WORKSHOP AGENDA

Planning Commission

January 17, 2023 @ 5:30 PM

For the January 31, 2023 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.
- Approve Minutes: December 27, 2022 Regular Meeting

OLD BUSINESS

1. Preliminary Plat – Mission Hills, Sections 1-6. 275 Lots on 120.71 Acres. Requested by SEC. Property located at 703 Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by John M. Gilliland Living Trust.

NEW BUSINESS

2. Site Plan - Seventh Day Adventist Church. Requested by Azimtech, Inc. Property located at 271 Jefferson Pike (Tax Map 18N, Parcel 18.01). R-1 (Low Density Residential) Zoning District. Property owned by Kentucky/Tennessee Conference of Seventh Day Adventists, Inc.

3. Site Plan - Dick Buchanan Trailer Storage. Trailer Storage and New Building of 7,000 Square Feet on 15.47 Acres. Requested by SEC. Property located on Dick Buchanan Street (Tax Map 14, Parcel 50). I-2 (Heavy Industrial) Zoning District. Property owned by CSJ & Associates, LLC.

4. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – The Retreat at Finch Branch, Phase 1. Property located off Centennial Drive. Requested by Sonia Thompson. R-2 (Medium Density Residential) Zoning District.

5. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Lt. Frank Walkup. Property located off Jones Mill Road. Requested by Wamble & Associates. R-1 (Low Density Residential) Zoning District.

6. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Sand Hill Village. Property located off Sand Hill Road. Requested by Wamble & Associates. PDR (Planned Density Residential) Zoning District.

7. Bonds/Letters of Credit Update.

8. Discussion - Increase the Fee-In-Lieu of Sidewalk Construction Fee.

ADJOURN

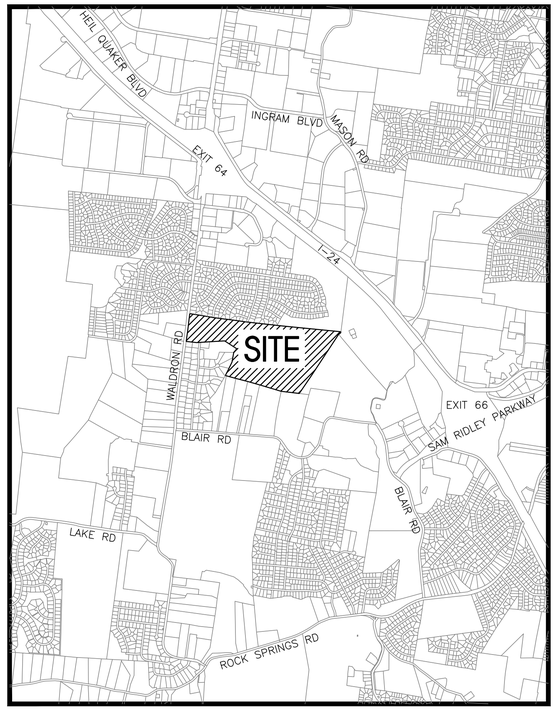
Mission Hills Section 1-6

La Vergne, Tennessee

Preliminary Plat

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	Master Plan
C1.0-1.8	Preliminary Plat
C2.0	Slope Analysis
C3.0-3.1	Details
L1.0-2.0	Landscape Plans



Site Location Map

Not To Scale

Owner:
Gilliland John M Living Trust
3180 Waterlevel Hwy Cleveland, TN 37311

Developer:
BRS Development
5617 Cottonwood Drive
Brentwood, TN 37027
Contact: Terry Rasmussen

Floodplain N**ote:**
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

Deed Reference:
Tax Map 29, Parcel 22.02
Zoning: R3
275 Lots
Total Land Area: 120.71± 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.

Approved by the La Vergne Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on _____.
Date

Preliminary plat approval shall not constitute final approval for recording purposes.

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567

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MATTHEW A. TAYLOR REGISTERED ENGINEER No. 112515 STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

By:_____ Date:_____

Matthew A. Taylor, P.E. TN. Reg. #112515

Sheet C0.0
703 Waldron Road
Preliminary Plat & Construction Drawings
S.E.C. Project #22078
Date: 9-26-2022
Revised: 10-17-2022

Site Clearing & Demolition Notes:

1. Before starting demolition operations, refer to sheet 6 Existing Conditions & Initial EPSC.

2. Demolition includes the following within the property lines:
   1) Transfer benchmark control to new locations outside the disturbed area prior to commencing demolition operations (when applicable)
   2) Provide temporary barricades and other forms of protection as required to protect owner's personnel property and general public from injury due to demolition work.
   3) Demolition and removal of site improvements.
   4) Disconnecting, capping or sealing, and abandoning/removing site utilities in place (whichever is applicable)

3. Promptly remove waste materials, unsuitable and excess topsoil and other clearing debris from Owner's property and 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 will require removal. Resulting excavations should be backfilled with properly compacted select fill.

6. Removal includes digging out stumps and roots. Remove all stumps, roots over 4–inches in diameter and matted roots within the limits of grubbing to depths as follows:
   1) Footings: 18 inches
   2) Walks: 12 inches
   3) Roads: 18 inches
   4) Parking Areas: 12 inches
   5) Lawn Areas: 18 inches
   6) Fills: 12 inches

7. Remove reinstall, and relocate: items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage reinstall items in locations indicated.

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.
   1) Protect improvements on adjoining properties and on the Owner's property.
   2) Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.

9. 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 for the 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.

12. Obtain approved borrow soil materials off–site when sufficient satisfactory soil materials are not available on–site.

13. Maintain existing utilities indicated to remain in service and protect them against damage throughout construction operations.
   1) Do not interrupt exist utilities serving occupied or operating facilities, except when authorized in writing by engineer and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to owner and to governing authorities.
   2) Contractor shall coordinate with appropriate utility owner 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.
   1) Erect temporary protection, barricades as per local governing authorities.
   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 skinning of roots, skinning and bruising of bark, smothering of trees by stockpiling construction materials or excavated materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. Provide temporary guards to protect trees and vegetation to remain in place.
   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.
   2) Engage a qualified tree surgeon to remove branches from trees, if required, to clear for new construction. Where cutting is required, 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 for site clearing and demolition.

17. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

18. Clean adjacent buildings and improvements of dust, dirt, and debris caused by demolition operations. Return adjacent areas to condition existing before start of demolition.

19. Damages: Promptly repair damages to adjacent facilities caused by demolition operations at the contractors cost.

20. Remove existing above–grade and below–grade improvements necessary to permit construction and other work as indicated.

21. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on–site.

22. Do NOT Burn or bury materials on site.

23. Contractor to 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 nor more than ten 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.

25. Utilities shown are based on visual observations and utility markings. Contractor shall call TN One Call and confirm locations prior to starting work.

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 required construction documents and take precedence unless specifically noted otherwise on the plans. The contractor shall notify the construction/project manager of any discrepancy between soils report and plans, etc.

3. The locations of underground facilities shown on the plan are based on field surveys and city 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.

4. All work within the rights of way shall be in accordance with the governing jurisdiction and specifications.

5. Contractor shall coordinate any maintenance of traffic with the owner's representative and the local jurisdiction prior to construction.

6. 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.

7. Upon completion of project, contractor shall clean the paved areas prior to removal of temporary sediment controls, as directed by the city and/or 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 removed from the site at contractor's expense.

8. Rock may be present at shallow depths requiring some rock excavation for utility installation. No extra compensation shall be given for rock excavation.

9. These project construction documents shall not constitute a contractual relationship between the engineer and the contractor.

10. The engineer shall not be responsible for construction of safety means, methods, techniques, sequence's, or procedures utilized by the contractor or subcontractors.

Site Plan Notes:

1. Contractor shall immediately notify the engineer of any discrepancies found between these plans and/or field conditions prior to construction.

2. Apparent errors, discrepancies, or omissions on the drawing shall be brought to the attention of the owner prior to bid submittal. The contractor may not 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. No digital file will 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 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 architect and engineer from and against any and all claims of any nature whatsoever arising from such use.

8. All dimensions and radii are given to face of curb unless otherwise noted.

9. Asphalt paving: do not apply prime and tack coats when temperature is below 50° F, or when base is wet. Apply asphalt paving only when temperature is above 40° F and when base is dry.

10. Materials:
   10A) Subgrade: Cohesive subgrade shall be compacted to 95% compaction. Cohesion less subgrade shall be compacted to 100% compaction.
   10B) Subbase: Unless otherwise noted on these plans, base shall consist of water bonded limestone, crushed rock or DGA.
   10C) Asphalt: Bituminous concrete hot plant mix binder course and asphalt topping plant mix shall be applied over base, minimum temperature time of placement shall be 225° F.

11. Cast in place concrete: All concrete work shall conform to all requirements of American Concrete Institute ACI 301 and applicable sections of ASTM C–94 (latest ed.) for ready mixed concrete.

12. All concrete shall be in–transit mixed concrete, 3% to 5% air–entrained and shall attain a minimum compression strength of 4,000 p.s.i. in twenty–eight (28) days.

13. Slump: Maximum allowable slump will be five (5) inches.

14. Concrete Materials:
   14A) Portland cement: Gray portland cement, ASTM C–150 (latest ed.) type 1. All concrete shall contain not less than five bags of cement per cubic yard.
   14B) Aggregates: ASTM C–33 (latest ed.).
   14C) Sand: Hard, durable, clean, sharp, natural sand free from clay, loam, dust or organic matter.
   14D) Water: Clean, potable, free from oil, acids, alkali, organic matter and other deleterious substances.
   14E) Admixture: Air type to meet ASTM C–260 (latest ed.)

15. Reinforcing materials shall be uncoated and free from excessive rust, mill scale, oil, grease and other deleterious matter.

16. All above grade exterior concrete surfaces shall be cured with curing compound sprayed on in strict compliance with manufacturer's directions.

17. Weather Requirements:
   17A) 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. Provide special procedures required to control concrete temperature and to protect surfaces from drying out, mixing water may be chilled or chopped ice may be used to control temperature provided water equivalent of ice is calculated to total amount of mixing water, use of liquid nitrogen to cool concrete is the contractor's option.
   17B) Cold Weather Placing: Do not mix or place when atmospheric temperature will fall below 40° F, or when conditions indicate 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 ed.) for cold weather protection.

18. Concrete tests shall be authorized by the owner on an as needed basis.

19. All exterior curb shall have expansion joints at 100'–0" O.C., and construction joints at 10'–0" O.C. (unless otherwise specified on the detail sheets).

20. All concrete shall have a medium transverse finish.

21. Subgrade shall be free of extraneous materials. Proof–roll soil subgrade with heavy, pneumatic tired equipment immediately prior to placing stone base. Any soft or unstable zones detected thereby shall be undercut to firm soil and backfilled with engineered earth fill compacted as specified. The subgrade for all pavements shall be uniformly stable before any stone base is installed. No base materials shall be placed if the subgrade indicates pumping.

22. Surface preparation, spreading and laying, compacting and rolling operations shall conform with asphalt institute recommended specifications.

23. Inspect areas to be paved and insure that all subgrade conditions are sufficiently carried out to insure a good paving job. A finished surface shall not vary more than 1/8" in 10 feet when tested with a straight edge applied parallel with, or at right angle, to 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.

Grading And Drainage Plan Notes:

1. The site work contractor shall coordinate the installation of all underground utilities with his work. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous underground utilities, devices, or structures), shall be in–place prior to the placement of base course material.

2. The contractor shall cut existing pavement as necessary to assure a smooth fit and continuous grade.

3. The contractor shall verify horizontal and vertical location of all existing storm sewer structures, pipes and all utilities prior to construction.

4. Clearing and grubbing limits shall include all areas disturbed by grading operation.

5. The soil materials shown hereon may be disturbed by cutting or filling operations performed during or before development. Therefore, the builder of any proposed structure shall investigate the current conditions and consult with a geotechnical expert or other qualified person as he deems appropriate to assure himself that the design of the proposed foundation is adequate.

6. No portion of this site lies within Zone AE, per FEMA FIRM maps #47037C0105H Dated 1/5/2007.

7. Before starting grading operations, see sheets 8–14 for Construction SWPPP plan notes and details.

8. Prior to site construction activity, the contractor shall install all SWPPP measures to protect existing drainage facilities. Contractor shall prevent siltation from leaving the site at all times.

9. Strip building and pavement areas of all organic topsoils. Stockpile suitable topsoils for respreading onto landscape areas. All excess excavated materials shall be removed from the site at the contractor's expense.

10. Site grading shall be performed in accordance with these plans and specifications and the recommendations set forth in this plan set. The contractor shall be responsible for removing all soft, yielding or unsuitable materials and replacing with suitable materials.

11. Contractor shall submit a compaction report prepared by a Licensed Geotechnical Engineer, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans and specifications and the recommendations. Notify project engineer if any unsuitable soils are found.

12. It is the earthwork contractor's responsibility to maintain the site soils and engineered fills with a workable moisture content range to obtain the required in–place density. Scarifying and drying operation should be included in the contractor's price and should not be considered and extra for the contract. The contractor shall review and be aware of all moisture concerns and soil remediations requirements.

13. Following grading of subsoil to subgrade elevations the contractor shall place topsoil to a 6" depth in all disturbed areas which are not to be paved. Smoothly finish grade to meet surrounding lawn areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading. Topsoils shall be free of subsoil, debris, brush and stones larger than 1" in any dimension. Rock hounding in place will not be permitted. All excess topsoil shall be legally disposed of off site.

14. After fine grading topsoil, contractor shall seed, mulch, fertilize and water until a healthy stand of grass is obtained. The restoration shall closely follow construction.

15. Elevations given are at bottom face of curb and/or finished pavement grade unless otherwise specified on grading plan. All pavement shall be laid on a straight, eve, and uniform grade with a minimum of 1% slope toward the collection points unless otherwise specified on the grading plan. DO not allow negative grades or ponding of water.

16. Contractor shall provide butt end joint to meet existing pavement in elevation at drive returns and ensure positive drainage.

Waterline Notes:

1. Restraints such as kickers and rods shall be installed at changes in direction where fittings are required and dead ends at the discretion of the City of LaVergne Utilities Department.
2. Thrust blocks shall be provided at all horizontal bends, tees, and fire hydrants.
3. The minimum cover on water mains shall be 30".
4. All water mains shall be hydrostatically tested and disinfected before acceptance.
5. All trenches, pipe laying, and backfilling shall be in accordance with federal O.S.H.A. regulations.
6. Utility contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.
7. Contractor shall comply with the most current requirements of the "Waterline Specifications" of the City of LaVergne.
8. Contractor shall coordinate installation of waterline with the installation of the storm drainage system. Field adjustment of the waterline may be necessary to avoid conflicts.

General Utility Notes:

1. Contractor shall contact all utility companies immediately after bid is awarded and ensure the utility companies have the essentials required for complete service installation. Contractor shall notify construction manager and engineer of any time frames established by utility companies which will not meet opening date.

2. Existing utility lines shown are approximate locations only. Contractor shall verify the size, location, invert elevation, and condition of existing utilities which are intended to be utilized as a connection point for all proposed utilities (see sheet), prior to any construction. Contractor to ensure existing utilities are in good condition and free flowing (if applicable). If elevations, size, or location differ from what is shown on sheet, contractor shall notify engineer immediately.

3. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment. The cost of protecting utilities from damage and furnishing special equipment will be included in the price bid for other items of construction.

4. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities, prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.

5. The contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to location and scheduling of tie–ins/connections to their facilities.

6. All underground utilities (water sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous), shall be in–place prior to the placement of base course material.

7. Utility contractor will be responsible for all tap and tie on fees required, as well as cost of underground service connections.

8. No more than 25 percent of the dollar amount of the contract may be awarded to subcontractors.

9. The contractor shall provide a suitable office near the site for his use and at which copies of the specifications and drawings shall be kept. The contractor shall also designate to the owner a person to be notified in Murfreesboro in case of emergencies other than during working hours and on holidays and weekends.

10. Streets shall be graded to subgrade before water lines and sanitary sewers are installed.

11. All waterline taps are to be made by City of LaVergne Utilities Department.

12. Contractor shall comply with all requirements of the latest edition of City of LaVergne Utilities Department specifications for water main construction.

13. Contractor shall comply with all requirements of the latest edition of City of LaVergne specifications.

14. 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 nor more than ten 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 (800) 351–1111.

Sanitary Sewer Notes:

1. The contractor must notify City of LaVergne for sewer inspection prior to starting work.

2. The owner/developer for budget purposes, should check with the City of LaVergne for connection fees which may be substantial

3. Contractors for sewer work must be approved by the City of LaVergne Water and Sewer Department.

4. Coordinates or dimensions shown are to centerline of pipe or fitting or to centerline of manhole.

5. The top elevation of all manholes in paved areas shall match finish grade. The top elevation of all manholes in grassed areas shall be 6" above finished grade.

6. The minimum horizontal separation between the closest two points of the water and sewer line is ten (10) feet. The minimum vertical separation between the closest two points of the water and sewer line shall be 18 inches.

7. Contractor shall comply with all requirements of the latest edition of the "Standard Technical Specifications and Detail Drawings for the Installation of Sanitary Sewer Mains and Appurtenances" of the City of LaVergne.

8. Sanitary sewer wyes and 45° bends are to be the same material and class/wall thickness as the mainline pipe.

9. Sewer construction must be in accordance with all City of LaVergne Public Works specifications and drawings.

10. Contractor must have a State of Tennessee license, Municipal Utility (MU) classification, to perform work.

11. The existing sewer main and/or manholes utilized or altered by this project must be tested before and after construction. Should the sewer not be tested prior to construction and defects found after construction will be the responsibility of the contractor to repair at his or her expense.

12. A maximum of 2–6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2–6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.

13. All newly constructed sanitary sewer mains, rehabilitated sanitary sewer laterals and mains, existing sanitary sewer mains that intersect under or over a newly constructed or removed utility, or any sewer main that has been physically altered in any way must be fully televised via in–line Closed Circuit Television (CCTV) post construction survey fully compliant with the guidelines set forth by the North American Sanitary Sewer Company's (NASSCO) Pipeline Assessment Certification Program (PACP) at the expense of the contractor.

City Of LaVergne Standard Plat Notes:

1. Datum Notation:
   This survey based on the North American Vertical Datum 88 (NAVD 88) and North American Datum 83 (NAD83)
2. A portion of this site lies within Zone AE, per FEMA FIRM maps #47037C0414H, Dated 4/5/17 & #47187C0255F, Dated 9/29/06.
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 on site with contact number, e.g.
   On Site Utilities:
   Natural Gas– Smyrna Gas 615–355–5740
   Electric– Nashville Electric Service 615–736–6900
   Water– City of La Vergne 615–793–9891
   Sewer– City of La Vergne 615–793–9891
7. All commercial/industrial buildings over 5000 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 standards and specifications.
9. Contact City of La Vergne fire marshal at 615–287–5832 for fire code information and compliance.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 893-9389 FAX (615) 893-7567

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This site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the contractor to properly construct the improvements shown on these plans in 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.

REVIEW SET
(Not Intended For Construction)

Mission Hills Section 1-6

La Vergne, Tennessee

REVISED: 10–17–2022: PC Workshop Comments

DRAWN: SJA
DATE: 9–26–2022
CHECKED: MAT
FILE NAME: 22078Preliminary
SCALE: None
JOB NO. 22078
SHEET: C0.1

Notes

Note:
Construction Traffic To Utilize Waldron Road.
No Construction Traffic Will Be Allowed On
Knollwood Drive Or Briargrove Drive.

Legend:

	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET	W	WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE	SF	SF	SF
EXISTING TREELINE			
EXISTING FENCELINE	X	X	X
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE		GAS	
PROPOSED GAS LINE		GAS	
EXISTING STORM		STM	STM
PROPOSED STORM	STM		STM
EXISTING CONTOUR LINES		601	
PROPOSED CONTOUR LINES		601	
EXISTING SANITARY SEWER		SS	SS
PROPOSED SANITARY SEWER		8"SS	
EXISTING WATER		W	W
PROPOSED WATER		W	W

N

200′ 0 200′ 400′

SCALE: 1"= 200′

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 895-7772 FAX: (615) 895-7773 EMAIL: INFO@SEC-CIVIL.COM

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MATTHEW A. TAYLOR
STATE OF TENNESSEE
REVIEW SET
(Not Intended For Construction)

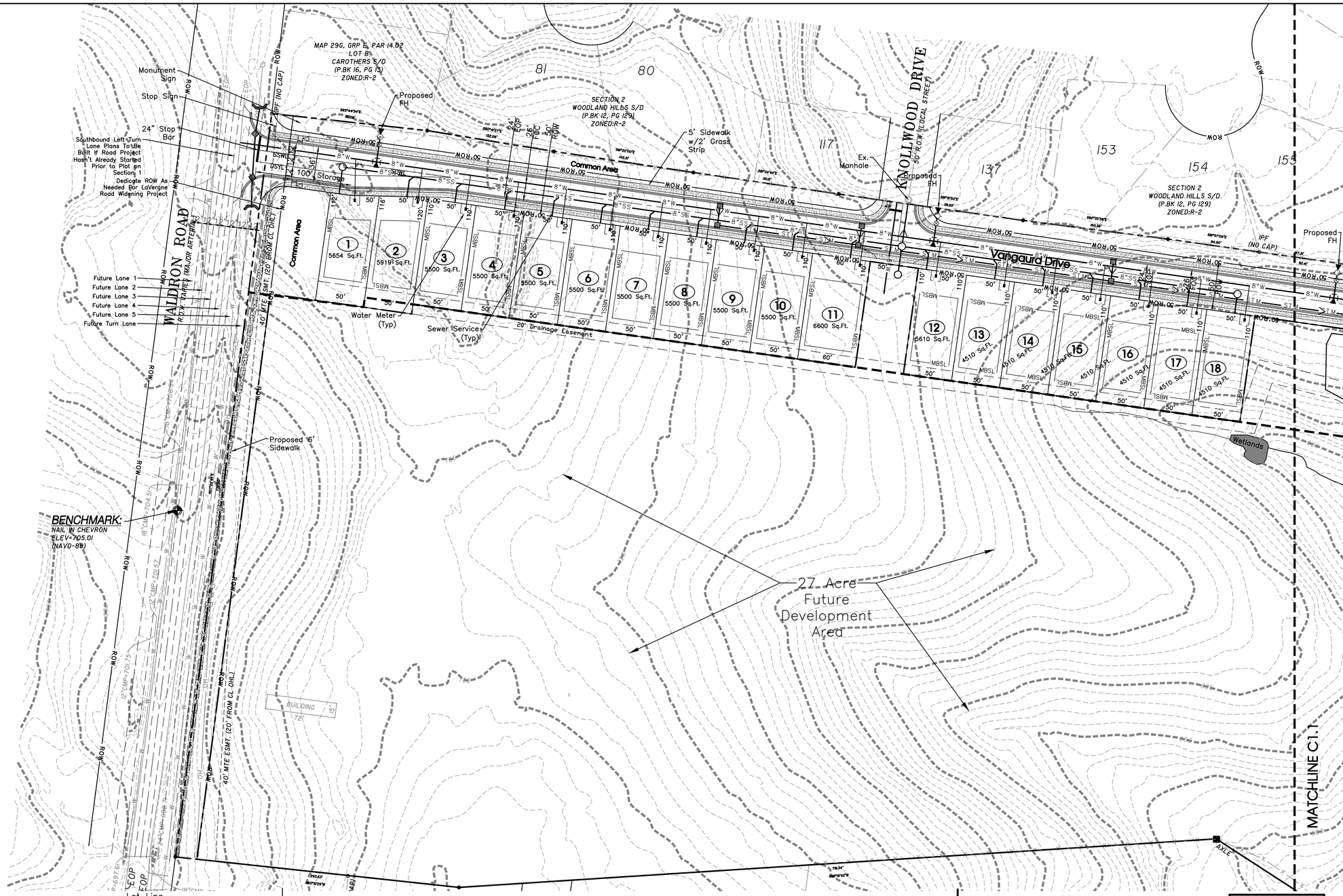
Mission Hills Section 1-6

La Vergne, Tennessee

REVISED: 10-17-2022: PC Workshop Comments

Master Plan

DRAWN: SJA
DATE: 9-26-2022
CHECKED: MAT
FILE NAME: 22078Preliminary
SCALE: 1"=200'
JOB NO. 22078
SHEET: C0.2



Legend:

	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET	W	WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W

Owner:
Gilliland John M Living Trust
3180 Waterlevel Hwy Cleveland, TN 37311

Developer:
BRS Development
5617 Cottonwood Drive
Brentwood, TN 37027
Contact: Terry Rasmussen

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

Deed Reference:
Tax Map 29, Parcel 22.02
Zoning: R3
275 Lots
Total Land Area: 120.71± 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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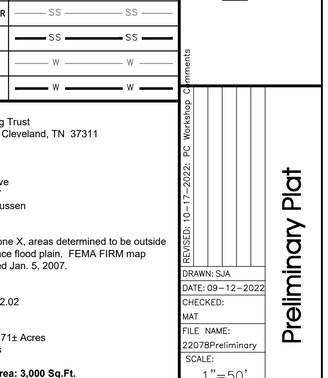


REVIEW SET
(Not Intended For Construction)

Mission Hills Section 1-6

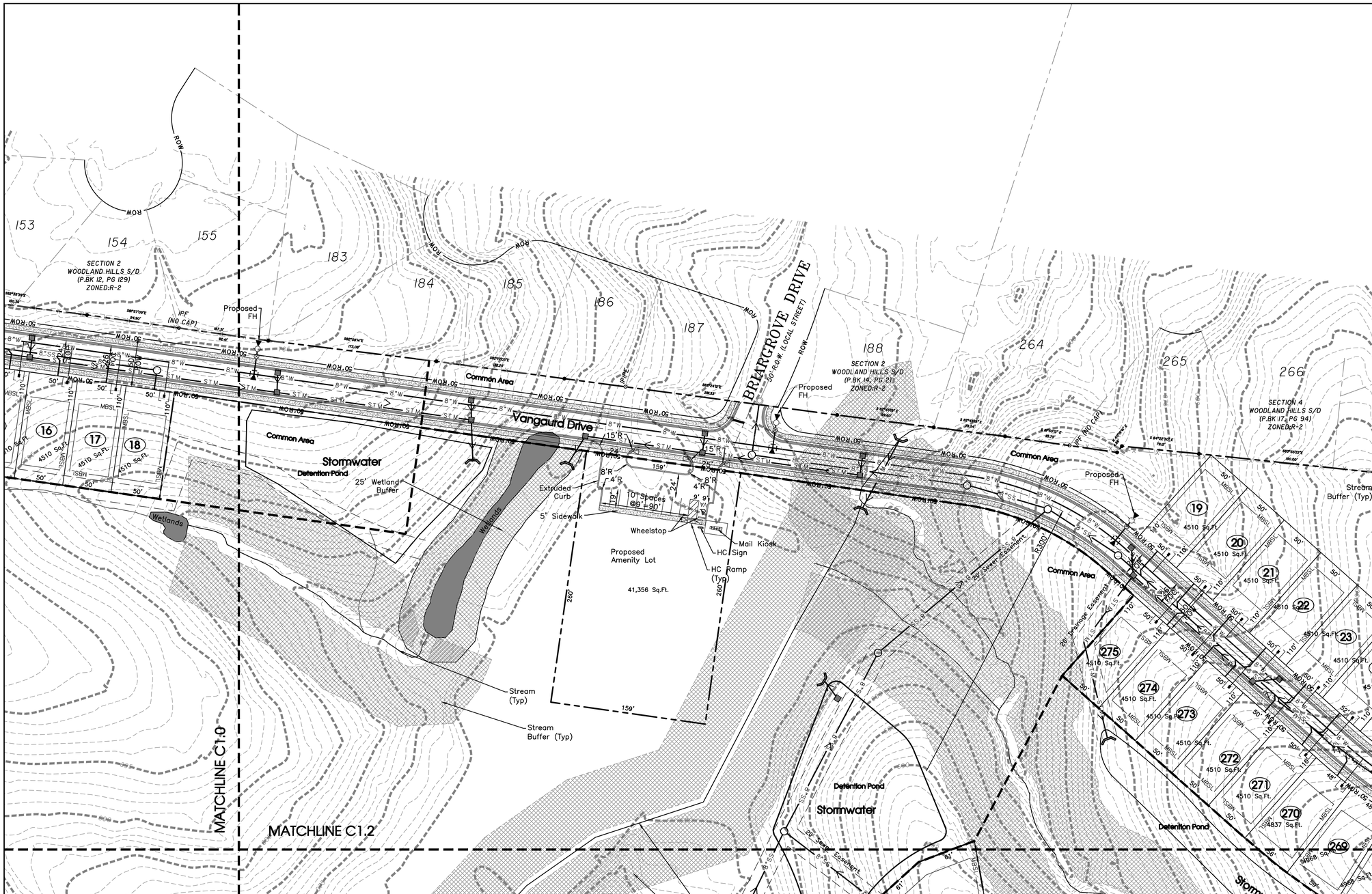
La Vergne, Tennessee

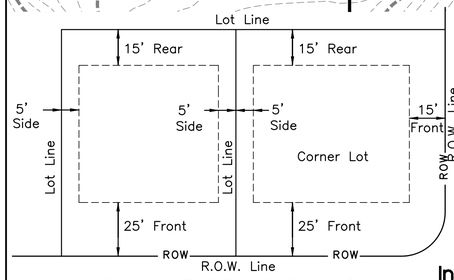
REVISED: 10-17-2022: PC Workshop Comments

DRAWN: SJA
DATE: 09-12-2022
CHECKED: MAT
FILE NAME: 22078Preliminary
SCALE: 1"=50'
JOB NO. 22078

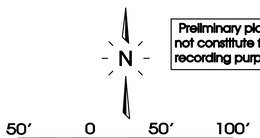
Preliminary Plat

SHEET: C1.0





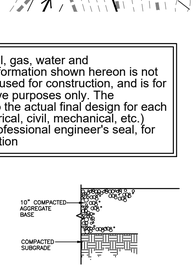
Minimum Building Setback Detail
Single Detached
N.T.S.



Preliminary plat approval shall not constitute final approval for recording purposes.

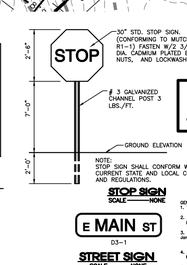
Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

The proposed electrical, gas, water and telecommunications information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical, etc.) with the Tennessee professional engineer's seal, for precise design information



TYPICAL "SPEED LIMIT" SIGN
SCALE NONE

TEMPORARY TUNRAROUND
SCALE NONE



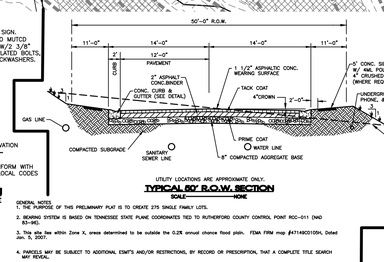
STOP SIGN
SCALE NONE

E MAIN ST
D3-1

STREET SIGN
SCALE NONE

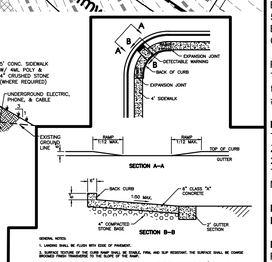
NOTE: STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



TYPICAL 50' R.O.W. SECTION
SCALE NONE

GENERAL NOTES:
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 275 SINGLE FAMILY LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL EBMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED R-3 (HIGH DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT=15' FT. - SIDE=5' FT. - REAR=15' FT.
6. 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.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.



GENERAL NOTES:
1. LANDING SHALL BE FLUSH WITH STOP OF PAVEMENT.
2. MINIMUM WIDTH OF THE CURB RAMP SHALL BE 36 INCHES. FINAL AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOM FINISH PERPENDICULAR TO THE SLOPE OF THE RAMP.
3. A RAISED CURB RAMP ALONG THE PERPENDICULAR FROM A MINIMUM OF EXPANSION JOINTS TO 2" OF LANDING AND SHALL BE A CONTINUOUS RAMPED SLOPE OF THE PERPENDICULAR CURBING FROM BACK TO FRONT OF TOP OF BACK CURB SHALL BE THE SAME AS THE ADJACENT CURB ALIGNED.
4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET IN LENGTH.
5. EXPANSION RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNING WHICH SHALL CONSIST OF RAPPED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES, AND A NOMINAL CENTER TO CENTER SPACING OF 2.35 INCHES. DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR A DEPTH OF 24 INCHES.
6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING CONFORMING WITH A 36.0 IF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

Legend:

	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET	W	WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W

Owner:
Gilliland John M Living Trust
3180 Waterlevel Hwy Cleveland, TN 37311

Developer:
BRS Development
5617 Cottonwood Drive
Brentwood, TN 37027
Contact: Terry Rasmussen

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

Deed Reference:
Tax Map 29, Parcel 22.02
Zoning: R3
275 Lots
Total Land Area: 120.71± Acres
Min. Lot Size = Varies

Minimum Lot Size Area: 3,000 Sq.Ft.
Lot Width at Building Setback Line: 40 ft.

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Side Setback: 5 ft.
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WWW.SITECONSULTANTS.COM

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MATTHEW A. TAYLOR
STATE OF TENNESSEE
REVIEW SET
(Not Intended For Construction)

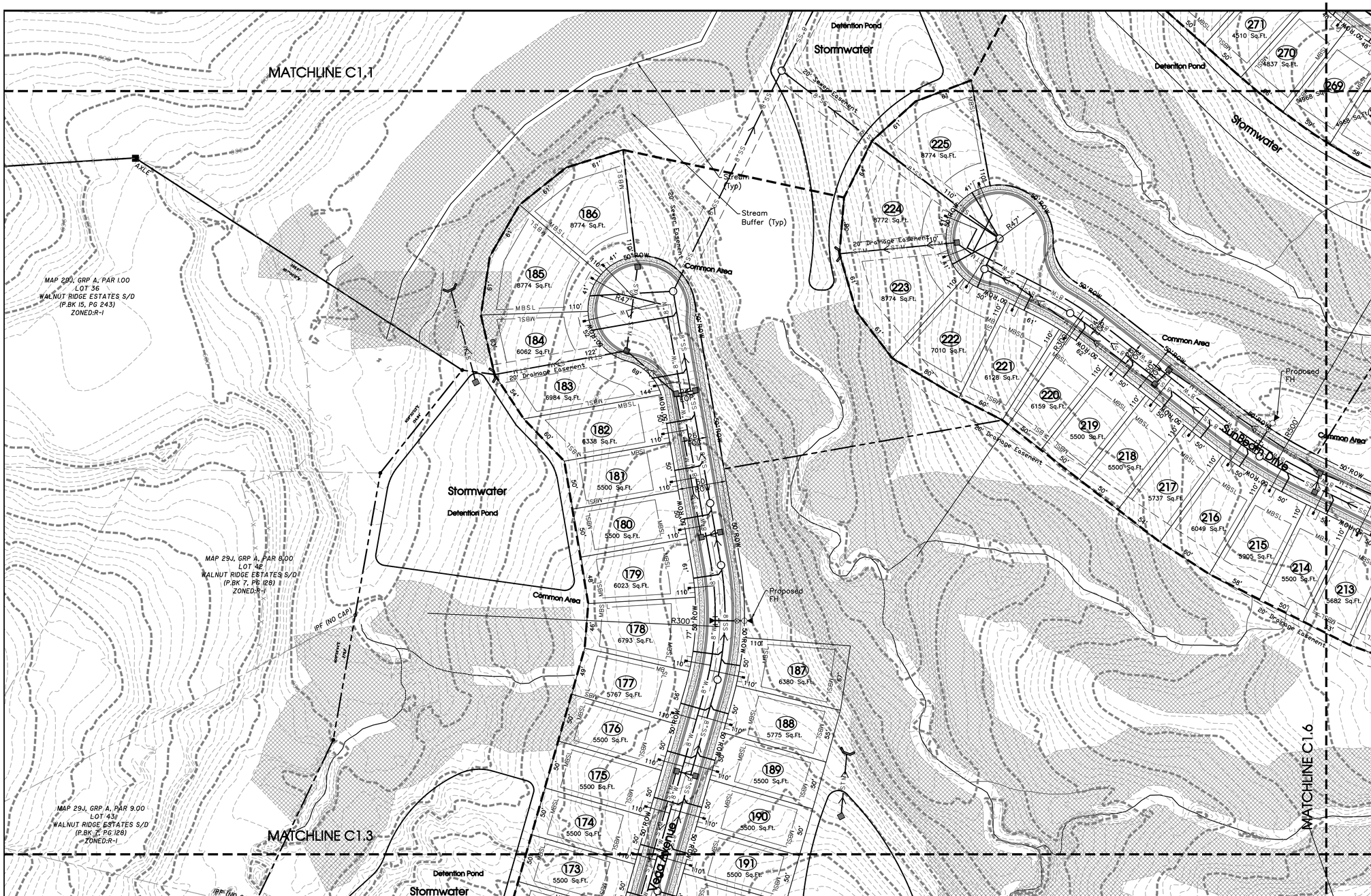
Mission Hills Section 1-6

La Vergne, Tennessee

Preliminary Plat

REVISED: 10-17-2022: PC Workshop Comments

DRAWN: SJA
DATE: 9-26-2022
CHECKED: MAT
FILE NAME: 22078Preliminary
SCALE: 1"=50'
JOB NO. 22078
SHEET: C1.1



Legend:

	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
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	IRON PIN FOUND (I.P.F.)		HC SIGN
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	EXIST. WATER/GAS VALVE	(63.25)	EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
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	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
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	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		

EXISTING PHONE	PH
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MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
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PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
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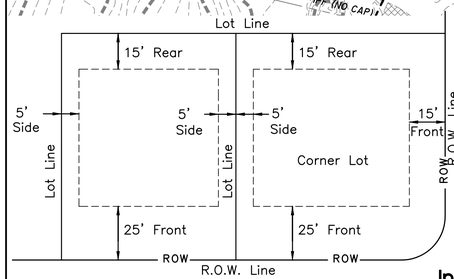
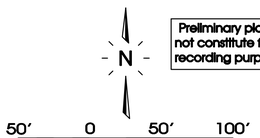
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W



Minimum Building Setback Detail
Single Detached
N.T.S.



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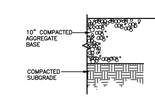
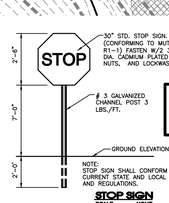
SPEED LIMIT 20

TYPICAL "SPEED LIMIT" SIGN
SCALE ——— NONE



TEMPORARY TURNAROUND
SCALE ——— NONE



NOTE:
STOP SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

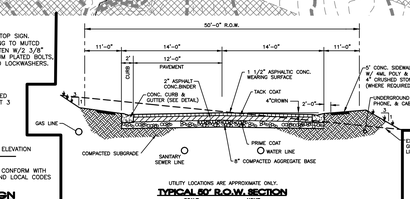
STOP SIGN
SCALE ——— NONE

E MAIN ST
D3-1

STREET SIGN
SCALE ——— NONE

NOTE:
STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



UTILITY LOCATIONS ARE APPROXIMATE ONLY.

TYPICAL 50' R.O.W. SECTION
SCALE ——— NONE

GENERAL NOTES:
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 275 SINGLE FAMILY LOTS.
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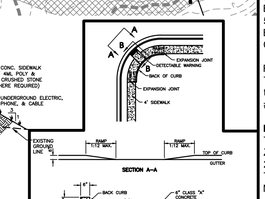
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.



GENERAL NOTES:
1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COMPLIANT WITH ANSI A117.1-2003 SECTION 302 TO BE ACCEPTABLE TO THE TDOT.
3. RAMP CURB RADIUS SHALL BE 10 FEET.
4. WHEN CURB RAMPS ALONG PUBLIC WALKS, TRANSITION FROM A RAMPED ST CONTAINING GRADE 10.4" OF LANDING AND SHALL BE SUFFICIENT TO ALLOW A WHEELCHAIR TO MAKE A TURN WITHOUT LEAVING THE PAVED SURFACE OF THE RAMP. THE RAMP SHALL BE AT LEAST 4 FEET WIDE.
5. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (DEPOSALAN/RAMPS) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET ON MEANS IN LENGTH.
6. ALL CURB RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING WHICH SHALL CONSIST OF RAPIDLY TRANSITIONS SURFACE TEXTURE CONSISTING OF A PLANE PATTERN HAVING A SERIES OF CONTINUOUS PARALLEL RIDGES OF 0.25 INCHES HEIGHT AT THE TOP OF THE RAMP. THE DETECTABLE WARNING SHALL BE PLACED WITHIN THE FIRST 2 FEET OF THE RAMP, MEASURED FROM THE BACK OF THE CURB RAMP. THE DETECTABLE WARNING SHALL BE PLACED WITHIN THE FIRST 2 FEET OF THE RAMP, MEASURED FROM THE BACK OF THE CURB RAMP. THE DETECTABLE WARNING SHALL BE PLACED WITHIN THE FIRST 2 FEET OF THE RAMP, MEASURED FROM THE BACK OF THE CURB RAMP. THE DETECTABLE WARNING SHALL BE PLACED WITHIN THE FIRST 2 FEET OF THE RAMP, MEASURED FROM THE BACK OF THE CURB RAMP.
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Owner:
Gilliland John M Living Trust
3180 Waterlevel Hwy Cleveland, TN 37311

Developer:
BRS Development
5617 Cottonwood Drive
Brentwood, TN 37027
Contact: Terry Rasmussen

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

Deed Reference:
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Total Land Area: 120.71± Acres
Min. Lot Size = Varies

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Lot Width at Building Setback Line: 40 ft.

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SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 896-1471 FAX: (615) 896-2567
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD
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MATTHEW A. TAYLOR
REGISTERED ENGINEER
No. 120143
STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Mission Hills Section 1-6

La Vergne, Tennessee

REVISED: 10-17-2022: PC Workshop Comments

DRAWN: SJA
DATE: 9-26-2022
CHECKED: MAT
FILE NAME: 22078Preliminary
SCALE: 1"=50'
JOB NO. 22078
SHEET: C1.2

Preliminary Plat

Legend:

	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
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EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
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EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
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(Not Intended For Construction)

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La Vergne, Tennessee

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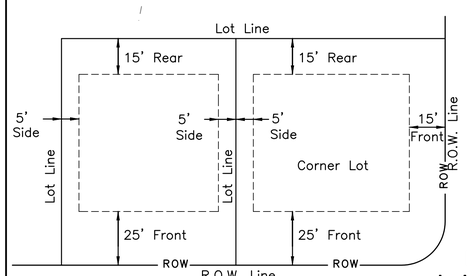
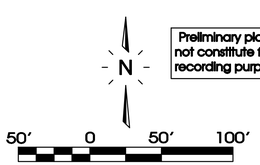
SHEET: C1.3

Preliminary Plat



Minimum Building Setback Detail
Single Detached
N.T.S.



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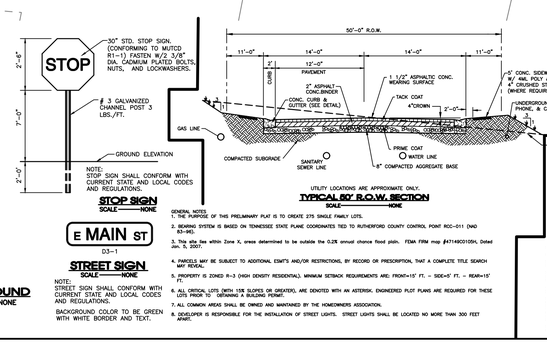

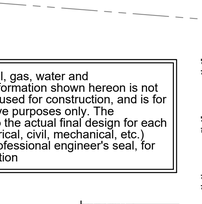

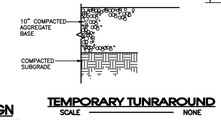

TYPICAL "SPEED LIMIT" SIGN
SCALE NONE

TEMPORARY TURNAROUND
SCALE NONE

Legend:

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MATTHEW A. TAYLOR — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Mission Hills Section 1-6

La Vergne, Tennessee

REVISED: 10-17-2022: PC Workshop Comments

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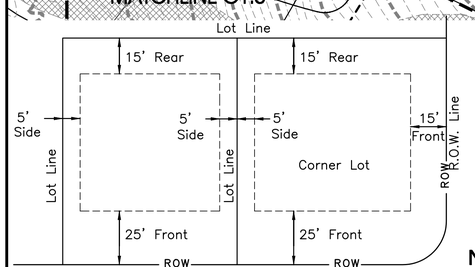
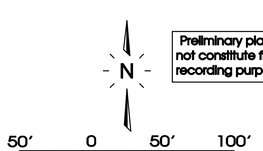


Minimum Building Setback Detail Single Detached
N.T.S.



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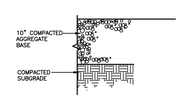
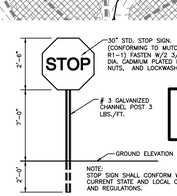
SPEED LIMIT 20

TYPICAL "SPEED LIMIT" SIGN
SCALE NONE



TEMPORARY TUNRAROUND
SCALE NONE



NOTE:
STOP SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

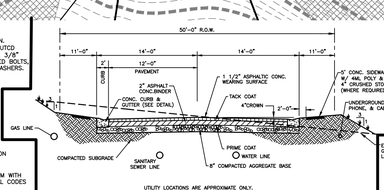
STOP SIGN
SCALE NONE

E MAIN ST
R3-1

STREET SIGN
SCALE NONE

NOTE:
STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

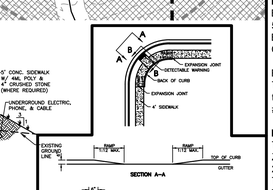
BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



UTILITY LOCATIONS ARE APPROXIMATE ONLY.

TYPICAL 50' R.O.W. SECTION
SCALE NONE

GENERAL NOTES:
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 275 SINGLE FAMILY LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESM'TS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED R-3 (HIGH DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT=15' FT. – SIDE=5' FT. – REAR=15' FT.
6. 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.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.



GENERAL NOTES:
1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
2. CONCRETE SURFACE OF THE DETECTABLE WARNING SHALL BE A DIFFERENT FINISH, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE ENOUGH TO PROVIDE A WARNING TO THE VISUALLY IMPAIRED.
3. BACK CURB (REAR ALLEY RAMP) SHALL TRANSITION FROM 2 INCHES AT EXPANSION JOINTS TO 4" AT LANDING AND SHALL BE A CONTINUOUS SMOOTH SURFACE. THE TRANSITION LANDING CROSS-SLOPE SHALL BE PARALLEL TO FRONT OF TOP OF BACK CURB SHALL BE THE SAME AS THE ADJACENT SIDEWALK.
4. RAMPS SHALL HAVE A MINIMUM SLOPE OF 1:12 (WITHOUT/HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET OR MEASURE IN LENGTH.
5. EXPANSION RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHEN SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES, AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES. DETECTABLE WARNINGS SHALL BE DIFFERENT FROM THE SURROUNDING SIDEWALK SURFACE WITH A LIGHT-REFLECTANCE VALUE (LRV) OF AT LEAST 70 PERCENT. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR THE DEPTHS OF 24 INCHES IN THE DIRECTION OF TRAVEL. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH AND FOR THE DEPTHS OF 24 INCHES IN THE DIRECTION OF TRAVEL FROM THE BACK OF CURB. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR THE DEPTHS OF 24 INCHES IN THE DIRECTION OF TRAVEL FROM THE BACK OF CURB.
6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH A.D.A.S OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

Legend:

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850 MIDDLE TENNESSEE BOULEVARD

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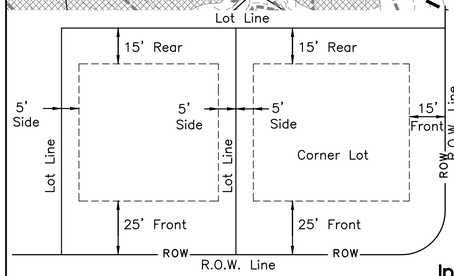
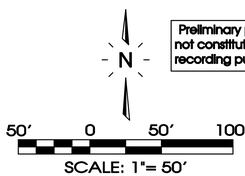


Minimum Building Setback Detail
Single Detached
N.T.S.



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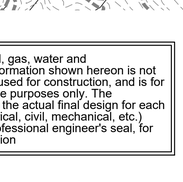
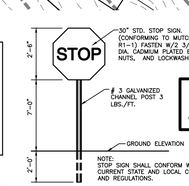
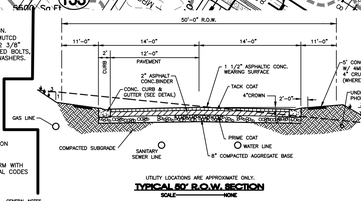


TYPICAL "SPEED LIMIT" SIGN
SCALE NONE



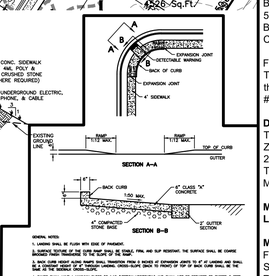
NOTE:
STOP SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

STOP SIGN
SCALE NONE

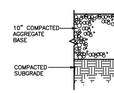


UTILITY LOCATIONS ARE APPROXIMATE ONLY.

TYPICAL 50' R.O.W. SECTION
SCALE NONE



GENERAL NOTES:
1. LANDING SHALL BE FLUSH WITH STAIR OR RAMP.
2. RAMPS ALONG EDGE OF THE SITE THAT ARE TO BE SINGLE FINAL AND SUP REQUIRED, THE SURFACE SHALL BE COARSE BROOM FINISH PERPENDICULAR TO THE RAMP RUN.
3. RAMP CURB REQUIRED ALONG RAMPS WHICH TRANSITION FROM A RAISED 4" EXPANSION JOINTS TO 4" OF LANDING AND SHALL BE A CONTINUOUS ABOUT 12 AT THE RAMPS' LANDING. VARIES-SLOPE (BACK TO FRONT) OF 3/4" OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE.
4. THE RAMP SHALL HAVE A MAXIMUM SLOPE OF 1/12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET IN HORIZONTAL LENGTH.
5. CONCRETE RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNING WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 9" CENTERED 2" OFF THE BACK OF CURB. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE RAMP. THE DETECTABLE WARNING SHALL BE YELLOW WHICH CONTRASTS WITH THE SURROUNDING SURFACE. THE DETECTABLE WARNING SHALL BE LOCATED AT THE BOTTOM OF THE RAMP. THE DETECTABLE WARNING SHALL BE YELLOW WHICH CONTRASTS WITH THE SURROUNDING SURFACE. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 24" IN THE DIRECTION OF TRAVEL. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 24" IN THE DIRECTION OF TRAVEL.
6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH A 24-IN.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.



TEMPORARY TUNRAROUND
SCALE NONE

E MAIN ST
D3-1

STREET SIGN
SCALE NONE

NOTE:
STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.

GENERAL NOTES:
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 275 SINGLE FAMILY LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL EBM'TS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED R-3 (HIGH DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT=15' FT. - SIDE=5' FT. - REAR=15' FT.
6. 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.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.

Legend:

	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET	W	WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 893-9389 FAX: (615) 896-4065

SEC, Inc.

850 MIDDLE TENNESSEE BOULEVARD

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC. 2022

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 contractor to construct the site in accordance with the construction plans. Any deviations shall be approved in writing 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.

MATTHEW A. TAYLOR — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Mission Hills Section 1-6

La Vergne, Tennessee

Owner:
Gilliland John M Living Trust
3180 Waterlevel Hwy Cleveland, TN 37311

Developer:
BRS Development
5617 Cottonwood Drive
Brentwood, TN 37027
Contact: Terry Rasmussen

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

Deed Reference:
Tax Map 29, Parcel 22.02
Zoning: R3
275 Lots
Total Land Area: 120.71± Acres
Min. Lot Size = Varies

Minimum Lot Size Area: 3,000 Sq.Ft.
Lot Width at Building Setback Line: 40 ft.

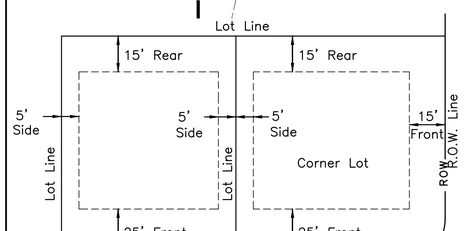
Minimum Yard Requirements:
Front Setback: 15 ft.
Side Setback: 5 ft.
Rear Setback: 15 ft.

REVISED: 10-17-2022: PC Workshop Comments

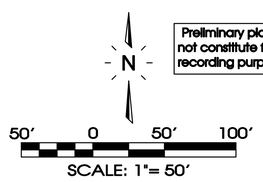
DRAWN: SJA
DATE: 9-26-2022
CHECKED:
MAT
FILE NAME: 22078Preliminary
SCALE: 1"=50'
JOB NO. 22078

Preliminary Plat

SHEET: C1.6



Minimum Building Setback Detail
Single Detached
N.T.S.



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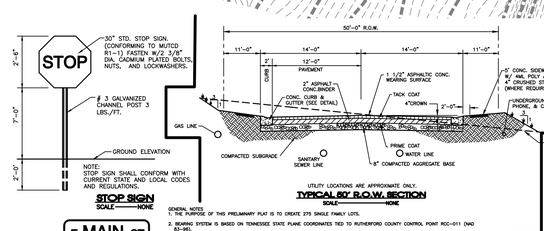

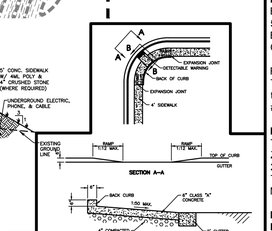

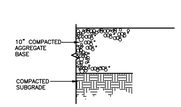

TEMPORARY TURNAROUND
SCALE NONE

TYPICAL "SPEED LIMIT" SIGN
SCALE NONE

STREET SIGN
SCALE NONE

NOTE:
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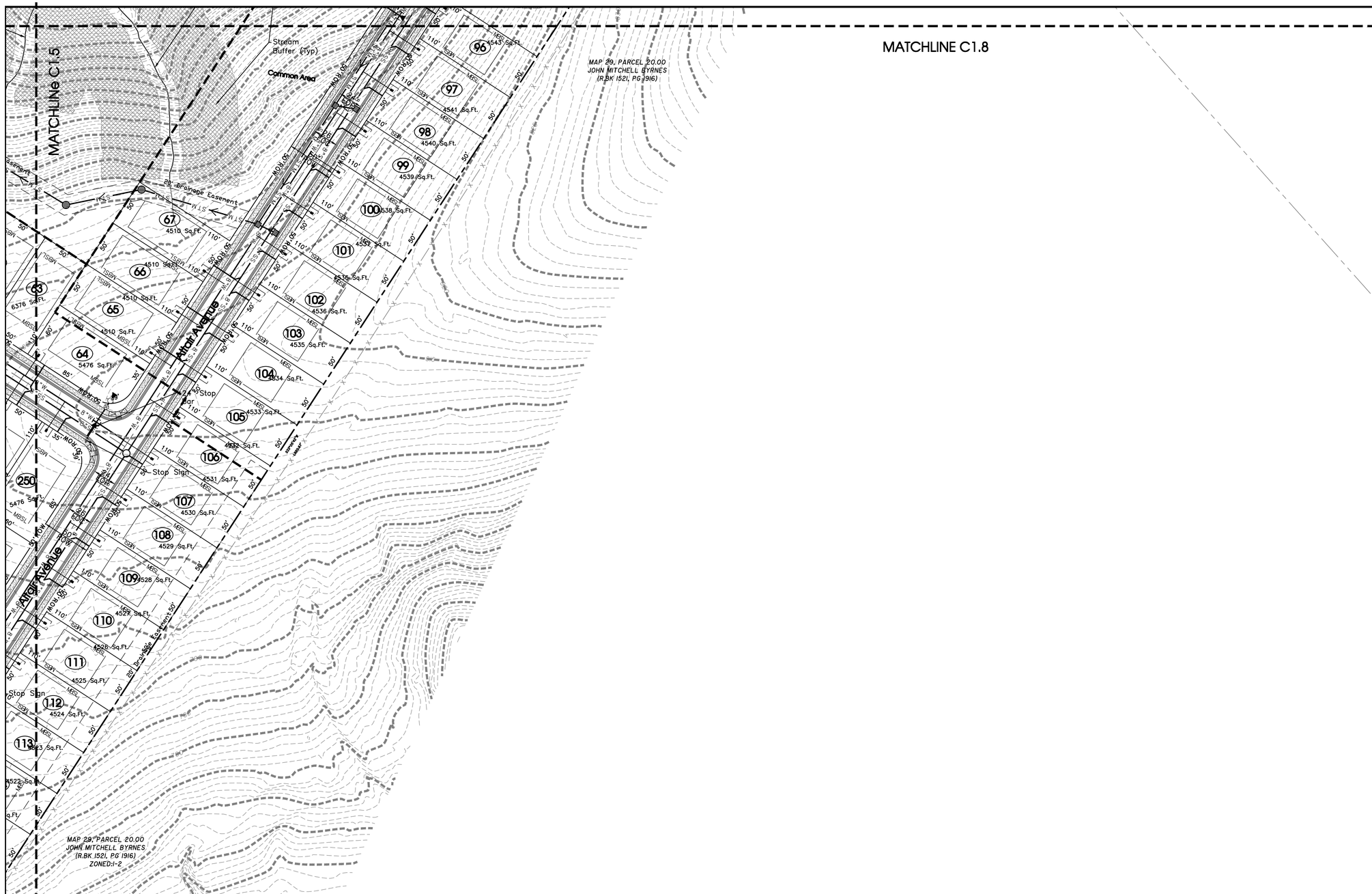
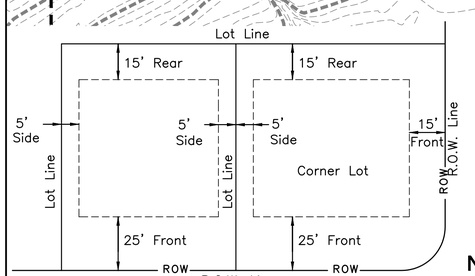
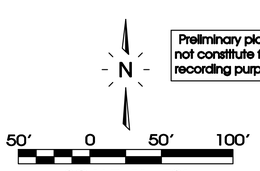
2. SURFACE SLOPES OF THE CURB RAMP SHALL BE SMOOTH, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE CONFIGURED TO PREVENT PONDING AT THE BASE OF THE RAMP.
3. RAMP CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM A HEIGHT OF APPROXIMATELY ZERO FEET AT AT LANDING AND RAMP SLOPE TO A MAXIMUM HEIGHT OF 6 INCHES. A MINIMUM HEIGHT OF 1/2 INCHES AND A MAXIMUM HEIGHT OF 6 INCHES ALONG THE BACK OF THE CURB RAMP. THE CURB RAMP SHALL BE CONFIGURED TO PREVENT WATER FROM FLOWING ONTO THE STREET. THE CURB RAMP SHALL BE FLUSH WITH THE GUTTER AT THE BOTTOM OF THE RAMP. THE CURB RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 9.0 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES. THE DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES. THE DETECTABLE WARNING SHALL BE LOCATED WITHIN THE CURB RAMP, THE DETECTABLE WARNING SHALL BE AT LEAST 24 INCHES IN DEPTH, AND SHALL BE LOCATED 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE BOTTOM OF THE CURB RAMP. THE DETECTABLE WARNING SHALL BE LOCATED SO THAT IT WILL NOT BE ENCROACHED UPON BY FUTURE MAINTENANCE. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.
4. IF CURB RAMP WILL BE CONSTRUCTED WITHIN DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 9.0 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES. THE DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES. THE DETECTABLE WARNING SHALL BE LOCATED WITHIN THE CURB RAMP, THE DETECTABLE WARNING SHALL BE AT LEAST 24 INCHES IN DEPTH, AND SHALL BE LOCATED 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE BOTTOM OF THE CURB RAMP. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.





Minimum Building Setback Detail
Single Detached
N.T.S.



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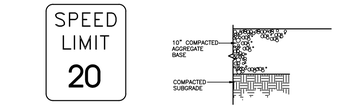
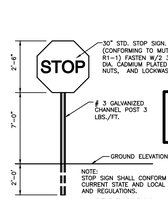
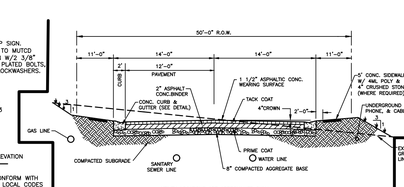


TYPICAL "SPEED LIMIT" SIGN
SCALE — NONE

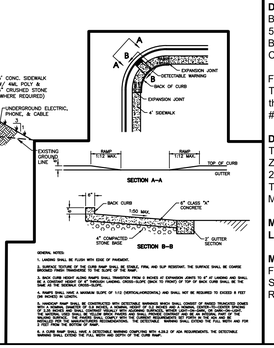
TEMPORARY TUNRAROUND
SCALE — NONE



STOP SIGN
SCALE — NONE



TYPICAL 50' R.O.W. SECTION
SCALE — NONE



GENERAL NOTES:
1. GRADING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
2. GRADING BETWEEN OF THE CURB RAMP MUST BE SINGLE PITCH, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOM FINISH PER ADA STANDARDS. NO ROLLED FINISHES.
3. RADIO CURB RADIUS (CURB RAMPS SHALL TRANSITION FROM A RADIUS OF EXPANSION JOINTS TO 4" OF LANDING AND SHALL BE A CONSTANT WIDTH OF 4" THROUGH LANDING. CROSS-SLOPE (SLOP TO FRONT) OF TOP OF RADIC CURB SHALL BE THE SAME AS THE ROADWAY CROSS-SLOPE.
4. THE RADIUS TO HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET IN HORIZONTAL LENGTH.
5. CONCRETE RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNING WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES IN ACCORDANCE WITH ADA STANDARDS. THE DETECTABLE WARNING SHALL BE A SURFACE OF CONTRASTING COLOR TO THE REST OF THE RAMP. THE DETECTABLE WARNING SHALL BE A MINIMUM OF 24" IN DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE WALKWAY. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR A DEPTH OF 24" IN DIRECTION OF TRAVEL. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR A DEPTH OF 24" IN DIRECTION OF TRAVEL.
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E MAIN ST
D3-1

STREET SIGN
SCALE — NONE

NOTE:
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Legend:

	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
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	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET	W	WATER METER
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	CONCRETE THRUST BLOCK		GREASE TRAP
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	FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		

EXISTING PHONE	PH
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EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W

Owner:
Gilliland John M Living Trust
3180 Waterlevel Hwy Cleveland, TN 37311

Developer:
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Contact: Terry Rasmussen

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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.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 893-5160 FAX: (615) 890-2567
CERTIFICATE OF AUTHORITY NUMBER: 2972

SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD

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MATTHEW A. TAYLOR
STATE OF TENNESSEE
LICENSED PROFESSIONAL ENGINEER
No. 115377

REVIEW SET
(Not Intended For Construction)

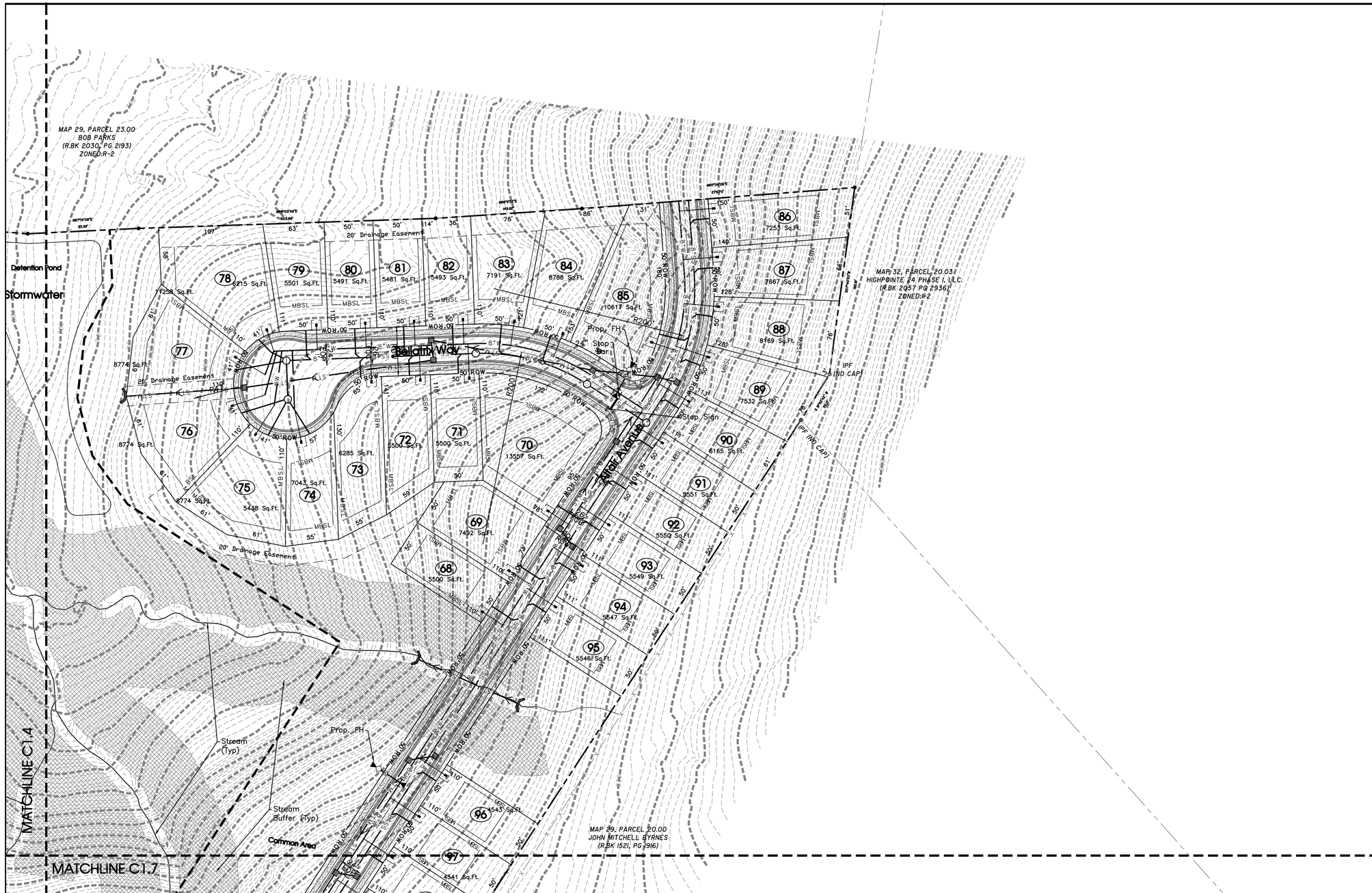
Mission Hills Section 1-6

La Vergne, Tennessee

REVISED: 10-17-2022: PC Workshop Comments

DRAWN: SJA
DATE: 9-26-2022
CHECKED:
FILE NAME: 22078Preliminary
SCALE: 1"=50'
JOB NO. 22078
SHEET: C1.7

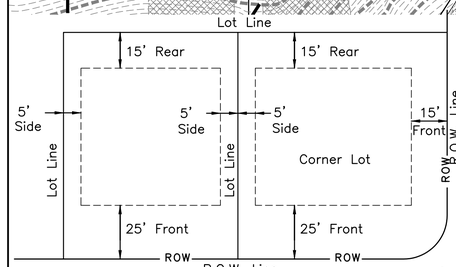
Preliminary Plat



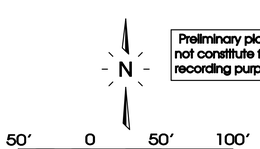
Legend:

	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET	W	WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W



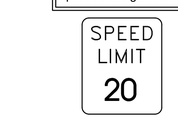
Minimum Building Setback Detail
Single Detached
N.T.S.



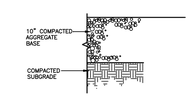
Preliminary plat approval shall not constitute final approval for recording purposes.

Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

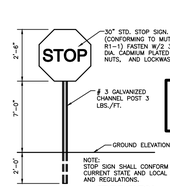
The proposed electrical, gas, water and telecommunications information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical, etc.) with the Tennessee professional engineer's seal, for precise design information



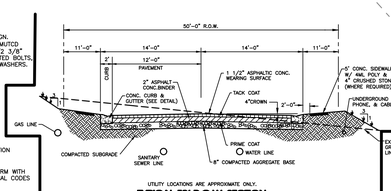
TYPICAL "SPEED LIMIT" SIGN
SCALE — NONE



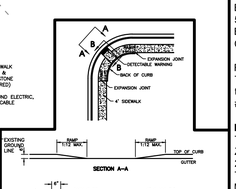
TEMPORARY TURNAROUND
SCALE — NONE



STOP SIGN
SCALE — NONE



TYPICAL 50' R.O.W. SECTION
SCALE — NONE



GENERAL NOTES:
1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
2. SURFACE SLOPES OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COMPRIS DESIGNED TRAVEL PERPENDICULAR TO THE SLOPE OF THE RAMP.
3. BACK CURB EXPOSED ALONG RAMPS SHALL TRANSITION FROM A HEIGHT OF EXPANSION JOINTS TO 0" OF LANDING AND SHALL BE CONSTRUCTED WITH EXPANSION JOINTS. CONTROL JOINTS SHALL BE PLACED AT TOP OF BACK CURB SHALL BE THE SAME AS THE SURROUNDING SIDEWALK.
4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (DEPRECIAN/RISE/RUN) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET OR RAISED 30 LINCHES.
5. CONCRETE RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNING WHICH SHALL CONSIST OF WARNING TRANSITIONS TONES CONSISTING OF A FIELD OF CONE SHAPED DOMES, EACH WITH A DIAMETER OF NOT LESS THAN 0.9 INCHES AT THE BASE AND NOT LESS THAN 0.2 INCHES AT THE TOP. THE DOMES SHALL BE ARRANGED IN A TRIANGULAR PATTERN WITH A CENTER TO CENTER SPACING OF NOT LESS THAN 0.9 INCHES AT THE BASE AND NOT LESS THAN 0.2 INCHES AT THE TOP. THE DETECTABLE WARNING SHALL CONTRAST WITH THE SURROUNDING SURFACE. THE DETECTABLE WARNING SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND ANSI FOR DETECTABLE WARNINGS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE RAMP AND FOR A MINIMUM OF 2 FEET FROM THE BOTTOM OF RAMP.
6. IF CURB RAMP SHALL HAVE A DETECTABLE WARNING PRESENT WITH A MIN.0 OF ADA REQUIREMENTS, THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND LENGTH OF THE CURB RAMP.

STREET SIGN
SCALE — NONE

NOTE:
STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.

Owner:
Gilliland John M Living Trust
3180 Waterlevel Hwy Cleveland, TN 37311

Developer:
BRS Development
5617 Cottonwood Drive
Brentwood, TN 37027
Contact: Terry Rasmussen

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

Deed Reference:
Tax Map 29, Parcel 22.02
Zoning: R3
275 Lots
Total Land Area: 120.71± 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.

SITE ENGINEERING CONSULTANTS
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SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 890-7926 WWW.SEC-CIVIL.COM

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MATTHEW A. TAYLOR
STATE OF TENNESSEE
LICENSED
PROFESSIONAL ENGINEER

REVIEW SET
(Not Intended For Construction)

Mission Hills Section 1-6

La Vergne, Tennessee

REVISED: 10-17-2022: PC Workshop Comments

DRAWN: SJA
DATE: 9-26-2022
CHECKED: MAT
FILE NAME: 22078Preliminary
SCALE: 1"=50'
JOB NO. 22078

Preliminary Plat

SHEET: C1.8

Mission Hills

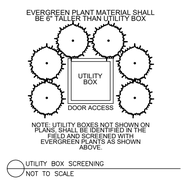
PRELIMINARY PLAT LANDSCAPE PLAN

PLAN NOTES:

1. 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.
2. ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
4. ALL NEW PLANT MATERIAL AND TURF AREAS SHOULD BE IRRIGATED.
5. ALL SHRUBS TO BE 3' BACK OF CURB.
6. ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL III FESCUE SEED OR SOD.
7. 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.)
8. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE, AND INSIDE THE ROW.

PLANTING SCHEDULE NOTES

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



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

N

200′ 0 200′ 400′

SCALE: 1"= 200′

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850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567

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Mission Hills

LaVergne, Tennessee

REVISED:
10-17-2022: Staff Comments

DRAWN: BPG

DATE: 10-17-2022

CHECKED: RSM

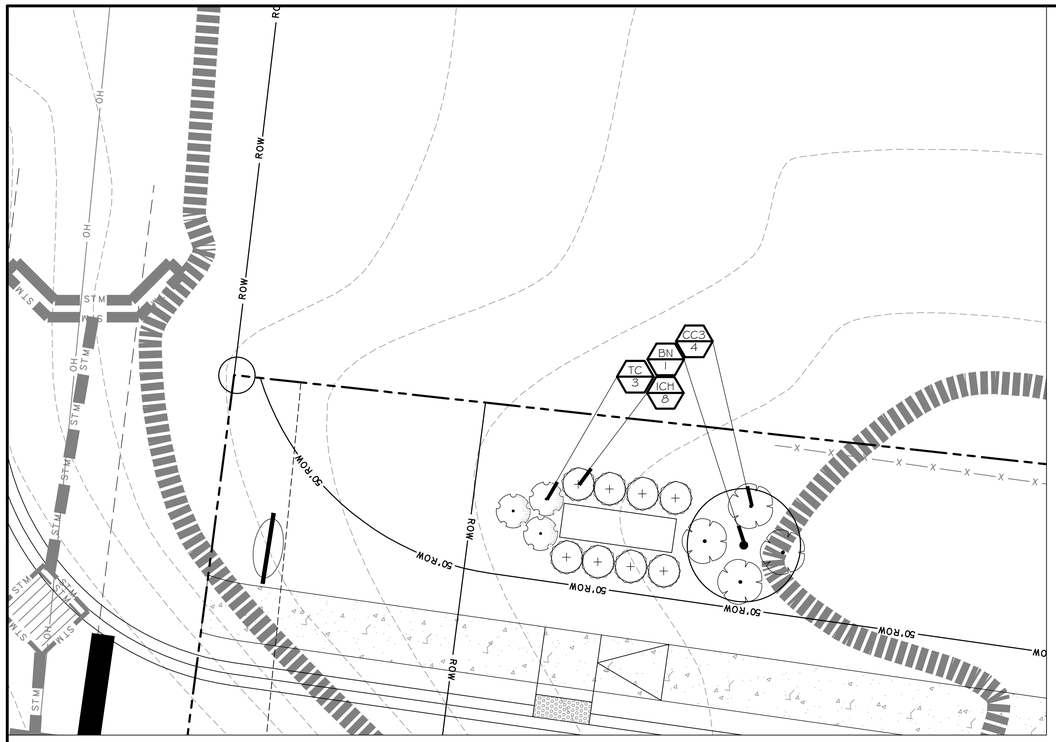
FILE NAME: 22078

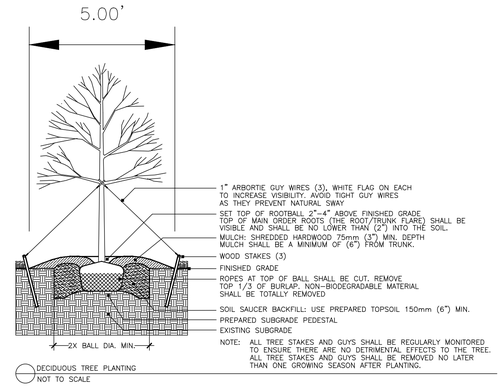
SCALE: 1" = 200'

JOB NO. 22078

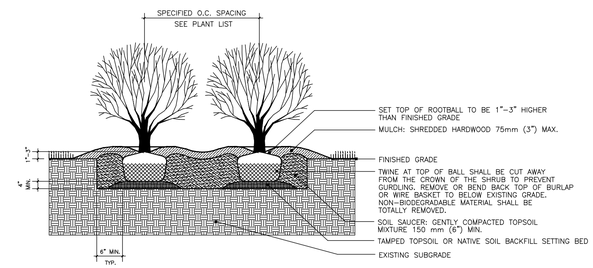
SHEET: L1.0

Landscape Plan





DECIDUOUS TREE PLANTING
NOT TO SCALE



SHRUB PLANTING – BALL AND BURLAP – MULTIPLE
NOT TO SCALE

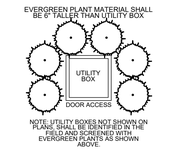
PLANT SCHEDULE

UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	PY	1	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B & B	2"CAL	10` - 12`		AS SHOWN	4` CLEAR TRUNK, FULL CANOPY, MATCHED*
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	CC3	4	COTONEASTER APICULATUS / CORAL BEAUTY COTONEASTER	CONT.		12"	12"	5` O.C.	WELL-BRANCHED, DENSE, MATCHED
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	ICH	8	ILEX CRENATA `HOOGENDORN` / HOOGENDORN JAPANESE HOLLY	CONT.		12"	12"	3` O.C.	DENSE, FULL, MATCHED
	TC	3	THUJA OCCIDENTALIS `CONGABE` / FIRE CHIEF ARBORVITAE	CONT.		12"	12"	4` O.C.	DENSE, FULL, MATCHED

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

LANDSCAPE NOTES

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



UTILITY BOX SCREENING
NOT TO SCALE

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

N

10' 0 10' 20'
SCALE: 1"= 10'

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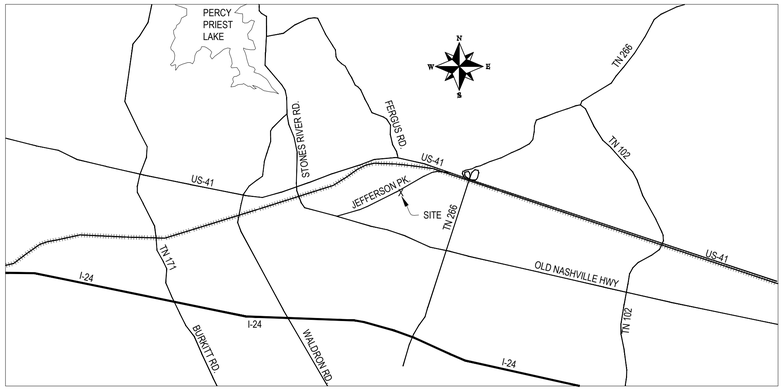
Mission Hills
LaVergne, Tennessee

REVISED:
10-17-2022: Staff Comments

DRAWN: BPG
DATE: 10-17-2022
CHECKED: RSM
FILE NAME: 22078
SCALE: 1" = 10'
JOB NO. 22078

Landscape Plan

SHEET: L1.0



VICINITY KEY MAP
NOT TO SCALE

PROPOSED SITE IMPROVEMENT PLAN
CULTURAL CENTER (CHURCH)
271 JEFFERSON PK.
LAVERGNE, TENNESSEE 37086
PARCEL: 018 01801
ZONED: R-2

THE PURPOSE OF THIS SITE PLAN IS TO ADD TO BUILDING FOR GROWTH & RENOVATE THE PARKING LOT FOR A CULTURAL CENTER (CHURCH) FACILITY FOR CODE APPROVAL & TO OBTAIN A PERMITS TO CONSTRUCT.

THE SUBJECT PROPERTY IS EXISTING & ZONED "R-2" WHERE THE INTENDED USE IS PERMITTED.

DEVELOPMENT / SITE DATA

1) THE PURPOSE OF THIS SITE PLAN IS TO ADD TO THE EXISTING BUILDING FOR GROWTH.

2) SUBJECT PROPERTY IS PARCEL #: 018 01801 & PRESENTLY ZONED R-2.
THE INTENDED USE OF A RELIGIOUS INSTITUTION IS PERMITTED.

3) THE SUBJECT PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON INFORMATION TAKEN FROM F.E.M.A FLOOD ZONE MAP # 47149C0020J EFFECTIVE DATE: 10/16/2008 ZONE "X"

4) MINIMUM REQUIRED SETBACKS :

a.	FRONT	35'	JEFFERSON PIKE
b.	RIGHT SIDE	10'	
c.	LEFT SIDE	10'	
d.	REAR	20'	

5) LOT AREA: 65,432 SQ. FT. 1.50 ± ACRE

6) PROPOSED SITE COVERAGE:

		TOTAL	EXISTING	ADDED
a.	BUILDING AREA	4,940 SQ. FT.	2900	2040
b.	ASPHALT PARKING & SIDEWALKS	24,143 SQ. FT.	785	23358
c.	LANDSCAPE	36,349 SQ. FT.		

7) PARKING TABULATION:

a. CHURCHES OR RELIGIOUS USES W/ NO PERMANENT SEATS

b. 1 PER 50 S.F. OF ASSEMBLY AREA 2,666 S.F. ÷ 50 = 53.3 OR 54 SPACES REQUIRED

c. TOTAL PARKING SPACES REQUIRED = 54 SPACES REQUIRED

8) PROPOSED BUILDING EAVE HEIGHT 25 FT. ABOVE ADJACENT GRADE < 35'

10) MAX FLOOR AREA RATIO (FAR) 0.075 = 7.5 % < 60.0 %

11) MAX IMPERVIOUS AREA RATIO (ISR) 0.444 = 44.4 % < 90.0 %

12) LANDSCAPE AREA RATIO (LAR) 0.556 = 55.6 % > 10.0 %

13) PLEASE SEND ALL CORRESPONDENCE TO ENGINEER:
S. ALI KOLEINI, P.E. & / OR ROLANDO S. AQUINO P.E.
3360 SAWTELLE BLVD. # 101
LOS ANGELES, CA 90066
OFFICE PHONE: (615) 299-7388

CONTACTS

OWNER / DEVELOPER
KY TN CONFERENCE ASSOC. OR 7TH DAY ADVENTISTS INC.
PO BOX 1088
GOODLETTSVILLE, TN 37070-1088
CONTACT: MARLON BONILLA
615-995-0970

CIVIL PLANS
ALI S. KOLEINI P.E.
3360 SAWTELLE BLVD. #101
LOS ANGELES, CA 90066
CELL: 615-347-7903
OFFICE: 615-299-7388

ARCHITECTURAL PLANS
ROLANDO SANTOS AQUINO
5890 Hwy 41A
JOELTON, TN 37080
OFFICE: 615-299-7388

INDEX OF SHEETS

SHEET	DESCRIPTION
CV	COVER SHEET
C1.0	EXISTING CONDITION, EROSION CONTROL & SEDIMENT PLAN & NOTES FOR FINAL EROSION MEASURES
C1.1	FINAL EROSION CONTROL PLAN
C1.2	PROPOSED SITE LAYOUT PLAN
C2	PROPOSED SITE GRADING
C3	SITE PLAN DETAILS
L1	PROPOSED LANDSCAPING SITE PLAN
B1	EXISTING BUILDING FLOOR PLAN
B2	DEMOLITION TO EXISTING FLOOR PLAN
B3	PROPOSED BUILDING FLOOR PLAN
B4	PROPOSED BUILDING ELEVATIONS
B5	PROPOSED BUILDING ELEVATIONS

GENERAL NOTES

1. THE CONTRACTOR IS TO CHECK AND VERIFY ALL BOUNDARY SURVEY, CORNERS, SETBACKS MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR SAME.
2. ALL TREES, STUMPS, OBSTRUCTIONS, ETC. REMOVE FROM THE RIGHT-OF-WAY AND BORROW AREAS ARE TO BE DISPOSED OF BY CONTRACTOR AS APPROVED BY THE OWNER, SO AS TO CAUSE NO POLLUTION TO THE ENVIRONMENT.
3. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS, MONUMENTS, HUBS, AND STAKED LOT CORNERS DURING THE CONSTRUCTION OF HIS WORK AND SHALL BEAR THE COST OF REPLACING SAME.
4. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
5. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS, AND PAY LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE BUILDING LAWS, ORDINANCES, OR REGULATIONS.
6. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
7. 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.
8. THE CONTRACTOR SHALL PROVIDE SUCH BRACING, SHEETING AND SHORING, BLASTING PROTECTION WARNING LIGHTS AND BARRICADES, ETC. AS MANY AS MAY BE NECESSARY FOR THE PROTECTION SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL PROVIDE PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, EAR PLUGS, EYE SHIELDS, PROTECTIVE SHOES, ETC. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR ENDANGERING LIFE AND PROPERTY.
9. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT EACH OF THE UTILITY COMPANIES AND TENNESSEE "ONE CALL" (800) 351-1111 PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF APPROACH TO SUCH LINES.
10. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES.
11. THE CONTRACTOR'S AUTHORIZED FIELD REPRESENTATIVE SHALL CONTACT TENNESSEE ONE CALL 800-351-1111 FOR MARKING ALL UTILITY LINES LOCATIONS BEFORE PERFORMING ANY DIGGING.
12. ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVALS.

AZIM TECH ENGINEERING, INC.
CONSULTING ENGINEERS
3360 Sawtelle Blvd #101
Los Angeles, CA 90066
Phone: (615) 347 7903
www.azimtech.com
azimtech.eng@gmail.com

PROJECT DESCRIPTION:
SEVENTH DAY ADVENTISTS
ADDITION TO EXISTING CHURCH
271 JEFFERSON PK., LAVERGNE, TN 37086 - PARCEL ID: 018 01801

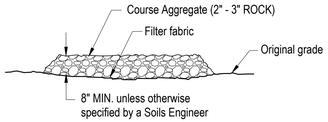
S. ALI KOLEINI REGISTERED ENGINEER AGRICULTURE No. 119930 12/15/22 STATE OF TENNESSEE

REV.	DESCRIPTION	DATE

DESIGNED BY : A.K.
DRAWN BY : R.L.
SCALE : NO SCALE
PROJECT NO.
DATE : 12/15/2022
ISSUED FOR : FOR APPROVAL
DRAWING TITLE : COVER SHEET
DRAWING NO. CV

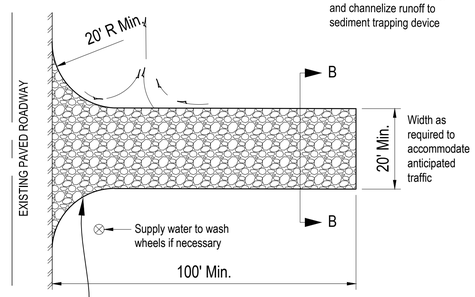
NOTES:

1. ALL MATERIALS, DETAILS, AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT MANUAL OF THE JURISDICTION HAVING AUTHORITY.
2. STONE IS TO BE MAINTAINED IN A CONDITION AS TO PREVENT MUD TRACKING FROM TIRES BY CONSTRUCTION TRAFFIC
3. TO BE USED AT ALL TEMPORARY EXITS



SECTION B-B
N.T.S.

NOTE:
Construct sediment barrier and channelize runoff to sediment trapping device



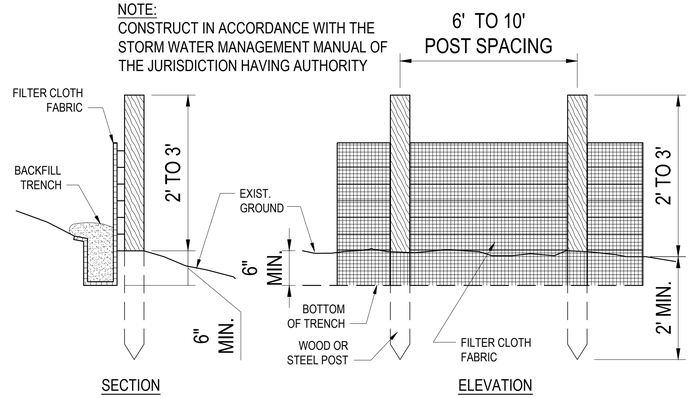
PLAN
N.T.S.

STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S

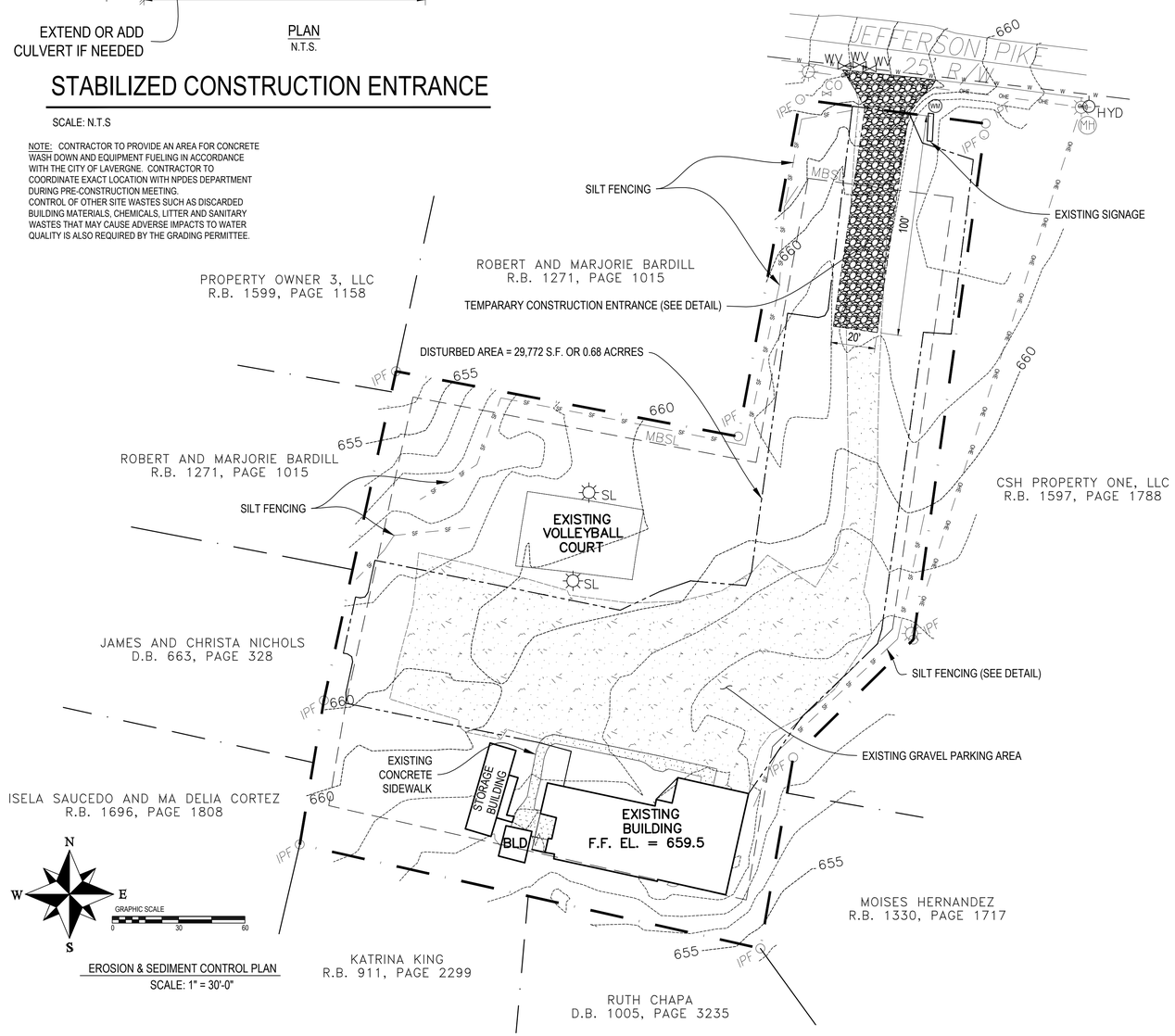
NOTE: CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH THE CITY OF LAVERGNE. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.

NOTE:
CONSTRUCT IN ACCORDANCE WITH THE STORM WATER MANAGEMENT MANUAL OF THE JURISDICTION HAVING AUTHORITY



TEMPORARY SILT FENCE

SCALE: N.T.S.



EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 30'-0"

STORM WATER POLLUTION PREVENTION NOTES (TENNESSEE)

1. THE OWNER AND THE CONTRACTOR ARE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION-ACTIVITY STORM WATER APPLICATION TO THE LOCAL TENNESSEE ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOP SOILING AND SEEDING.
3. THE APPROXIMATE TOTAL AREA OF THE SITE IS 1.50 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 0.68 ACRES DISTURBED.
4. THE INCREASE IN POST-CONSTRUCTION IMPERVIOUS AREA IS 0.56ACRES. THE ESTIMATED VOLUME OF RUNOFF FROM THE SITE DUE TO A ONE INCH RAINFALL IS 0.04 ACRE-FEET.
5. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF ON-SITE SOIL AND/OR SHOT ROCK MATERIALS.
6. THE RECEIVING WATER/STORM SEWER OPERATOR IS CITY OF LAVERGNE WATER SERVICES.
7. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AND AT MAXIMUM 14 DAY CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS AFTER ANY RAINFALL EXCEEDING 0.5 INCH WITHIN A 24 HOUR PERIOD.
8. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
9. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED FOR MORE THAN 15 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 CALENDAR DAYS OF FINAL GRADING.
10. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER CONSTRUCTION COMPLETION.
11. TEMPORARY SEEDING FOR TENNESSEE PROJECTS INCLUDE THE FOLLOWING OPTIONS:
    JAN 1 - MAY 1 ITALIAN RYE/KOREAN LESPEDEZA/SUMMER OATS
    MAY 1 - JULY 15 SUDAN OR STARR MILLET
    JULY 15 - JAN 1 BALBOA RYE/ITALIAN RYE
12. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
13. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT SWALES AND ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.
14. STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.
15. THE CONTRACTOR IS TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF LAVERGNE CP-10 AND CP-13 RESPECTIVELY. THE CONTRACTOR IS TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
16. I CERTIFY UNDER PENALTY OF THE LAW THAT THESE STORM WATER POLLUTION PREVENTION PLANS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION, AND BY QUALIFIED PERSONNEL WHO PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTED FALSE INFORMATION, INCLUDING THE POSSIBILITY OF A FINE AND IMPRISONMENT.

Ali Koh — SIGNATURE
12/15/22 — DATE

GRADING / EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR KEEPING DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER METHODS.
2. ALL CUT AND FILL AREAS SHALL HAVE A MINIMUM OF 6" TOP SOIL, SHALL RECEIVE 12 POUNDS PER 1000 S.F. OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS).
3. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
6. ANY ACCESS ROAD TO THE SITE SHALL BE BASED ON CRUSHED ASTM #1 STONE, 100' LONG BY 20' WIDE AND 6" DEEP.
7. THE PLACING AND SPREADING IF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT TO HORIZONTAL LAYERS OF 8" LIFTS.
8. THE FILL MATERIALS TO BE FREE OF ROOTS, SOD, FROZEN SOIL OR DECOMPOSABLE MATERIALS.
9. FILL TO BE COMPACTED TO A MINIMUM IF 95% STANDARD PROCTOR.
10. ALL WORK TO BE PERFORMED AND COMPLETED IN ABSOLUTE COMPLIANCE WITH THE RULES AND REGULATIONS AS SET FORTH IN THE RUTHERFORD COUNTY / CITY OF LAVERGNE SPECIFICATIONS.
11. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS AND PAY ANY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. CONTRACTOR SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE LAWS AND ORDINANCES OR REGULATIONS RELATING TO HIS PORTION OF THE WORK.
12. ANY RETAINING WALL GREATER THAN 4' IN HEIGHT WILL REQUIRE A PEDESTRIAN BARRIER FOR SAFETY. SEE DETAIL SHEET FOR GUARDRAIL DETAIL.
13. ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVALS.
15. USE S150 STRAW BLANKETS FOR 3:1 GRADE SLOPES.GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND / OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
16. STEEP SLOPES ARE TO BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

Tennessee Construction Permit Notice of Coverage (NOC) Certification:

I hereby certify that this project does not require coverage under Tennessee Construction General Permit. The Total Disturbed Area is: 0.68 acres.

Check all that apply: This site discharges into waters identified by TDEC as:
☑ Impaired for siltation ☐ Impaired for habitat alterations ☐ Exceptional

Ali Koh — Signature
12/15/2022 — Date

Circle one: Developer (Project Engineer) Other _____

Note: Projects of one (1) or more acres require State permit coverage, while projects of less than one (1) acres do not require State permit coverage. Also, projects of less than one (1) acre that are part of a total development project of one (1) acres require State permit coverage.

LEGEND

○	Existing Iron Rod I.R.(O)
□	Existing Conc. Mon. C.M.(O)
●	Iron Rod (Set) I.R.(N)
⊗	Water Valve
⊠	Water Meter
	Fire Hydrant
Ø	Utility Pole
⟵	Anchor / guy wire
—W—	Water Line
-GAS-	Gas Line
-OHL-	Overhead Utility Line
CMP	Corrugated Metal Pipe
RCP	Reinforced Concrete Pipe
SS	Sanitary Sewer
R.O.W.	Right Of Way
	Hose Bibb (H.B.)
○ c.o.	Clean-Out

LINETYPE LEGEND

PROPERTY LINE	
1" WATER	1 W
WATER	W — W
FENCING	X
OVERHEAD ELECTRIC	OHE
SANITARY SEWER	SS — SS
6" SANITARY SEWER	SS 6 — SS 6
STORM DRAIN PIPE	SD — SD
SEDIMENT TUBES	ST — ST
BUILDING OUTLINE	
SILT FENCING	SF — SF
RIGHT OF WAY	
EXISTING MINOR CONTOURS	
EXIST. MAJOR CONTOURS	
PROPOSED CONTOURS	
CENTER OF ROAD	

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PROJECT DESCRIPTION:
SEVENTH DAY ADVENTISTS
ADDITION TO EXISTING CHURCH
271 JEFFERSON PK., LAVERGNE, TN 37086 - PARCEL ID: 018 01801

S. ALI KOLENI — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 115650 — STATE OF TENNESSEE — 12/15/22

REV.	DESCRIPTION	DATE

DESIGNED BY :	A.K.
DRAWN BY :	R.L.
SCALE :	1" = 30'
PROJECT NO.	
DATE :	12/15/2022
ISSUED FOR :	FOR APPROVAL
DRAWING TITLE :	EROISION & SEDIMENT CONTROL PLAN
DRAWING NO.	C1.0

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6. ANY ACCESS ROAD TO THE SITE SHALL BE BASED ON CRUSHED ASTM #1 STONE, 100' LONG BY 20' WIDE AND 6" DEEP.
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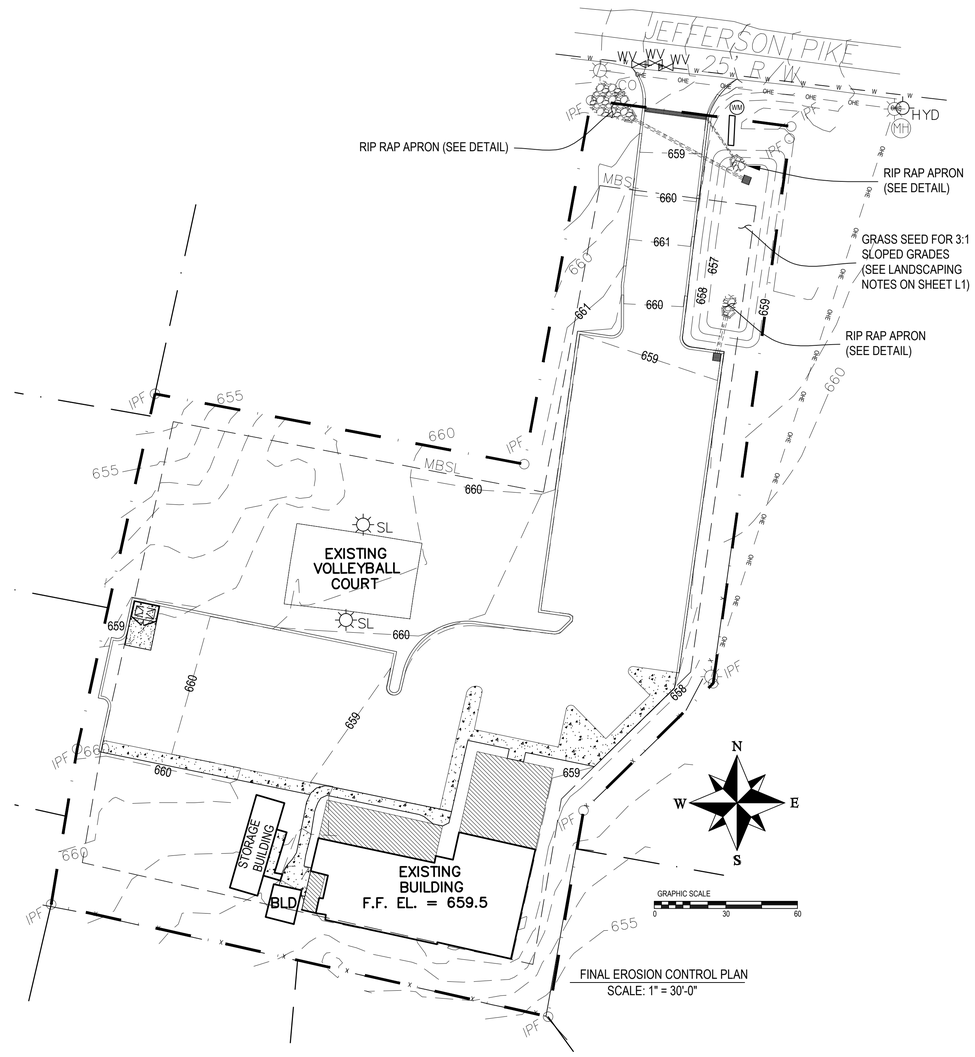
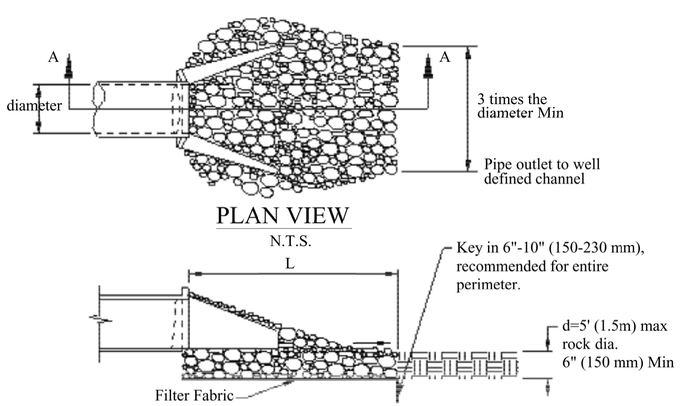


FINAL EROSION CONTROL PLAN
SCALE: 1" = 30'-0"



APRON OUTLET PROTECTION DETAILS

Pipe Diameter in (mm)	Discharge ft ^{3}/s (m^3 /s)	Apron Length, L ft (m)	Rip-Rap D_{50} Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
THIS SITE →	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)

APRON OUTLET PROTECTION SIZING CHART

STORM WATER POLLUTION PREVENTION NOTES (TENNESSEE)

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Ali Koh — SIGNATURE

12/15/22 — DATE

LEGEND

○	Existing Iron Rod I.R.(O)
□	Existing Conc. Mon. C.M.(O)
●	Iron Rod (Set) I.R.(N)
⊗	Water Valve
⊠	Water Meter
	Fire Hydrant
∅	Utility Pole
⟵	Anchor / guy wire
—W—	Water Line
-GAS-	Gas Line
-OHL-	Overhead Utility Line
CMP	Corrugated Metal Pipe
RCP	Reinforced Concrete Pipe
SS	Sanitary Sewer
R.O.W.	Right Of Way
†	Hose Bibb (H.B.)
O$_{CO}$	Clean-Out

LINETYPE LEGEND

PROPERTY LINE	— · — · —
1" WATER	— 1 W —
WATER	— W — W —
FENCING	— X —
OVERHEAD ELECTRIC	— OHE —
SANITARY SEWER	— SS — SS —
6" SANITARY SEWER	— SS 6 — SS 6 —
STORM DRAIN PIPE	— SD — SD —
SEDIMENT TUBES	— ST — ST —
BUILDING OUTLINE	—
SILT FENCING	— SF — SF —
RIGHT OF WAY	— · · —
EXISTING MINOR CONTOURS	- - - - - - - -
EXIST. MAJOR CONTOURS	- - - - - - - -
PROPOSED CONTOURS	—
CENTER OF ROAD	—

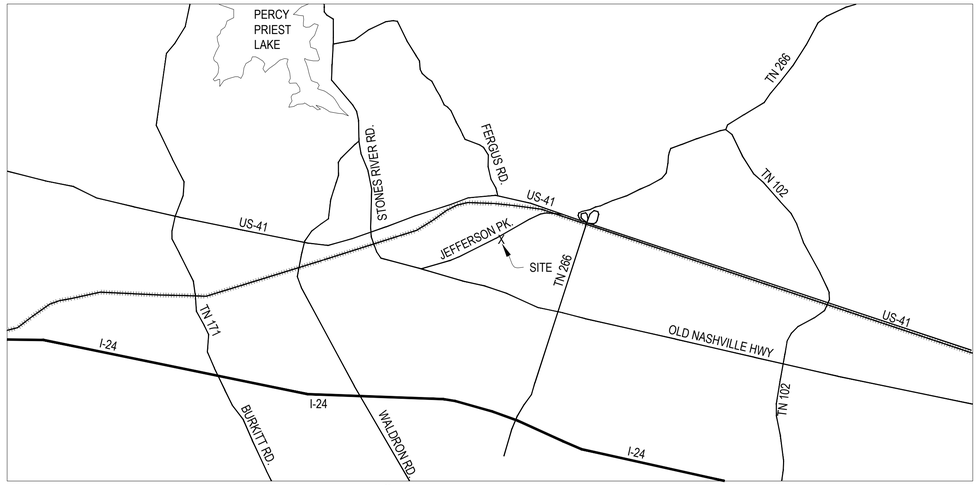
AZIM TECH ENGINEERING, INC.
CONSULTING ENGINEERS
3360 Sawtelle Blvd #101
Los Angeles, CA 90066
Phone: (615) 347 7903
www.azimtech.com
azimtech.eng@gmail.com

PROJECT DESCRIPTION:
SEVENTH DAY ADVENTISTS
ADDITION TO EXISTING CHURCH
271 JEFFERSON PK., LAVERGNE, TN 37086 - PARCEL ID: 018 01801

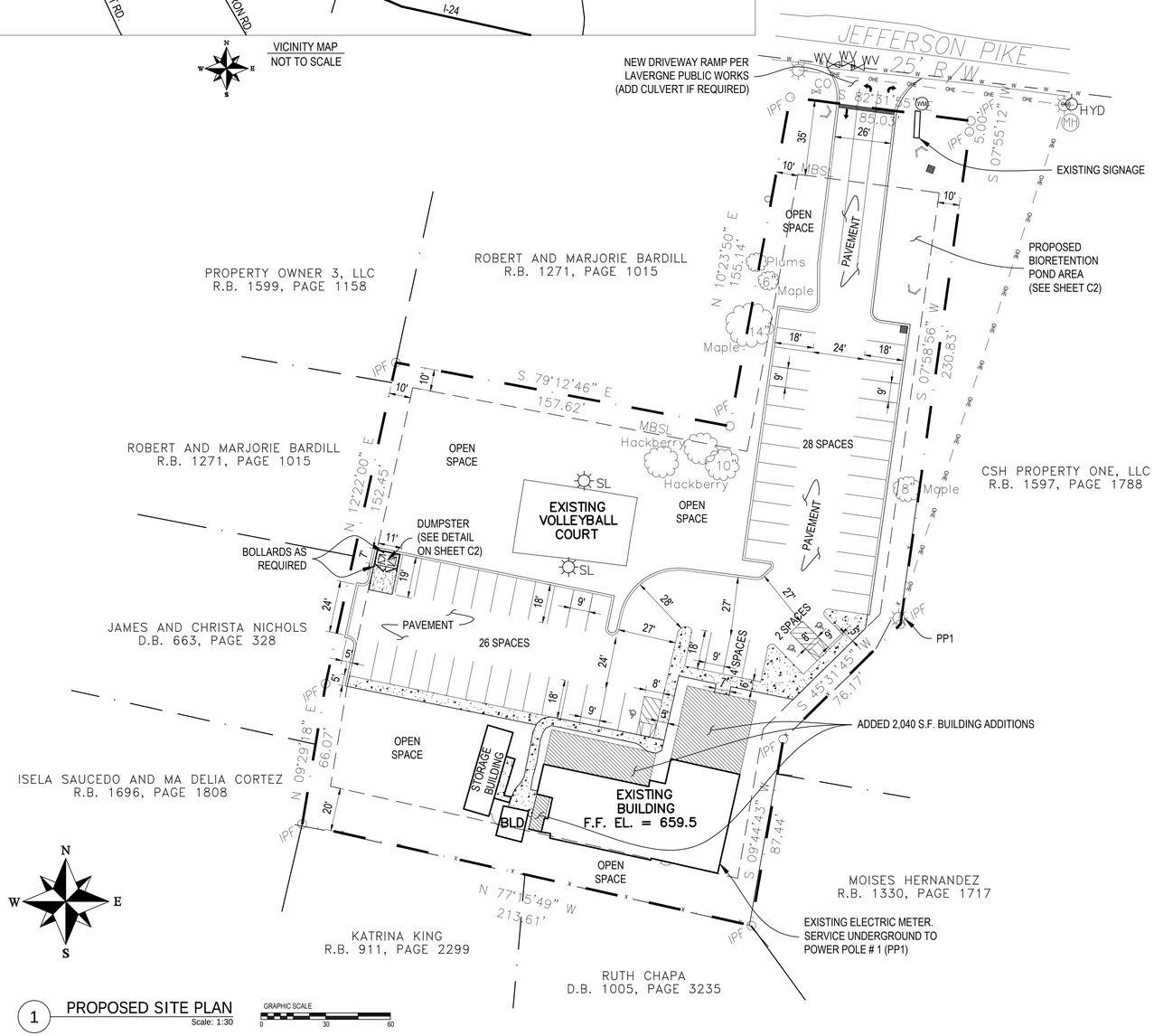
ALI KOLENI — REGISTERED ENGINEER — AGRICULTURE — No. 119930 — STATE OF TENNESSEE — 12/15/22

REV.	DESCRIPTION	DATE

DESIGNED BY : A.K.
DRAWN BY : R.I.
SCALE : 1" = 30'
PROJECT NO.
DATE : 12/15/2022
ISSUED FOR : FOR APPROVAL
DRAWING TITLE : FINAL EROSION CONTROL PLAN
DRAWING NO. C1.1



VICINITY MAP
NOT TO SCALE



1 PROPOSED SITE PLAN
Scale: 1:30

GRAPHIC SCALE
0 30 60

DEVELOPMENT / SITE DATA

1) THE PURPOSE OF THIS SITE PLAN IS TO ADD TO THE EXISTING BUILDING FOR GROWTH.

2) SUBJECT PROPERTY IS PARCEL #: 018 01801 & PRESENTLY ZONED R-2.
THE INTENDED USE OF A RELIGIOUS INSTITUTION IS PERMITTED.

3) THE SUBJECT PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON INFORMATION TAKEN FROM F.E.M.A FLOOD ZONE MAP # 47149C0020J EFFECTIVE DATE: 10/16/2008 ZONE "X"

4) MINIMUM REQUIRED SETBACKS :

a.	FRONT	35'	JEFFERSON PIKE
b.	RIGHT SIDE	10'	
c.	LEFT SIDE	10'	
d.	REAR	20'	

5) LOT AREA: 65,432 SQ. FT. 1.50 ± ACRE

6) PROPOSED SITE COVERAGE:

		TOTAL	EXISTING	ADDED
a.	BUILDING AREA	4,940 SQ. FT.	2900	2040
b.	ASPHALT PARKING & SIDEWALKS	24,143 SQ. FT.	785	23358
c.	LANDSCAPE	36,349 SQ. FT.		

7) PARKING TABULATION:

a. CHURCHES OR RELIGIOUS USES W/ NO PERMANENT SEATS
b. 1 PER 50 S.F. OF ASSEMBLY AREA 2,666 S.F. ÷ 50 = 53.3 OR 54 SPACES REQUIRED
c. TOTAL PARKING SPACES REQUIRED = 54 SPACES REQUIRED

8) PROPOSED BUILDING EAVE HEIGHT 25 FT. ABOVE ADJACENT GRADE < 35'

10) MAX FLOOR AREA RATIO (FAR) 0.075 = 7.5 % < 60.0 %

11) MAX IMPERVIOUS AREA RATIO (ISR) 0.444 = 44.4 % < 90.0 %

12) LANDSCAPE AREA RATIO (LAR) 0.556 = 55.6 % > 10.0 %

13) PLEASE SEND ALL CORRESPONDENCE TO ENGINEER:
S. ALI KOLEINI, P.E. & / OR ROLANDO S. AQUINO P.E.
3360 SAWTELLE BLVD. # 101
LOS ANGELES, CA 90066
OFFICE PHONE: (615) 299-7388

GENERAL NOTES

1. THE CONTRACTOR IS TO CHECK AND VERIFY ALL BOUNDARY SURVEY, CORNERS, SETBACKS MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR SAME.
2. ALL TREES, STUMPS, OBSTRUCTIONS, ETC. REMOVE FROM THE RIGHT-OF-WAY AND BORROW AREAS ARE TO BE DISPOSED OF BY CONTRACTOR AS APPROVED BY THE OWNER, SO AS TO CAUSE NO POLLUTION TO THE ENVIRONMENT.
3. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS, MONUMENTS, HUBS, AND STAKED LOT CORNERS DURING THE CONSTRUCTION OF HIS WORK AND SHALL BEAR THE COST OF REPLACING SAME.
4. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
5. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS, AND PAY LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE BUILDING LAWS, ORDINANCES, OR REGULATIONS.
6. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
7. 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.
8. THE CONTRACTOR SHALL PROVIDE SUCH BRACING, SHEETING AND SHORING, BLASTING PROTECTION WARNING LIGHTS AND BARRICADES, ETC. AS MANY AS MAY BE NECESSARY FOR THE PROTECTION SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL PROVIDE PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, EAR PLUGS, EYE SHIELDS, PROTECTIVE SHOES, ETC. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR ENDANGERING LIFE AND PROPERTY.
9. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT EACH OF THE UTILITY COMPANIES AND TENNESSEE "ONE CALL" (800) 351-1111 PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF APPROACH TO SUCH LINES.
10. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES.
11. THE CONTRACTOR'S AUTHORIZED FIELD REPRESENTATIVE SHALL CONTACT TENNESSEE ONE CALL 800-351-1111 FOR MARKING ALL UTILITY LINES LOCATIONS BEFORE PERFORMING ANY DIGGING.
12. ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVALS.

LEGEND

○	Existing Iron Rod I.R.(O)
□	Existing Conc. Mon. C.M.(O)
●	Iron Rod (Set) I.R.(N)
⊗	Water Valve
⊠	Water Meter
	Fire Hydrant
∅	Utility Pole
⟵	Anchor / guy wire
— W —	Water Line
-GAS-	Gas Line
-OHL-	Overhead Utility Line
CMP	Corrugated Metal Pipe
RCP	Reinforced Concrete Pipe
SS	Sanitary Sewer
R.O.W.	Right Of Way
†	Hose Bibb (H.B.)
$O_{C.O.}$	Clean-Out

LINETYPE LEGEND

PROPERTY LINE	— · — · —
1" WATER	— 1 W —
WATER	— W — W —
FENCING	— X —
OVERHEAD ELECTRIC	— OHE —
SANITARY SEWER	— SS — SS —
6" SANITARY SEWER	— SS 6 — SS 6 —
STORM DRAIN PIPE	— SD — SD —
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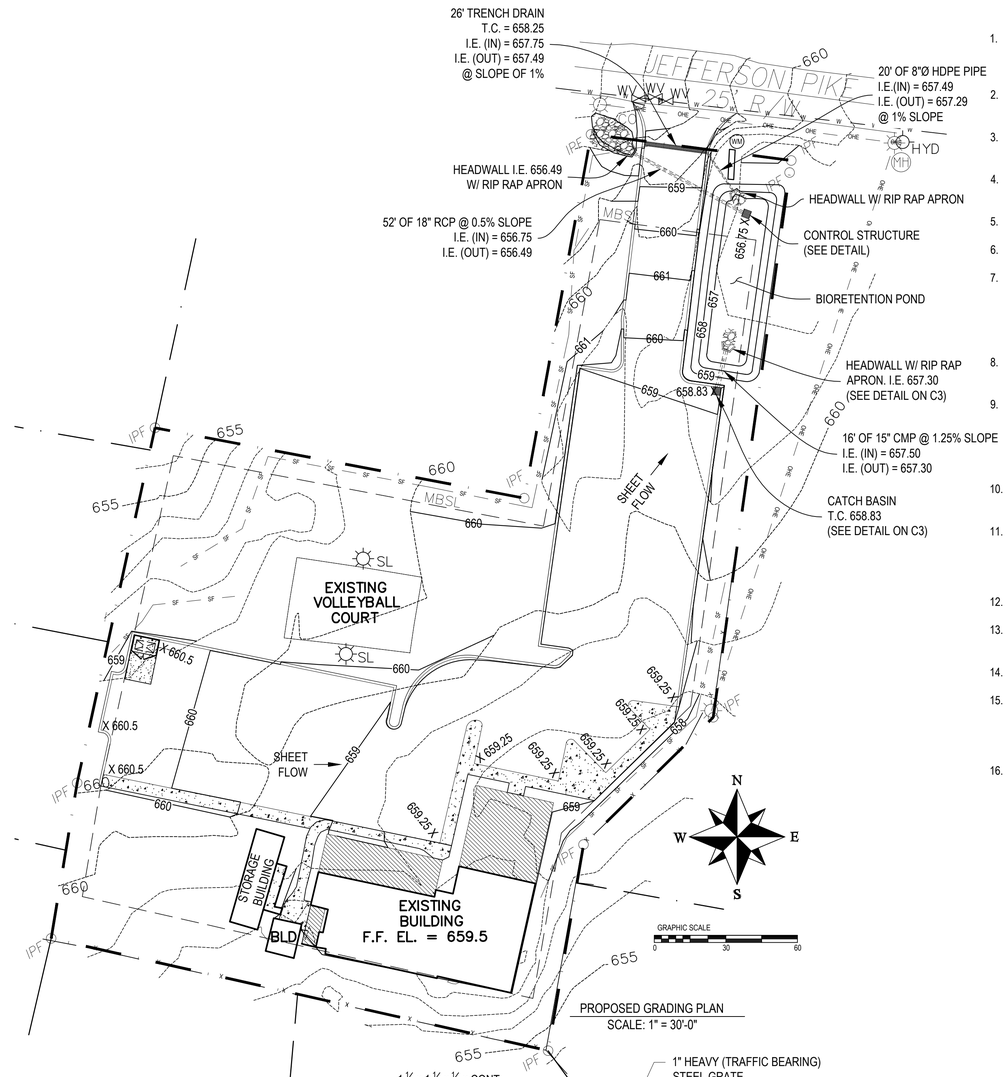
S. ALI KOLEINI
REGISTERED ENGINEER
AGRICULTURE COMMERCE
NO. 119990
12/15/22
STATE OF TENNESSEE

REV.	DESCRIPTION	DATE

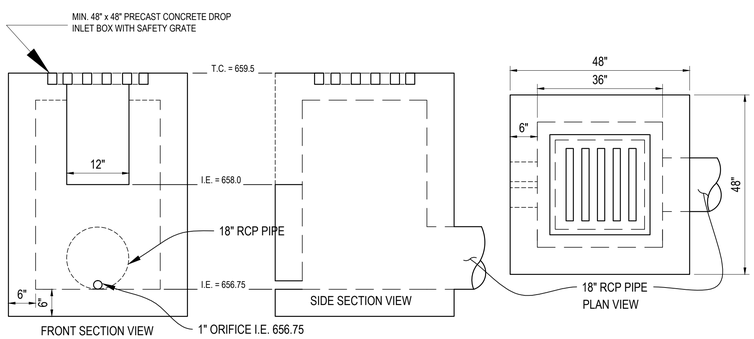
DESIGNED BY : A.K.
DRAWN BY : R.L.
SCALE : 1" = 30'
PROJECT NO.
DATE : 12/15/2022
ISSUED FOR :
FOR APPROVAL
DRAWING TITLE :
PROPOSED SITE PLAN
DRAWING NO.
C1.2

GRADING / EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR KEEPING DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER METHODS.
2. ALL CUT AND FILL AREAS SHALL HAVE A MINIMUM OF 6" TOP SOIL, SHALL RECEIVE 12 POUNDS PER 1000 S.F. OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS).
3. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
6. ANY ACCESS ROAD TO THE SITE SHALL BE BASED ON CRUSHED ASTM #1 STONE, 100' LONG BY 20' WIDE AND 6" DEEP.
7. THE PLACING AND SPREADING IF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT TO HORIZONTAL LAYERS OF 8" LIFTS.
8. THE FILL MATERIALS TO BE FREE OF ROOTS, SOD, FROZEN SOIL OR DECOMPOSABLE MATERIALS.
9. FILL TO BE COMPACTED TO A MINIMUM IF 95% STANDARD PROCTOR.
10. ALL WORK TO BE PERFORMED AND COMPLETED IN ABSOLUTE COMPLIANCE WITH THE RULES AND REGULATIONS AS SET FORTH IN THE RUTHERFORD COUNTY / CITY OF LAVERGNE SPECIFICATIONS.
11. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS AND PAY ANY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. CONTRACTOR SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE LAWS AND ORDINANCES OR REGULATIONS RELATING TO HIS PORTION OF THE WORK.
12. ANY RETAINING WALL GREATER THAN 4' IN HEIGHT WILL REQUIRE A PEDESTRIAN BARRIER FOR SAFETY. SEE DETAIL SHEET FOR GUARDRAIL DETAIL.
13. ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVALS.
15. USE S150 STRAW BLANKETS FOR 3:1 GRADE SLOPES.GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND / OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
16. STEEP SLOPES ARE TO BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.



PROPOSED GRADING PLAN
SCALE: 1" = 30'-0"



POND CONTROL BOX DETAIL

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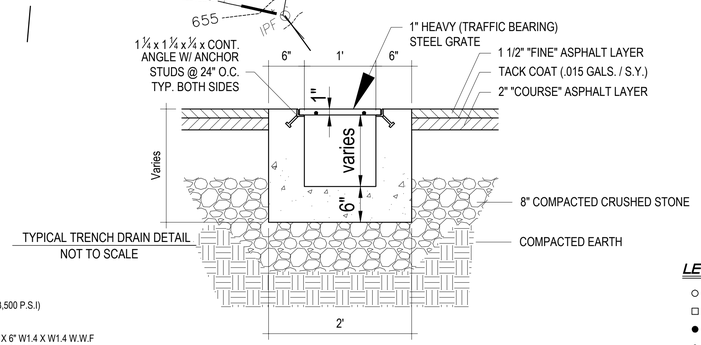
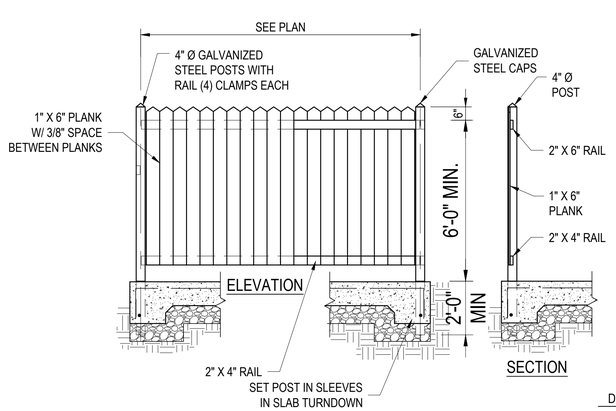
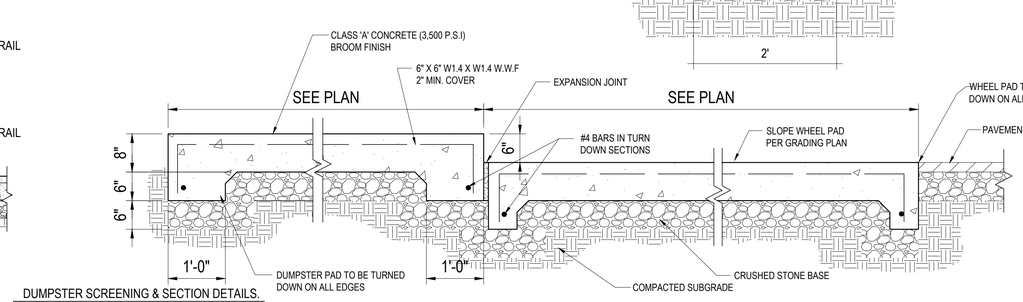


TYPICAL TRENCH DRAIN DETAIL
NOT TO SCALE





DUMPSTER SCREENING & SECTION DETAILS.
NOT TO SCALE

STORM WATER POLLUTION PREVENTION NOTES (TENNESSEE)

1. THE OWNER AND THE CONTRACTOR ARE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION-ACTIVITY STORM WATER APPLICATION TO THE LOCAL TENNESSEE ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOP SOILING AND SEEDING.
3. THE APPROXIMATE TOTAL AREA OF THE SITE IS 1.50 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 0.68 ACRES DISTURBED.
4. THE INCREASE IN POST-CONSTRUCTION IMPERVIOUS AREA IS 0.56ACRES. THE ESTIMATED VOLUME OF RUNOFF FROM THE SITE DUE TO A ONE INCH RAINFALL IS 0.04 ACRE-FEET.
5. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF ON-SITE SOIL AND/OR SHOT ROCK MATERIALS.
6. THE RECEIVING WATER/STORM SEWER OPERATOR IS CITY OF LAVERGNE WATER SERVICES.
7. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AND AT MAXIMUM 14 DAY CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS AFTER ANY RAINFALL EXCEEDING 0.5 INCH WITHIN A 24 HOUR PERIOD.
8. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
9. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED FOR MORE THAN 15 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 CALENDAR DAYS OF FINAL GRADING.
10. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER CONSTRUCTION COMPLETION.
11. TEMPORARY SEEDING FOR TENNESSEE PROJECTS INCLUDE THE FOLLOWING OPTIONS:
    JAN 1 - MAY 1 ITALIAN RYE/KOREAN LESPEDEZA/SUMMER OATS
    MAY 1 - JULY 15 SUDAN OR STARR MILLET
    JULY 15 - JAN 1 BALBOA RYE/ITALIAN RYE
12. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
13. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT SWALES AND ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.
14. STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.
15. THE CONTRACTOR IS TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF LAVERGNE CP-10 AND CP-13 RESPECTIVELY. THE CONTRACTOR IS TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
16. I CERTIFY UNDER PENALTY OF THE LAW THAT THESE STORM WATER POLLUTION PREVENTION PLANS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION, AND BY QUALIFIED PERSONNEL WHO PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTED FALSE INFORMATION, INCLUDING THE POSSIBILITY OF A FINE AND IMPRISONMENT.

Ali Koh — SIGNATURE — 12/15/22 — DATE

Tennessee Construction Permit Notice of Coverage (NOC) Certification:

I hereby certify that this project does not require coverage under Tennessee Construction General Permit. The Total Disturbed Area is: 0.68 acres.

Check all that apply: This site discharges into waters identified by TDEC as:
☑ Impaired for siltation ☐ Impaired for habitat alterations ☐ Exceptional

Ali Koh — Signature — 12/15/2022 — Date

Circle one: Developer (Project Engineer) Other _____

Note: Projects of one (1) or more acres require State permit coverage, while projects of less than one (1) acres do not require State permit coverage. Also, projects of less than one (1) acre that are part of a total development project of one (1) acres require State permit coverage.

LEGEND

○	Existing Iron Rod I.R.(O)
□	Existing Conc. Mon. C.M.(O)
●	Iron Rod (Set) I.R.(N)
⊗	Water Valve
⊠	Water Meter
	Fire Hydrant
∅	Utility Pole
⟵	Anchor / guy wire
—W—	Water Line
-GAS-	Gas Line
-OHL-	Overhead Utility Line
CMP	Corrugated Metal Pipe
RCP	Reinforced Concrete Pipe
SS	Sanitary Sewer
R.O.W.	Right Of Way
†	Hose Bibb (H.B.)
○c.o.	Clean-Out

LINETYPE LEGEND

PROPERTY LINE		
1" WATER	1 W	
WATER	W	W
FENCING	X	
OVERHEAD ELECTRIC	OHE	
SANITARY SEWER	SS	SS
6" SANITARY SEWER	SS 6	SS 6
STORM DRAIN PIPE	SD	SD
SEDIMENT TUBES	ST	ST
BUILDING OUTLINE		
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EXISTING MINOR CONTOURS		
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ADDITION TO EXISTING CHURCH
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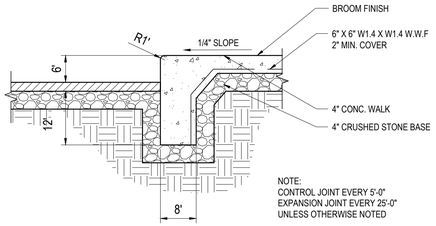
ALI KOLENI — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 119930 — STATE OF TENNESSEE — 12/15/22

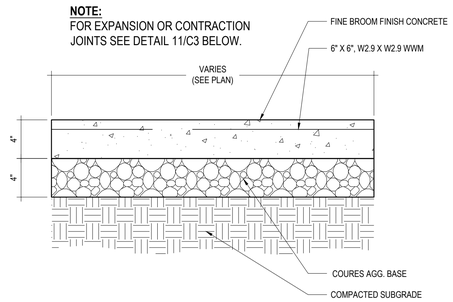
REV.	DESCRIPTION	DATE

DESIGNED BY : A.K.
DRAWN BY : R.I.
SCALE : 1" = 30'
PROJECT NO.
DATE : 12/15/2022
ISSUED FOR : FOR APPROVAL
DRAWING TITLE : PROPOSED GRADING SITE PLAN
DRAWING NO. C2



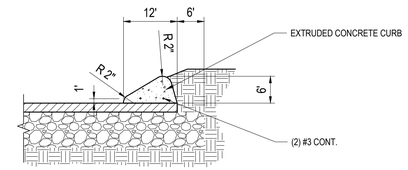
1 TURN DOWN CURB @ WALK

C1.1 SCALE: N.T.S.



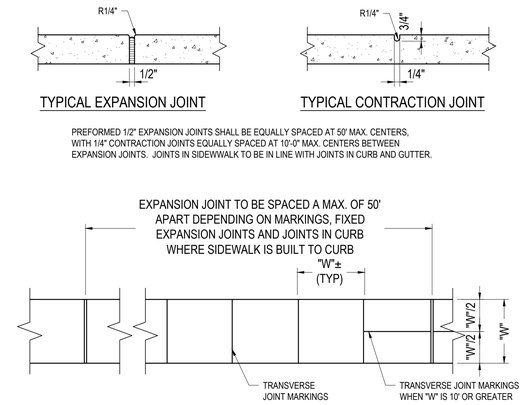
2 DETAIL @ TYP. CONCRETE WALK

C1.1 SCALE: N.T.S



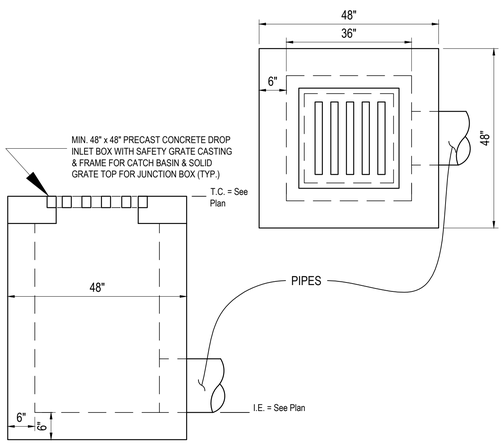
3 EXTRUDED CURB DETAIL

C1.1 SCALE: 3/4" = 1'-0"



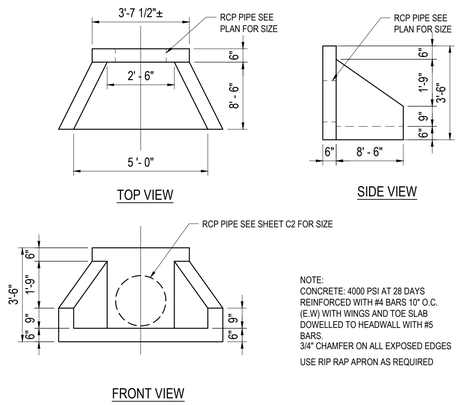
4 SIDEWALK JOINT DETAILS

C1.1 N.T.S



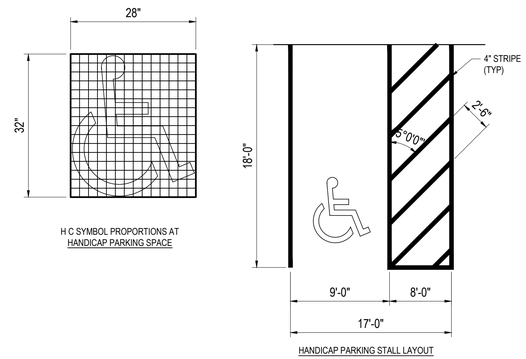
5 TYP. INLET & JUNCTION BOX DETAIL

C2 SCALE: N.T.S.



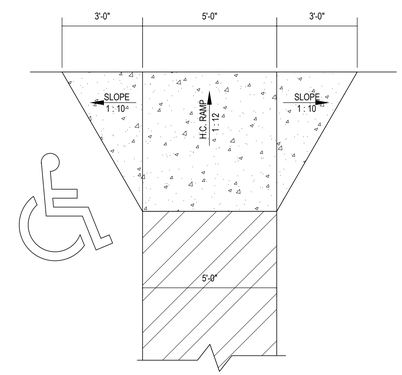
6 DETAIL @ CONCRETE HEADWALLS

C2 SCALE: N.T.S.



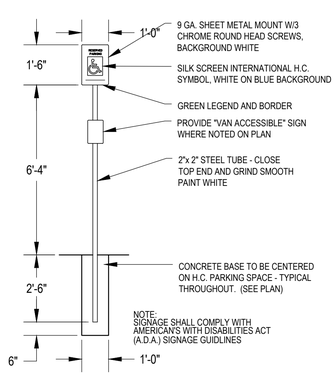
7 HANDICAP STALL PARKING

C1.1 SCALE: N.T.S



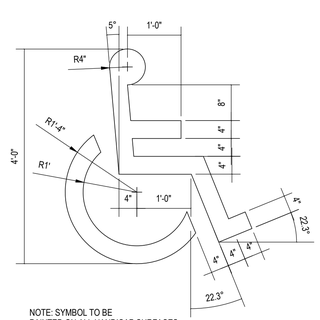
8 DETAIL @ HANDICAP RAMP

C1.1 SCALE: N.T.S.



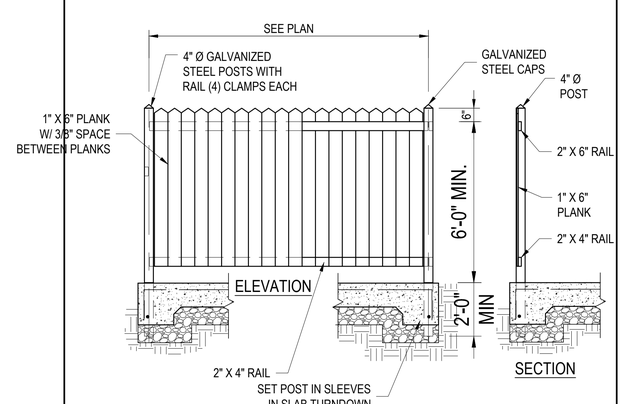
9 EXTERIOR HANDICAP SIGN

C1.1 SCALE: N.T.S.



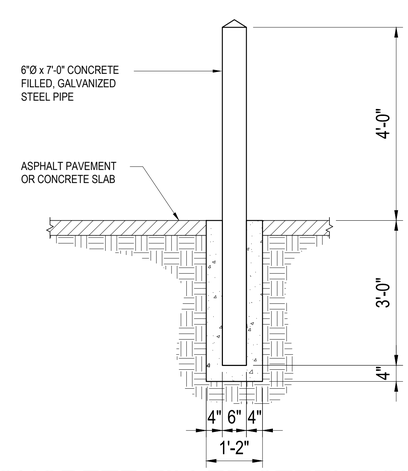
10 PAINTED HANDICAP SYMBOL

C1.1 SCALE: N.T.S.



11 DUMPSTER ENCLOSURE

C1.1 SCALE: N.T.S.



12 CONCRETE FILLED STEEL BOLLARD

C1.1 NOT TO SCALE

AZIM TECH ENGINEERING, INC.
CONSULTING ENGINEERS
3360 Sawtelle Blvd #101
Los Angeles, CA 90066
Phone: (615) 347 7903
www.azimtech.com
azimtech.eng@gmail.com

PROJECT DESCRIPTION:

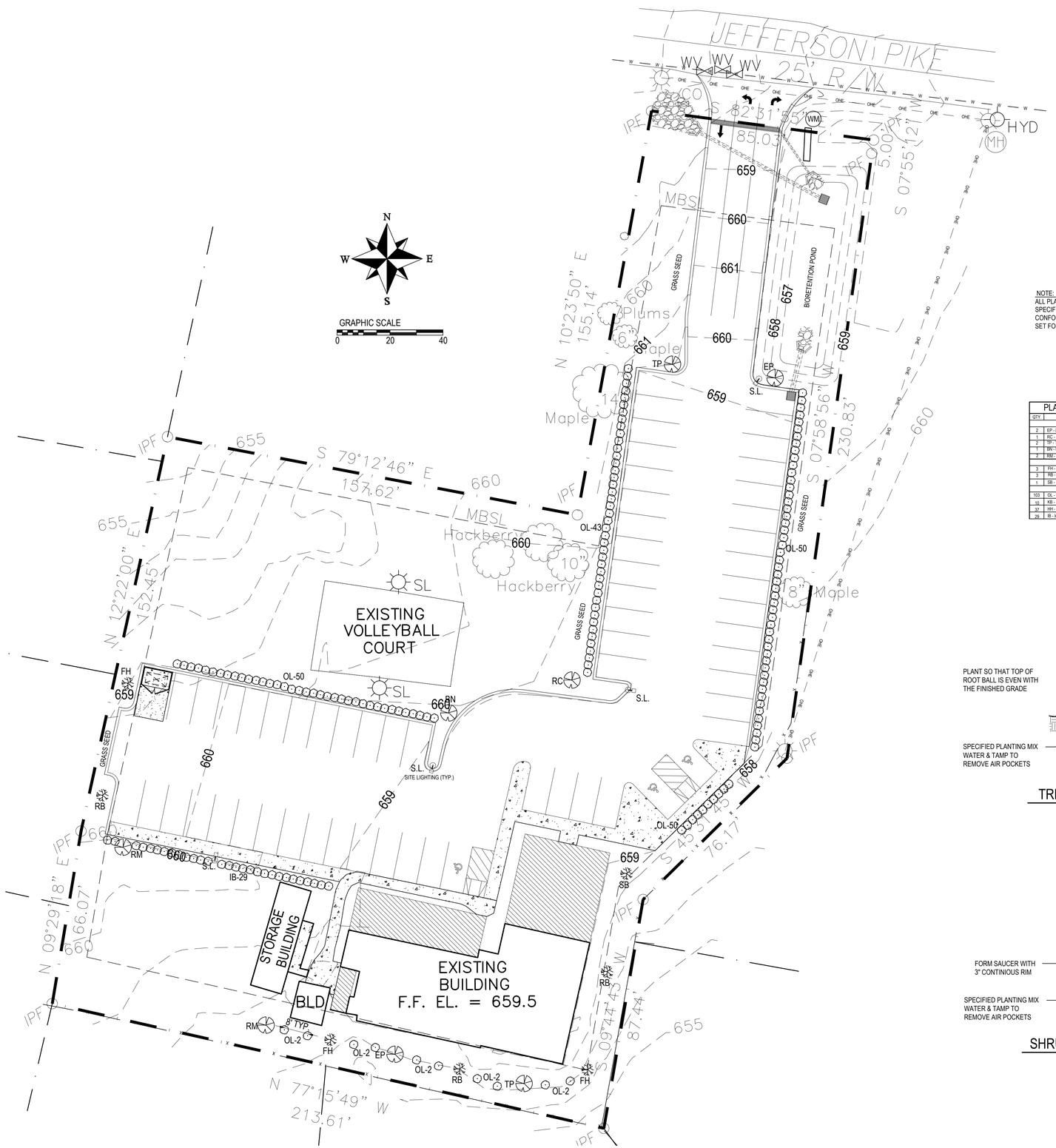
SEVENTH DAY ADVENTISTS
ADDITION TO EXISTING CHURCH

271 JEFFERSON PK., LAVERGNE, TN 37086 - PARCEL ID: 018 01801

ALI KOLENI
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 119930
STATE OF TENNESSEE
12/15/22

REV.	DESCRIPTION	DATE

DESIGNED BY :	A.K.
DRAWN BY :	R.L.
SCALE :	VARIES AS NOTED
PROJECT NO.	
DATE :	12/15/2022
ISSUED FOR :	FOR APPROVAL
DRAWING TITLE :	SITE PLAN DETAILS
DRAWING NO.	C3



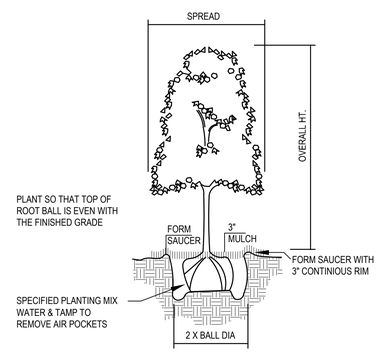
LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NOTE:
ALL PLANT MATERIAL SPECIFIED HEREON SHALL CONFORM TO THE STANDARDS SET FORTH IN ANSI Z60.1-2004

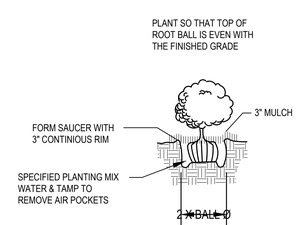
PLANT LEGEND	
SHRUBS 2'x3' SPREAD	
SHRUBS 3'x3' SPREAD	
UNDERSTORY TREES	
CANOPY TREES (N/A)	
EXISTING TREES (N/A)	

PLANT LIST			AT PLANTING		NOTES AND / OR REMARKS
QTY.	SPECIES		MIN. CAL.	MIN. HT.	SPACING	
	CANOPY TREES					
2	EP - Eastern White Pine 'Pinus Strobus' Canopy Evergreen		2"	8'	See Plan	Per ANSI Z60.1-2004
1	RC - Red Cedar 'Juniperus Virginiana' Canopy Evergreen		2"	8'	See Plan	Per ANSI Z60.1-2004
2	TP - Tulip Tree 'Liriodendron Tulipifera' Canopy Deciduous		2"	8'	See Plan	Per ANSI Z60.1-2004
1	BN - River Birch, 'Betula Nigra' Canopy/Deciduous		2"	8'	See Plan	Per ANSI Z60.1-2004
2	RM - Red Maple, 'Acer Rubrum' Canopy Deciduous		2"	8'	See Plan	Per ANSI Z60.1-2004
	UNDERSTORY TREES					
3	FH - Foster Holly 'Ilex x Attenuata 'Fosteri' Understory Evergreen		2"	6'	See Plan	Per ANSI Z60.1-2004
3	RB - Redbud 'Cercis Canadensis' Understory Deciduous		2"	6'	See Plan	Per ANSI Z60.1-2004
1	SB - SERVICEBERRY (AMELEANCHER CANADENSIS) (understory)		2"	6'	See Plan	Per ANSI Z60.1-2004
	SHRUBS					
103	OL - Cherry Laurel 'Prunus Laurogerasus Otto Luyken' Shrub Evergreen			2'	3' APART	Grp as Shown
93	KB - Korean Boxwood 'Buxus Sinica Var. Insularis Wintergreen' Shrub Evergreen			2'	3' APART	Grp as Shown
37	HH - Holly 'Ilex x Meserveae Hackflea Castle Spire' Large Shrub Evergreen			2'	3' APART	Grp as Shown
29	IB - Inkberry 'Ilex Glabra' Shrub Evergreen			2'	3' APART	Grp as Shown



TREE PLANTING DETAIL

SCALE: N.T.S.



SHRUB PLANTING DETAIL

SCALE: N.T.S.

LANDSCAPE NOTES AND SPECIFICATIONS

NOTE TO THE LANDSCAPE CONTRACTOR: READ THE NOTES AND PLANT LIST. INSTALL DESIGN AS SHOWN ON THE PLANS. DO NOT SUBSTITUTE PLANT MATERIALS OR OTHERWISE DIVIATE FROM THE PLANS WITHOUT PRIOR APPROVAL. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN ANSI Z60.1-2004.

1. SEEDING: All areas disturbed by construction not shown as building, pavement, sod, ground covers, or shrubs shall be seeded with the seed/amendment mix specified at the rate of 11 lbs. per 1,000 sq. ft.. Areas to be seeded shall be leveled to an even, uniform appearance prior to seeding. Fertilizer and agricultural limestone in the specified amounts shall be scarified to a depth of 4 inches except in areas that are hard and compacted. Compacted areas such as those areas that have been used for temporary vehicular access and are deeply compacted shall be scarified to a minimum depth of 8 inches. All stones, brick, sticks, and other foreign materials larger than 1 inch by 1 inch shall be removed from the seedbed surface before seeding. Seed shall be raked into the top 1/4 inch of soil and shall be mulched as specified. Specifications Per 1,000 Square Feet of Seeded Area:

On Site Mix per 1,000 Square Feet
- 3 lbs. Bonanza KY-31 Fescue
- 3 lbs. Rebel II KY-31 Fescue
- 8 lbs. Anthem KY-31 Fescue
- 1/2 lb. Kentucky Bluegrass
- 1 1/2 lbs. Annual Ryegrass

Fertilizer - 10 lbs of 10-10-10
Agricultural Limestone - 75 lbs.
Mulch - 2 1/2 Bales of Cereal Grain Straw

2. Areas to be seeded are indicated on the plans. Sod shall have a similar grass mix as the "On Site Mix" shown above. The Contractor shall submit a list of the seed mix and a sample of the sod to the Owner's Representative for approval prior to delivery of any sod to the site. All stones, brick, sticks, and other foreign materials larger than 1 inch by 1 inch shall be removed from the sod bed surface before placing sod.

3. No substitutions or other deviations from the plans shall be permitted without written permission from the Landscape Architect or Owner's Representative.

4. Any series of trees or shrubs proposed to be placed in a particular arrangement will be field checked for accuracy. The Contractor shall relocate any plants not appropriately arranged.

5. Soil used in backfilling planting pits shall be 4 parts topsoil, 1 part sphagnum peat moss and 1 part sand. The backfilling soil shall be thoroughly mixed using a rotary tiller prior to being placed in the planting pit.

6. Upon securing plant material and before installation, the Contractor shall notify the Owner's Representative for a pre-installation inspection to assure that all plant materials meet specifications.

7. Pre-emergent (Treflan or equivalent) shall be applied to plant bed prior to installation of mulch.

8. All plants shall have a minimum of 3 inches of shredded hardwood bark mulch. The Contractor shall submit a sample of the mulch to the Owner's Representative for approval prior to delivery of any mulch to the site. The mulch shall extend 12 inches beyond the planting pit for individually planted trees. Mulch shall extend 18 inches beyond shrub and ground cover beds. All shrubs shall be planted and mulched in continuous beds. The size of planting pits are shown in the details.

9. Proposed trees shall be staked according to the planting details.

10. Dimensions for height, spread, and trunk caliper on the material schedule are a guide for the minimum desired size of each plant. The dimensions given for the caliper shall always take preference over the other dimensions.

11. The Quantities indicated on the material schedule (Plant List) are provide for the benefit of the Contractor but should not be assumed to always be correct. In the event of any discrepancy, the planting shown on the plans will take precedence over the material schedule. The Contractor shall be responsible for his own quantity calculations and the liability pertaining to those quantities and any related Contract Documents and/or price quotations.

12. WATERING: All trees and shrubs shall be thoroughly watered after pits are backfilled two-thirds full. Water again after the pits are completely backfilled.

13. All plants shall be grade No. 1, properly formed to the species, true to the name as designated in the Standardized Plant Names, current edition, published by the American Joint Committee on Horticulture Nomenclature. The varieties not included are generally in conformity with names accepted in the trade. All plants shall be nursery grown, free from insects, insect eggs, scale, fungus, or disease. All plants shall meet the standard of size, culture, and quality for the highest grades and standards as adopted by the American Nursery and Landscape Association. All plants shall be planted where designated on the Planting Plan.

14. PLANT GUARANTEE AND REPLACEMENT: Plants shall be guaranteed for a period of one year from the date of final acceptance. Any plant that is not in satisfactory condition shall be removed and replaced. The cost of replacement shall be borne by the Landscape Contractor except for possible replacements resulting from removal of any part, vandalism, or acts of neglect on the part of others.

LEGEND

○	Existing Iron Rod I.R.(O)
□	Existing Conc. Mon. C.M.(O)
●	Iron Rod (Set) I.R.(N)
⊗	Water Valve
✉	Water Meter
	Fire Hydrant
Ø	Utility Pole
⟵	Anchor / guy wire
— W —	Water Line
-GAS-	Gas Line
-OHL-	Overhead Utility Line
CMP	Corrugated Metal Pipe
RCP	Reinforced Concrete Pipe
SS	Sanitary Sewer
R.O.W.	Right Of Way
	Hose Bibb (H.B.)
C.O.	Clean-Out
	SITE LIGHTING (S.L.) POLE MOUNT
	SITE LIGHTING (S.L.) WALL MOUNT

LINETYPE LEGEND

PROPERTY LINE	
1" WATER	1 W
WATER	W W
FENCING	X
OVERHEAD ELECTRIC	OHE
SANITARY SEWER	SS SS
6" SANITARY SEWER	SS 6 SS 6
STORM DRAIN PIPE	SD SD
SEDIMENT TUBES	ST ST
BUILDING OUTLINE	
SILT FENCING	SF SF
RIGHT OF WAY	
EXISTING MINOR CONTOURS	
EXIST. MAJOR CONTOURS	
PROPOSED CONTOURS	
CENTER OF ROAD	

AZIM TECH ENGINEERING, INC.
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3360 Sawtelle Blvd #101
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Phone: (615) 347 7903
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PROJECT DESCRIPTION:

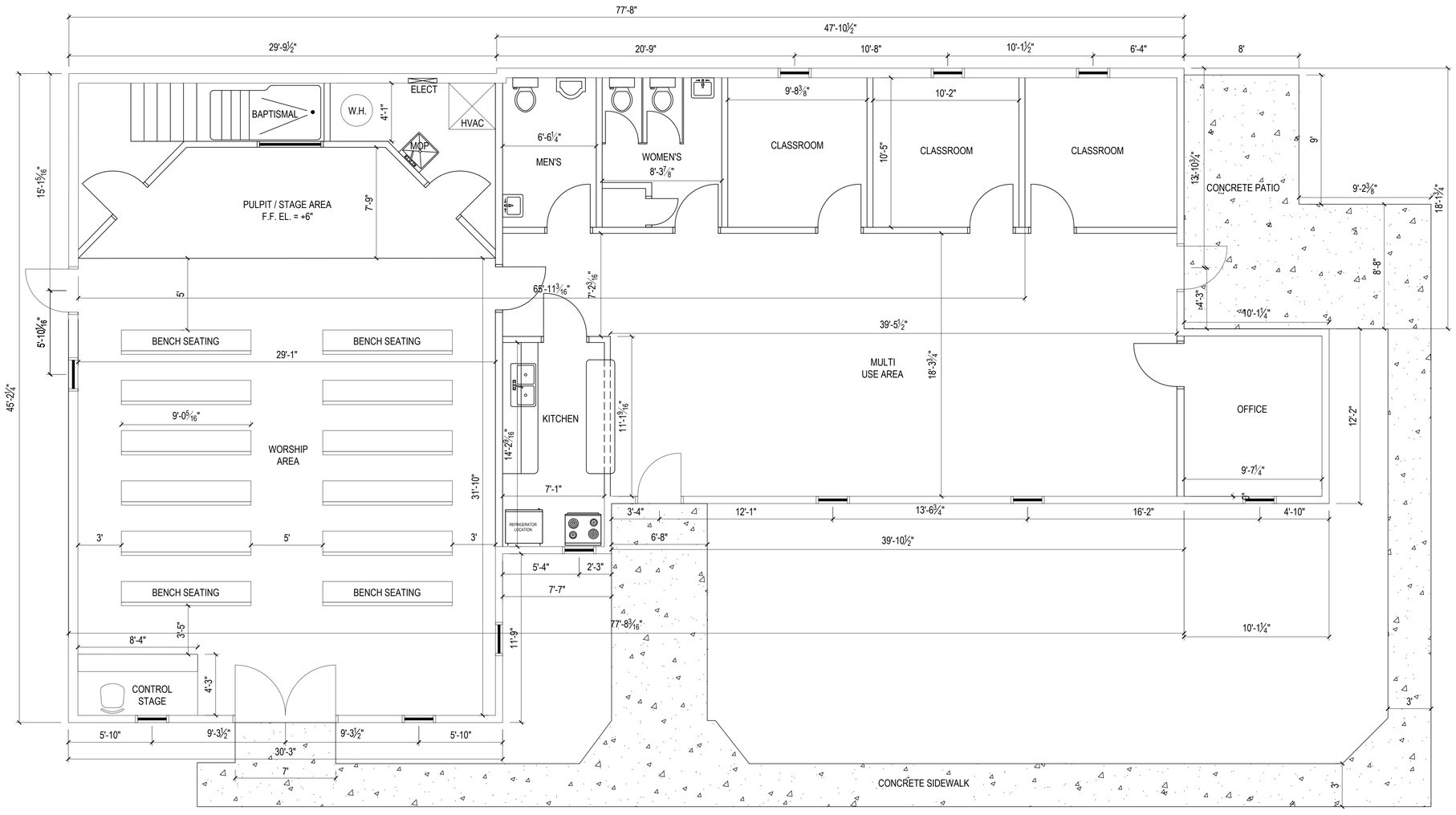
SEVENTH DAY ADVENTISTS
ADDITION TO EXISTING CHURCH

271 JEFFERSON PK., LAVERGNE, TN 37086 - PARCEL ID: 018 01801

ALI KOLENI
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 119930
STATE OF TENNESSEE
12/15/22

REV.	DESCRIPTION	DATE

DESIGNED BY :	A.K.
DRAWN BY :	R.L.
SCALE :	1" = 20' - 0"
PROJECT NO.	
DATE :	12/15/2022
ISSUED FOR :	FOR APPROVAL
DRAWING TITLE :	LANDSCAPING SITE PLAN
DRAWING NO.	L1



EXISTING BUILDING FLOOR PLAN

SCALE: 1/4" = 1'-0"

PLAN REVIEW DATA

APPLICABLE CODES

This List Is Provided As A Convenience To The Contractor And Is Not To Be Considered To Be All Inclusive Of Codes And Regulations That May Apply To The Work. The Contractor Shall Comply With All Applicable Codes, Standards, Regulations, And Laws.

All code books are available from the model code organizations.

List of code editions adopted by theThe City of La Vergne:

Building Codes:
2012 International Building Code
2012 International Residential Code (except chapters 11, and 34 through 43)
2012 International Plumbing Code
2012 International Mechanical Code
2012 International Fuel Gas Code
2012 International Property Maintenance Code
2012 International Fire Code
2009 International Energy Conservation Code
2012 International Swimming Pool and Spa Code
2012 International Existing Building Code
NFPA 101 Life & Safety Code
2009 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities Code
2008 National Electrical Code

BUILDING CLASSIFICATION

Use & Occupancy: Assembly Group A-3 (Section 303.4), Building Type II B, Uprotected, UnSprinkled

OCCUPANT LOAD:
Occupancy Load: Maximum Occupancy Load =
Worship Area with fixed seating = 72 seats
Worship Area Standing (1 per 5 s.f.) 90 s.f. = 18 Persons
Stage Area (1 per 15 s.f.) 165 s.f. = 11 Persons
Office Area (1 per 100 s.f.) 100 s.f. = 1 Persons
Classroom Area (1 per 20 s.f.) 320 s.f. = 16 Persons
Multi Use Area with unconcentrated tables & chairs (1 per 15 s.f.) 585 s.f. = 39 Persons
Occupant Load = 157 Persons

ALLOWABLE AREA Per Table 503 = 9,500 SQ. FT. > Building Area of 2,900 s.f.

EGRESS DATA

Maximun Path of Travel = 45'± or Less than 200' Per Table 1016.2
Egress Width Provided Per Section 1005.3.2 = (157 Persons (2)) = 31.4" < (5) 36" = 180" Provided

PLUMBING FIXTURES REQUIRED (Per Table 2902.1):
Water Closets Required: (Male 1 per 150) & (Female 1 per 75)
(157 /2 = 79 of each sex) = 1 male required < = 2 provided; 2 female required = 2 provided
Lavatories Required: 1 per 200 = 1 required = 2 provided
Drinking Fountain Required: 1 per 1,000 = Water is provided free at kitchen.
Service Sink Required: 1 required = 1 provided

REVISIONS	BY

EXISTING BUILDING FLOOR PLAN
7th DAY ADVENTIST CHURCH
271 JEFFERSON PIKE
LA VERGNE, TENNESSEE 37086
PARCEL # 018 01801

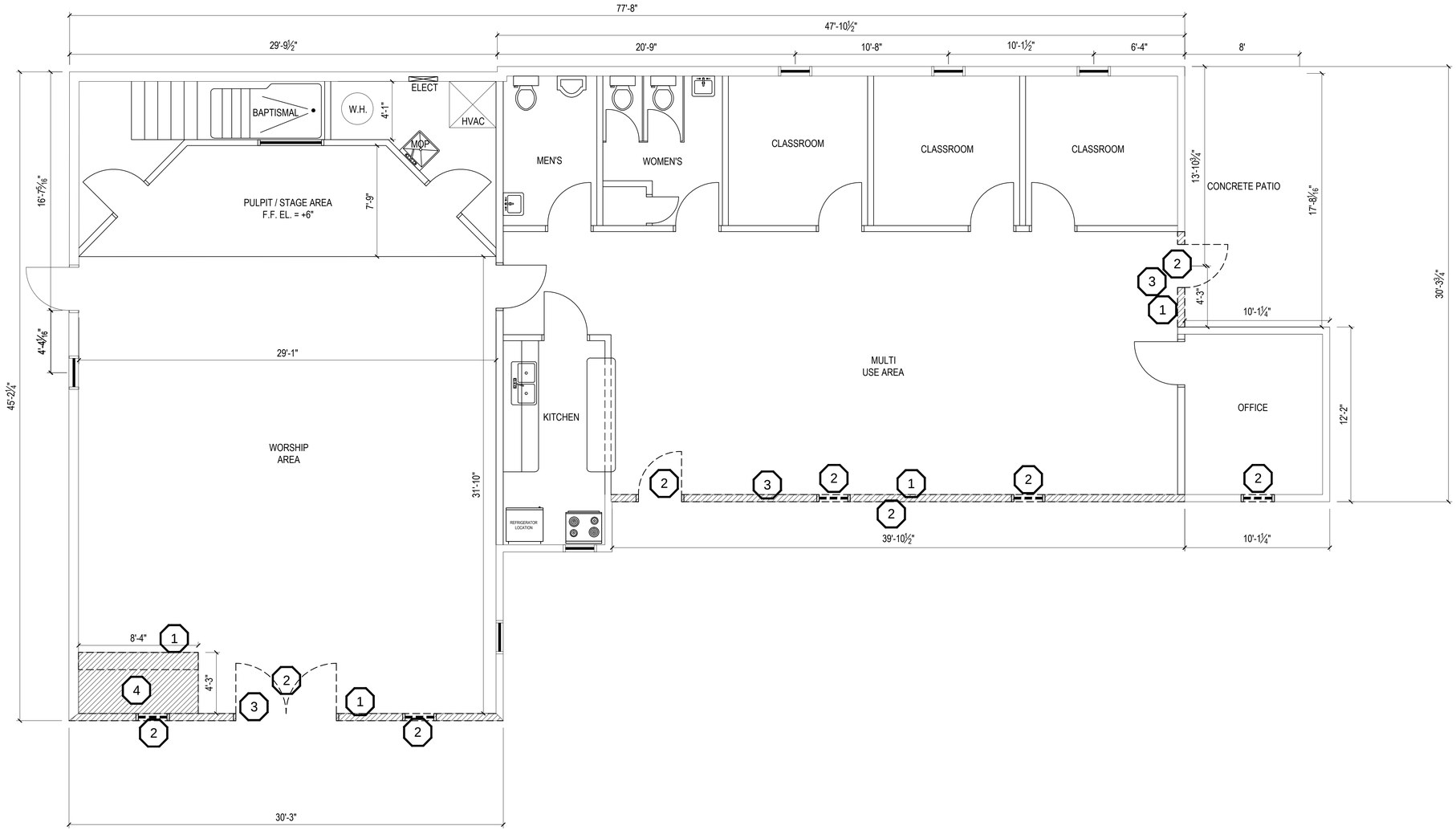
AZIMTECH ENGINEERING INC.
3360 SAWTELLE BLVD. #101
LOS ANGELES, CA. 90066
PHONE: (615) 347-7903 OFFICE: (615) 299-7388
e-mail: azimtech.eng@gmail.com

ROLANDO S. AQUINO REGISTERED ARCHITECT No. 100014 STATE OF TENNESSEE

DRAWN	R.J.L.
CHECKED	S.A.K.
DATE	December 15, 2022
SCALE	1/4" = 1'-0"
JOB NO.	1905-03
SHEET	B1

Version # 2

ROLANDO SANTOS AQUINO ARCHITECT



DEMOLITION TO EXISTING BUILDING FLOOR PLAN

SCALE: 1/4" = 1'-0"

APPLICABLE CODES

This List Is Provided As A Convenience To The Contractor And Is Not To Be Considered To Be All Inclusive Of Codes And Regulations That May Apply To The Work. The Contractor Shall Comply With All Applicable Codes, Standards, Regulations, And Laws.

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2012 International Mechanical Code
2012 International Fuel Gas Code
2012 International Property Maintenance Code
2012 International Fire Code
2009 International Energy Conservation Code
2012 International Swimming Pool and Spa Code
2012 International Existing Building Code
2009 Life & Safety Code (NFPA 101)
2009 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities Code
2008 National Electrical Code

DEMOLITION NOTES:

ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA SAFETY REGULATIONS & PRACTICES AND MUST MEET LOCAL & STATE CODES. REMOVE ALL DEMOLISHED MATERIALS & DISPOSE OF PROPERLY & IN ACCORDANCE TO ALL LOCAL CODES & ORDINANCES THAT EXIST.

1 ALL ELECTRICAL POWER SUPPLY TO DEMOLISHED WALL AREAS ARE TO BE DISCONNECTED PRIOR TO DEMOLITION TO HATCHED WALLS OR FIXTURES SHOWN WITH HIDDEN / DASHED LINES ON PLAN. DEDICATE OTHER CIRCUITS FOR TEMPORARY POWER SOURCE TO PERFORM DEMOLITION & NEW CONSTRUCTION.

2 FRONT EXTERIOR WALLS SHOWN WITH HATCHING WITH WINDOWS & DOORS SHOWN WITH DASHED LINES SHALL BE DEMOLISHED FOR NEW CONSTRUCTION ADDITION. THE CONTRACTOR SHALL CONTACT ENGINEER TO DETERMINE IF THE WALLS ARE BEARING WALLS & CONSULT ENGINEER FOR TEMPORARY SUPPORT WALL LOCATIONS TO CONSTRUCT ADDITION. THE CONTRACTOR IS RESPONSIBLE FOR SUPPORTING ANY STRUCTURES DURING DEMOLITION.

3 REPAIR ALL FLOOR COVERING & CEILING TILES IN DEMOLISHED WALL AREAS & PREPARE FOR NEW WALL LOCATION CONSTRUCTION AS SHOWN ON PROPOSED PLAN.

4 DEMOLISH EXISTING RAISED FLOOR STAGE CONTROL AREA SHOWN WITH HATCHING & FLUSH FINISH FLOOR AREA IN PREPARATION FOR NEW FLOOR COVERING TO BE INSTALLED.

ROLANDO SANTOS AQUINO ARCHITECT

REVISIONS	BY

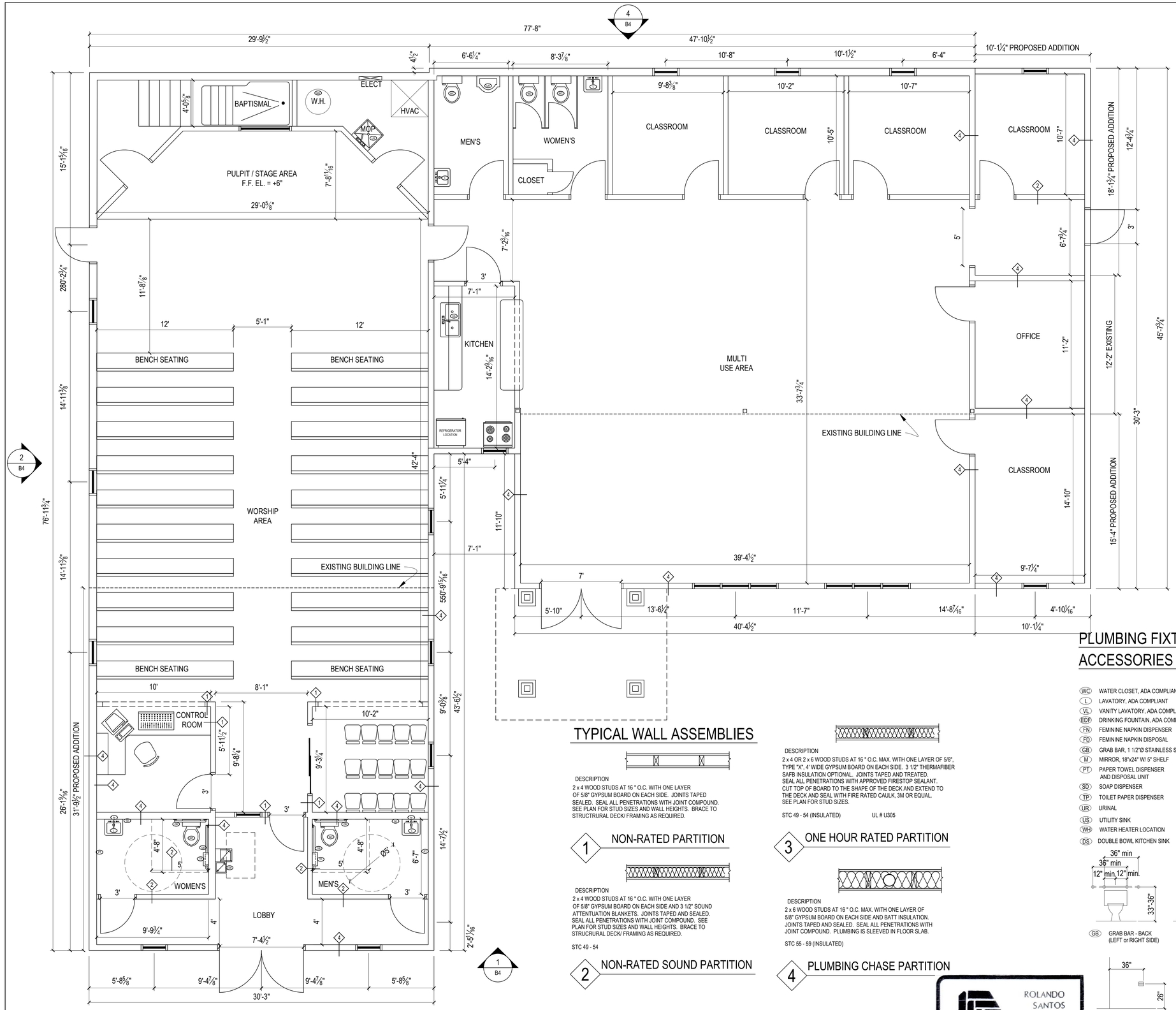
DEMOLITION TO EXISTING BUILDING PLAN
7th DAY ADVENTIST CHURCH
271 JEFFERSON PIKE
LA VERGNE, TENNESSEE 37086
PARCEL # 018 01801

AZIMTECH ENGINEERING INC.
3360 SAWTELLE BLVD. #101
LOS ANGELES, CA. 90066
PHONE: (615) 347-7903 OFFICE: (615) 299-7388
e-mail: azimtech.eng@gmail.com

ROLANDO S. AQUINO REGISTERED ARCHITECT No. 100174 STATE OF TENNESSEE

DRAWN	R.J.L.
CHECKED	S.A.K.
DATE	December 15, 2022
SCALE	1/4" = 1'-0"
JOB NO.	1905-03
SHEET	B2

Version # 2



PLAN REVIEW DATA

APPLICABLE CODES

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2009 International Energy Conservation Code
2012 International Swimming Pool and Spa Code
2012 International Existing Building Code
NFPA 101 Life & Safety Code
2009 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities Code
2008 National Electrical Code

BUILDING CLASSIFICATION

Use & Occupancy: Assembly Group A-3 (Section 303.4), Building Type II B, Uprotected, UnSprinkled

OCCUPANT LOAD:
Occupancy Load: Maximum Occupancy Load =
Worship Area with fixed seating = 180 Seats
Stage Area (1 per 15 s.f.) 165 s.f. = 11 Persons
Office Area (1 per 100 s.f.) 100 s.f. = 1 Persons
Classroom Area (1 per 20 s.f.) 320 s.f. = 26 Persons
Multi Use Area with unconcentrated tables & chairs (1 per 15 s.f.) 1,189 s.f. = 79 Persons
Occupant Load = 297 Persons

ALLOWABLE AREA Per Table 503 = 9,500 SQ. FT. > Building Area of 4,533 s.f.

EGRESS DATA

Maximum Path of Travel = 56'± or Less than 200' Per Table 1016.2
Egress Width Provided Per Section 1005.3.2 = (297 Persons (.2)) = 59.4" < (5) 36" = 180" Provided

PLUMBING FIXTURES REQUIRED (Per Table 2902.1):
Water Closets Required: (Male 1 per 150) & (Female 1 per 75)
(315 / 2 = 157.5 of each sex) = 2 male required <= 3 provided; 3 female required = 3 provided
Lavatories Required: 1 per 200 = 2 required = 4 provided
Drinking Fountain Required: 1 per 1,000 = 1 Provided
Service Sink Required: 1 required = 1 provided

LIFE & SAFETY SYMBOL LEGEND

- BATTERY POWERED EMERGENCY EGRESS LIGHT FIXTURE
- COMBINATION BATTERY POWERED EMERGENCY EGRESS LIGHT FIXTURE & BATTERY POWERED EXIT SIGN
- EX — FIRE EXTINGUISHER - TYPE PER FIRE MARSHAL'S REQUEST
- 2'x4' PARABOLIC DROP-IN FIXTURES WITH HINGED LENS & THREE (3) 4100K RATED T-8 LAMPS, F32T8/TL841PLUS/ALTO. LITHONIA FIXTURE 2PM3NG B 3 32 18LD 120, OR EQUAL. BALLASTS MUST HAVE A MINIMUM 80% EFFICIENCY FACTOR.
- 2'x2' PARABOLIC DROP-IN FIXTURES WITH HINGED LENS & THREE (3) 4100K RATED T-8 LAMPS, F32T8/TL841PLUS/ALTO. LITHONIA FIXTURE 2PM3NG B 3 32 18LD 120, OR EQUAL. BALLASTS MUST HAVE A MINIMUM 80% EFFICIENCY FACTOR.
- 4' STRIP FLUORESCENT LIGHT FIXTURE
- 150 CFM — FRACTIONAL HP EXHAUST FAN (150 CFM)
- ELECTRICAL OR MISC. PANEL BOARD.
- C.O. — SEWER CLEAN-OUT (INSTALL PER LOCAL CODES)
- F.D. — FLOOR DRAIN PLUMBED TO GREASE TRAP (TYP.)
- ONE HOUR FIREWALL

TYPICAL WALL ASSEMBLIES

1 NON-RATED PARTITION

DESCRIPTION
2 x 4 WOOD STUDS AT 16 " O.C. WITH ONE LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE. JOINTS TAPED SEALED. SEAL ALL PENETRATIONS WITH JOINT COMPOUND. SEE PLAN FOR STUD SIZES AND WALL HEIGHTS. BRACE TO STRUCTRURAL DECK/ FRAMING AS REQUIRED.

2 NON-RATED SOUND PARTITION

DESCRIPTION
2 x 4 WOOD STUDS AT 16 " O.C. WITH ONE LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE AND 3 1/2" SOUND ATTENTUATION BLANKETS. JOINTS TAPED AND SEALED. SEAL ALL PENETRATIONS WITH JOINT COMPOUND. SEE PLAN FOR STUD SIZES AND WALL HEIGHTS. BRACE TO STRUCRURAL DECK/ FRAMING AS REQUIRED.

STC 49 - 54

3 ONE HOUR RATED PARTITION

DESCRIPTION
2 x 4 OR 2 x 6 WOOD STUDS AT 16 " O.C. MAX. WITH ONE LAYER OF 5/8", TYPE "X", 4' WIDE GYPSUM BOARD ON EACH SIDE. 3 1/2" THERMAFIBER SAFB INSULATION OPTIONAL. JOINTS TAPED AND TREATED. SEAL ALL PENETRATIONS WITH APPROVED FIRESTOP SEALANT. CUT TOP OF BOARD TO THE SHAPE OF THE DECK AND EXTEND TO THE DECK AND SEAL WITH FIRE RATED CAULK, 3M OR EQUAL. SEE PLAN FOR STUD SIZES.

STC 49 - 54 (INSULATED) UL # U305

4 PLUMBING CHASE PARTITION

DESCRIPTION
2 x 6 WOOD STUDS AT 16 " O.C. MAX. WITH ONE LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE AND BATT INSULATION. JOINTS TAPED AND SEALED. SEAL ALL PENETRATIONS WITH JOINT COMPOUND. PLUMBING IS SLEEVED IN FLOOR SLAB.

STC 55 - 59 (INSULATED)

PROPOSED BUILDING ADDITION FLOOR PLAN

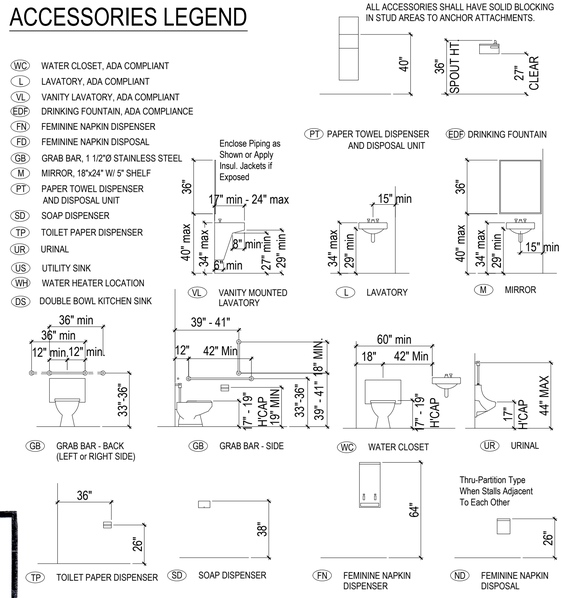
SCALE: 1/4" = 1'-0"

PLUMBING FIXTURES & ACCESSORIES LEGEND

- WC — WATER CLOSET, ADA COMPLIANT
- L — LAVATORY, ADA COMPLIANT
- VL — VANITY LAVATORY, ADA COMPLIANT
- EDF — DRINKING FOUNTAIN, ADA COMPLIANCE
- FN — FEMININE NAPKIN DISPENSER
- FD — FEMININE NAPKIN DISPOSAL
- GB — GRAB BAR, 1 1/2"Ø STAINLESS STEEL
- M — MIRROR, 18"x24" W/ 5" SHELF
- PT — PAPER TOWEL DISPENSER AND DISPOSAL UNIT
- SD — SOAP DISPENSER
- TP — TOILET PAPER DISPENSER
- UR — URINAL
- US — UTILITY SINK
- WH — WATER HEATER LOCATION
- DS — DOUBLE BOWL KITCHEN SINK

INSTALLATION:

ALL ACCESSORIES SHALL HAVE SOLID BLOCKING IN STUD AREAS TO ANCHOR ATTACHMENTS.



ROLANDO SANTOS AQUINO ARCHITECT

REVISIONS	BY

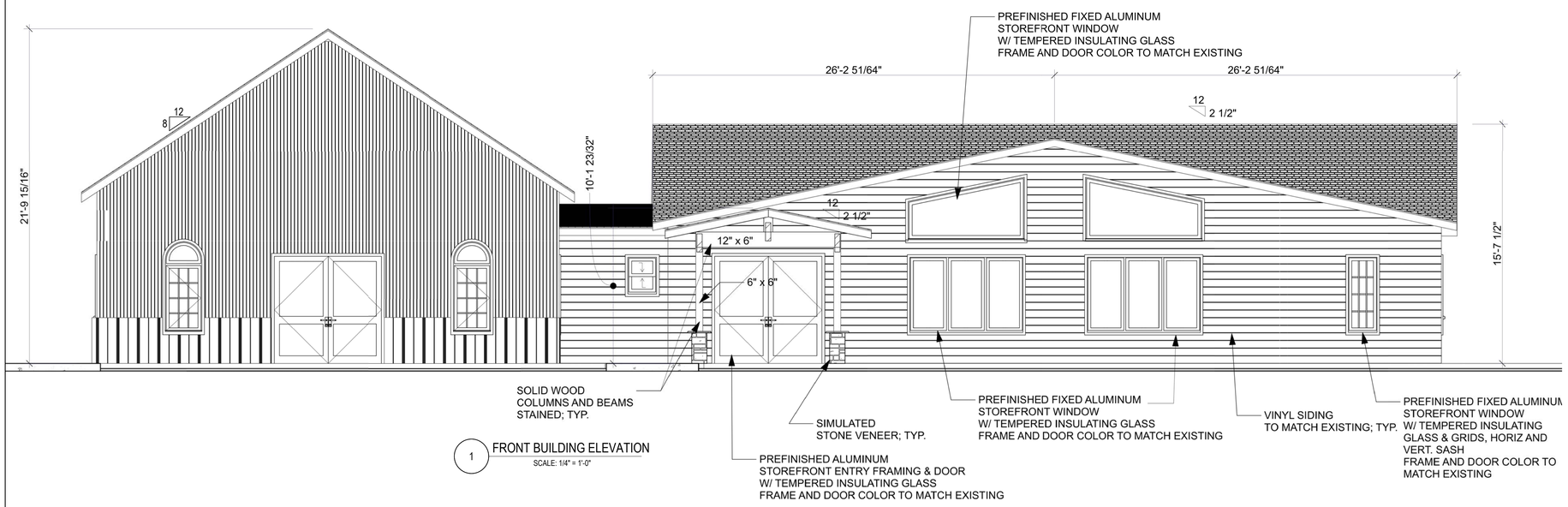
PROPOSED BUILDING ADDITION FLOOR PLAN
7th DAY ADVENTIST CHURCH
271 JEFFERSON PIKE
LA VERGNE, TENNESSEE 37086
PARCEL # 018 01801

AZIMTECH ENGINEERING INC.
3360 SAWTELLE BLVD. #101
LOS ANGELES, CA. 90066
PHONE: (615) 347-7903 OFFICE: (615) 299-7388
e-mail: azimtech.eng@gmail.com

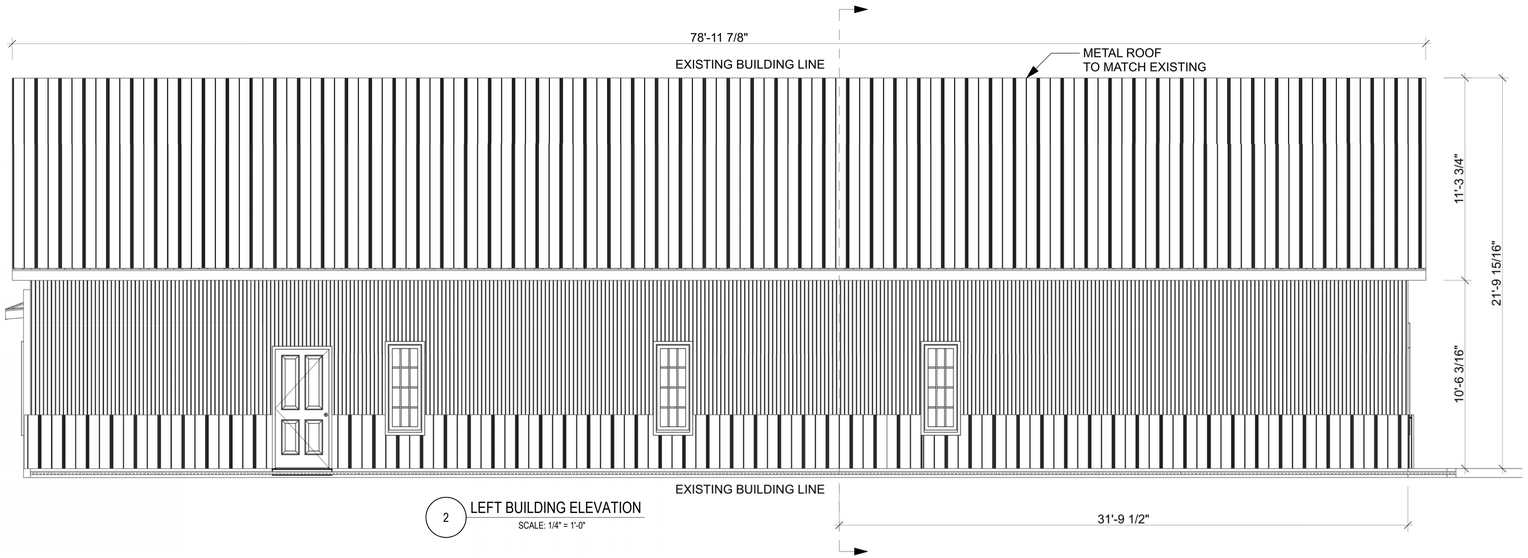
ROLANDO S. AQUINO REGISTERED ARCHITECT No. 100114 STATE OF TENNESSEE

DRAWN	R.J.L.
CHECKED	S.A.K.
DATE	December 15, 2022
SCALE	1/4" = 1'-0"
JOB NO.	1905-03
SHEET	B3

Version # 2



1 FRONT BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. THE CONTRACTORS SHALL INSURE THAT ALL CONSTRUCTION LOADS DO NOT EXCEED THE DESIGN LIVE LOADS INDICATED ON THE STRUCTURAL DRAWINGS AND THAT THESE LOADS ARE NOT PUT ON THE STRUCTURAL MEMBERS PRIOR TO THE TIME THAT ALL FRAMING MEMBER AND THEIR CONNECTIONS ARE IN PLACE.,
2. THE OWNER AND CONTRACTOR SHALL EXAMINE THE STRUCTURE AND INFORM THE STRUCTURAL ENGINEER IN WRITING OF ANY LOADS NOT LISTED ABOVE. NO RESERVE LOAD CAPACITY EXIST FOR CONVERSION TO OTHER USES IF NOT NOTED ABOVE.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, HORIZONTAL AND VERTICAL DIMENSIONS AND COORDINATION OF ARCHITECTURAL AND STRUCTURAL DRAWINGS. IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. SEE STRUCTURAL DRAWINGS FOR ELEVATION NOT SHOWN AND FOR EXACT LOCATIONS OF ALL SLAB DEPRESSIONS. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL SECTIONS WITH THE ARCHITECTURAL SECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO FABRICATING OR INSTALLING STRUCTURAL MEMBERS.
5. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. THE DETAILS SHOWN ON THE STRUCTURAL DRAWINGS DESIGNATED AS "TYPICAL DETAILS" APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS.
7. INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING AND ADVISE THE ENGINEER OF ALL INTERFERENCES.

CONSTRUCTION NOTES

1. NO SET OF CONTRACT DOCUMENTS IS EXHAUSTIVE OR PERFECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL LABOR AND INSTALL ALL MATERIAL CALLED FOR IN THE CONTRACT DOCUMENTS PER LOCAL CODE REQUIREMENT AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. THE CONTRACTOR'S INSTALLATION SHALL INCLUDE ALL REQUIRED ROUGH-INS, DUCTWORK, PIPING OR ELECTRICAL WIRING INCLUDING DEVICES (GAGES, VALVES, DISCONNECTS, STARTERS, ETC.) NEEDED FOR ALL SYSTEMS TO BE COMPLETE AND ALL FULLY OPERATIONAL WHETHER OR NOT SHOWN OF NOTED ON THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR'S BID SHALL INCLUDE ALL SUCH ITEMS REASONABLY INFERRED OR REQUIRED FOR COMPLETE SYSTEMS. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER PROMPTLY OF ANY CONFLICT BETWEEN BUILDING CODES AND/OR THE MANUFACTURE'S INSTALLATION INSTRUCTIONS AND THE CONTRACT DOCUMENTS.
4. NO DEVIATIONS OR ADJUSTMENTS SHALL BE MADE TO THE CONTRACT DOCUMENTS WITHOUT COORDINATION AND THE APPROVAL OF THE DESIGN ENGINEER. ANY SUCH APPROVED DEVIATIONS OR ADJUSTMENTS TO THE CONTRACT DOCUMENTS SHALL BE MARKED ON A SET OF RECORD DRAWINGS BY THE CONTRACTOR. THE RECORD AS-BUILT DRAWINGS SHALL BE TURNED OVER TO THE DESIGN ENGINEER AT THE COMPLETION OF CONSTRUCTION.

ROLANDO
SANTOS
AQUINO
ARCHITECT

REVISIONS	BY

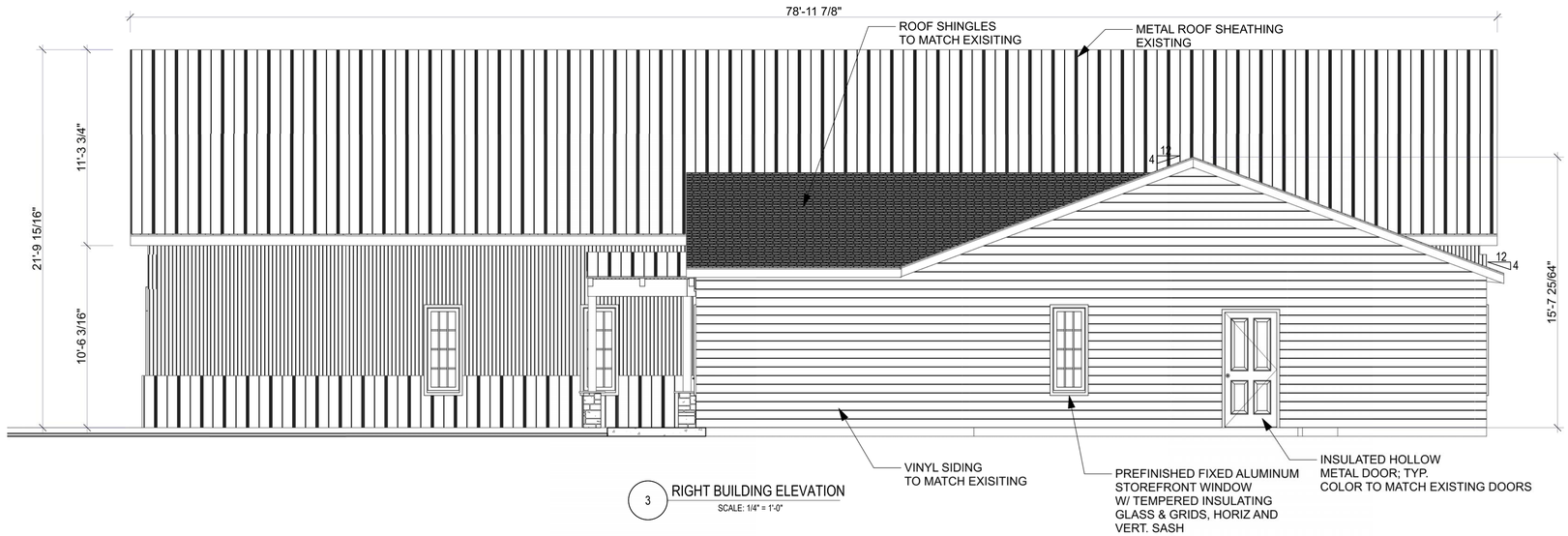
PROPOSED BUILDING ELEVATIONS W/ ADDITIONS
7th DAY ADVENTIST CHURCH
271 JEFFERSON PIKE
LA VERGNE, TENNESSEE 37086
PARCEL # 018 01801

AZIMTECH ENGINEERING INC.
3360 SAWTELLE BLVD. #101
LOS ANGELES, CA. 90066
PHONE: (615) 347-7903 OFFICE: (615) 299-7388
e-mail: azimtech.eng@gmail.com

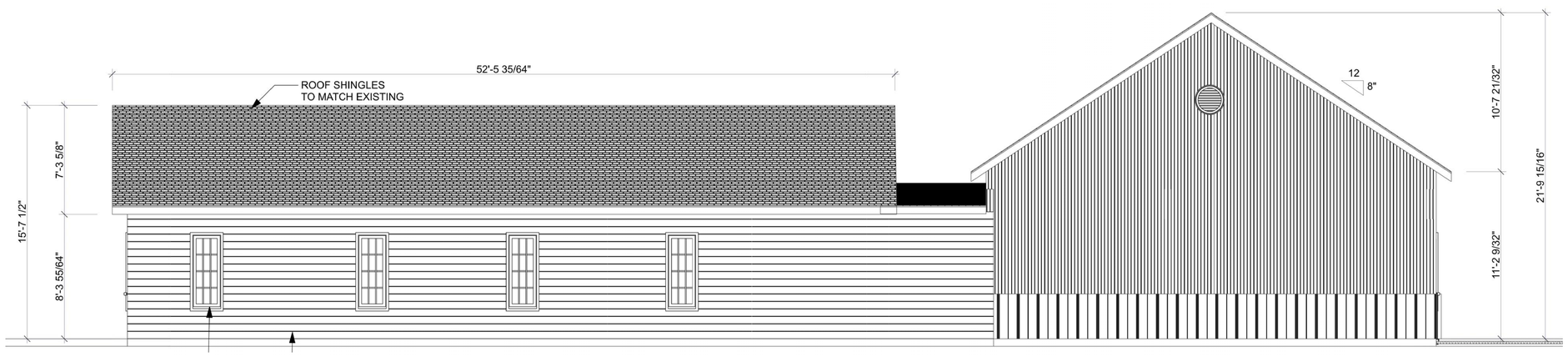
ROLANDO S. AQUINO
REGISTERED ARCHITECT
No. 10014
STATE OF TENNESSEE

DRAWN	R.J.L.
CHECKED	S.A.K.
DATE	December 15, 2022
SCALE	1/4" = 1'-0"
JOB NO.	1905-03
SHEET	B4

Version # 2



3 RIGHT BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. THE CONTRACTORS SHALL INSURE THAT ALL CONSTRUCTION LOADS DO NOT EXCEED THE DESIGN LIVE LOADS INDICATED ON THE STRUCTURAL DRAWINGS AND THAT THESE LOADS ARE NOT PUT ON THE STRUCTURAL MEMBERS PRIOR TO THE TIME THAT ALL FRAMING MEMBER AND THEIR CONNECTIONS ARE IN PLACE.,
2. THE OWNER AND CONTRACTOR SHALL EXAMINE THE STRUCTURE AND INFORM THE STRUCTURAL ENGINEER IN WRITING OF ANY LOADS NOT LISTED ABOVE. NO RESERVE LOAD CAPACITY EXIST FOR CONVERSION TO OTHER USES IF NOT NOTED ABOVE.
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CONSTRUCTION NOTES

1. NO SET OF CONTRACT DOCUMENTS IS EXHAUSTIVE OR PERFECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL LABOR AND INSTALL ALL MATERIAL CALLED FOR IN THE CONTRACT DOCUMENTS PER LOCAL CODE REQUIREMENT AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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REVISIONS	BY

PROPOSED BUILDING ELEVATIONS W/ ADDITIONS
7th DAY ADVENTIST CHURCH
271 JEFFERSON PIKE
LA VERGNE, TENNESSEE 37086
PARCEL # 018 01801

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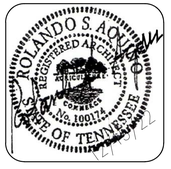


DRAWN	R.J.L.
CHECKED	S.A.K.
DATE	December 15, 2022
SCALE	1/4" = 1'-0"
JOB NO.	1905-03
SHEET	B5
	Version # 2

ROLANDO SANTOS AQUINO ARCHITECT

NON-RESIDENTIAL SITE PLAN SUBMITTAL

470 DICK BUCHANAN STREET

INDUSTRIAL DEVELOPMENT

SITE DATA TABLE

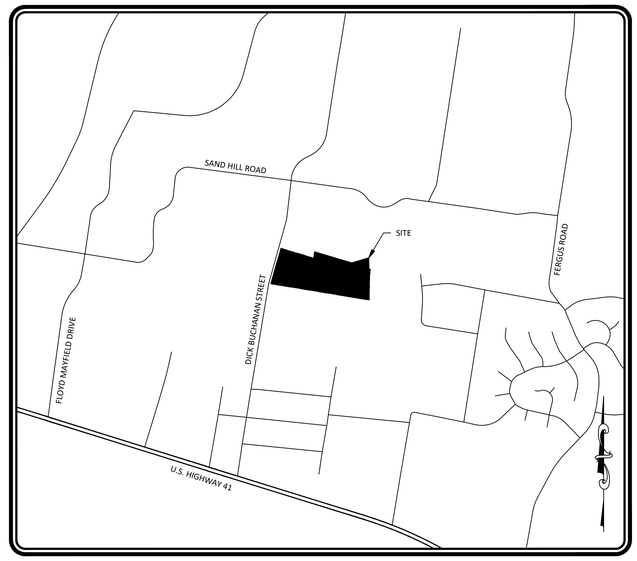
SITE ADDRESS:	470 DICK BUCHANAN STREET LA VERGNE, TN 37086
OWNER:	CSJ & ASSOCIATES, LLC
PARCEL ID:	TAX MAP: 014 / PARCEL: 050.00
DEED BOOK: PAGE #:	1651 1955
SITE AREA:	+/- 15.41 ACRES (671,074 SF)
EXISTING ZONING:	I-2 HEAVY INDUSTRIAL
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	INDUSTRIAL
MINIMUM SETBACKS: FRONT: REAR: SIDE:	 40' 15' 20'
EXISTING BUILDING SQ FT:	+/- 1,250 SF
PROPOSED BUILDING SQ FT:	7,000 SF (INDUSTRIAL)
MAX BUILDING HEIGHT:	50'
PROPOSED BLDG HEIGHT:	1 STORY / 20'
DISTURBED AREA:	+/- 15.00 ACRES
MAX LOT COVERAGE:	50%
PROPOSED LOT COVERAGE:	1%
PARKING PROVIDED:	447 SPACES

NOTES:

1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY _____, DATED _____.
2. NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47149C0106H, DATED 01/05/2007.
3. MAILBOXES TO BE PLACED PER THE POST MASTER'S DIRECTION. CLUSTER MAILBOXES TO BE USED.

TDEC NOTICE OF COVERAGE NOTE

THIS SITE DISTURBS MORE THAN 1 ACRE AND THEREFORE DOES REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: 15.00 ACRES. TDEC PERMIT NUMBER IS TBD.



LOCATION MAP
NOT TO SCALE

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0.0	COVER
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C4.0	GRADING PLAN

615 DESIGN GROUP
360 QUEDREE CIRCLE, CANTON, TN 37187
(615) 210-2000
www.615designgroup.com

COLTYN J. MURRY
REGISTERED ENGINEER
No. 121173
STATE OF TENNESSEE
12/30/2022

470 DICK BUCHANAN STREET
LAVERGNE, TN

REVISIONS		
NUMBER	DESCRIPTION	DATE

PROJECT #:	----
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	12/30/2022

COVER

C0.0

SITE DATA TABLE

SITE ADDRESS:	470 DICK BUCHANAN STREET LA VERGNE, TN 37086
OWNER:	CSJ & ASSOCIATES, LLC
PARCEL ID:	TAX MAP: 014 / PARCEL: 050.00
DEED BOOK: PAGE #:	1651 1955
SITE AREA:	+/- 15.41 ACRES (671,074 SF)
EXISTING ZONING:	I-2 HEAVY INDUSTRIAL
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	INDUSTRIAL
MINIMUM SETBACKS: FRONT: REAR: SIDE:	 40' 15' 20'
EXISTING BUILDING SQ FT:	+/- 1,250 SF
PROPOSED BUILDING SQ FT:	7,000 SF (INDUSTRIAL)
MAX BUILDING HEIGHT:	50'
PROPOSED BLDG HEIGHT:	1 STORY / 20'
DISTURBED AREA:	+/- 15.00 ACRES
MAX LOT COVERAGE:	50%
PROPOSED LOT COVERAGE:	1%
PARKING PROVIDED:	447 SPACES

NOTES:

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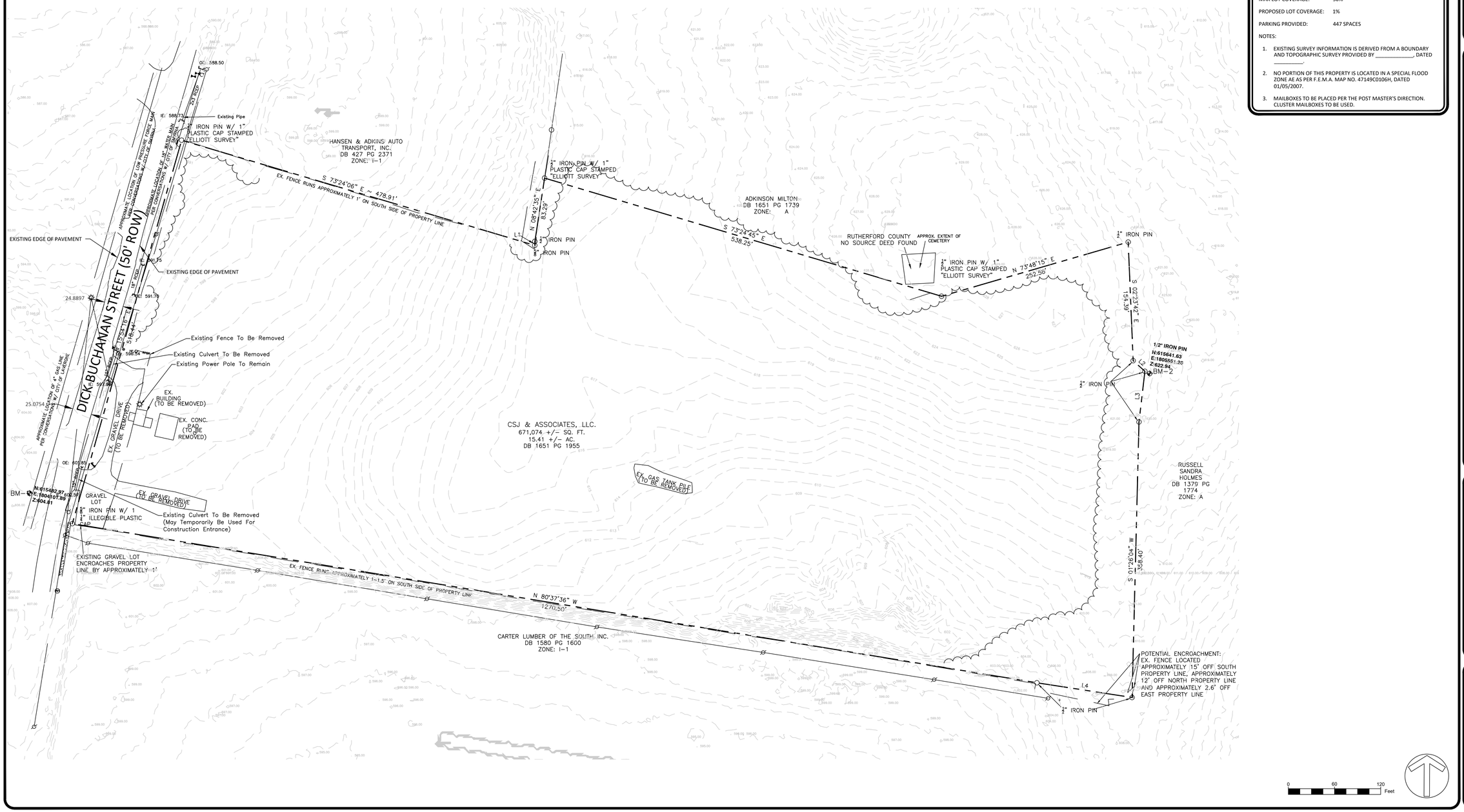

615 DESIGN GROUP
360 QUICKTREE CIRCLE, CARTHAGE, TN 37187
(615) 735-2020
www.615designgroup.com

COLTYN J. MURRAY
REGISTERED ENGINEER
No. 121173
STATE OF TENNESSEE
12/30/2022

470 DICK BUCHANAN STREET
LAVERGNE, TN

REVISIONS		
NUMBER	DESCRIPTION	DATE

PROJECT #:	####
DESIGNED BY:	####
DRAWN BY:	####
DATE:	12/30/2022

EXISTING CONDITIONS PLAN

C2.0

SITE DATA TABLE

SITE ADDRESS:	470 DICK BUCHANAN STREET LA VERGNE, TN 37086
OWNER:	CSJ & ASSOCIATES, LLC
PARCEL ID:	TAX MAP: 014 / PARCEL: 050.00
DEED BOOK: PAGE #:	1651 1955
SITE AREA:	+/- 15.41 ACRES (671,074 SF)
EXISTING ZONING:	I-2 HEAVY INDUSTRIAL
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	INDUSTRIAL
MINIMUM SETBACKS: FRONT: REAR: SIDE:	 40' 15' 20'
EXISTING BUILDING SQ FT:	+/- 1,250 SF
PROPOSED BUILDING SQ FT:	7,000 SF (INDUSTRIAL)
MAX BUILDING HEIGHT:	50'
PROPOSED BLDG HEIGHT:	1 STORY / 20'
DISTURBED AREA:	+/- 15.00 ACRES
MAX LOT COVERAGE:	50%
PROPOSED LOT COVERAGE:	1%
PARKING PROVIDED:	447 SPACES

NOTES:

1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY _____, DATED _____.
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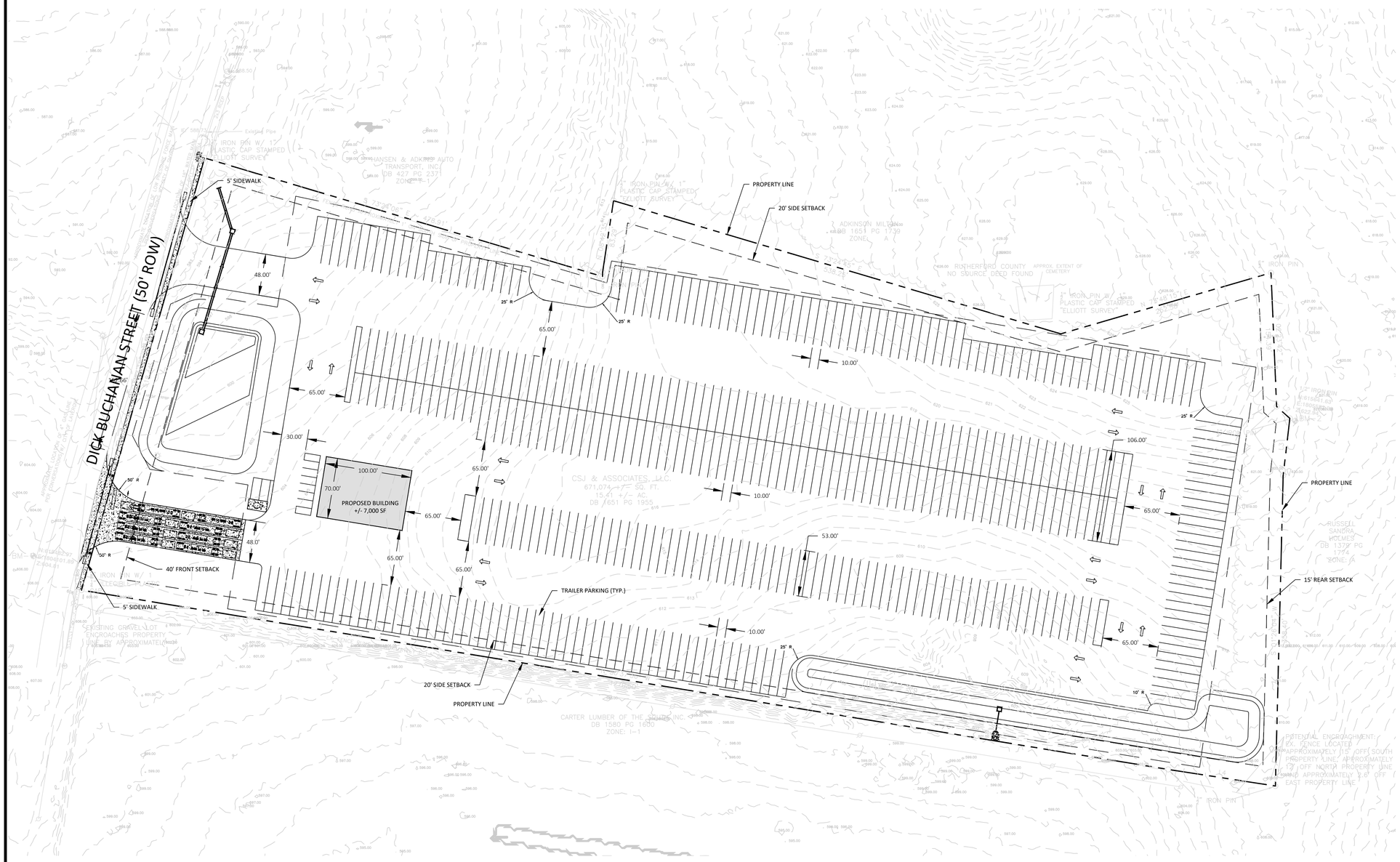


615 DESIGN GROUP
360 QUECREEK CIRCLE, CARTHAGE, TN 37187
(615) 452-0200
www.615designgroup.com

COLTYN J. MURRAY
REGISTERED ENGINEER
No. 121173
STATE OF TENNESSEE
12/30/2022

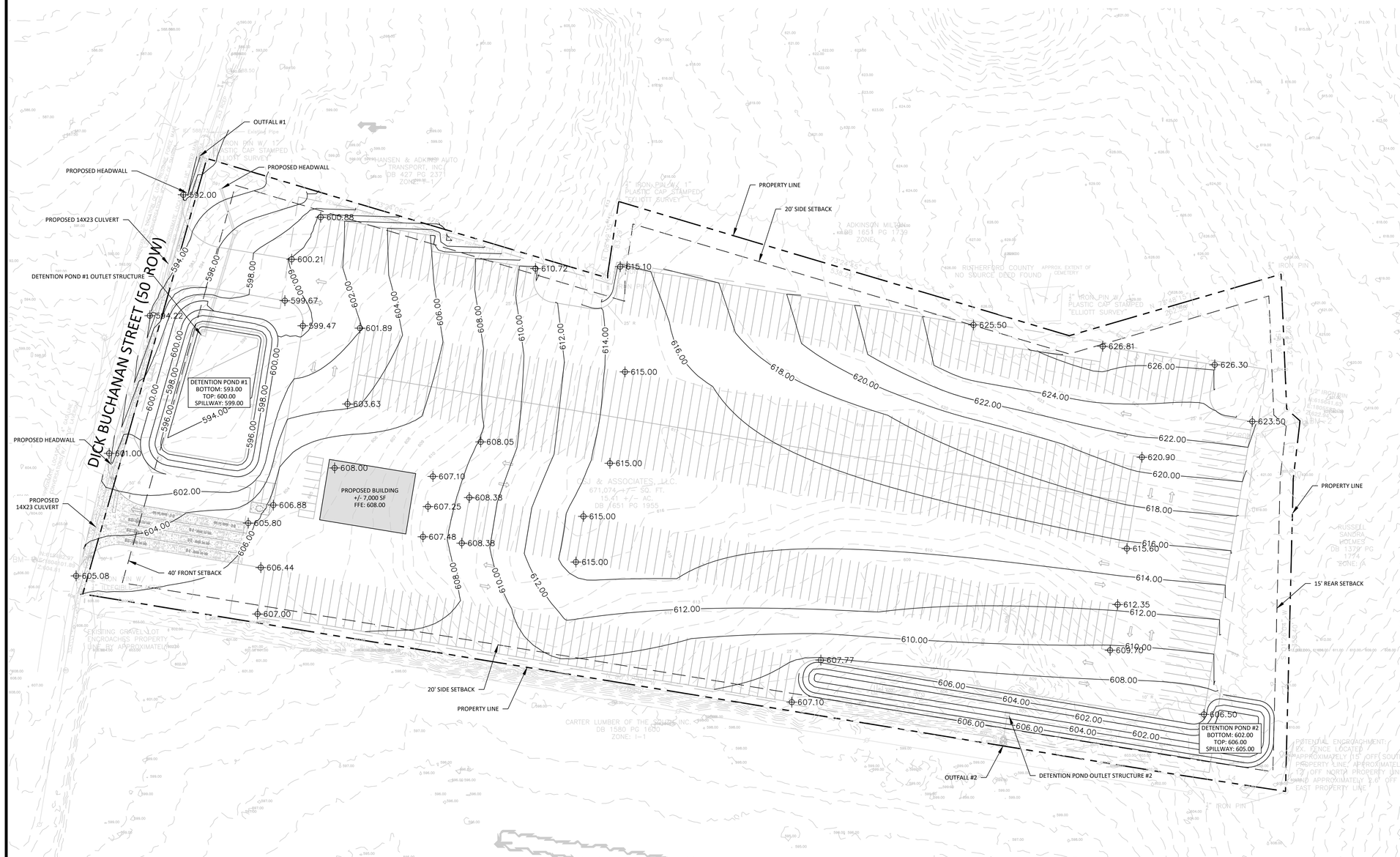
470 DICK BUCHANAN STREET
LAVERGNE, TN

REVISIONS		
NUMBER	DESCRIPTION	DATE

PROJECT #:	####
DESIGNED BY:	####
DRAWN BY:	####
DATE:	12/30/2022

SITE PLAN

C2.0



SITE DATA TABLE

SITE ADDRESS:	470 DICK BUCHANAN STREET LA VERGNE, TN 37086
OWNER:	CSJ & ASSOCIATES, LLC
PARCEL ID:	TAX MAP: 014 / PARCEL: 050.00
DEED BOOK: PAGE #:	1651 1955
SITE AREA:	+/- 15.41 ACRES (671,074 SF)
EXISTING ZONING:	I-2 HEAVY INDUSTRIAL
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	INDUSTRIAL
MINIMUM SETBACKS: FRONT: REAR: SIDE:	 40' 15' 20'
EXISTING BUILDING SQ FT:	+/- 1,250 SF
PROPOSED BUILDING SQ FT:	7,000 SF (INDUSTRIAL)
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MAX LOT COVERAGE:	50%
PROPOSED LOT COVERAGE:	1%
PARKING PROVIDED:	447 SPACES

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COLTYN J. MURRAY
REGISTERED ENGINEER
No. 121173
STATE OF TENNESSEE
12/30/2022

470 DICK BUCHANAN STREET
LAVERGNE, TN

REVISIONS		
NUMBER	DESCRIPTION	DATE

PROJECT #:	####
DESIGNED BY:	####
DRAWN BY:	####
DATE:	12/30/2022

GRADING PLAN

C2.0