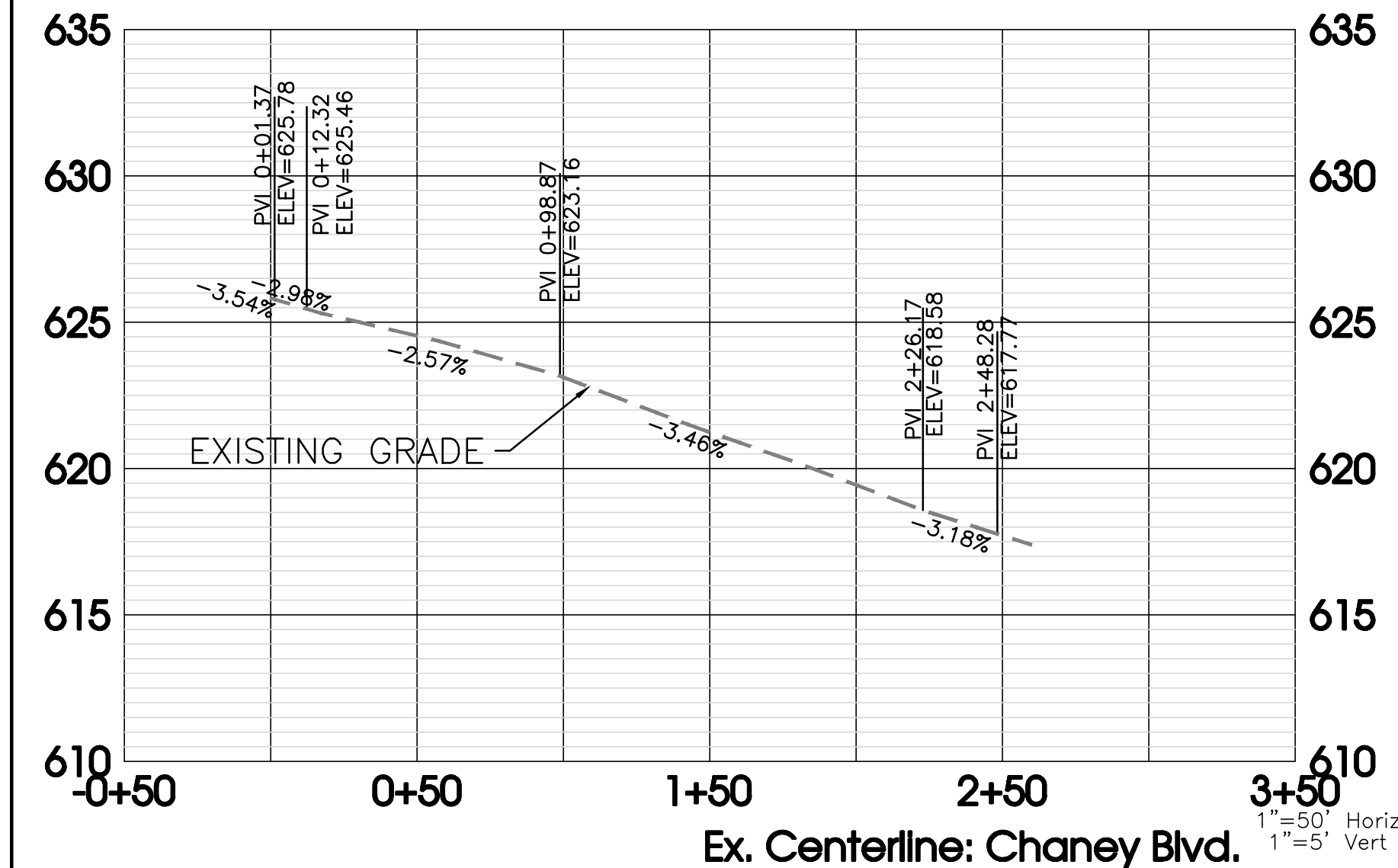
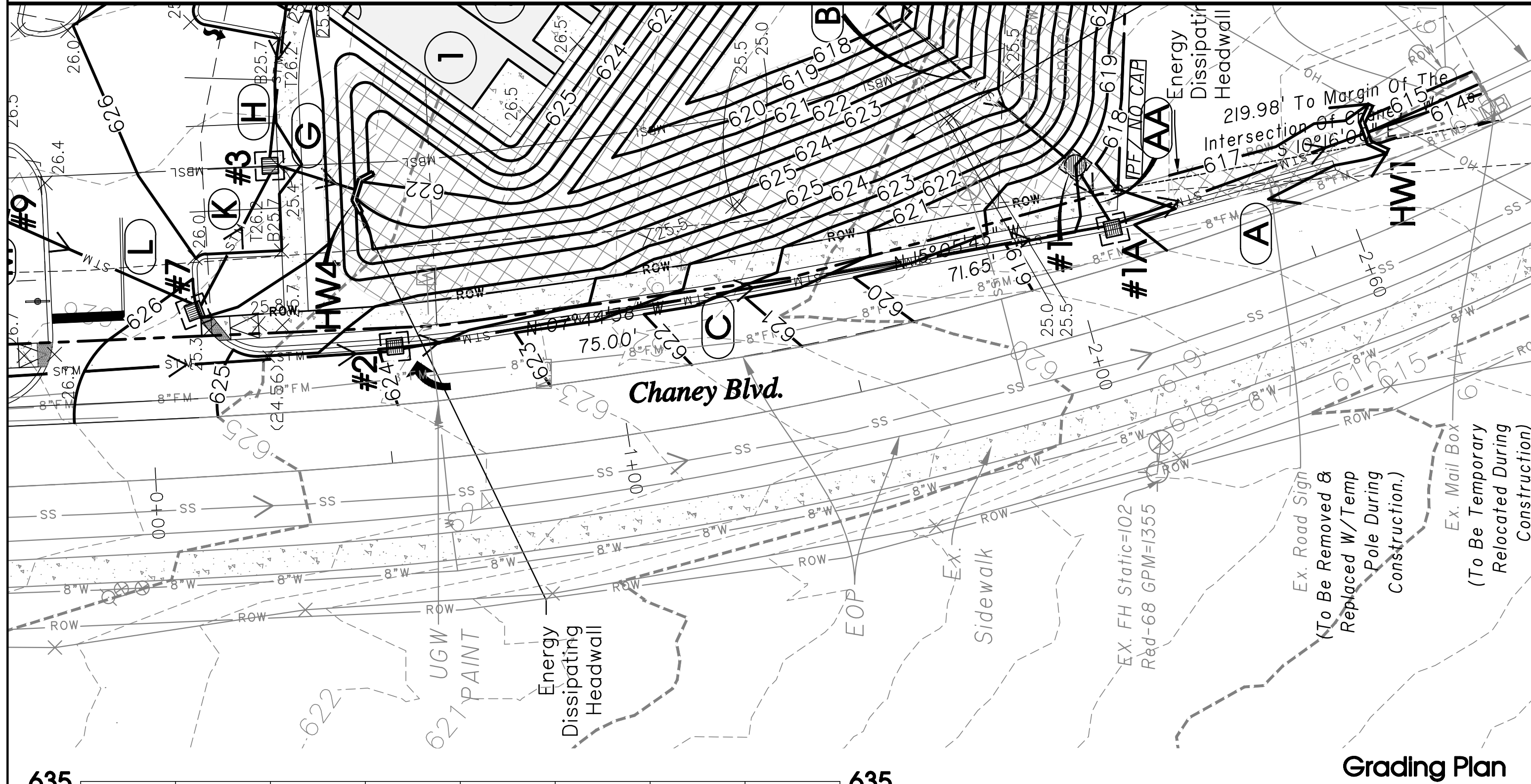
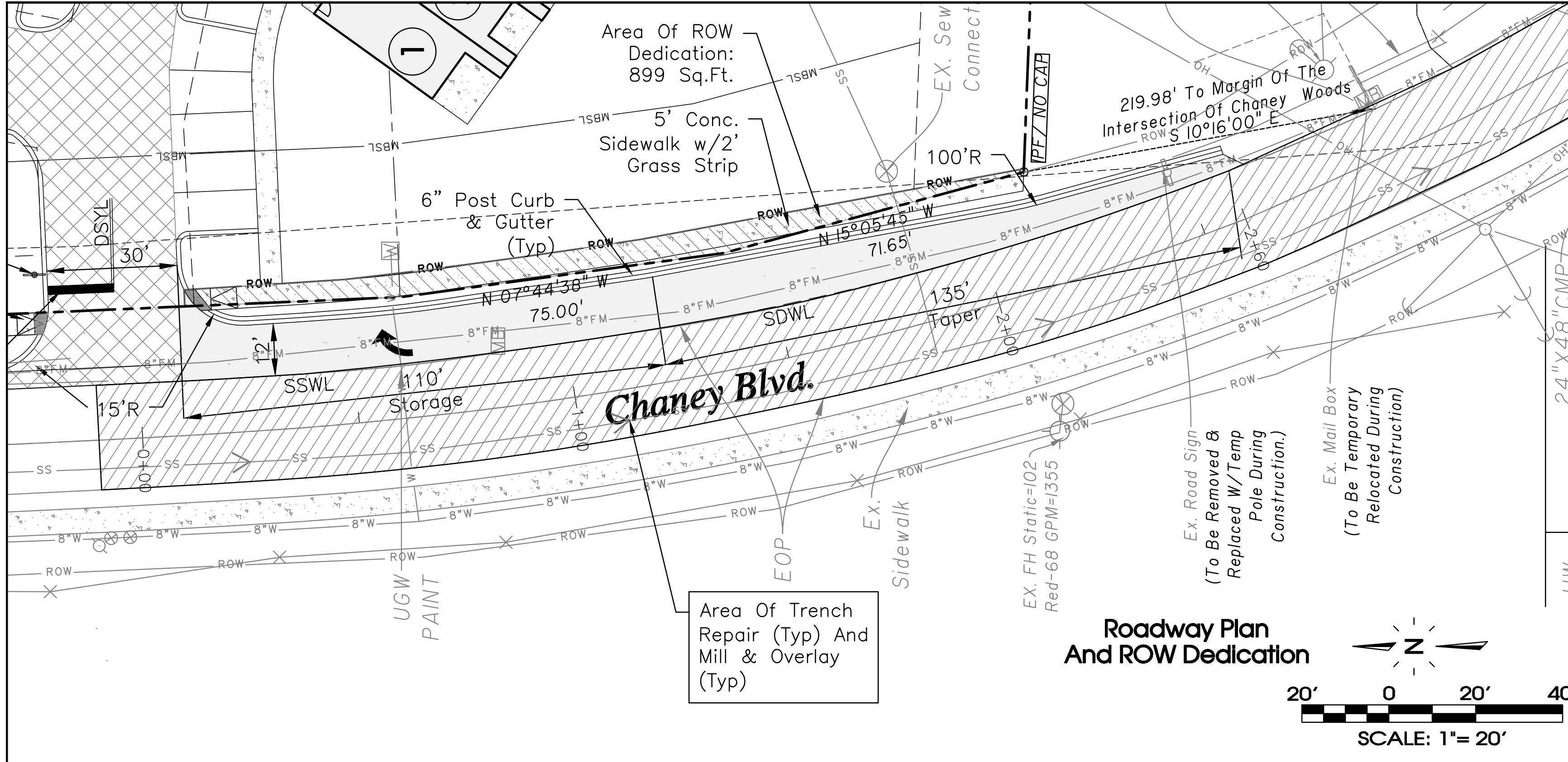
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
SEC, Inc.
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567
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Chaney Place
237 & 245 Chaney Blvd.
La Vergne, Tennessee

Waterline Plan

REVISIONS: 8-21-2023: PC Workshop Comments
6-17-2024: Utility Comments
7-24-2024: Utility Comments
9-20-2024: Utility Comments
5-27-2025: QA/QC Revisions

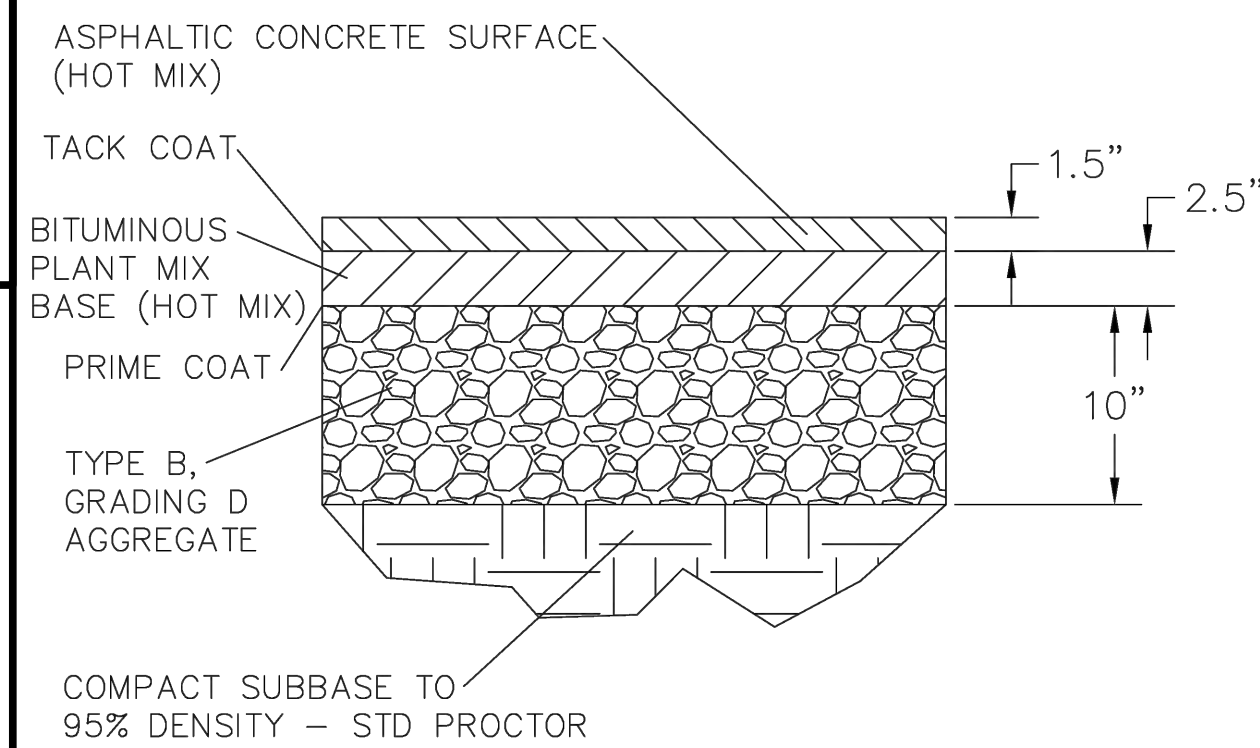
DRAWN: SJJ/CFB3
DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: 1"=30'
JOB NO: 22118
SHEET: C2.1



Pavement Hatch Legend

- Concrete Pavement
- Heavy Duty Asphalt Pavement
- Light Duty Asphalt Pavement
- Full Depth Asphalt Pavement
- 1.25" Mill And Overlay

NOTE: THIS SECTION IS A MINIMUM. ENGINEER MUST DESIGN AN APPROPRIATE SECTION FOR THE PROPOSED TRAFFIC. IF IT IS AN EXISTING STREET, AND THE EXISTING PAVEMENT SECTION IS GREATER THAN SHOWN BELOW, THEN THE EXISTING SECTION IS THE MINIMUM.

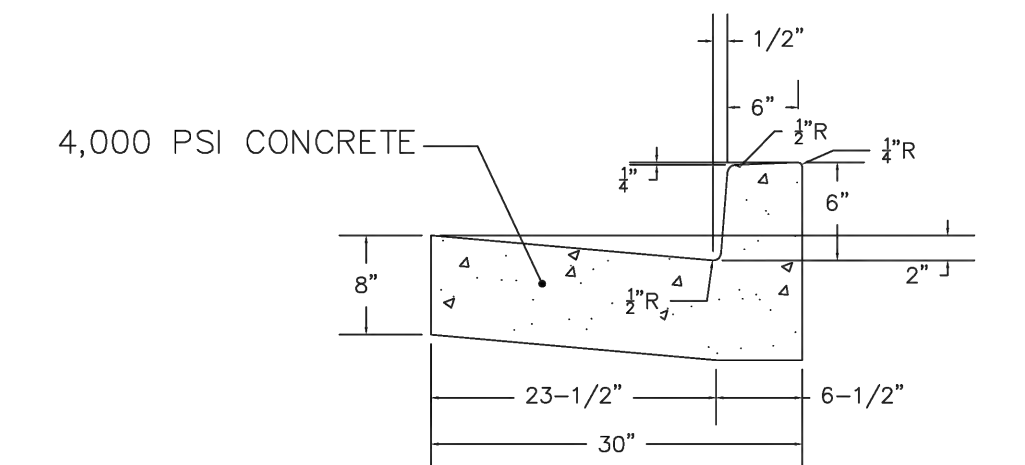
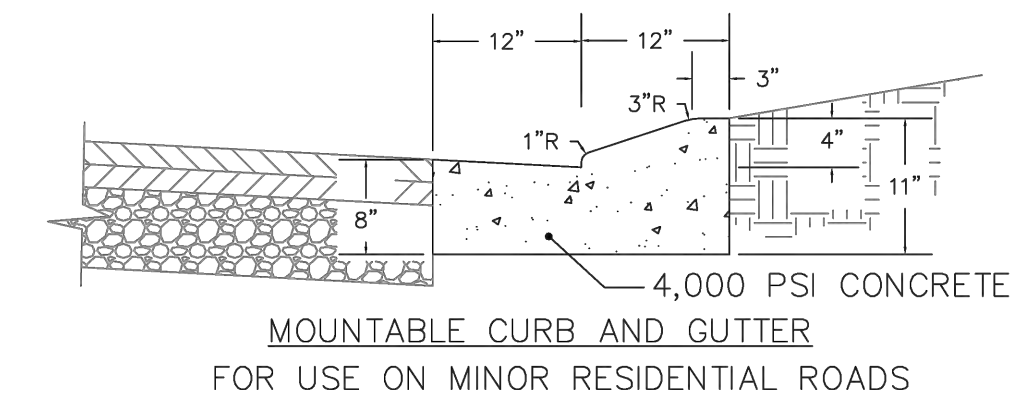


MINIMUM PAVEMENT SECTION - COLLECTOR STREET

NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK



Revised November 2024
STANDARD DETAIL C003
CITY OF LA VERGNE, TENNESSEE

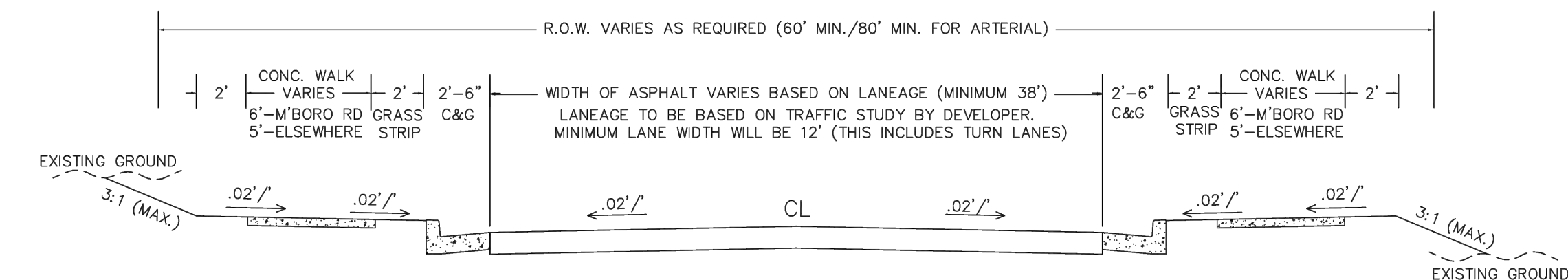


CURB SECTIONS

NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK



Revised November 2024
STANDARD DETAIL C010
CITY OF LA VERGNE, TENNESSEE



TYPICAL SECTION FOR REPAIR/IMPROVEMENT OF EXISTING DITCH-SECTION NON-RESIDENTIAL ROADS

NOTE: SIDEWALKS AND OTHER IMPROVEMENTS MAY BE REQUIRED BY THE PLANNING COMMISSION

NOTE: SHOULDER MUST BE ASPHALT-PAVED.



Revised November 2024
STANDARD DETAIL C012
CITY OF LA VERGNE, TENNESSEE

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SITE ENGINEERING CONSULTANTS

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850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
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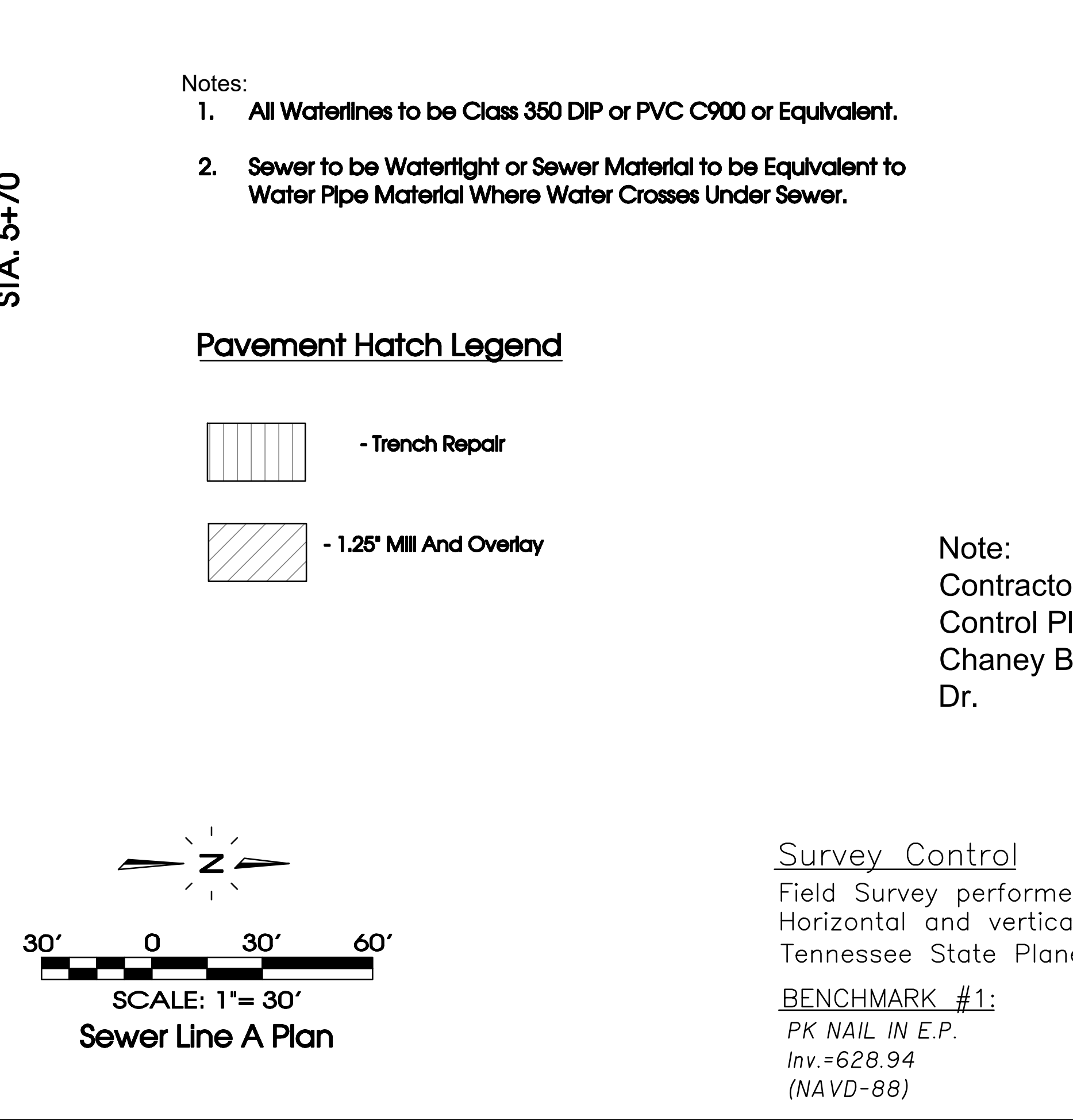
Chaney Place
237 & 245 Chaney Blvd.
La Vergne, Tennessee

Chaney Blvd. Road
Plan And Profile

C2.2

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

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



-  - Trench Repair
-  - 1.25" Mill And Overlay

d



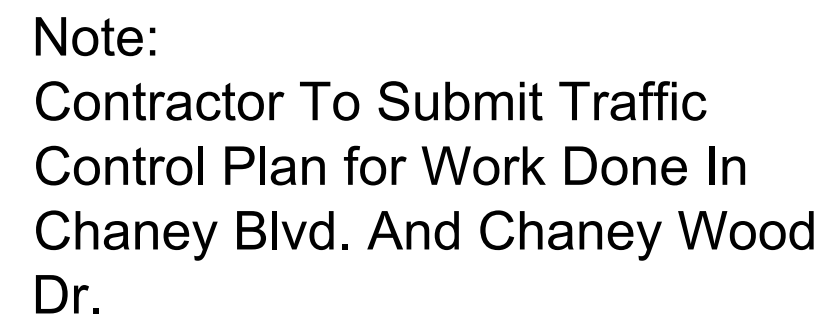
Know what's below.
Call before you dig

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

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

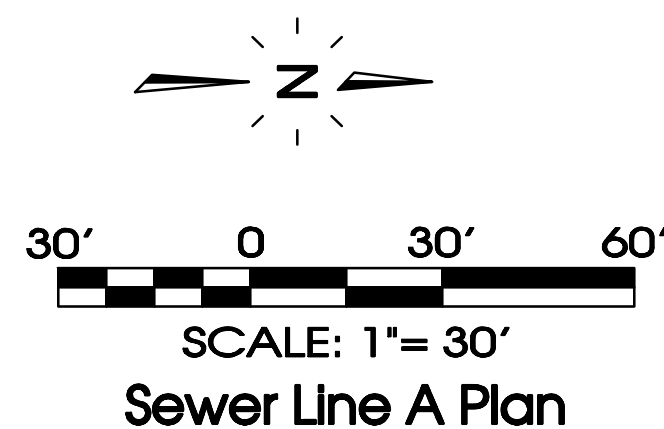
1"=30' Horiz
1"=3' Vert

Sewer Line A Profile

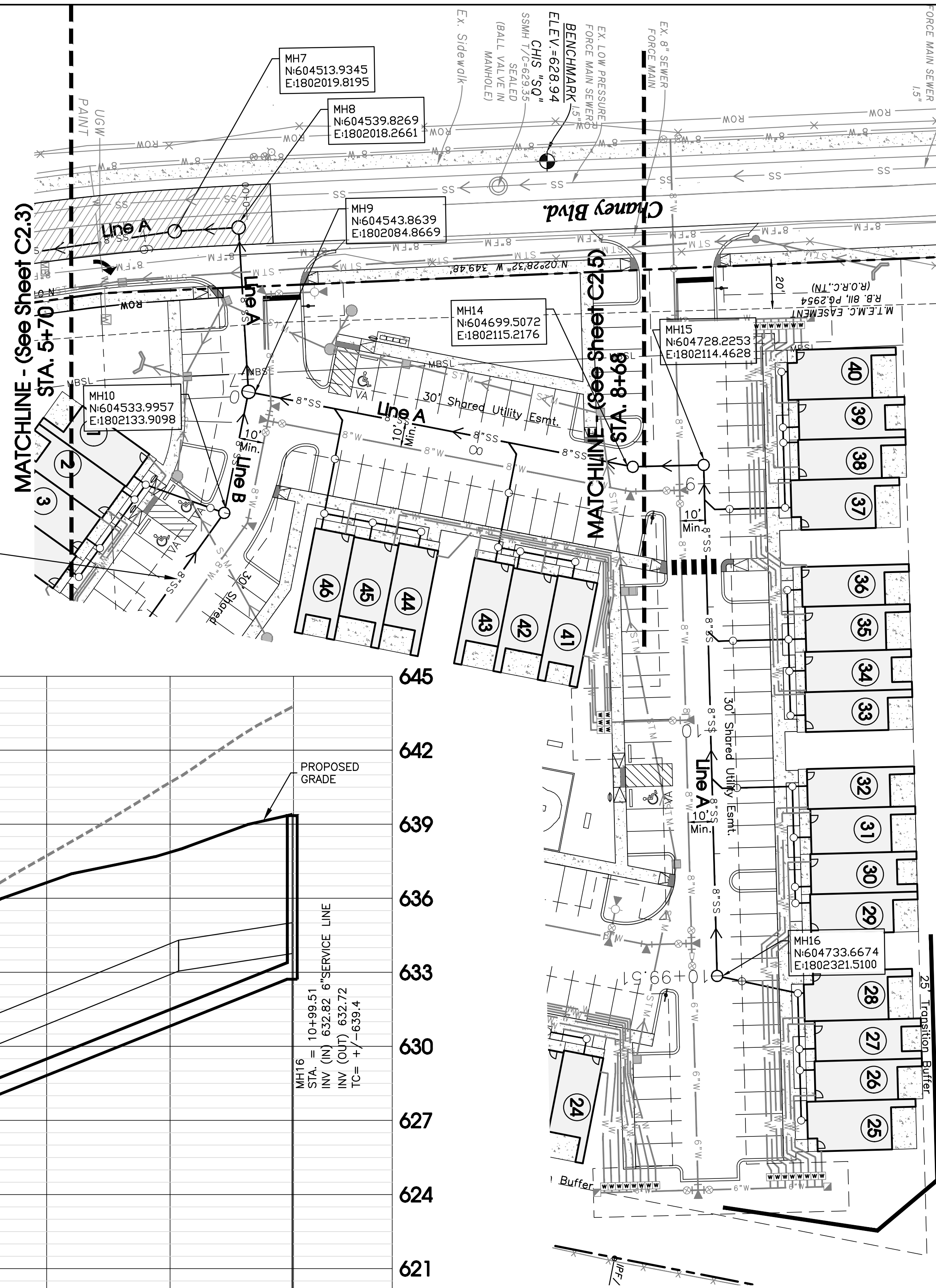


 - Trench Repair

 - 1.25' Mill And Overlay



Sewer Line B
(See Sheet
C2.5)



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

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

REVISID: 8-21-2023: PC Workshop Comments

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

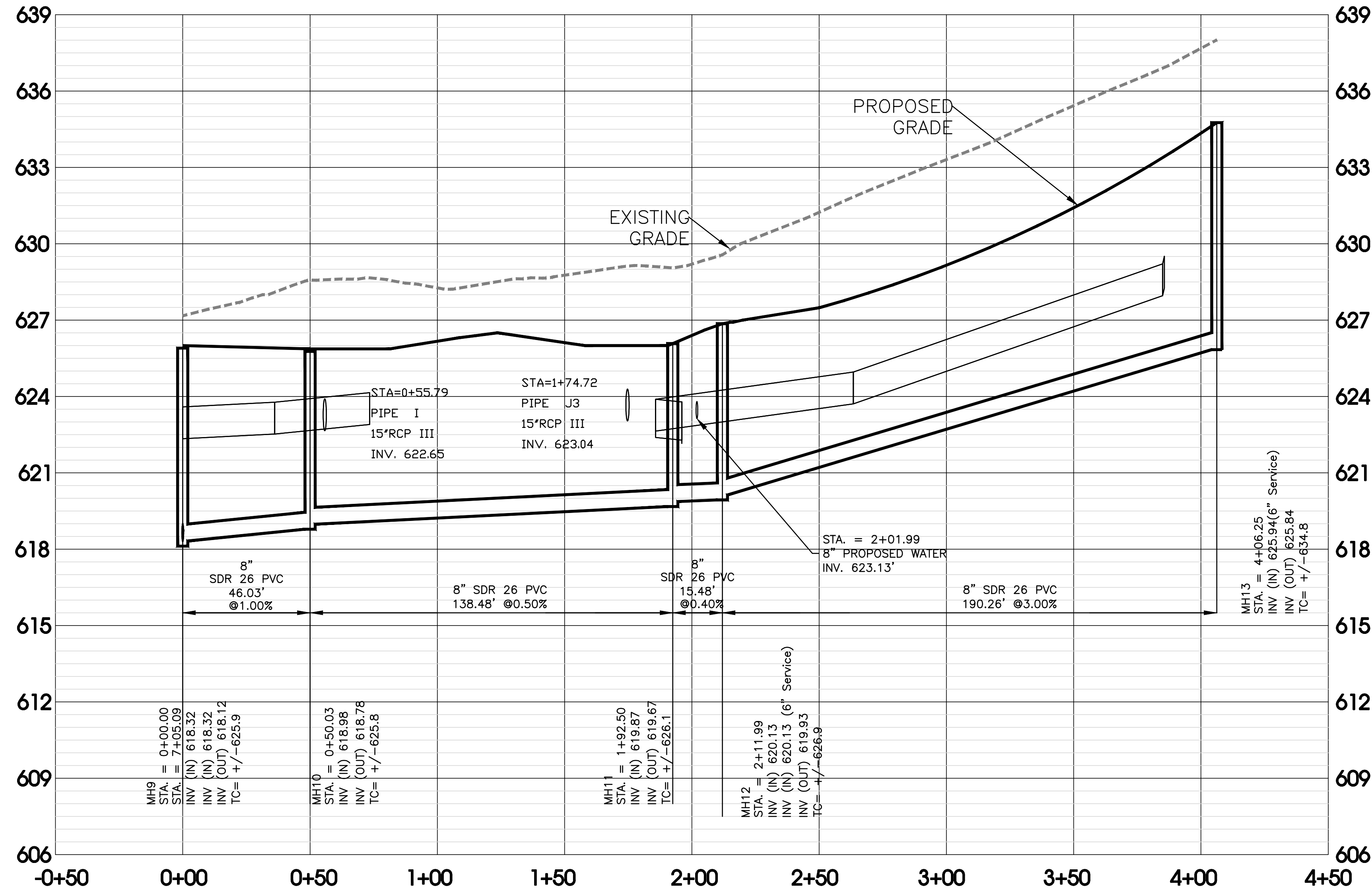
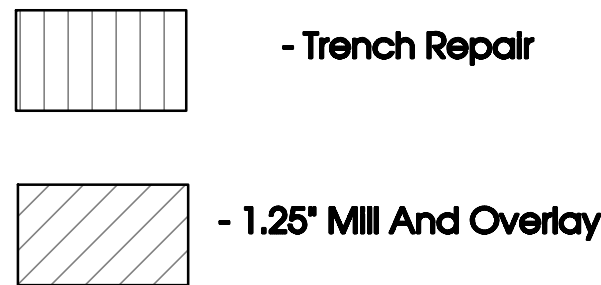
Sewer Plan And Profile

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



- 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)



Know what's below.
Call before you dig.

MATCHLINE - (See Sheet C2.3)
STA. 5+70

MATCHLINE - (See Sheet C2.4)
STA. 8+68



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850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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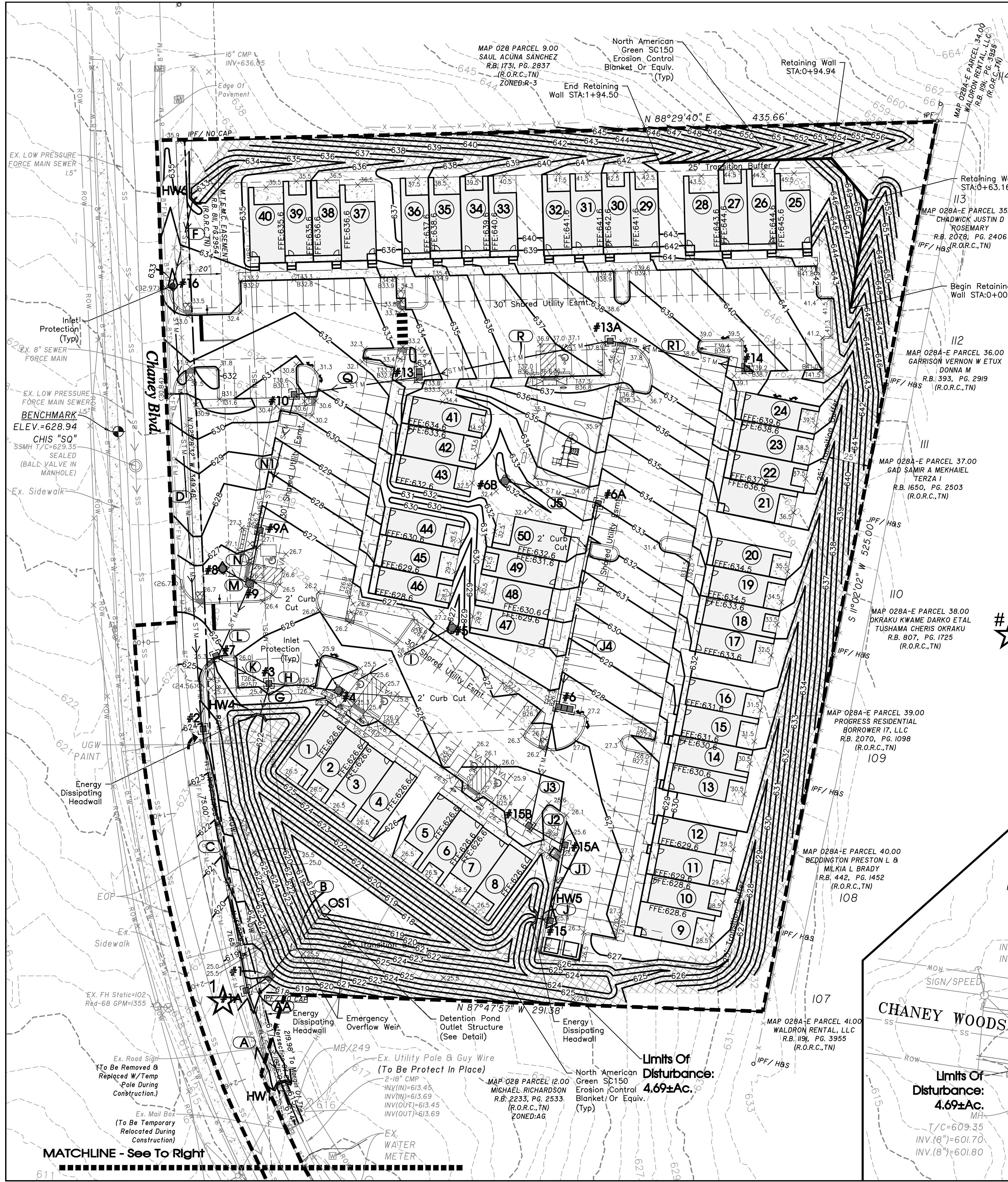


Chaney Place
237 & 245 Chaney Blvd.
La Vergne, Tennessee

REVISED: 8-21-2023: PC Workshop Comments
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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

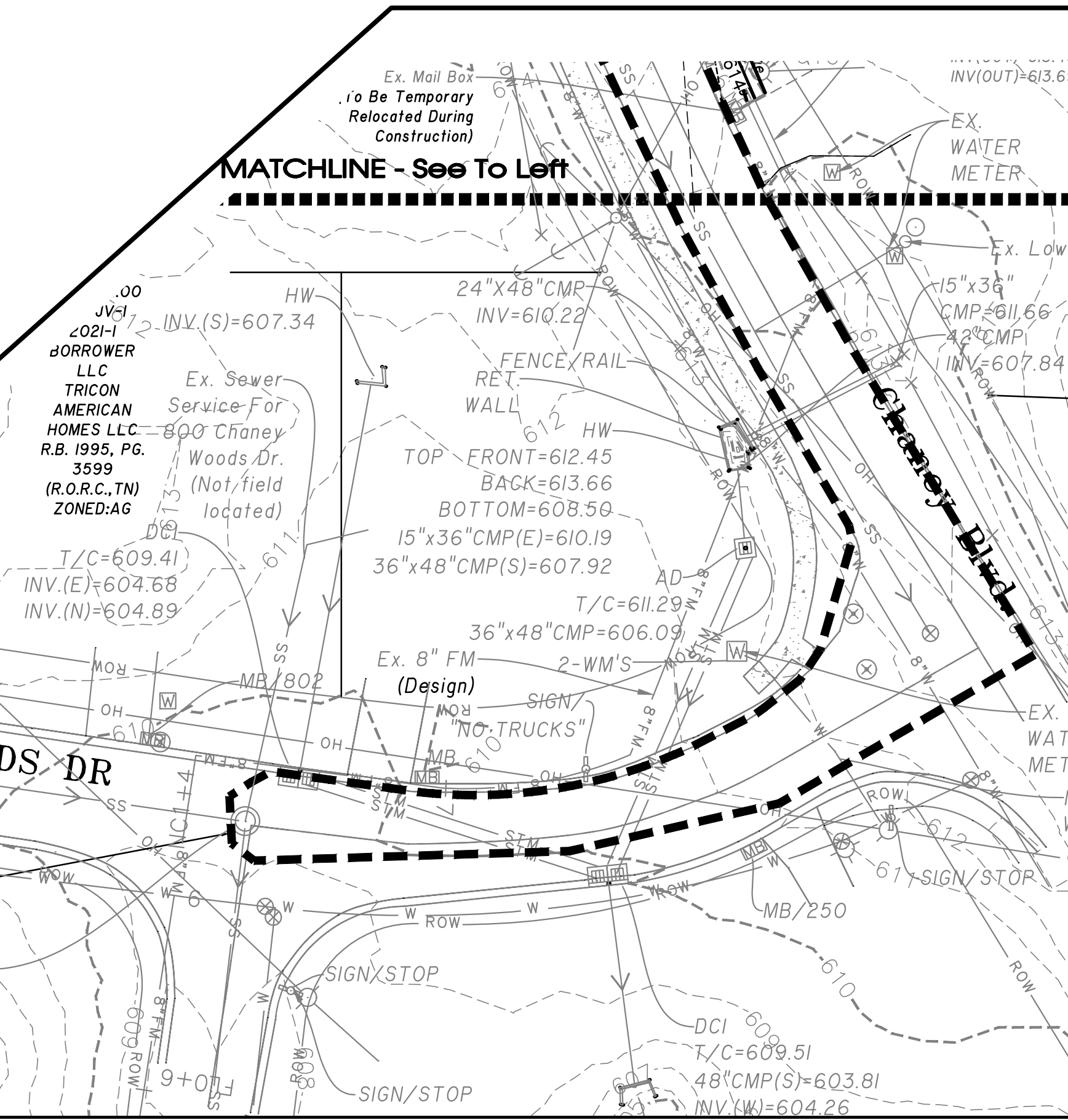
Retaining Wall #1	STA.	0+00	0+63.16	0+94.94	1+94.50
	TW Elev.	645.50	653.00	654.00	643.50
	BW Elev.	645.50	651.50	649.00	643.50

- 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



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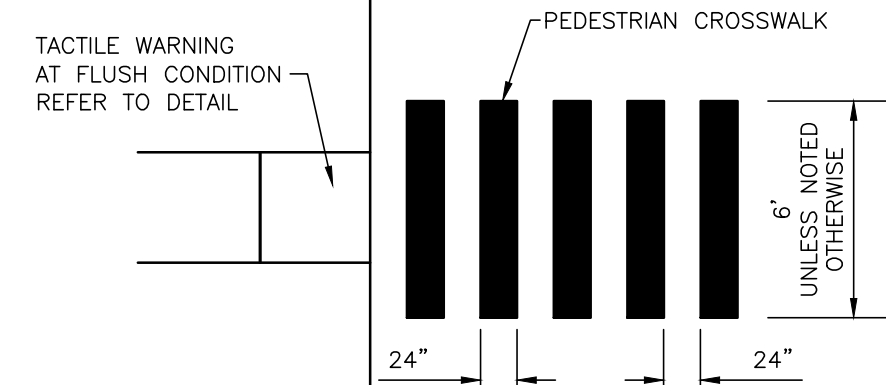
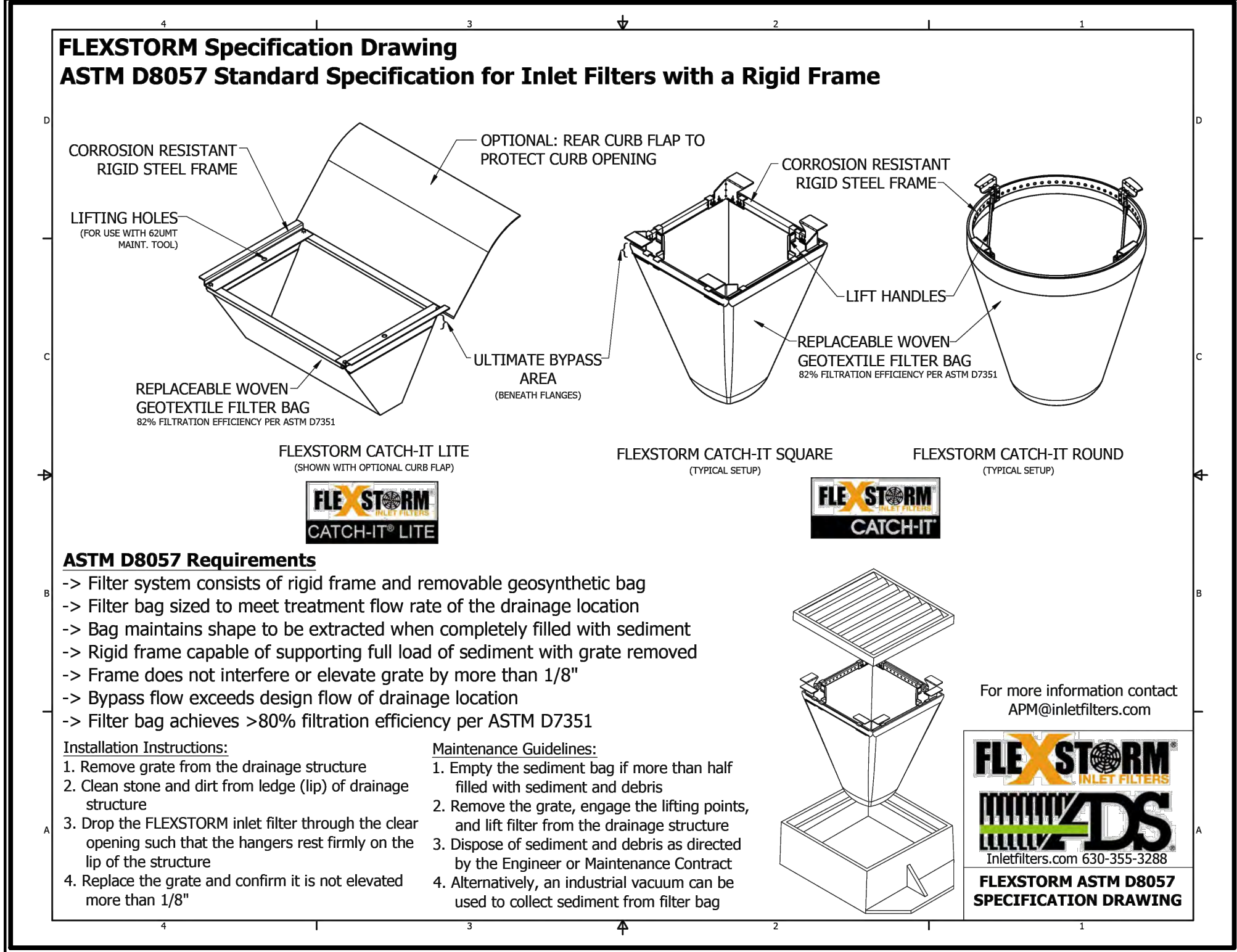


Chaney Place
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La Vergne, Tennessee

Grading, Drainage,
And Final EPSC Plan
C3.0

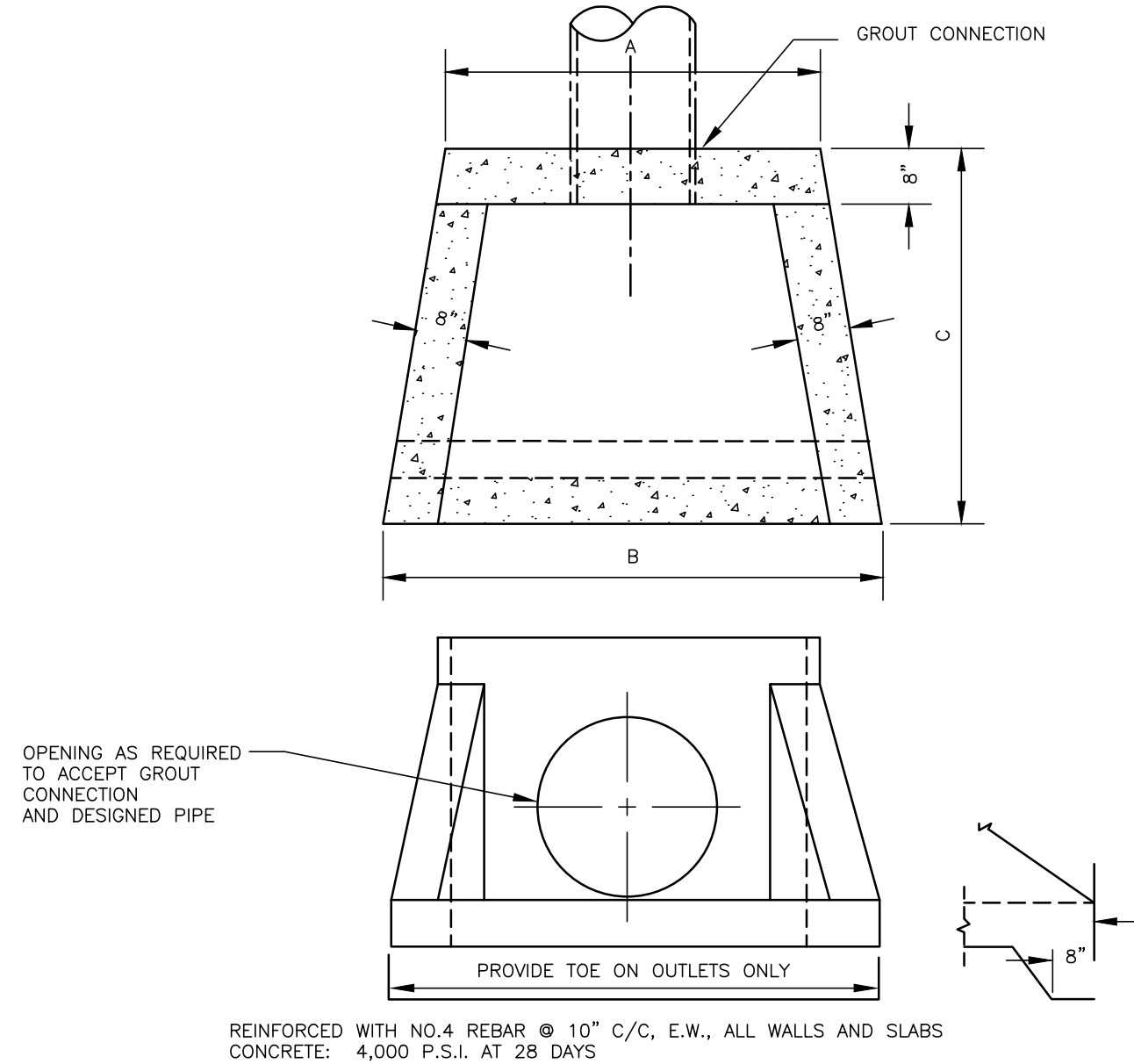
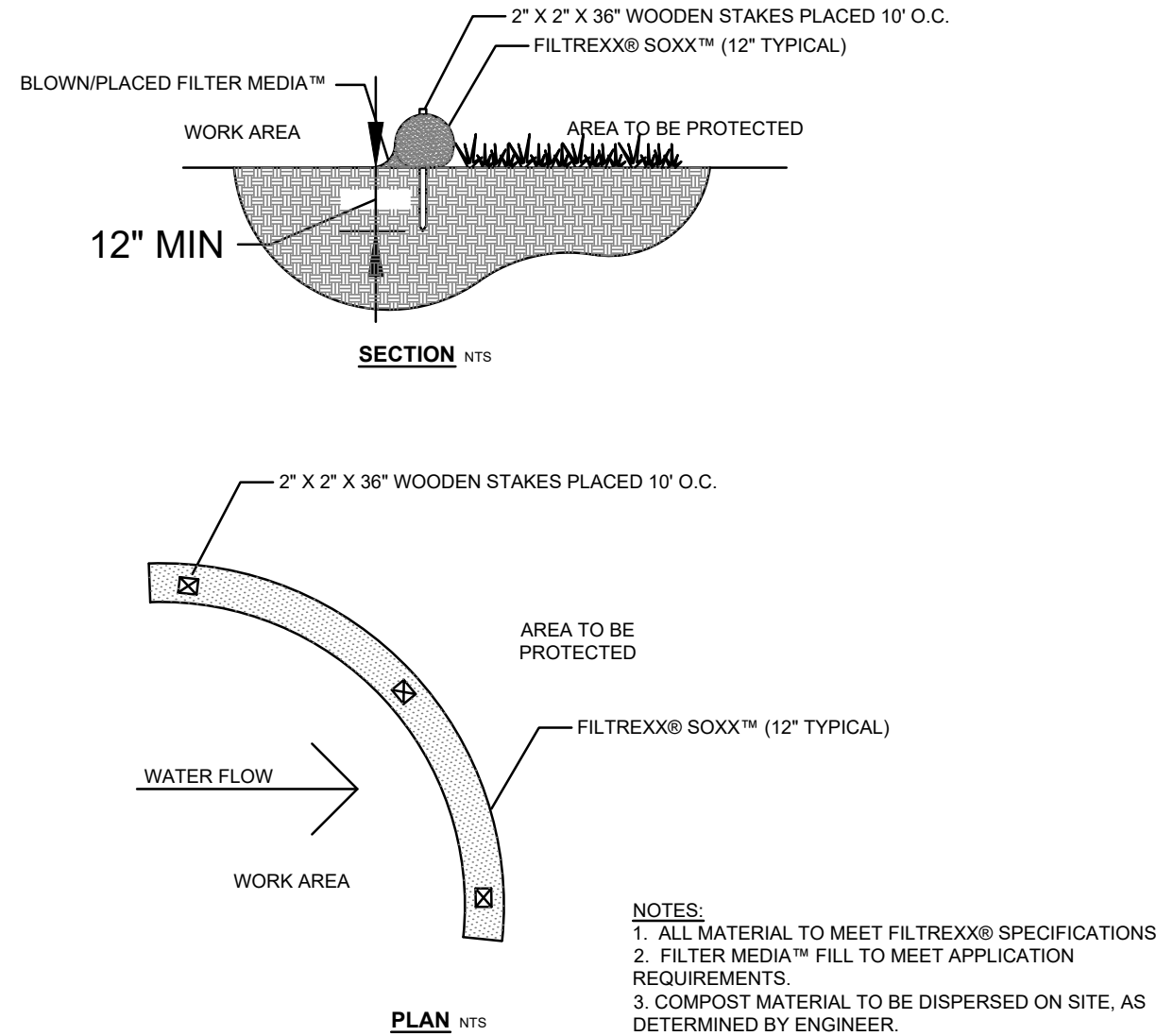
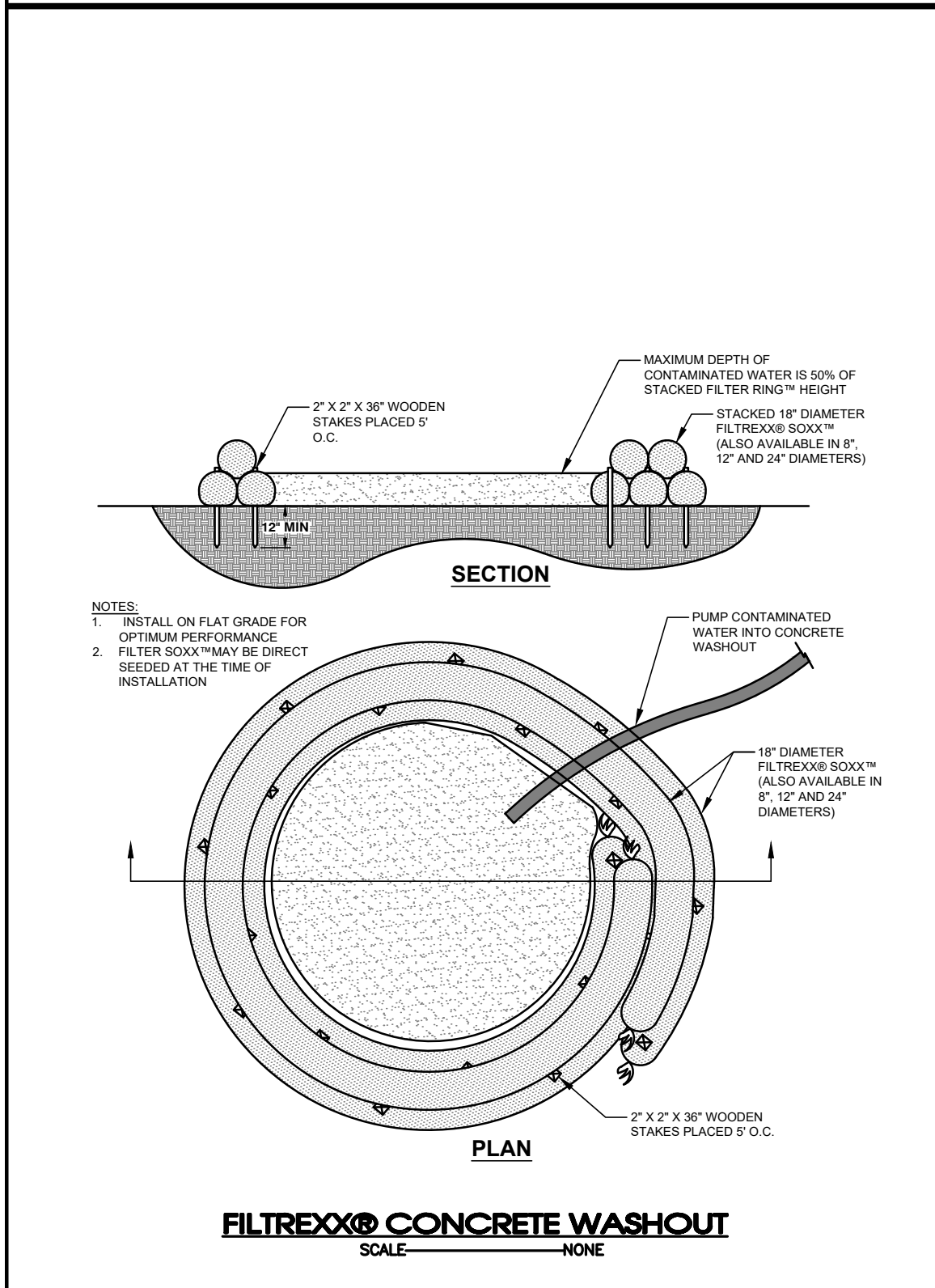
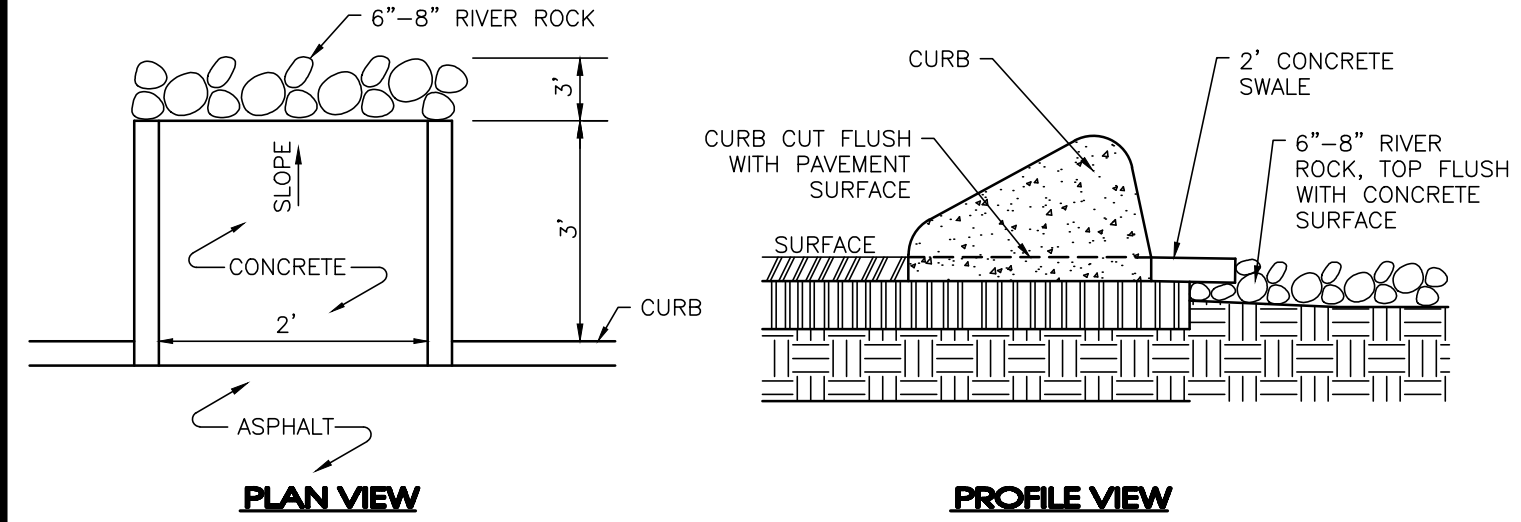
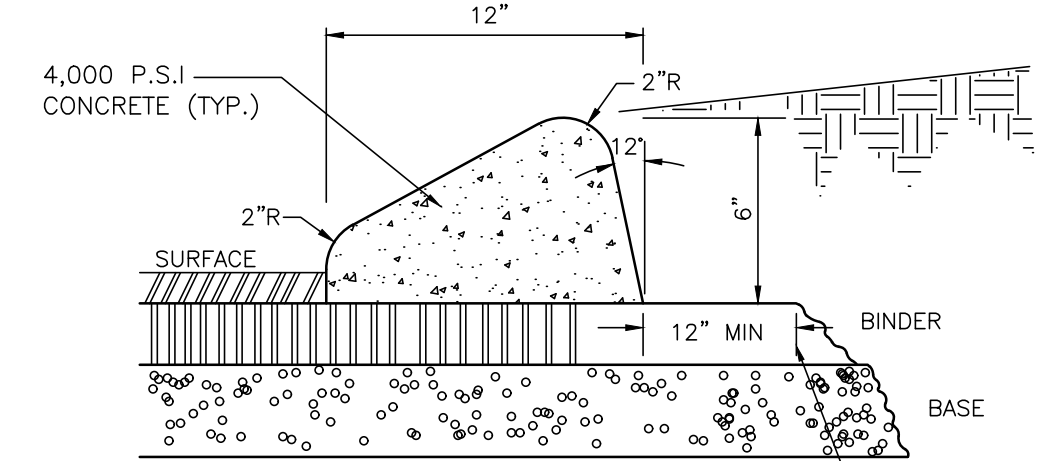
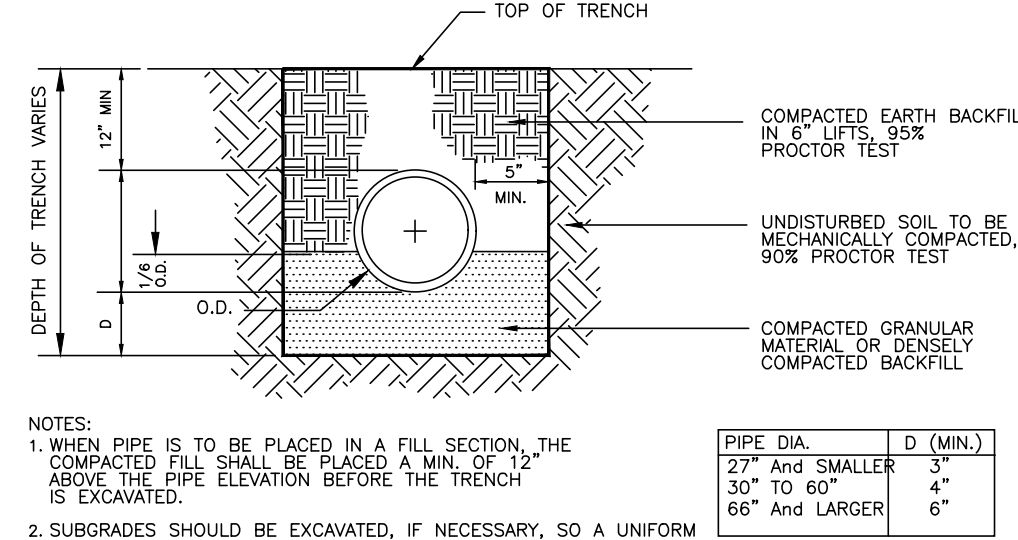
REVISIONS: 8-21-2023: PC Workshop Comments
6-17-2024: Utility Comments
7-24-2024: Utility Comments
5-27-2025: QA/QC Revisions

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

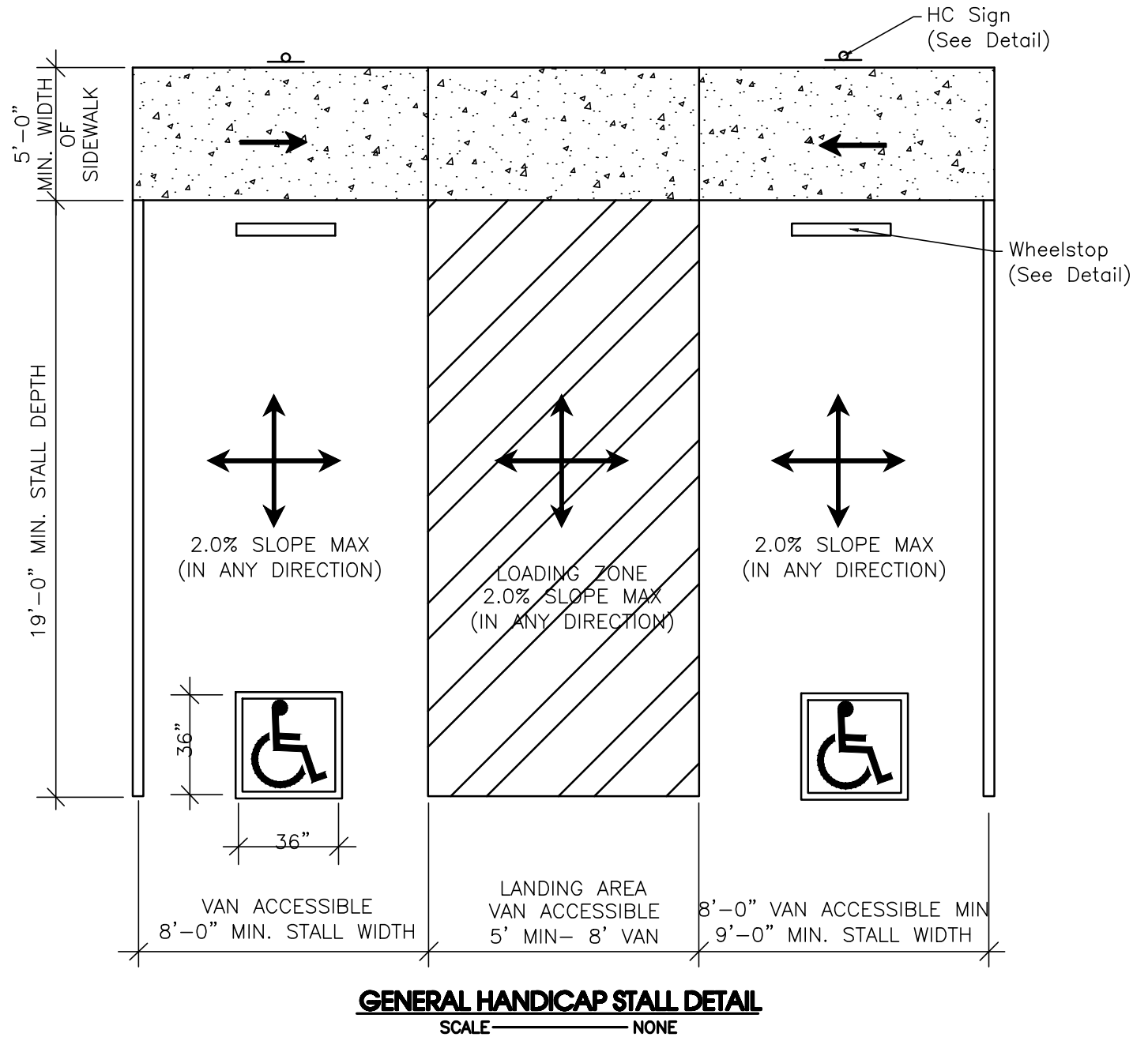


- NOTE:
1. PEDESTRIAN CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 4.7.10
 2. PEDESTRIAN CROSSWALK, SOLID WHITE MARKINGS PAINTED ON ASPHALT (TYPICAL).
 3. PAINT 12" WIDE STRIPES AS INDICATED. USE PORTER TRAFFIC WHITE PAINT OR APPROVED EQUAL.

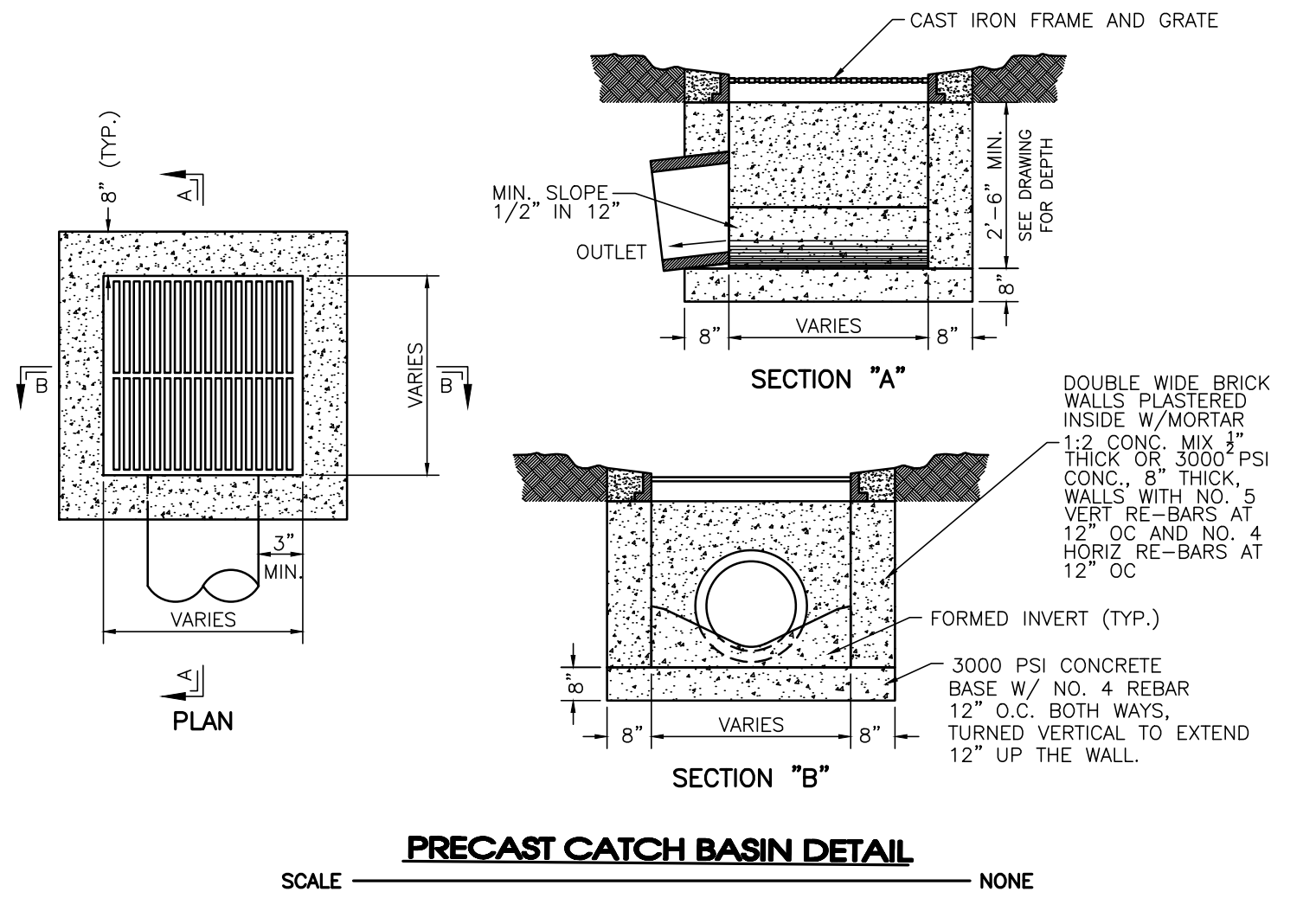
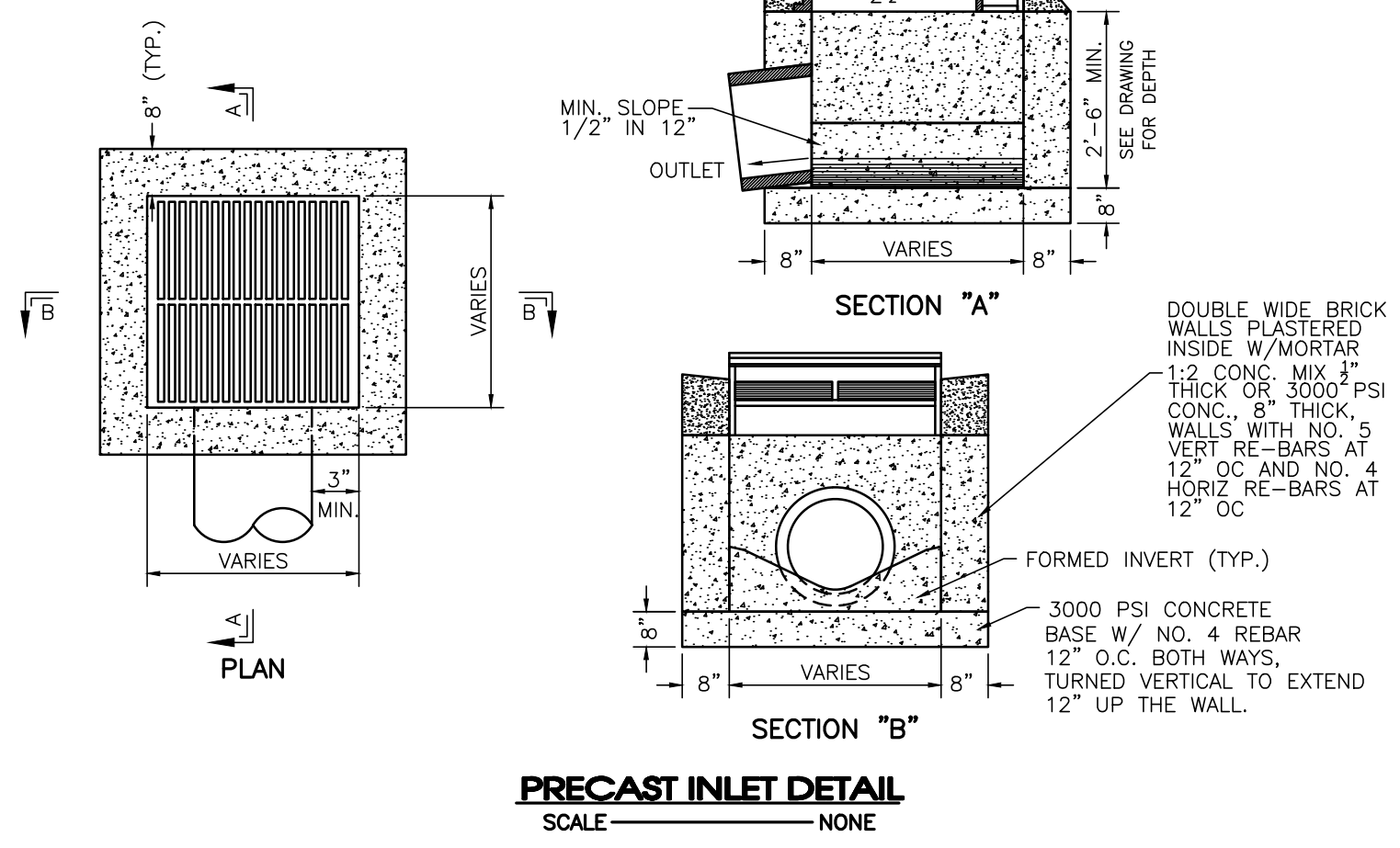
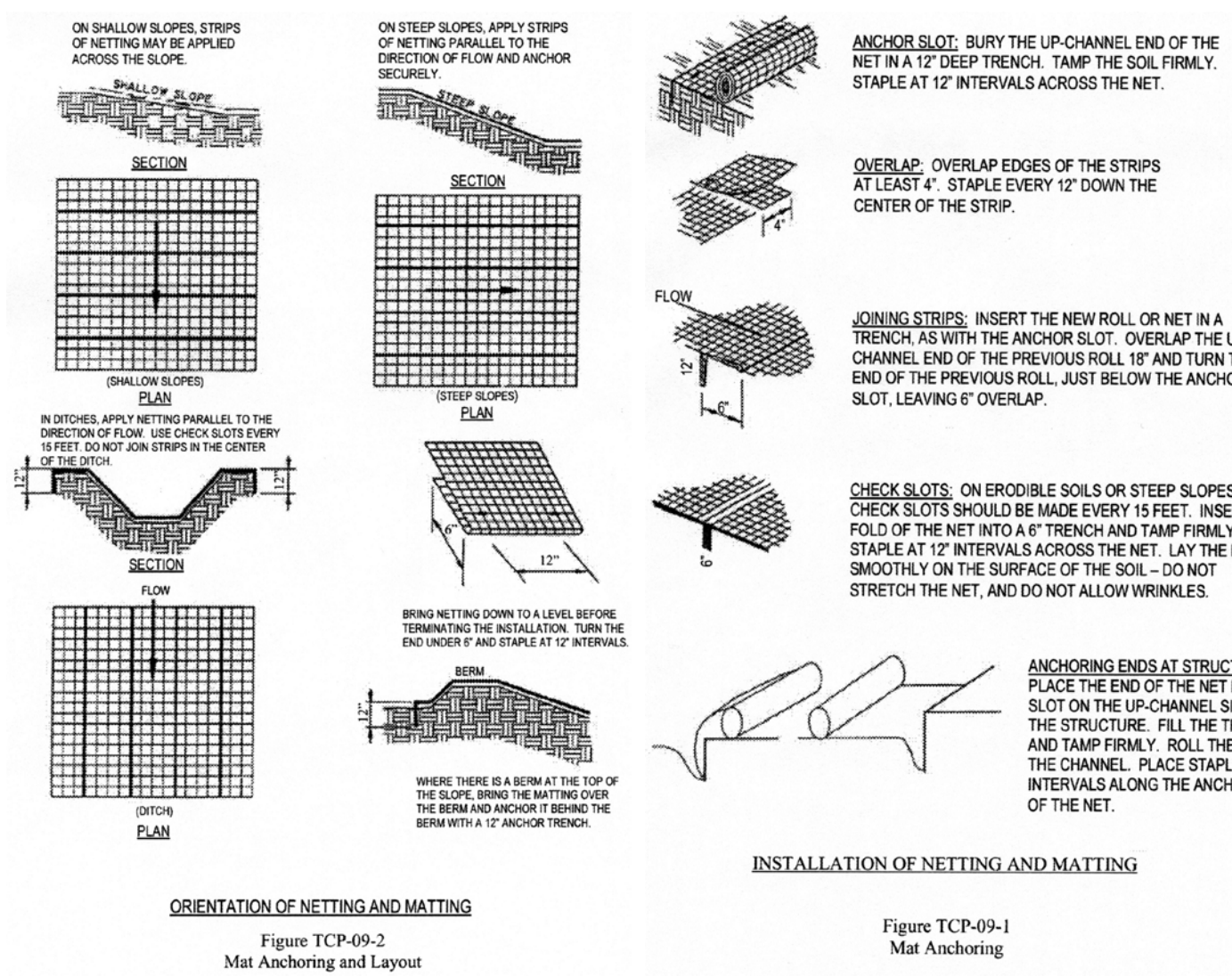
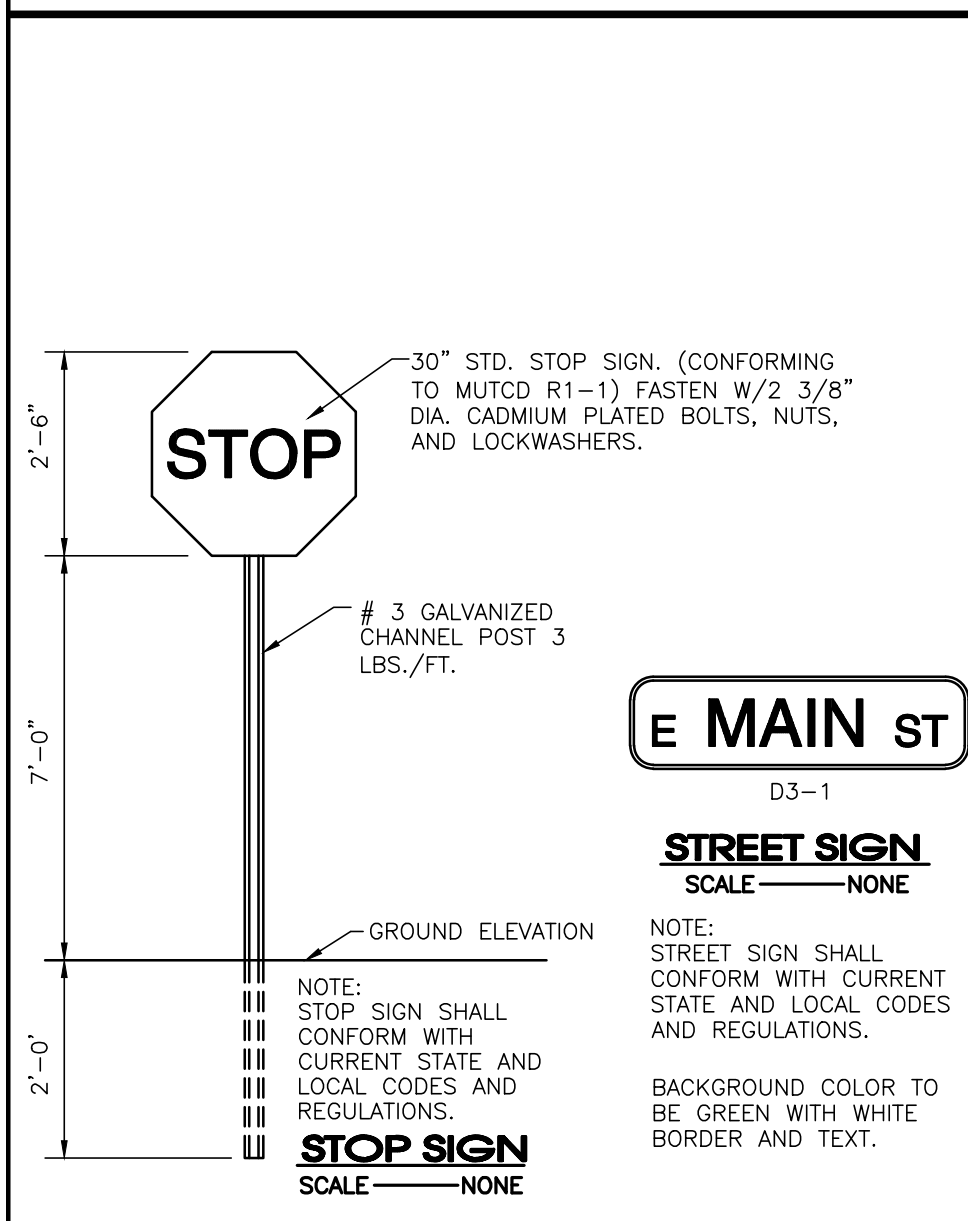
PEDESTRIAN CROSSWALK
SCALE: NONE



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"



- 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.



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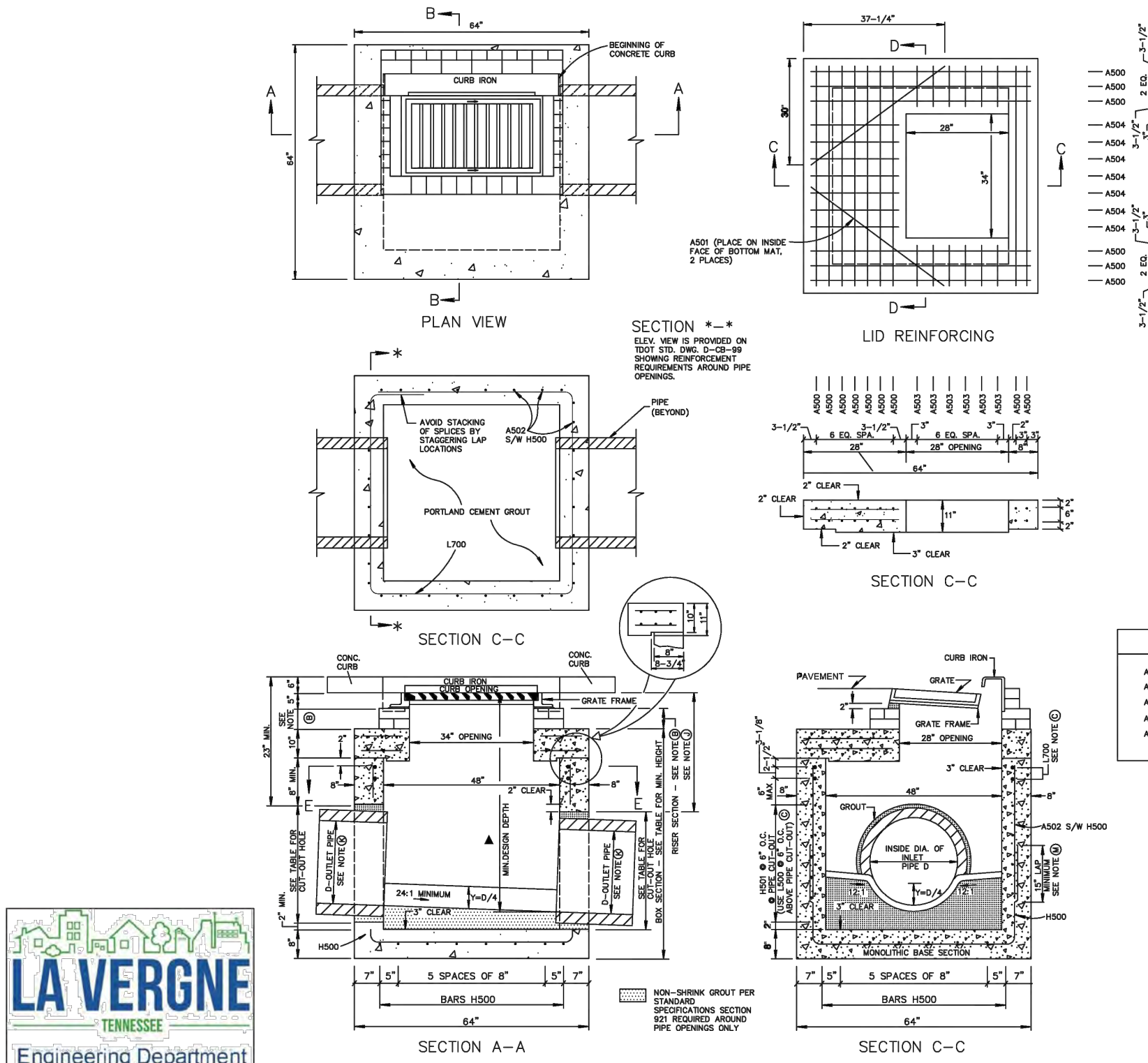


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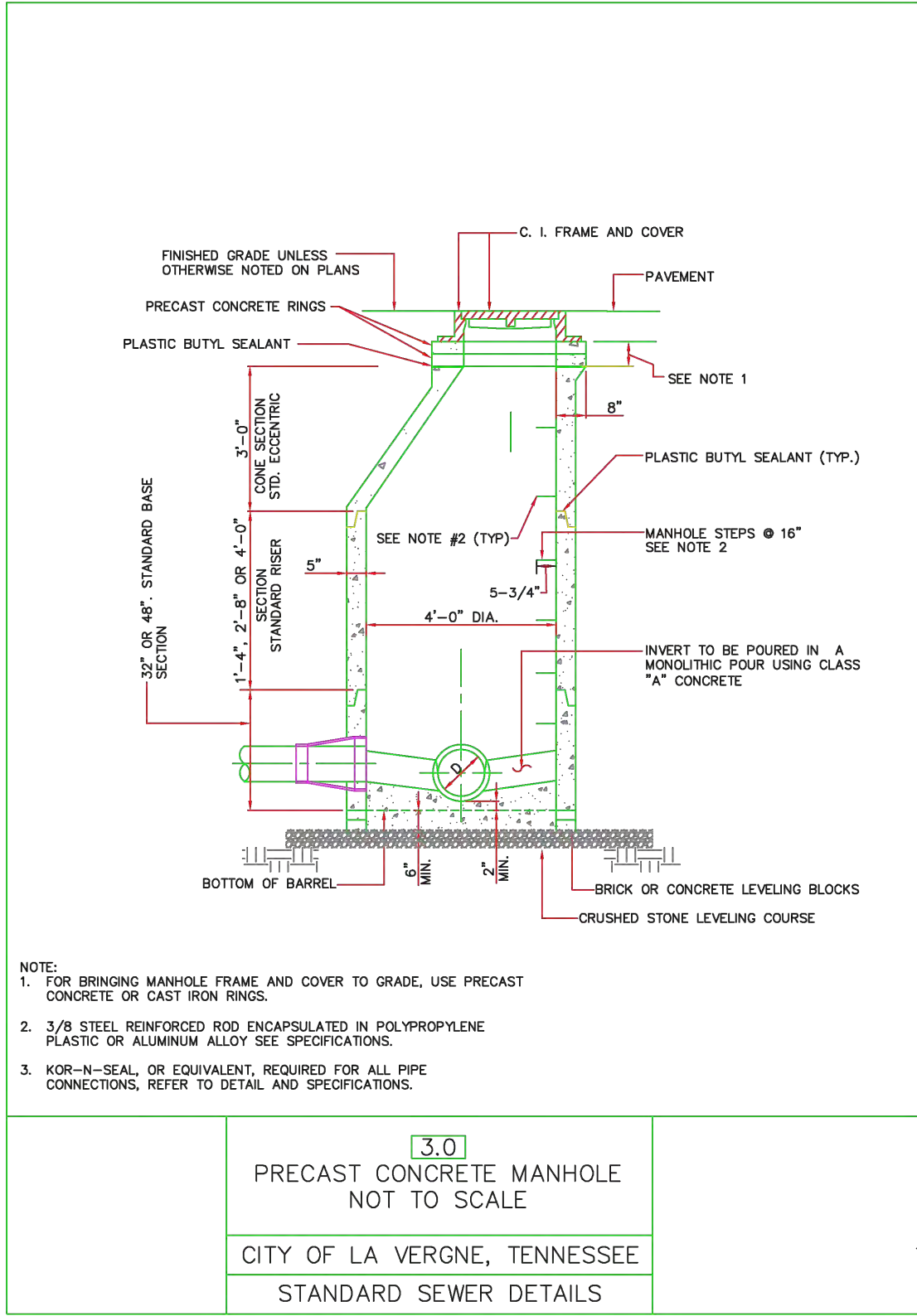
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REVISED: 8-21-2023: PC Workshop Comments
6-17-2024: Utility Comments
7-24-2024: Utility Comments
5-27-2025: QA/QC Revisions

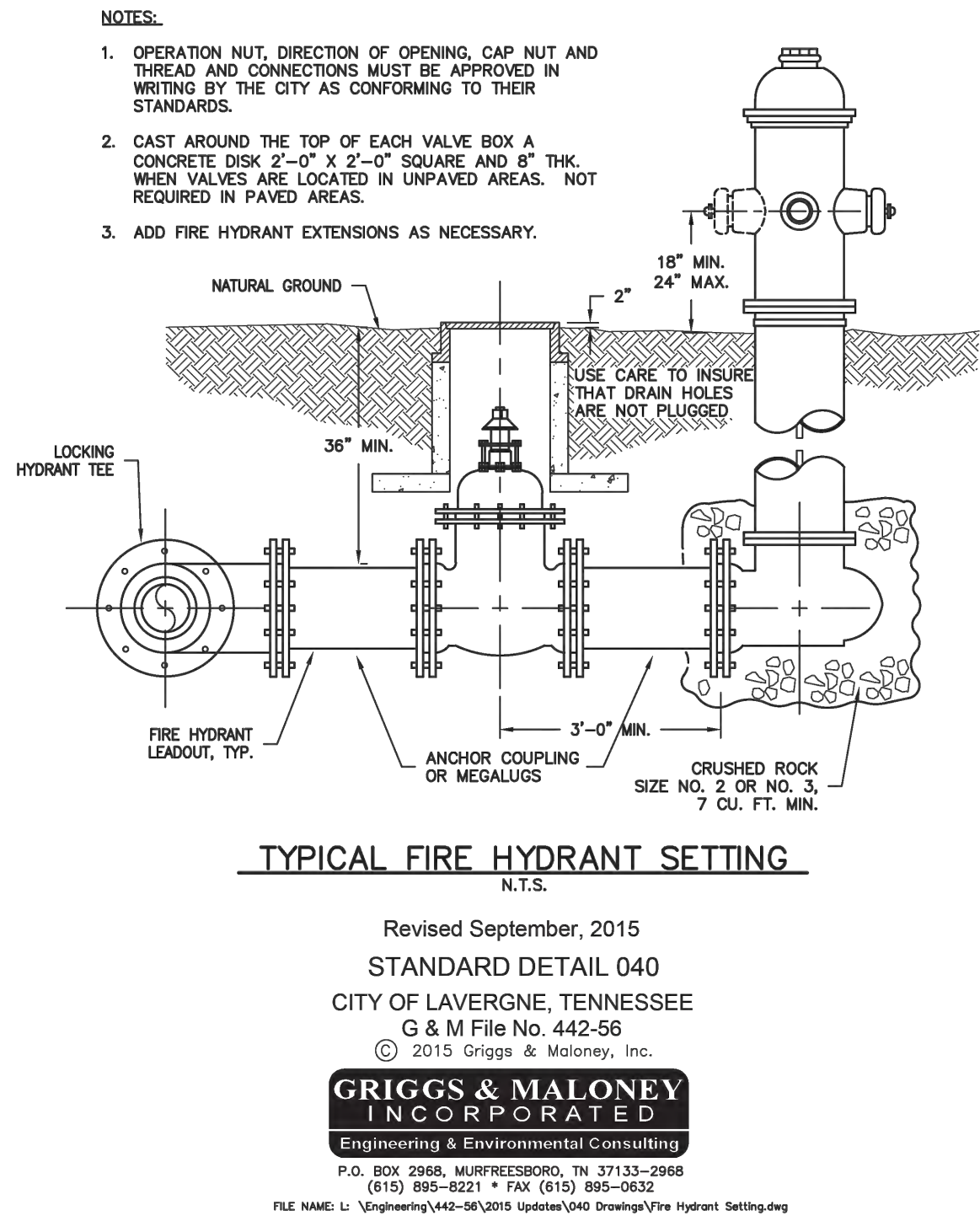
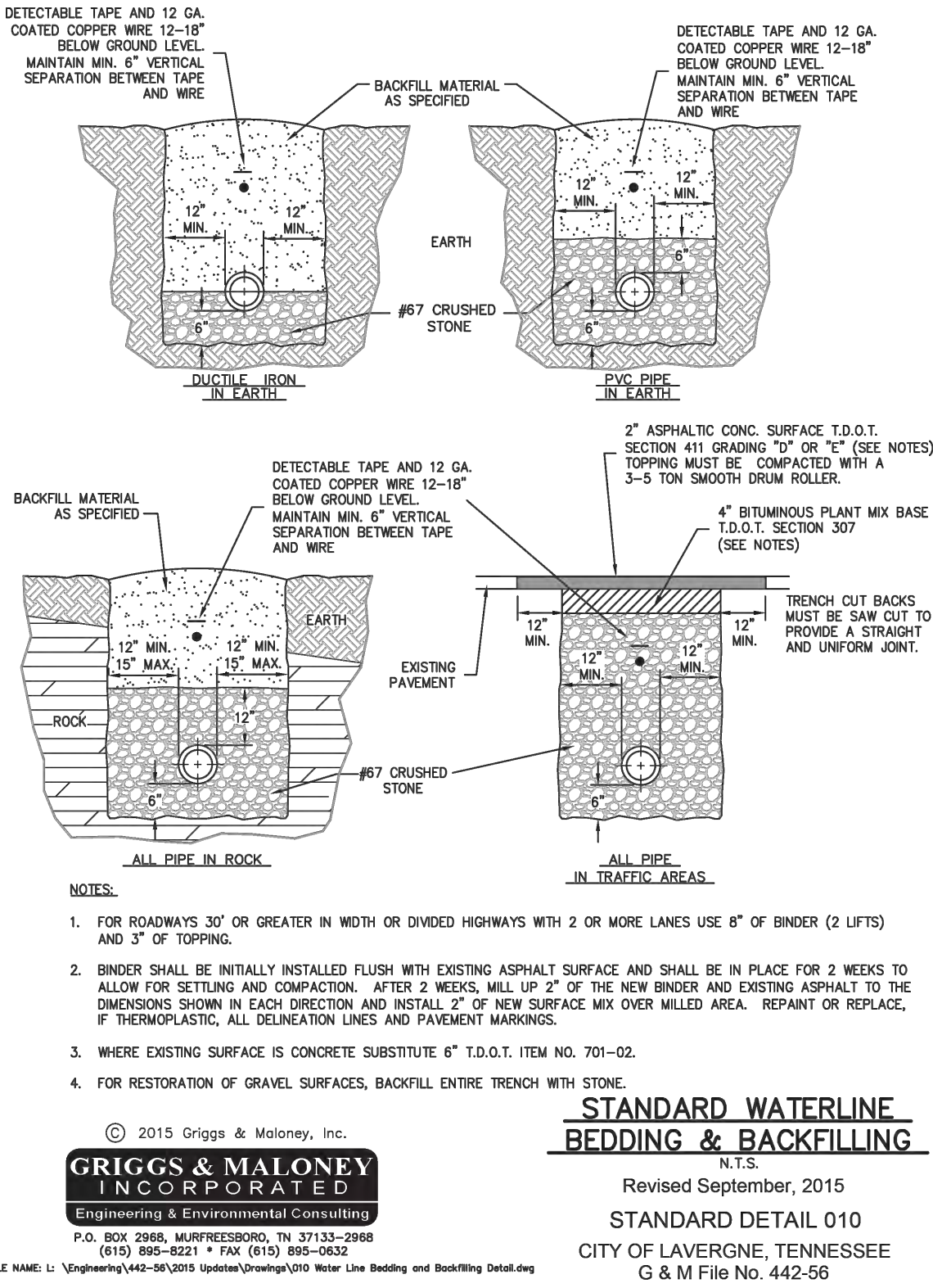
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DATE: 7-31-2023
CHECKED:
FILE NAME:
22118project
SCALE:
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JOB NO.
22118
SHEET:
C4.1



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



3.0
PRECAST CONCRETE MANHOLE
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS



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La Vergne, Tennessee

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6-17-2024: Utility Comments	CHECKED: MAT
7-24-2024: Utility Comments	FILE NAME: 22118project
5-27-2025: QA/QC Revisions	SCALE: None
	JOB NO. 22118
	SHEET:

C4.3

Details

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.

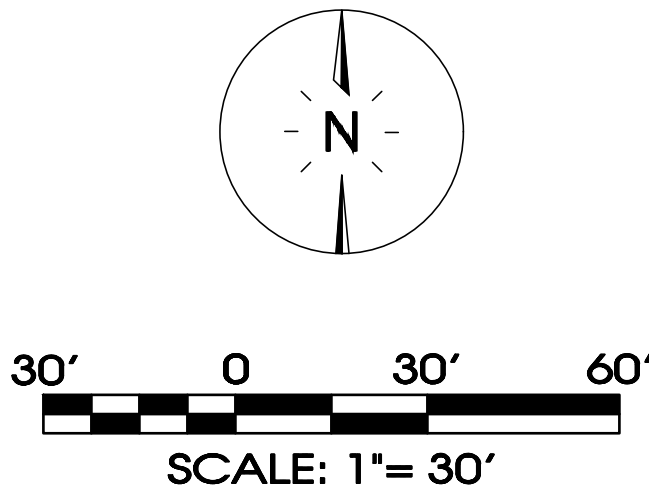
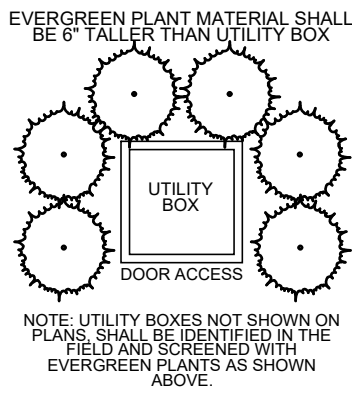
- PLANTING SCHEDULE NOTES
- SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
 - NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
 - SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
 - REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED 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.

BENCHMARK
INV=628.94
CHIS "SQ"

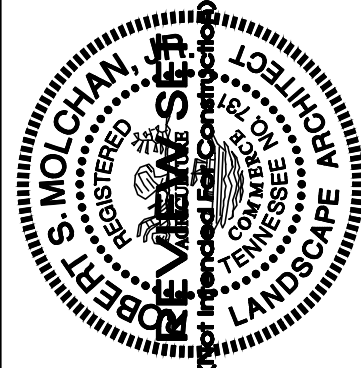
SSMH
T/C=629.23

CHANEY BLVD.

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



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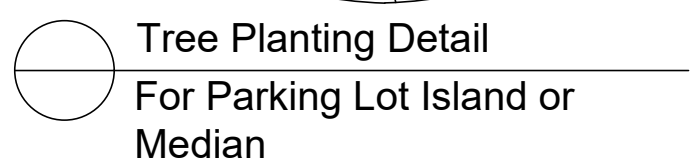
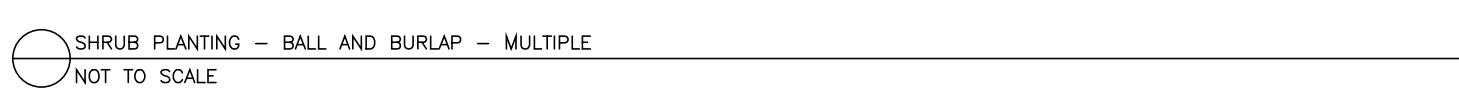
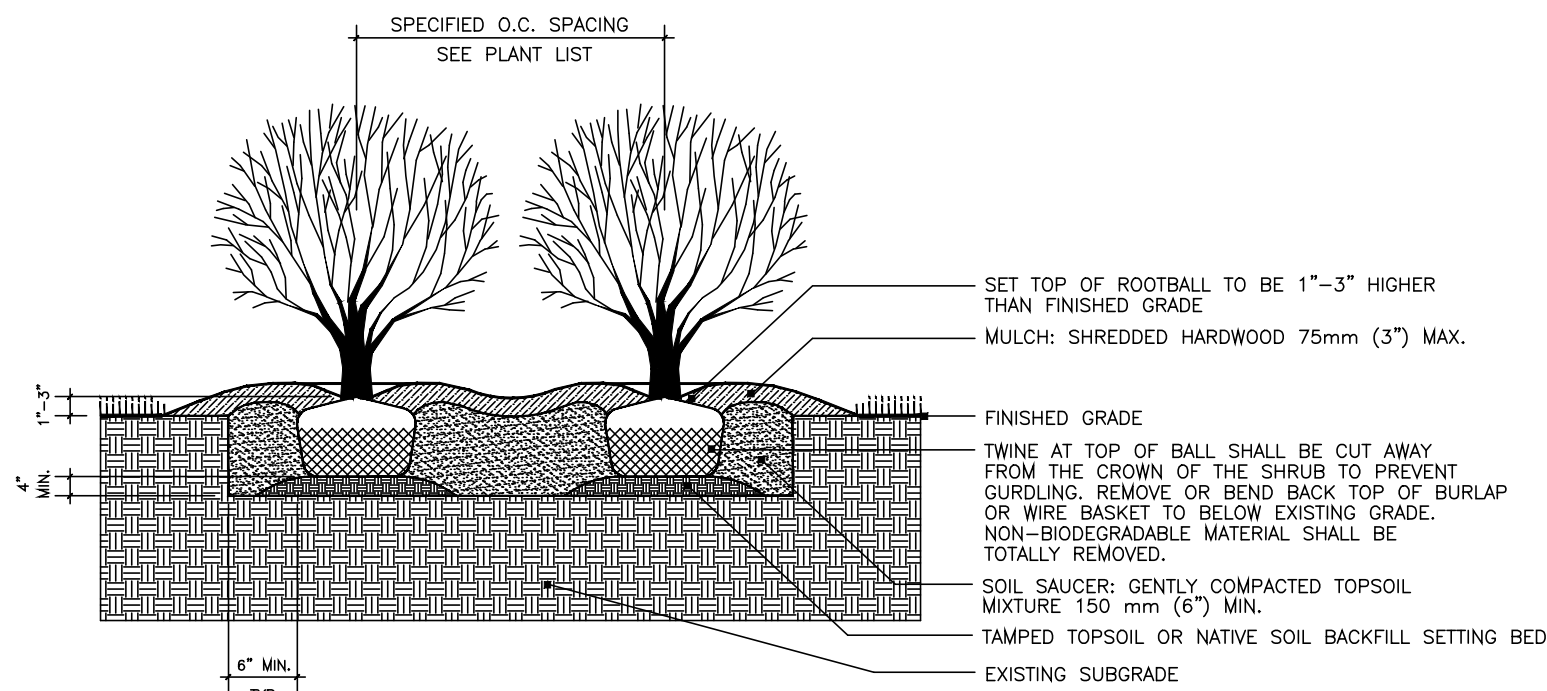
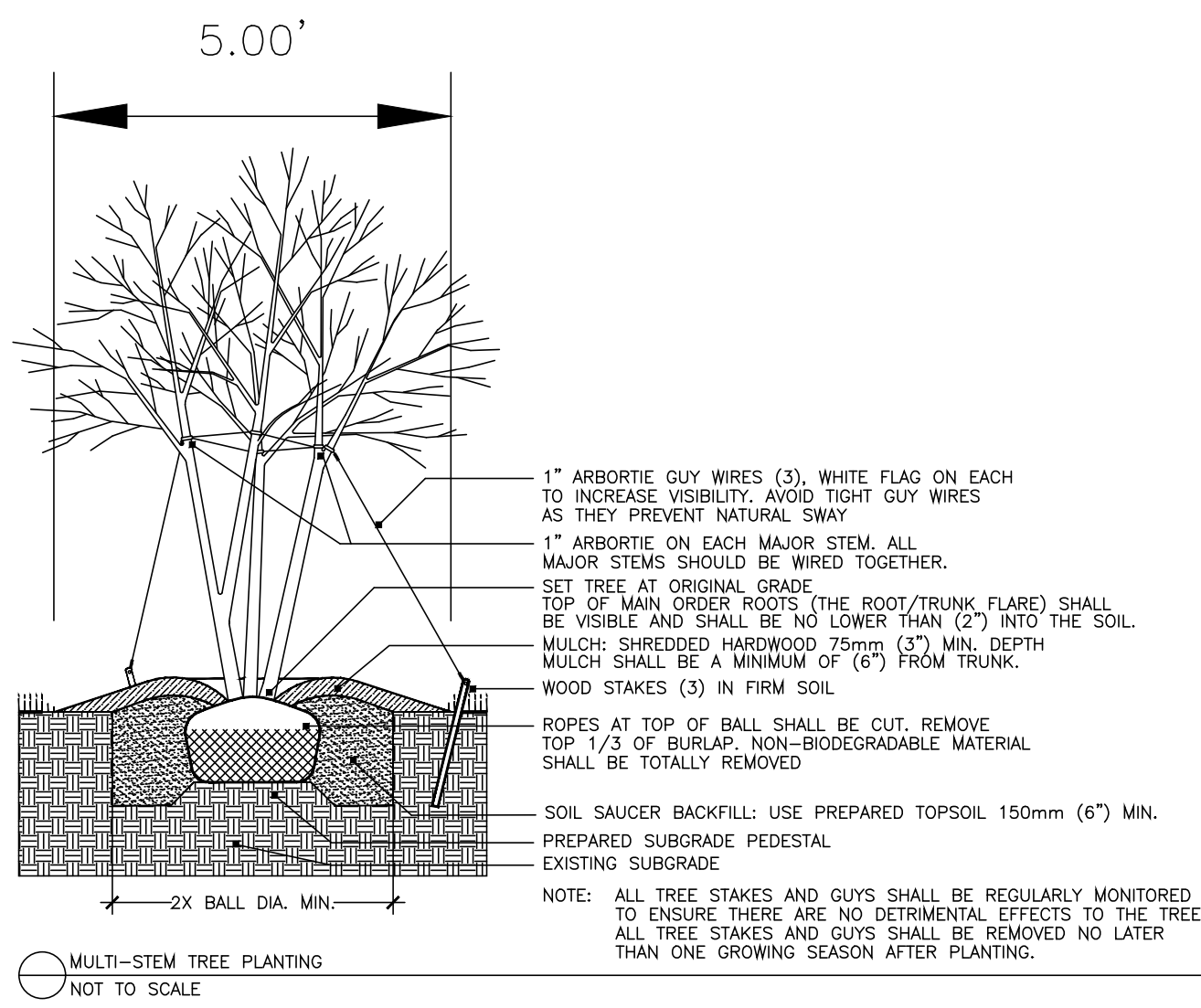
Chaney Blvd

La Vergne, Tennessee

Landscape Plan

REVISIONS:
DRAWN: KMG
DATE: 07-31-2023
CHECKED:
RSM
FILE NAME:
22118project_LA
SCALE:
1" = 20'
JOB NO.
22118
SHEET:

L1.0



Know what's **below**.
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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

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. GREAT LAKES 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 QUALITY OF STOCK PLANTS". DELIVERY AND PLANTING SHALL BE COMPLETED WITHIN FOURTEEN MONTHS FROM THE DATE OF ACCEPTANCE.

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 ORDERED 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 SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTING BEDS.

13. SHRUBS AND GROUNDCOVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.

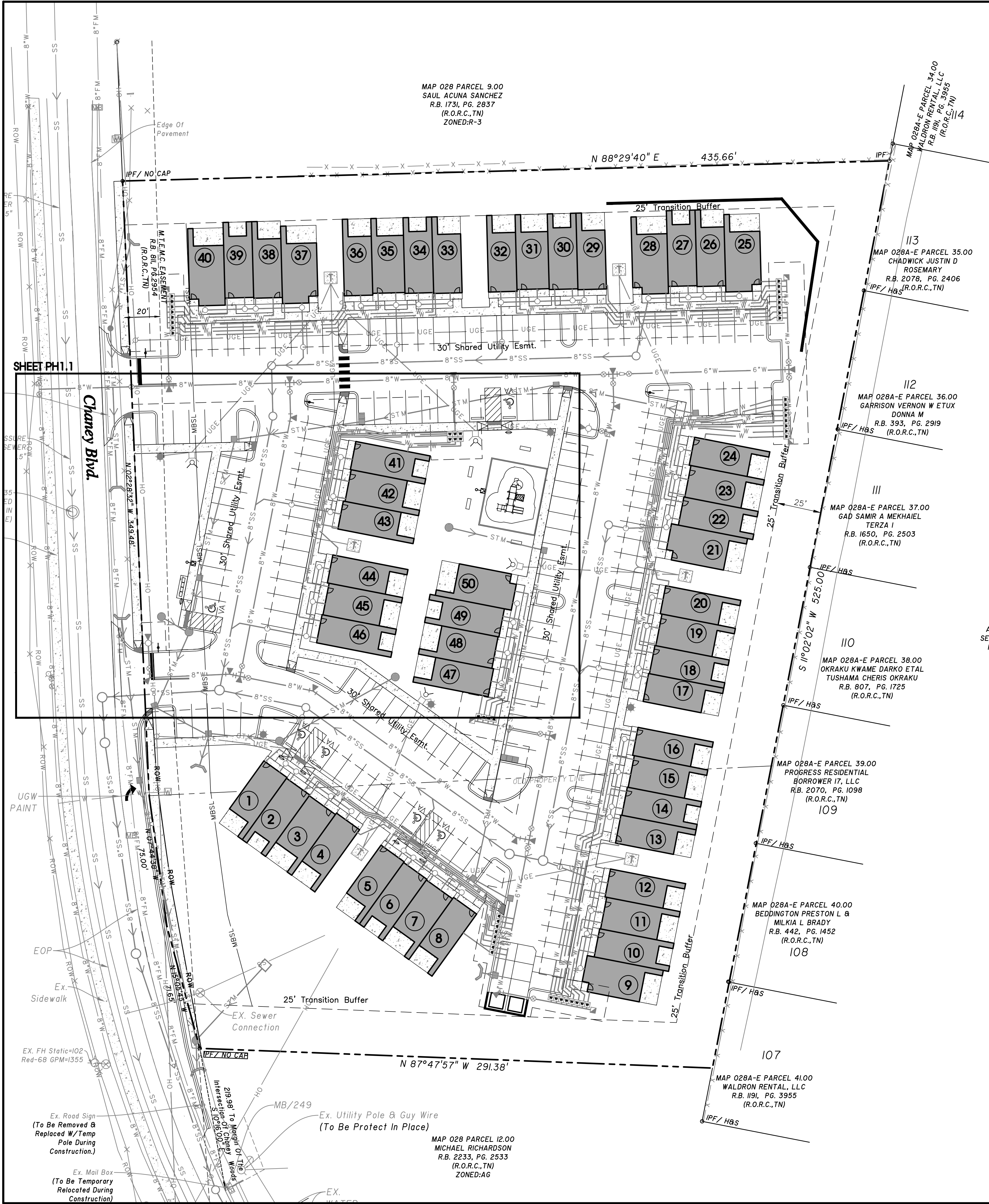
14. A BOND FOR THE PROTECTION OF THE FUND FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. THE BOND SHALL BE REQUIRED. THIS BOND SHOULD BE SUBMITTED IN THE NAME OF THE PROPERTY OWNER OR RECORD OWNER OR A LEASE HOLDER WHO HAS TEN (10) YEARS OR MORE REMAINING ON A CURRENT LEASE. THE PROPERTY OWNER/LEASE 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.

Chaney Blvd

La Vergne, Tennessee

Landscape Details & Notes

L2.0



CHANNEY BLVD

PHOTOMETRIC PLAN

PLAN NOTES:

- SEE LIGHTING SCHEDULE FOR MOUNTING HEIGHTS. NO LIGHT SHALL BE MOUNTED 16' ABOVE FINISHED GRADE.
- 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.
- ALL PROPOSED POLES ADJACENT TO PROPERTY LINES SHALL HAVE A 35 DEGREE SHIELD AS SPECIFIED.

LIGHTING SCHEDULE NOTES

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

MAIL KIOSK	
AVERAGE FOOT-CANDLES	1.11
MAXIMUM FOOT-CANDLES	1.5
MINIMUM FOOT-CANDLES	0.7
MINIMUM TO MAXIMUM FC RATIO	0.45
MAXIMUM TO MINIMUM FC RATIO	2.22
AVERAGE TO MINIMUM FC RATIO	1.60

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



D-Series Size 1 LED Area Luminaire

Specifications

EPA: 0.69 ft² (0.06 m²)

Length: 32.71" (83.3 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

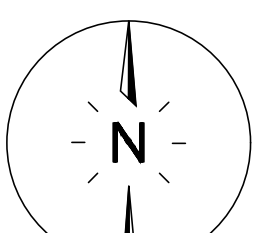
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Footcandle	Mounting
DSX1 LED	Forward optics	(this section 70CRI only)	70CRI	AER Automotive front row	TSM Type V medium	SHIPPED INCLUDED
P1	P6	30K 3000K	70CRI	T15 Type I short	TSLG Type V low glare	SPA Square pole mounting (#6 drilling)
P2	P7	40K 4000K	70CRI	T2M Type I medium	TSW Type V wide	RPA Round pole mounting (#6 drilling)
P3	P8	50K 5000K	70CRI	T3M Type II medium	BLC3 Type II backlight control	120 A.A.
P4	P9	(this section 80CRI only, extended lead times apply)	80CRI	T4G Type II low glare	BLC4 Type V backlight control	208 A.A.
P5	P10	27K 2700K	80CRI	T4L Type IV low glare	LCCO Left corner cutoff	240 A.A.
P11	P11	30K 3000K	80CRI	TFM Forward throw medium	RCCO Right corner cutoff	277 A.A.
		40K 4000K	80CRI			347 A.A.
		50K 5000K	80CRI			480 A.A.

Control options	Other options	Finish options
Shipped installed NEMA/PHRI Light AR gen 2 enabled with bi-level motion / ambient sensor, 6-40' mounting height, ambient sensor enabled at 26' ± 0.1	PER7 Seven-pin receptacle only (controls ordered separately) ^{1,2} FAO Field adjustable output ^{1,2} BL30 Bi-level switched dimming, 30% ^{1,2} BL50 Bi-level switched dimming, 50% ^{1,2} DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) ^{1,2} DS Dual switching ^{1,2}	Shipped installed SPUDKV 20KV surge protection HS House-side shield (black finish standard) ² L90 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ¹ NA 50°C ambient operation ¹ BAA Bay Area/Alaska/Canada compliant SF Single face (120, 277, 347V) ^{1,2} DF Double face (208, 240, 480V) ^{1,2} Shipped separately EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Best Spikes (field install required)
PIR High flow, motion/ambient sensor, 6-40' mounting height, ambient sensor enabled at 26' ± 0.1 NEMA twist lock receptacle only (controls ordered separately) ^{1,2} PERS Five-pin receptacle only (controls ordered separately) ^{1,2}		DBRBD Dark Bronze BLK Black DNDND Natural Aluminum DNDWD White DDBRBD Textured dark bronze DDBLBD Textured black DNDALD Textured natural aluminum DNDWGD Textured white



Know what's below.
Call before you dig.



30' 0 30' 60'

SCALE: 1" = 30'

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
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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 SPECIFIED HEREON. THE CONSULTANT ASSUMES NO RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

Chaney Blvd

La Vergne, Tennessee

Photometric Plan

PH 1.0

REVISIONS:

DATE: 06-25-2025
CHECKED: RSM
FILE NAME: 22118project_PH
SCALE: 1" = 30'
JOB NO. 22118
SHEET: PH 1.0

**Chaney Place
Stormwater System
Long Term Maintenance Plan**

**East of Chaney Blvd., West of Summit Ln.
LaVergne, TN 37086**

**For: Ole South Properties, Inc.
Date: July 2025**

Prepared By:



**850 Middle Tennessee Boulevard
Murfreesboro, Tennessee 37129
Phone: (615) 890-7901
Fax: (615) 895-2567
SEC Project No. 22118**

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I. PREFACE

The goal of ***Chaney Place Long Term Maintenance Plan*** is to improve stormwater quality by initiating performance standards for the operation and maintenance of the on-site stormwater system. The stormwater operation & maintenance standards are set up to conform to the statutory and regulatory requirements of the City of LaVergne, TN.

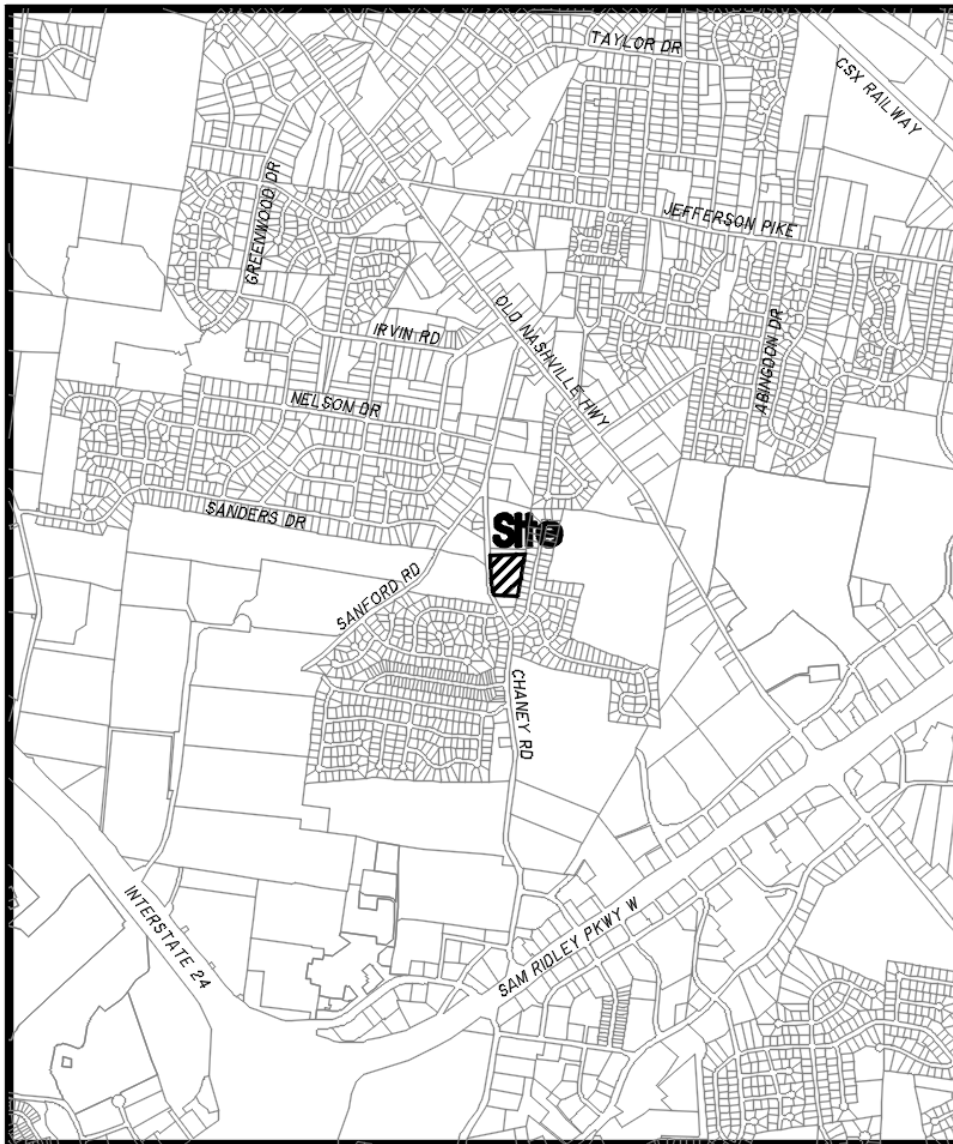
This plan is set up to explain how to operate and maintain stormwater Best Management Practices (BMPs) that help prevent erosion and minimize delivery of sediment and other pollutants to surrounding creeks, streams, and air.

II. STORMWATER SYSTEM DESCRIPTION

Chaney Place consists of 13 – 2 story buildings containing 50 residential units, grading, and related utilities. **Chaney Place** is to be situated east of Chaney Boulevard and west of Summit Lane, disturbing approximately 4.69 acres.

The stormwater system for **Chaney Place** was designed to comply with the City of LaVergne stormwater requirements that new developments are designed to maintain pre-development peak runoff rates and provide streambank protection. The stormwater system of this project consists of culverts, inlets, headwalls, and grass ditches. The stormwater system has been designed to drain into one proposed detention pond. The detention pond will then have a controlled release of water out of an outlet structure into an existing stormwater conveyance system.

III. LOCATION MAP



IV. PARTIES RESPONSIBLE FOR OPERATION AND MAINTENANCE

Stormwater System Owner:

Owner:	Ole South Properties, Inc.
Address:	262 Robert Rose Dr., Ste. 300
	Murfreesboro, TN 37129
Contact Person:	Dan Bobo
Contact Phone#:	615-896-0019

Operation and Maintenance Responsibilities:

The OWNERS of Chaney Place shall be the person, persons, trust, corporation, etc. or their successors who have title to the privately-owned land on which the stormwater system is located. The stormwater system will be owned and maintained by Ole South Properties, Inc.. It will be operated, inspected and maintained on a regular basis by a qualified erosion prevention and sediment control (EPSC) professional with expertise in inspecting drainage system components. The stormwater system shall always be kept in good working order. As a minimum, the OWNER shall follow the general guidelines outlined herein for the privately-owned stormwater system. An operation and maintenance log must be maintained which outlines inspections, repairs, replacement and disposal. The log must be made available to the City of LaVergne.

Perform annual inspection reports of all stormwater management facilities and practices. Complete inspection reports for these annual inspections shall include:

- a. Long-Term Maintenance Plan that documents inspection schedule,
- b. Times of inspection,
- c. Specific maintenance items or violations that need to be corrected by the BMP owner along with deadlines and re-inspection dates,
- d. A description of BMP condition including: vegetation and soils; inlet and outlet channels and structures; embankments, slopes, and safety benches; spillways, weirs, and other control structures; and any sediment and debris accumulation.

The yearly inspection should also be performed by either a general inspector or an individual who is familiar with the site and structures. A report is to be made and submitted to the city of La Vergne with every yearly inspection. Owners or operators shall maintain documentation of these inspections and a report to be submitted to the City of La Vergne. The MS4 may require submittal of this documentation.

Perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect. Complete inspection reports for these five-year inspections shall include:

- a. Facility type,
- b. Inspection date,
- c. Latitude and longitude and nearest street address,
- d. BMP owner information (e.g. name, address, phone number, fax, and email),
- e. A description of BMP condition including: vegetation and soils; inlet and outlet channels and structures; embankments, slopes, and safety benches; spillways, weirs, and other control structures; and any sediment and debris accumulation,
- f. Photographic documentation of BMPs, and
- g. Specific maintenance items or violations that need to be corrected by the BMP owner along with deadlines and re-inspection dates.

Owners or operators shall maintain documentation of these inspections and a report to be submitted to the City of La Vergne. The MS4 may require submittal of this documentation.

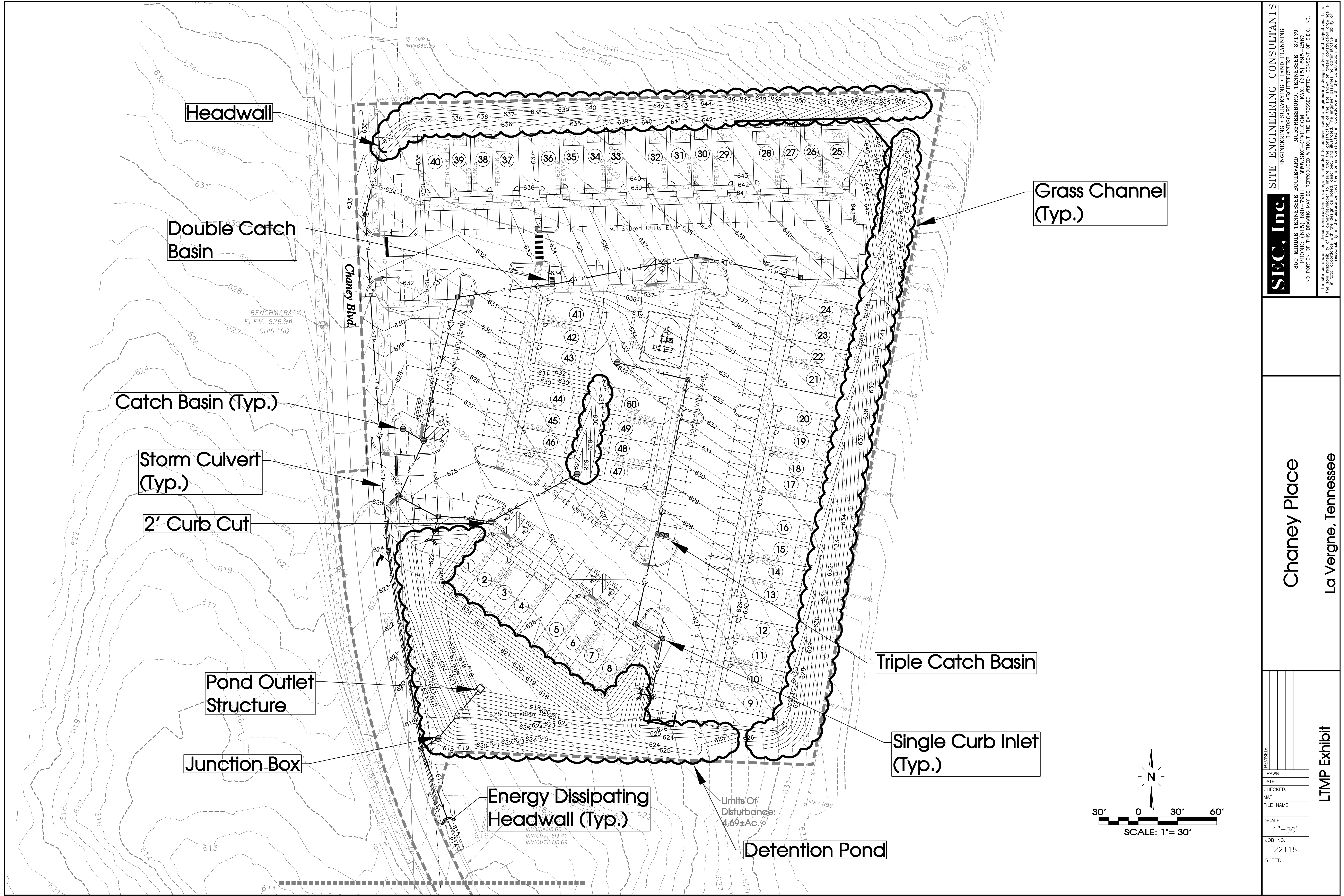
V. ESTIMATE OF MAINTENANCE COSTS

General maintenance and routine housekeeping chores performed on a proactive schedule can reduce the number of emergency repairs, lower the maintenance budget and keep the stormwater system components functioning properly.

A suggested Stormwater Maintenance Budget is as follows:

Mowing / Landscaping	\$1,000 / year
General Stormwater System Maintenance	\$ 500 / year
Long term sediment removal	\$1,500 / 5-year rotation

VI. STORMWATER SYSTEM COMPONENTS PLAN



Headwall

Double Catch Basin

Catch Basin (Typ.)

Storm Culvert (Typ.)

2' Curb Cut

Pond Outlet Structure

Junction Box

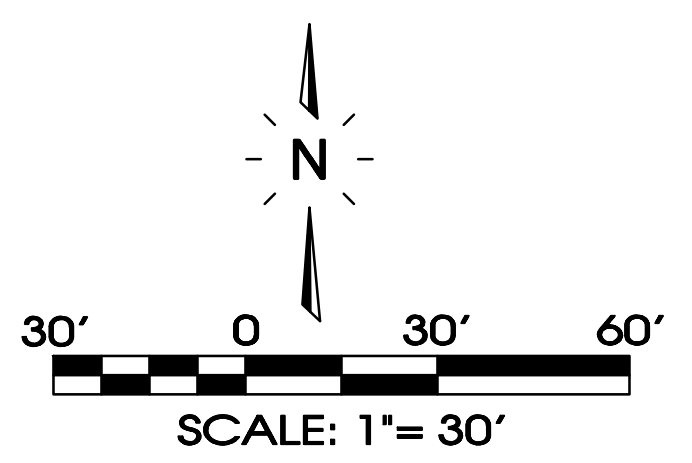
Energy Dissipating Headwall (Typ.)

Detention Pond

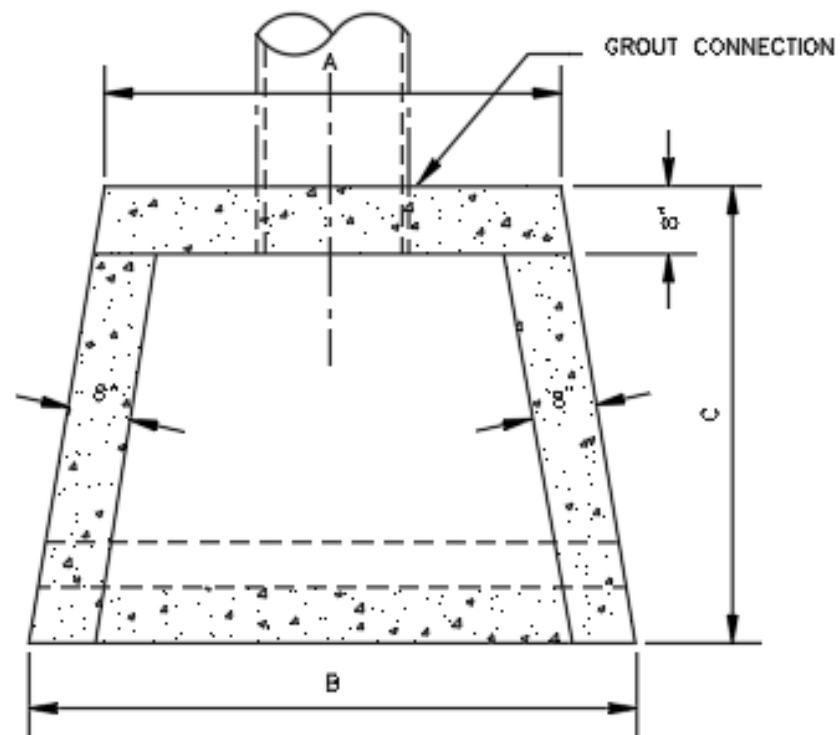
Triple Catch Basin

Single Curb Inlet (Typ.)

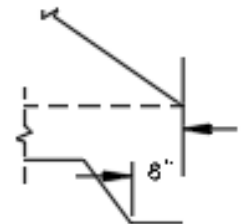
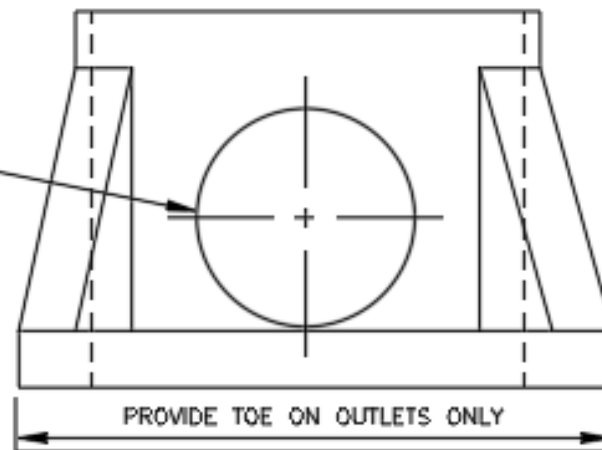
Grass Channel (Typ.)



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Chaney Place La Vergne, Tennessee	
REVISIONS: DRAWN: DATE: CHECKED: MAT FILE NAME:	LTMP Exhibit
SCALE: 1"=30'	
JOB NO. 22118 SHEET:	



OPENING AS REQUIRED
TO ACCEPT GROUT
CONNECTION
AND DESIGNED PIPE

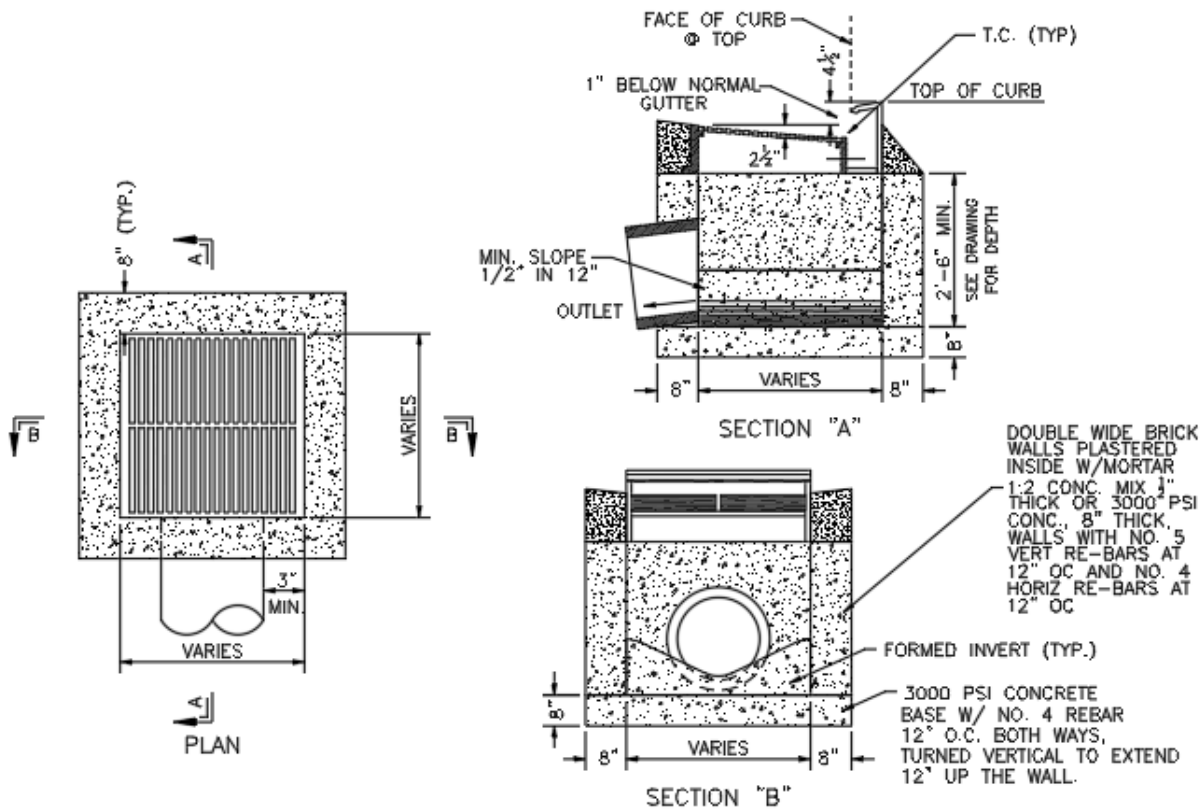


REINFORCED WITH NO.4 REBAR @ 10" C/C, E.W., ALL WALLS AND SLABS
CONCRETE: 4,000 P.S.I. AT 28 DAYS

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"

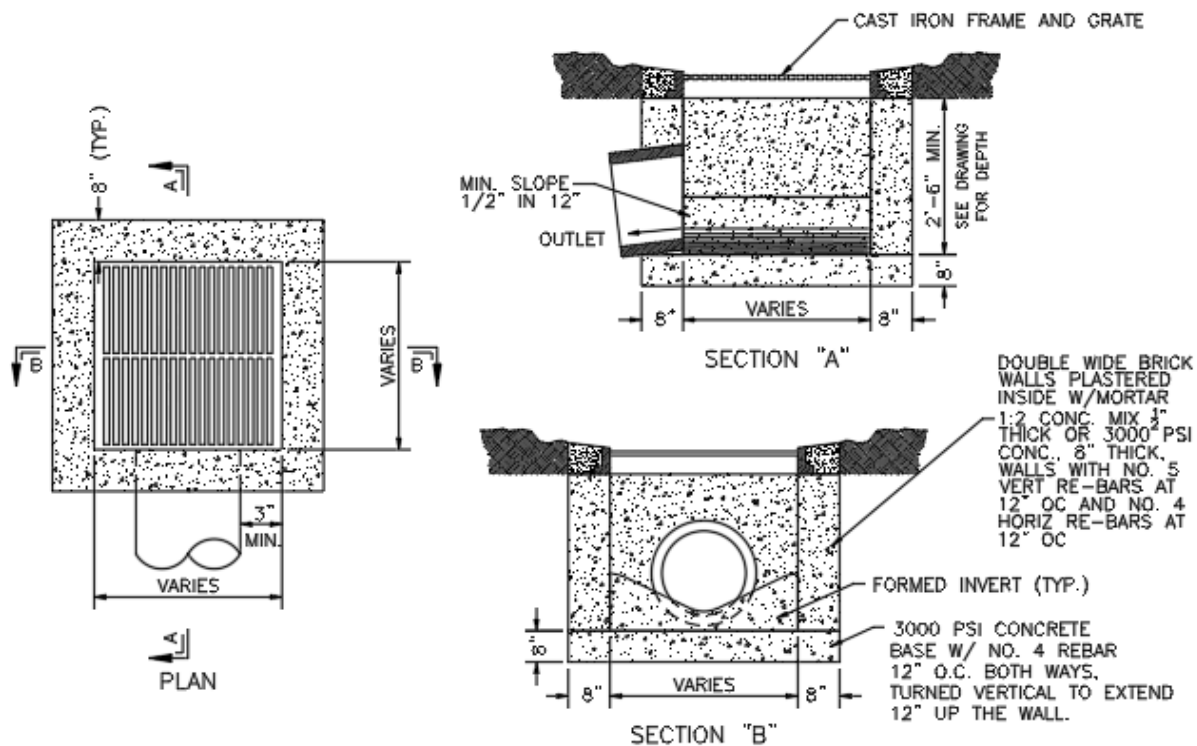
WINGED HEADWALL

SCALE ——— NONE



PRECAST INLET DETAIL

SCALE ————— NONE



PRECAST CATCH BASIN DETAIL

SCALE ————— NONE

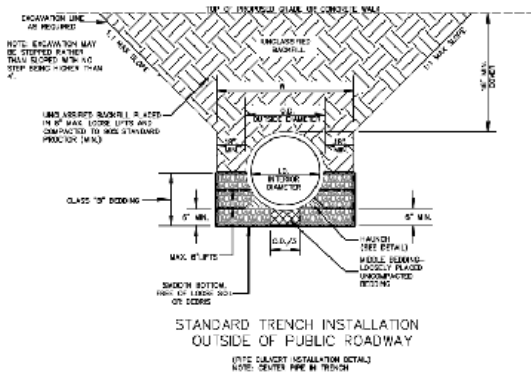
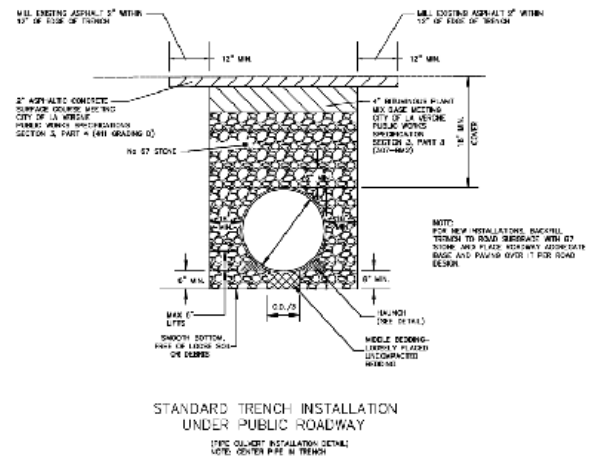
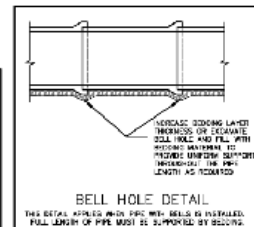
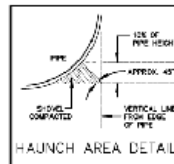
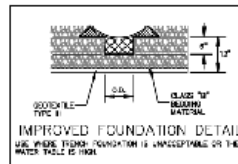


TABLE A REINFORCED CONCRETE PIPE	
FILL HEIGHT	CLASSIFICATION (AASHTO M120)
≤ 16	III
> 16 TO ≤ 24	IV
> 24 TO ≤ 38	V
> 38	SPECIAL DESIGN



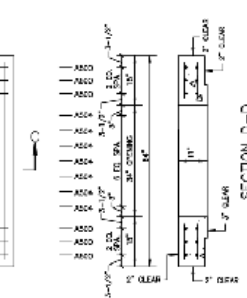
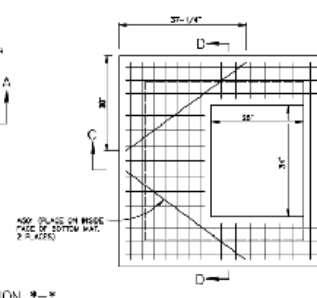
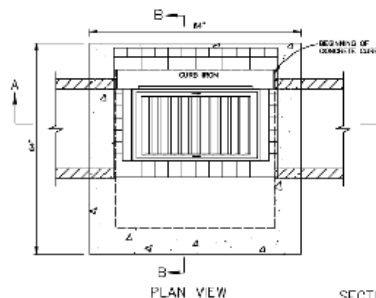
LEGEND

- 12" = INSIDE DIAMETER
- 12" = OUTSIDE DIAMETER
- CLASS 12" BEDDING
COMPACTED TO MAX.
STANDARD PROCTOR DENSITY
- CLASS 12" BEDDING
UNCOMPACTED
- HAUNCH AREA, SHOULDER
COMPACTED
- UNCLASSIFIED BACKFILL
(SEE COMPACTNESS TEST)



CONCRETE STORM PIPE INSTALLATION

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

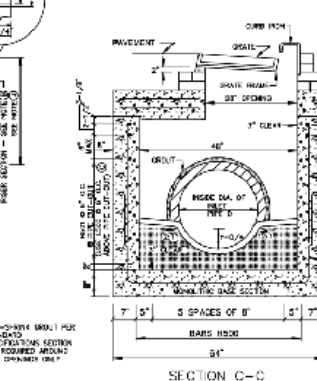
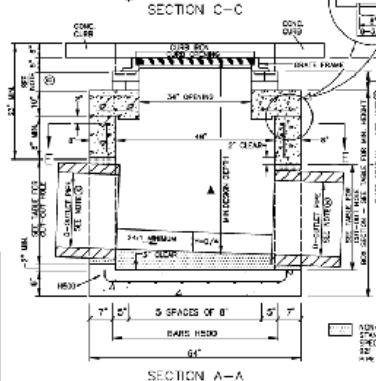
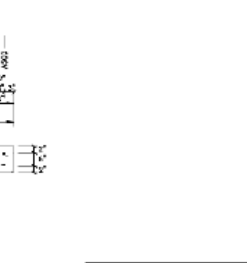
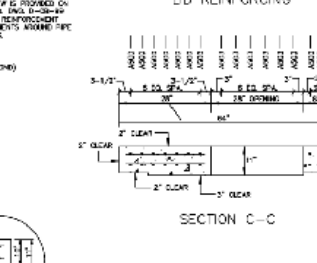
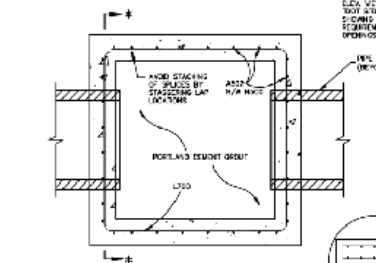


CATCH BASIN MAXIMUM DEPTH NOTE

MAXIMUM DEPTH FOR THIS STRUCTURE IS 36.00'

CATCH BASIN DIMENSIONS				
INLET DIAMETER (DI OF PIPE IN INCHES)	PIPE WORK THICKNESS (INCHES)	DIAMETER OF CUTOUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHT (INCHES)	CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
18	1-1/2"	20	52	3.5
24	2	24	60	4.4
30	2 1/2"	30	67	4.9
36	4	36	74	5.5

- ① CUT-OUT HOLES BASED ON 10-INCH REINFORCED CONCRETE PIPE WITH WALL THICKNESS 1-1/2"
- ② ALL EXPOSED PIPE MATERIALS REQUIRE GASKET SEAL NOT REPAIRABLE CHANGES - 100-2
- ③ CURB HOLES MUST BE PROTECTED SUFFICIENTLY TO BE REMOVED IN ORDER TO OBTAIN A HAND-HELMED HOLES. GASKETS OR EXPOSED HOLES MUST BE PROTECTED WITH 1/2" GASKET SEAL NOT BE REMOVED.



REINFORCING STEEL LEGEND

- AS10 1/2"
- AS11 1/4"
- AS12 1/2"
- AS13 3/4"
- AS14 1"
- AS15 1 1/4"
- AS16 1 1/2"
- AS17 1 3/4"
- AS18 2"
- AS19 2 1/4"
- AS20 2 1/2"
- AS21 2 3/4"
- AS22 3"
- AS23 3 1/4"
- AS24 3 1/2"
- AS25 3 3/4"
- AS26 4"
- AS27 4 1/4"
- AS28 4 1/2"
- AS29 4 3/4"
- AS30 5"
- AS31 5 1/4"
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- AS302 73"
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VII. STORMWATER MAINTENANCE PRACTICES AND SCHEDULES

GENERAL

General maintenance on-site should consist of maintaining all privately-owned stormwater system components (i.e. grass swales) in acceptable conditions. In general, these maintenance practices can be performed by a simple walk-through and take action if necessary.

STRUCTURES

Several structures (i.e. headwalls, stormwater inlets, etc.) are planned to be utilized in the stormwater design. General maintenance will consist of checking for and removing sedimentation or blockages, confirming outlet control structures are functioning, concrete failures, and standing water. The maintenance schedule for these items should be performed on a semi-annual basis. Equipment needed for maintenance will range from shovel to general concrete repair equipment.

STORM PIPES

Storm culverts are utilized to convey stormwater runoff from one location to another in a closed (i.e. piped) system. General maintenance for stormwater culverts/pipes outside of the ROW will consist of debris removal, check for erosion upstream and downstream, check for sedimentation at upstream end and within pipes at cleanouts, flushing of pipes to remove sediment, removal of blockages, pipe settlement, joint failure, pipe failures, standing water, and check for consistent flow lines. The maintenance schedule for these items should be performed on a semi-annual basis and after large storm events. Equipment needed for maintenance will range from shovel, water hose, auger, grout work, seed and mulch, backhoe, and replacement pipes.

GRASS DITCHES/CHANNELS

Open grass ditches/channels are vegetated and are designed to convey stormwater runoff. They are useful in slowing and filtering stormwater runoff prior to treatment by another structural control method as in a “treatment train” sequence. General maintenance will consist of checking for and removing sedimentation or blockages and standing water.

Maintenance requirements for grass channels include the following:

- 1) Maintain grass height of 3 to 4 inches.
- 2) Remove sediment build up in channel bottom when it accumulates to 25% of the original total channel volume.
- 3) Ensure that rills and gullies have not formed on side slopes. Correct if necessary.
- 4) Remove trash and debris build up.
- 5) Replant areas where vegetation has not been successfully established.

The inspection and maintenance schedule for these items should be performed on a monthly basis and after major storm events. Sediment should be reused on-site while trash and other debris should be disposed of properly.

DETENTION POND

The detention pond is a surface storage basin or facility designed to provide water quantity through detention, extended detention. General maintenance will consist of debris removal, check for erosion at entry points and on the slopes, check for sedimentation and loss of capacity in grassy areas of the ponds, check for signs of slope failures, check the condition of the primary spillways, standing water, and check for consistent flow in the low flow areas.

Maintenance requirements for dry detention ponds include the following:

- 1) Maintain grass height of 3 to 4 inches.
- 2) Remove sediment build up in pond bottom.
- 3) Ensure that rills and gullies have not formed on side slopes. Correct if necessary.
- 4) Remove trash and debris build up.
- 5) Replant areas where vegetation has not been successfully established.

The maintenance schedule for these items should be performed on a semi-annual basis and after large storm events. Equipment needed for maintenance will range from shovel, water hose, grout work, seed and mulch, and backhoe.

VIII. INSPECTION AND MAINTENANCE CHECKLISTS

Chaney Place

**OPERATION AND MAINTENANCE
INSPECTION REPORT for
DETENTION POND**

INSPECTOR NAME:

INSPECTION DATE:

PROJECT LOCATION:

WATERSHED:

AS-BUILT PLANS (Y/N):

INSPECTION ITEMS:	CHECKED (Y/N):	MAINTENANCE REQUIRED (Y/N):	INSPECTION FREQUENCY	COMMENTS
1.) DEBRIS				
CLEAR OF DEBRIS?			semi-annual	
EVIDENCE OF DUMPING			semi-annual	
SOURCE OF DEBRIS			semi-annual	
2.) VEGETATION				
UPSTREAM EROSION			semi-annual	
DOWNSTREAM EROSION			semi-annual	
4.) PIPE				
SETTLEMENT			semi-annual	
WATER TIGHTNESS			semi-annual	
CRACKS			semi-annual	
SPALLING			semi-annual	
JOINT FAILURE			semi-annual	
STANDING WATER			semi-annual	
CONSISTENT FLOWLINE (BEFORE, THROUGH, AFTER)			semi-annual	
5.) SEDIMENTATION				
CULVERT CLEAN			semi-annual	
FLUSHING NECESSARY				
6.) FACILITY				
PERFORMANCE SATISFACTORY			semi-annual	

Chaney Place

**OPERATION AND MAINTENANCE
INSPECTION REPORT for
STORM CULVERTS**

INSPECTOR NAME:

INSPECTION DATE:

PROJECT LOCATION:

WATERSHED:

AS-BUILT PLANS (Y/N):

INSPECTION ITEMS:	CHECKED (Y/N):	MAINTENANCE REQUIRED (Y/N):	INSPECTION FREQUENCY	COMMENTS
1.) DEBRIS				
CLEAR OF DEBRIS?			semi-annual	
EVIDENCE OF DUMPING			semi-annual	
SOURCE OF DEBRIS			semi-annual	
2.) VEGETATION				
UPSTREAM EROSION			semi-annual	
DOWNSTREAM EROSION			semi-annual	
4.) PIPE				
SETTLEMENT			semi-annual	
WATER TIGHTNESS			semi-annual	
CRACKS			semi-annual	
SPALLING			semi-annual	
JOINT FAILURE			semi-annual	
STANDING WATER			semi-annual	
CONSISTENT FLOWLINE (BEFORE, THROUGH, AFTER)			semi-annual	
5.) SEDIMENTATION				
CULVERT CLEAN			semi-annual	
FLUSHING NECESSARY				
6.) FACILITY				
PERFORMANCE SATISFACTORY			semi-annual	

Chaney Place

**OPERATION AND MAINTENANCE
INSPECTION REPORT for
STORM STRUCTURES**

INSPECTOR NAME:

INSPECTION DATE:

PROJECT LOCATION:

WATERSHED:

AS-BUILT PLANS (Y/N):

INSPECTION ITEMS:	CHECKED (Y/N):	MAINTENANCE REQUIRED (Y/N):	INSPECTION FREQUENCY	COMMENTS
1.) DEBRIS				
CLEAR OF DEBRIS?			semi-annual	
EVIDENCE OF DUMPING			semi-annual	
SOURCE OF DEBRIS			semi-annual	
2.) POND OUTLET BOX				
CONTROL STRUCTURE FUNCTIONING			semi-annual	
3.) STRUCTURES				
STANDING WATER			semi-annual	
CRACKS			semi-annual	
WATER TIGHT JOINTS			semi-annual	
SPALLING			semi-annual	
CONSISTENT FLOWLINE			semi-annual	
GRATE BLOCKAGE			semi-annual	
4.) SEDIMENTATION				
DEPOSITION			semi-annual	
SOURCE OF DEPOSITION			semi-annual	
CLEANOUT REQUIRED			semi-annual	
5.) FACILITY				
PERFORMANCE SATISFACTORY			semi-annual	

Chaney Place

**OPERATION AND MAINTENANCE
INSPECTION REPORT for
GRASS CHANNEL**

INSPECTOR NAME:

INSPECTION DATE:

PROJECT LOCATION:

WATERSHED:

AS-BUILT PLANS (Y/N):

INSPECTION ITEMS:	CHECKED (Y/N):	MAINTENANCE REQUIRED (Y/N):	INSPECTION FREQUENCY	COMMENTS
1.) DEBRIS				
CLEAR OF DEBRIS?			semi-annual	
EVIDENCE OF DUMPING			semi-annual	
SOURCE OF DEBRIS			semi-annual	
2.) VEGETATION				
UPSTREAM EROSION			semi-annual	
DOWNSTREAM EROSION			semi-annual	
4.) PIPE				
SETTLEMENT			semi-annual	
WATER TIGHTNESS			semi-annual	
CRACKS			semi-annual	
SPALLING			semi-annual	
JOINT FAILURE			semi-annual	
STANDING WATER			semi-annual	
CONSISTENT FLOWLINE (BEFORE, THROUGH, AFTER)			semi-annual	
5.) SEDIMENTATION				
CULVERT CLEAN			semi-annual	
FLUSHING NECESSARY				
6.) FACILITY				
PERFORMANCE SATISFACTORY			semi-annual	

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

MAP & PARCEL NO.: Map 28, Parcel 10.00

PROJECT NAME: Chaney Place

PROJECT ADDRESS: East of Chaney Boulevard, West of Summit Lane

THIS AGREEMENT, made this ____ day of _____, 20____, by and between Ole South Properties, Inc. hereinafter referred to as the "OWNER(S)" of the referenced property and City of La Vergne, Tennessee, hereinafter referred to as the "CITY",

Being all or a portion of the land acquired by (name) _____, by (deed type) _____ from (name) _____, dated _____, of record in Book # _____, Page # _____, Register's Office of Rutherford County, Tennessee.

WITNESSETH

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of all features and infrastructure that capture, convey, treat or detain stormwater located onsite. This shall be further described and shown in the Long-Term Maintenance Plan, attached hereto as Exhibit A, to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule included in the Long-Term Maintenance Plan with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.
2. The OWNER(S) shall submit to the CITY an annual report by July 1st of each year. The report will include the Long-Term Maintenance Plan that document inspection schedule, times of inspection, remedial actions taken to repair, modify or reconstruct the system and the state of control measures.
3. The OWNER(S) shall submit to the CITY a comprehensive inspection report by July 1st of every 5th year. This report must be completed by a registered engineer or landscape architect. The report will include facility type, inspection date, owner information, description of the current status of the stormwater control measures, photos, and any remedial actions taken to repair, modify or reconstruct the system and the state of control measures.
4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility.
5. The OWNER(S) shall grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor in accordance with the Stormwater Management Ordinance. The OWNER(S) agree that should maintenance not be properly performed, after due notice, the CITY may order the work performed. The OWNER(S) shall reimburse the CITY upon demand the costs incurred and any enforcement action costs according to the Stormwater Management Ordinance and is due upon receipt.
6. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the CITY.
7. If the OWNER fails to pay the CITY for the above expenses after forty-five (45) days written notice, the OWNER authorizes the CITY to collect said expenses from the OWNER through appropriate legal action and the OWNER shall be liable for the reasonable expenses of collection, court cost, and attorney fees.
8. The OWNER(S) shall indemnify and save the CITY harmless from any and all claims for damages to persons or property arising from OWNER(S) actions or inaction relating to the construction, maintenance, and use of the facility.
9. The Agreement and covenants contained herein shall apply to and bind the OWNER(S) and the OWNER(S)' heirs, executors, successors, and assigns, and shall bind all present and subsequent owners of the property served by the facility.
10. The OWNER(S) shall not be able to modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.
11. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.
12. The OWNER(S), or the City on the OWNERS(S) behalf, shall record this AGREEMENT in the office of the Register of Deeds for the County of Rutherford, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest.

FOR THE OWNER(S):

ATTEST:

OWNER SIGNATURE: _____

PRINT OWNER NAME: _____ TITLE: _____

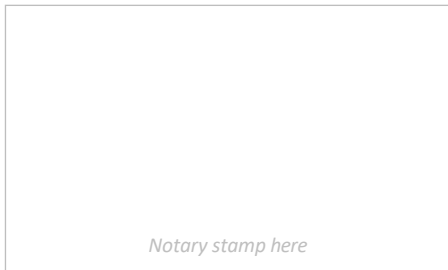
OWNER ADDRESS _____

OWNER PHONE & EMAIL: _____

OWNER NOTARY:

STATE OF _____ COUNTY OF _____

Before me, _____ (notary) of the state and county mentioned, personally appeared _____ (owner name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of _____ (company name), the within named bargainor, a corporation, and that such president or officer as such _____ (title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____ (company name).



WITNESS my hand and seal this _____ day of _____, 20____.

NOTARY PUBLIC

My Commission Expires: _____

PREPARED BY:

**CITY OF LA VERGNE, DEPARTMENT OF
ENGINEERING**

ATTEST:

_____ Date _____

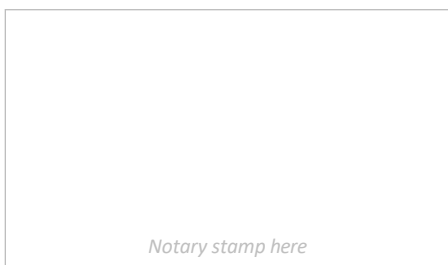
CITY OF LA VERGNE, DEPARTMENT OF ENGINEERING

CITY NOTARY:

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge themselves to be the Director of Engineering of the City of La Vergne, Tennessee and that as such Director of Engineering, being authorized so to do, executed the foregoing instrument of the purposes therein contained.



WITNESS my hand and seal this _____ day of _____, 20____.

NOTARY PUBLIC

My Commission Expires: _____

LEGAL DESCRIPTION TO BE ATTACHED TO STORMWATER OPERATION AND MAINTENANCE AGREEMENT

Owner: Ole South Properties, Inc.

Record Book: 2332 Page: 3395
Plat Book: Page:

The stormwater facilities of interest are located south of east of Chaney Blvd. and west of Summit Ln. in La Vergne according to final plat _____, which is recorded in Plat Book _____, Page _____ of the Register’s Office of Rutherford County, Tennessee.

Which lot is the same property conveyed to **Ole South Properties, Inc.** in Record Book 2332, Page 3395, Register’s Office of Rutherford County, Tennessee.

DRAWING OF STORMWATER MANAGEMENT FACILITIES

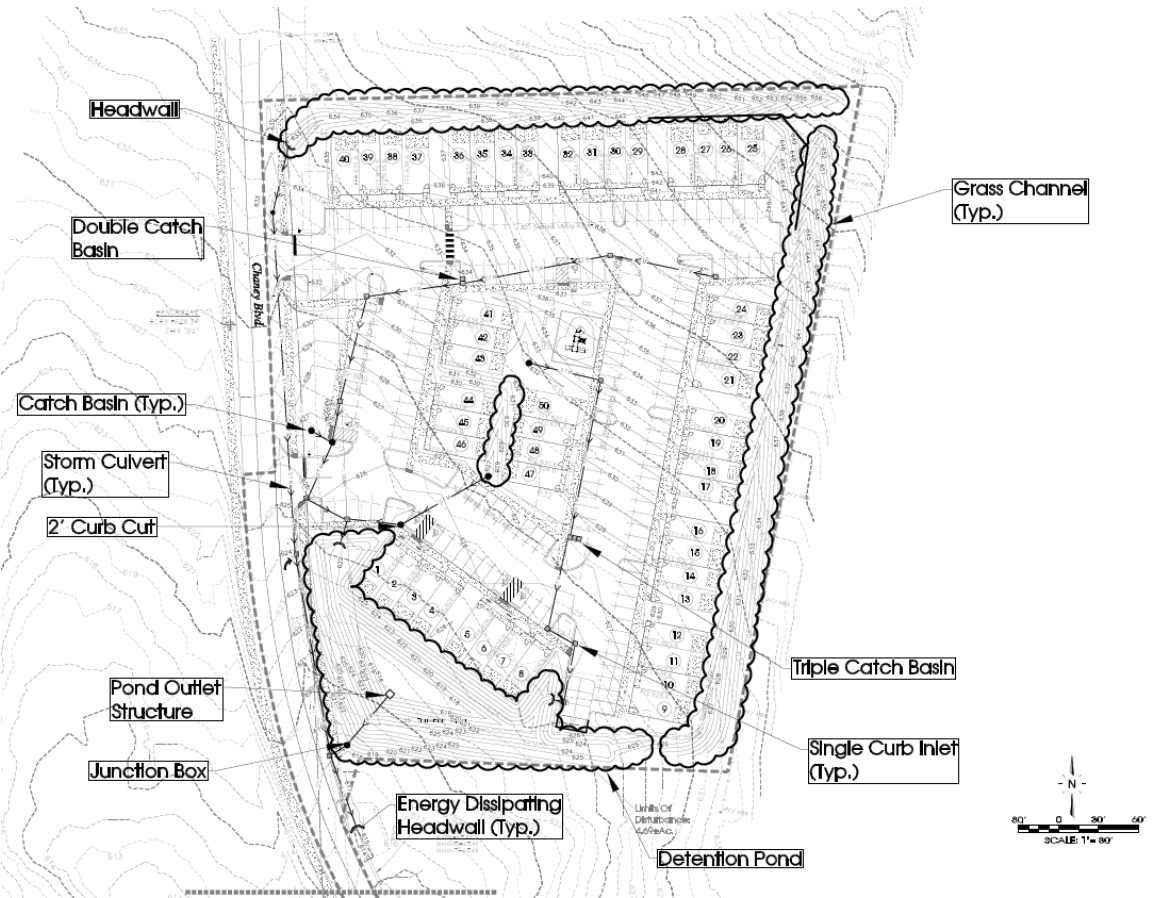


Exhibit A: Stormwater Component System



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.

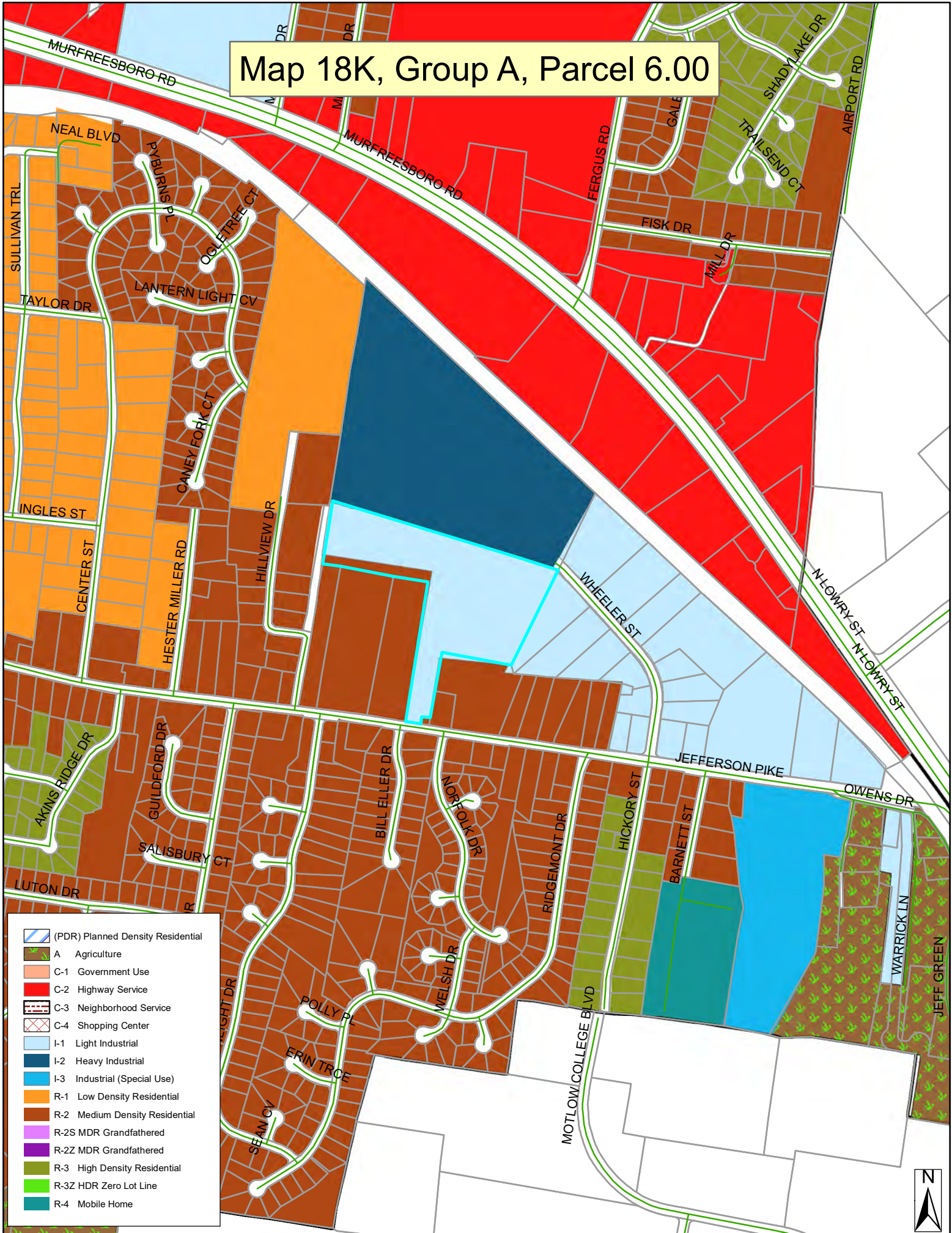
Map 18K, Group A, Parcel 6.00



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

Roadway Exhibit

Provided exhibit created from GIS data. Shown exhibit is conceptual in nature and does not represent a final layout. A finalized plan shall be submitted at the site plan level for staff review.

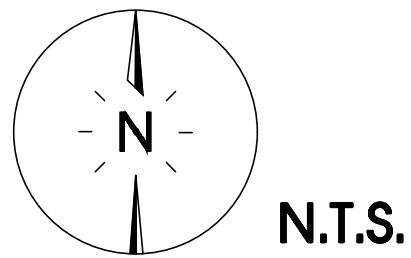


Photo depicting the intersection of Jefferson Pike and Wheeler Street.

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

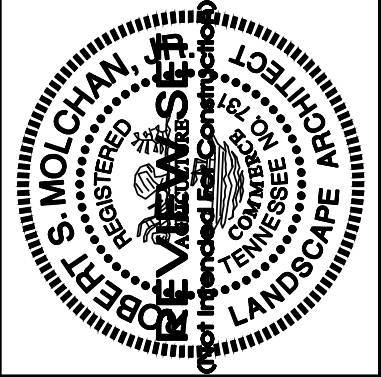
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129

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

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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. SEC, Inc. shall not be held responsible for any errors or omissions, or for any consequences arising from the use of these drawings, or for any damages, including consequential damages, that may result from the use of these drawings. The site is constructed in accordance with the construction plans.



84 Lumber

LaVergne, Tennessee

REVISED:	
DRAWN: BPG	
DATE: 12-14-2022	
CHECKED:	
BPG	
FILE NAME:	
22778	
SCALE:	
NTS	
JOB NO.	
22778	
SHEET:	
CP2.0	

Roadway Exhibit



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.

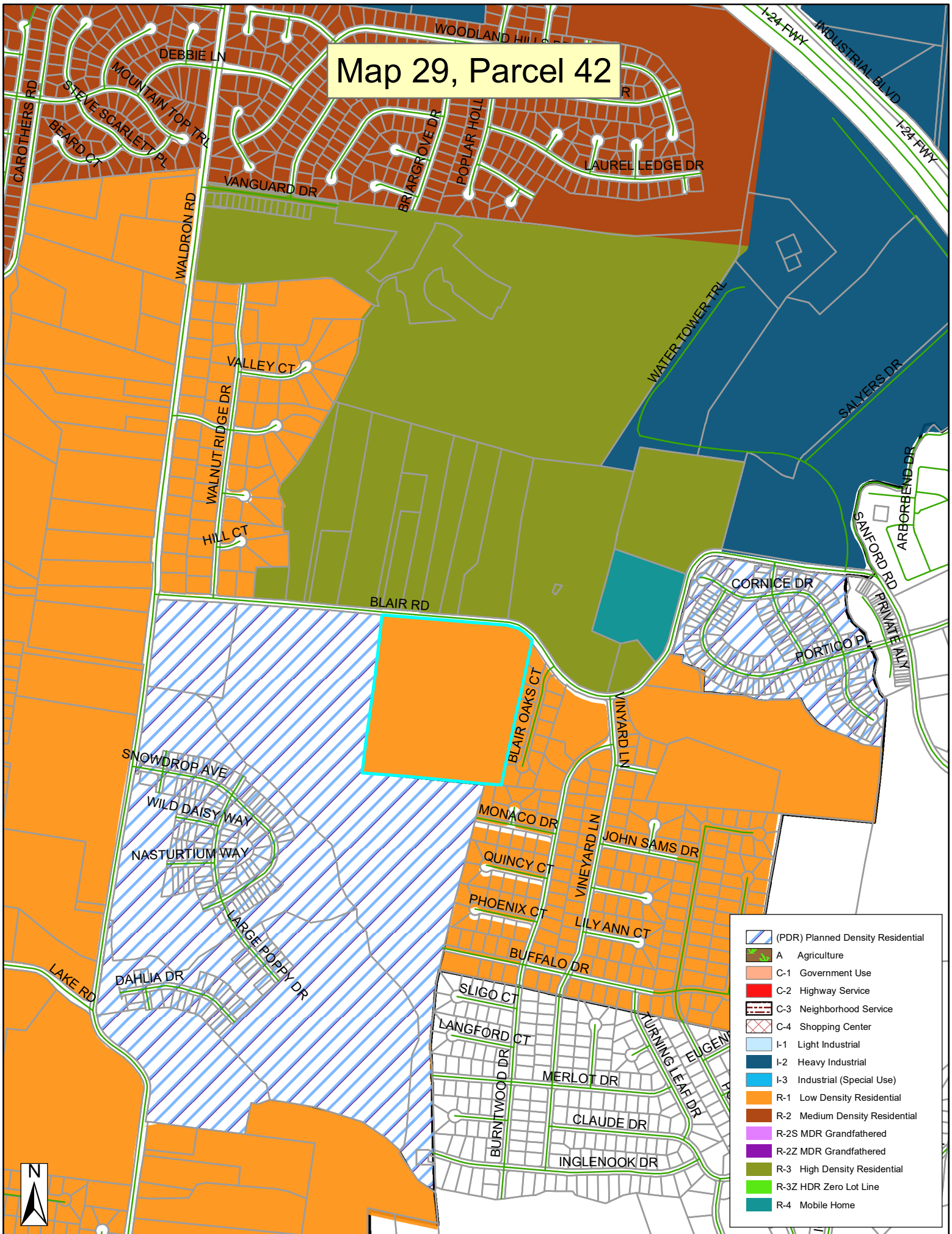
Map 29, Parcel 42



Map 29, Parcel 42



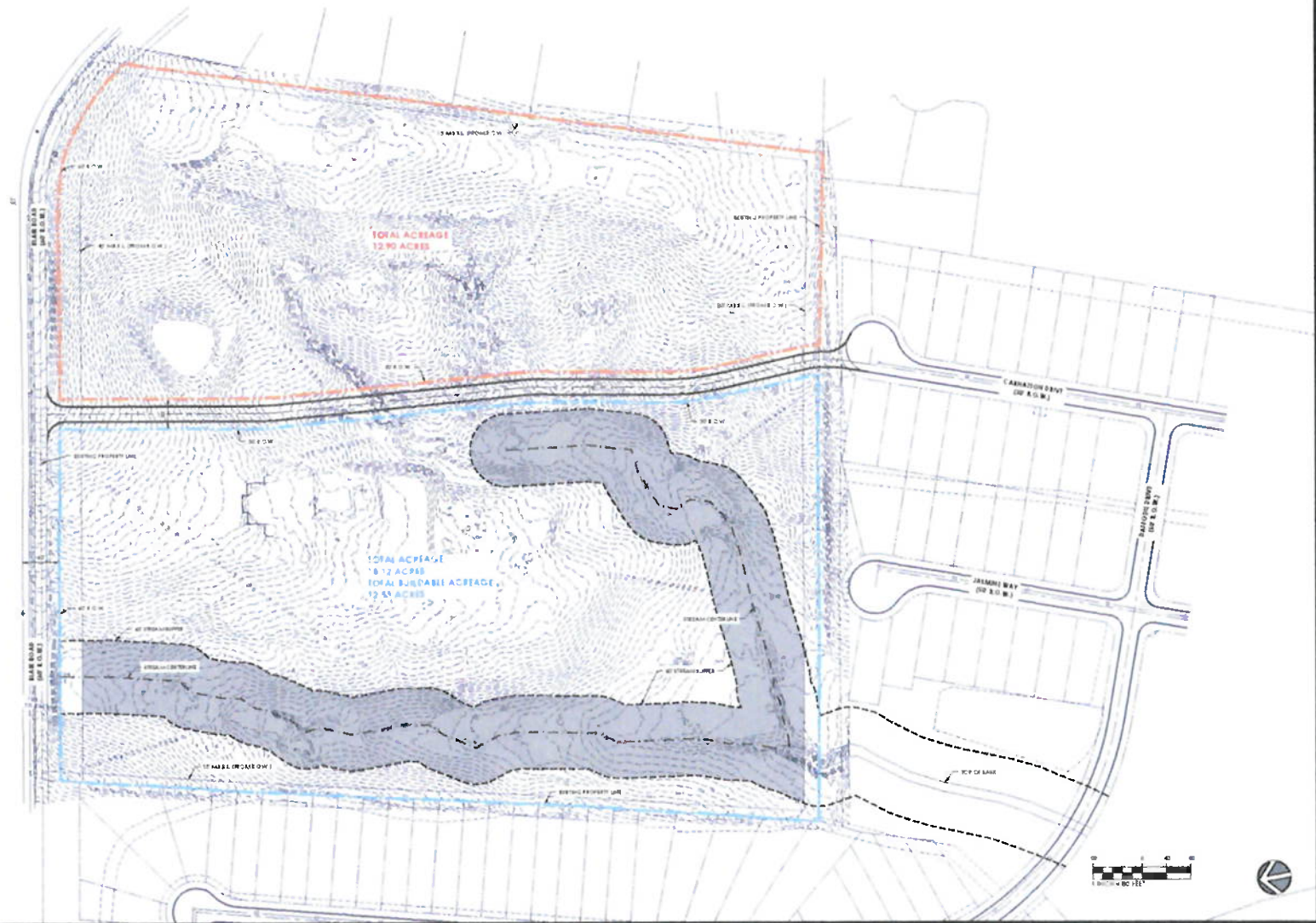
Map 29, Parcel 42



- (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







ZONING EXHIBIT
BLAIR ROAD MULITFMAILY
 BLAIR ROAD LA VERGNE, TN

June 23, 2025

**THOMAS
 &
 HUTTON**
 620 11th Avenue, N. • Suite 100
 Nashville, TN 37203 • 615.349.4190
www.thomashutton.com

This map is a general plan of the development and is for illustrative purposes only. It does not constitute a contract. The developer reserves the right to change and modify the plan without notice to the public. The plan is subject to the final decision of the local government. The plan is not to be used for any other purpose without the written consent of the developer.

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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

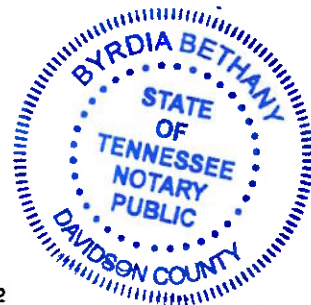
6/24/25
Date

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





Item #: 10. Recommendation to the Board of Mayor and Aldermen - New Zoning Ordinance and Zoning Map.

Reviewed By:

Kyle Brown, Asst. City Administrator
Juliet Williams, Executive Assistant
Bo Logan, City Planner
Jake Blair, Planning Tech

Summary:

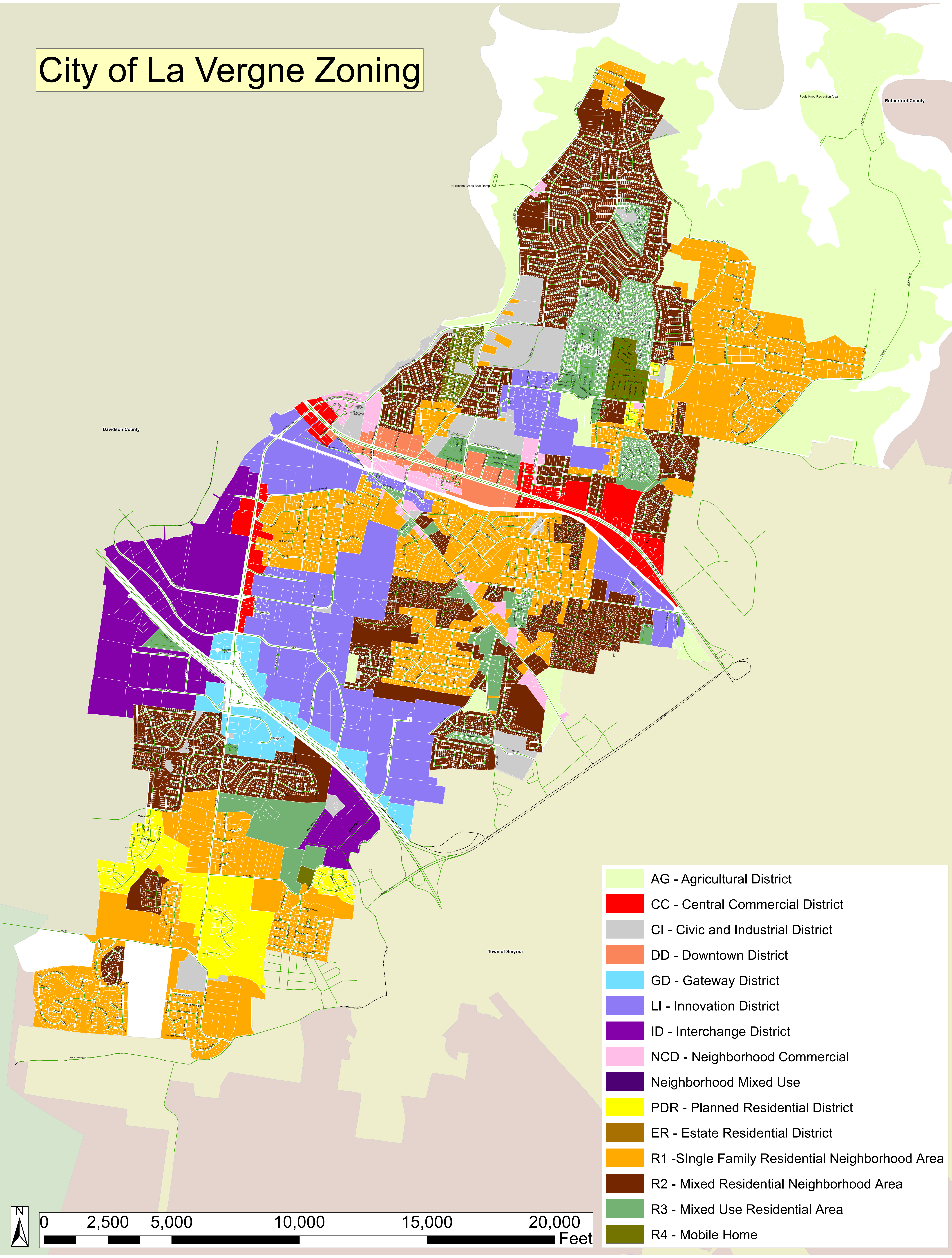
This is a discussion of the proposed La Vergne Zoning Ordinance.

Staff Comments / Technical Items:

To be presented by Kyle Brown, PE

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

City of La Vergne Zoning







Airport Parcels				
Tract	Parcel	Record	Date	
1	31, 6.04, 6.15, 6.16, 16.17	Deed Book 462, Page 36	05/15/1991	
2	31	Deed Book 462, Page 36	05/15/1991	
3	31	Deed Book 462, Page 36	05/15/1991	
4	31	Deed Book 462, Page 36	05/15/1991	
5	31	Deed Book 462, Page 36	05/15/1991	
6	31	Deed Book 462, Page 36	05/15/1991	
7	31	Deed Book 462, Page 36	05/15/1991	
Cemetery	35.05	Deed Book 462, Page 36	05/15/1991	

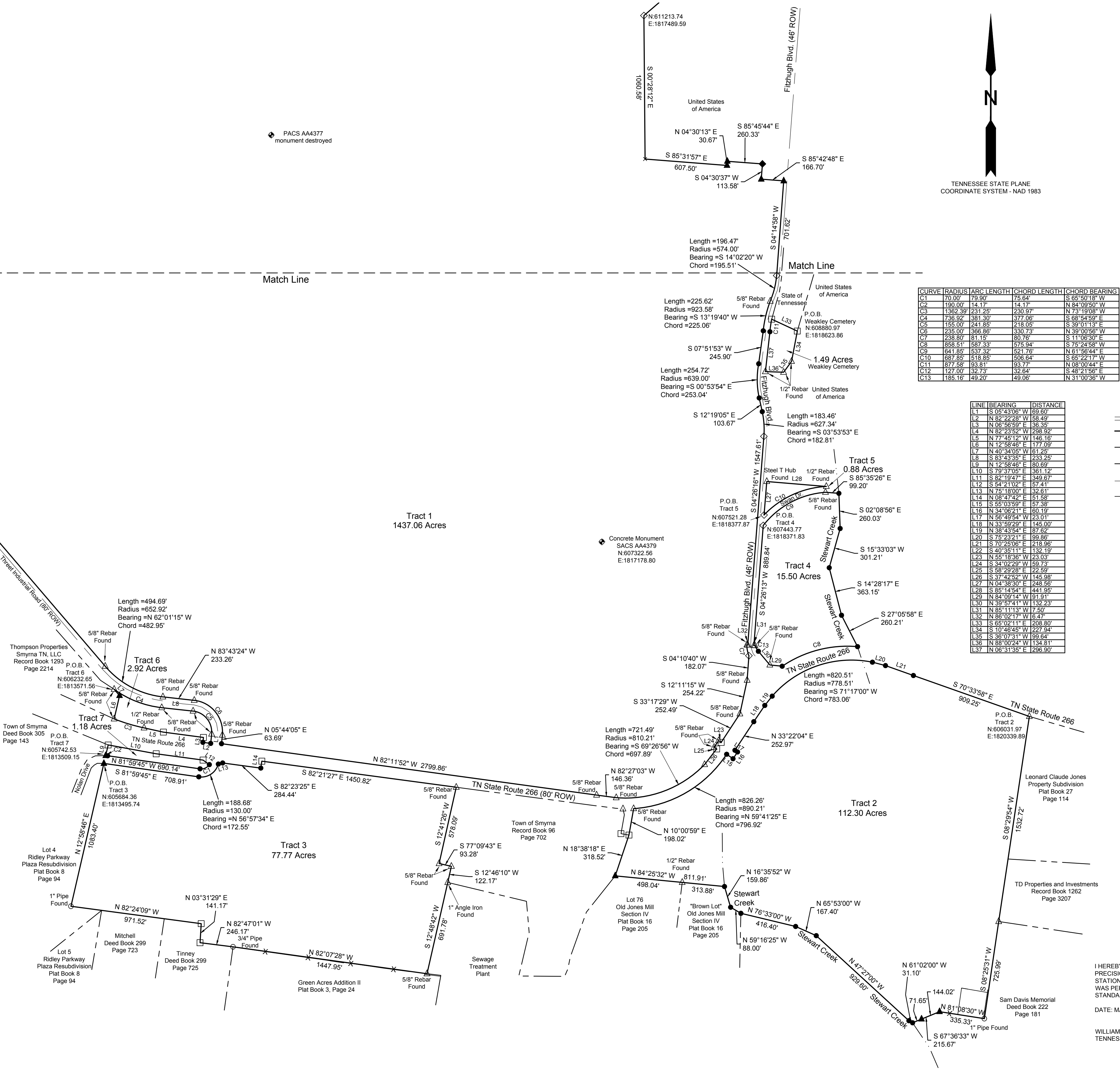
Location of found perimeter monuments of this boundary survey were performed using GPS and conventional survey equipment.

GPS Equipment used: Spectra Precision SP60 GNSS receivers using Real Time Kinematic (RTK) methods relative to an TDDOT base reference receiver.

Locations generated using Real Time Kinematic (RTK) vectors had an Root Mean Square (RMS) of no more than 0.04' horizontal.

Distances shown hereon are ground distances.

CONTROL POINTS			
MONUMENT	NORTHING	EASTING	ELEVATION
SACS AA4379	607322.56	1817178.80	515.20'
SACS AA4378	Destroyed		
PACS AA4377	Destroyed		



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	70.00'	79.90'	75.64'	S 65°50'18" W
C2	190.00'	14.17'	14.17'	N 84°09'50" W
C3	1362.33'	251.25'	250.97'	N 73°19'08" W
C4	736.92'	381.30'	377.06'	S 68°54'59" E
C5	155.00'	241.85'	218.05'	S 39°01'13" E
C6	235.00'	366.86'	330.73'	N 39°00'56" W
C7	238.80'	81.15'	80.76'	S 11°06'30" E
C8	855.51'	587.33'	575.94'	S 75°24'58" W
C9	541.85'	537.32'	521.76'	N 61°56'44" E
C10	687.85'	518.85'	506.64'	S 65°22'17" W
C11	877.58'	93.81'	93.77'	N 08°00'44" E
C12	127.00'	35.73'	35.54'	S 45°21'55" E
C13	185.16'	49.20'	49.06'	N 31°00'36" W

LINE	BEARING	DISTANCE
L1	S 05°43'06" W	69.85'
L2	N 82°22'28" W	58.49'
L3	N 05°36'59" E	38.35'
L4	N 82°23'52" W	298.92'
L5	N 77°45'12" W	148.18'
L6	N 12°38'48" E	177.09'
L7	N 40°34'05" W	61.25'
L8	S 83°43'35" E	233.25'
L9	N 12°38'48" E	69.69'
L10	S 79°37'05" E	36.112'
L11	S 82°19'47" E	349.67'
L12	S 54°11'02" E	57.41'
L13	N 75°18'00" E	32.61'
L14	N 08°47'42" E	51.58'
L15	S 55°10'59" E	57.35'
L16	N 34°06'21" E	60.19'
L17	N 58°49'54" W	23.01'
L18	N 33°59'22" E	145.00'
L19	N 38°43'54" E	87.62'
L20	S 75°22'21" E	99.86'
L21	S 10°45'05" E	218.96'
L22	S 40°35'11" E	132.19'
L23	N 55°18'36" W	23.03'
L24	S 34°12'22" W	59.73'
L25	S 58°29'28" E	22.59'
L26	S 13°27'52" W	145.58'
L27	N 04°38'30" E	248.50'
L28	S 85°14'54" E	441.95'
L29	N 84°06'14" W	91.91'
L30	N 39°57'41" W	132.23'
L31	N 85°11'13" W	17.50'
L32	N 80°02'17" W	6.47'
L33	S 65°02'11" E	208.80'
L34	S 10°46'45" W	227.34'
L35	S 36°07'31" W	99.64'
L36	N 88°00'24" W	134.81'
L37	N 06°31'35" E	296.90'

LEGEND	
	PROPERTY LINE
	PROPERTY ADJOINER LINE
	PROPERTY EASEMENT LINE
	CENTERLINE OF ROAD
	FENCE LINE
	5/8" REBAR WITH L.I. SMITH CAP SET
	CHISELED "X" FOUND
	MAG NAIL FOUND
	MAG NAIL SET
	PIPE FOUND
	CONCRETE MONUMENT FOUND
	UNMARKED POINT

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING TOTAL STATION SURVEY EQUIPMENT BY THE METHOD OF RANDOM TRAVERSE. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DATE: MAY 8, 2019

WILLIAM P.I. SMITH, R.L.S.
TENNESSEE REGISTRATION NO. 2093

Preliminary
05/09/2019 7:54:26 AM

SMYRNA - RUTHERFORD COUNTY AIRPORT AUTHORITY BOUNDARY SURVEY

SMYRNA, RUTHERFORD COUNTY, TENNESSEE

REVISIONS		DATE
NO.	DESCRIPTION	

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THIS DRAWING SHALL BE CONSIDERED PRELIMINARY IN NATURE AND, IN NO WAY, FINAL OR COMPLETE, UNLESS THE SEAL OF THE ENGINEER IS AFFIXED HERETO.

BOUNDARY SURVEY

2 of 2

L.I. Smith and Associates, Inc.

LAND DEVELOPMENT | INFRASTRUCTURE DESIGN | SURVEYING SERVICES

302 North Caldwell Street, Paris, TN 38242 | 731-644-1014 | www.lismith.com

475 Metroplex Drive, Suite 212 Nashville, TN 37211 | 615-256-0290

DRAWN BY: MBP

CHECKED BY: WPS

PROJECT # R-19-311-170399

DATE: 05/09/19

SCALE: 1" = 400'

City of La Vergne BNA Overlay Zone

