

WORKSHOP AGENDA

Planning Commission

August 12, 2025 @ 5:30 PM

For the August 26, 2025 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: July 29, 2025 Regular Meeting and August 12, 2025 Workshop.
2. Public Comment Period.

OLD BUSINESS

3. Site Plan – Smoke Club 13 – New Building of 2,759 Square Feet on 0.42 Acres. Requested by Dean Design Group. Property located at 5234 Murfreesboro Road (Tax Map 15M, Group C, Parcel 6). C-2 (Highway Service) Zoning District. Property owned by Smoke Club 13, LLC.
4. Final Plat - Bola Gabriel Subdivision - Two Lots on 5.04 Acres. Requested by Huddleston - Steele. Property located on Hollandale Road (Tax Map 14, Parcel 23.2). R-1 (Low Density Residential) Zoning District. Property owned by Bola Gabriel & Mariam Girges.
5. Site Plan – 7 Brew – Two (2) New Buildings of 510 and 238 Square Feet on 0.66 Acres. Requested by Matthew Miller. Property located at 5345 Murfreesboro Road (Tax Map 15M, Group C, Parcel 6). C-2 (Highway Service) Zoning District. Property owned by Who Brew, LLC.

NEW BUSINESS

6. Final Plat - Lake Woods, Phase 11 - 18 Lots on 6.52 Acres. Requested by Wamble & Associates. Property located on Earline Jones Drive (Tax Map 6, Parcel 2.01). R-2 (Medium Density Residential) Zoning District. Property owned by Amnon Shreibman/NIR Homes, Inc.
7. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Anthony Eubanks - 0.60 Acres. Property located at 130 Old Waldron Road (Tax Map 15M, Group E, Parcel 11). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: C-2 (Highway Service Commercial) Zoning District. Property owned by Hamid Durani.

8. Site Plan – Restaurant and Retail Building at 192 & 198 Old Nashville Highway – Existing and Proposed Buildings of 15,521 Square Feet on 1.35 Acres. Requested by Huddleston Steele. Property located at 192 & 198 Old Nashville Highway (Tax Map 15M, Group E, Parcels 4 & 5). C-2 (Highway Service) Zoning District. Property owned by Better Home, LLC.
9. Site Plan - Dous Retail Center - Building totaling 4,200 Square Feet on 1.28 Acres. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC.
10. Bonds/Letters of Credit Update.

ADJOURN



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

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer
Scott Tatalovich, Utility Engineer

Summary:

This lot is comprised of 0.40 ± acres.

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

The proposed plan also shows two businesses.

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

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

Staff Comments / Technical Items:

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

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

Engineering (Gary Lide - glide@lavergnethn.gov)

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

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

Utilities (Scott Tatalovich - statalovich@lavergnetn.gov)

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

Codes (Joe White - jwhite@lavergnetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnetn.gov)

No comments.

Police

No comments.

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

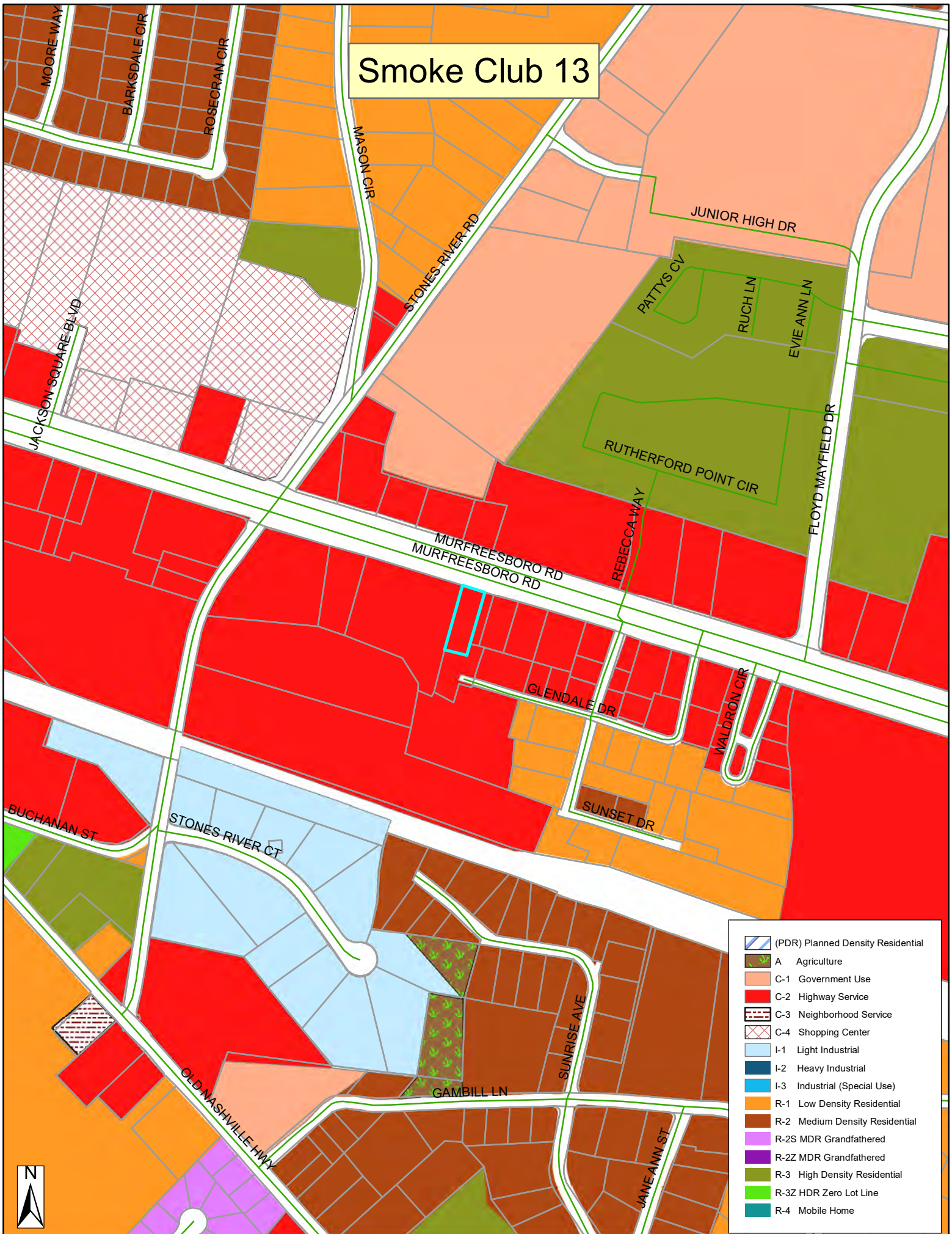
Smoke Club 13



Smoke Club 13



Smoke Club 13

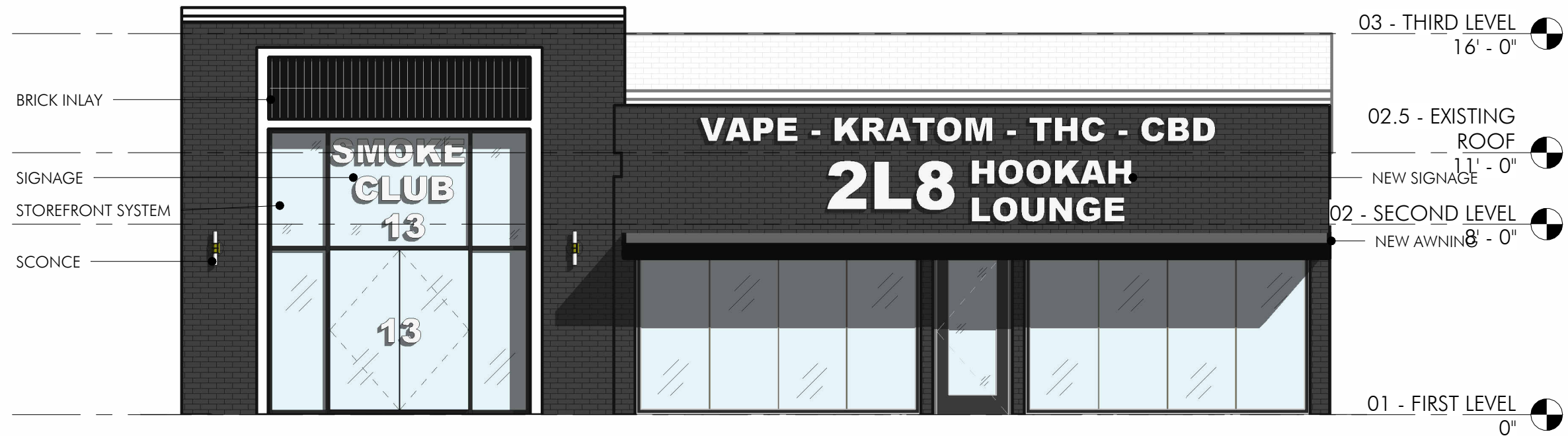
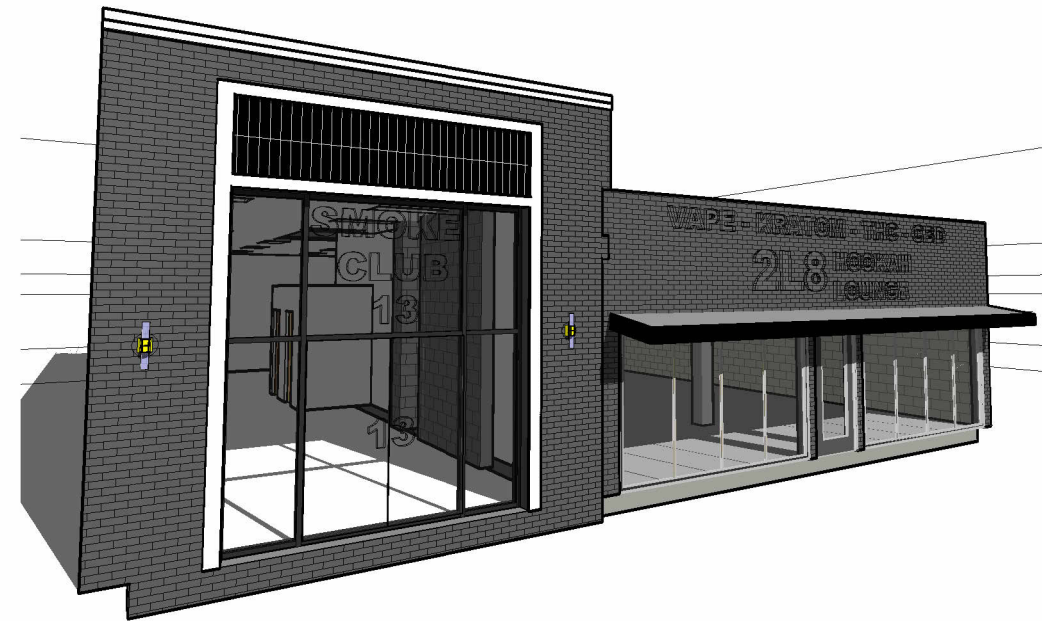
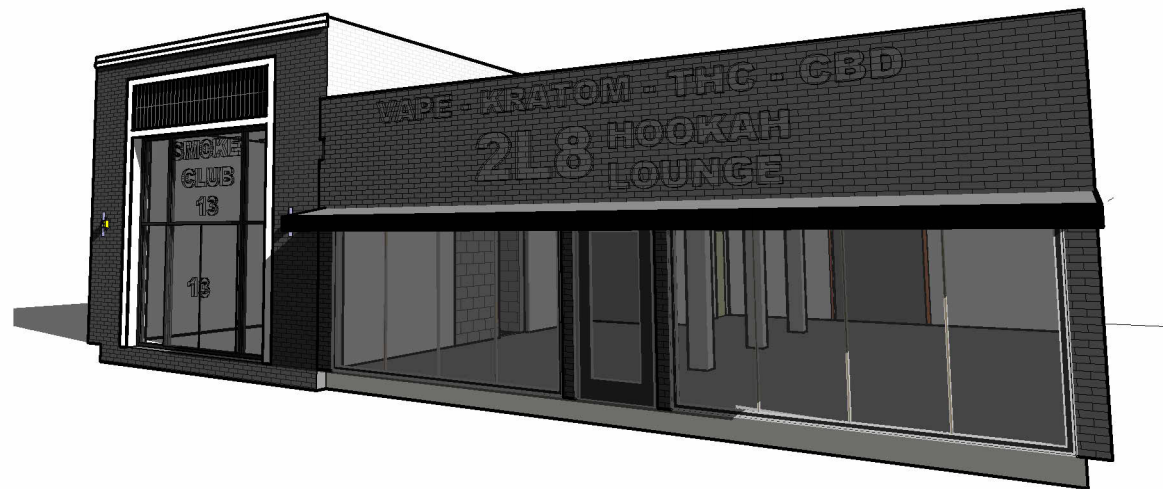


800 INJURED?
800
4600
HC
HUGHES & COLEMAN
INJURY LAWYERS
Lee Coleman

SMOKE CLUB 13









03 - THIRD LEVEL
16' - 0"

02.5 - EXISTING
ROOF
11' - 0"

NEW SIGNAGE

02 - SECOND LEVEL
8' - 0"

NEW AWNING

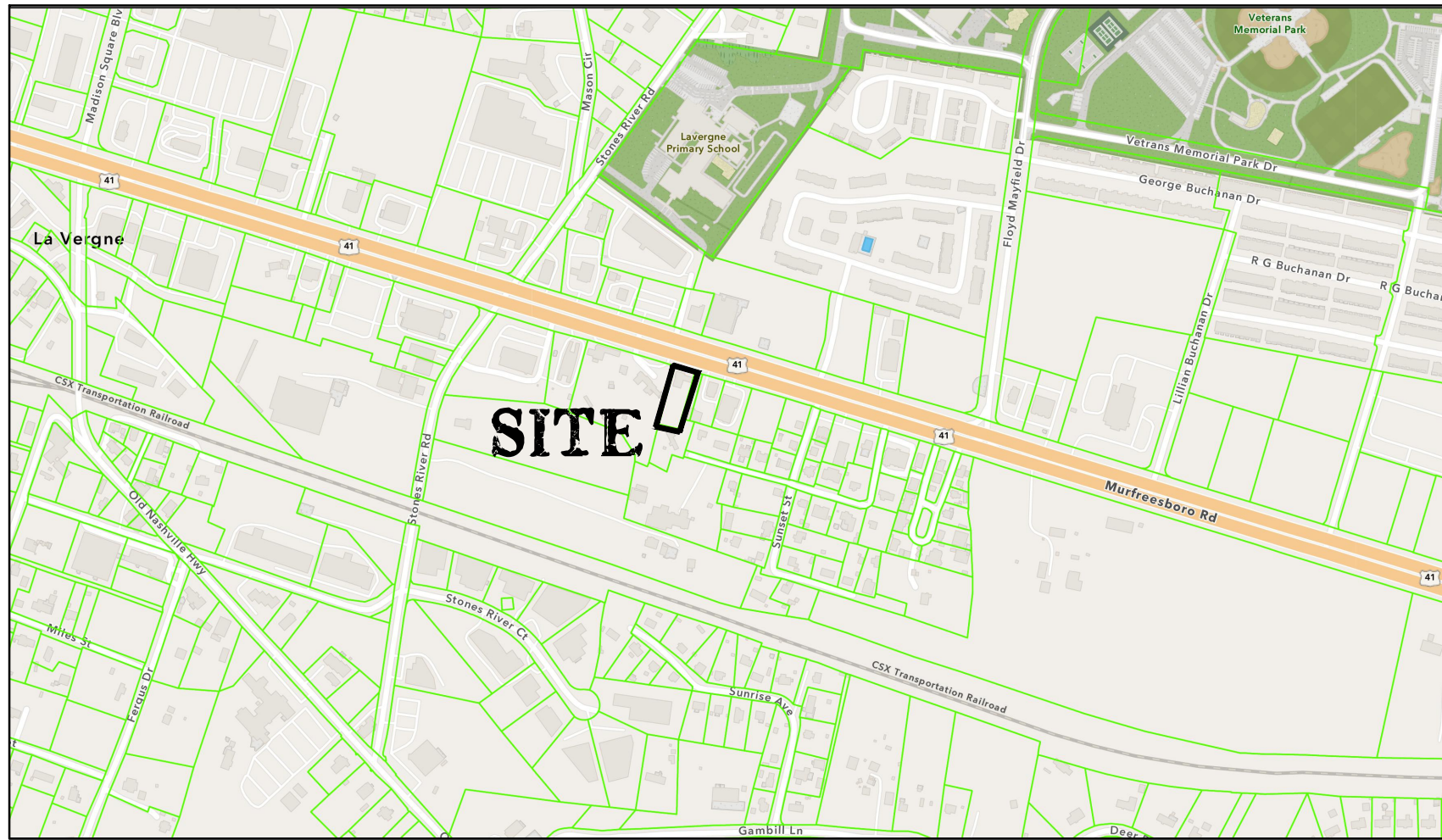
01 - FIRST LEVEL
0"

Smoke Club 13

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

GENERAL NOTES:

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



Vicinity Map

Not to Scale

Sheet Schedule

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

SITE DATA TABLE

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

STANDARD NOTES:

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

Property Owner/Developer:

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

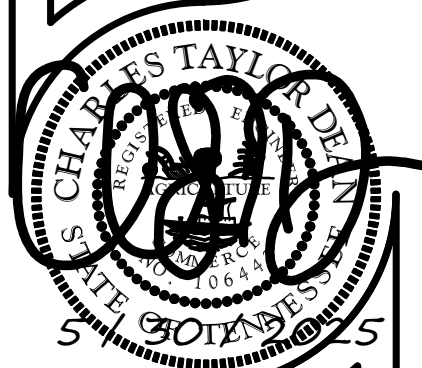
Created:
April 28, 2025
Revised:
May 30, 2025

Not to Scale

Designed By:
Charley Dean, PE

Dean Design Group

Civil Engineering, Land Planning & Zoning
1633 West Main Street, Suite 1002, Lebanon TN 37087
Phone: 615-500-6316; Email: charley@deandesigngroupllc.com



Smoke Club 13

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

Permit Info:

Project: 24057

C0.0

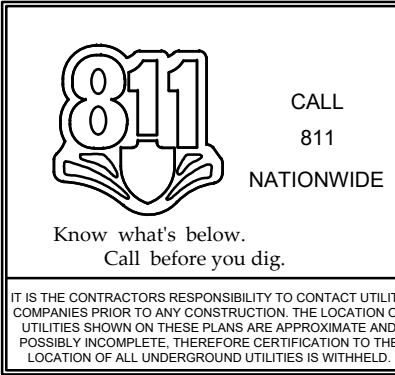
Sheet 1 of 4

Cover Sheet

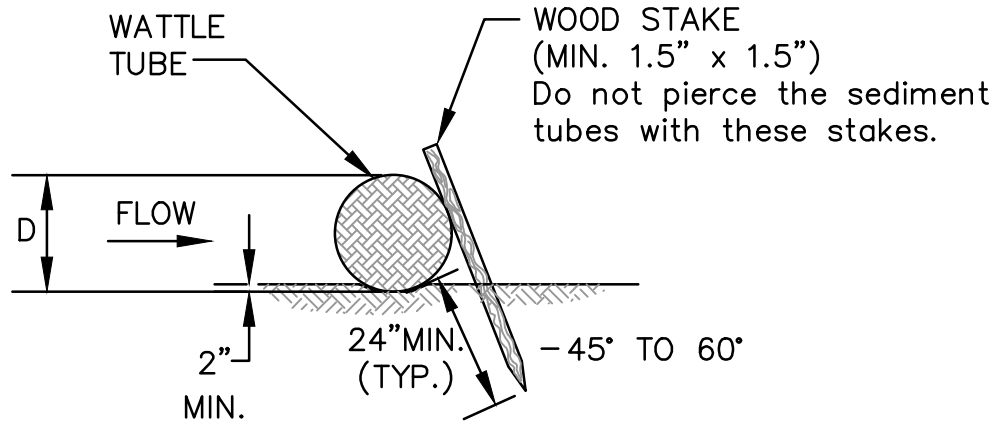
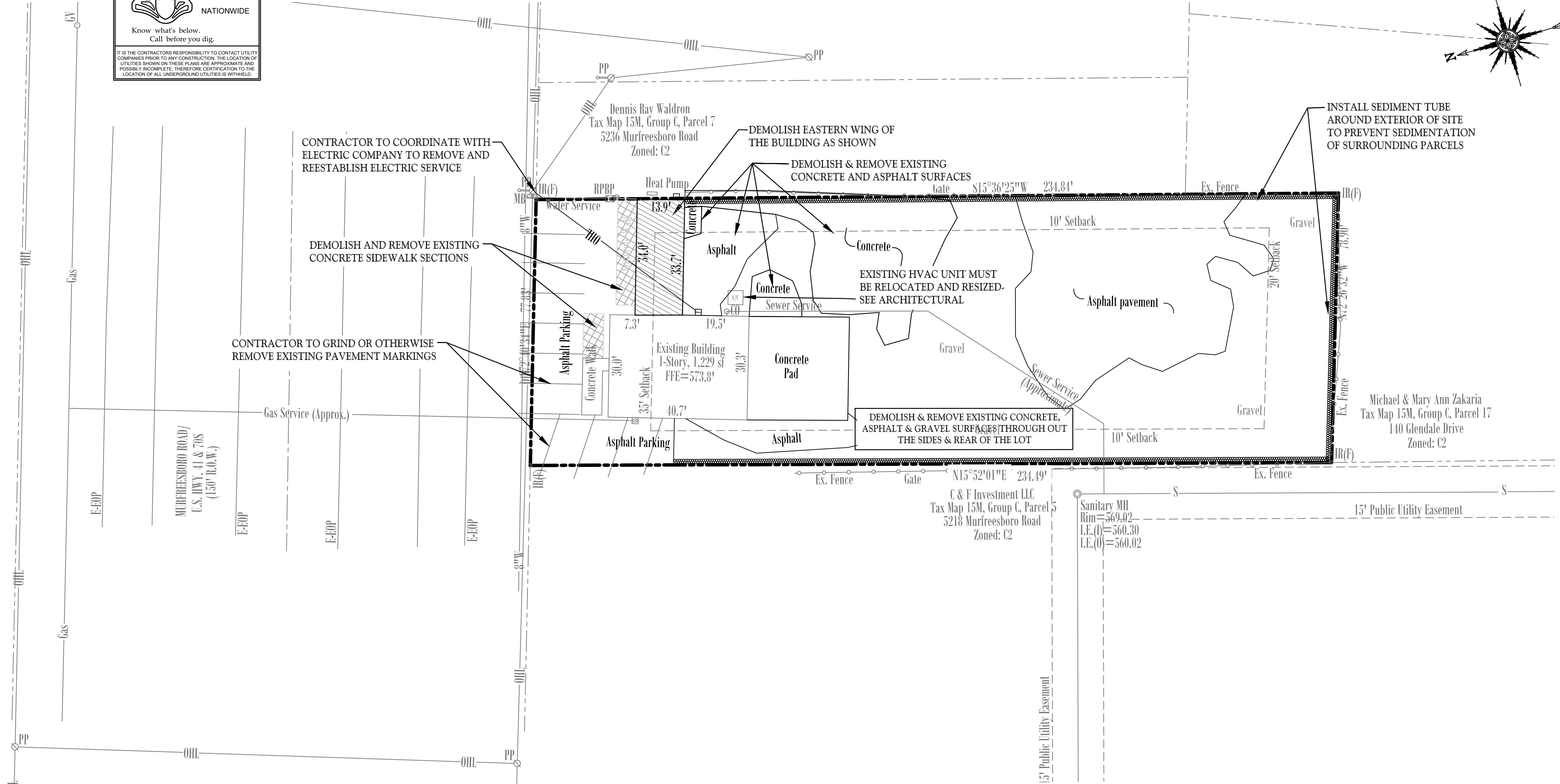
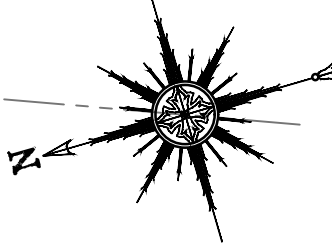
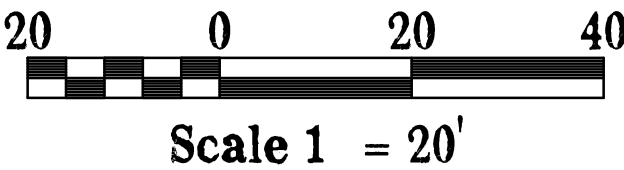
EROSION & SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL FOLLOW THE STORMWATER ORDINANCES OF THE LOCAL MUNICIPALITY FOR GRADING AND EROSION CONTROL MEASURES AS INDICATED ON THESE PLANS. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL FEES AS REQUIRED TO COMPLY WITH LOCAL REGULATIONS. CONTRACTOR SHALL COMPLY WITH ALL CITY, COUNTY, LOCAL, STATE AND FEDERAL LAWS AND ORDINANCES GOVERNING THE PORTIONS OF WORK HE IS TO PERFORM.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE AND IN GOOD WORKING ORDER.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED UNTIL THOSE DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS AND RESOLVE ANY ISSUES. THOSE CHANGES SHALL BE COORDINATED WITH THE LOCAL STORMWATER INSPECTORS AND/OR THE DESIGN ENGINEER.
4. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING THE CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS AND/OR CONSTRUCTION PRACTICES. VARIATIONS TO THE PLAN MUST BE MADE BY THE CONTRACTOR AND COORDINATED WITH THE LOCAL INSPECTORS, E.P.S.C. PROFESSIONAL, AND DESIGN ENGINEER.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. CONTRACTOR OR THE E.P.S.C. PROFESSIONAL SHALL MAINTAIN A LOG AT THE SITE OF THE INSPECTIONS AND MAINTENANCE OF ALL B.M.P.'S, AS WELL AS ALL CORRECTIVE CHANGES TO THE B.M.P.'S OR THE EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE THE SOIL IS EXPOSED, PROMPT STABILIZATION SHALL BE PERFORMED. ALL DISTURBED AREAS WITHOUT ACTIVE GRADING SHALL BE STABILIZED WITHIN 14 DAYS OF COMPLETION OF WORK ON THOSE AREAS.
8. THE CONTRACTOR SHALL INSTALL THE TEMPORARY CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF ANY GRADING ACTIVITIES. ALL CONSTRUCTION TRAFFIC ENTERING THE ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THIS ENTRANCE MUST REMAIN IN PLACE UNTIL THE THE BASE COURSE OF THE SITE PAVING IS INSTALLED.
9. ALL SEDIMENT DEPOSITED WITHIN THE PUBLIC RIGHT OF WAY MUST BE SWEEP UP AND DISPOSED OF AT THE END OF EACH DAY, OR MORE FREQUENTLY IF NECESSARY.
10. CONTRACTOR SHALL INSTALL INLET PROTECTION MEASURES AROUND ALL EXISTING AND NEW DRAINAGE STRUCTURE OPENINGS IN THE PROJECT VICINITY IMMEDIATELY AFTER THE STRUCTURE OPENING IS PLACED. THESE MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED.
11. STABILIZATION MEASURES MUST BE INITIATED WITHIN SEVEN (7) DAYS ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING OR OTHER EARTHWORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICAL.
12. STRUCTURAL PRACTICES TO DIVERT FLOWS FROM AREAS OF DISTURBANCE, STORE FLOWS, OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE MUST BE IMPLEMENTED. SUCH PRACTICES MAY INCLUDE: SILT FENCES, EARTH DIKES, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABION BASKETS, AND OTHER MEASURES AS NECESSARY.
13. ALL TOPSOIL EXCAVATED FROM SITE SHALL REMAIN THE PROPERTY OF THE OWNER AND THE CONTRACTOR MUST COORDINATE WITH THE OWNER ON THE PLACEMENT OR STOCKPILING OF THAT MATERIAL FOR FUTURE USE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES CAUSED BY NEGLIGENCE OF THEIR WORKERS AND/OR SUBCONTRACTORS.
15. ALL DISTURBED AREAS ARE TO BE FINISH GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND OFF DEVELOPED SURFACES. IF A DISCREPANCY ARISES DURING CONSTRUCTION, THE CONTRACTOR SHALL ALERT THE DESIGN ENGINEER BEFORE MAKING ANY ADJUSTMENTS TO THE GRADING SCHEME.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND FIELD LOCATING OF ALL EXISTING UTILITIES ON AND AROUND THE SITE. THIS PLAN IS INTENDED AS A SCHEMATIC REPRESENTATION OF THOSE LOCATIONS BUT SHOULD NOT BE TAKEN AS AN EXACT LOCATION OF THOSE IMPROVEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION, AND TO FULLY REPAIR ANY DAMAGE TO MEET CURRENT SPECIFICATIONS SHOULD IT OCCUR.

CALL BEFORE YOU DIG



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

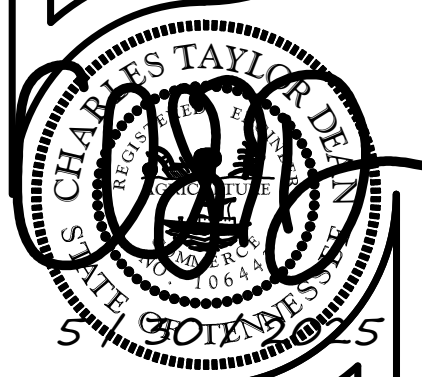


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Revised:
May 30, 2025

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Designed By:
Charley Dean, PE

Dean Design Group
Civil Engineering, Land Planning & Zoning
1633 West Main Street, Suite 1002, Lebanon TN 37087
Phone: 615-500-6316; Email: charley@deandesigngroupinc.com



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

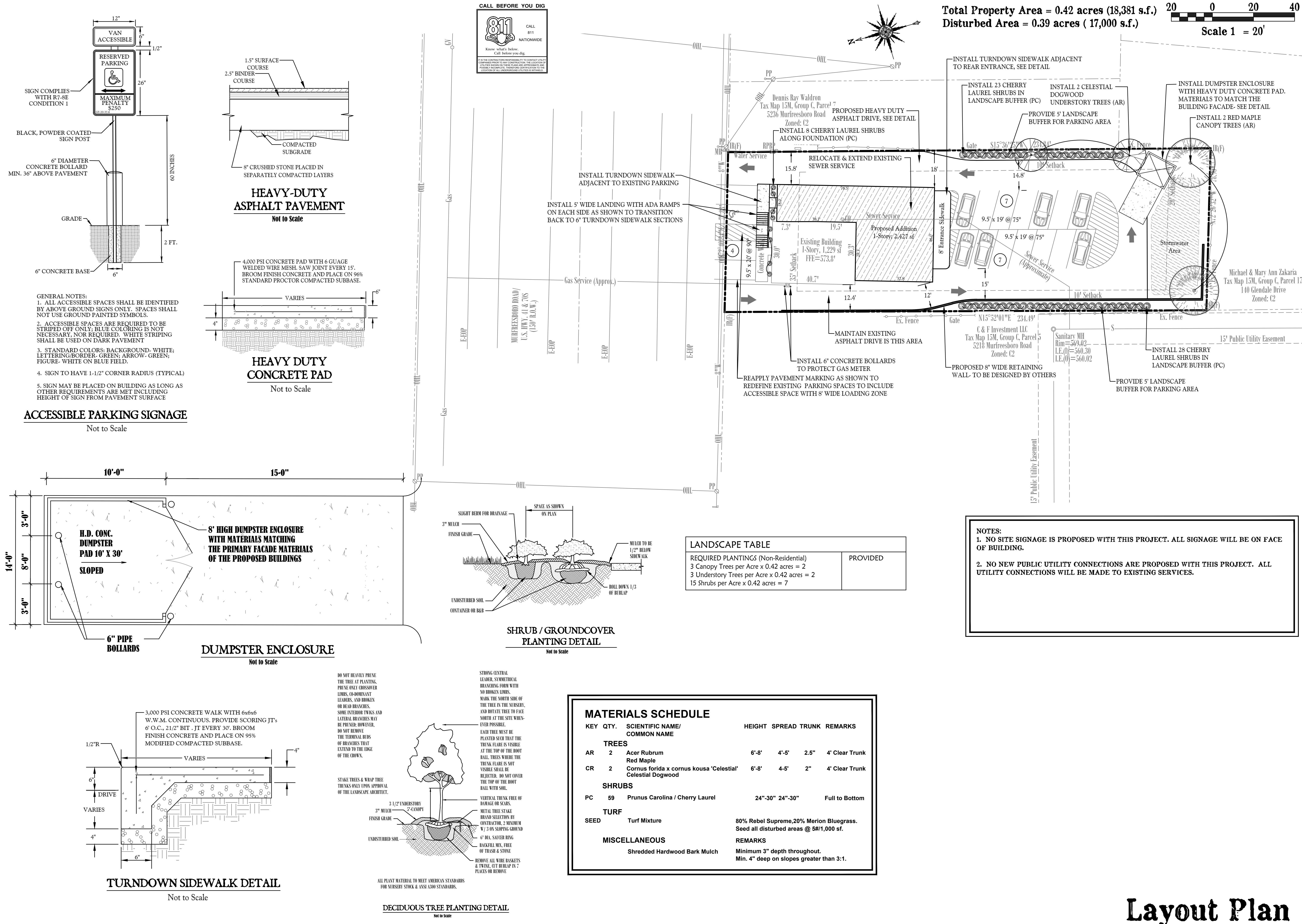
Permit Info:

Project: 24057

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Sheet 2 of 4

Initial Sediment Control Plan
Demo & Erosion Control Plan



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

20 Scale

Designed By:
Charley Dean, PE

Dean Design Group

Civil Engineering, Land Planning & Zoning
1633 West Main Street, Suite 1002, Lebanon TN 37087
Phone: 615-500-6316; Email: charley@deandesigngroupinc.com

Smoke Club 13

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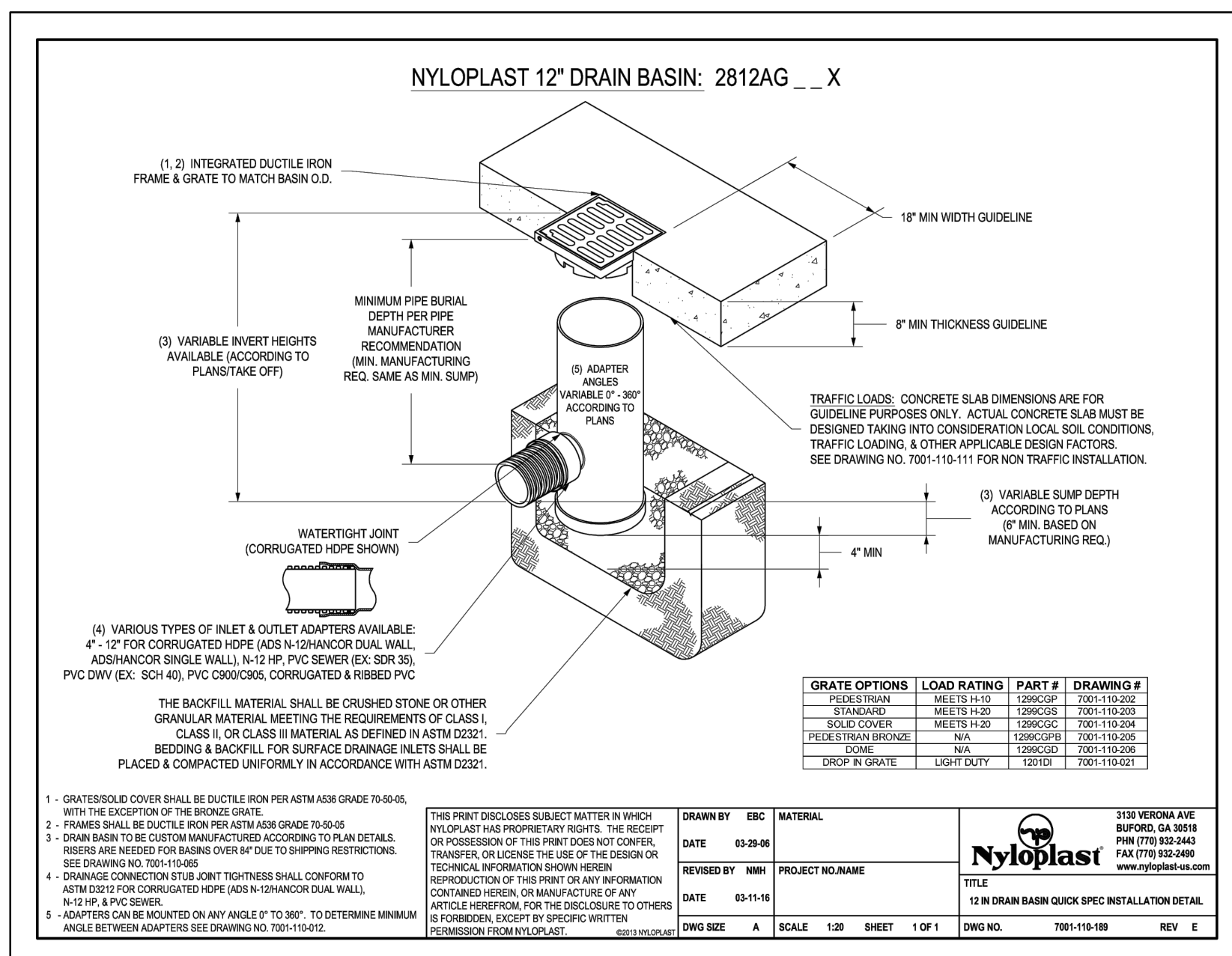
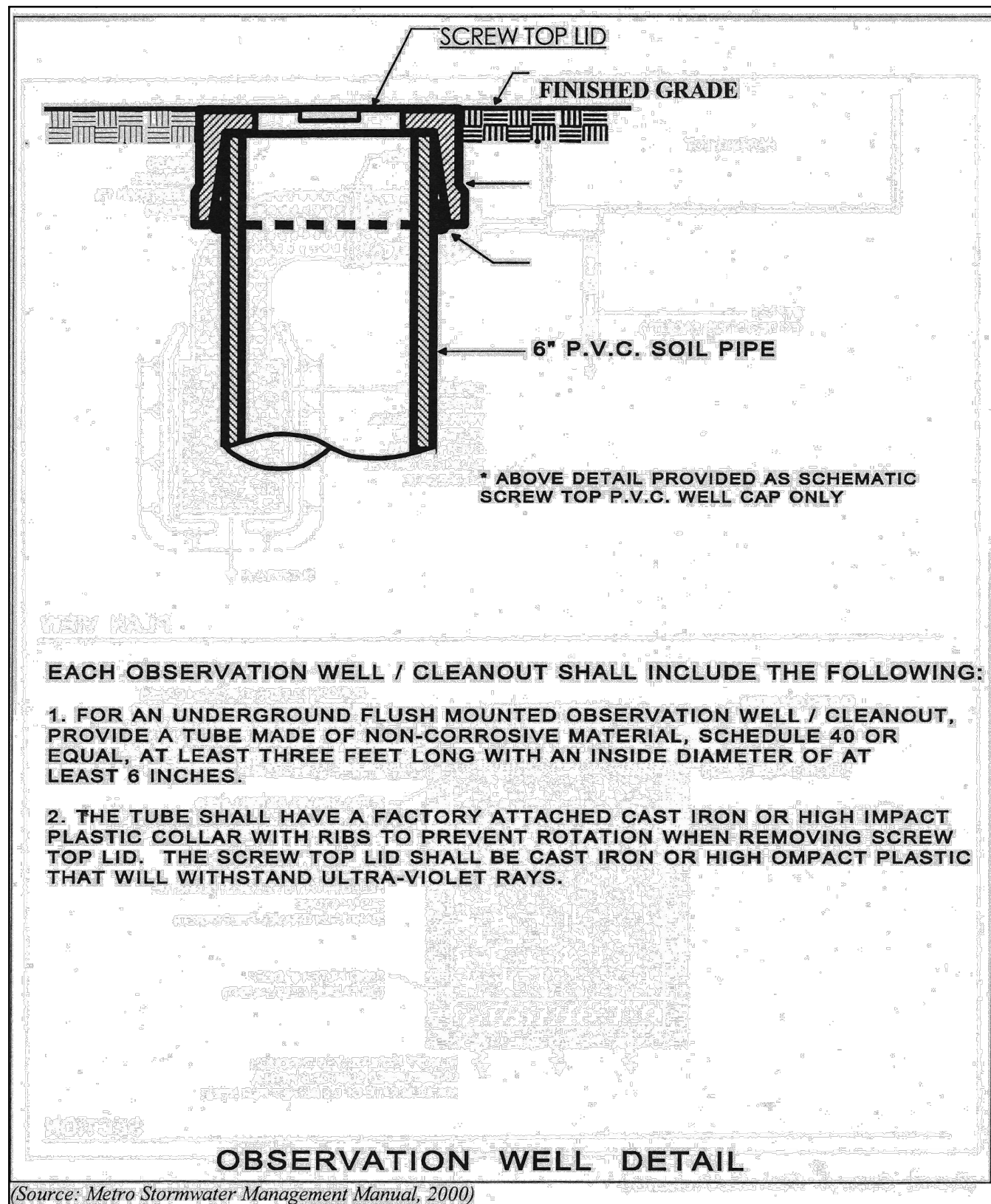
Permit Info:

Project: 24057

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Sheet 3 of 4

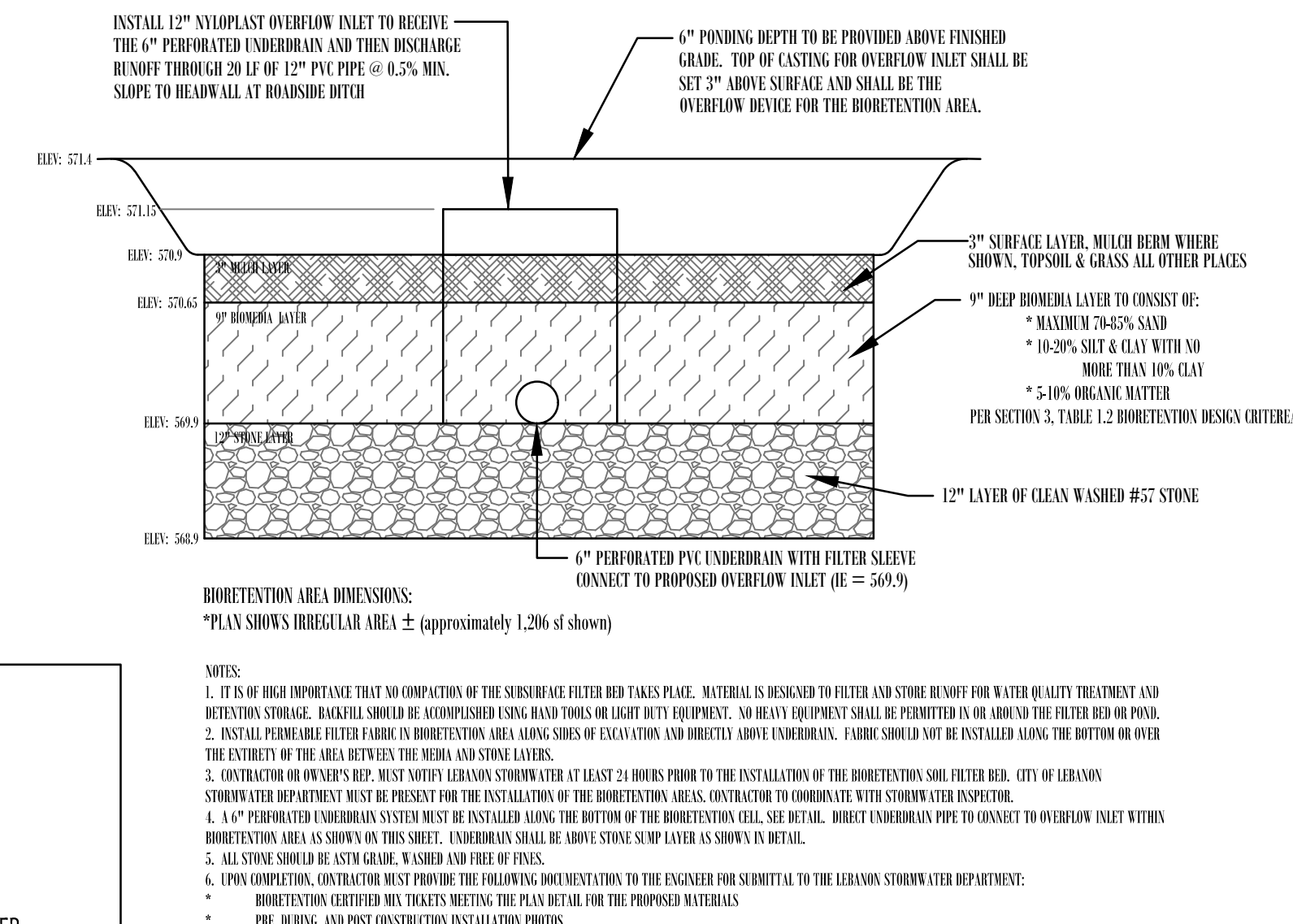
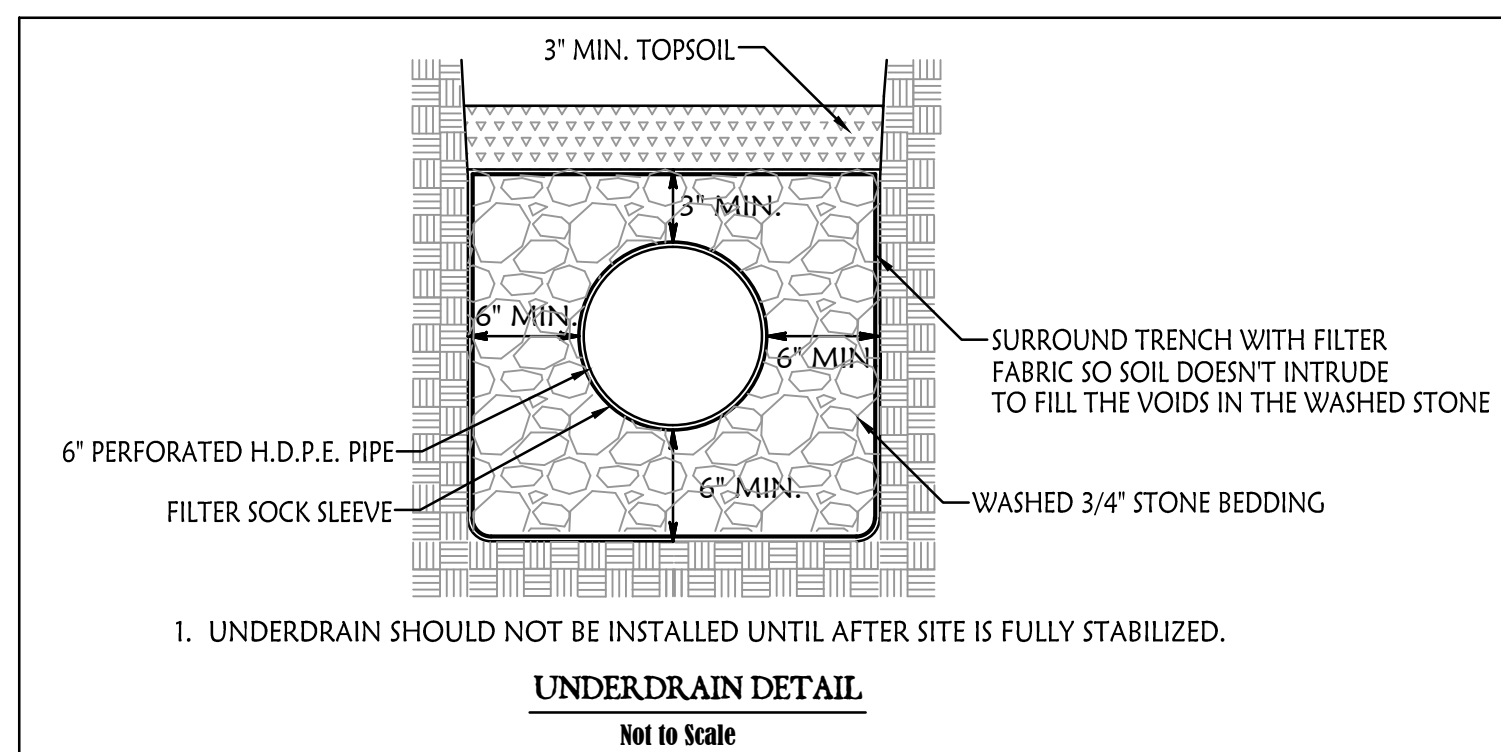
1. Erosion control sediment barriers shall be installed prior beginning site work.
2. No heavy equipment shall cross or be stored outside the limits of construction, within tree protections zones, or under the drip line of existing trees to remain.
3. Topsoil stripped from areas to be graded shall be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



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

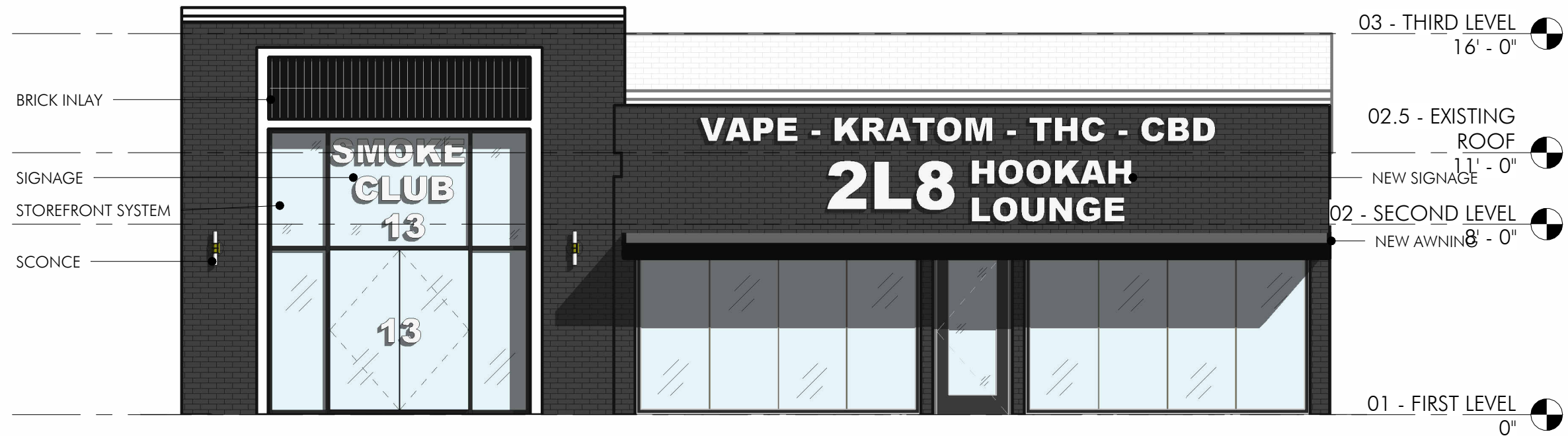
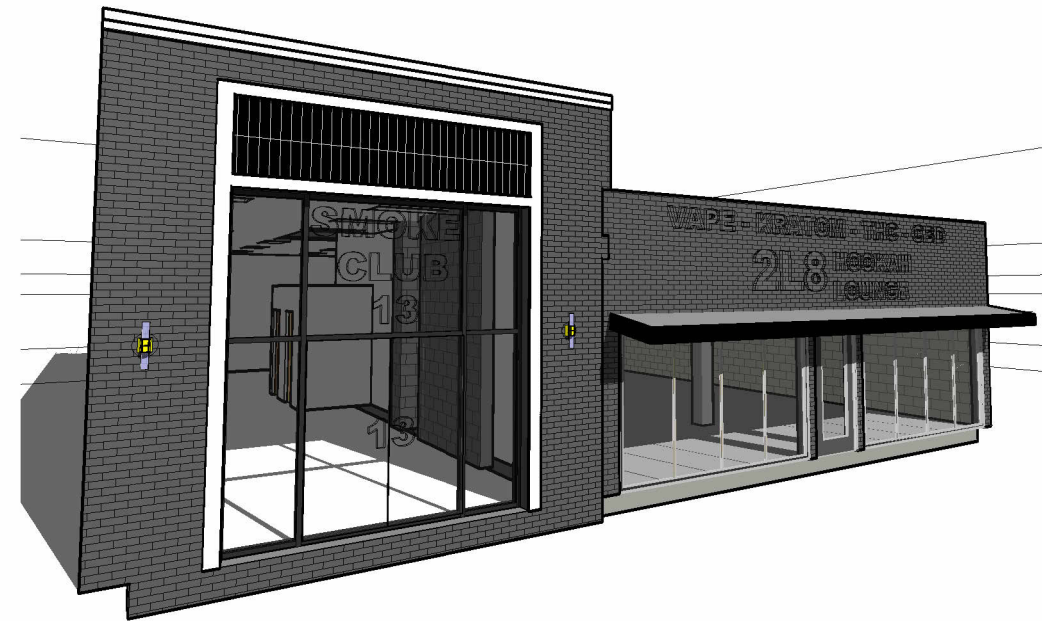
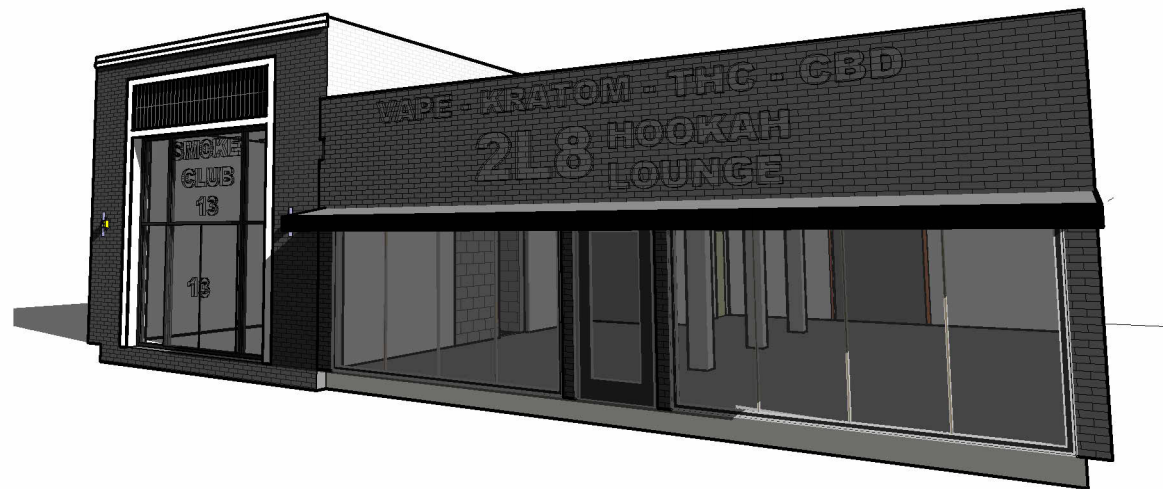
Retaining Wall Notes:

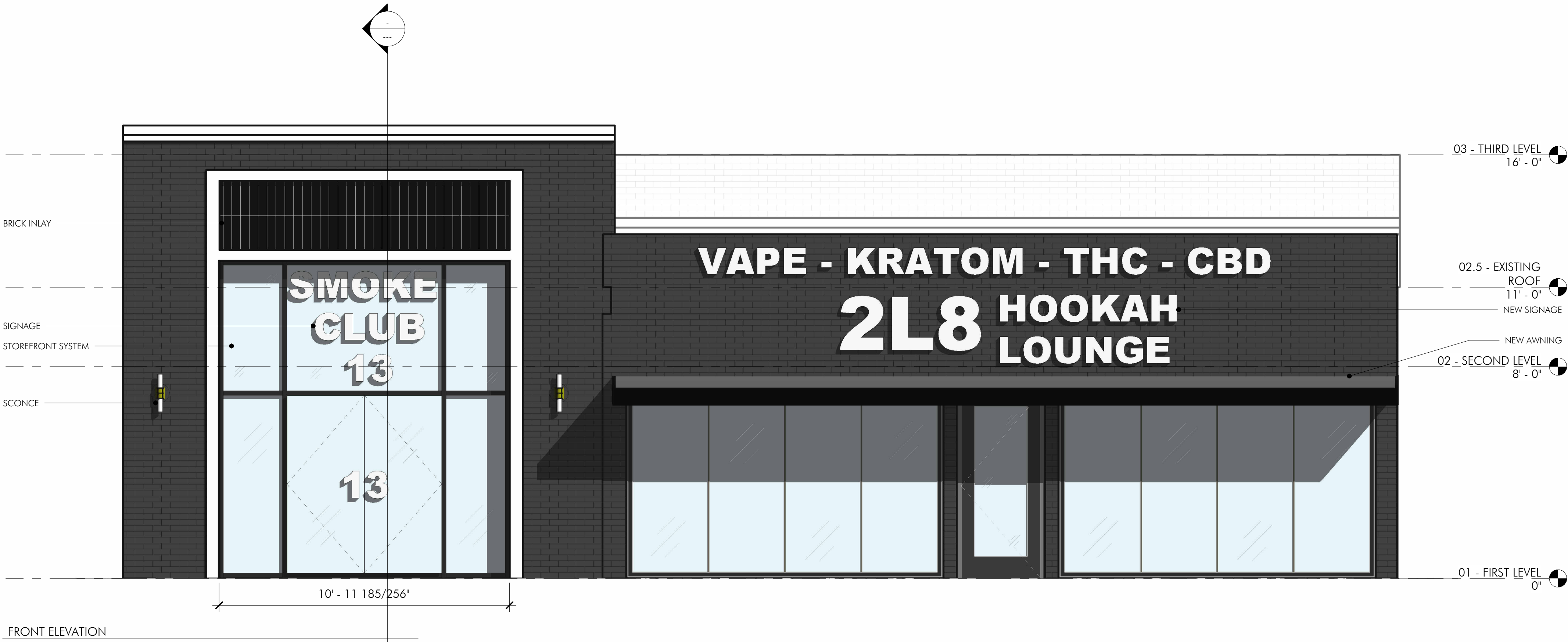
1. Structural design of retaining walls to be performed by others.
2. Heights in this table are visible heights according to proposed finished grade elevations. Consult retaining wall design for recommended elevation difference between top of footing and finished grade.
3. Walls exceeding 30 inches in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



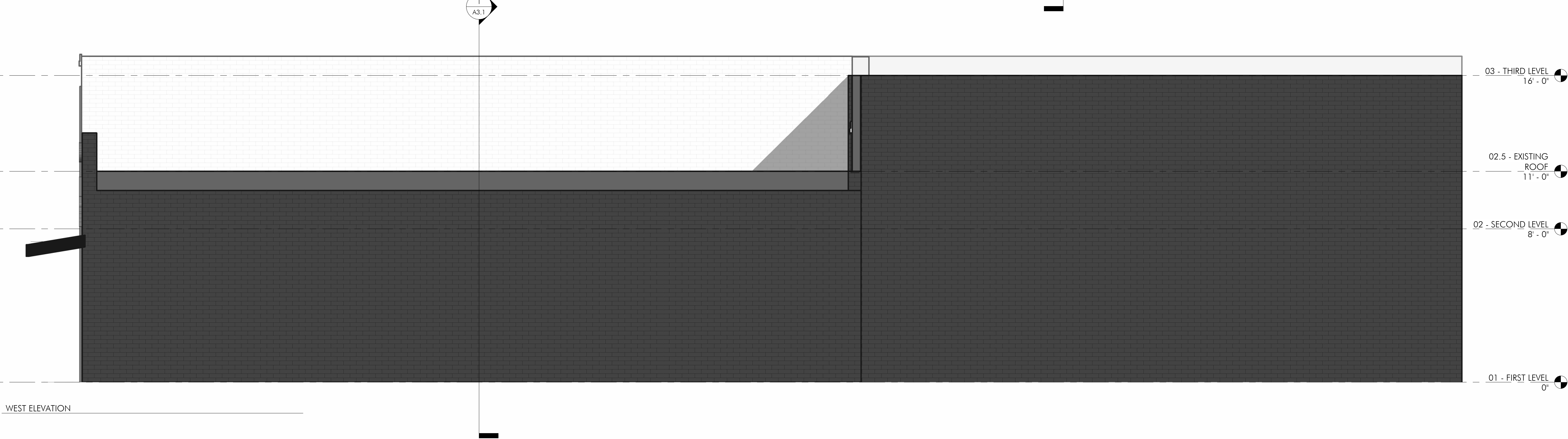
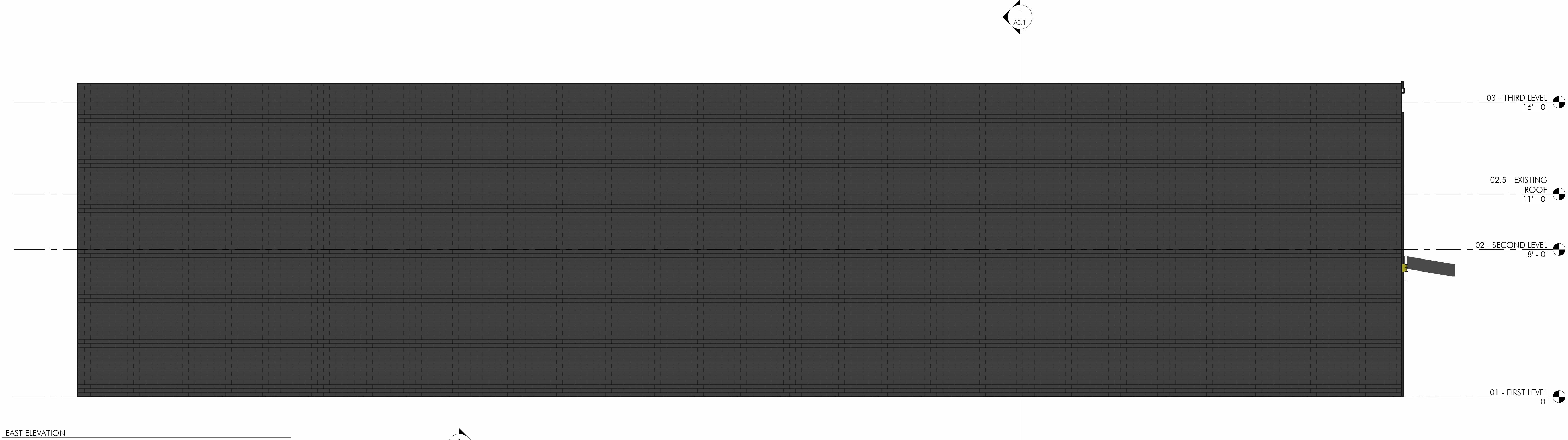
Final Sediment Control Plan Grading & Drainage Plan

Sheet 4 of 4





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



daniels chandler &

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

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

Renovation for
5234 Murfreesboro Rd

5234 Murfreesboro Rd

PROJECT No. 25111
DATE: Issue Date
REV DATE:

SHEET NAME
BUILDING
ELEVATIONS

SHEET NUMBER
A2.1

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



03 - THIRD LEVEL
16' - 0"

02.5 - EXISTING
ROOF
11' - 0"
NEW SIGNAGE

02 - SECOND LEVEL
NEW AWNING 8' - 0"

01 - FIRST LEVEL
0"



Item #: 4. Final Plat - Bola Gabriel Subdivision - Two Lots on 5.04 Acres. Requested by Huddleston - Steele. Property located on Hollandale Road (Tax Map 14, Parcel 23.2). R-1 (Low Density Residential) Zoning District. Property owned by Bola Gabriel & Mariam Girges.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

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

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

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

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

Staff Comments / Technical Items:

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

No comments.

Engineering (Gary Lide - glide@laveragnetn.gov)

1. The latest letter which Mr. Gabriel has received unsigned from TDEC regarding a septic system very specifically does not approve Lot 2 for a septic system. In the application for that approval, Mr. Gabriel stated that he would not build on Lot 2 until public sewer was available from the city.
2. The city cannot provide a timeframe for when public sewer might become available for Lot 2.
3. This subdivision plat would create a lot which has no sewer availability nor any schedule for public sewer availability.

Utilities (Scott Tatalovich - statalovich@laveragnetn.gov)

1. Engineering has covered my concerns. No comments.

Codes (Joe White - jwhite@laveragnetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@laveragnetn.gov)

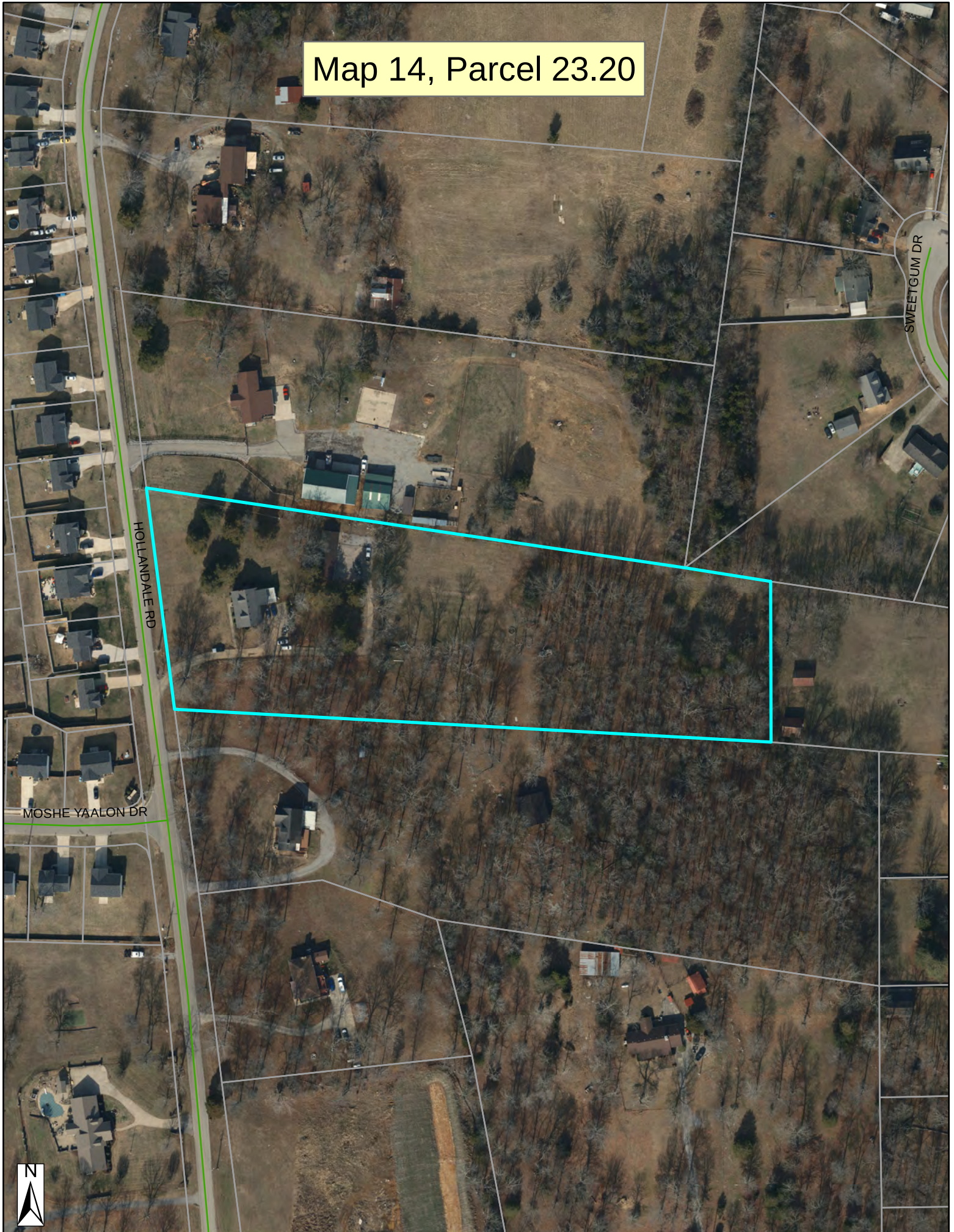
No comments.

Police

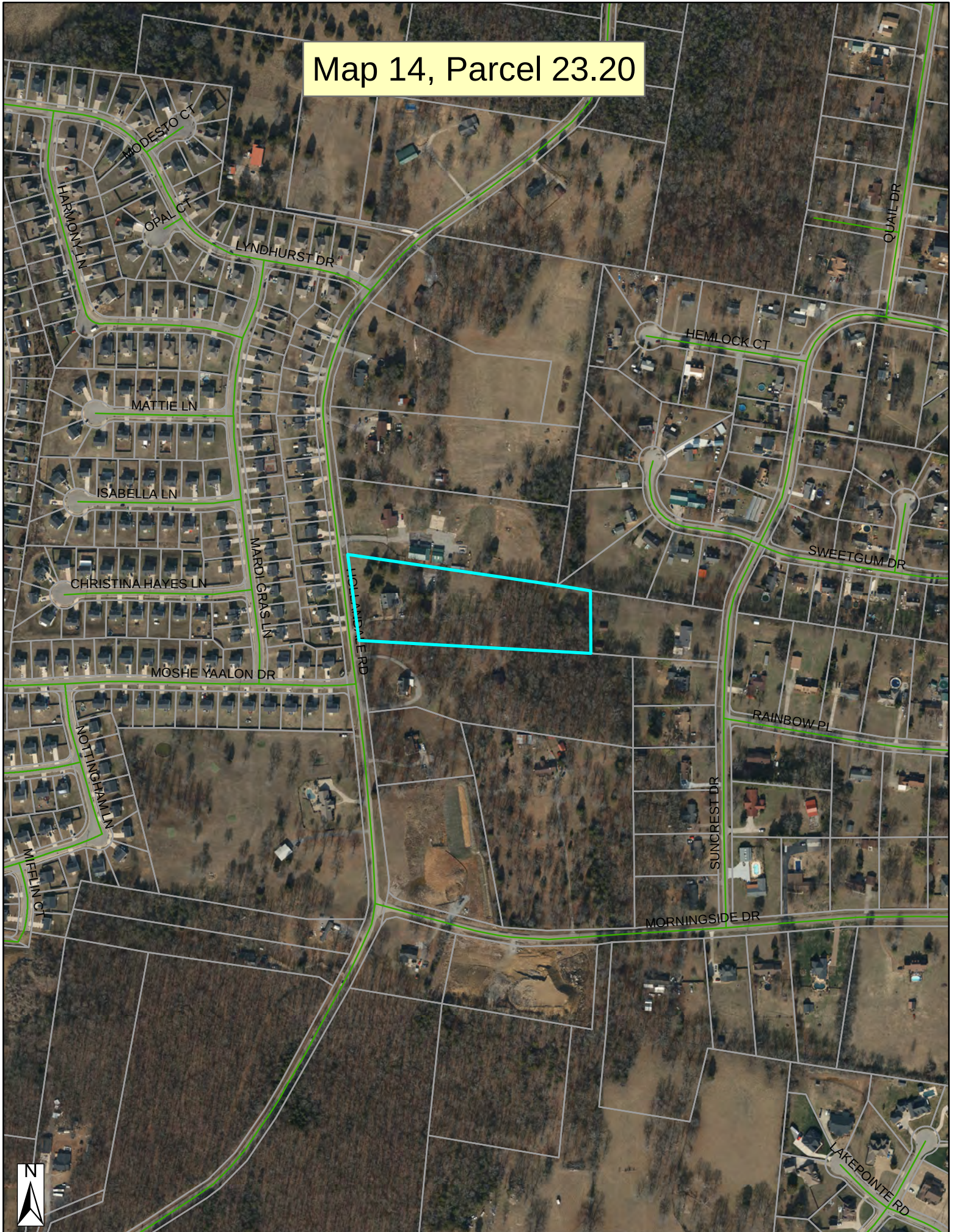
No comments.

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

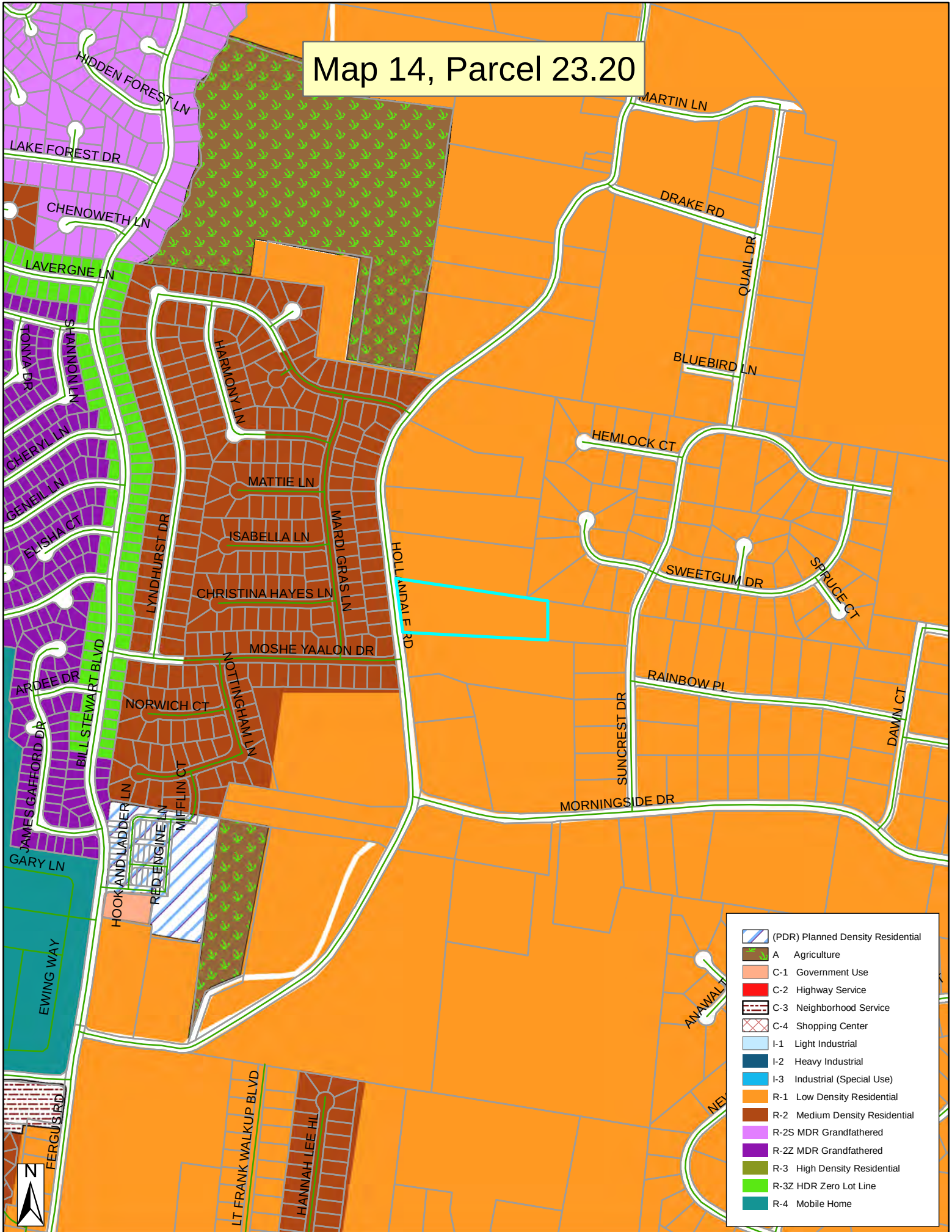
Map 14, Parcel 23.20



Map 14, Parcel 23.20



Map 14, Parcel 23.20



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





NOTES

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

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

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

Date _____ Tennessee Department of Environment and Conservation Division of Ground Water Protection

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

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

75 MPI
60 or 45 MPI

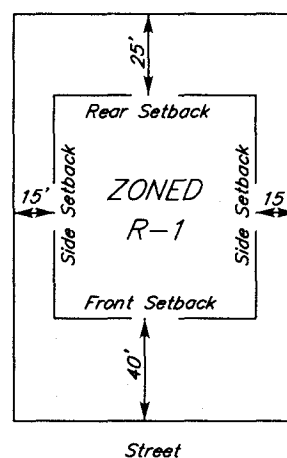
SOILS AREAS

LOTS	≤ 60 MPI	75 MPI	EXISTING SSDS	TOTAL
1	0 SF	6,065 SF	2,339 SF	8,404 SF

LEGEND

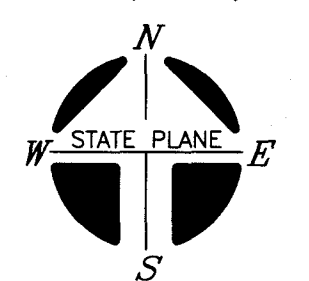
IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND.
● SURVEY POINT
Ø POWER POLE
-X-X- EXISTING FENCE LINE
-E-E- EXISTING ELECTRIC LINE
-W-W- EXISTING WATER LINE

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

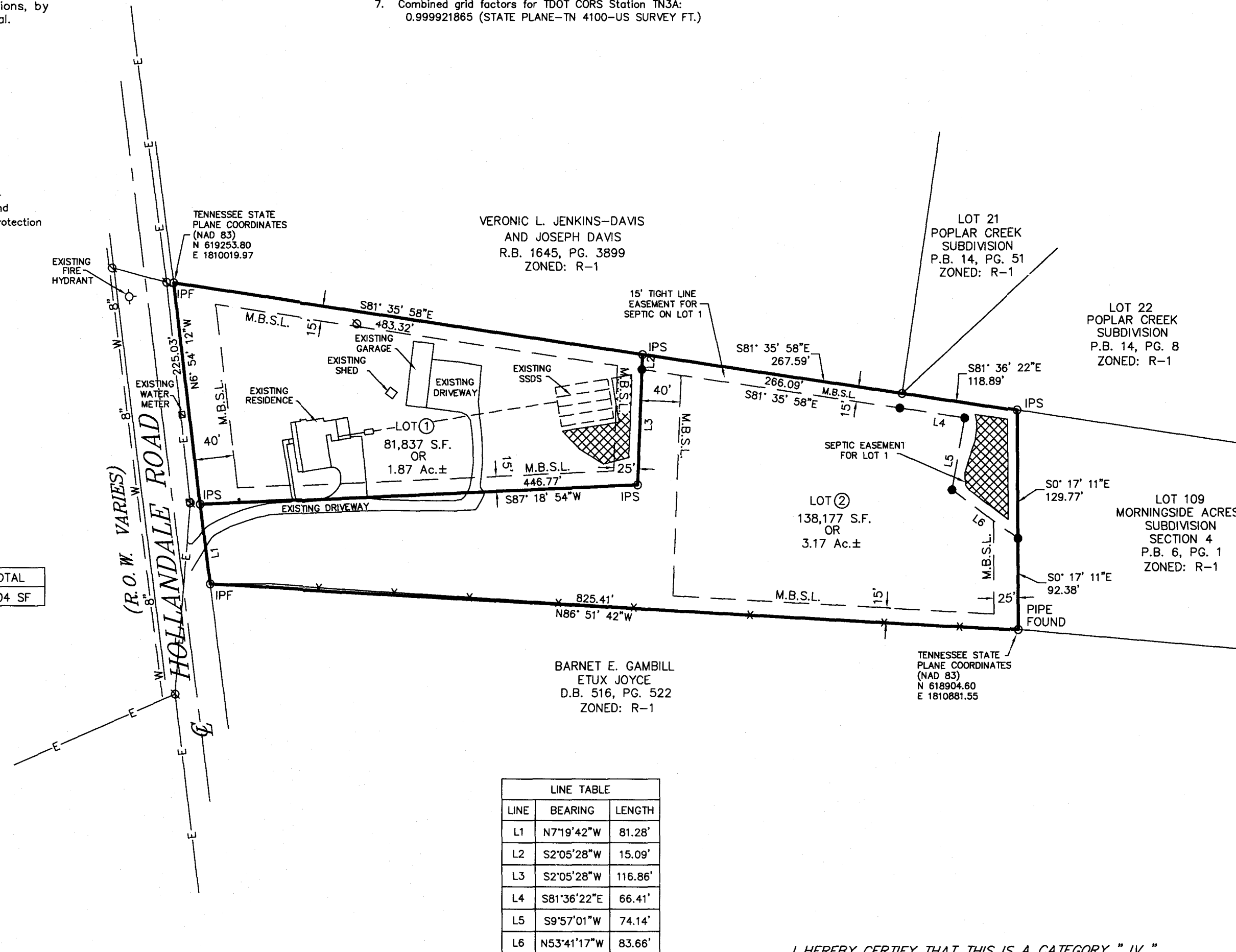
BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



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

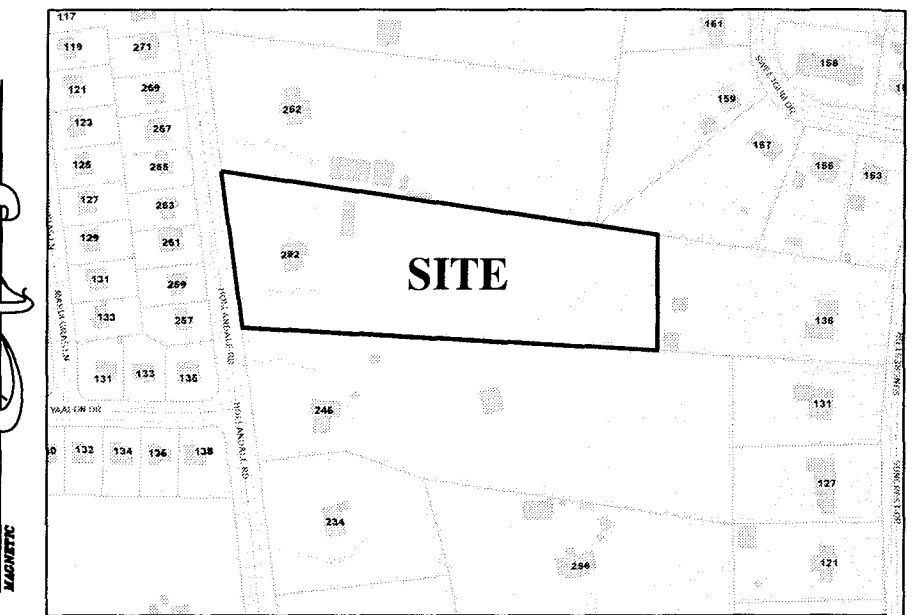
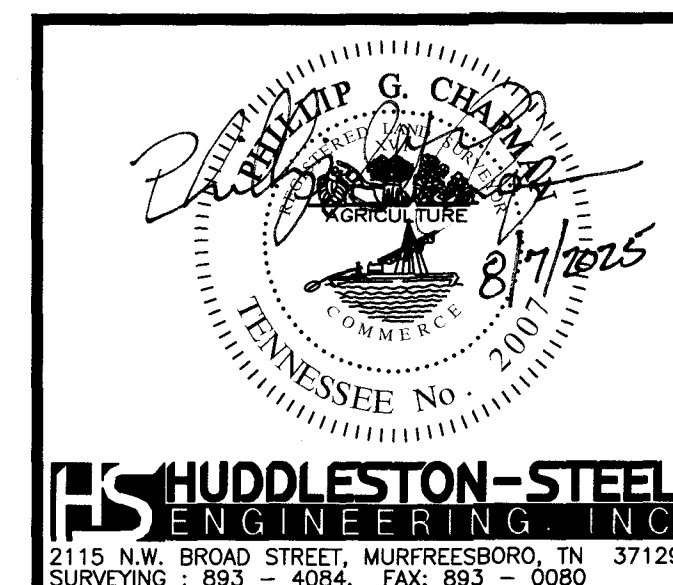
GLOBAL POSITION SYSTEM SURVEY NOTES

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



LINE	BEARING	LENGTH
L1	N7°19'42"W	81.28'
L2	S2°05'28"W	15.09'
L3	S2°05'28"W	116.86'
L4	S81°36'22"E	66.41'
L5	S9°57'01"W	74.14'
L6	N53°41'17"W	83.66'

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



LOCATION MAP N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Record Book 2264, Page 2670

Date _____ Bola Gabriel

Mariam Girges

CERTIFICATE OF SURVEY ACCURACY

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

8/7/2025
Date

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date _____ SECRETARY, PLANNING COMMISSION

FINAL PLAT LOTS 1 & 2

BOLA GABRIEL SUBDIVISION

2nd CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: AUGUST 2025

SCALE: 1"=100'

SH. 1 OF 1 Page 26 of 128

REC'D FROM DEVELOPER
30 JULY 2025

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1 – 2 defined as **Bola Gabriel** – located in **Rutherford County, Tennessee**, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. The combined lots have been evaluated and approved for one (1) single family dwelling. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. **ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.**

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the *Regulations to Govern Subsurface Sewage Disposal Systems* in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 1:

Not Approved: Lacks Adequate Duplication Area. Lot 1 is a 3 bedroom system, but the approved soils are only enough to duplicate a 1 Bedroom. More suitable soils are needed to subdivide this property. The soils for proposed lot 2 are required as a duplicate area for proposed lot 1.

Lot 2:

Not Approved: Lacks Adequate Initial & Duplication Area. This soil area must be part of the duplicate area for the 3 bedroom existing home. In order to proceed with this subdivision, more suitable soils must be located and mapped by a soil scientist.

Environmental Scientist
TN Division of Water Resources

Date

NOT SIGNED

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) **1 – 2** defined as **Bola Gabriel** – located in **Rutherford** County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lot 1 has been evaluated and approved for one (1) single family dwelling. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites. Lot 2 has not been evaluated for SSDS.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. **ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.**

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the *Regulations to Govern Subsurface Sewage Disposal Systems* in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 1:

Lot 1 is limited to a maximum of 3 bedrooms. Conventional septic system is required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

→ Duplicate area falls within an easement located on Lot 2.

Lot 2:

Not evaluated for SSDS due to lack of approved soils.

→

Environmental Scientist
TN Division of Water Resources

Date

NOT SIGNED

2. LANDOWNER:

Names: BOLA GABRIEL
 Address: 1031 Crossfield dr, crossfield dr
Nolensville, Tennessee 37135
 Day Phone: 6155694067
 Original Owner: BOLA GABRIEL

APPLICANT:

Names: BOLA GABRIEL
 Address: 1031 Crossfield dr, crossfield dr
Nolensville, Tennessee 37135
 Day Phone: 6155694067
 Email: bolagabriel90@gmail.com

Site Address:

Address: 252 Hollandale Road
La Vergne, Tennessee 37086

3. LOCATION OF LOT OR SITE:

a) Subdivision Name: _____

Lot # _____

**WILL NOT BUILD
ON LOT 2 UNTIL
SEWER IS AVAILABLE**

the house on 252 Hollandale Road, La Vergne, TN 37086, from the I-24 E, take exit 64 toward La Vergne, slight right onto the ramp to La Vergne, turn right onto Waldron Rd, at the traffic circle, take the 2nd exit onto E Nir Sherbman, exit the traffic circle onto E Nir Sherbman, turn right toward Bill Steward Blvd, turn left onto Moshe Yaulon Dr, turn left onto Hollandale Rd

the plan is to subdivide the lot into 2 lots, the lot with the existing house will be 1.87 acre, there is a small spot that perched in the back of lot 2. HOWEVER, I will not use it as I will be waiting to build on lot 2 when there is sewer availability. sewer expansion plan is about 5 years out now

b) In a subdivision? No

Give specific directions and address to the lot or site

c) Tax Map _____

Parcel: 02320**FOR SDDS PERMIT****4. ONLY:**

a) Size of lot _____ b) Number of Bedrooms _____ Bedrooms Added _____
 c) How many occupants? _____ d) Excavated Basement? Yes No
 e) Basement Plumbing Fixtures? Yes No
 f) Amount of water used monthly (gallons) _____
 g) Water Supply: Public Well Spring
 h) Is the lot staked? _____ If not, date it will be staked _____
 i) Is the house staked? _____ If not, date it will be staked _____
 j) Installer, if known _____

5. FOR INSPECTION LETTER ONLY AND CERTIFICATE OF VERIFICATION ONLY:

a) Age of house _____ b) Is house vacant? _____ How long? _____
 c) Original sewage system inspected _____
 d) Date of previous repairs _____ Inspected _____
 e) Is wastewater "backing up" into plumbing fixtures? _____ Surfacing on the ground? _____
 f) All wastewater including washing machines routed into septic tank _____

6. FOR WATER SAMPLE ONLY: a) Source of Supply, SpringWell Other

b) Is there an outside faucet? _____ c) Is the source chlorinated? _____
 d) For Wells: Is the casing 6" above the ground? _____ Is a sanitary seal on the casing? _____

7. I certify that the above information is true and correct to the best of my knowledge. I have been authorized by the above name landowner to submit this application for Environmental Services to the Division of Water Resources

DATE: Jun 11, 2025

SIGNATURE: Bola GabrielAMOUNT PAID: 300.00RECEIPT NUMBER: 3900115826

CS-0971 (Rev. 1-18)

RDA's 2321 & 2403



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

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

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

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

The property is currently vacant.

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

Staff Comments / Technical Items:

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

1. The Planning Commission needs to be comfortable with all exterior finishes of all buildings, especially as these are mods and mods are not typical in the overlay. (Although not prohibited mods are not typical in the overlay).

Engineering (Gary Lide - glide@lavernetn.gov)

1. (Sheet C3.1) Show rip rap pad/strip or other energy dissipation device between headwall 41 and property line.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

1. For your information the words "in Safe-T-Cover" can be removed from Key Note 5.
2. For your information, Detail 3 and Detail 10 on Sht C7.3 do not apply to this work, and do not need to be a part of this plan set.

Codes (Joe White - jwhite@lavernetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@laverghnetn.gov)

No comments.

Police

No comments.

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

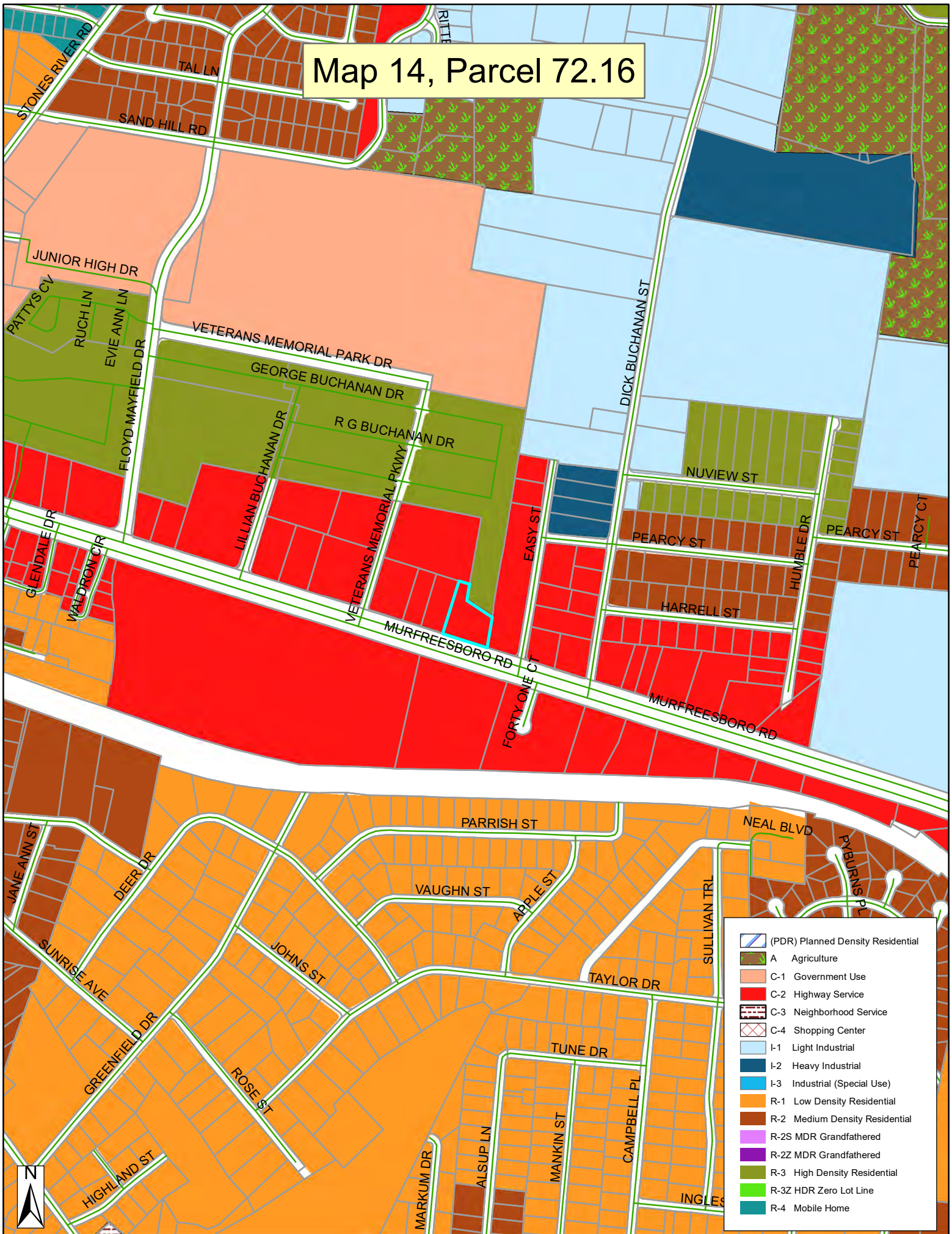
Map 14, Parcel 72.16



Map 14, Parcel 72.16



Map 14, Parcel 72.16







SITE DEVELOPMENT PLANS FOR



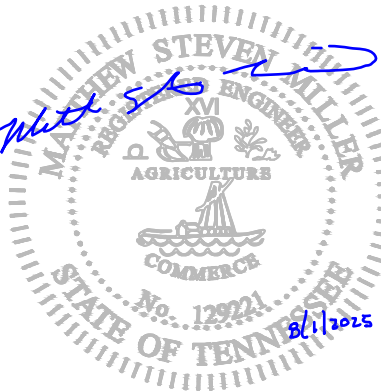
LA VERGNE, TN 01
LA VERGNE, TN 37086

PROJECT NUMBER:
104.082

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



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



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

PROJECT NUMBER:
104.082
REVISION:

7 BREW COFFEE
LA VERGNE, TN 01
LA VERGNE, TN 37086

C0.0
COVER SHEET

DATE: AUGUST 1, 2025

ABBREVIATIONS

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

CIVIL LEGENDS

SYMBOLS

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

LINETYPES

PROJECT CONTROL

BENCHMARKS

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

SURVEY NOTES:

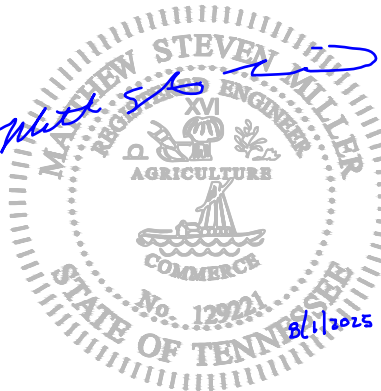
THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A SURVEY PERFORMED JUNE 6, 2025 BY TYLER REID GOODWIN, TENNESSEE REGISTERED LAND SURVEYOR NO. 3518 AND IS NOT A PRODUCT OF TOTH & ASSOCIATES.

FLOOD PLAIN INFORMATION:

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

DEVELOPER:

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



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. TN #PE-129221

PROJECT NUMBER:

104.082

REVISION:

SAFETY NOTICE TO CONTRACTOR

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

UTILITY DISCLAIMER

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

USE OF CONSTRUCTION DOCUMENTS

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

SEDIMENT & EROSION CONTROL NOTES

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

UTILITY CONSTRUCTION NOTES

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

DEMOLITION NOTES

JOB CONDITIONS

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

DEMOLITION

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

DISPOSAL OF DEMOLISHED MATERIALS

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

PROTECTION OF EXISTING STRUCTURES AND VEGETATION

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

GENERAL CIVIL NOTES

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

7 BREW COFFEE
LA VERGNE, TN 01

LA VERGNE, TN 37086

C0.1

GENERAL NOTES

DATE: AUGUST 1, 2025



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



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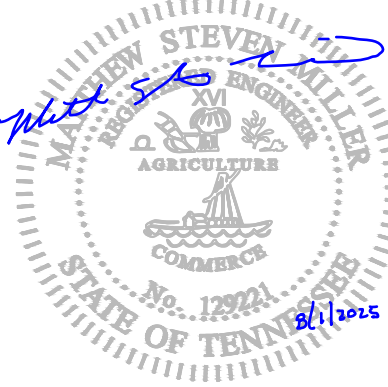


General Information G04 – Required General Notes for Private Projects with No Public Improvements

- 1. A PRE-CONSTRUCTION CONFERENCE AND LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO COMMENCING WORK.
- 2. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR AT LEAST 48 HOURS PRIOR TO ANY REQUIRED OR REQUESTED INSPECTIONS.
- 3. CITY INSPECTORS ARE NOT QUALITY CONTROL. THE CONTRACTOR'S QUALITY CONTROL REPRESENTATIVE MUST BE ONSITE DURING ALL REQUIRED INSPECTIONS. CONTRACTOR'S QUALITY CONTROL MUST SIGN-OFF OR APPROVE EACH INSPECTION. CITY INSPECTORS WILL CONFIRM THAT THIS IS DONE BUT WILL NOT PROVIDE APPROVALS.
- 4. DEPTH AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO EXCAVATION OR TRENCHING. CONTACT THE TENNESSEE UTILITY LOCATION SERVICE AT 811 OR 800-351-1111, 3-10 DAYS BEFORE YOU DIG, NO EXCEPTIONS.
- 5. ALL CONSTRUCTION AND OPERATIONS BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH OSHA.
- 6. THE CONTRACTORS SHALL MAINTAIN A SET OF REDLINE DRAWINGS AT THE PROJECT SITE WHICH SHALL BE AVAILABLE FOR REVIEW BY CITY INSPECTORS. THESE REDLINE PLANS MUST BE UPDATED WEEKLY.
- 7. AS-BUILT PLANS (RECORD DRAWINGS) SHALL BE PROVIDED TO THE CITY WITHIN 30-DAYS OF SUBSTANTIAL COMPLETION OF THE PROJECT. RECORD DRAWINGS SHALL BE PROVIDED IN THREE FORMATS:
 - a. PAPER (ONE SET)
 - b. PDF (THUMB DRIVE OR E-MAIL)
 - c. GIS-COMPATIBLE (ONE FILE)
- 8. TRAFFIC CONTROL, SIGNAGE, AND CONSTRUCTION RELATED BARRIERS ARE THE RESPONSIBILITY OF THE CONTRACTOR, AND NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT WITHOUT PROPER SAFETY MEASURES SUCH AS BARRICADES, PLATING, OR OTHER AS AGREED BY THE CITY.
- 9. IN RESIDENTIAL AREAS, NO CONSTRUCTION WORK CAN BE CONDUCTED OUTSIDE OF THE FOLLOWING HOURS WITHOUT A SPECIAL PERMIT:
 - a. MONDAY-FRIDAY, 7:00 AM TO 6:00 PM
 - b. SATURDAY-SUNDAY, 8:00 AM TO 6:00 PM
- 10. SURFACE IMPROVEMENTS DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE RECONSTRUCTED BY THE CONTRACTOR TO CITY OF LA VERGNE REQUIREMENTS.
- 11. ALL REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY THE CITY ENGINEER.
- 12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY MONUMENTS IN PLACE. IF ANY MONUMENT IS DISTURBED OR DESTROYED, THE CONTRACTOR WILL BE REQUIRED TO CONTRACT WITH A REGISTERED LAND SURVEYOR FOR THE RE-ESTABLISHMENT AND MAPPING OF THE DESTROYED MONUMENT.
- 13. ALL CONSTRUCTION WATER TAKEN FROM A CITY FH SHALL BE FROM A CITY APPROVED FIRE HYDRANT METER ASSEMBLY, AND CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF THE PUBLIC



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



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

PROJECT NUMBER:
104.082

REVISION:

7 BREW COFFEE
LA VERGNE, TN 01

LA VERGNE, TN 37086

C0.2
CITY GENERAL
NOTES

DATE: AUGUST 1, 2025



SITE INFORMATION

N/F: RICHLAND SOUTH LLC
5343 MURFREESBORO ROAD
LA VERGNE, TENNESSEE 37086
APN: 014-072-10-000
TOTAL AREA:
58.036 ± SQUARE FEET, OR 1.332 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER 8111-6562765, WITH A COMMITMENT DATE OF APRIL 16, 2025 AT 8:00 A.M.

SCHEDULE A DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RUTHERFORD, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN RUTHERFORD COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF FINAL PLAT OF LOTS 2-8 OF THE RICHLAND SOUTH, LLC PROPERTY OF RECORD IN PLAT CABINET 50, PAGE 91-92, IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO WOODHAVEN LA VERGNE, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM RICHLAND SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN BOOK 2442, PAGE 2536, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

NOTES CORRESPONDING TO SCHEDULE B

- ALL MATTERS SHOWN ON PLAT(S) OF RECORD IN PLAT **BOOK 43, PAGE 261**, PLAT **BOOK 44, PAGE 205** AND PLAT **BOOK 50, PAGE 91**, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (AFFECTS, PLOTTED AS SHOWN)
- ALL MATTERS CONTAINED IN DEED OF RECORDED IN **BOOK 178, PAGE 383**, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (UNABLE TO DETERMINE, DEED BOOK 587, PAGE 660 REFERENCED THEREIN NOT PROVIDED)
- ALL MATTERS CONTAINED IN DEED OF RECORDED IN **BOOK 259, PAGE 587**, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (UNABLE TO DETERMINE, LOCATION OF 80-FOOT LA VERGNE JUNIOR HIGH SCHOOL RIGHT-OF-WAY REFERENCED THEREIN NOT KNOWN)
- RIGHT-OF-WAY EASEMENT FROM SUE M. BARRETT TO CITY OF LAVERGNE, OF RECORD IN **BOOK 338, PAGE 630**, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (AFFECTS, PLOTTED AS SHOWN)
- UTILITY EASEMENT FROM SUE BARRETT TO CITY OF LAVERGNE, OF RECORD IN **BOOK 580, PAGE 754**, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (AFFECTS, PLOTTED AS SHOWN)
- GRANT OF ANCHOR EASEMENT FROM AMNON SHREIBMAN, TRUSTEE TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF SAID GOVERNMENT, OF RECORD IN **BOOK 828, PAGE 3716** AND **BOOK 828, PAGE 3718**, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (DOES NOT AFFECT, LIES TO THE WEST OF PROPERTY)
- NOTICE OF LIMITATION OF USE OF RECORD IN **BOOK 520, PAGE 2257**, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (UNABLE TO DETERMINE, LOCATION OF 80-FOOT LA VERGNE JUNIOR HIGH SCHOOL RIGHT-OF-WAY REFERENCED THEREIN NOT KNOWN)
- TERMS AND PROVISIONS OF DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR WATERBROOK REGIONAL PARK, PHASE I, BY RICHLAND SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND MID-SOUTH CARPENTERS REGIONAL COUNCIL, TRAINING TRUST FUND, OF RECORD IN **BOOK 1874, PAGE 3890**, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (AFFECTS, PLOTTED AS SHOWN)
- TERMS AND PROVISIONS OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, BY WOODHAVEN LA VERGNE, LLC, OF RECORD IN **BOOK 2429, PAGE 1072**, AS AMENDED BY SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD IN **BOOK 2442, PAGE 2442**, AS FURTHER AMENDED BY AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD IN **BOOK 2487, PAGE 2435**, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES OF RECORD IN **BOOK 2437, PAGE 1317**, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON WEST LINE OF THE PROPERTY. THE BEARING IS DENOTED AS S16°56'22"W PER GPS COORDINATE OBSERVATIONS TENNESSEE STATE PLANE, NAD83.
LATITUDE = 36°01'01.5589"
LONGITUDE = -86°33'36.1239"
CONVERGENCE ANGLE = -00°19'40.32"

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, & CLIENT-PROVIDED UTILITY MAP DRAWINGS. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL TENNESSEE ONE-CALL AT (615) 367-1110 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING. DIG TICKET NUMBER: 2514813502

CONTACT:
ZAYO (AMERICAN FIBER SYSTEMS) - AFS
ATT
LAVERGNE UTILITIES, CITY OF
COMCAST- RUTHERFORD
NASHVILLE ELECTRIC SVC
PIEDMONT NATURAL GAS (NASHVILLE GAS)
SMYRNA, TOWN OF
TENNESSEE TELEPHONE (TDS TELECOM)

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615-793-6295
800-934-6489
615-736-6900
615-230-3135
615-459-9766
855-220-2592

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: AWAITING ZONING REPORT		
OBSERVED USE: VACANT LAND:	USE PERMITTED BY ZONE: YES, or NO	
ITEM	REQUIRED	OBSERVED
MIN. SETBACKS FRONT		N/A
MIN. SETBACKS SIDE		N/A
MIN. SETBACKS REAR		N/A
MAX. BUILDING HEIGHT		N/A
MIN. LOT AREA	58,036 SQ. FT.±	
MIN. LOT WIDTH	174.91'	
MAX. BLDG COVERAGE	N/A	
PARKING REGULAR	N/A	
PARKING HANDICAP	N/A	
PARKING TOTAL	N/A	

PARKING INFORMATION

NO STRIPED PARKING OBSERVED AT THE TIME OF ALTA SURVEY.

FLOOD ZONE INFORMATION

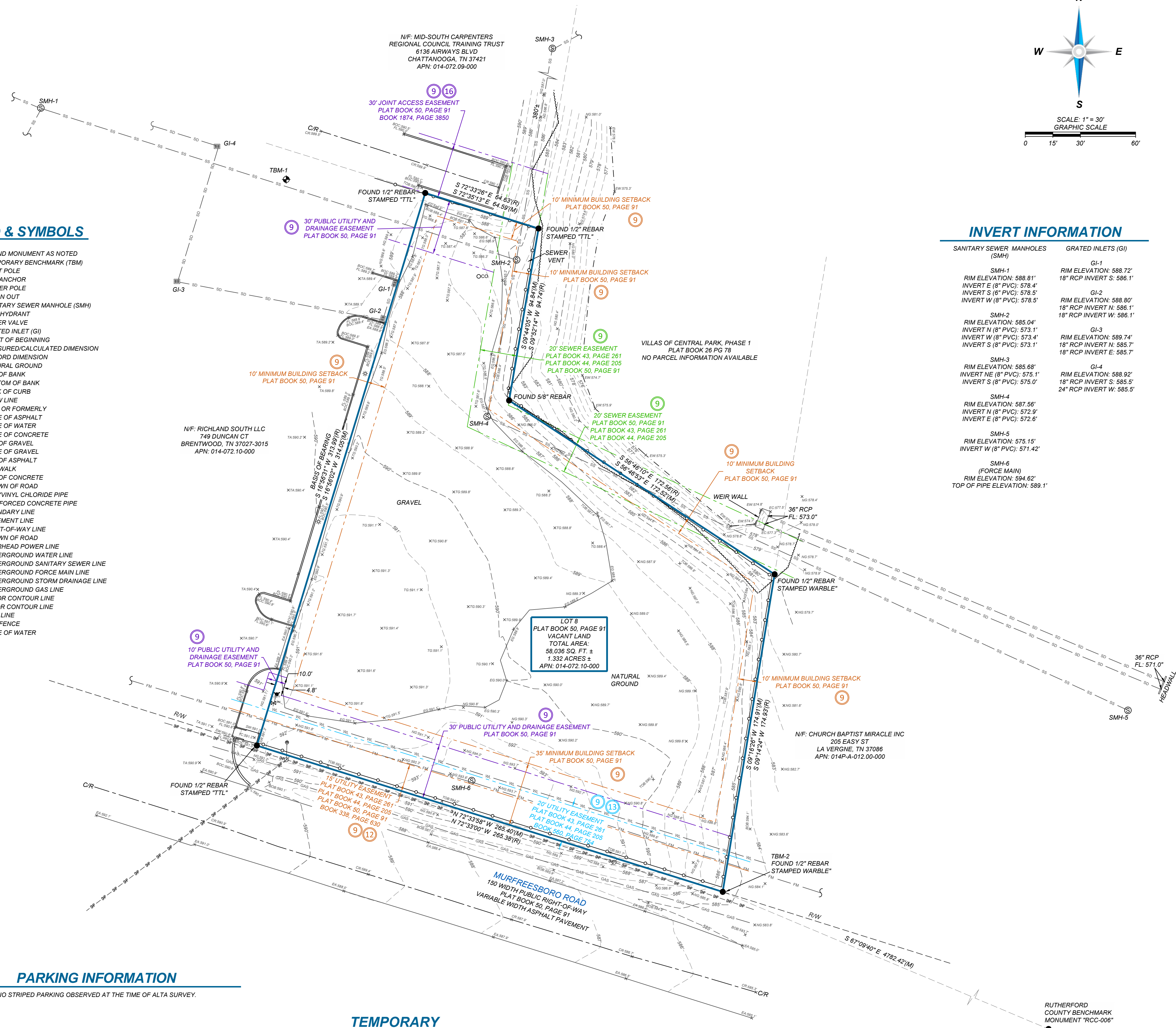
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47149C0020K, WHICH BEARS AN EFFECTIVE DATE OF 05/09/2023 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

ALTA/NSPS LAND TITLE SURVEY

5343 MURFREESBORO ROAD

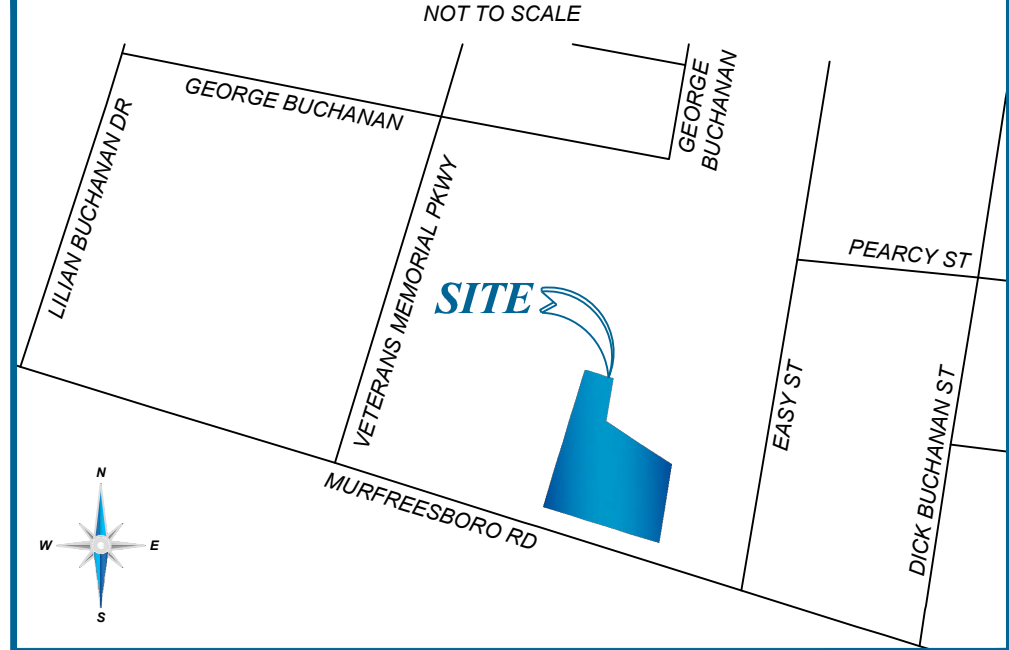
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086



INVERT INFORMATION

SANITARY SEWER MANHOLES (SMH)	GRATED INLETS (GI)
SMH-1 RIM ELEVATION: 588.81' INVERT E (8" PVC): 576.4' INVERT S (8" PVC): 576.5' INVERT W (8" PVC): 576.5'	GI-1 RIM ELEVATION: 588.72' 18" RCP INVERT S: 586.1'
SMH-2 RIM ELEVATION: 585.04' INVERT N (8" PVC): 573.1' INVERT W (8" PVC): 573.4' INVERT S (8" PVC): 573.1'	GI-2 RIM ELEVATION: 588.80' 18" RCP INVERT N: 586.1' 18" RCP INVERT W: 586.1'
SMH-3 RIM ELEVATION: 585.68' INVERT NE (8" PVC): 575.1' INVERT S (8" PVC): 576.0'	GI-3 RIM ELEVATION: 589.74' 18" RCP INVERT N: 585.7' 18" RCP INVERT E: 585.7'
SMH-4 RIM ELEVATION: 587.56' INVERT N (8" PVC): 572.9' INVERT E (8" PVC): 572.6'	GI-4 RIM ELEVATION: 588.92' 18" RCP INVERT S: 585.5' 24" RCP INVERT W: 585.5'
SMH-5 RIM ELEVATION: 575.15' INVERT W (8" PVC): 571.42'	
SMH-6 (FORCE MAIN) RIM ELEVATION: 594.62' TOP OF PIPE ELEVATION: 589.1'	

VICINITY MAP



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS MAY 29, 2025.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED TENNESSEE ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM RUTHERFORD COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WERE NO OBSERVED BUILDINGS ON THE SUBJECT PROPERTY.
- SURVEYOR NOTES THAT THE PROPERTY ABUTS THE RIGHT-OF-WAY OF MURFREESBORO ROAD. ACCESS TO THE RIGHT-OF-WAY MAY BE SUBJECT TO OTHER AGREEMENTS OR PROPER GOVERNMENTAL APPROVALS.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS POSITIONING USER SERVICE (OPUS) AND CHECKED WITH RUTHERFORD COUNTY BENCHMARK "RCC-006" FOR POST PROCESSING WITH A CARLSON BRO7 RECEIVER, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD83) IN US SURVEY FEET. CONTOURS SHOWN ARE ONE FOOT INTERVALS.
 - DURATION OF OBSERVATION: 3 HOURS, 25 MINUTES
 - # OF FIXED AMBIGUITIES: 4634, 88%
 - # OF OBSERVATIONS USED: 9244/9923, 93%
 - OVERALL RMS: 0.017
 - REFERENCE FRAME: NAD_83(2011)(EPOCH:2010.0000)
 - GEOID: 18

SURVEYOR'S CERTIFICATE

TO: WHO BREW TN V. LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(B)(1), 8, 9, 11(A), 13, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/29/2025.

DATE OF PLAT OR MAP: 06/06/2025

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:7,500 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

TYLER REID GOODWIN
REGISTERED LAND SURVEYOR 3518
STATE OF TENNESSEE

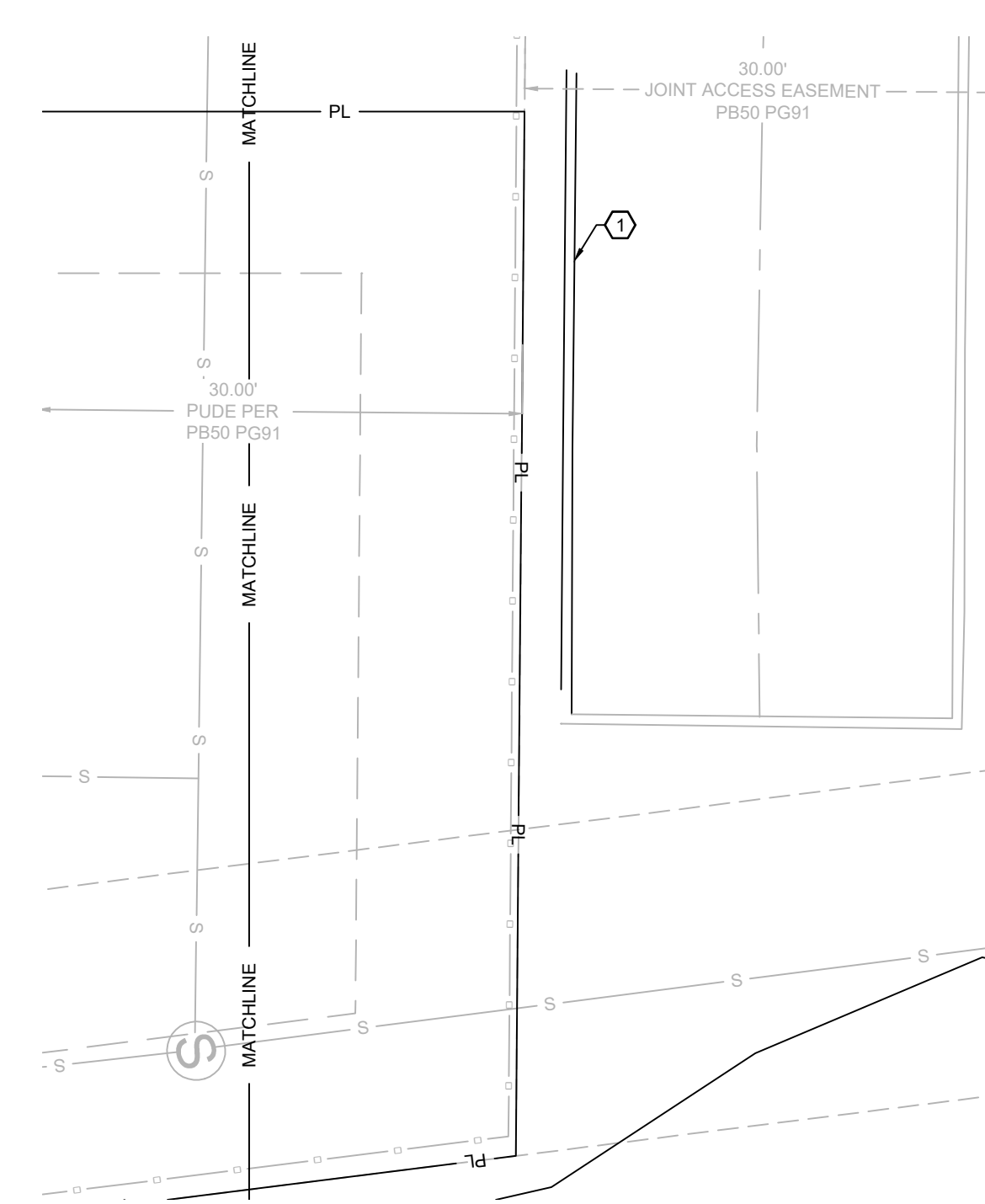
BLEW
Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:
25-3631

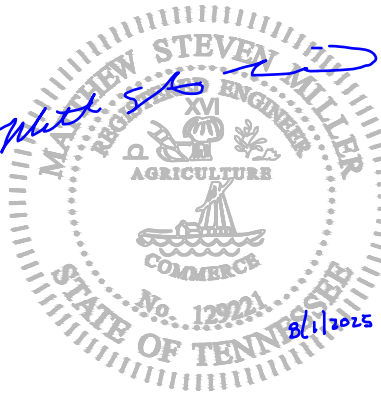
SURVEY REVIEWED BY:
JMC

SURVEY DRAWN BY:
MEK - 06/06/2025

SHEET:
1 OF 1



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



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. TN #PE-129221

PROJECT NUMBER:

REVISION:

7 BREW COFFEE
LA VERGNE, TN 01

LA VERGNE, TN 37086

C1.1

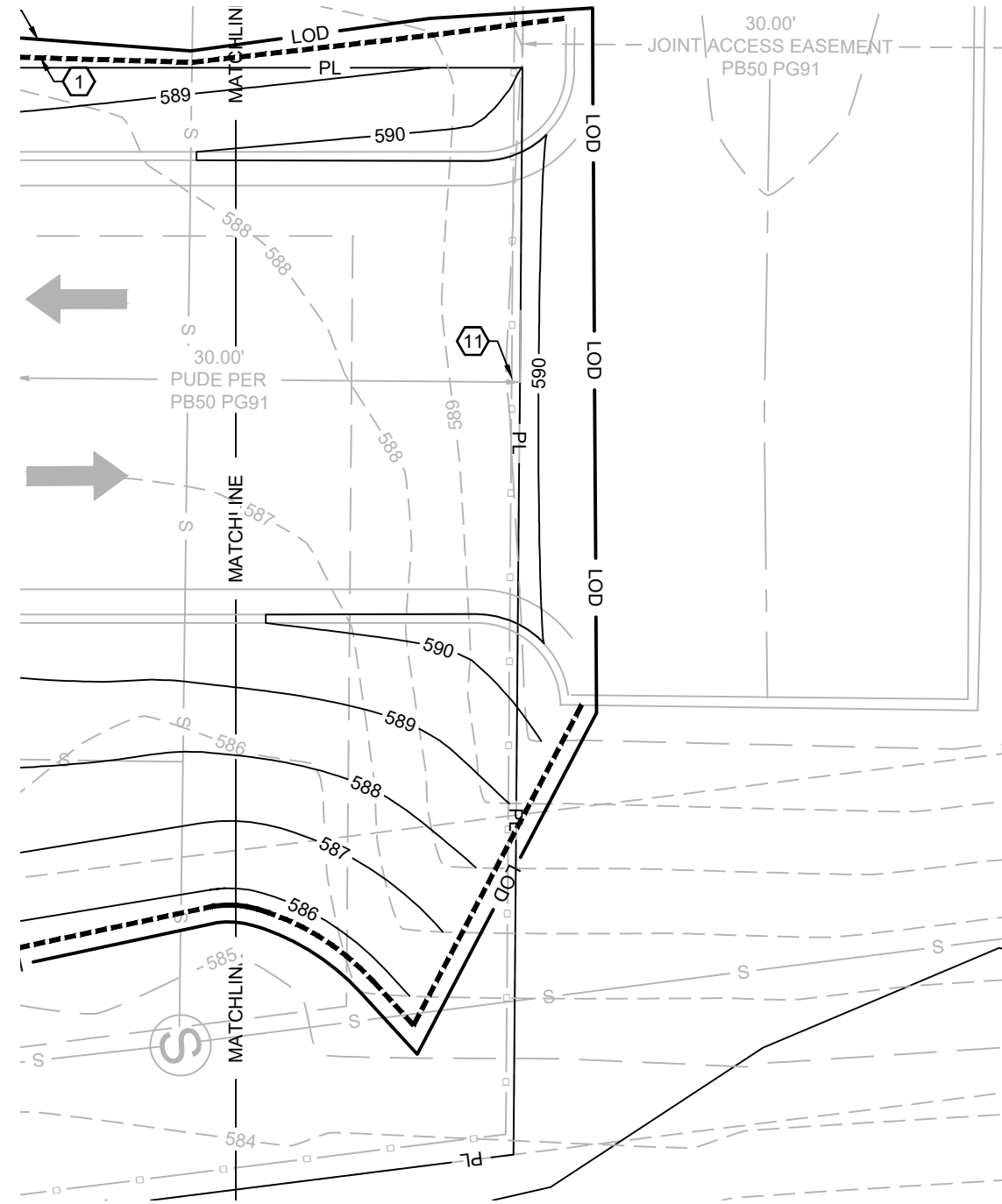
DEMOLITION PLAN

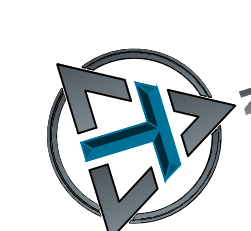
DATE: AUGUST 1, 2025



- KEY NOTES:**
- 1 LIMITS OF DISTURBANCE = 0.70 ACRES.
 - 2 PROPOSED OUTFALL.
 - 3 TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 1.01, SHEET C7.1.
 - 4 697 L.F. ± OF SILT FENCE PER DETAIL 1.06, SHEET C7.3.
 - 5 CONCRETE WASHOUT PER DETAIL 1.03, SHEET C7.1. SHOWN LOCATION IS APPROXIMATE.
 - 6 PORTABLE RESTROOM. SHOWN LOCATION IS APPROXIMATE.
 - 7 DUMPSTER. SHOWN LOCATION IS APPROXIMATE.
 - 8 12 L.F. ± OF COMPOST FILTER SOCK AROUND AREA INLET, PER STORM INLET PROTECTION DETAIL 1.02 AND 1.05, SHEET C7.1.
 - 9 CURB INLET SEDIMENT BARRIER PROTECTION PER DETAIL 1.04, SHEET C7.2.
 - 10 SOIL STOCKPILES. PROTECT STOCKPILES WITH COMPOST FILTER SOCK. SHOWN LOCATION IS APPROXIMATE.
 - 11 EXISTING FILTER FENCE AROUND DEVELOPMENT.

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





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



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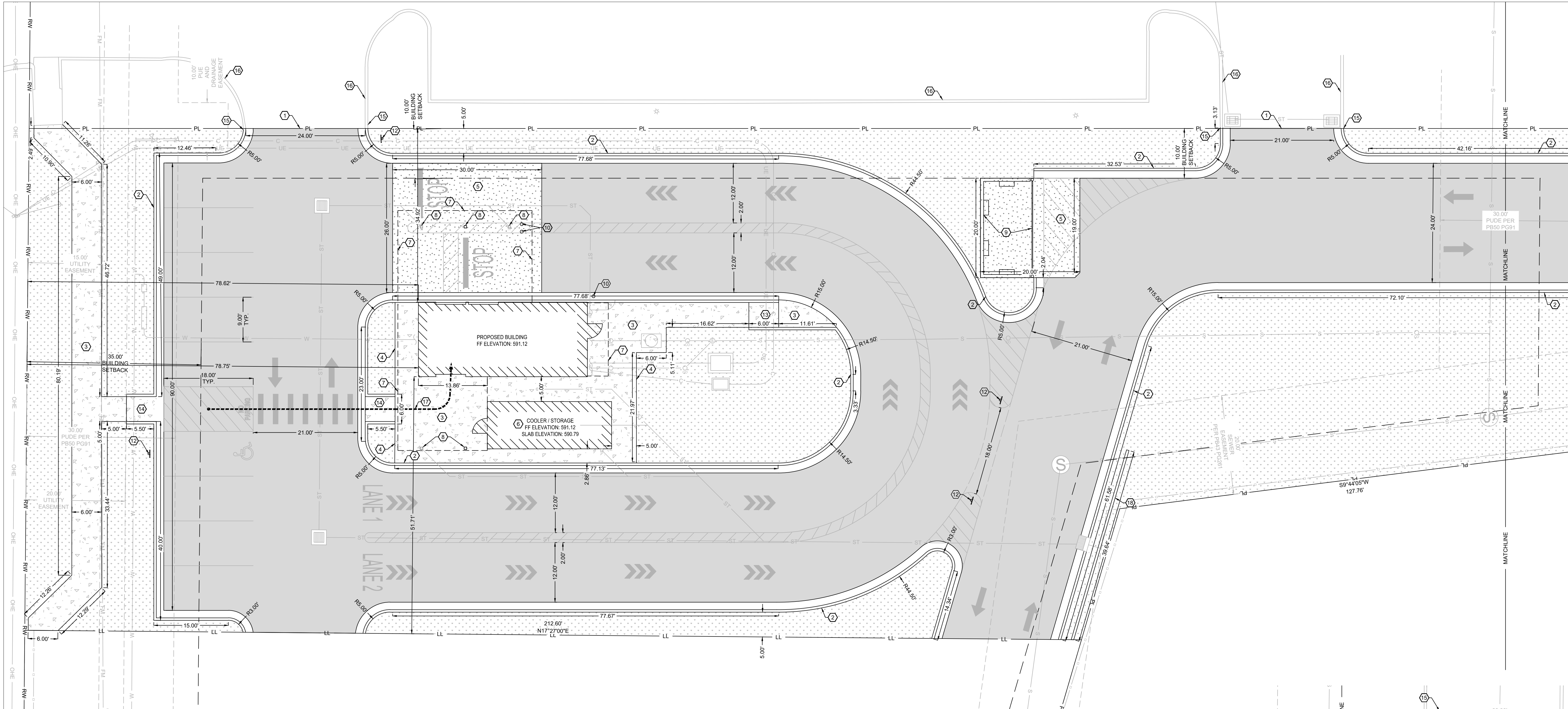
ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. TN #PE-129221

PROJECT NUMBER:
104.082

REVISION:

7 BREW COFFEE
LA VERGNE, TN 01
LA VERGNE, TN 37086

C1.2
EROSION
CONTROL PLAN
DATE: AUGUST 1, 2025



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

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

PROPOSED USE:
RESTAURANT WITH DRIVE THRU.

ZONING:
ZONING: C-2 HIGHWAY SERVICE.

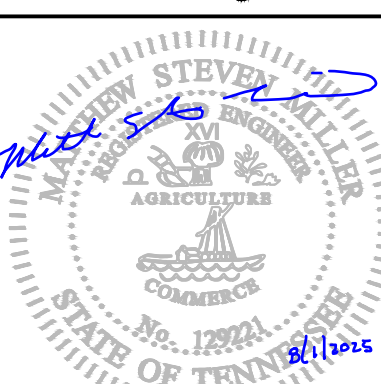
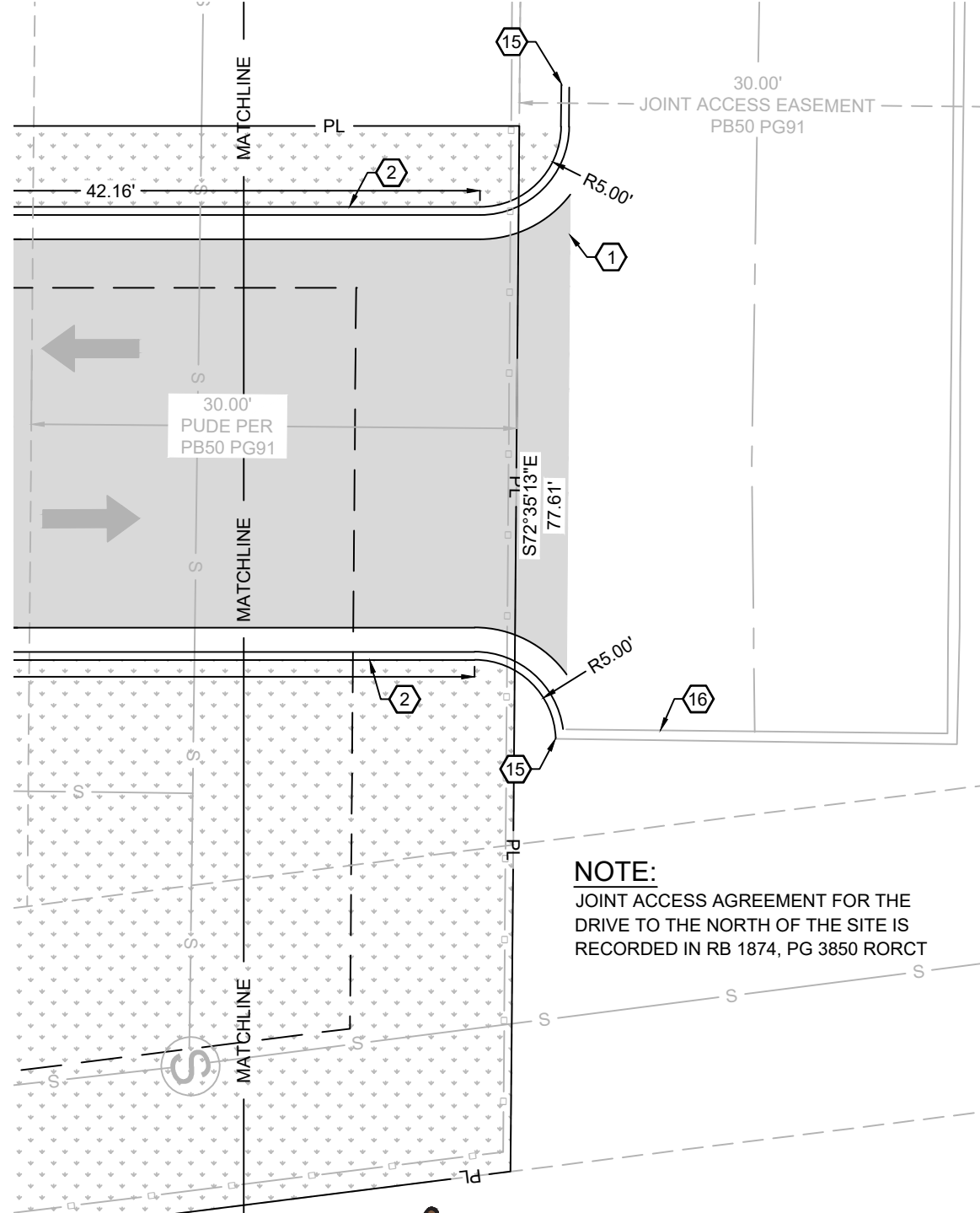
PARKING REQUIREMENTS:
1 SPACE PER 200 S.F. OF GROSS FLOOR AREA = 2 STALLS.
PROVIDED = 9 STALLS, 8 STANDARD AND 1 ADA.

STORMWATER NOTES:
PRE-PROJECT IMPERVIOUS AREA = 0 S.F.
PRE-PROJECT PERVIOUS AREA = 28,957 S.F.
TOTAL = 28,957 S.F.
POST-PROJECT IMPERVIOUS AREA = 19,914 S.F.
POST-PROJECT PERVIOUS AREA = 9,043 S.F.
TOTAL = 28,957 S.F.
NOTE:
IMPERVIOUS AND PERVIOUS SURFACE CALCULATIONS ARE
BOUNDED BY THE PROPERTY LINE.

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

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

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



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

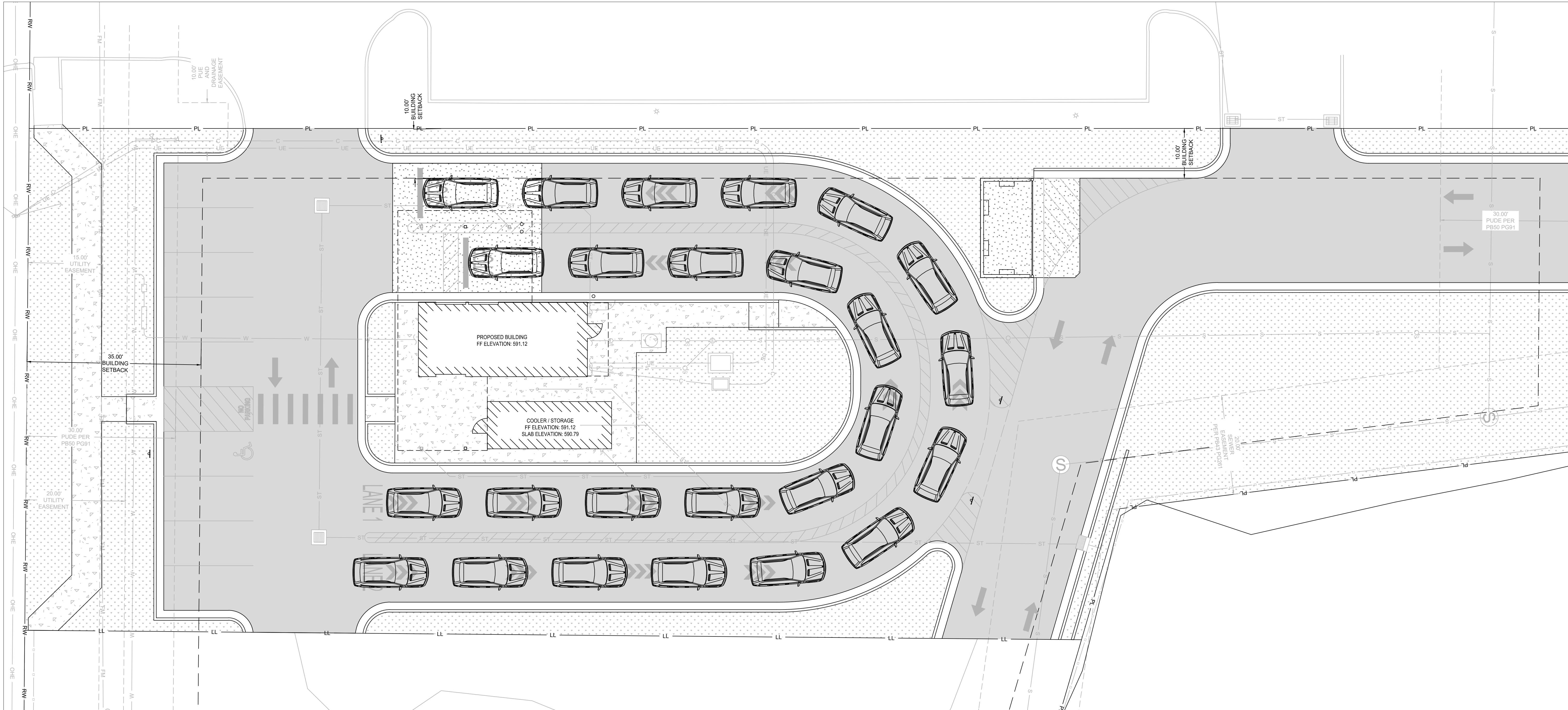
PROJECT NUMBER:
104.082

REVISION:

7 BREW COFFEE
LA VERGNE, TN 01
LA VERGNE, TN 37086

C2.1
SITE PLAN

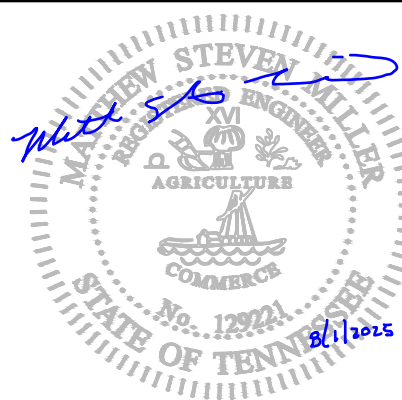
DATE: AUGUST 1, 2025



HATCH LEGEND:

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

VEHICLE QUEUE: 25



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. TN #PE-129221

PROJECT NUMBER:

104.082

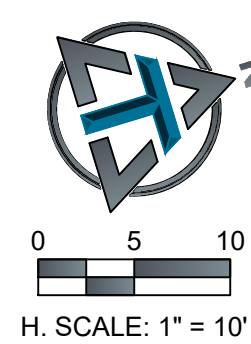
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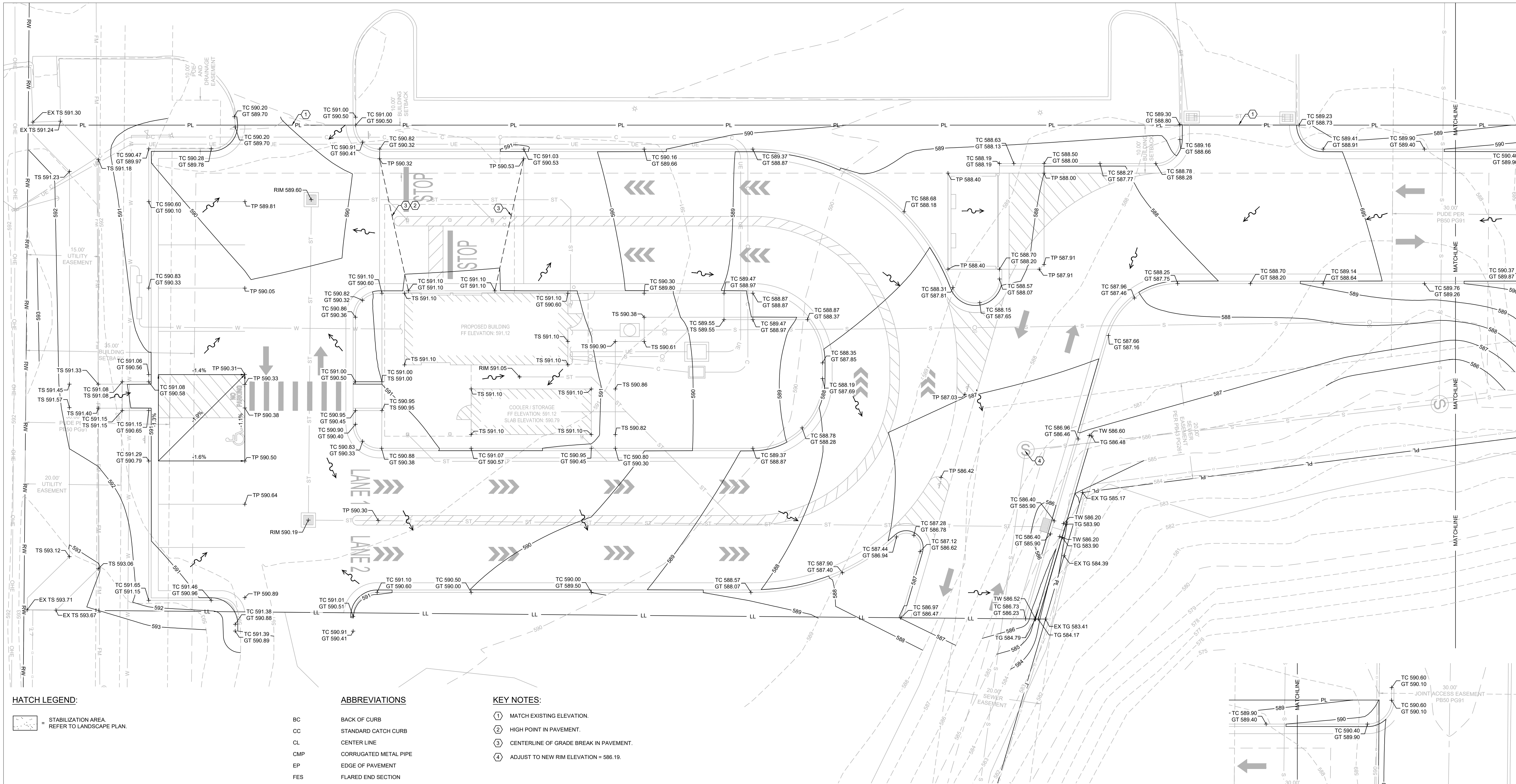
7 BREW COFFEE
LA VERGNE, TN 01

LA VERGNE, TN 37086

C2.2
STACKING PLAN

DATE: AUGUST 1, 2025





HATCH LEGEND:

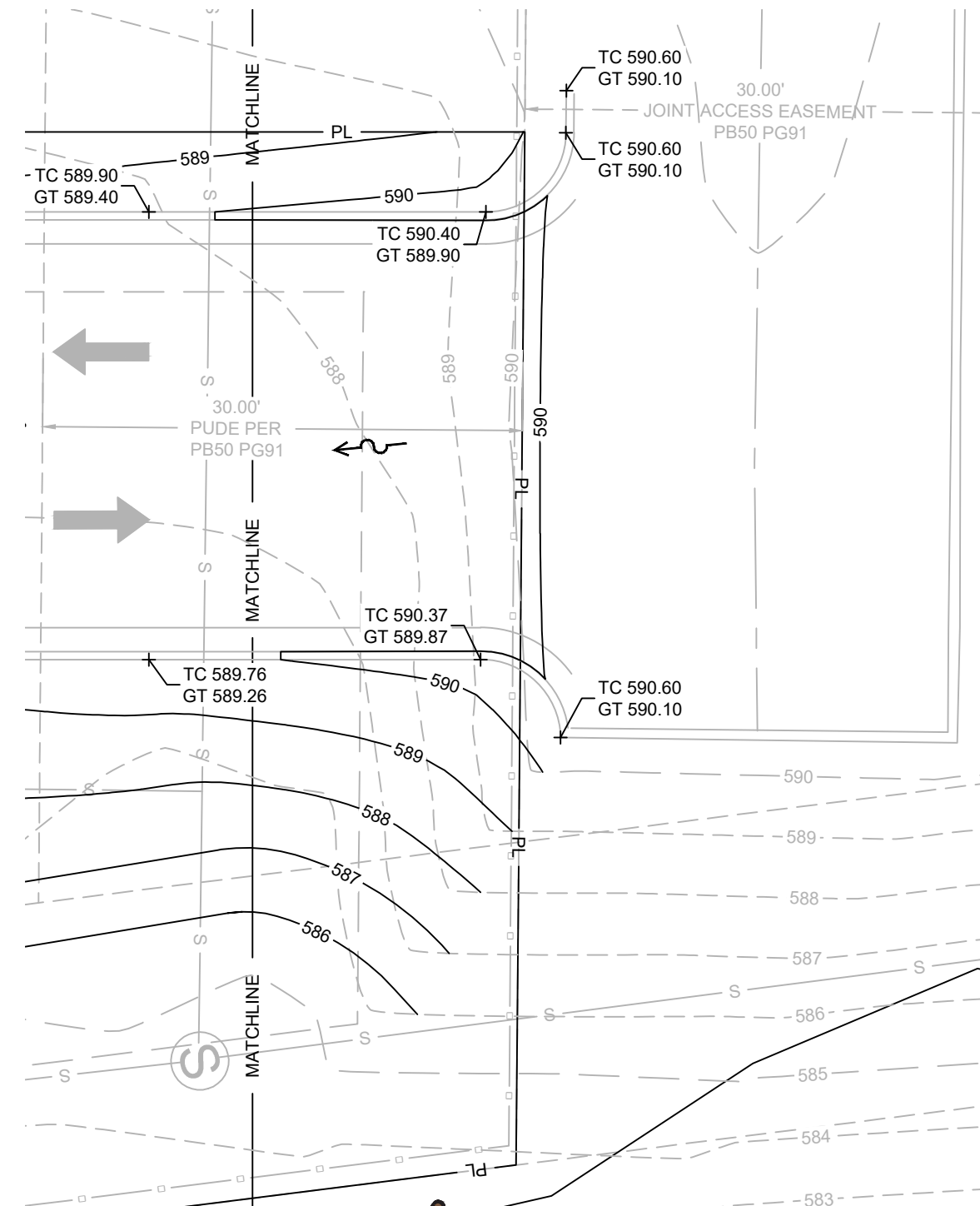
STABILIZATION AREA. REFER TO LANDSCAPE PLAN.

ABBREVIATIONS

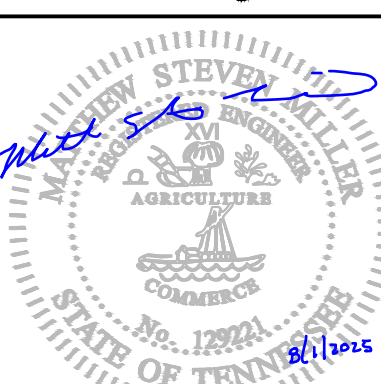
BC	BACK OF CURB
CC	STANDARD CATCH CURB
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
EP	EDGE OF PAVEMENT
FES	FLARED END SECTION
FL	FLOW LINE
GT	GUTTER INVERT
GY	GUY WIRE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MC	MOUNTABLE CURB
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE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

KEY NOTES:

- MATCH EXISTING ELEVATION.
- HIGH POINT IN PAVEMENT.
- CENTERLINE OF GRADE BREAK IN PAVEMENT.
- ADJUST TO NEW RIM ELEVATION = 596.19.



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



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

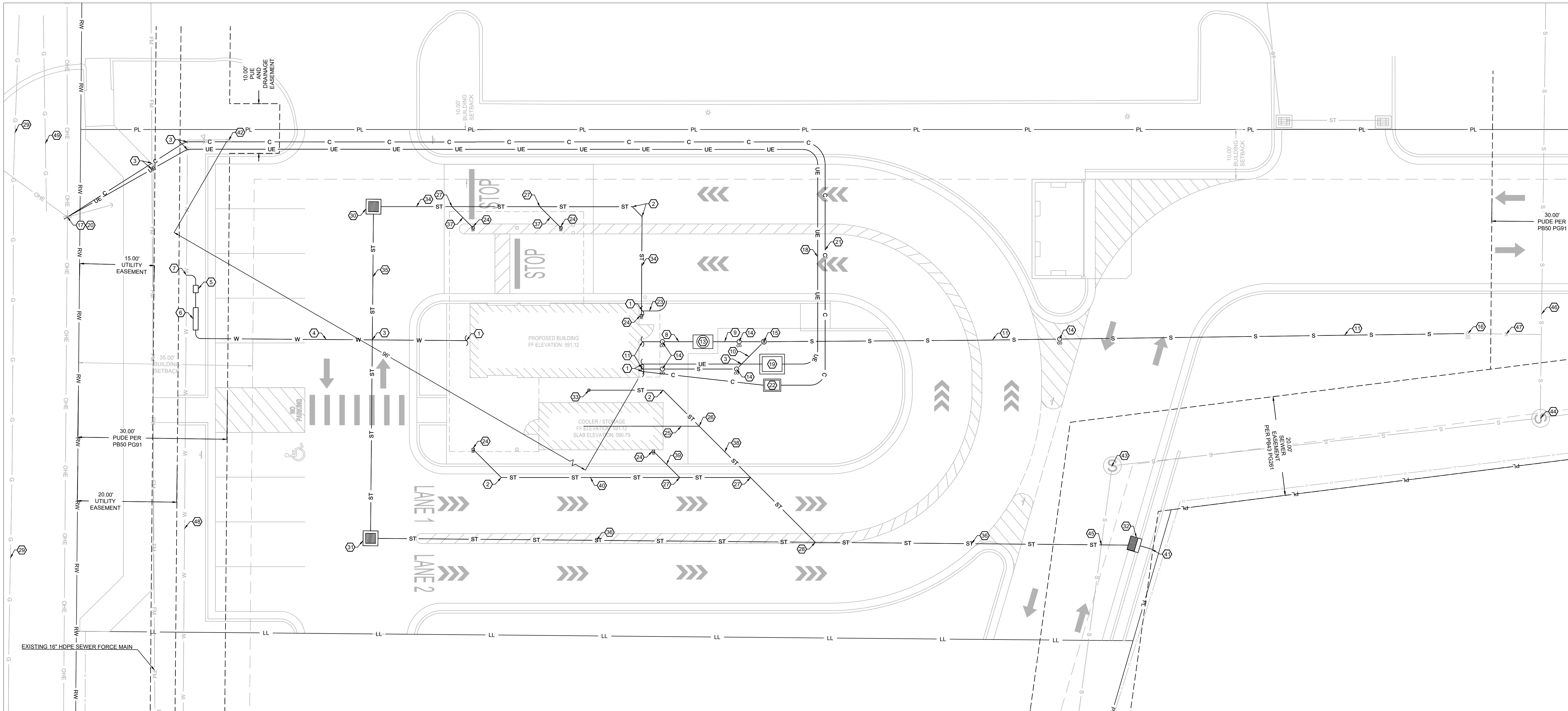
PROJECT NUMBER:
104.082

REVISION:

7 BREW COFFEE
LA VERGNE, TN 01
LA VERGNE, TN 37086

C3.1
GRADING PLAN

DATE: AUGUST 1, 2025



KEY NOTES:

- 1 CONTINUATION OF UTILITY TO BUILDING.
- 2 INSTALL 45° BEND, TYPICAL.
- 3 UTILITY CROSSING, CONTRACTOR TO COORDINATE DEPTH IN FIELD.
- 4 56 L.F. ± OF 1-INCH PEXa PLASTIC TUBING WATER LINE FROM WATER METER TO BUILDING PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 5 WATER SERVICE METER IN SAFE-T-COVER PER CITY STD DTL 020, SHEET C7.3 AS SIZED BY CITY FROM FUTURE COUNT FORM SUBMITTED WITH WATER SERVICE APPLICATION.
- 6 INSTALL RPBA PER CITY STD DTL 070.
- 7 WATER LINE TAP SHALL BE WITNESSED BY CITY INSPECTOR.
- 8 10 L.F. ± OF 6-INCH SDR-26 PVC SEWER SERVICE AT A SLOPE OF 1% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 9 10 L.F. ± OF 6-INCH SDR-26 PVC SEWER SERVICE AT A SLOPE OF 1% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 10 26 L.F. ± OF 6-INCH SDR-26 PVC SEWER SERVICE AT A SLOPE OF 1% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 11 140 L.F. ± OF 6-INCH SDR-26 PVC SEWER SERVICE AT A SLOPE OF 5% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 12 SEWER LATERAL BUILDING CONNECTION INV = 586.12.
- 13 125 GALLON SCHIER GB-75 GREASE INTERCEPTOR WITH PEDESTRIAN RATED CAST IRON COVER, PER MEP PLANS. RIM = 590.60. 6" INV IN = 586.02. 6" INV OUT = 585.77.
- 14 SEWER LATERAL CLEAN OUT PER DETAIL 4.02, SHEET C7.2.
- 15 SANITARY MONITORING MANHOLE AND COVER PER CITY DETAILS 3.0 AND 10.0, SHEET 7.3. RIM = 590.03. 6" PVC N INV OUT = 585.57. 6" PVC S INV IN = 585.67. 6" PVC SE INV IN = 585.86.
- 16 CONNECT 6" SANITARY SERVICE LINE TO EXISTING CLEANOUT. ASSUMED INV = 577.50.
- 17 ELECTRIC UTILITY POINT OF CONNECTION. CONTRACTOR TO COORDINATE WITH ELECTRIC UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF ELECTRIC SERVICE LINE. APPROXIMATE LOCATION SHOWN.
- 18 BURIED ELECTRIC LINE. SEE MEP PLANS.
- 19 PAD MOUNTED TRANSFORMER. COORDINATE WITH ELECTRIC UTILITY PROVIDER. SEE MEP PLANS.
- 20 COMMUNICATION UTILITY POINT OF CONNECTION. CONTRACTOR TO COORDINATE WITH COMMUNICATION UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF COMMUNICATION SERVICE LINE. APPROXIMATE LOCATION SHOWN.
- 21 (2) 2-INCH COMMUNICATIONS CONDUITS WITH PULLWIRES.
- 22 COMMUNICATIONS PULL BOX. COORDINATE WITH COMMUNICATIONS UTILITY PROVIDER. SEE MEP PLANS.
- 23 5 L.F. ± OF 2-INCH DIA. SCH. 40 PVC SUMP PUMP DISCHARGE LINE. TERMINATE DISCHARGE LINE THROUGH FACE OF CURB.

- 24 DOWNSPOUT CONNECTION PER DETAIL 4.06, SHEET C7.2. SEE ARCHITECTURAL PLANS.
- 25 7 L.F. ± ¾-INCH PVC FROM COOLER PAD TO 8-INCH HDPE STORM LINE PER DETAIL 4.07, SHEET C7.2.
- 26 CUT ¾-INCH PVC INTO HDPE STORM LINE.
- 27 N-12 8-INCH x 8-INCH x 8-INCH PLAIN END CORRUGATED HDPE WYE.
- 28 N-12 12-INCH x 12-INCH x 12-INCH PLAIN END CORRUGATED HDPE WYE WITH 8-INCH REDUCER.
- 29 EXISTING 6-INCH GAS DISTRIBUTION LINE, TOWN OF SMYRNA.
- 30 STORMWATER AREA INLET PER DETAIL 4.08, SHEET C7.2. RIM ELEV = 589.60. 8-INCH HDPE N INV IN = 585.88. 12-INCH HDPE E INV OUT = 585.76.
- 31 STORMWATER AREA INLET PER DETAIL 4.08, SHEET C7.2. RIM ELEV = 590.19. 12-INCH HDPE W INV IN = 585.14. 12-INCH HDPE N INV OUT = 584.94.
- 32 CURB INLET PER CITY DETAIL 5003 SHEET, C7.3. RIM = 585.90. 12-INCH HDPE S INV IN = 584.18. 12-INCH HDPE N INV OUT = 583.98.
- 33 END OF LINE HDPE AREA INLET PER DETAIL 4.04, SHEET C7.2. RIM ELEV = 591.05. 8-INCH HDPE N INV OUT = 588.55.
- 34 73 L.F. ± 8-INCH HDPE STORM LINE AT A 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 35 64 L.F. ± 12-INCH HDPE STORM LINE AT A 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 36 151 L.F. ± 12-INCH HDPE DOWNSPOUT HEADER STORM LINE AT A 0.50% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 37 6 L.F. ± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT MINIMUM 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 38 40 L.F. ± 8-INCH HDPE STORM LINE AT A MINIMUM 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 39 8 L.F. ± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT A MINIMUM 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 40 38 L.F. ± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT A MINIMUM 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 41 2.5 L.F. ± 15-INCH HDPE STORM LINE TO DISCHARGE THROUGH HEADWALL. INV = 583.90.
- 42 EXISTING FIRE HYDRANT.
- 43 EXISTING SANITARY MANHOLE. EXISTING RIM = 587.56. PROPOSED RIM = 586.19. EXISTING 8" PVC N INV IN = 572.90. EXISTING 8" PVC E INV OUT = 572.60.
- 44 EXISTING SANITARY MANHOLE. EXISTING RIM = 585.68. EXISTING 6" PVC NE INV IN = 575.10. EXISTING 8" PVC S INV OUT = 575.00.
- 45 ASSUMED EXISTING 8-INCH PVC SEWER INV = 572.55. PROPOSED 12-INCH HDPE STORM INV = 581.49.
- 46 EXISTING 8-INCH PVC SEWER LINE.
- 47 EXISTING 6-INCH PUBLIC SEWER SERVICE LINE.

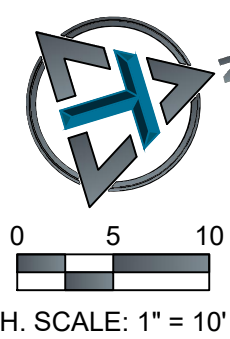
- 48 EXISTING 12-INCH DIP WATER LINE.
- 49 EXISTING 12-INCH H.P. GAS TRANSMISSION MAIN, PIEDMONT/DUKE ENERGY.

EXISTING UTILITY PROVIDER CONTACT INFORMATION:

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

NOTE:

CONTACT JOSH ROBINSON, OPERATIONS UTILITY TECHNICIAN, PIEDMONT/DUKE ENERGY, C. 615-476-8685, JOSHUA.ROBINSON@DUKE-ENERGY.COM PRIOR TO EXCAVATION OVER THE 12" HIGH PRESSURE GAS TRANSMISSION LINE. PIEDMONT SHALL WITNESS EXCAVATION OVER THEIR LINE



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

PROJECT NUMBER:
104.082

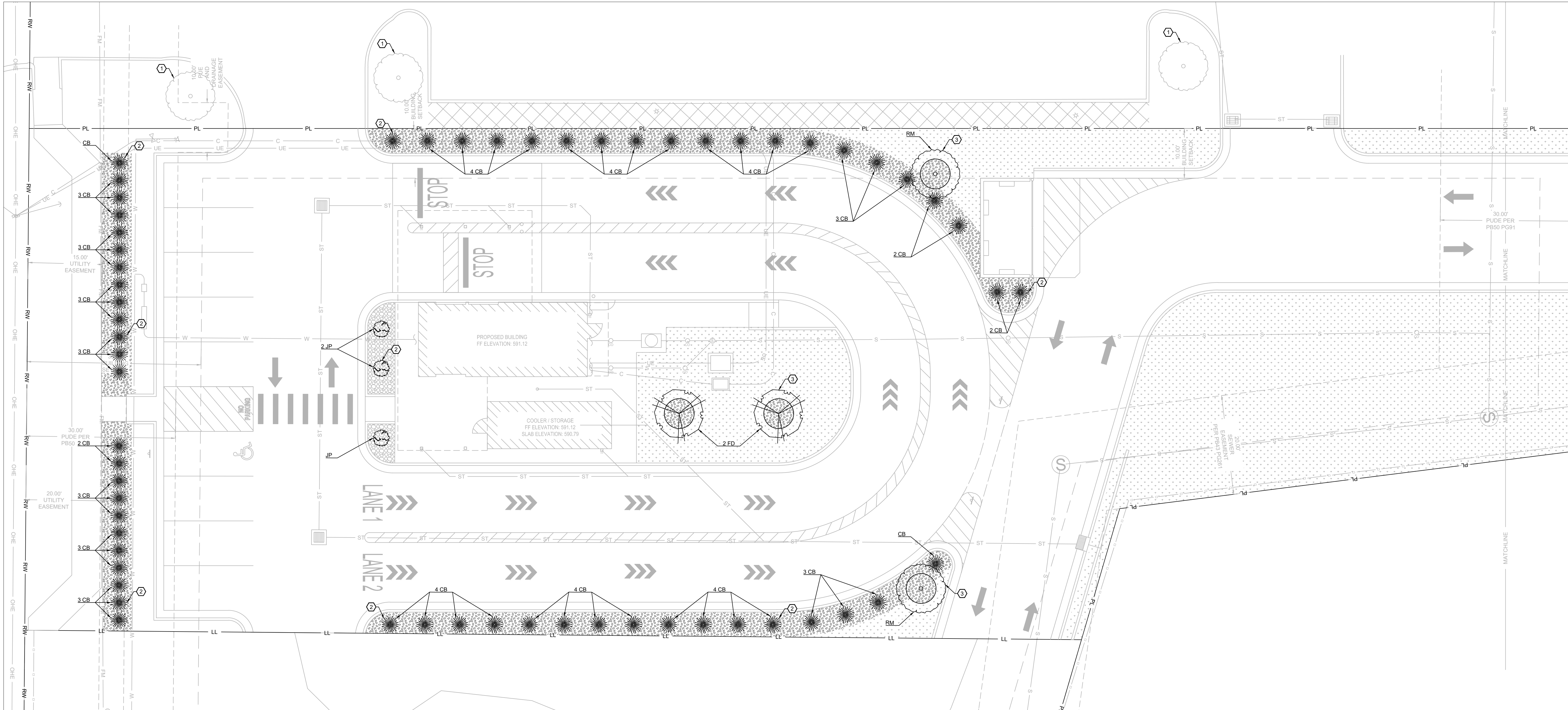
REVISION:

7 BREW COFFEE
LA VERGNE, TN 01

LA VERGNE, TN 37086

C4.1
UTILITY PLAN

DATE: AUGUST 1, 2025



HATCH LEGEND

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

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

1901 S.F. LANDSCAPE MULCH.
SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.

EXISTING LANDSCAPE AREA.

KEY NOTES:

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

GENERAL LANDSCAPE REQUIRMENTS:

3 CANOPY TREES / ACRE @ 0.66 ACRES = 2 CANOPY TREES REQUIRED

3 UNDERSTORY TREES / ACRE @ 0.66 ACRES = 2 UNDERSTORY TREES REQUIRED

15 SHRUBS / ACRE @ 0.66 ACRES = 10 SHRUBS REQUIRED

LA VERGNE ZONING ORDINANCE: 4.015F

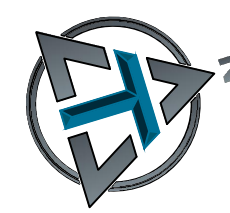
ALL PARKING LOTS SHALL BE SCREENED FROM THE ROAD AND FROM THE ADJACENT PROPERTIES USING A 3-FOOT TALL SCREEN IN THE FORM OF AN EVERGREEN HEDGE, A BERM, OR A MASONRY WALL. THIS SCREEN MUST BE LOCATED WITHIN A 5-FOOT WIDE LANDSCAPE BUFFER AREA ON THE PERIMETER OF THE PARKING LOT.

PLANTING KEY

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

GENERAL LANDSCAPING NOTES

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



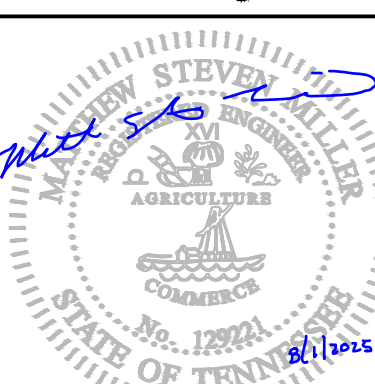
0 5 10
H. SCALE: 1" = 10'



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



1550 E. REPUBLIC ROAD
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www.tothassociates.com
COA: MO# E-2004004242-D
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ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. TN #PE-129221

PROJECT NUMBER:

104.082

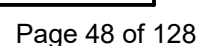
REVISION:

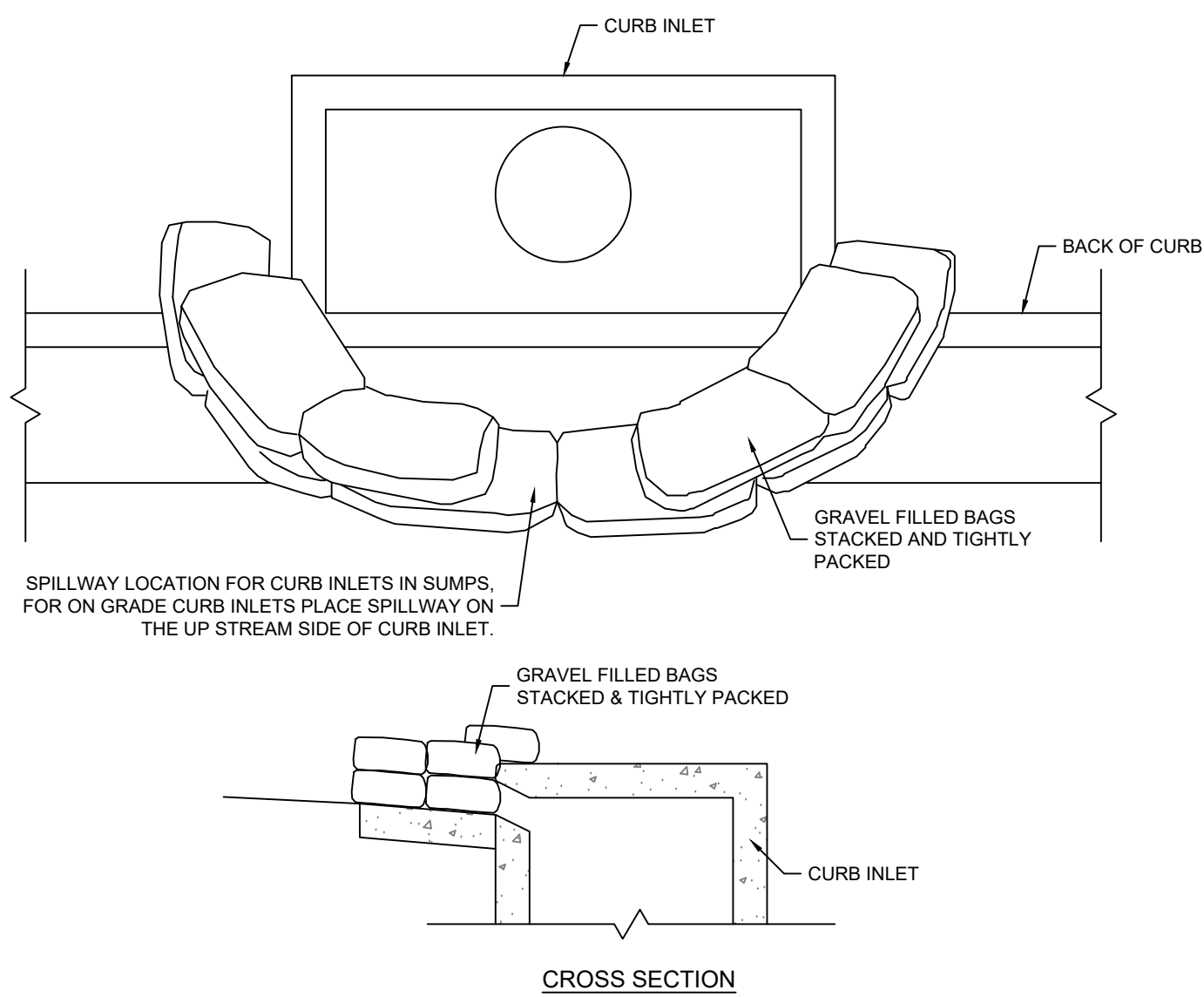
7 BREW COFFEE
LA VERGNE, TN 01

LA VERGNE, TN 37086

C5.1
LANDSCAPE PLAN

DATE: AUGUST 1, 2025

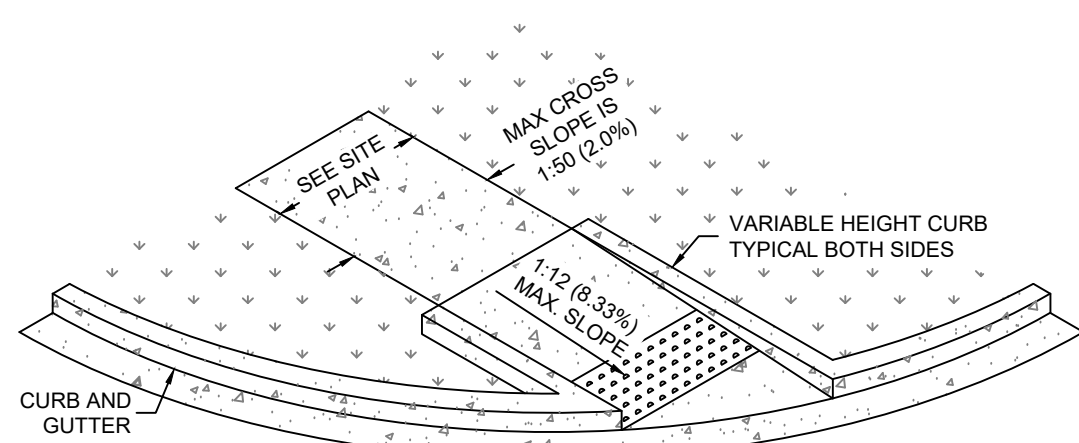




- NOTES:
1. PLACE CURB INLET SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS OR IN SUMPS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. BAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
 3. LEAVE ONE BAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
 4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH RAINFALL EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

1.04 CURB INLET SEDIMENT BARRIER DETAIL

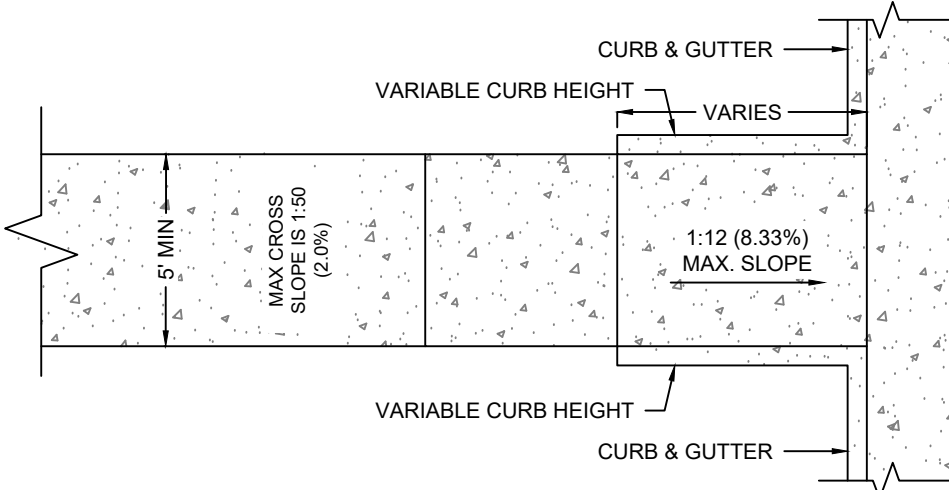
SCALE: NONE



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

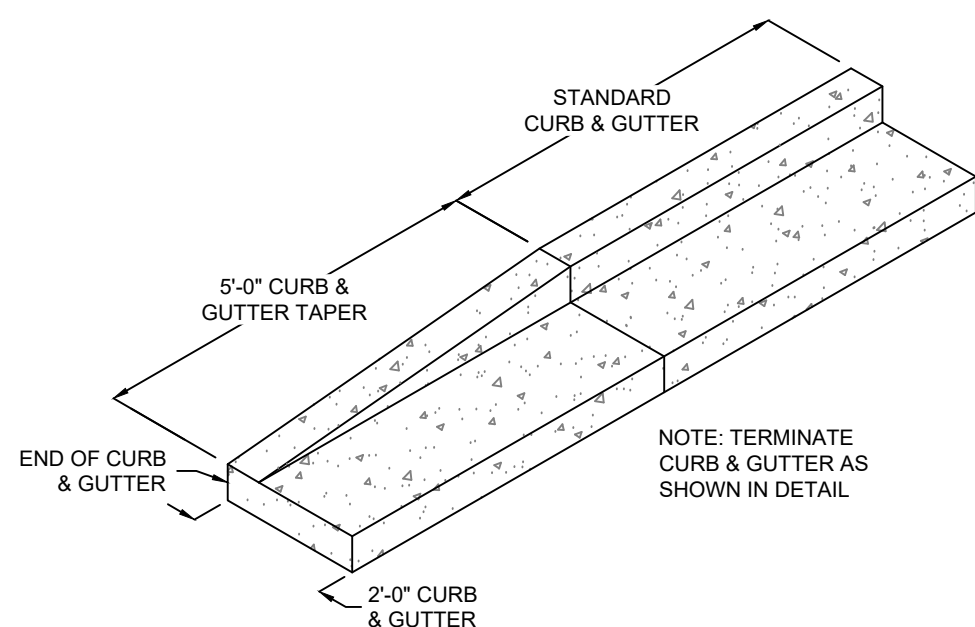
2.13 TYPE 3 CURB RAMP DETAIL

SCALE: NONE



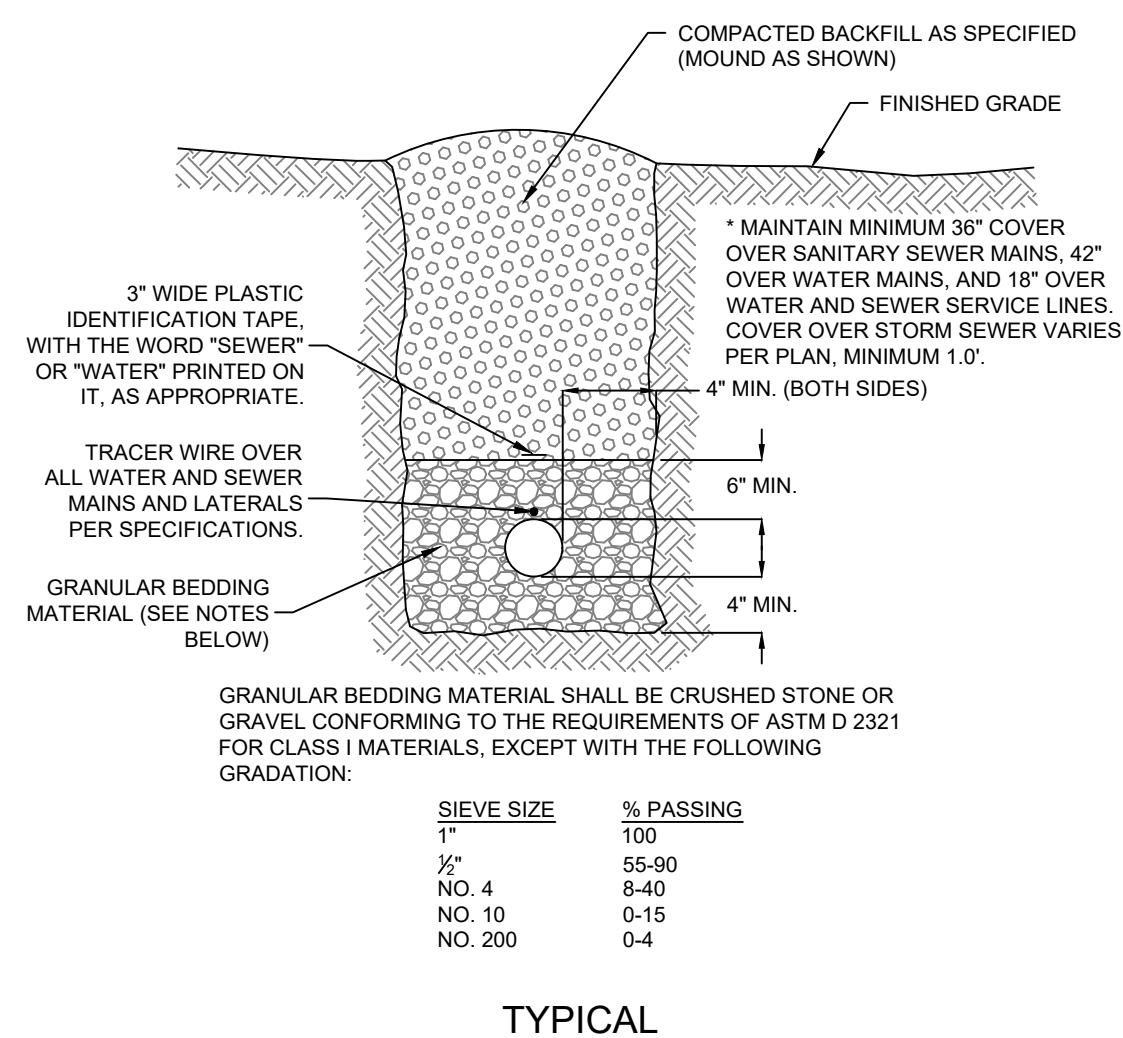
2.14 TYPE 4 CURB RAMP DETAIL

SCALE: NONE

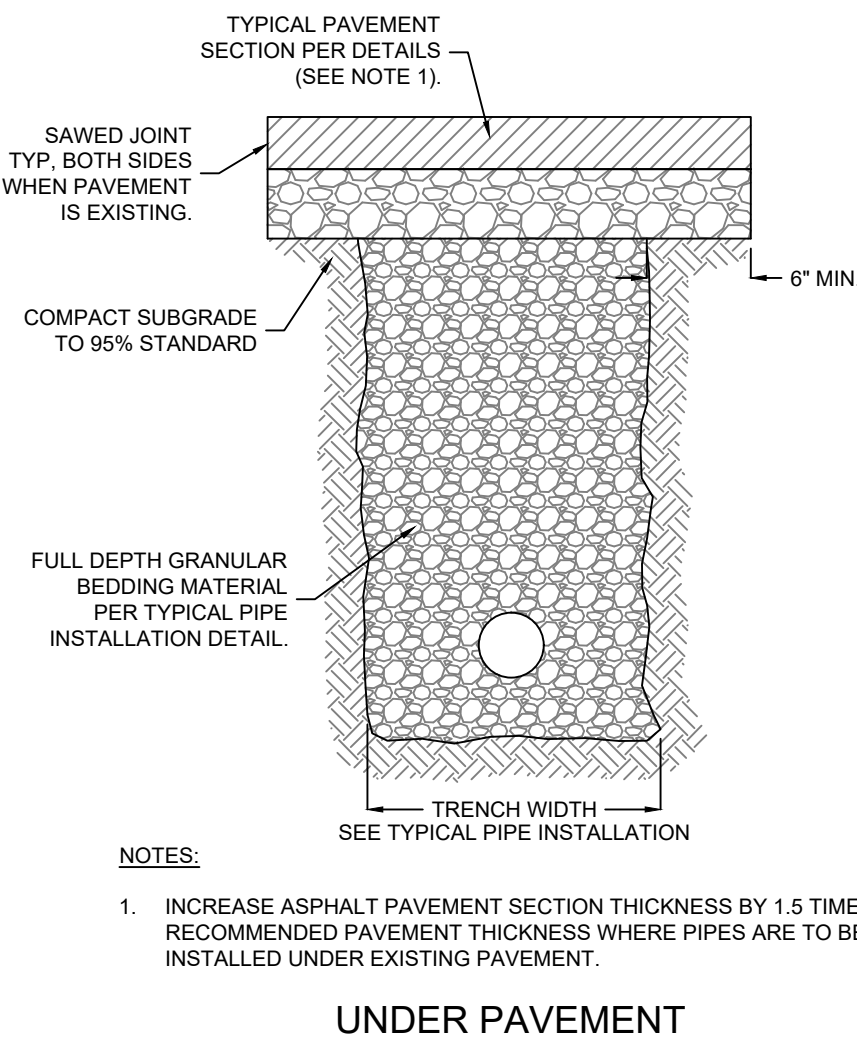


2.15 CURB TRANSITION DETAIL

SCALE: NONE



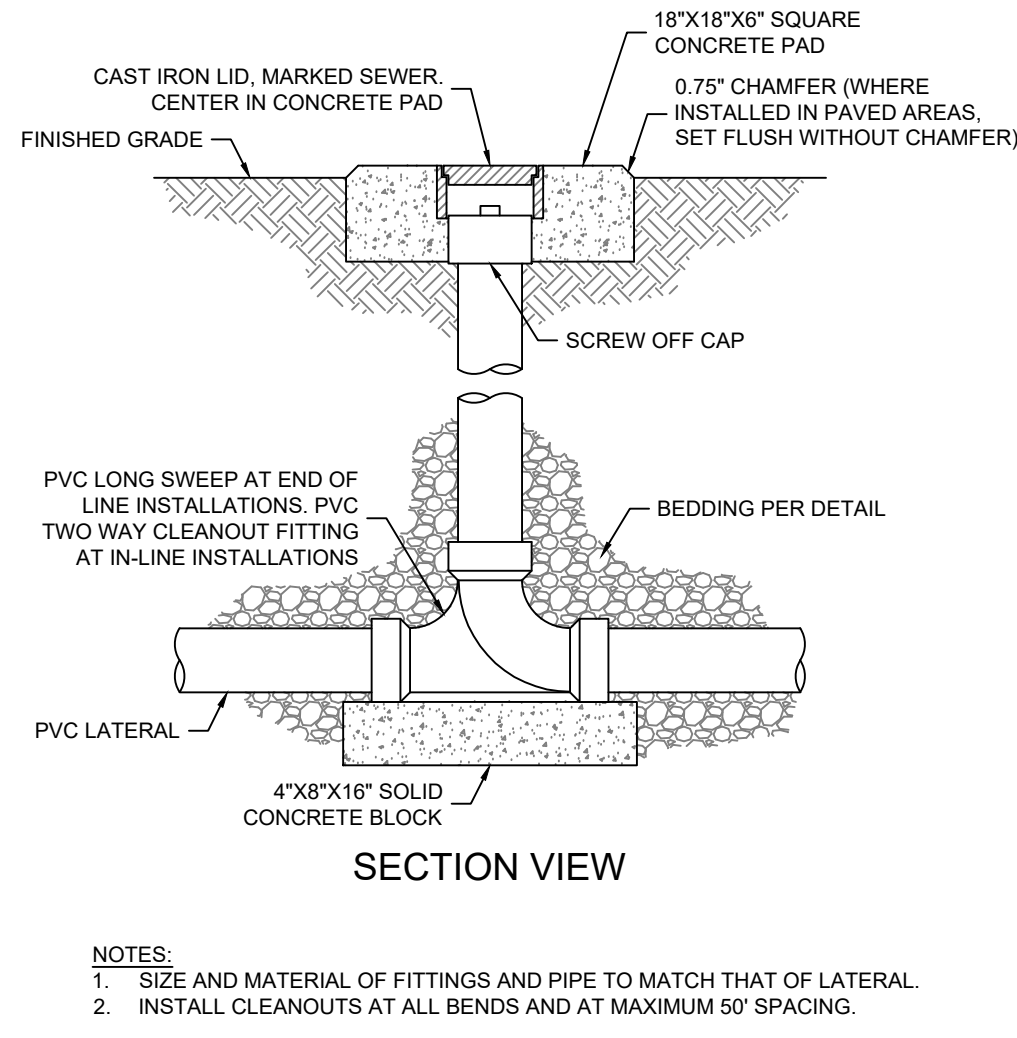
TYPICAL



UNDER PAVEMENT

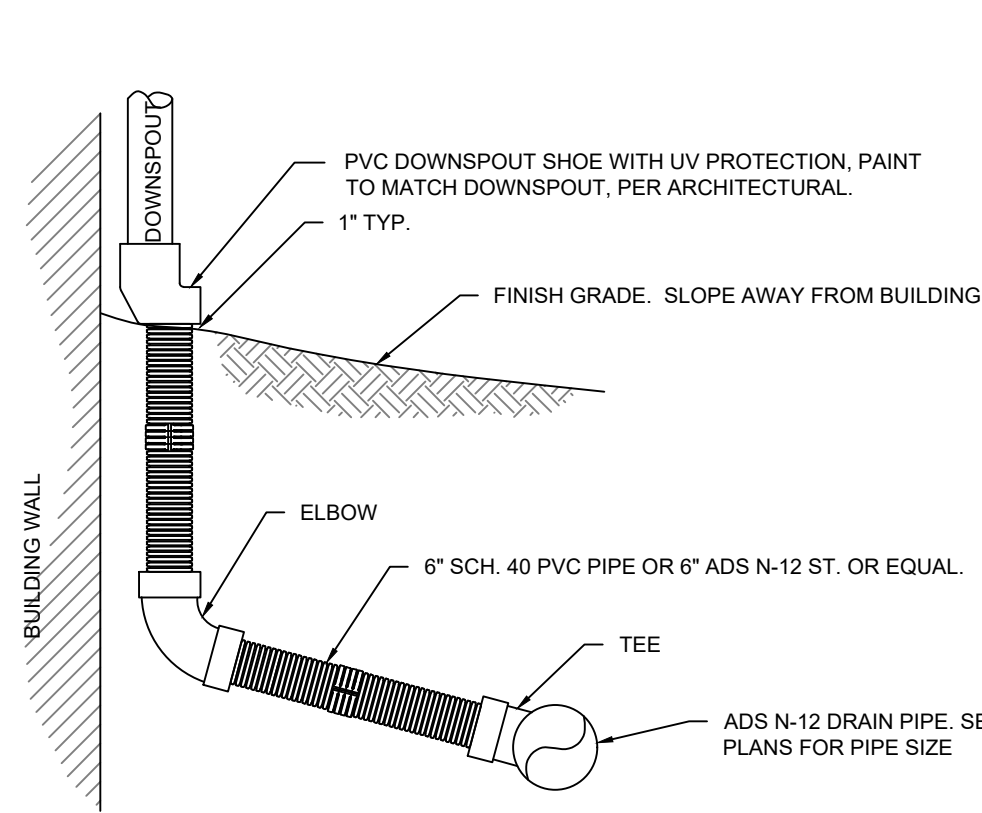
4.01 PIPE INSTALLATION

SCALE: NONE



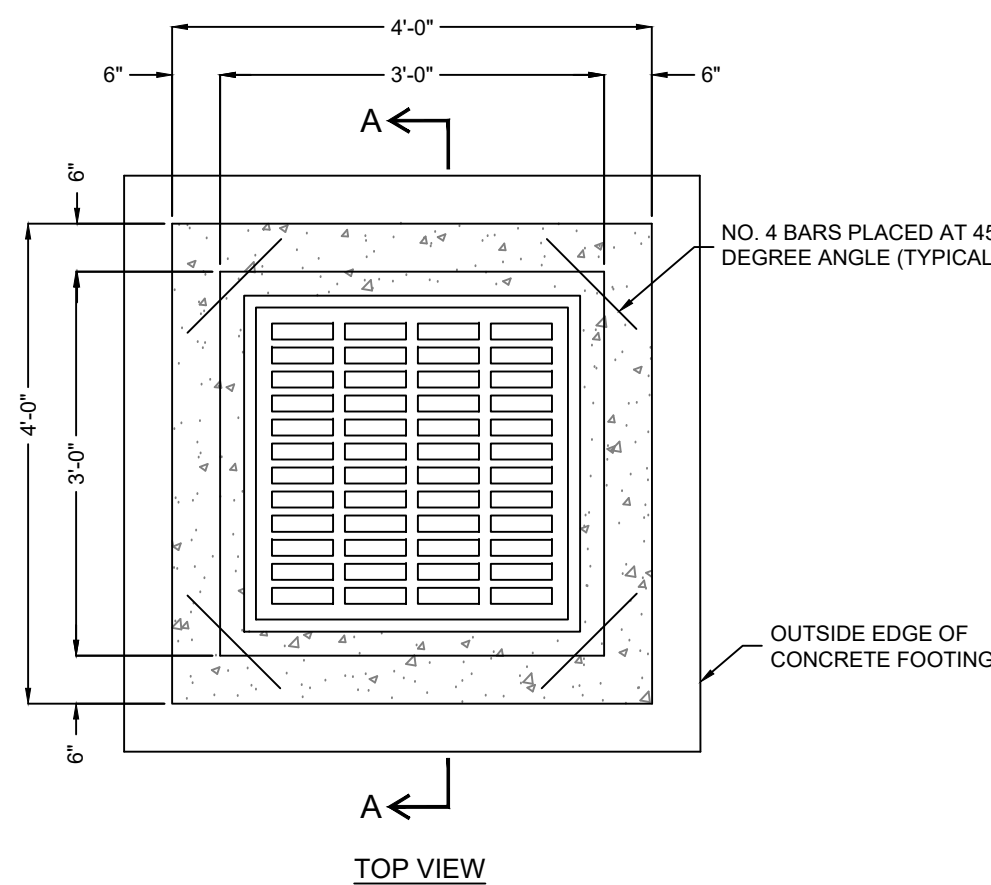
4.02 SANITARY SEWER CLEANOUT DETAIL

SCALE: NONE



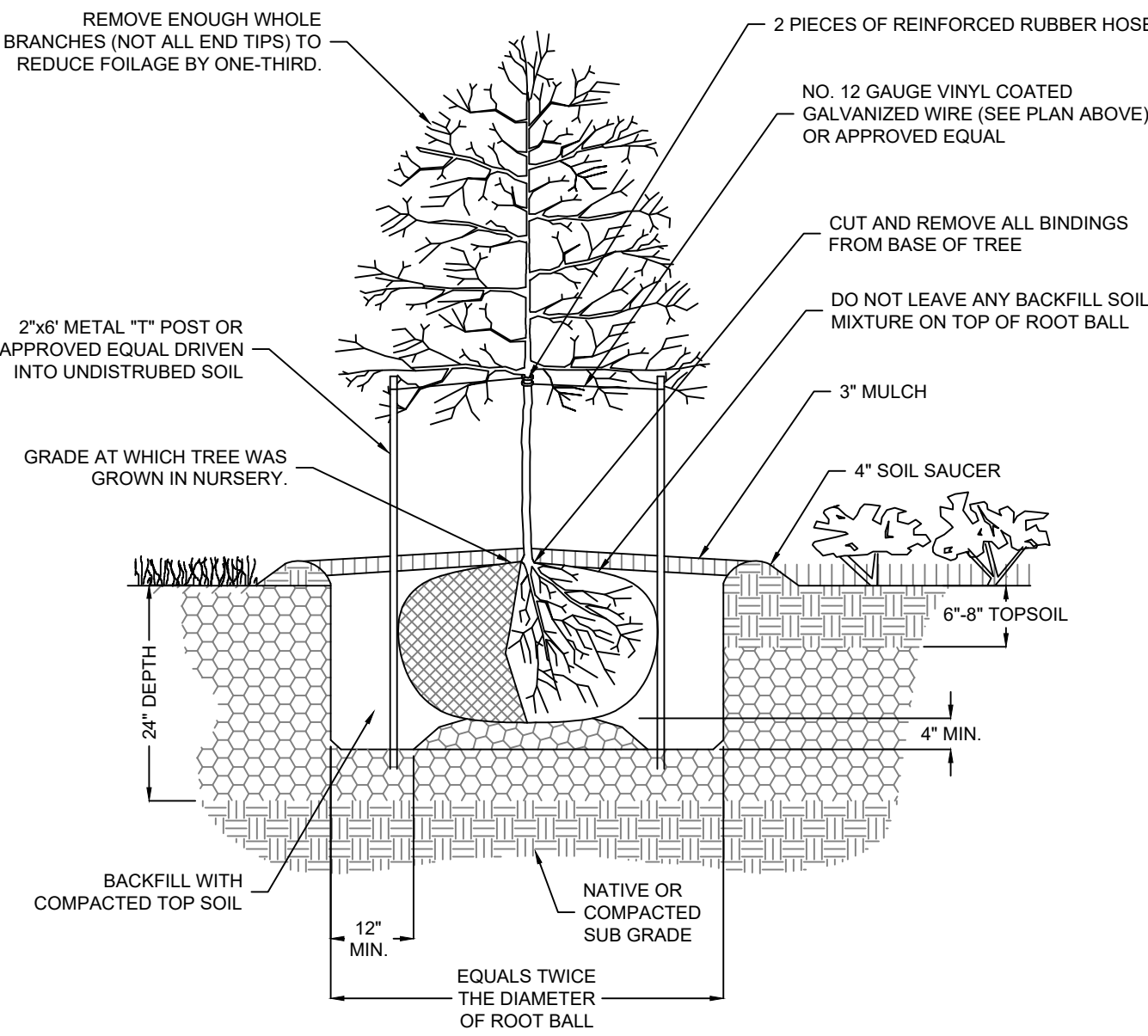
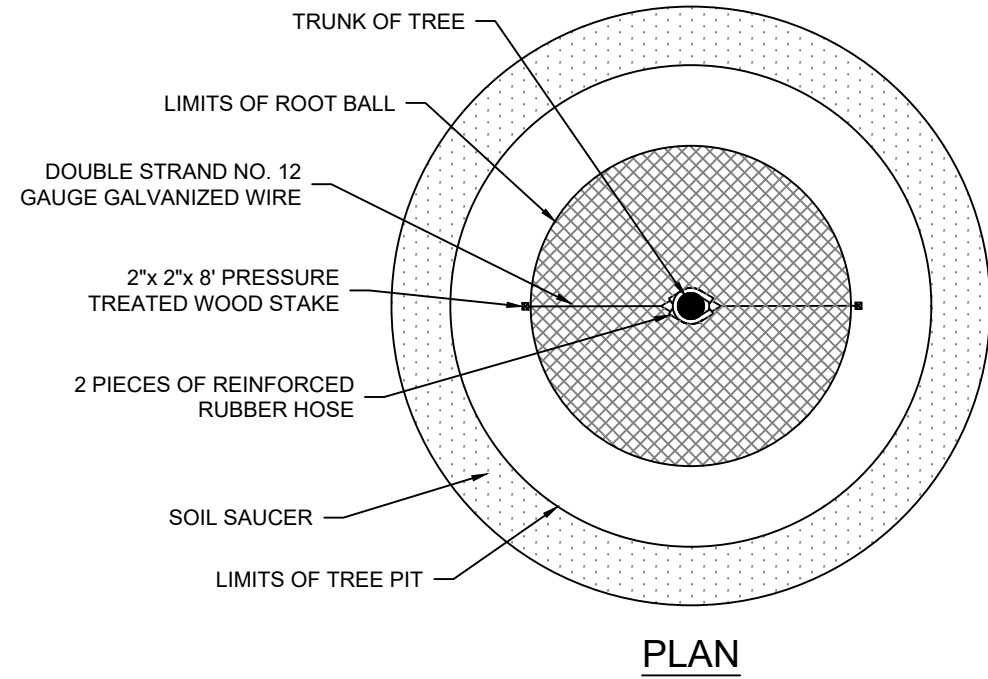
4.06 DOWNSPOUT CONNECTION

SCALE: NONE



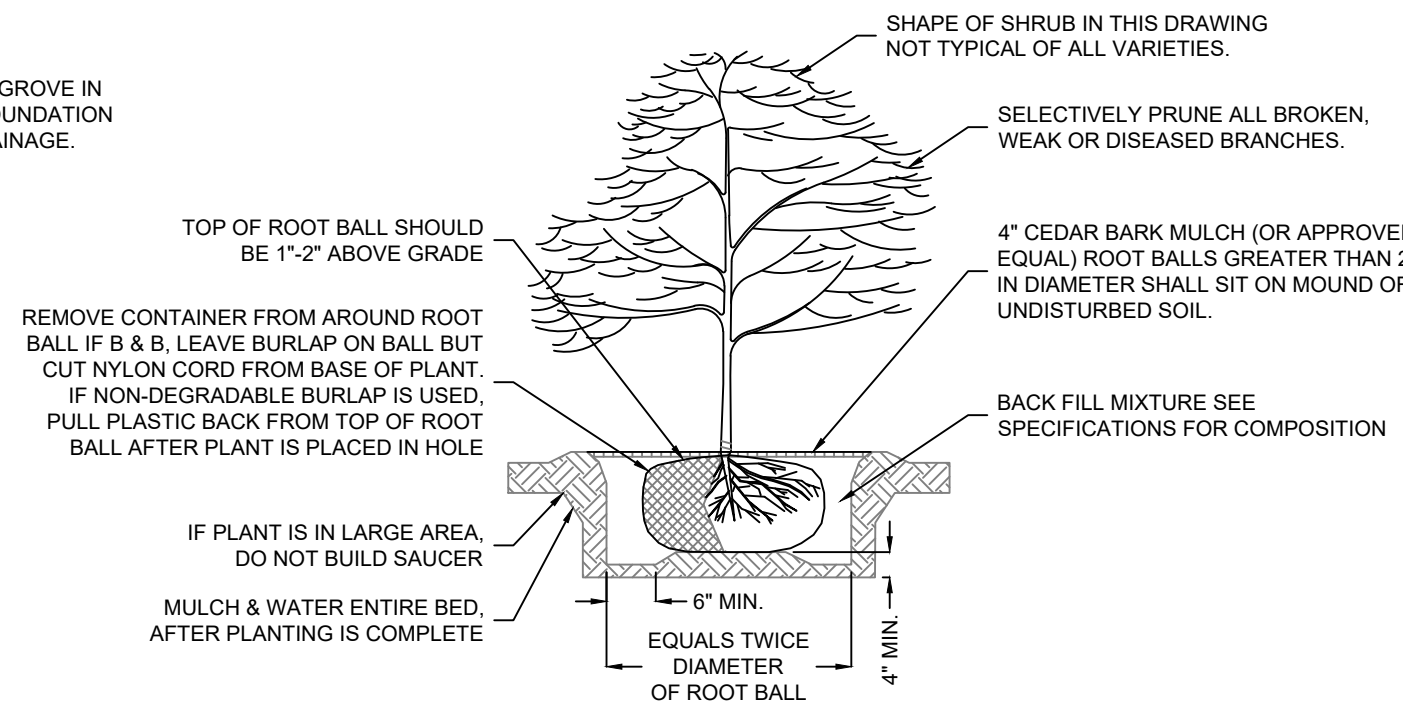
4.07 SLAB DRAINAGE DETAIL

SCALE: NONE



5.01 TREE PLANTING DETAIL

SCALE: NONE



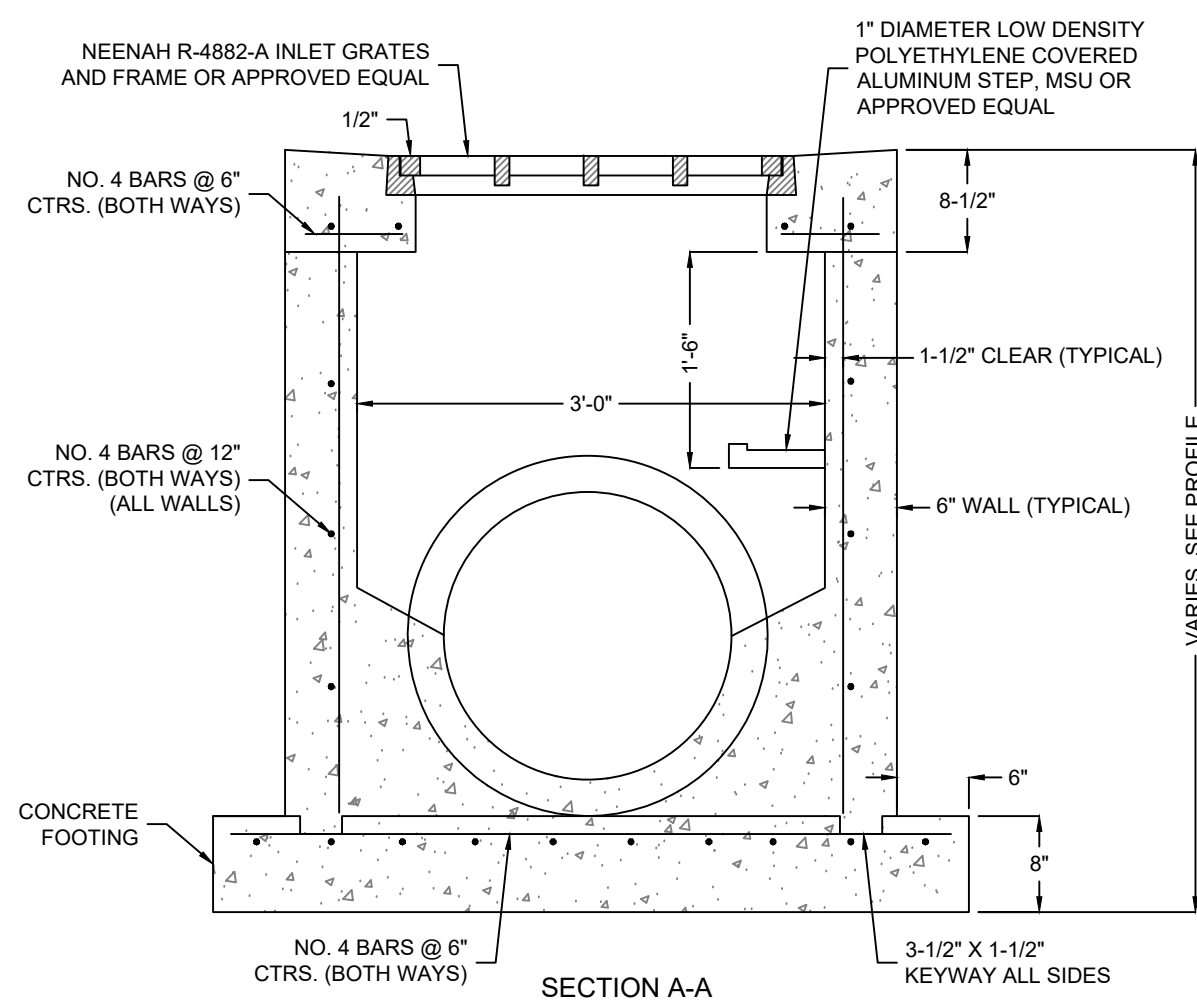
5.02 SHRUB PLANTING DETAIL

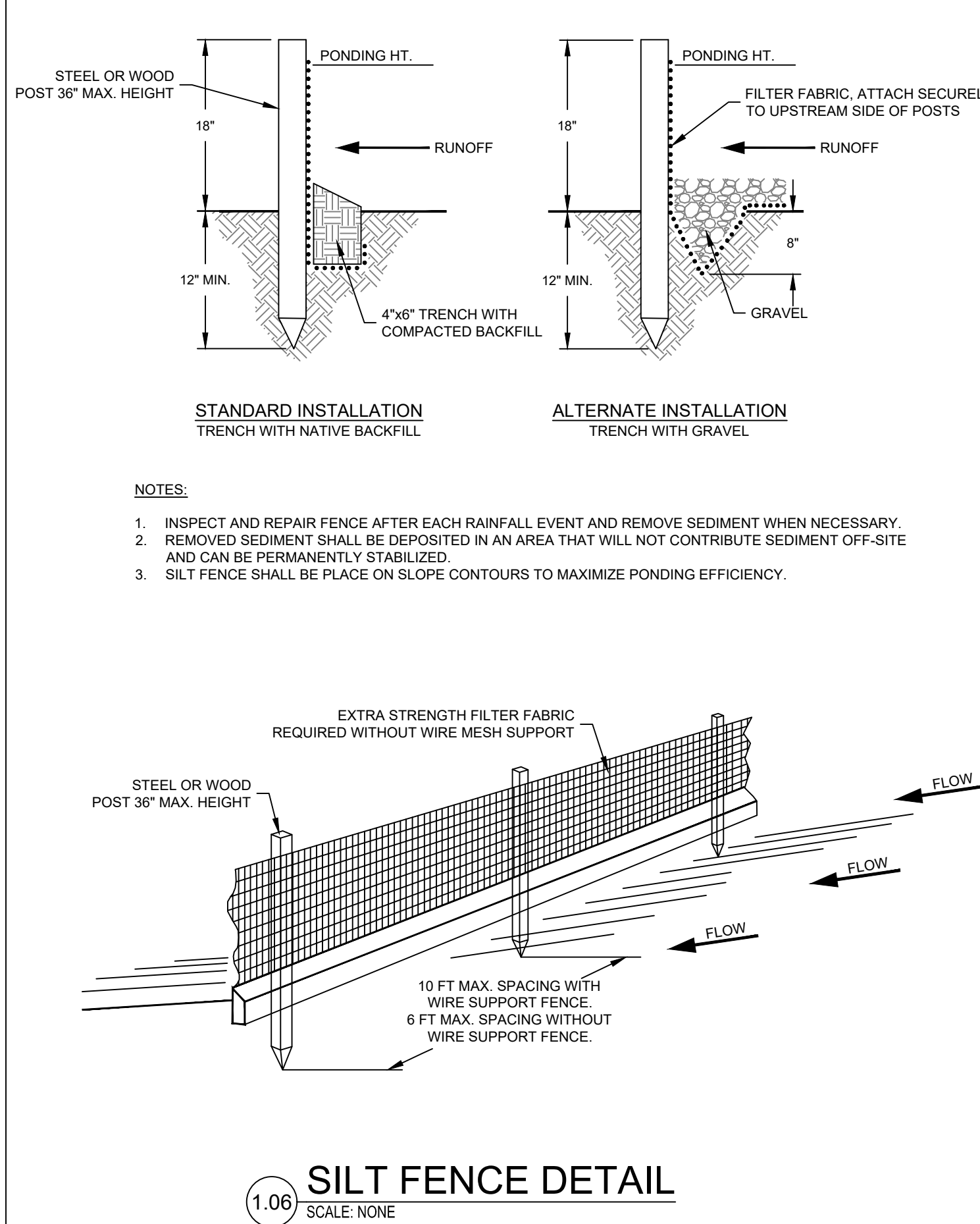
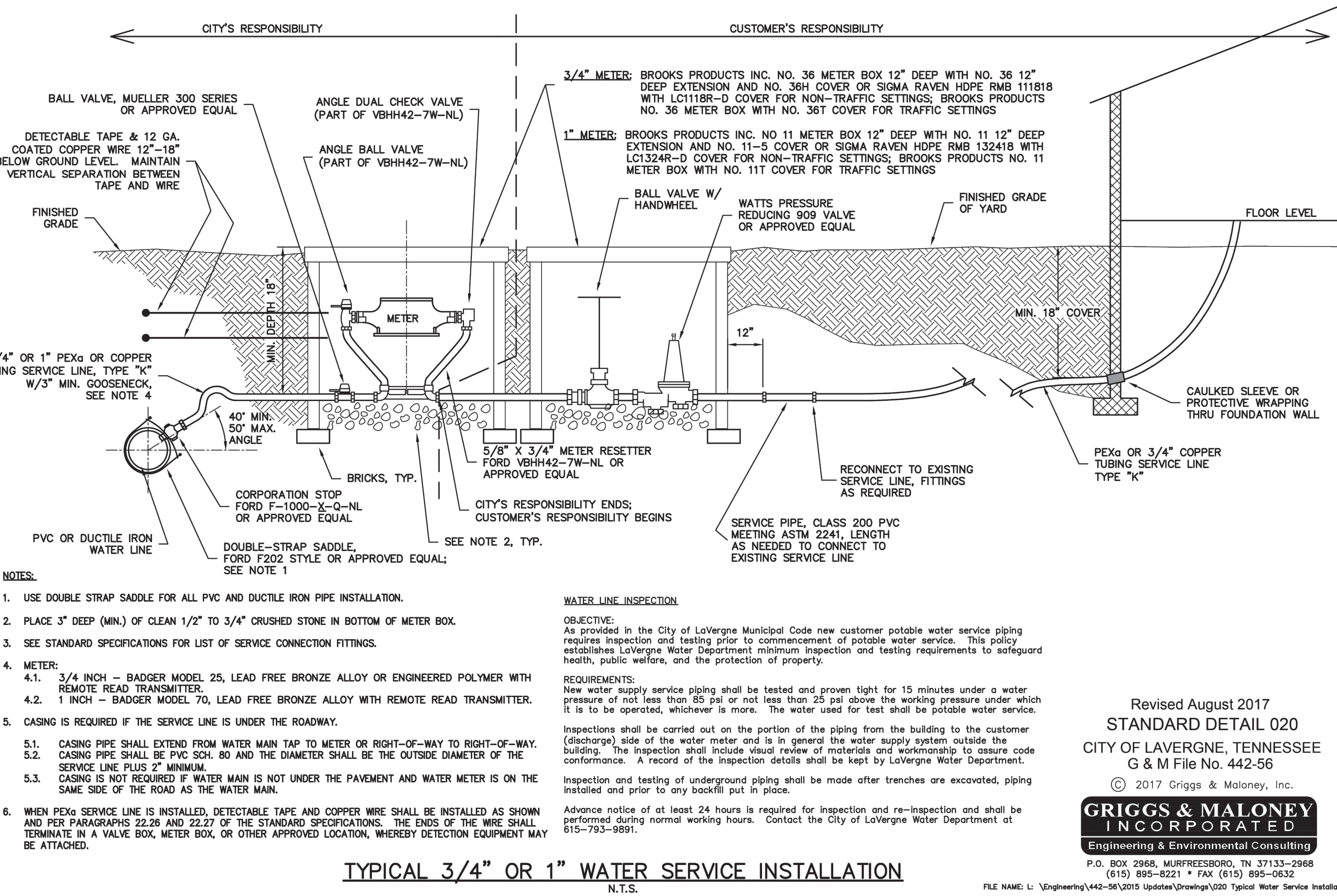
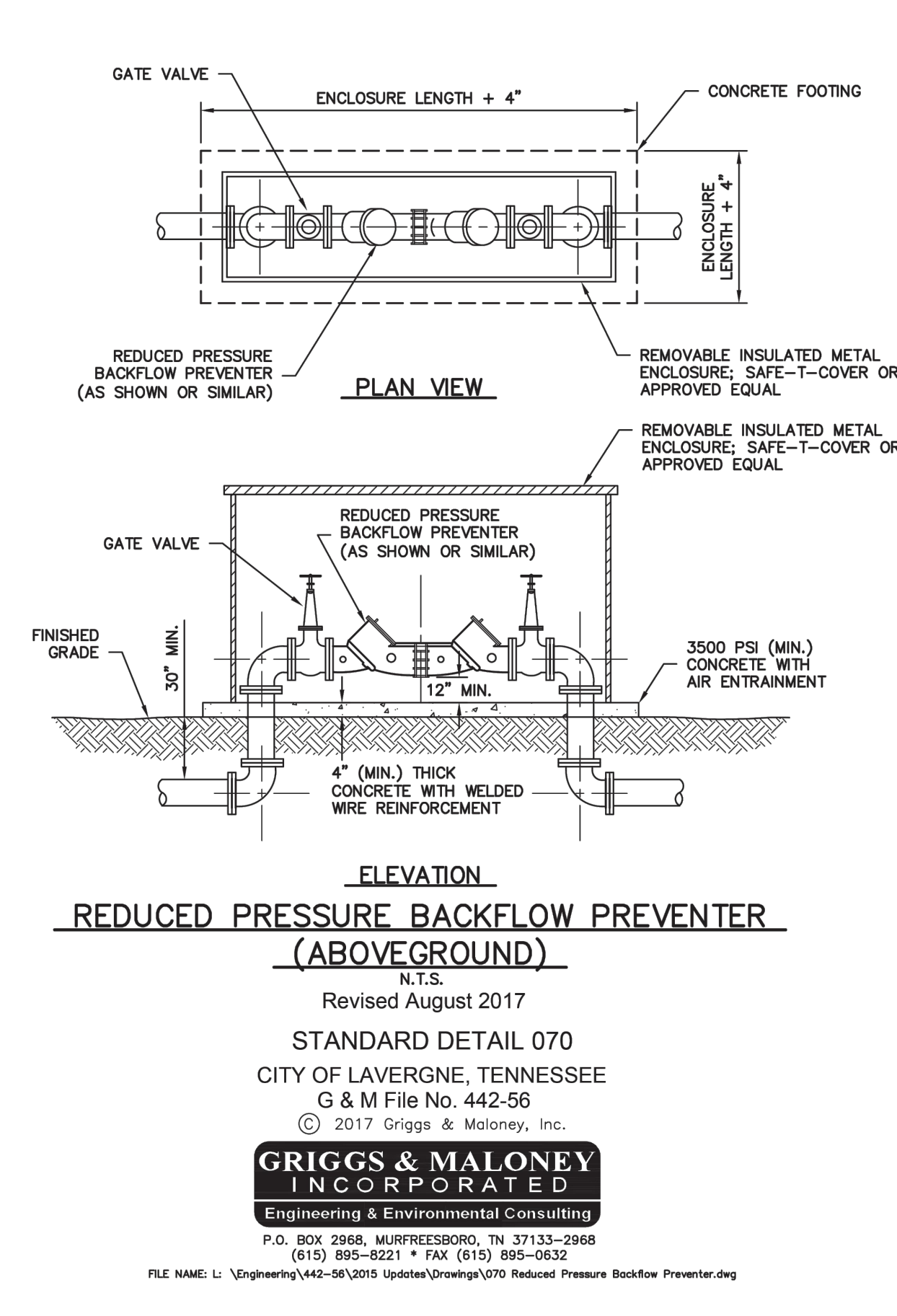
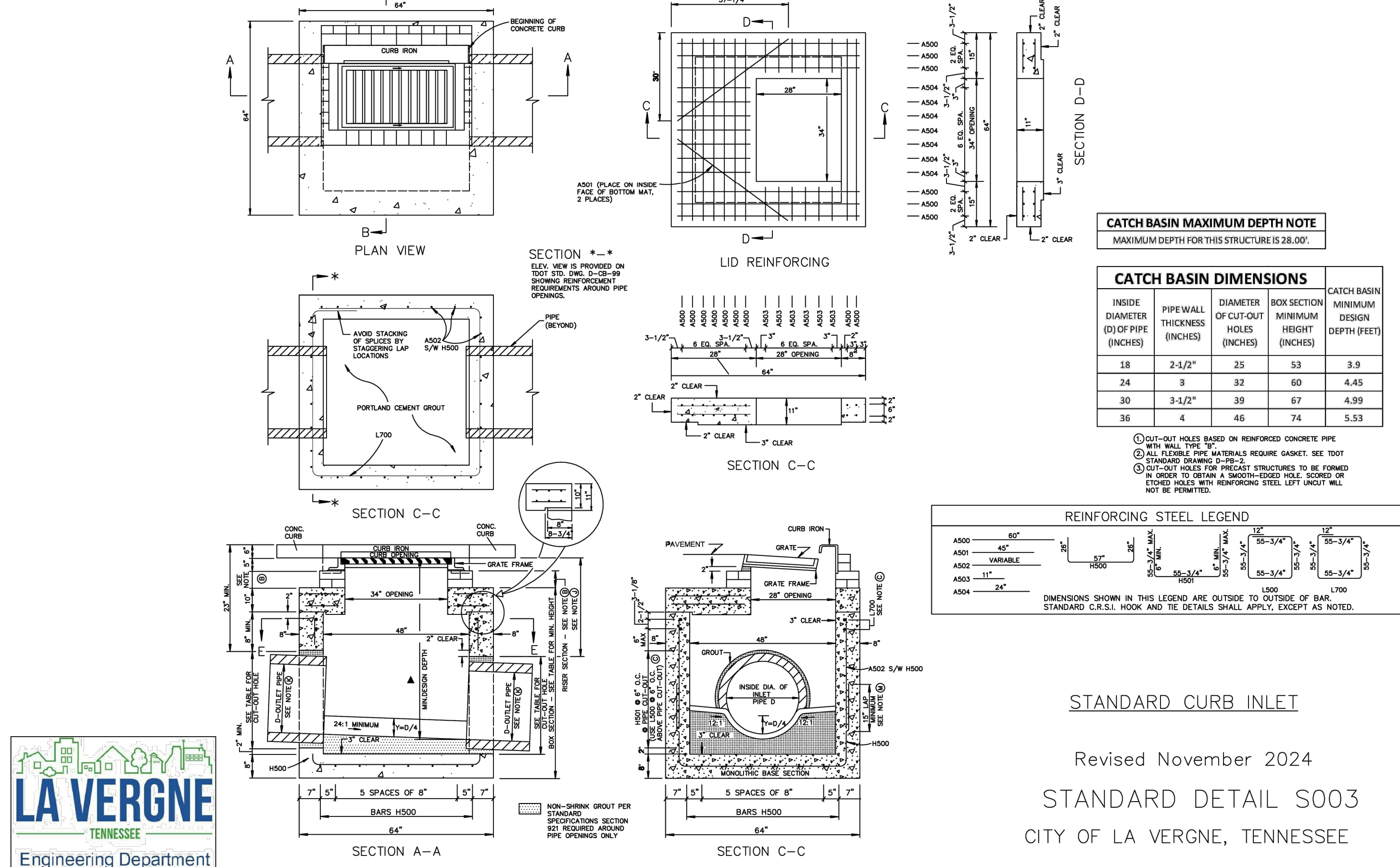
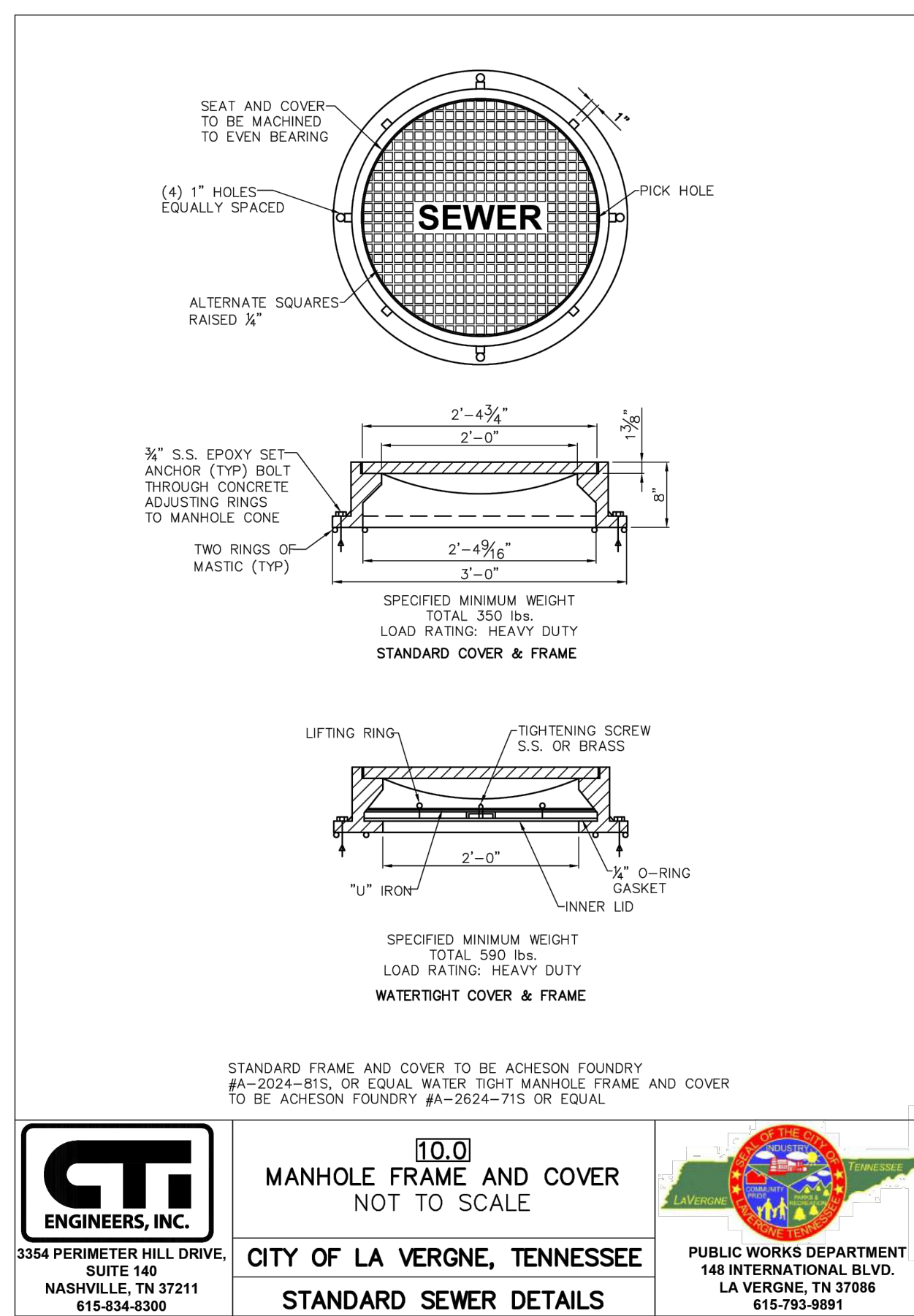
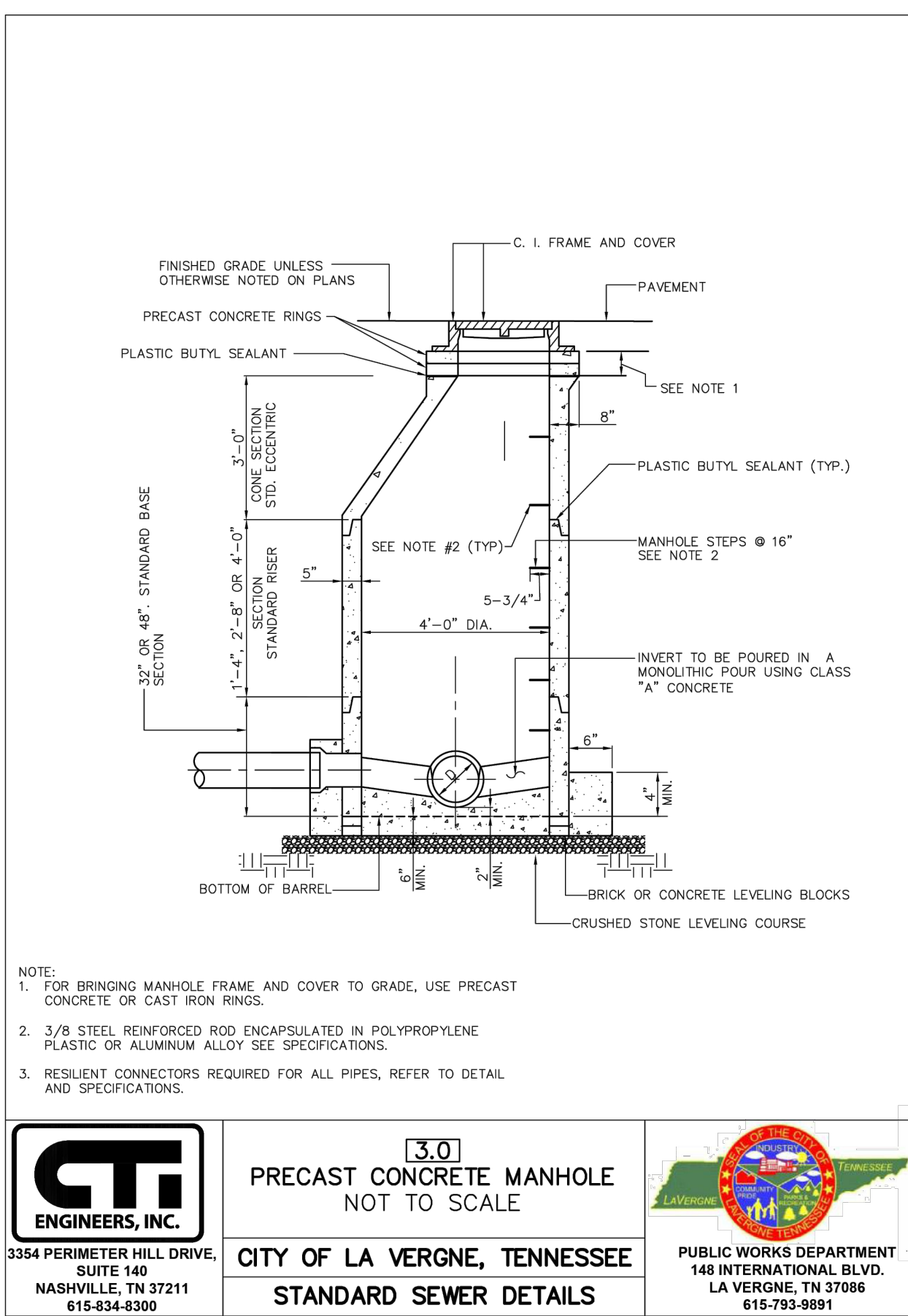
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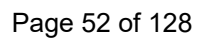
- NOTES:
1. USE CLASS "A" CONCRETE (AE) THROUGHOUT.
 2. FLOOR OF INLET SHALL BE SHAPED WITH NON-REINFORCED CLASS "A" CONCRETE (AE) INVERT TO PROVIDE SMOOTH FLOW.
 3. EXPANSION JOINTS SHALL BE EITHER HOT OR COLD POURED JOINT SEALING COMPOUND, OR PREMOULDED EXPANSION JOINT FILLER.
 4. STEEL INLET FRAME SPACERS SHALL BE PLACED AT EQUAL SPACINGS, NOT TO EXCEED 4'-0".
 5. BEVEL ALL EXPOSED EDGES WITH 3/4" TRIANGULAR MOLDING.

4.08 CONCRETE AREA INLET DETAIL

SCALE: NONE









GLEN-GERY
 COLOR: STONE GREY KLAYCOAT
 FINISH: SMOOTH



BOLLARDS
 SW0053 SALTY DOG



GLEN-GERY
 COLOR: BLACK PEARL
 FINISH: WIRECUT



BERRIDGE
 METAL TRIM
 ZINC GREY



BERRIDGE
 METAL TRIM
 CHARCOAL



METAL PANEL
 ROYAL BLUE



7 BREW | PROTOYPE RENDERING LEFT VIEW 1

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.





7 BREW | PROTOYPE RENDERING LEFT VIEW 2

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7 BREW | PROTOYPE RENDERING | LA VERGNE

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7 BREW | PROTOYPE RENDERING | LA VERGNE, TN

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

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

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

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

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

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

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

CANOPY CONFIGURATION & DIMENSIONS ILLUSTRATED ON THIS SHEET DIFFER FROM WHAT IS CONTAINED IN THE STATE OF TENNESSEE APPROVED MODULAR CONSTRUCTION PACKAGE (S.A.M.C.P.). THE CANOPY CONTAINED IN THE S.A.M.C.P. (ON THE SERVICE SIDE OF THE BUILDING) HAS A HEIGHT OF 7'6". EACH END OF THE CANOPY IS 8'0" WIDE. THE CANOPY ILLUSTRATED ON THIS SHEET MEASURES 27'-0" AND CONTAINS 18 CAN LIGHTS AS A RESULT OF ITS LARGER SIZE. THESE DEVIATIONS FROM THE S.A.M.C.P. ARE REFLECTED THROUGHOUT ALL THE VARIOUS DISCIPLINES (ARCHITECTURAL, STRUCTURAL, & ELECTRICAL) AFFECTED BY THE CHANGE IN CONFIGURATION & DIMENSIONS. ALL OTHER ASPECTS OF THE CANOPY ILLUSTRATED ON THIS SHEET ARE THE SAME AS THE S.A.M.C.P. THE CANOPY ILLUSTRATED ON THIS SHEET IS A MODULAR FABRICATOR TYPE WHICH INTEGRATES ALL OTHER PREFABRICATED MODULAR COMPONENTS AND THAT IS RESPONSIBLE FOR THE PREPARATION OF THE S.A.M.C.P. REFER TO S.A.M.C.P. FOR THE BALANCE OF INFORMATION RELATED TO THE CANOPY.

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

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

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

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



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



5309 MURFREESBORO ROAD,
LA VERGNE, TN

RDLA PROJECT #: 250690

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80% REVIEW 05-12-2024

[illegible]

EXTERIOR ELEVATIONS

SCALE: As indicated



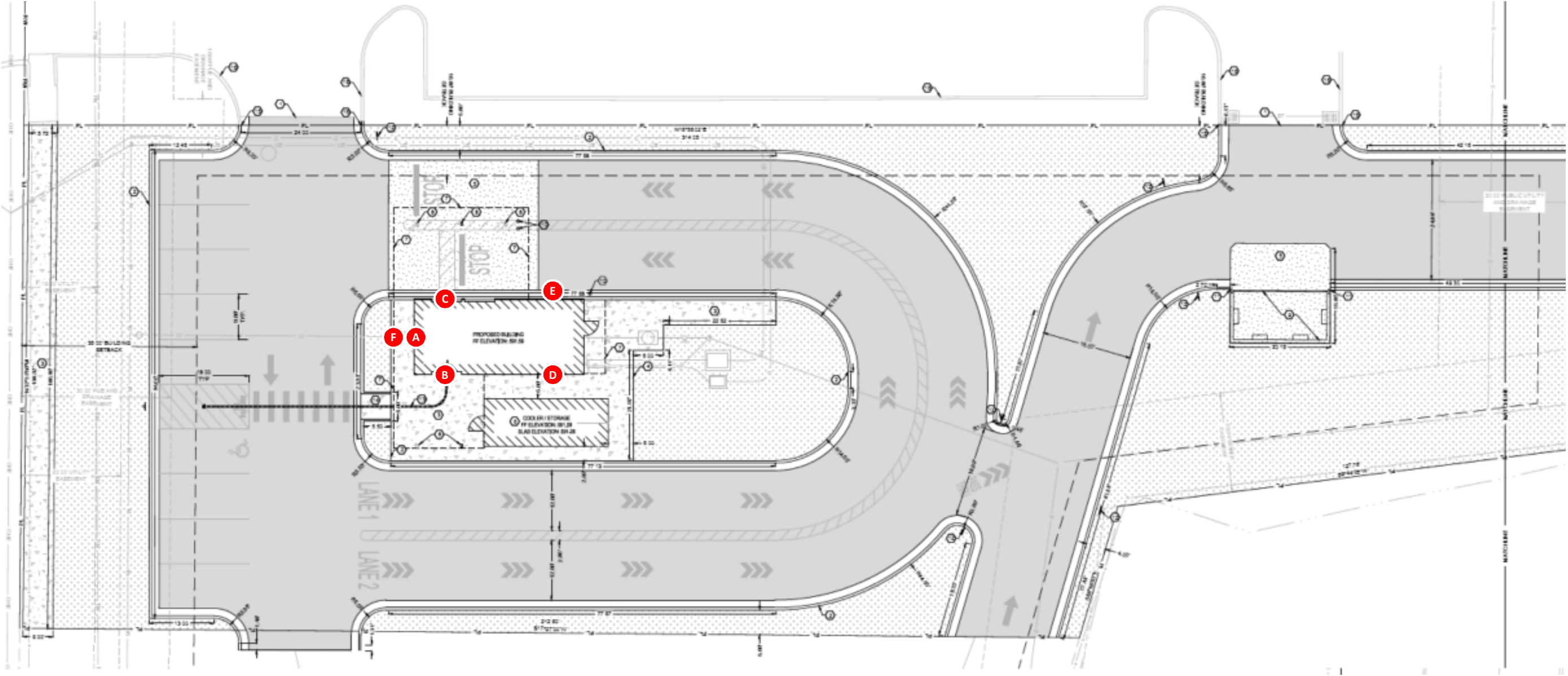
Design Proposal

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

Pattison



1.866.635.1110
pattisonid.com



SITE PLAN

Project ID
0430270A

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

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

Sign Item

Scale: AS NOTED

Revision Note

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

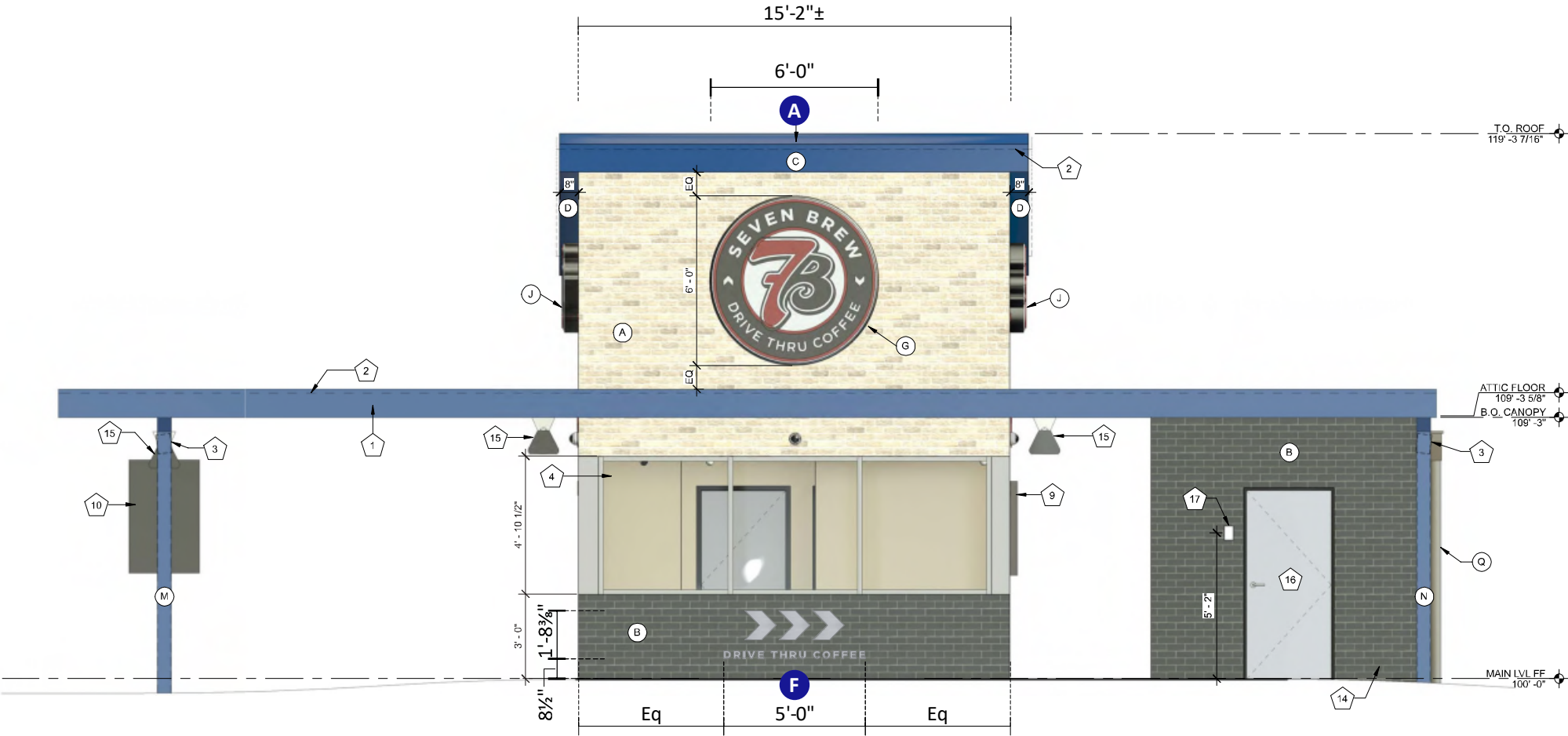
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Pattison



1.866.635.1110
pattisonid.com



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

Project ID
0430270A

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

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

Sign Item
Option 3: Building

Scale: AS NOTED
Revision Note

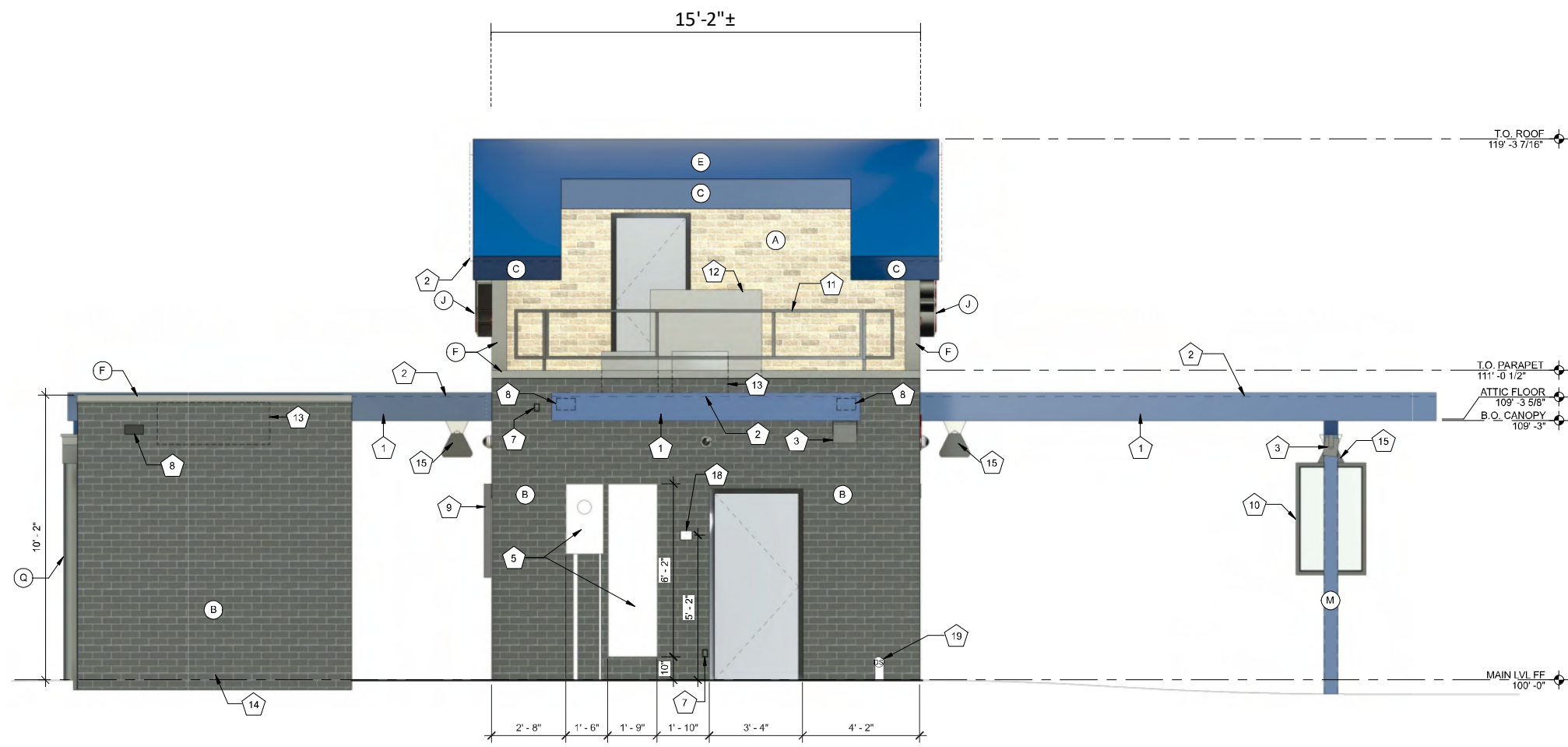
**Information Required
for Production**

Customer Approval

Signature
MM/DD/YYYY

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

Project ID
0430270A

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

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

Sign Item

Option 3: Building

Scale: AS NOTED

Revision Note

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

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Project ID
0430270A

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

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

Sign Item

Option 3: Building

Scale: AS NOTED

Revision Note

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

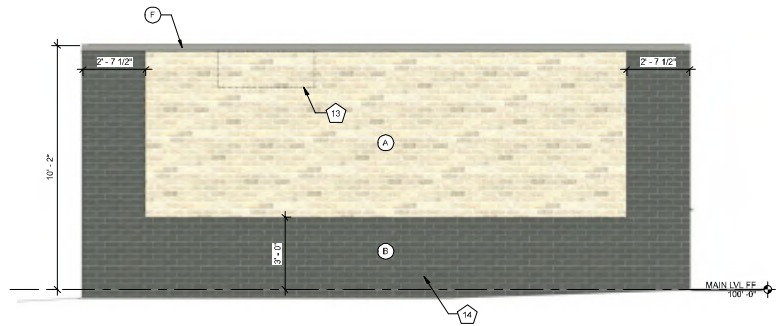
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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

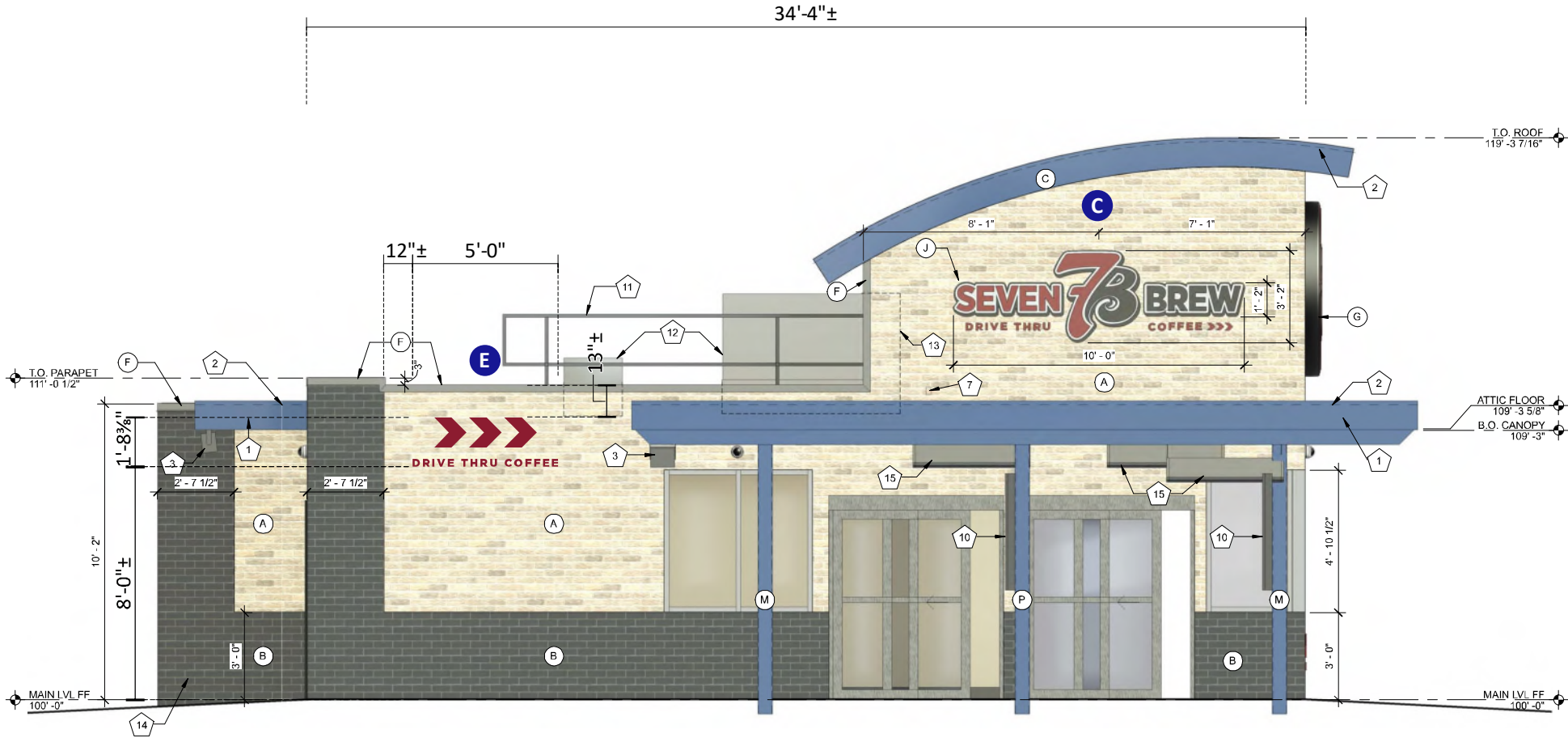
Pattison



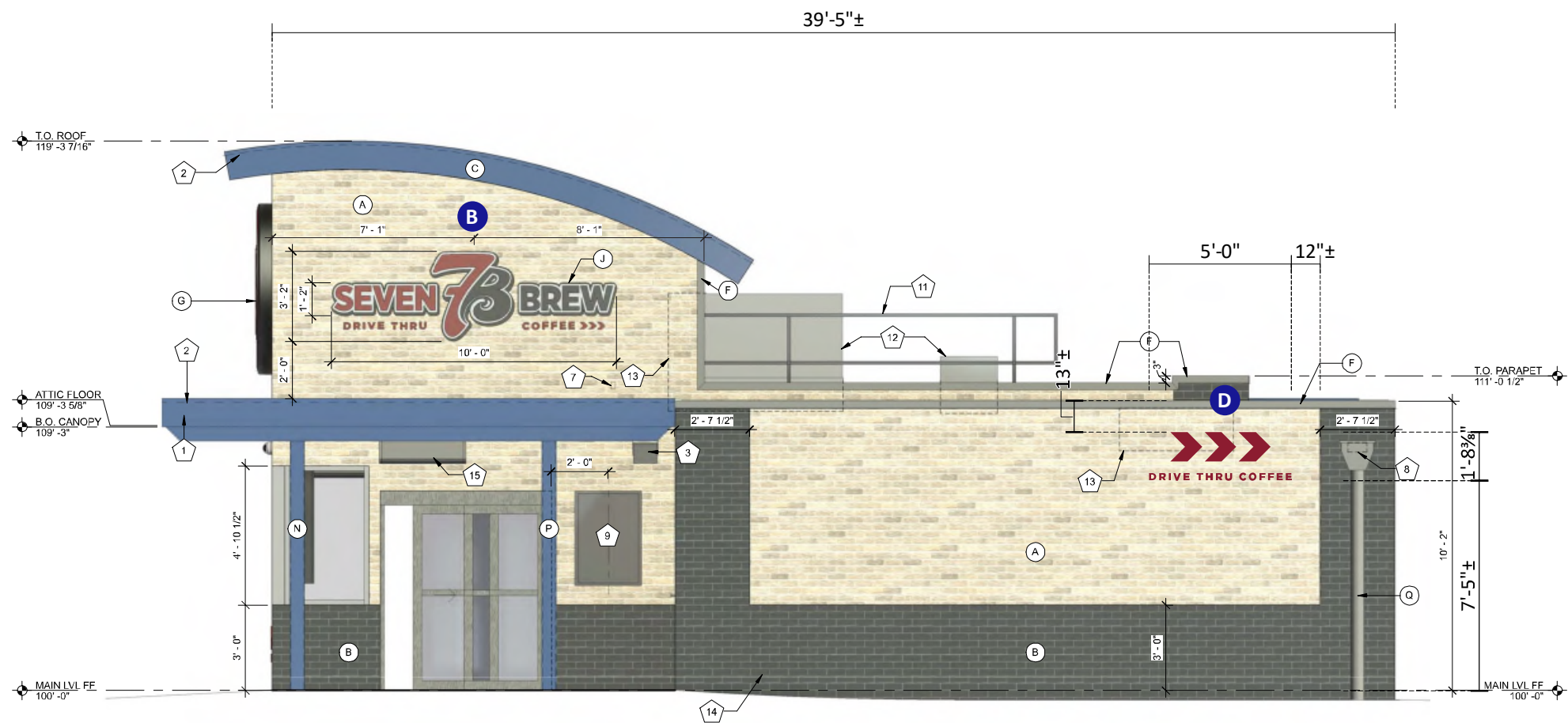
1.866.635.1110
pattisonid.com



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



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



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

Project ID
0430270A

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

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

Sign Item

Option 3: Building

Scale: AS NOTED

Revision Note

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

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Pattison



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

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

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

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

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



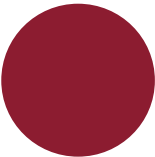
END VIEW

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



SIMULATED NIGHT VIEW

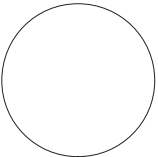
BRAND COLORS



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



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



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

Project ID
0430270A

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

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

Sign Item

Scale: AS NOTED

Revision Note

Information Required
for Production

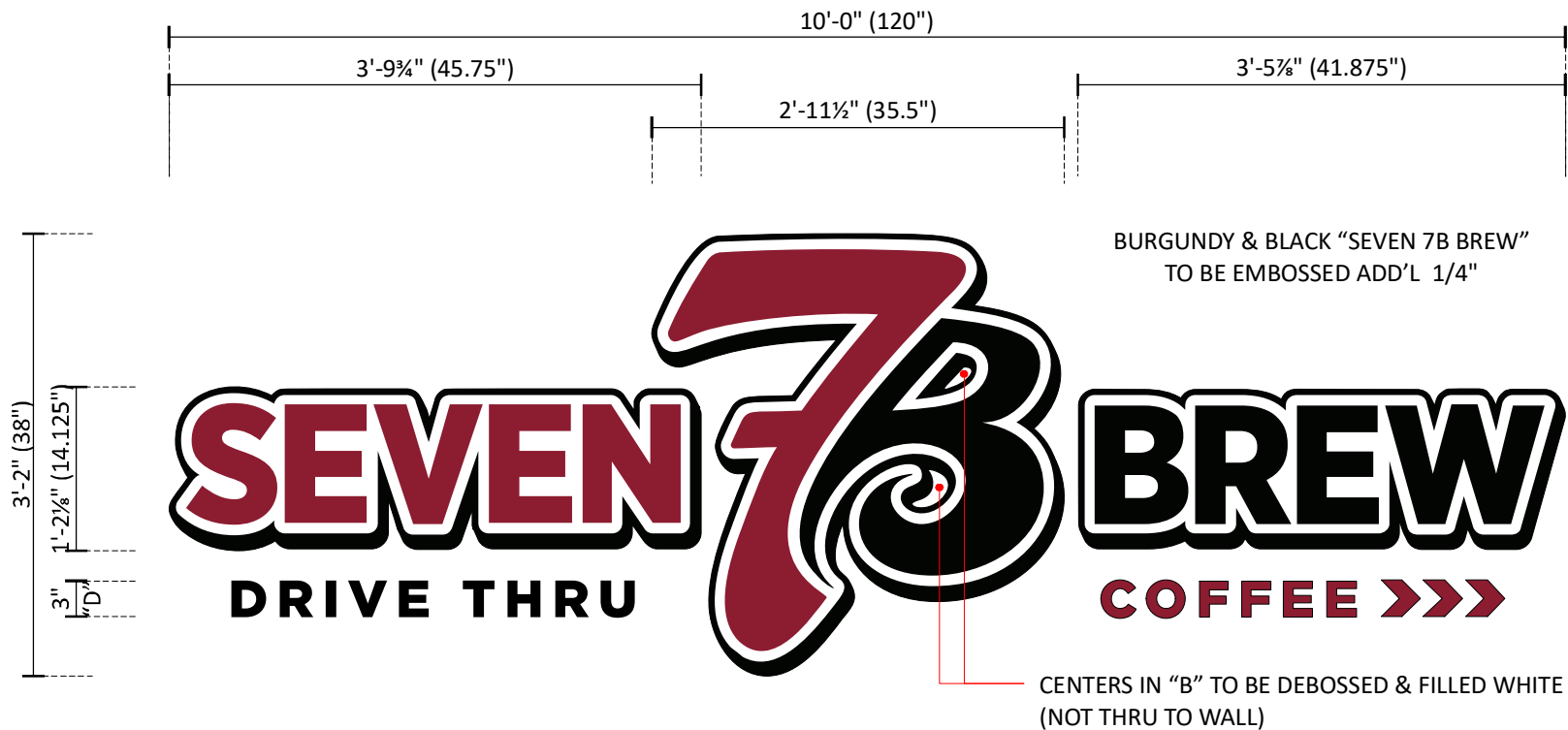
Customer Approval

Signature

MM/DD/YYYY

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



SIMULATED NIGHT VIEW

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

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

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

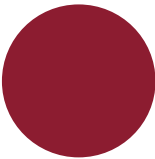
INTERNALLY-ILLUMINATED w/ 7100k WHITE GE
TETRAMAX LED's - REMOTE POWER SUPPLIES -
CUSTOMER TO PROVIDE POWER TO SIGN

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

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

BLOCKING TO BE PROVIDED BY GC PRIOR TO
INSTALLATION

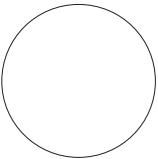
BRAND COLORS



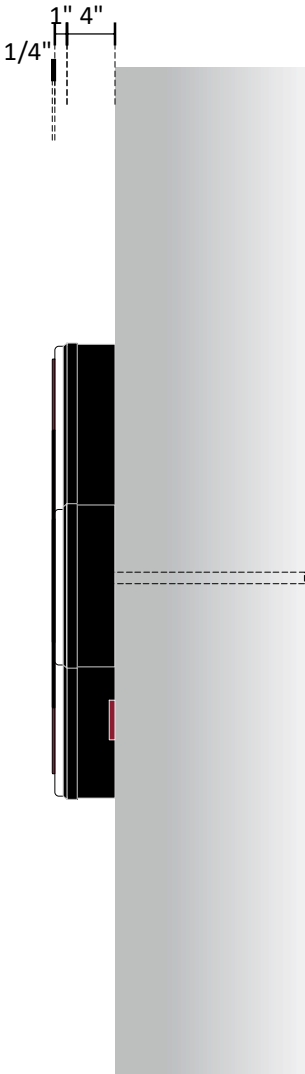
PMS 202
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%



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



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



END VIEW

Project ID
0430270A

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

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

Sign Item

Scale: AS NOTED

Revision Note

Information Required
for Production

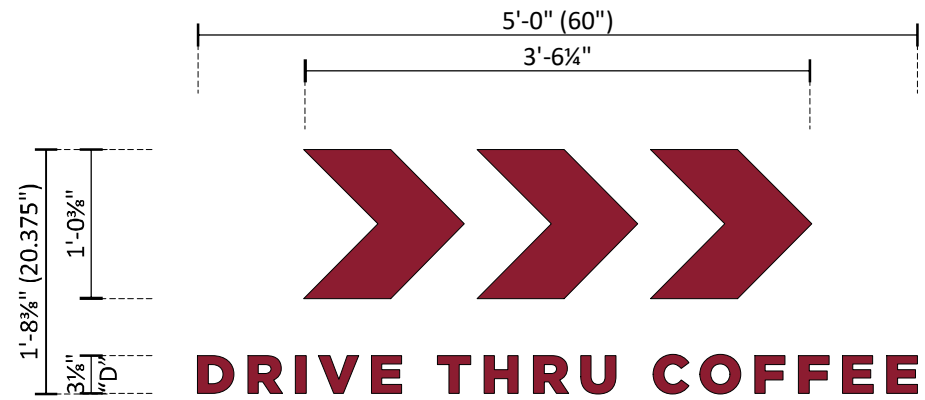
Customer Approval

Signature

MM/DD/YYYY

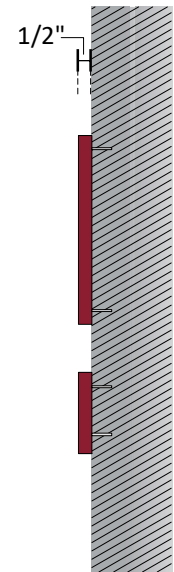
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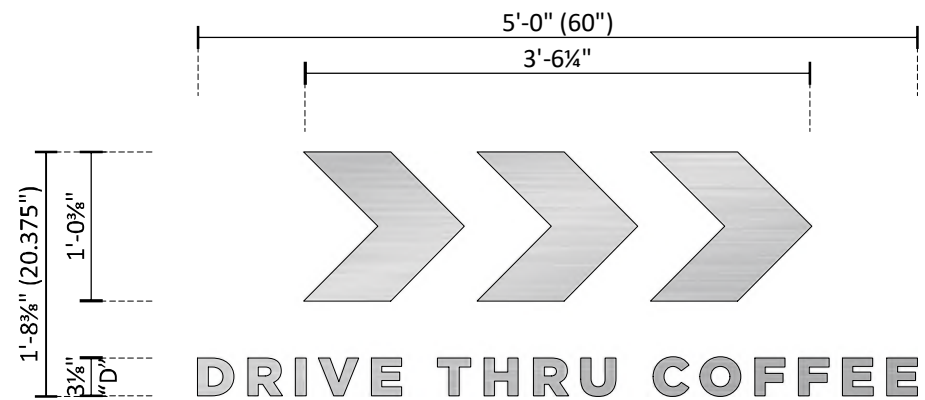


DE FLAT CUT-OUT SIGN SCALE: 3/4" = 1'-0"
TWO [2] SETS REQ'D - MANUFACTURE & INSTALL:

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

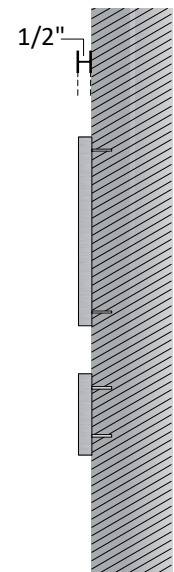


END VIEW



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

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



END VIEW

Project ID
0430270A

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

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

Sign Item

Scale: AS NOTED

Revision Note

Information Required
for Production

Customer Approval

Signature

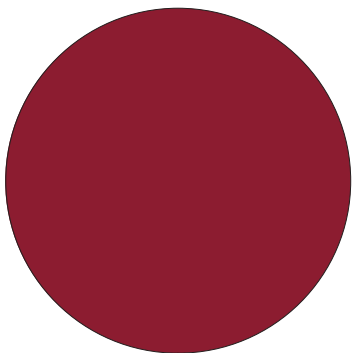
MM/DD/YYYY

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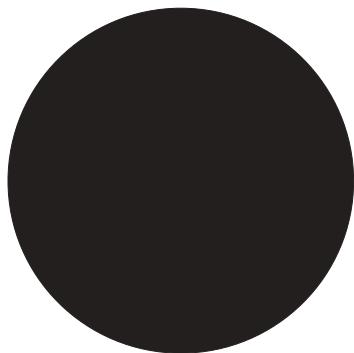
BRAND COLORS



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

R: 138
G: 36
B: 50

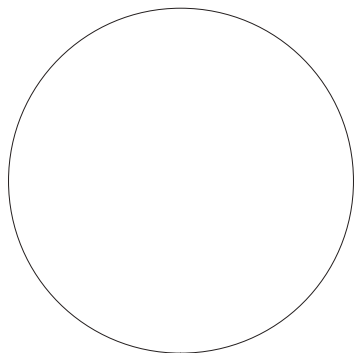
HEX: 8a2432



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

R: 35
G: 31
B: 32

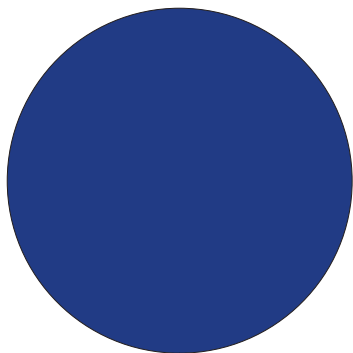
HEX: 231f20



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

R: 255
G: 255
B: 255

HEX: ffffff



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

R: 0
G: 61
B: 165

HEX: 003da5

Fonts

Gotham Font family from Hoefler & Co.

PANTONE COLORS

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

CMYK EQUIVALENTS

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

RGB EQUIVALENTS

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

HEXADECIMAL VALUES

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

Project ID
0430270A

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

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

Sign Item

Scale: AS NOTED

Revision Note

Information Required
for Production

Customer Approval

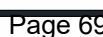
Signature

MM/DD/YYYY

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- 1.SITE WORK AND PREPARATION TO BE PREFORMED BY SITE CONTRACTOR.
- 2.STRUCTURE DASHED BEYOND FOR REFERENCE.
- 3.ALL BARE METAL TO BE PRIMED BEFORE PAINTED PER PAINT MANUFACTURER.





Item #: 6. Final Plat - Lake Woods, Phase 11 - 18 Lots on 6.52 Acres. Requested by Wamble & Associates. Property located on Earline Jones Drive (Tax Map 6, Parcel 2.01). R-2 (Medium Density Residential) Zoning District. Property owned by Amnon Shreibman/NIR Homes, Inc.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

This is a request for approval of a final plat.

The plat consists of eighteen (18) lots on 6.52 acres. Approval is requested by Danny Wamble. The property is located off Earline Jones Dr.

The property is zoned R-2 which is Medium Density Residential. This property is currently undeveloped.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavergn.net; and Jake Blair - jblair@lavergn.net)

No comments

Engineering (Gary Lide - glide@lavergn.net)

1. Submit the required performance bond information with three signed quotes and engineer's estimate.
2. In the Certificate of Approval for Public Ways for Bond Posting, provide a space in which the bond amount can be inserted.

Utilities (Scott Tatalovich - statalovich@lavergn.net)

1. Remove or adjust General Note 6. City Code adopts the International Fire Code. Appendix C of the IFC indicates distance from building to FH is not less than 250 feet for fire flows less than 1,750gpm.

Codes (Joe White - jwhite@lavergn.net)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergn.net)

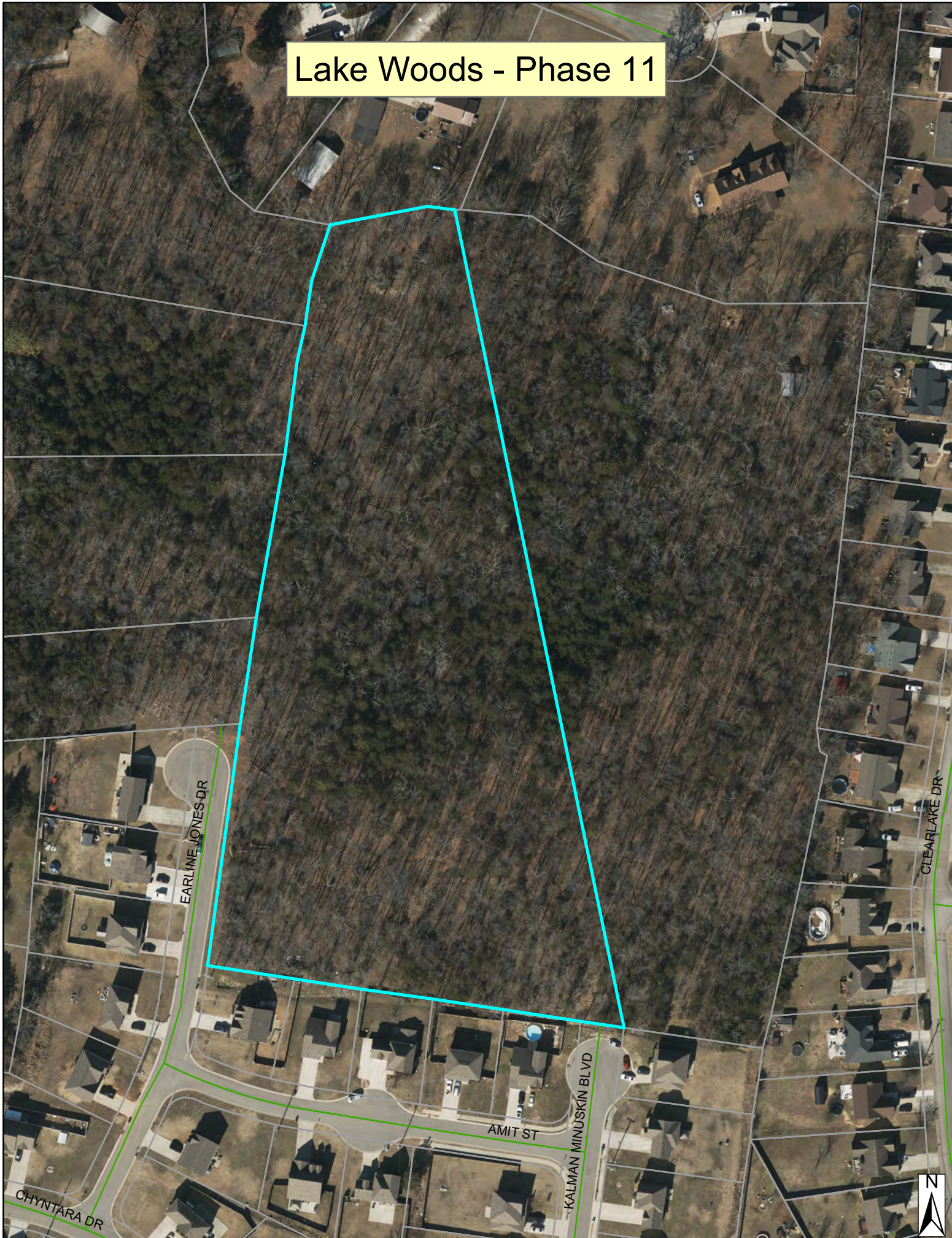
No comments.

Police

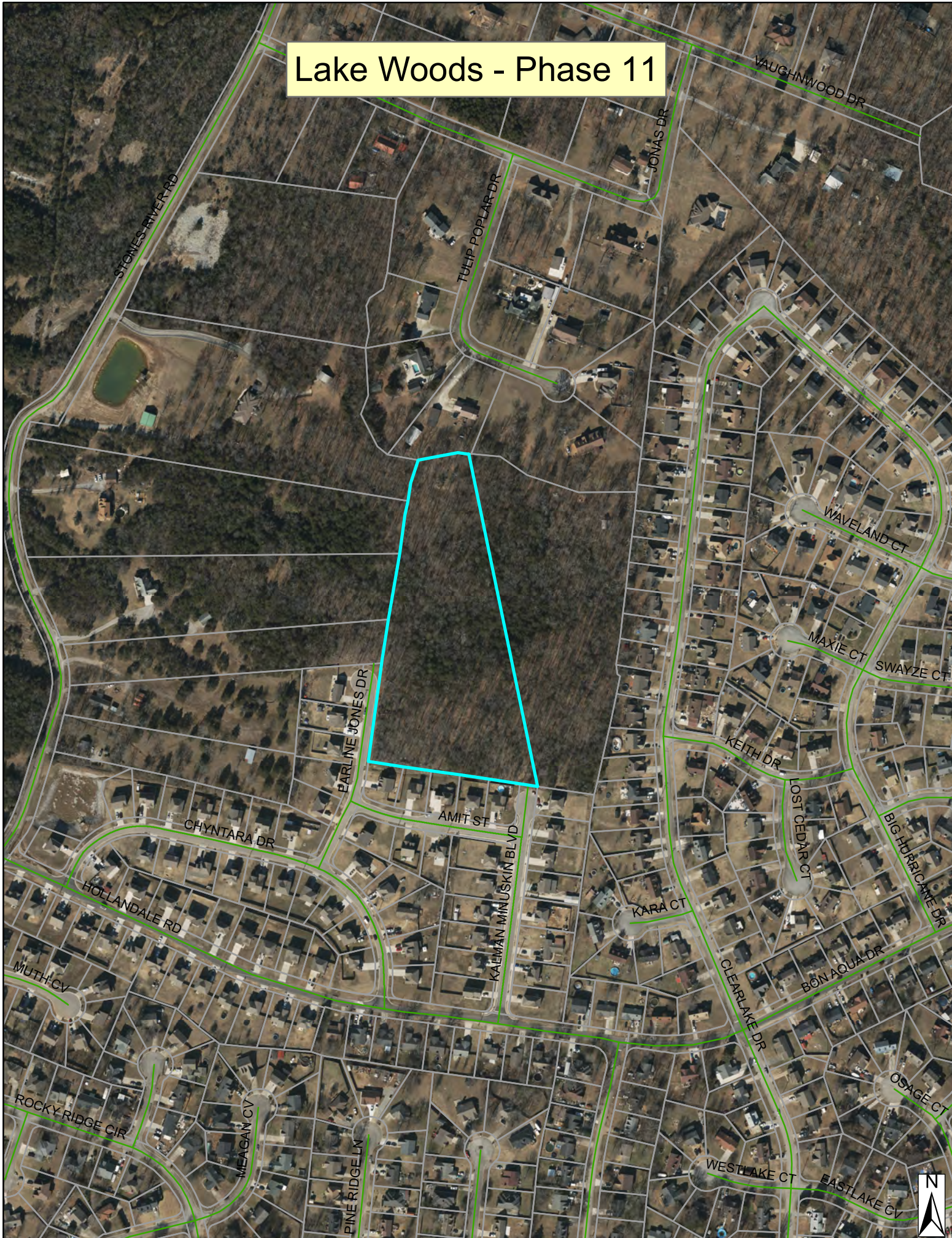
No comments.

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

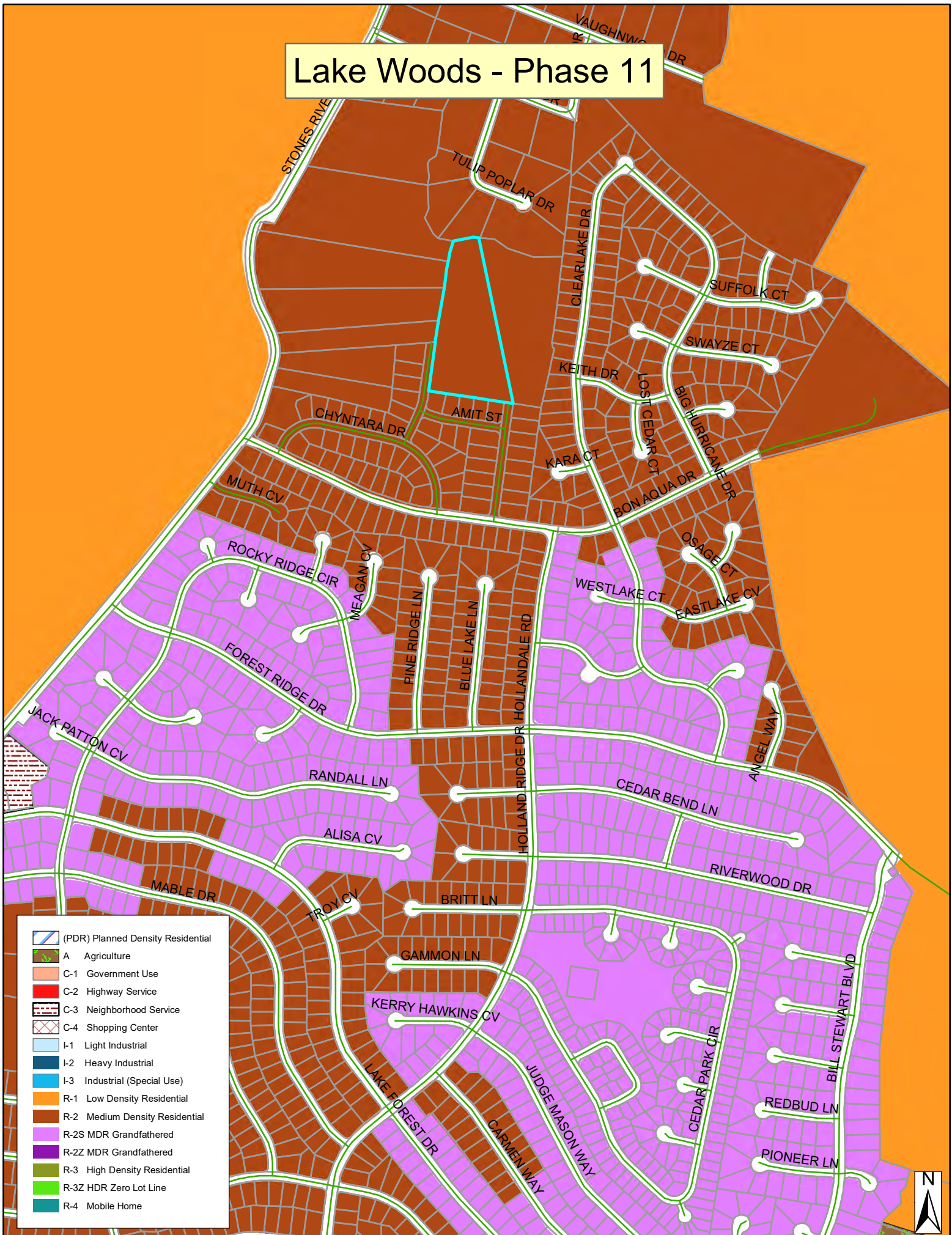
Lake Woods - Phase 11



Lake Woods - Phase 11

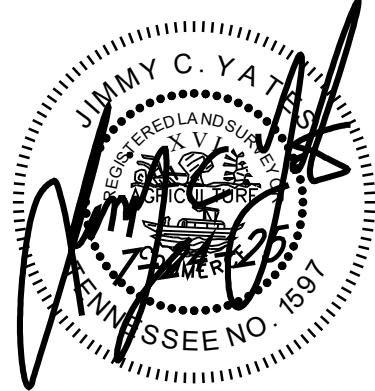
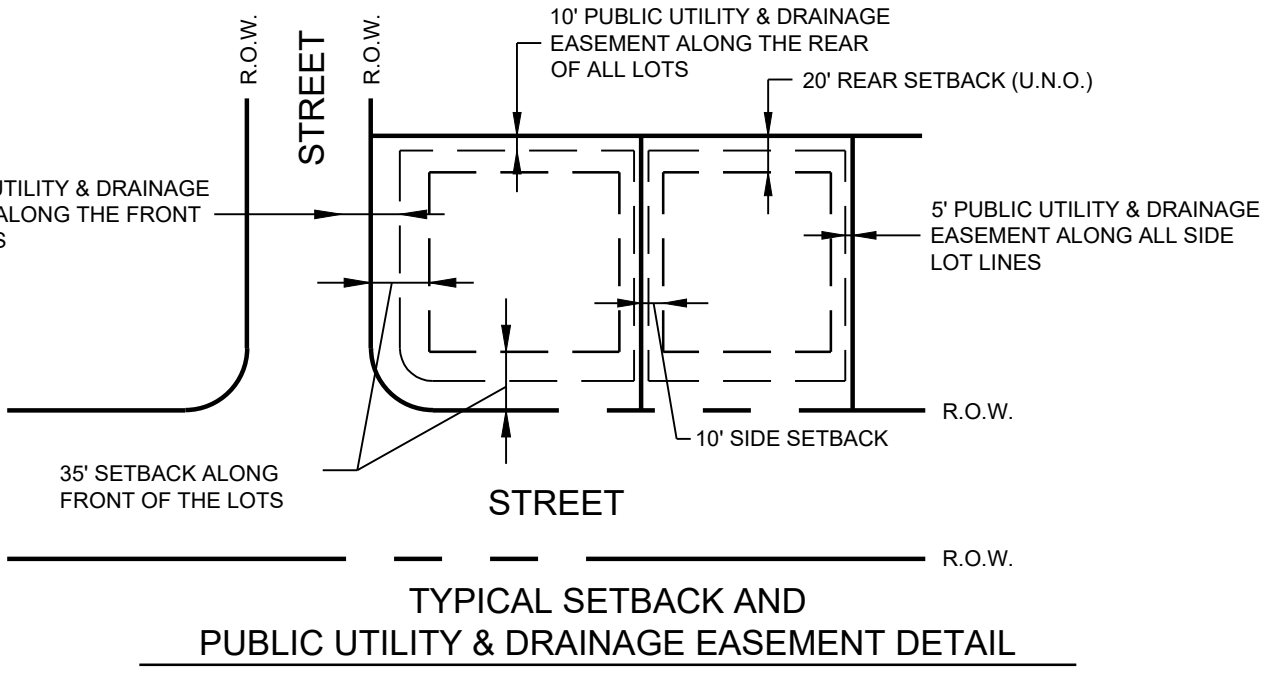


Lake Woods - Phase 11









W&A FILE NO.: 249-0621



Item #: 7. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Anthony Eubanks - 0.60 Acres. Property located at 130 Old Waldron Road (Tax Map 15M, Group E, Parcel 11). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: C-2 (Highway Service Commercial) Zoning District. Property owned by Hamid Durani.

Reviewed By:
Bo Logan, City Planner

Summary:

The applicant is requesting to rezone approximately less than one acre from R-1 (Low Density) to C-2 (Highway Service Commercial). The property is located at 130 Old Waldron Road.

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

The main zoning in the area is a mixture of R-1 and R-2 plus I-2 and C-2. 192/198 Old Nashville Hwy, zoned C-2 and on the agenda tonight, is located nearby & opposite of this property. Also, Maxim Crane borders this lot on the rear boundary (west). It is zoned industrial.

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

Staff Comments / Technical Items:

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

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

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

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

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

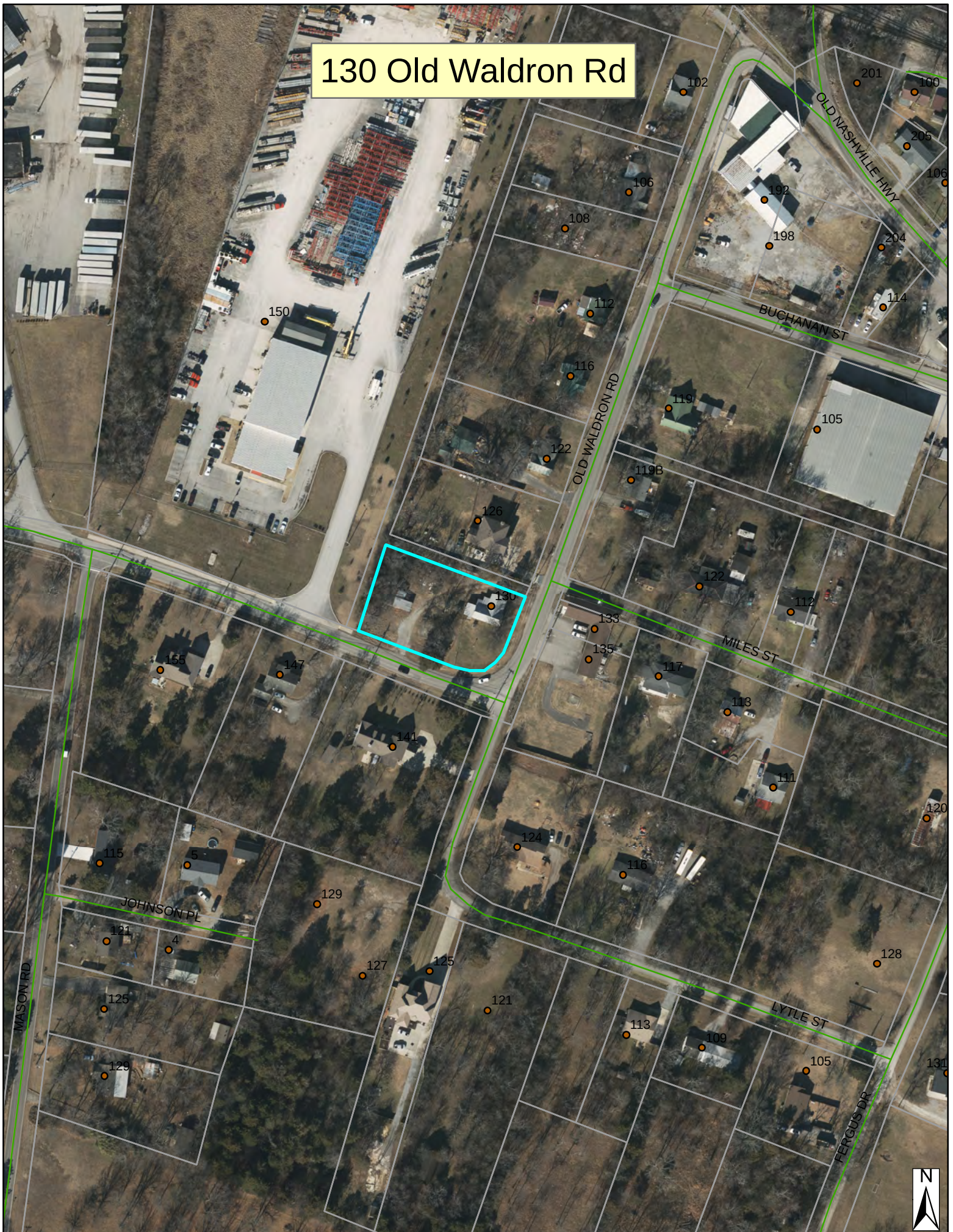
Police
No comments.

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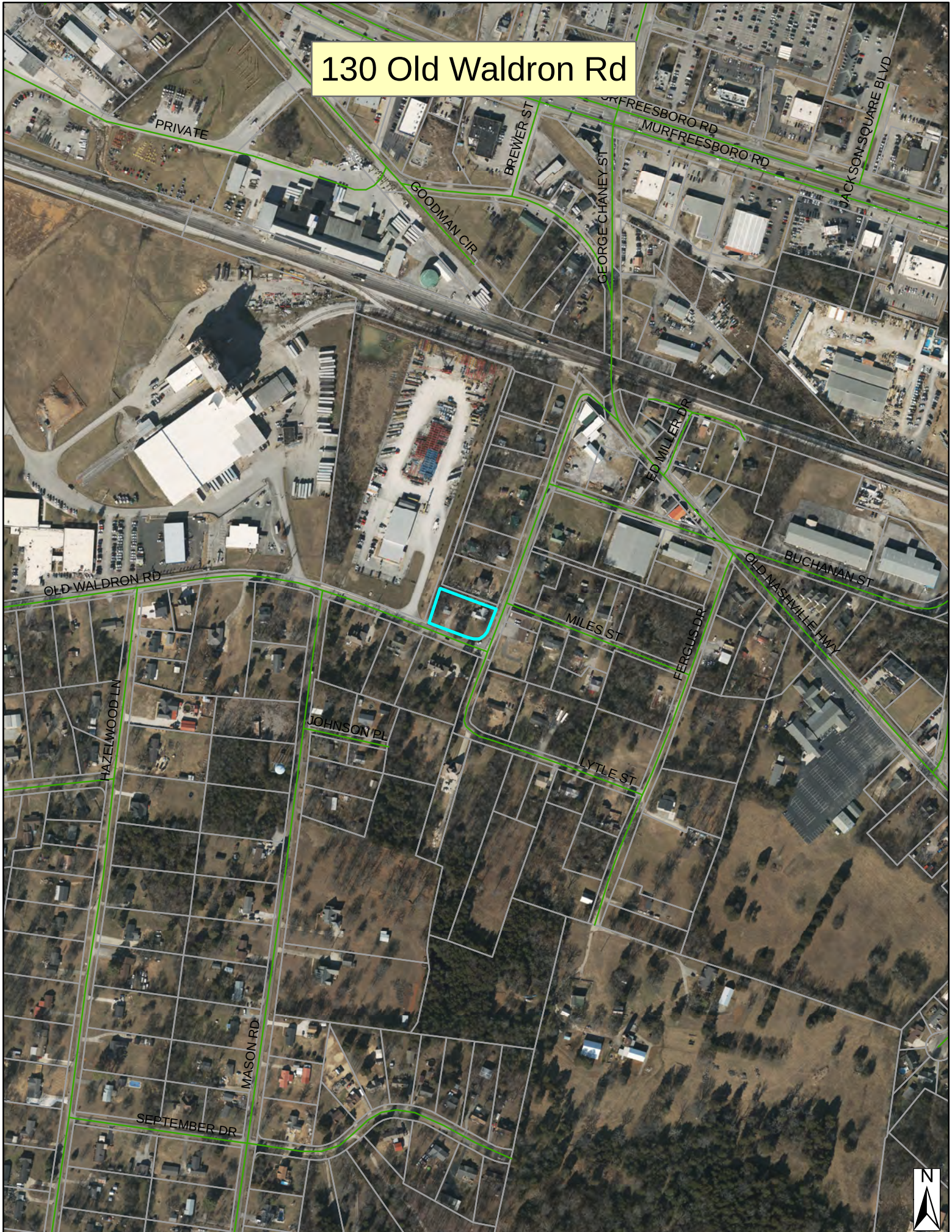
130 Old Waldron Rd



130 Old Waldron Rd



130 Old Waldron Rd



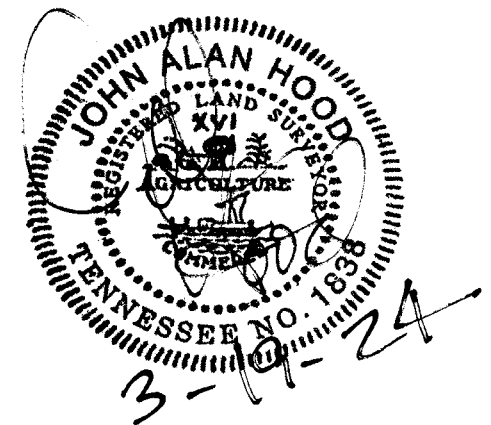




PREPARED BY:
 CAMPBELL, McRAE
 & ASSOCIATES,
 SURVEYING, INC.
 P.O. BOX 41153
 NASHVILLE, TN., 37204
 PH. 615-298-2424
 EMAIL cmas@att.net

TOTAL AREA
 29170.10
 S.F. OR
 0.67 ACRES±

PROPERTY SURVEY
 DURANI PROPERTY
PROPERTY LOCATED
 3RD CIVIL DISTRICT
 OF RUTHERFORD COUNTY, TENNESSEE,
 IN THE CITY OF LAVERGNE
 ON THE NORTHERLY AND WESTERLY
 MARGIN OF OLD WALDRON ROAD,
 EAST OF MASON ROAD
PROPERTY ADDRESS
 130 OLD WALDRON ROAD,
 LAVERGNE, TN 37086
PARCEL I.D.
 MAP 15M, GROUP "E"
 PARCEL 11 P.A.R.C., TN
DEED REFERENCE:
 RECORD BOOK 2288
 PAGE 1909
 R.D.R.C., TN
CURRENT ZONING R-1
 DATE: 3-19-2024



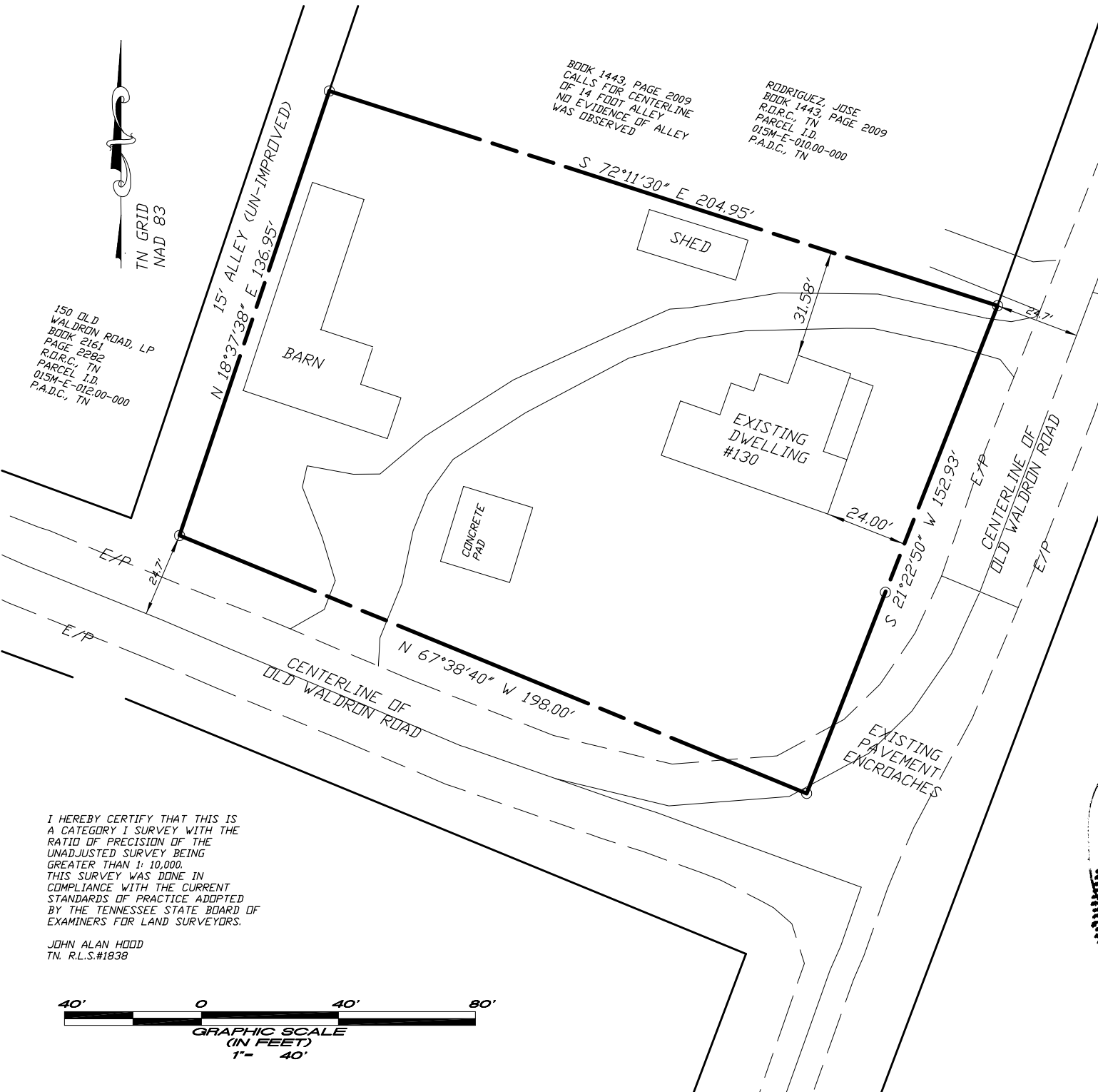
BOOK 1443, PAGE 2009
 CALLS FOR CENTERLINE
 OF 14 FOOT ALLEY
 NO EVIDENCE OF ALLEY
 WAS OBSERVED

RODRIGUEZ, JOSE
 BOOK 1443, PAGE 2009
 R.D.R.C., TN
 PARCEL I.D.
 015M-E-010.00-000
 P.A.D.C., TN

150 OLD
 WALDRON ROAD, L.P.
 BOOK 2151
 PAGE 2282
 R.D.R.C., TN
 PARCEL I.D.
 015M-E-012.00-000
 P.A.D.C., TN

I HEREBY CERTIFY THAT THIS IS
 A CATEGORY I SURVEY WITH THE
 RATIO OF PRECISION OF THE
 UNADJUSTED SURVEY BEING
 GREATER THAN 1: 10,000.
 THIS SURVEY WAS DONE IN
 COMPLIANCE WITH THE CURRENT
 STANDARDS OF PRACTICE ADOPTED
 BY THE TENNESSEE STATE BOARD OF
 EXAMINERS FOR LAND SURVEYORS.

JOHN ALAN HOOD
 TN. R.L.S.#1838





Item #: 8. Site Plan – Restaurant and Retail Building at 192 & 198 Old Nashville Highway – Existing and Proposed Buildings of 15,521 Square Feet on 1.35 Acres. Requested by Huddleston Steele. Property located at 192 & 198 Old Nashville Highway (Tax Map 15M, Group E, Parcels 4 & 5). C-2 (Highway Service) Zoning District. Property owned by Better Home, LLC.

Reviewed By:

Gary Lide, City Engineer

Bo Logan, City Planner

Summary:

On behalf of their client, HS is requesting site plan approval for an existing building and also a planned addition to an older site located at 192/198 ONH. The existing building is comprised of about 11,300 square feet and the new building would be approximately 4200 SF making the total on the site about 15,000 SF.

The existing historic building is 2-story. This particular site is not contained in an overlay district.

THIS APPLICANT & SITE ARE CURRENTLY IN VIOLATION WITH THE CODES DEPT.

Staff Comments / Technical Items:

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

1. THIS APPLICANT & SITE ARE CURRENTLY IN VIOLATION WITH THE CODES DEPT.
2. 6' Sidewalks must be shown along all frontages incl. Old Nashville Hwy.;
3. Photometric Plan is missing;
4. Add note on appropriate sheet to indicate van-accessible handicap space with provided van-accessible loading zone;
5. Show all details of ADA signage and ADA pavement markings that will be utilized on the site;
6. Include parking detail for handicap spaces;
7. Show all utilities;
8. Building setback lines must be indicated for all sides of all buildings;
9. No open storage is allowed in C-2.

Engineering (Gary Lide - glide@lavernetn.gov)

This site is presently under enforcement action by the Codes Department. The decision to place it on the agenda was not finalized until Thursday 07 August 2025. Therefore, a review of the plan wasn't possible prior to the noon Friday 08 August 2025 upload deadline for the Workshop.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

Not reviewed at this time.

Codes (Joe White - jwhite@lavernetn.gov)

This property has an open Codes case with Municipal Codes Enforcement. As of 8/8/2025, the violations have not been corrected.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

Police

No comments.

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

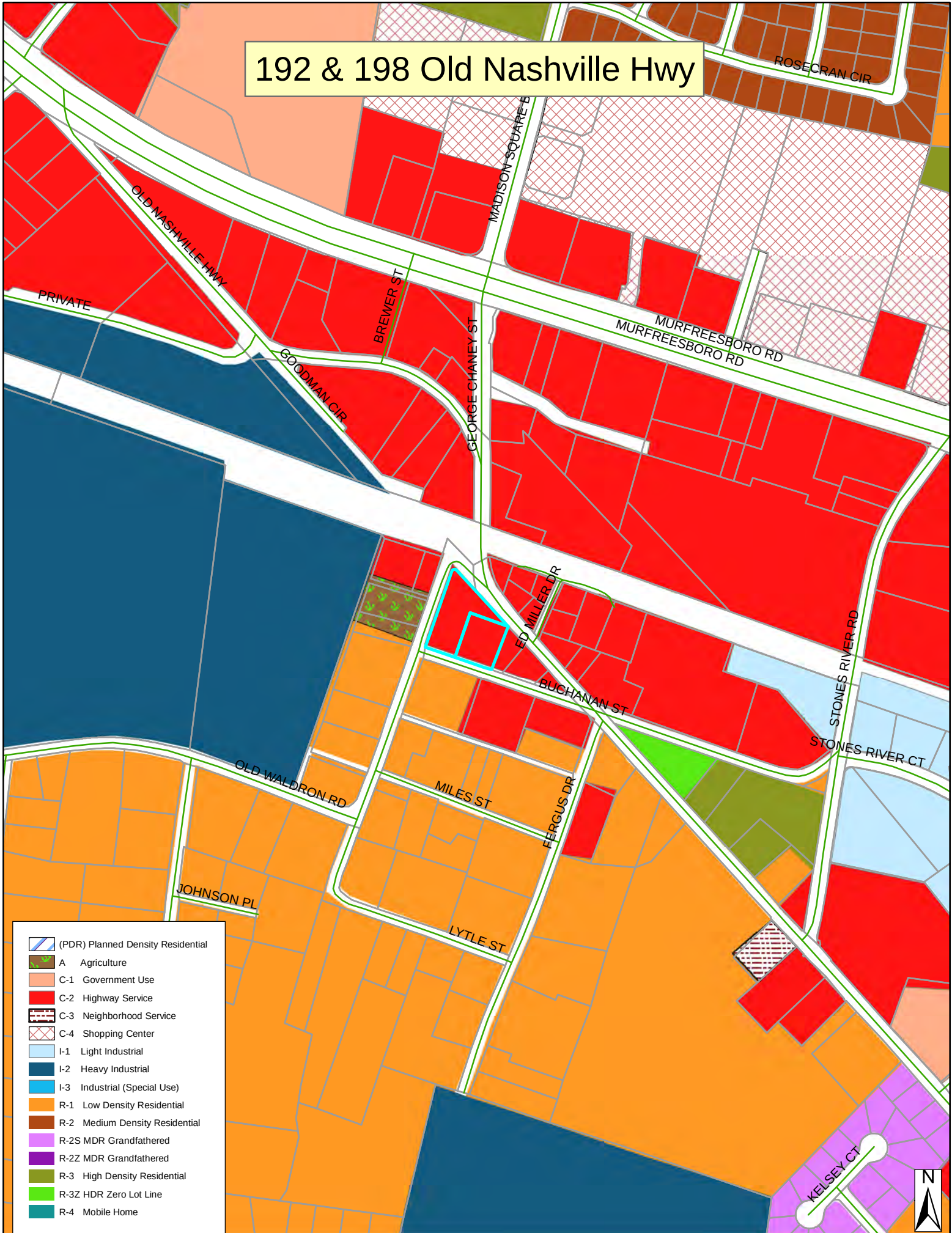
192 & 198 Old Nashville Hwy



192 & 198 Old Nashville Hwy



192 & 198 Old Nashville Hwy









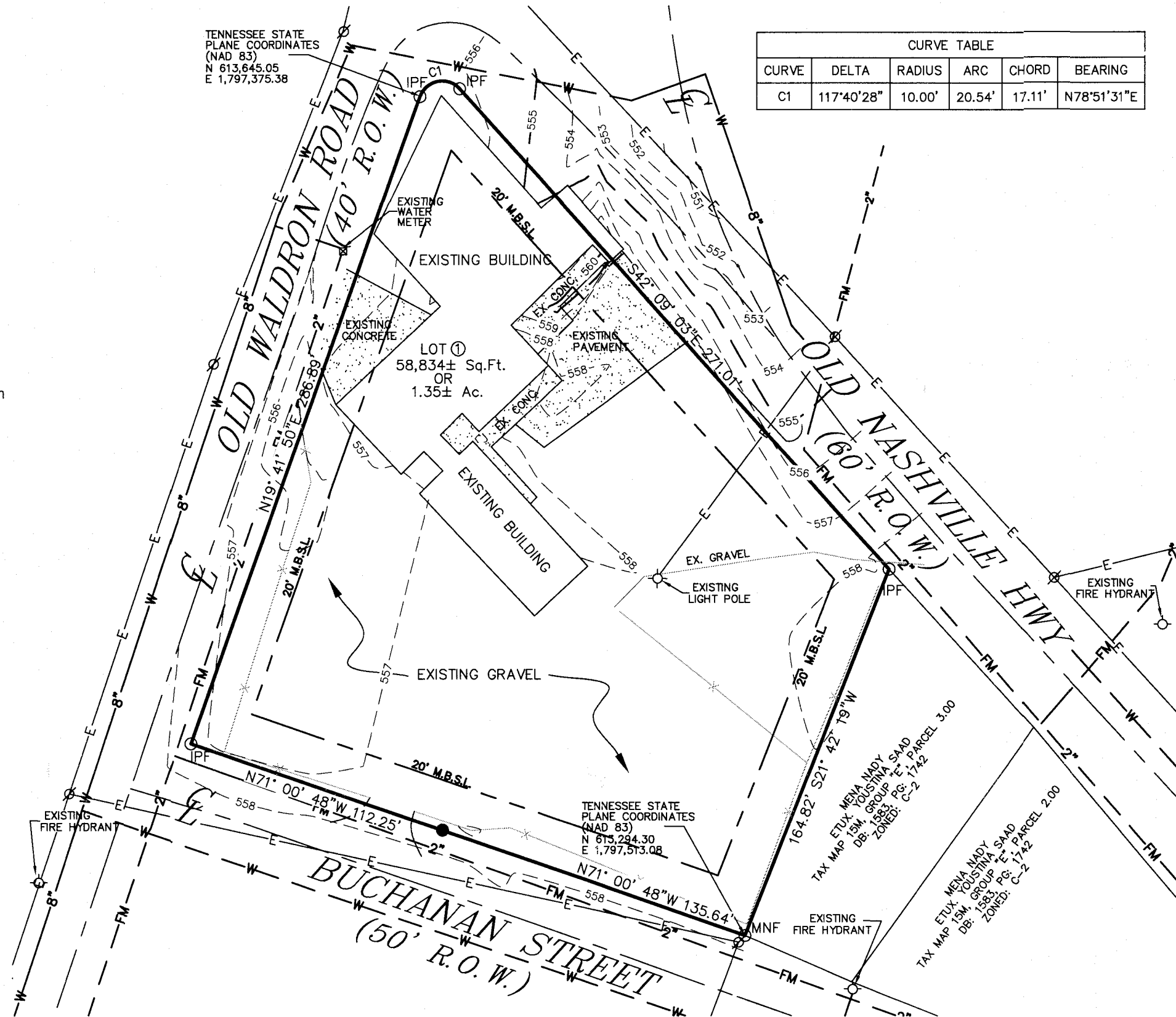


NOTES

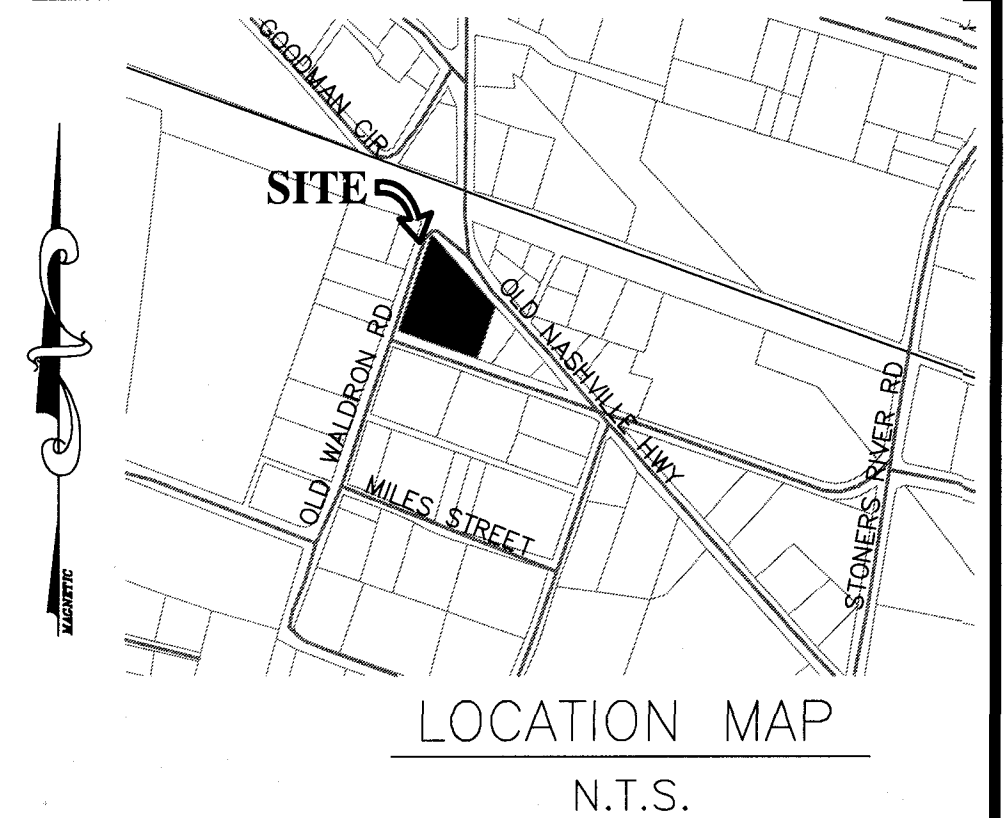
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3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.
4. Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.

GLOBAL POSITION SYSTEM SURVEY NOTES

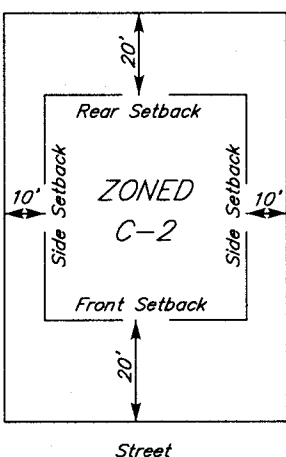
1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the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



CURVE TABLE				
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				N78°51'31"E



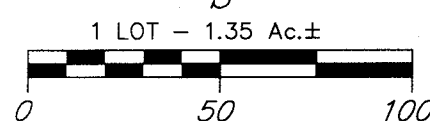
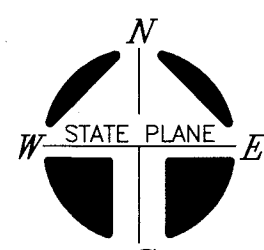
ZONED: C-2
FRONT SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 20'



LEGEND

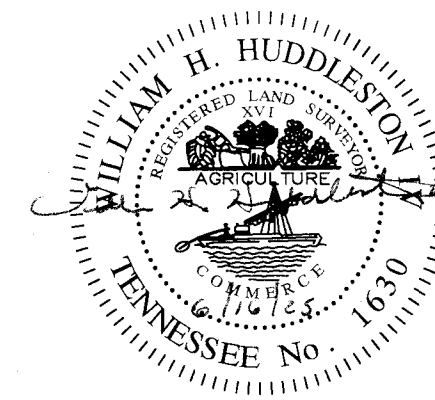
- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
- IPF ○ IRON PIN FND.
- SURVEY POINT
- Ø POWER POLE
- X-X- EXISTING FENCE LINE
- E-E- EXISTING ELECTRIC LINE
- W-W- EXISTING WATER LINE
- S-S- EXISTING SEWER LINE

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



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

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



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

EXISTING CONDITIONS
192 AND 198
OLD NASHVILLE HWY

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: June, 2025 SCALE: 1"=50' SH. 1 OF 4

NOTES

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
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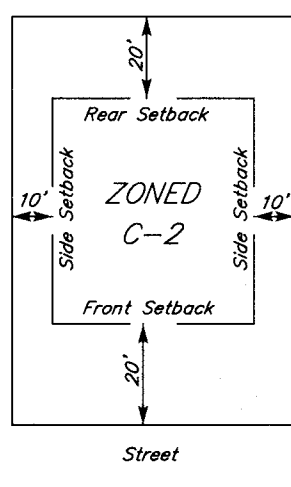
GLOBAL POSITION SYSTEM SURVEY NOTES

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EASTING: 1,860,677.584
ELEVATION: 650.209 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDOT CORS Station TN3A:
0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

- Ø Power Pole
- ⊕ Sign
- ⊕ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- △ Reducer
- ⊕ Proposed Gate Valve & Box
- ⊕ Concrete Thrust Block
- W- Existing Water Line
- W- Proposed Water Line
- S- Existing Sanitary Sewer Line
- S- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- CD Sewer Line Check Dam
- 00- Existing Contours
- 00- Proposed Contours
- 00.0 Existing Spot Elevations
- 00.0 Proposed Spot Elevations
- SF- Siltation Fence
(to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)

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

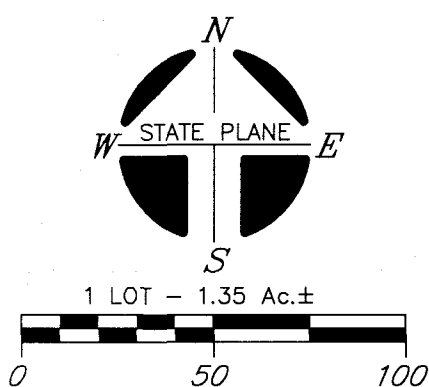


TYPICAL BUILDING SETBACK DETAIL
N.T.S.

LEGEND

- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
- IPF ○ IRON PIN FND.
- SURVEY POINT
- X-X- EXISTING FENCE LINE

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



Site Data Chart

Zoning District: Commercial-2
Existing Use: Commercial
Proposed Use: Commercial
Existing Building: 11,321 SF.
Proposed Building: 5,400 SF.
Total square footage: 15,835 SF.
Acreage/square footage of lot: 1.35 Ac./58,834± SF.

Parking:
Parking requirements: (1/300 SF.) 56 Spaces
Total parking provided: 59 Spaces + (2 ADA)

Landscaping & Buffering:
Impervious surface area: 46,976 SF.
Pervious surface area: 11,858 SF.
Landscaping area: 2,531

OWNER: BETTER HOME LLC

OWNER ADDRESS: 192 OLD NASHVILLE HWY
LA VERGNE, TN 37086

PROPERTY ADDRESS: 192, 198 OLD NASHVILLE HWY
LA VERGNE, TN 37086

TAX MAP: 15M, GROUP: "E", PARCELS: 4.00 & 5.00

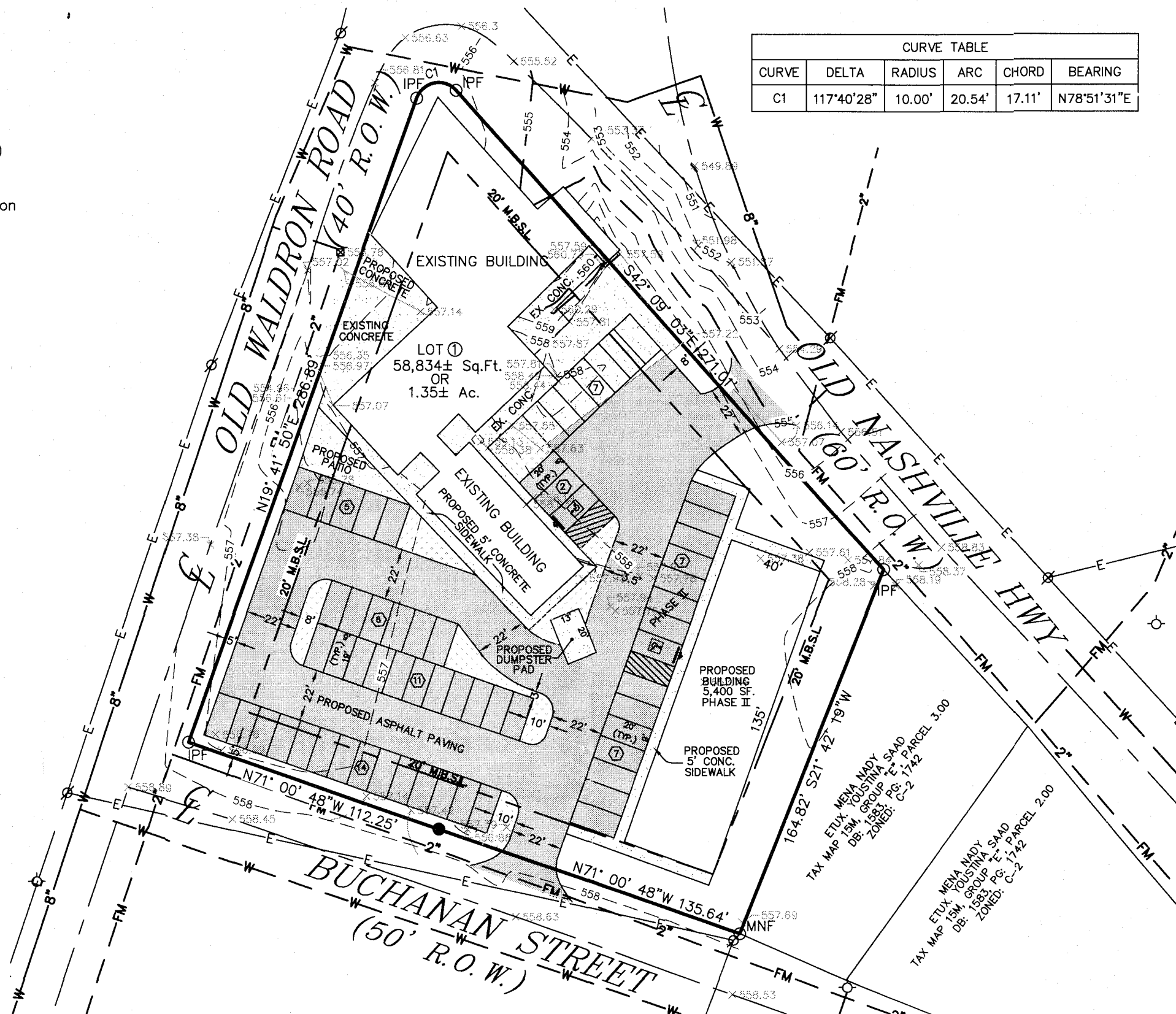
RECORD BOOK: 2483, PAGE: 2905

MAP NUMBER: 47149C0015J

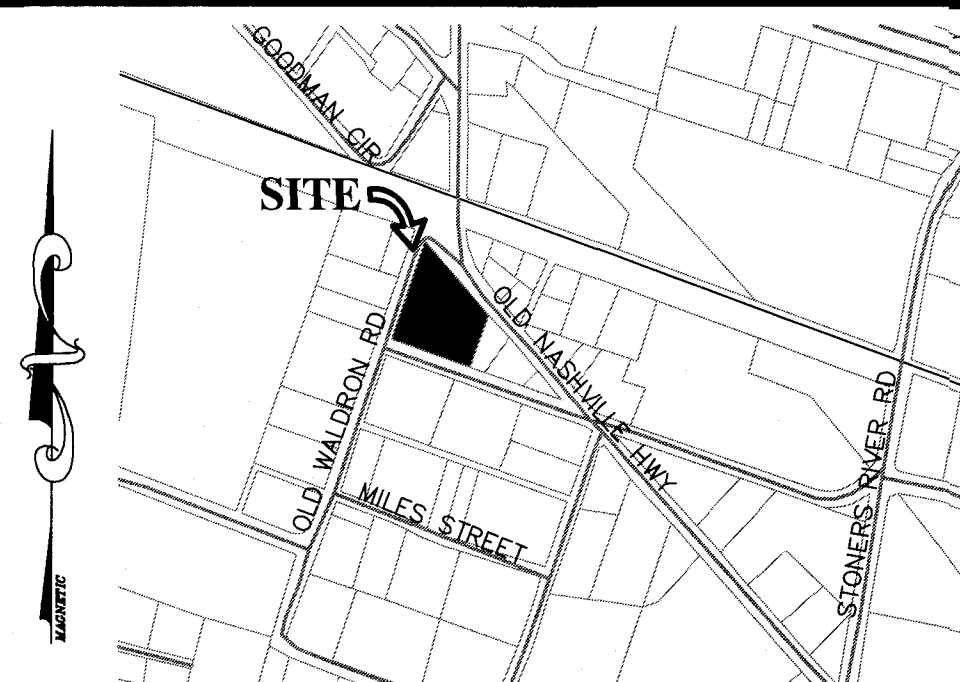
DATED: MAY 9, 2023 ZONE: X

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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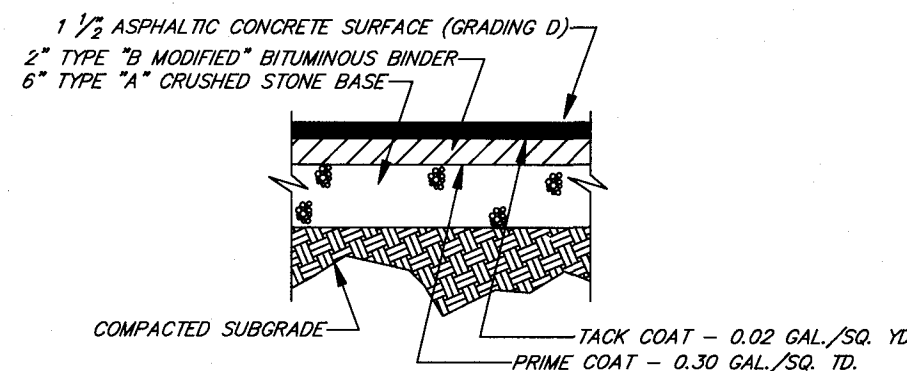


SITE



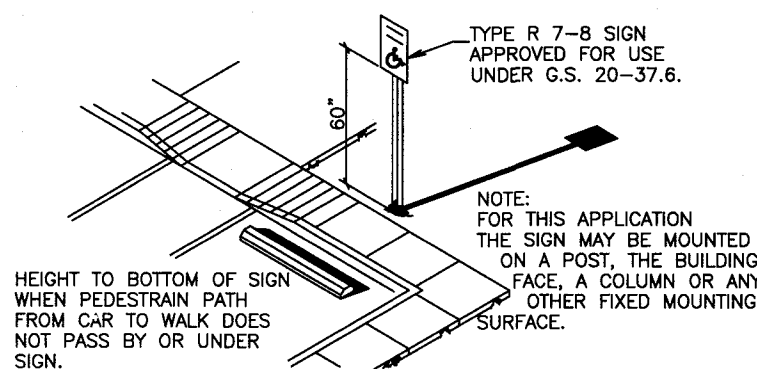
LOCATION MAP

N.T.S.



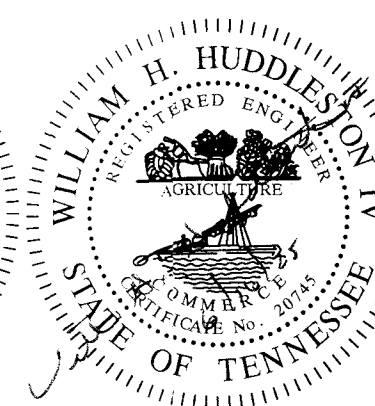
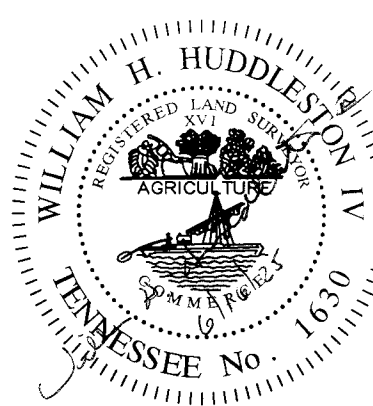
LIGHT DUTY PAVING SECTION

N.T.S.



H.C. SIGN AND RAMP DETAILS

N.T.S.



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

SITE PLAN

192 AND 198

OLD NASHVILLE HWY

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: June, 2025

SCALE: 1"=50'

SH. 2 OF 4

NOTES

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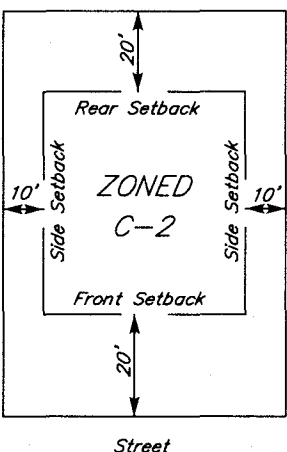
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ELEVATION: 650.209 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDOT CORS Station TN3A:
0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

- Power Pole
 - Sign
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Reducer
 - Proposed Gate Valve & Box
 - Concrete Thrust Block
 - Existing Water Line
 - Proposed Water Line
 - Existing Sanitary Sewer Line
 - Proposed Sanitary Sewer Line
 - Existing Manhole
 - Proposed Manhole
 - Sewer Line Check Dam
 - Existing Contours
 - Proposed Contours
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 - Siltation Fence
- (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)

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

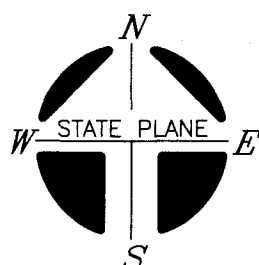


TYPICAL BUILDING SETBACK DETAIL
N.T.S.

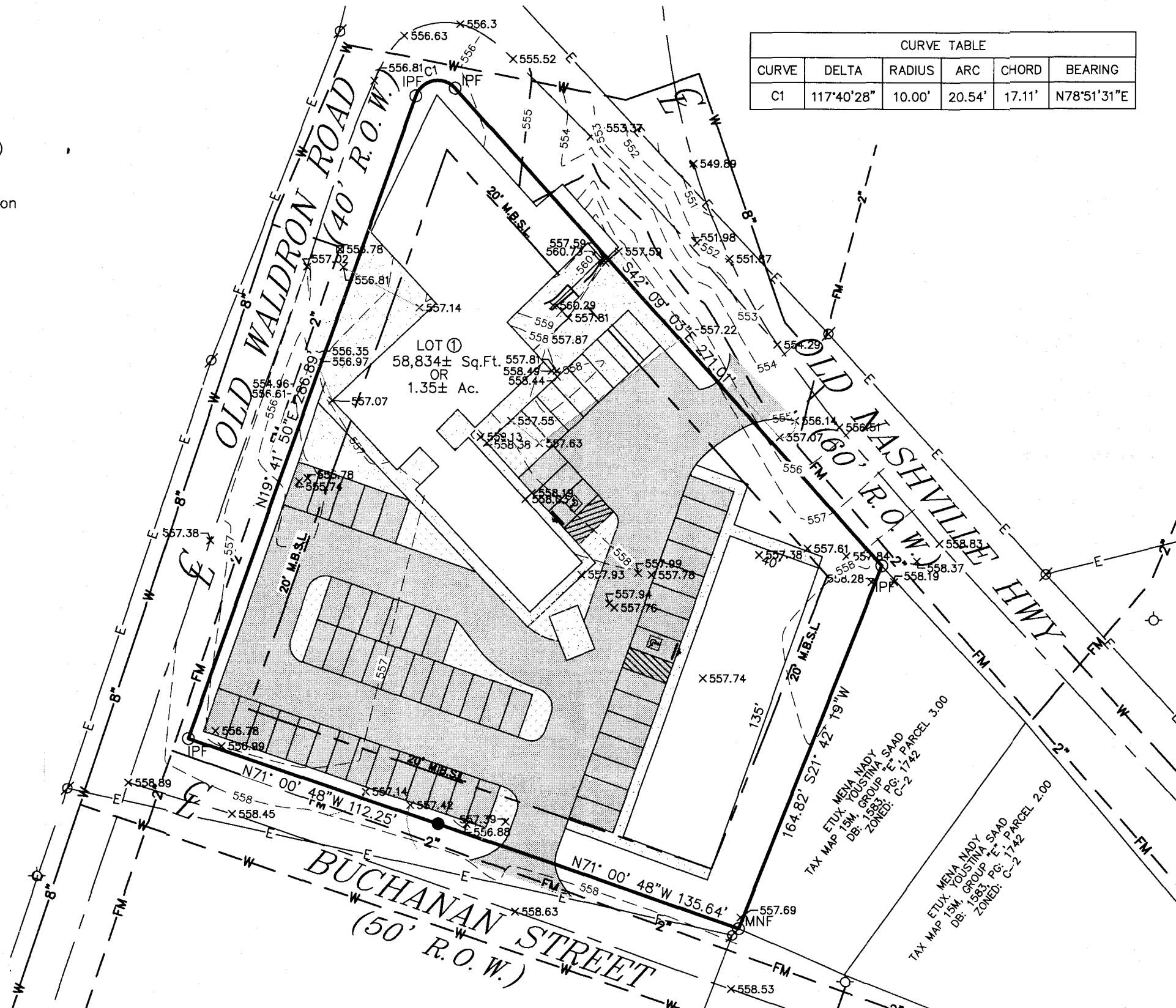
LEGEND

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- IPF ○ IRON PIN FND.
- SURVEY POINT
- X- X- EXISTING FENCE LINE

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



1 LOT - 1.35 Ac.±
0 50 100



Site Data Chart

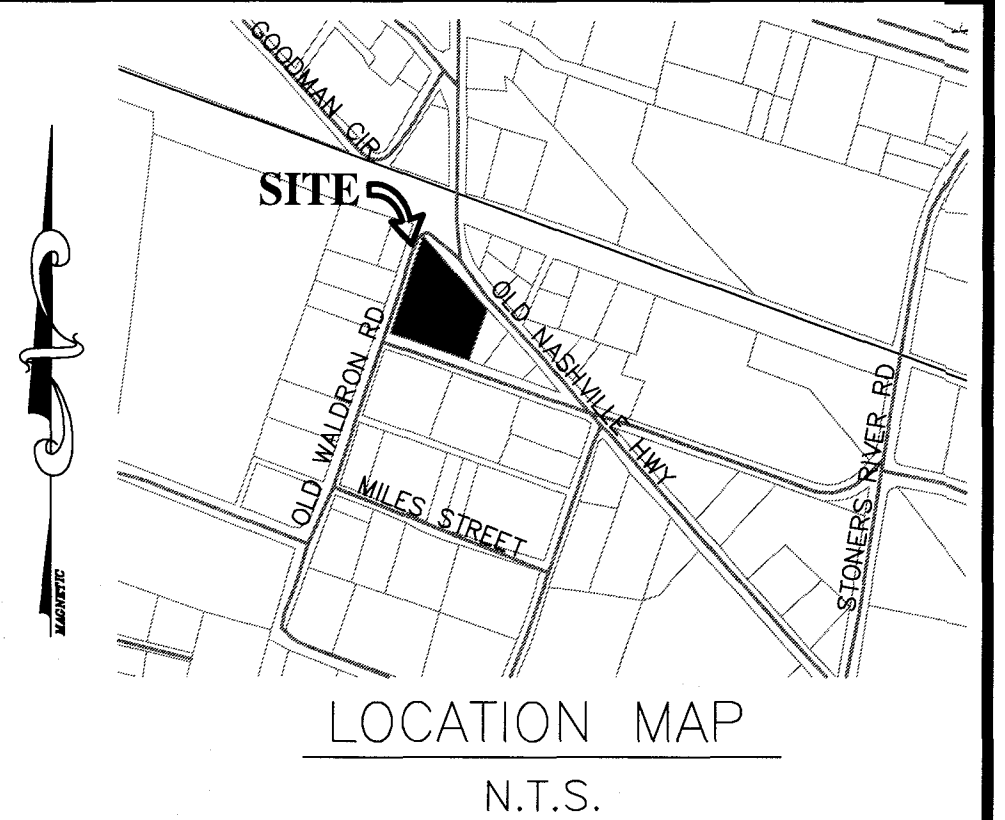
Zoning District: Commercial-2
Existing Use: Commercial
Proposed Use: Commercial
Existing Building: 10,435 SF.
Proposed Building: 5,400 SF.
Total square footage: 15,835 SF.
Acreage/square footage of lot: 1.35 Ac./58,834± SF.

Parking:
Parking requirements: 56 Spaces
Total parking provided: 61 Spaces (2 ADA)

Landscaping & Buffering:
Impervious surface area: 46,976 SF.
Pervious surface area: 11,858 SF.
Landscaping area: 2,531

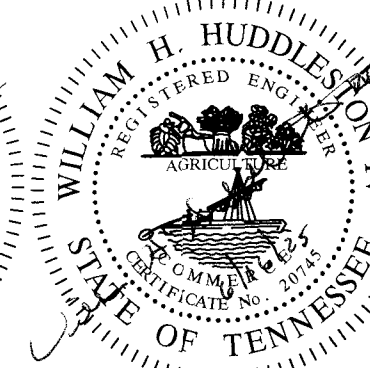
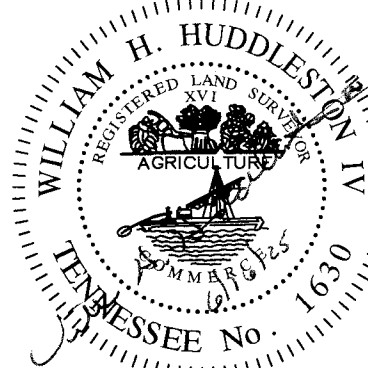
OWNER: BETTER HOME LLC
OWNER ADDRESS: 192 OLD NASHVILLE HWY
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CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
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LOCATION MAP
N.T.S.

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



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

DRAINAGE PLAN 192 AND 198 OLD NASHVILLE HWY

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: June, 2025 SCALE: 1"=50' SH. 3 OF 4

1. In Tennessee, there is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
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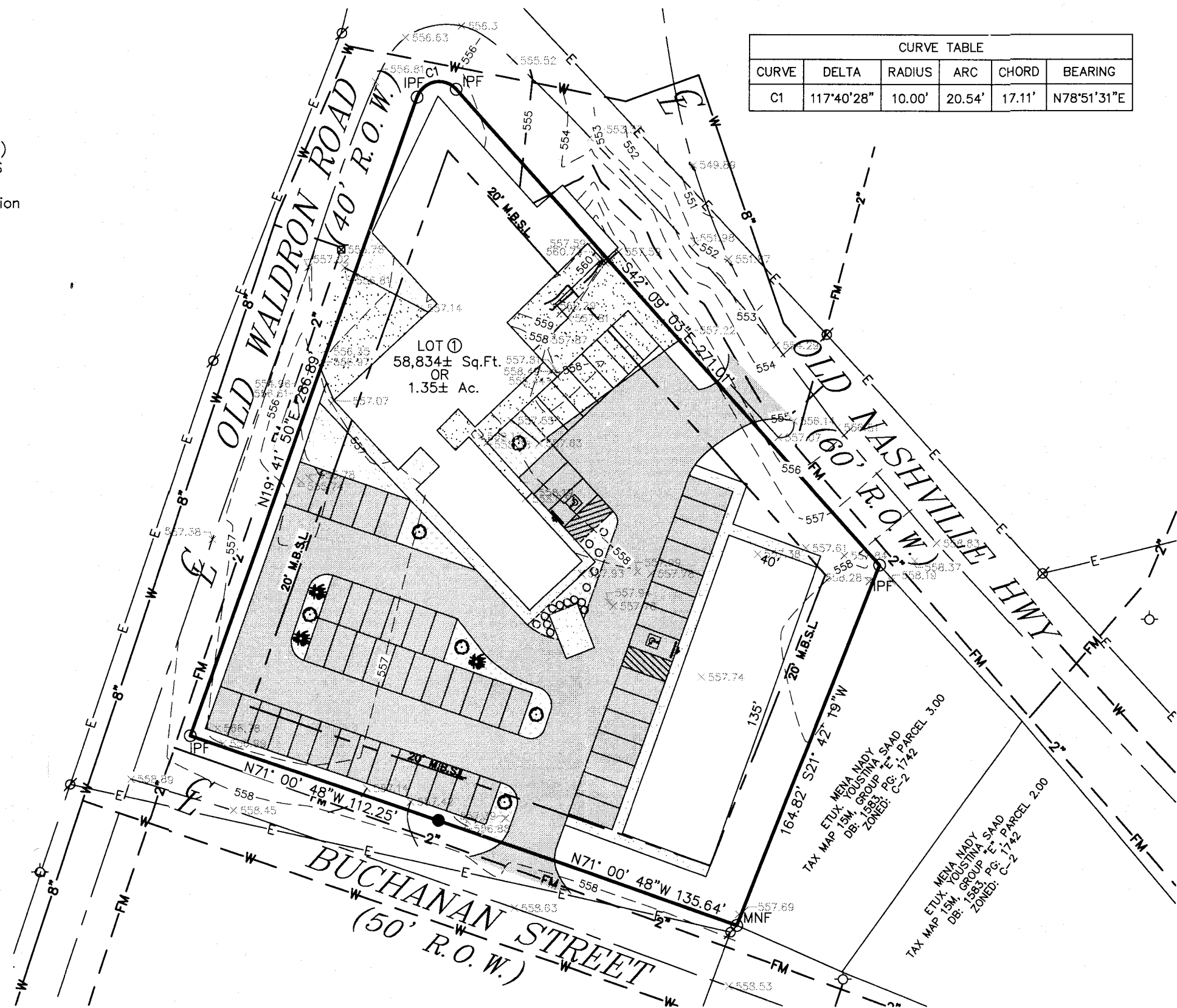
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VERT.: NAVD 1988

[illegible]

7. Combined grid factors for TDOT CORS Station TN3A:
0.999921865 (STATE PLANE—TN 4100—US SURVEY FT.)

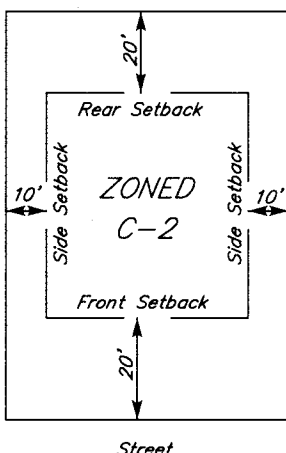
PLANT MATERIALS SCHEDULE						
KEY	QUANTITY	SCIENTIFIC NAME/ COMMON NAME	TRUNK	HEIGHT	SPREAD	REMARKS
	15	<i>Buxus sempervirens</i> / Common Boxwood		18" MIN.		
	6	<i>Acer rubrum</i> / Red Maple		2.5" MIN.		
	3	<i>Cercis canadensis</i> / Eastern Redbud		1.5" MIN.		

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



P Power Pole
 T Sign
 * Existing Fire Hydrant
 * Proposed Fire Hydrant
 R Reducer
 G Proposed Gate Valve & Box
 C Concrete Thrust Block
 W Existing Water Line
 W Proposed Water Line
 S Existing Sanitary Sewer Line
 S Proposed Sanitary Sewer Line
 O Existing Manhole
 O Proposed Manhole
 DP Sewer Line Check Dam
 - Existing Contours
 - Proposed Contours
 00.0 Existing Spot Elevations
 00.0 Proposed Spot Elevations
 SF Siltation Fence
 (to be installed before
 grading and left in place until
 a good stand of grass is
 established over all disturbed
 areas.)

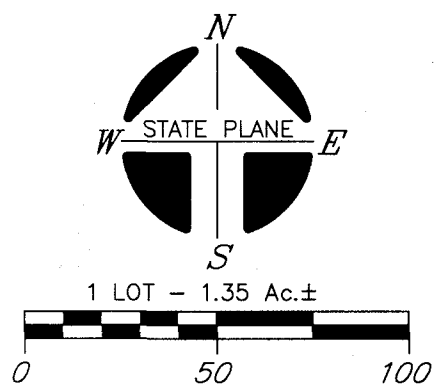
ZONED: C-2
FRONT SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

IPS ○ IRON PIN SET (1/2" REBAR
WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND.
● SURVEY POINT
-X- EXISTING FENCE LINE

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



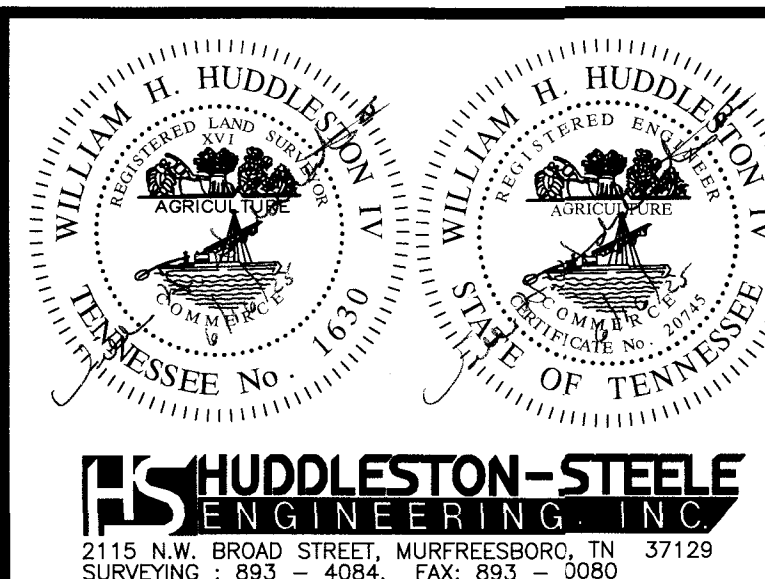
Zoning District: Commercial-2
Existing Use: Commercial
Proposed Use: Commercial
Existing Building: 10,435 SF.
Proposed Building: 5,400 SF.
Total square footage: 15,835 SF.
Acreage/square footage of lot: 1.35 Ac./58,834± SF.

Parking:
Parking requirements: 56 Spaces
Total parking provided: 61 Spaces (2 ADA)

Landscaping & Buffering:
Impervious surface area: 46,976 SF.
Pervious surface area: 11,858 SF.
Landscaping area: 2,531

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

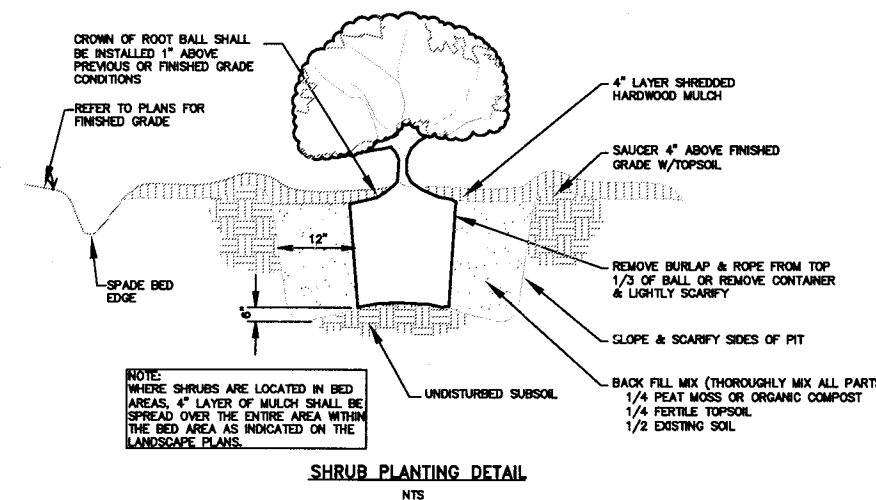
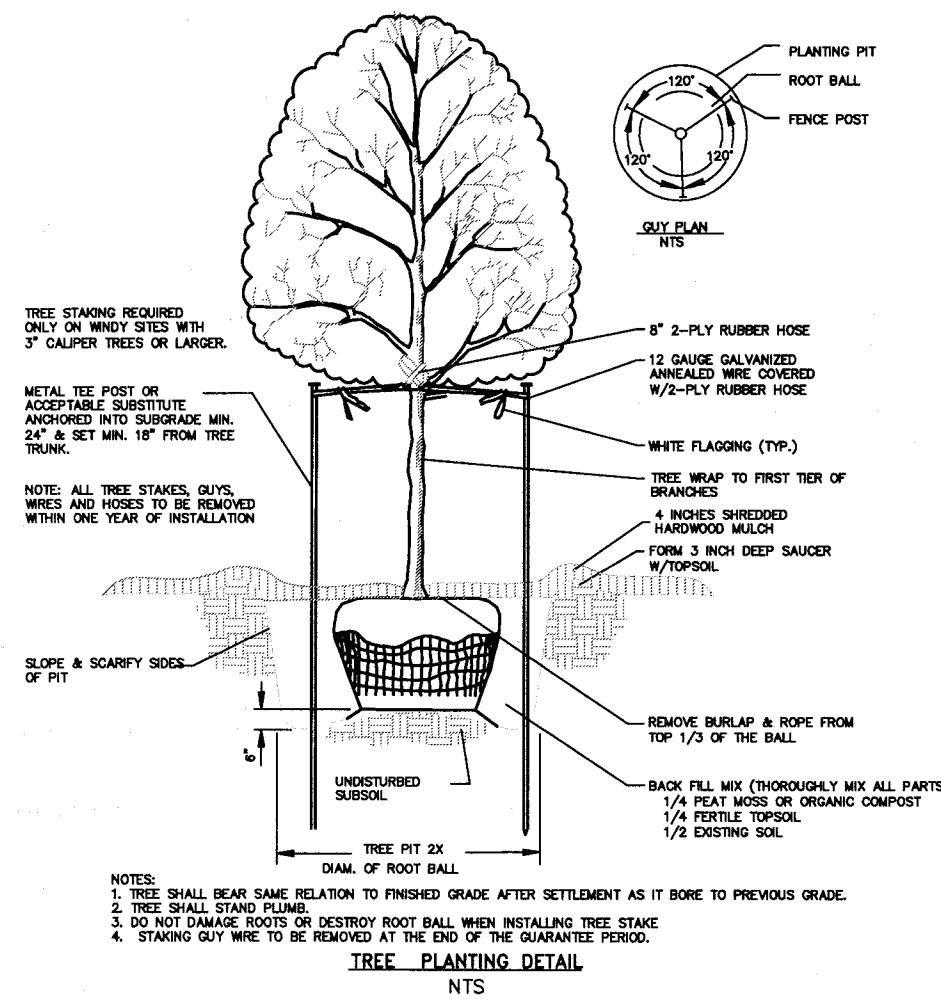
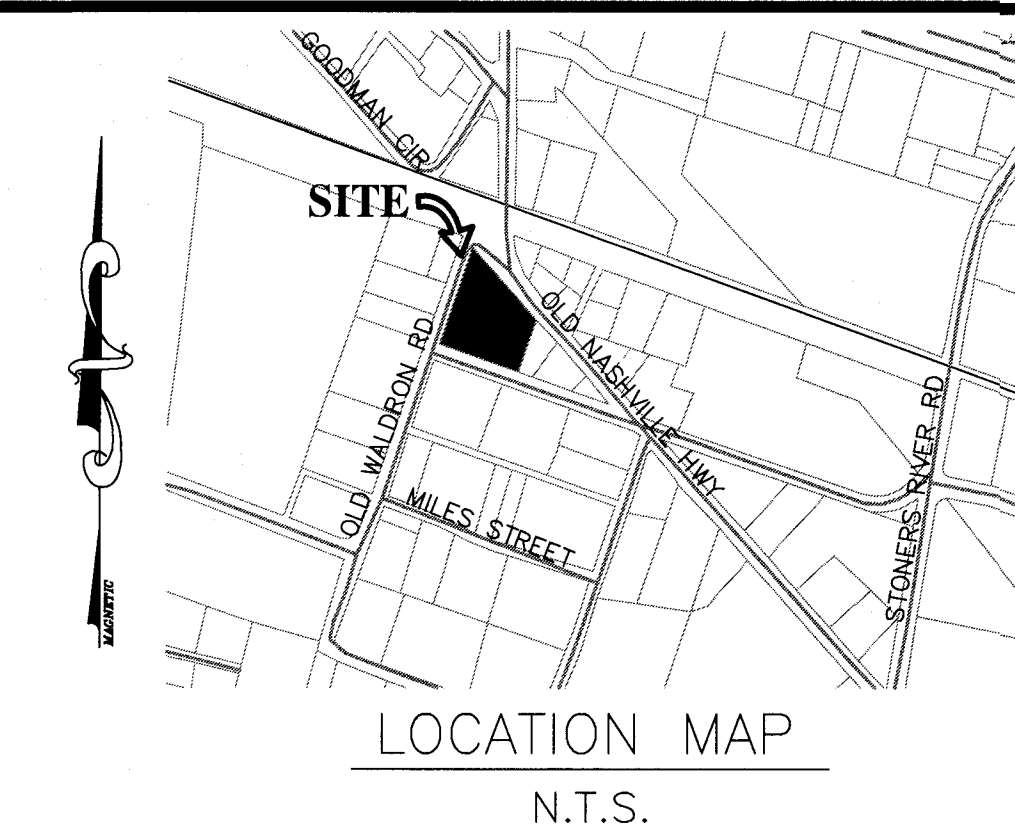
I HEREBY CERTIFY THAT THIS IS A CATEGORY " IV " SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE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



LANDSCAPING PLAN
192 AND 198
OLD NASHVILLE HWY

15TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

DATE: June, 2025 SCALE: 1"=50' SH. 4 OF 4





Item #: 9. Site Plan - Dous Retail Center - Building totaling 4,200 Square Feet on 1.28 Acres. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

This site plan was 1st submitted to the City's planning commission in August 2022, then again in March 2024. Although the item has been deliberated in several meetings, ultimately the site plan was never approved.

On behalf of his client, Chet Rhodes is requesting site plan approval for a retail center to be located at 5130 Murfreesboro Road. Currently the property contains only one structure. The other structure on the adjacent site is a strip-like retail center and contains 11,257 sq. feet. It is no longer part of this lot, but it was in the past.

The applicant has proposed to use the existing building that is comprised of 4,200 square feet with this plan. The building is 1-story and was formerly a car wash.

6' Sidewalks must be shown along all frontages incl. Murfreesboro Road, Old Nashville Hwy., George Chaney.

This particular site is contained in an overlay district. The building currently contains five (5) bays and two (2) pedestrian doors that face the front of the building. The building itself is already comprised of brick with a metal roof.

The applicant has decided to brick parts of the building and add windows as well. Also, the applicant has added more parking spaces as well as added a dumpster location to the site plan.

Staff Comments / Technical Items:

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

1. Applicant must submit an architectural materials board with actual samples of all exterior materials, including samples of all paint colors;
2. 6' Sidewalks must be shown along all frontages incl. Murfreesboro Road, Old Nashville Hwy., George Chaney;
3. The address is incorrect and should be 5130 Murf. Road;
4. Photometric Plan is missing;
5. Applicant shall show a Site Data Table;
6. Parking requirements must be included in the Site Data Table;
7. Add note on appropriate sheet to indicate van-accessible handicap space with provided van-accessible loading zone;
8. Show all details of ADA signage and ADA pavement markings that will be utilized on the site;
9. Include parking detail for handicap spaces;
10. Show all utilities;
11. Building setback lines must be indicated for all sides of all buildings.

12. ARCHITECTURAL ELEVATIONS ARE MISSING.

Engineering (Gary Lide - glide@lavergn.net)

1. (Sheet C-2.1b) Provide a grading and drainage plan showing how site run-off will be handled for the modified structure. Staff does not concur with engineer's statement on the second Sheet C-2.1 that no grading plan is required. The architectural plans show doorways exiting from the proposed portion of the building which will require existing and proposed elevations to confirm IBC and ADA access requirements are met. The grading plan should show, at a minimum:
 - a. Spot elevations and FFE elevations at each proposed door along the back of the building.
 - b. Spot elevations for the proposed concrete walk along the rear of the building including top of walk at the face of building, top of walk at the asphalt interface, and top of asphalt at the asphalt interface with the proposed walk.
 - c. Existing/Proposed elevations anywhere else that the ground is being disturbed including proposed curb and curb extensions.
 - d. Spot elevations in the H/C Accessible space to confirm conformance with ADA requirements.
 - e. Elevations on all proposed walks to confirm compliance with ADA and PROWAG requirements.
 - f. Elevations in all new parking spaces.
2. (Sheet C-7.2) Since new parking spaces are being added in the presently grassed area under the TVA transmission lines, stormwater quantity calculations meeting the requirements of the Stormwater Ordinance must be provided and stormwater quantity controls must be added.
3. (Sheet C-7.2) The detail shown for a "Detention Area and Sediment Basin" will suffice for meeting the Stormwater Management Ordinance water quality requirements. The following must be provided:
 - a. Provide stormwater quality calculations for sizing the basin per the Stormwater Management Ordinance. The basin must be sized based on the total area disturbed (proposed building expansion, proposed walk, proposed curb extensions, proposed curb, etc.) regardless of the existing ground surface.
 - b. Show the location of the basin on the site and grading plans
 - c. Since this is required as a permanent addition to the site, provide a Longterm Maintenance Agreement (LTMA) and Longterm Maintenance Plan (LTMP) for the basin which must be recorded prior to the certificate of occupancy being issued.
 - d. (For information) The city would accept a single riprap baffle in lieu of the three fabric baffles. This would save the owner having to replace the fabric baffles every six months to a year as shown on the plans.
4. (Sheet C-7.1) There is a circle on the plan which is labeled as a stockpile and the label has been cut off. Please clarify what type of stockpile this is.
5. (Sheet C-7.3) Modify detail 2 "Construction Entrance" to account for the fact that the entrance is shown placed on top of existing asphalt.
6. (Sheet C-6.1) The dumpster screen is proposed to be exposed CMU with a wooden gate. The Planning Commission will review that proposal against requirements of the Murfreesboro Road Overlay District.
7. (Sheet C-7.0) The silt fencing shown on the intermediate EPSC plan should be shown on the Initial EPSC Plan (C-7.0).
8. (Sheet C-2.1) It is strongly preferred by staff to connect the proposed walk along Brewer Street with the proposed sidewalk along Murfreesboro Road.

Utilities (Scott Tatalovich - statalovich@lavergn.net)

1. Indicate distance to closest public FH, approximately 280 feet from the southwest corner of the property.
2. Show 8"W in south side of Murfreesboro Rd, which serves current water meters for these lots.
3. Show existing 2" low pressure sewer (LPS) in Old Nashville Hwy discharging to existing MH in west lot.
4. West lot building is 11,257 SF and requires fire sprinklers per current building codes.
5. Show existing water meter location for east lot.
6. Label existing 15-foot sewer easement through properties (DB339, PG214).
7. Show existing sewer service cleanout and/or existing sewer plumbing for western lot.
8. Show existing sewer plumbing for existing building at eastern lot.

Codes (Joe White - jwhite@lavergn.net)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergn.net)

No comments.

Police

No comments.

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

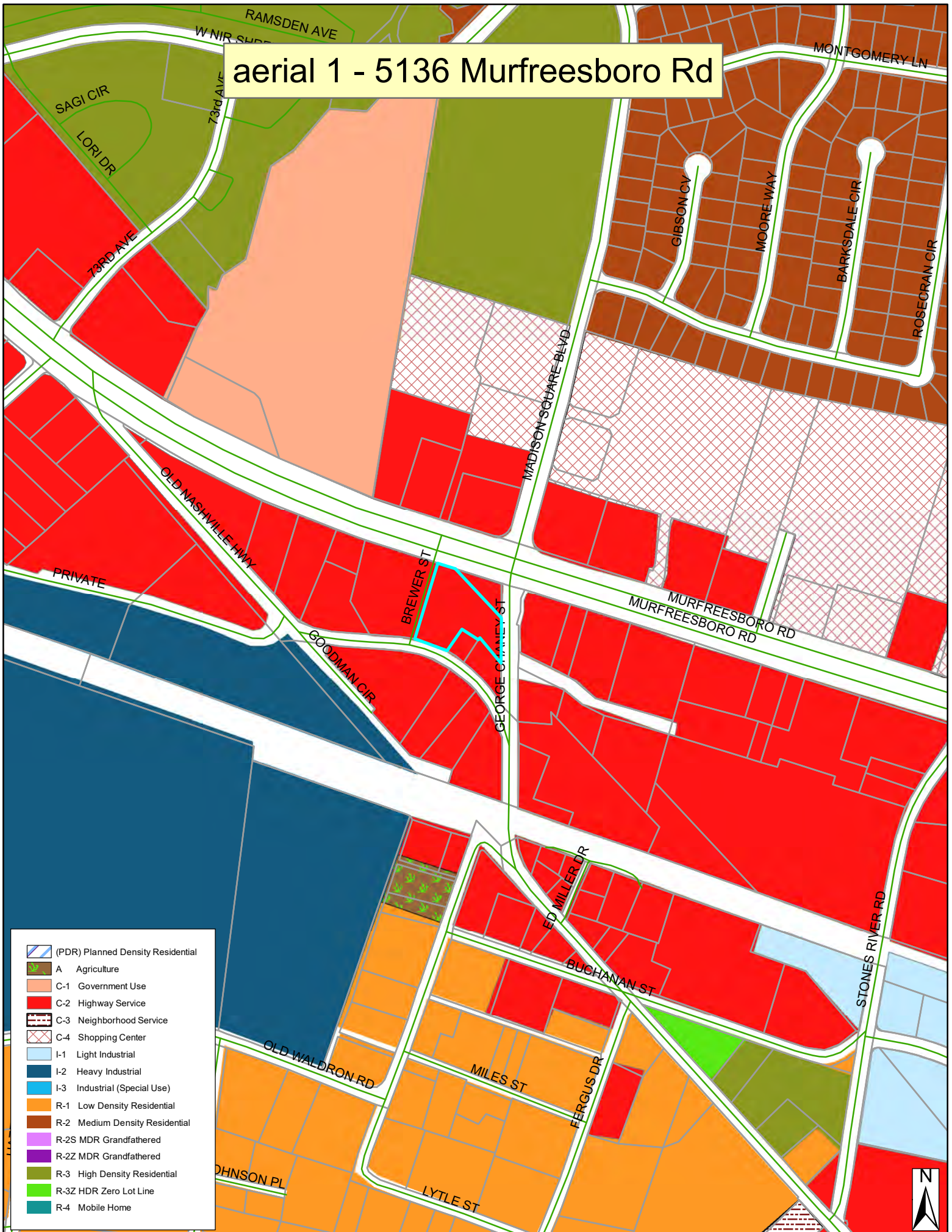
aerial 1 - 5136 Murfreesboro Rd



aerial 1 - 5136 Murfreesboro Rd

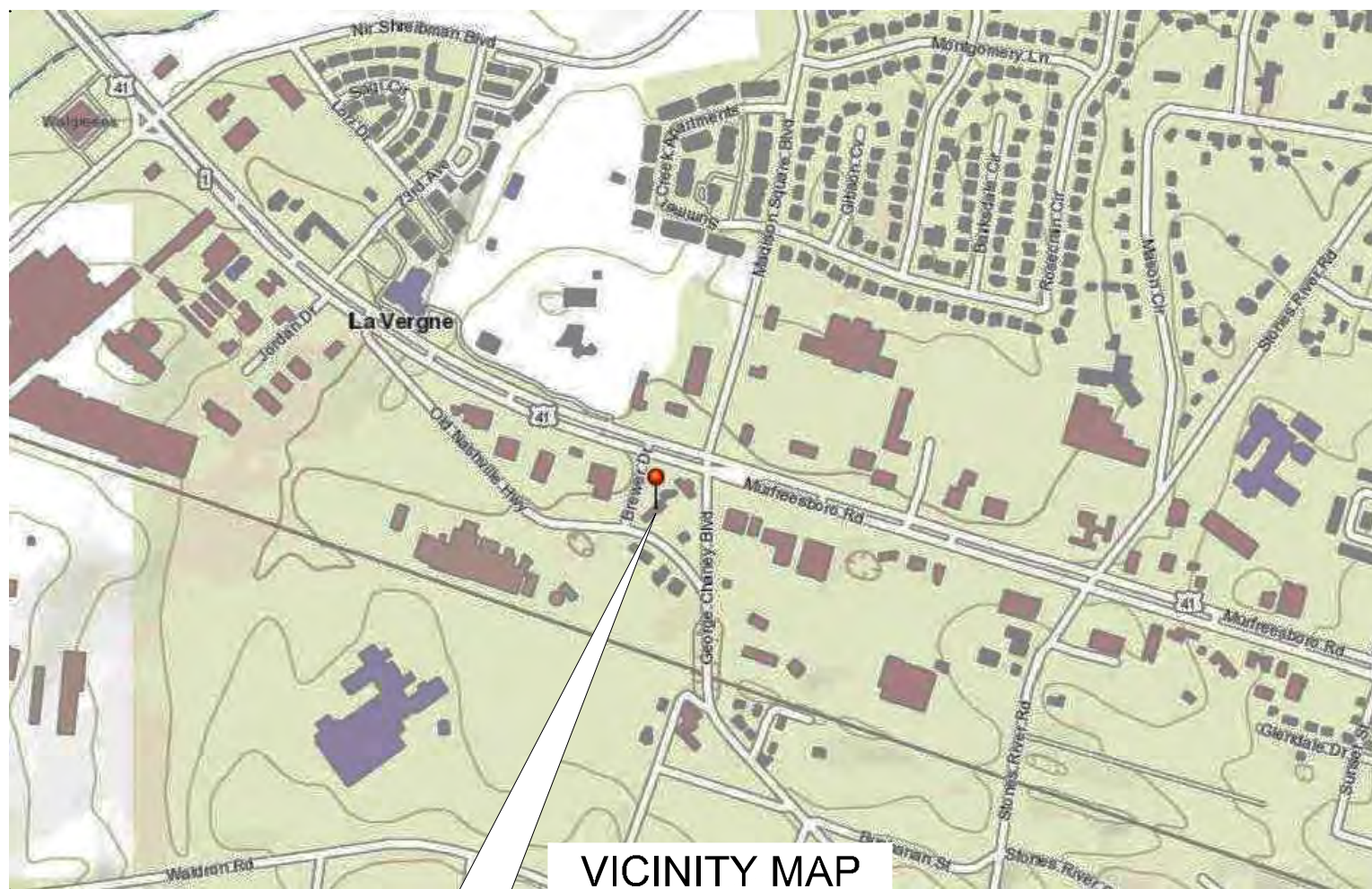


aerial 1 - 5136 Murfreesboro Rd









VICINITY MAP
SCALE: N.T.S.

SITE LOCATION



AERIAL VIEW
SCALE: N.T.S.

SITE LOCATION

OSAMA DOUS RETAIL CENTER

5130 MURFREESBORO ROAD

LA VERGNE, TN 37086

ACRES = 1.43

PARCEL ID: 00100 015M

ZONED C-2

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE NOC CERTIFICATION:

1. THE PROJECT ASSOCIATE WITH THESE SUBMITTED PLANS IS COVERED UNDER
TENNESSEE CONSTRUCTION GENERAL PERMIT TN _____

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:
☒ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

Christie A. Rhodes
SIGNATURE DATE

CIRCLE ONE: DEVELOPER ☒ PROJECT ENGINEER ☐ OTHER _____

NOTE: A PROJECT WILL NOT BE SCHEDULED FOR A PRE-CONSTRUCTION MEETING
UNTIL THE STATE CONSTRUCTION GENERAL PERMIT NOC LETTER IS SUBMITTED.

2. I HEREBY CERTIFY THAT THIS PROJECT DOES NOT REQUIRE COVERAGE UNDER A
TENNESSEE CONSTRUCTION GENERAL PERMIT.
THE TOTAL DISTURBED AREA IS: _____ APPLIED FOR _____ ACRES.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:
☒ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

SIGNATURE 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) ACRE 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) OR MORE ACRES REQUIRE STATE PERMIT COVERAGE.



NOTED

SITE DATA CHART

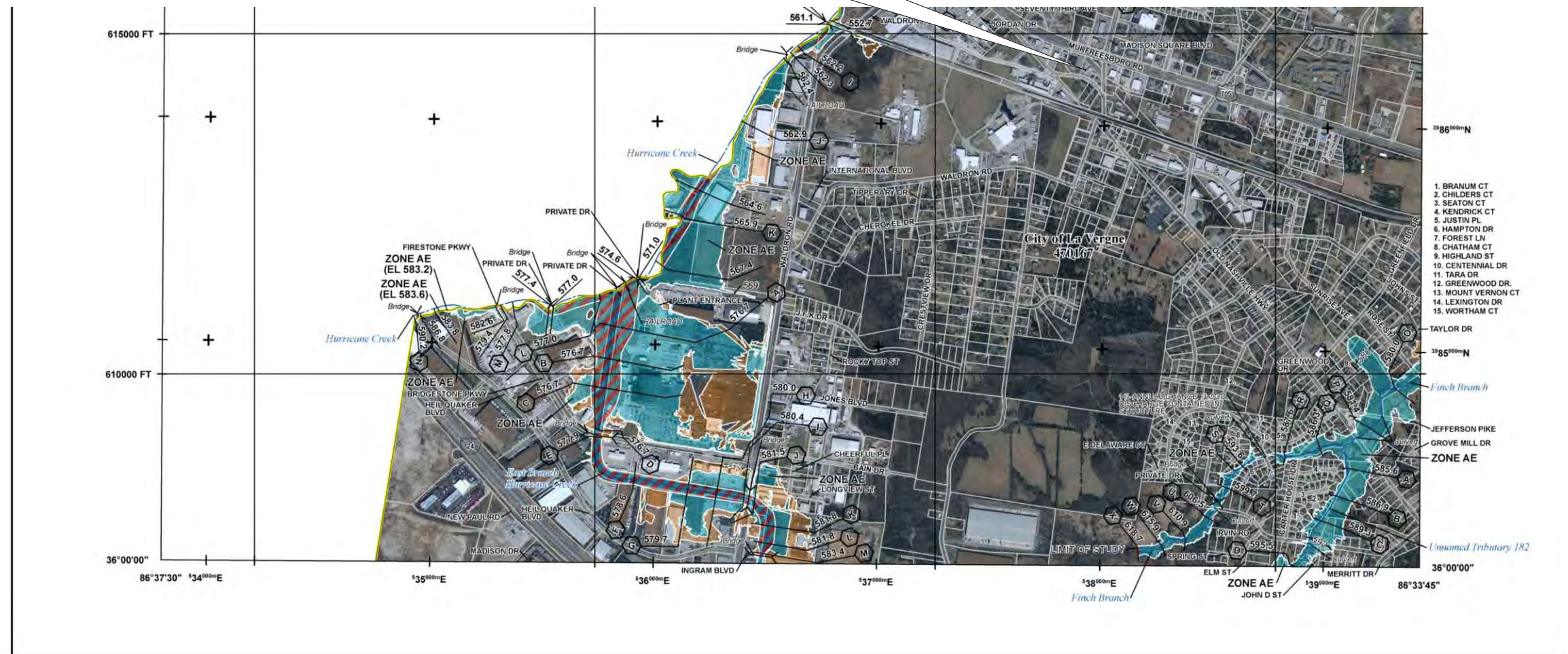
ZONING DISTRICT	=	C-2
EXISTING USE	=	CAR WASH
PROPOSED USE	=	RETAIL
DENSITY	=	1
SQ. FT. OF EACH BUILDING (EXISTING & PROPOSED)	=	4,210 sq. ft.
TOTAL SQ. FOOTAGE	=	4,210 sq. ft.
SQ. FOOTAGE OF EACH USE	=	4,210 SQ. FT.
FLOOR AREA RATIO	HEIGHT: 15'-7.3/4"	
	STORIES: 1	
ACREAGE/SQ. FOOTAGE OF LOT	FAR = .06	
	= 62,737.8 sq. ft. / 1.43 acres	
SIGN HEIGHT & AREA	=	

PARKING

PARKING REQUIREMENTS (MIN.) FOR EACH USE	=	3 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA.
TOTAL PARKING PROVIDED	=	4,210 SQ. FT. OF RETAIL = 3 X 5,000 SQ. FT. = 15 SPACES REQ'D

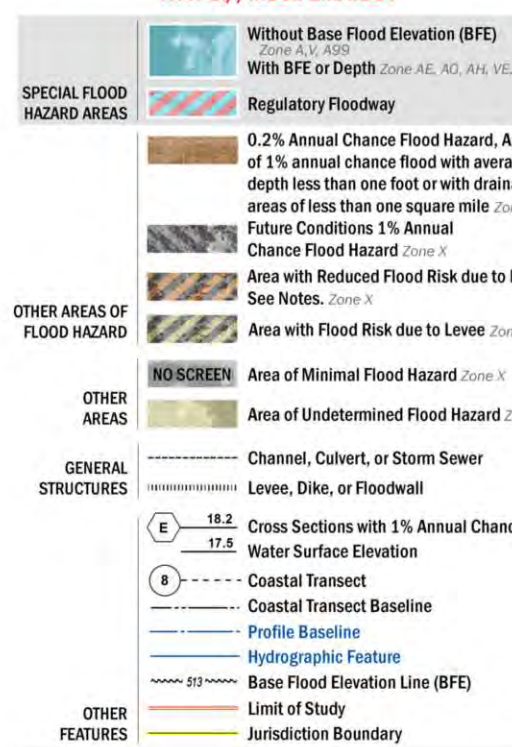
LANDSCAPING & BUFFERING

IMPERVIOUS SURFACE AREA	=	35,886.6 SQ. FT. = 0.82 ACRES
ILA EXISTING (LANDSCAPING ISLANDS)	=	
ILA REQUIRED	=	
ILA PROPOSED	=	
OPEN SPACE PROVIDED	=	
IMPERVIOUS AREA	=	35,886.6 SQ. FT. = 0.82 ACRES
PERVIOUS AREA	=	26,847.3 SQ. FT. = 0.61 ACRES
		1.43 ACRE



FLOOD HAZARD INFORMATION

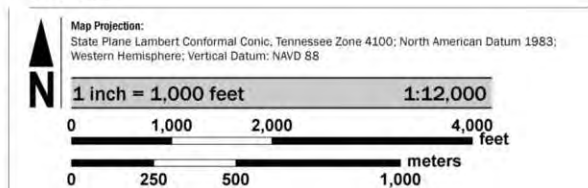
SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://NSC.FEMA.GOV](https://nsc.fema.gov)



NOTES TO USERS

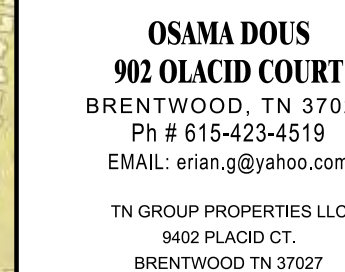
For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including historic versions, the internet map site for this FIRM, please visit the FIRM website at <https://nsc.fema.gov>.
National Flood Insurance Program (NFIP) is a federal program that provides flood insurance to property owners in the United States. The NFIP is managed by the Federal Emergency Management Agency (FEMA).
Flood Insurance Study (FIS) is a study that identifies areas that are at risk of flooding. The FIS is used to develop the FIRM.
Flood Hazard Boundary (FHB) is a boundary that separates areas that are at risk of flooding from areas that are not at risk of flooding.
Flood Hazard Zone (FHZ) is a zone that is at risk of flooding. The FHZ is defined by the FHB.
Flood Hazard Area (FHA) is an area that is at risk of flooding. The FHA is defined by the FHB and the FHZ.
Flood Hazard Boundary (FHB) is a boundary that separates areas that are at risk of flooding from areas that are not at risk of flooding.
Flood Hazard Zone (FHZ) is a zone that is at risk of flooding. The FHZ is defined by the FHB.
Flood Hazard Area (FHA) is an area that is at risk of flooding. The FHA is defined by the FHB and the FHZ.

SCALE



PANEL LOCATOR





ENGINEER



SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL/ENVIRONMENTAL
SITE DEVELOPMENT, WATER/WASTEWATER

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APPROVAL		
DRAWN	PWB	00/00/00
DESIGN	ATD	00/00/00
CHECKED	CAR	00/00/00
APPROVED	CAR	00/00/00
SAVED DATE: 3/14/2024 3:26:15 PM D:\msd...		

OSAMA DOUS

RETAIL CENTER

5130 MURFREESBORO ROAD / A VERGNE TN 37086

EXISTING CONDITIONS

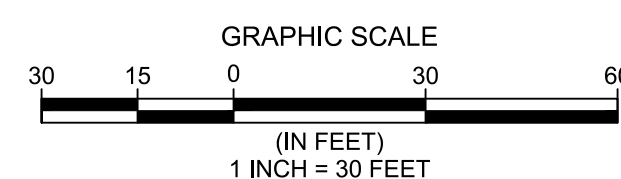
DV/G. N.

C-1.0

SCALE: NOTED

JOB No. _____

	REV
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Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

520 W Lytle St Suite B
Murfreesboro, TN 37130
Phone: 615-907-8625
Cell: 931-636-2414

Elkinsdoyle@gmail.com



EXISTING CONDITIONS

NOTED



DWG. No.

C-2.0

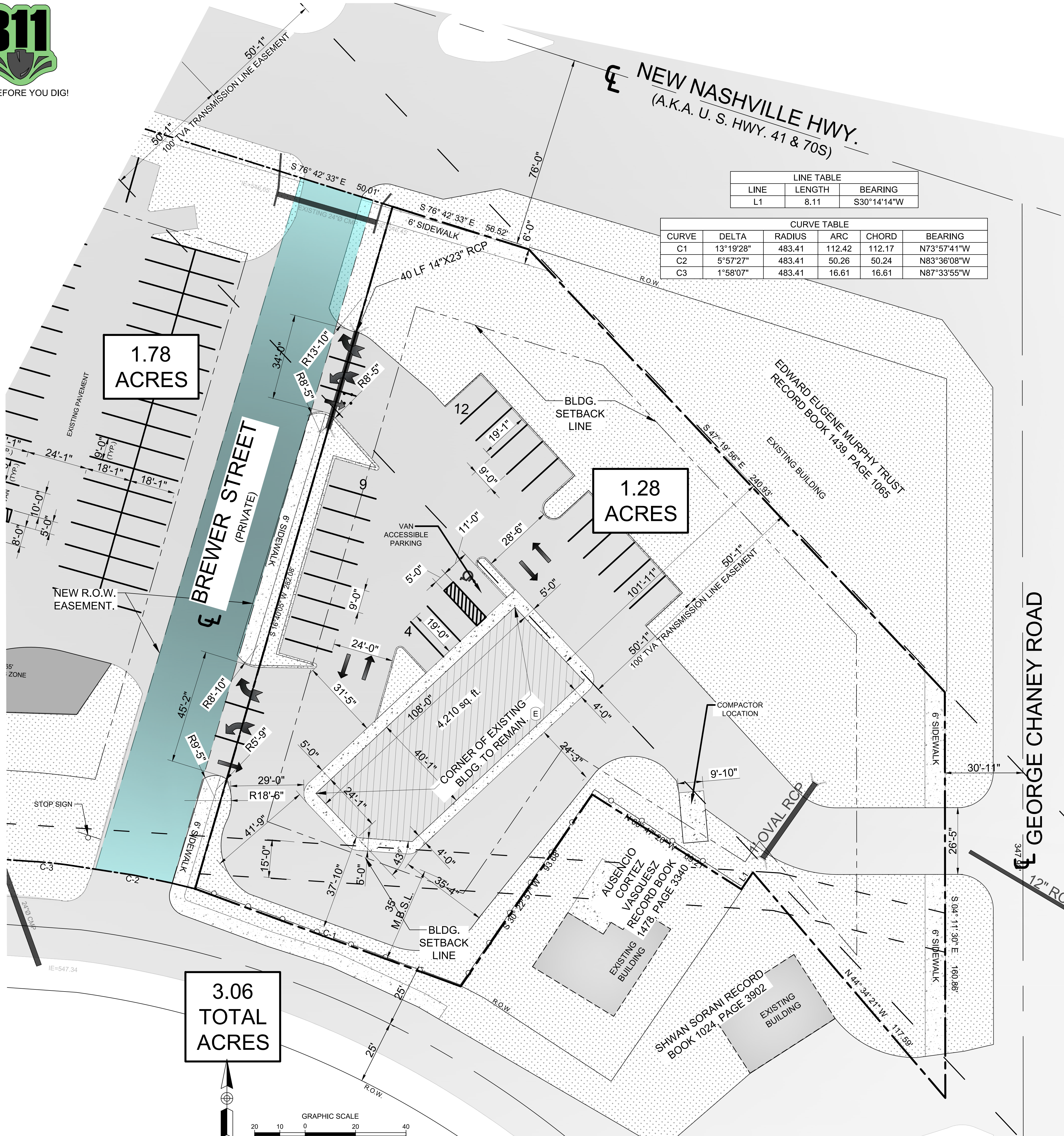
SCALE: NOTED

CADFILE: C:\E\Software\AutoCAD\2014

JOB No.	REV
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CALL BEFORE YOU DIG!



RETAIL GOODS ESTABLISHMENT:
3 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA.
4,210 sq. ft. OF RETAIL = 3 x 5,000 sq. ft. = **15 SPACES REQ'D**

THE ADA PARKING SPACE REQUIREMENTS IN TENNESSEE ALSO SPECIFY HOW MANY SPACES ARE NEEDED BASED ON THE SIZE OF THE LOT OR FACILITY. LOTS MUST HAVE AT LEAST ONE ACCESSIBLE SPOT FOR EVERY 25 COMMON SPACES (1:25). FOR ACCOMMODATIONS WITH MORE THAN 25 SPOTS, AN EXTRA ONE ADA PARKING SPACE MUST BE ADDED FOR EVERY 50 REGULAR STALLS OVER 25 (1:50).

IMPERVIOUS AREA = 35,886.6 sq. ft. = 0.82 acres
PERVIOUS AREA = 26,847.3 sq. ft. = 0.61 acres
1.43 acres

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

520 W Lytle St. Suite B
Murfreesboro, TN 37130
Phone: 615-907-8625
Cell: 931-636-2414
Elkinsdoyle@gmail.com

OSAMA DOUS
902 OLACD COURT
BRENTWOOD, TN 37027
Ph # 615-423-4519
EMAIL: erian.g@yahoo.com
TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027

CHESTER A. RHODES
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
3/14/2024

ENGINEER:
RE
RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
SAL. ENVIRONMENTAL
SITE DEVELOPMENT WATERWASTEWATER

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NO.	DATE	REVISIONS	DRAWN	CHECKED	DESIGNED	APPROVED

APPROVAL		
DRAWN	PWB	00/00/0000
DESIGN	ATD	00/00/00
CHECKED	CAR	00/00/00
APPROVED	CAR	00/00/00

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OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

SITE PLAN

DWG. No.
C-2.1

SCALE: NOTED
CADFILE: 1117 Whitney Drive, 3/14/2024

JOB No.
REV.



OSAMA DOUS
902 OLACID COURT
 BRENTWOOD, TN 37027
 Ph # 615-423-4519
 EMAIL: erian.g@yahoo.com

TN GROUP PROPERTIES LLC
 9402 PLACID CT.
 BRENTWOOD TN 37027



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APPROVED	CAR	00/00/00
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RETAIL CENTER
56130 MURFREESBORO ROAD, LA VERGNE, TN 37086
SITE B1 AN

DWG. No.

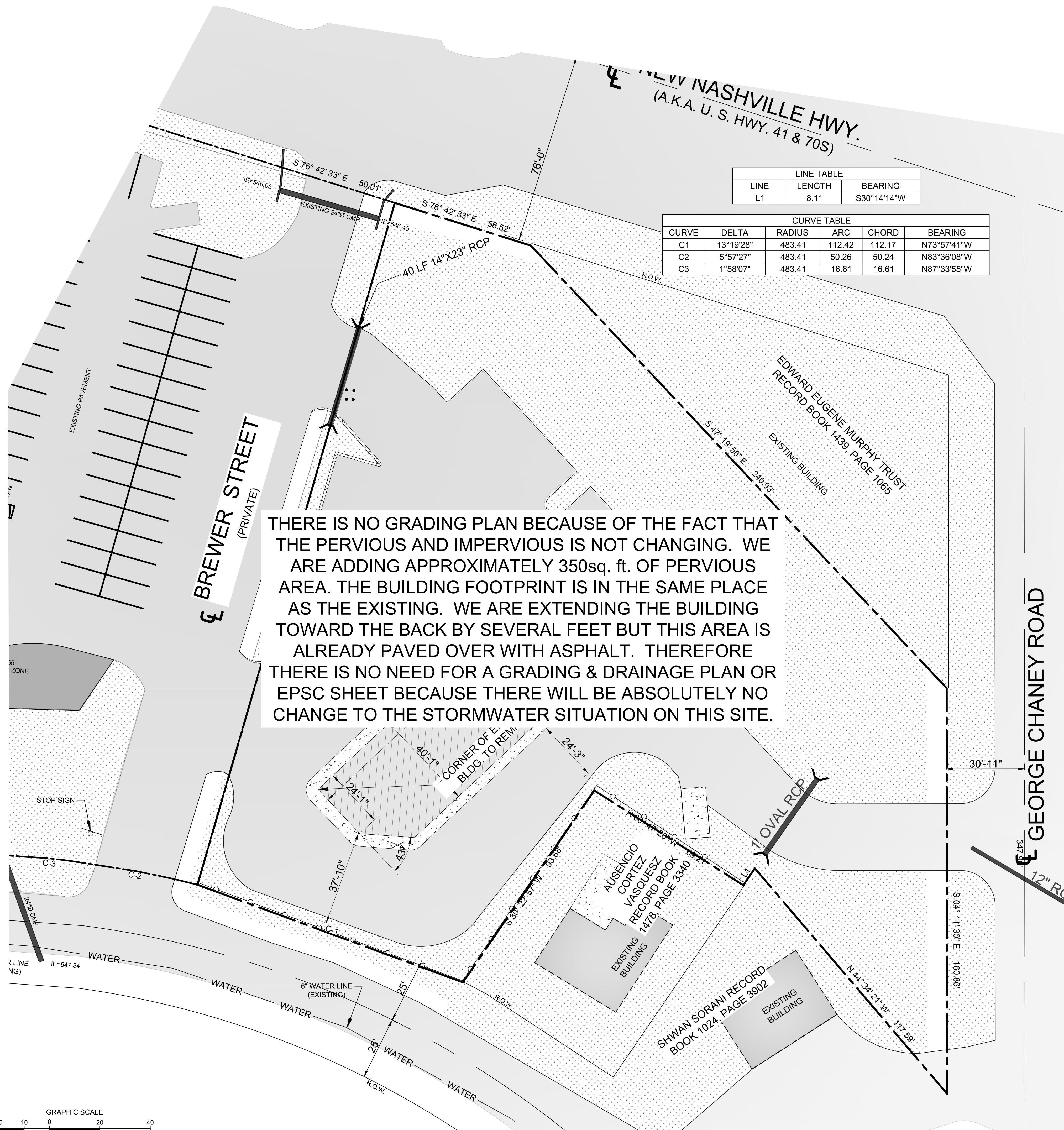
C-2.1

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FILE: \\F:\Mechanical\Plant_gis\1024

JOB No

REF



SITE PLAN

NOTE



3/14/2024

ENGINEER



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APPROVED	CAR	00/00/0000

SAVED DATE: 3/14/2024 3:26:15 PM Doug

OSAMA DOUS

RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

UTILITY PLAN

DING, No

C-4.0

SCALE: NOTED

JOB No. _____

REV



RE

**RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC**
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CELL: 615.480.7535

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APPROVAL		
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DESIGN	ATD	00/00/00
CHECKED	CAR	00/00/00
APPROVED	CAR	00/00/00

SAVED DATE: 3/14/2024 3:26:15 PM Doug

OSAMA DOUS

RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

PERVIOUS & IMPERVIOUS

DWG. No.

C-5.0

SCALE: NOTED

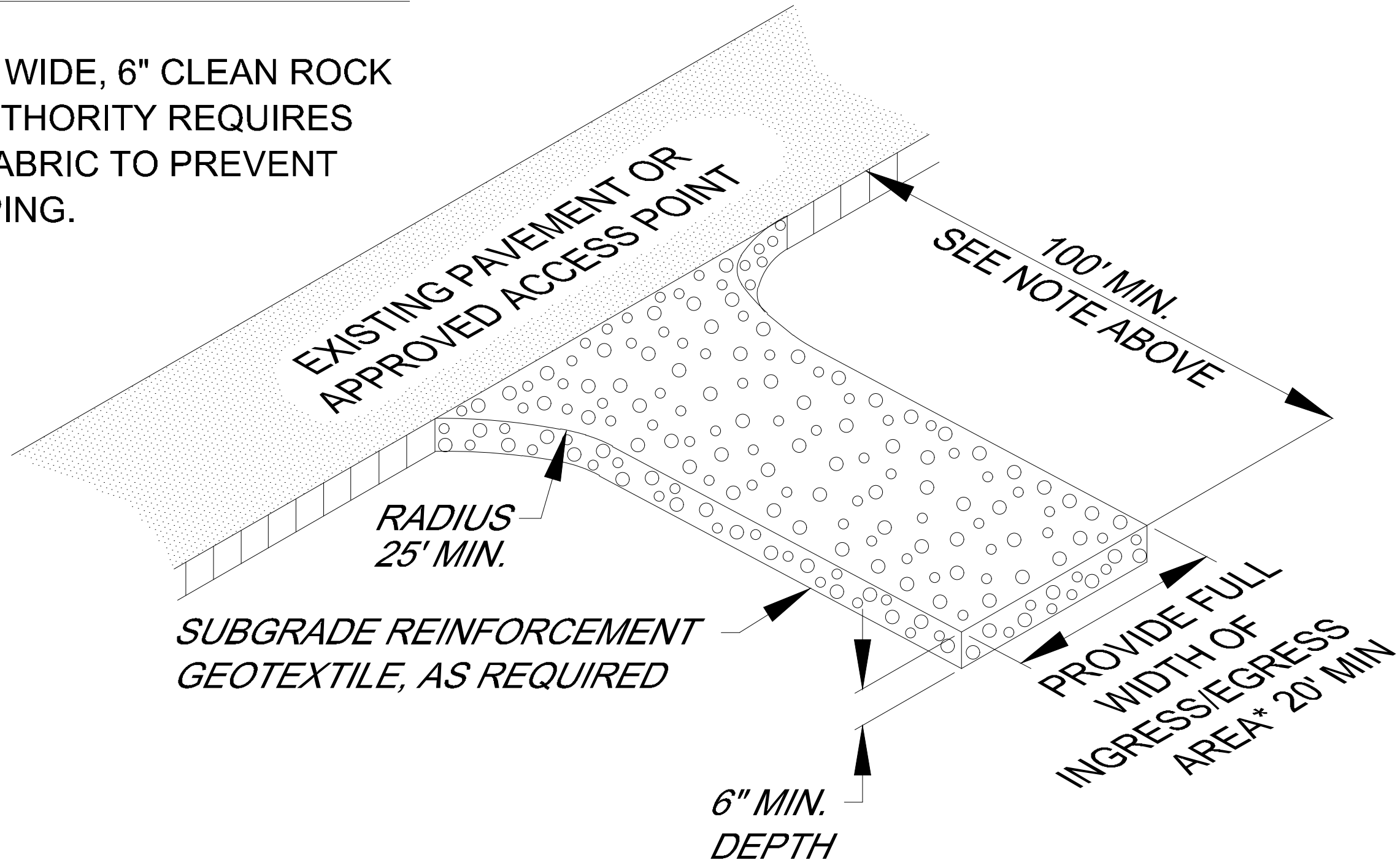
JOB No.

REV.	△
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Page 113 of 128

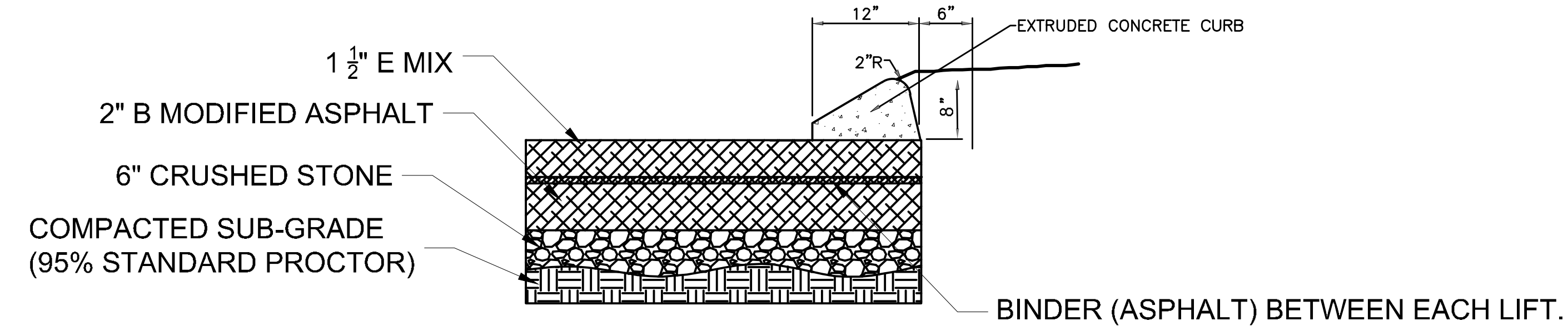
NOTE:

75' LONG BY 20' WIDE, 6" CLEAN ROCK
GOVERNING AUTHORITY REQUIRES
GEO-TEXTILE FABRIC TO PREVENT
SUB-SOIL PUMPING.



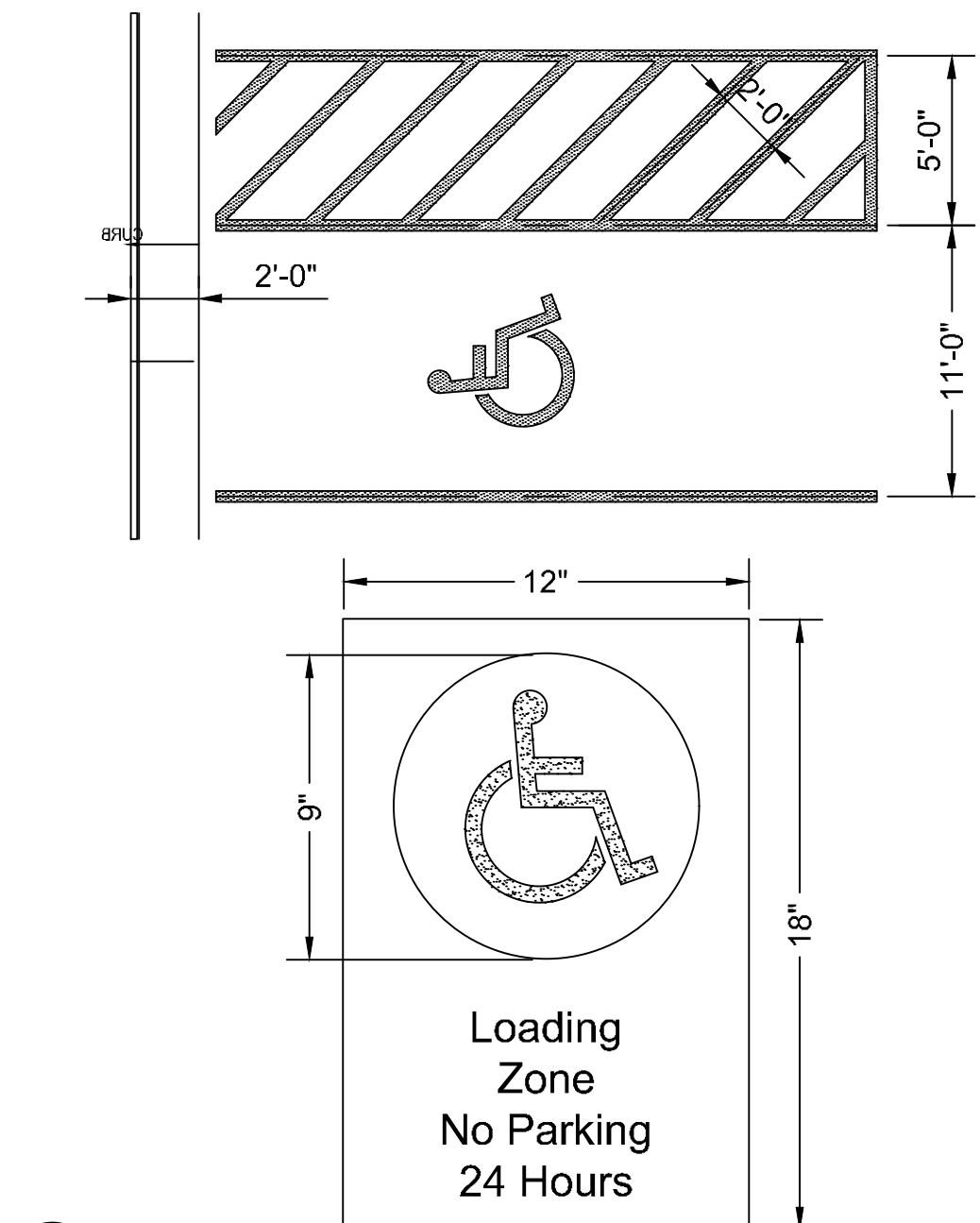
CONSTRUCTION ENTRANCE

Parking Lot Paving Detail



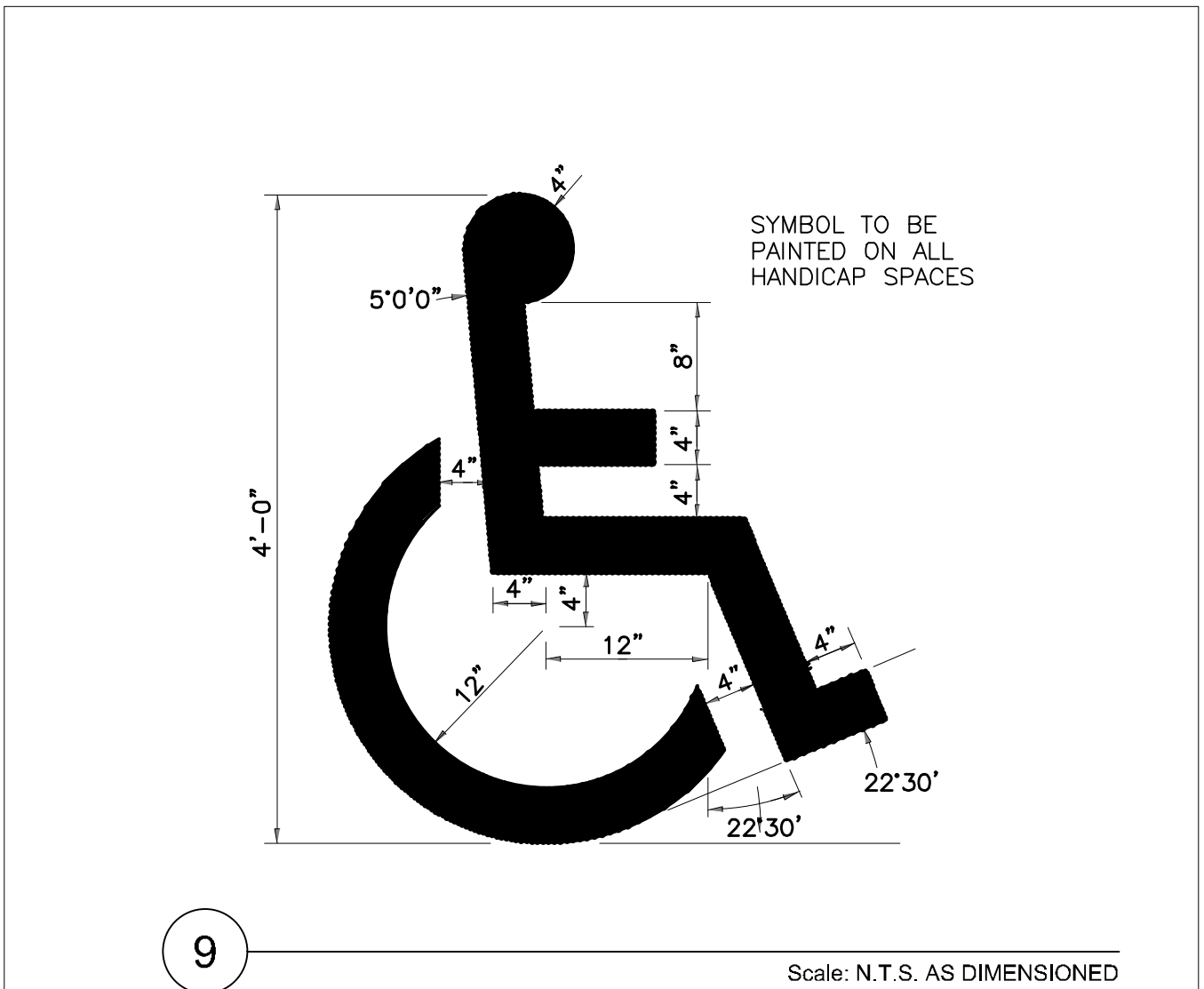
ASPHALT CROSS SECTION

ASPHALT DETIAL & CURB

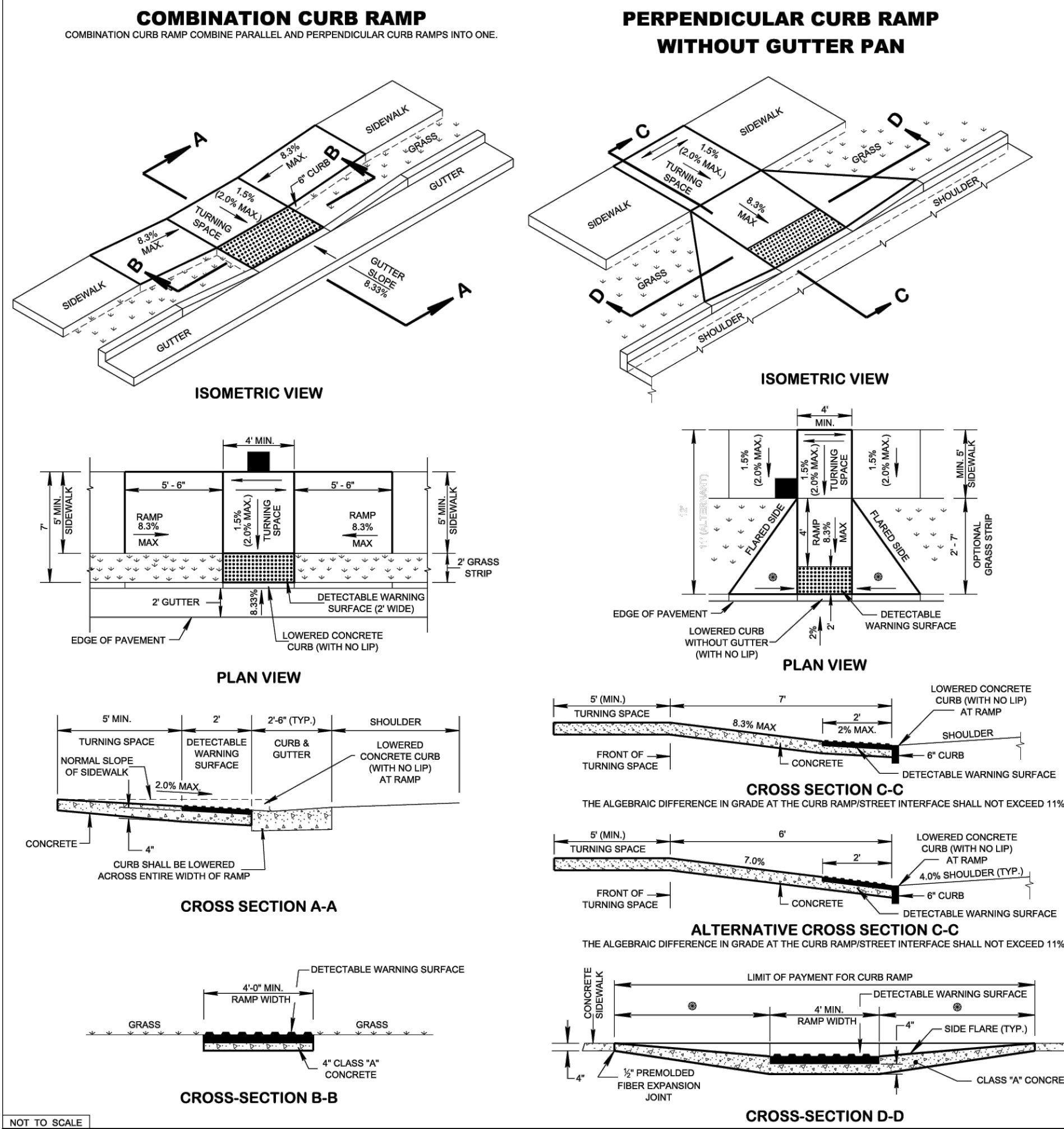


Scale: N.T.S. AS DIMENSIONED

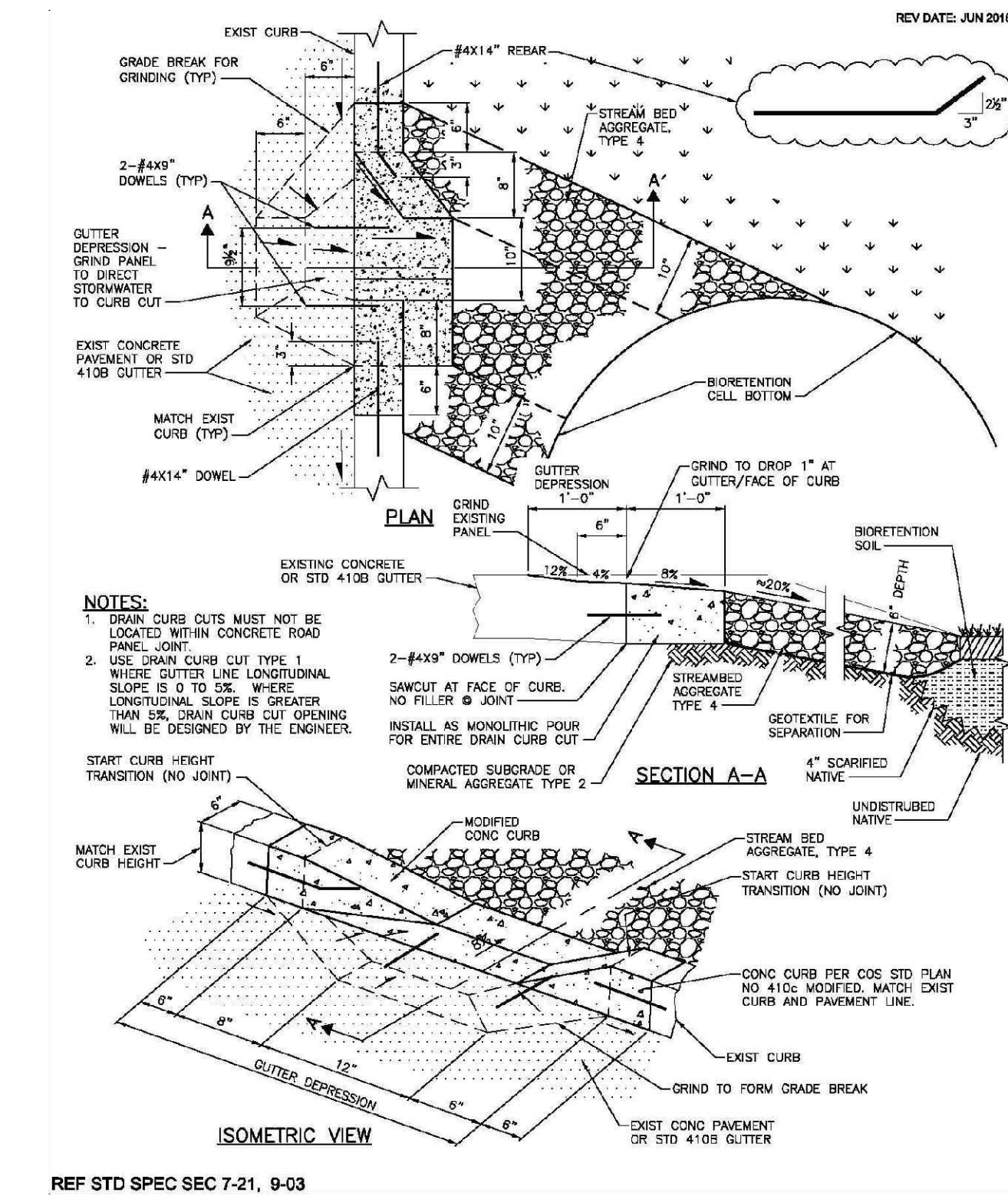
ADA PARKING SPACE & SIGN



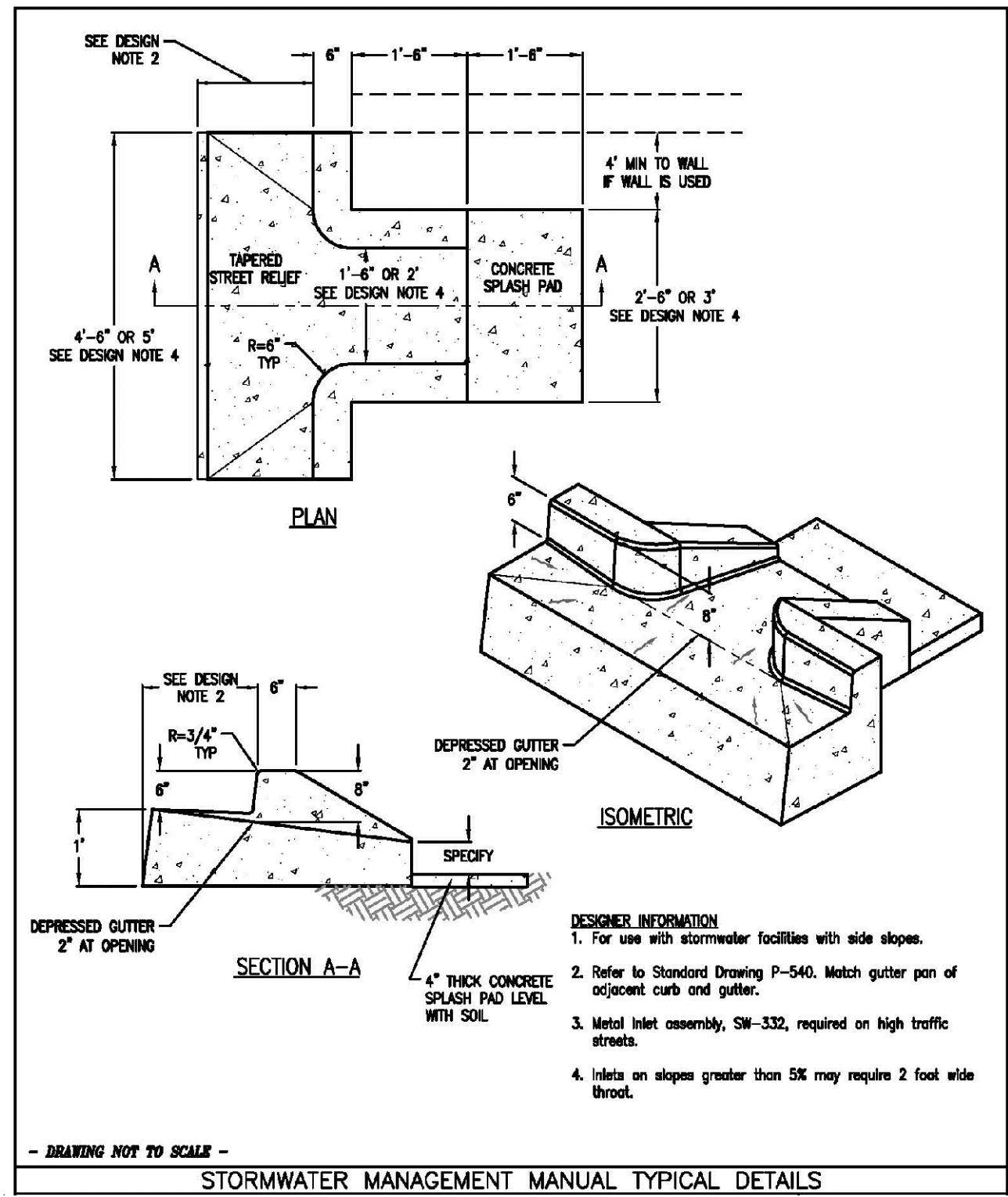
PAINTED ACCESSIBLE SYMBOL



STANDARD CONCRETE SIDEWALK



DRAIN CURB CUT TYPE 1



DRAIN CURB CUT TYPE 2



CALL BEFORE YOU DIG!

OSAMA DOUS
902 OLACID COURT
BRENTWOOD, TN 37027
PH: 615-423-4519
EMAIL: erian.g@yahoo.com

TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027



3/14/2024

ENGINEER:

RE
RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC

PHONE: 615.480.7535
1117 WILKINSON DRIVE
COLUMBIA, TN 38401
CIVIL, ENVIRONMENTAL
SITE DEVELOPMENT, WASTEWATER TREATMENT

By Rhodes Engineering & Environmental Services, LLC.
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APPROVAL

DATE

REVISIONS

APPROVAL

DESIGN

CHECKED

APPROVED

SAVED DATE: 3/14/2024 3:26:15 PM

DRG

OSAMA DOUS

RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

SITE DETAILS

DWG. No.

C-6.0

SCALE: NOTED

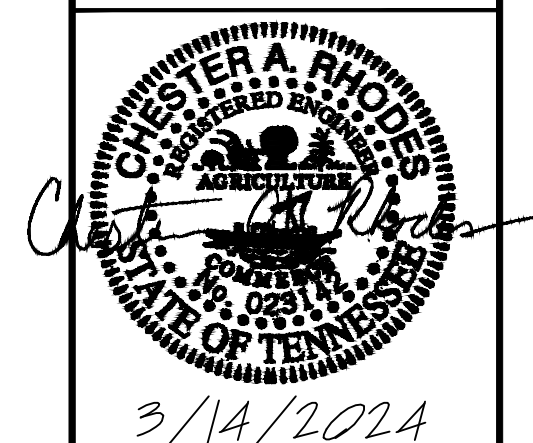
CADFILE: 1117 WILKINSON DRIVE

JOB No.

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Page 114 of 128



CategoryID	Category Description	OptionCode	OptionDescription
6	Axle, Front, Custom	0508849	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, Imp/Vel/Dash of
30	Wheels, Front	0019618	Wheels, Front, Alcoa, 22.50", 13.00", Aluminum, Hub Pilot
31	Tires, Front	0594821	Tires, Front, Goodyear, G266 MSA, 425/65R22.50, 20 ply
38	Bumpers	0123628	Bumper, Non-extended, Imp/Vel
437	Aerial Devices	0559295	Aerial, 105' Heavy Duty Ladder

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.

1 AUTOTURN DETAIL

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DESIGN	ATD	00/00/0000
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APPROVED	CAR	00/00/0000

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RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086
SITE DETAILS

DWG. No.

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1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL TEMPORARY SEDIMENT BASINS IN PROPOSED DETENTION AREA WHERE INDICATED.
3. INSTALL SILT FENCE PRIOR TO LAND DISTURBANCE.
4. BEGIN CLEARING VEGETATION, THEN GRADING CAN BEGIN.

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5. COMPLETE GRADING AND DRAINAGE PER APPROVED PLANS AND PLACE THE EROSION CONTROL MATTING IN AREA OF EMBANKMENT LOCATIONS AS SHOWN AND PER SHEET C-4.3 EROSION CONTROL DETAILS.

6. PREPARE FINAL SEEDING AND LANDSCAPING.
7. MONITOR STABILIZED AREAS UNTIL FINAL STABILIZATION IS ACHIEVED.
8. RESEED AND STRAW THESE AREAS WITH NATIVE GRASSES/SPECIES.
9. ESTABLISH VEGETATION BEFORE REMOVING THE EPSC CONTROLS.
10. REMOVE EPSC CONTROLS REMAINING.

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3/14/2024

ENGINEER



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RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

INTERMEDIATE & FINAL EPSC

DING, No

C-7.1

SCALE: NOTES:

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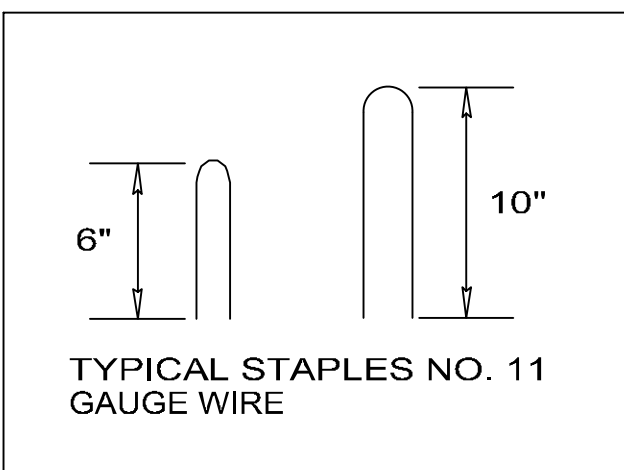
1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".

3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.

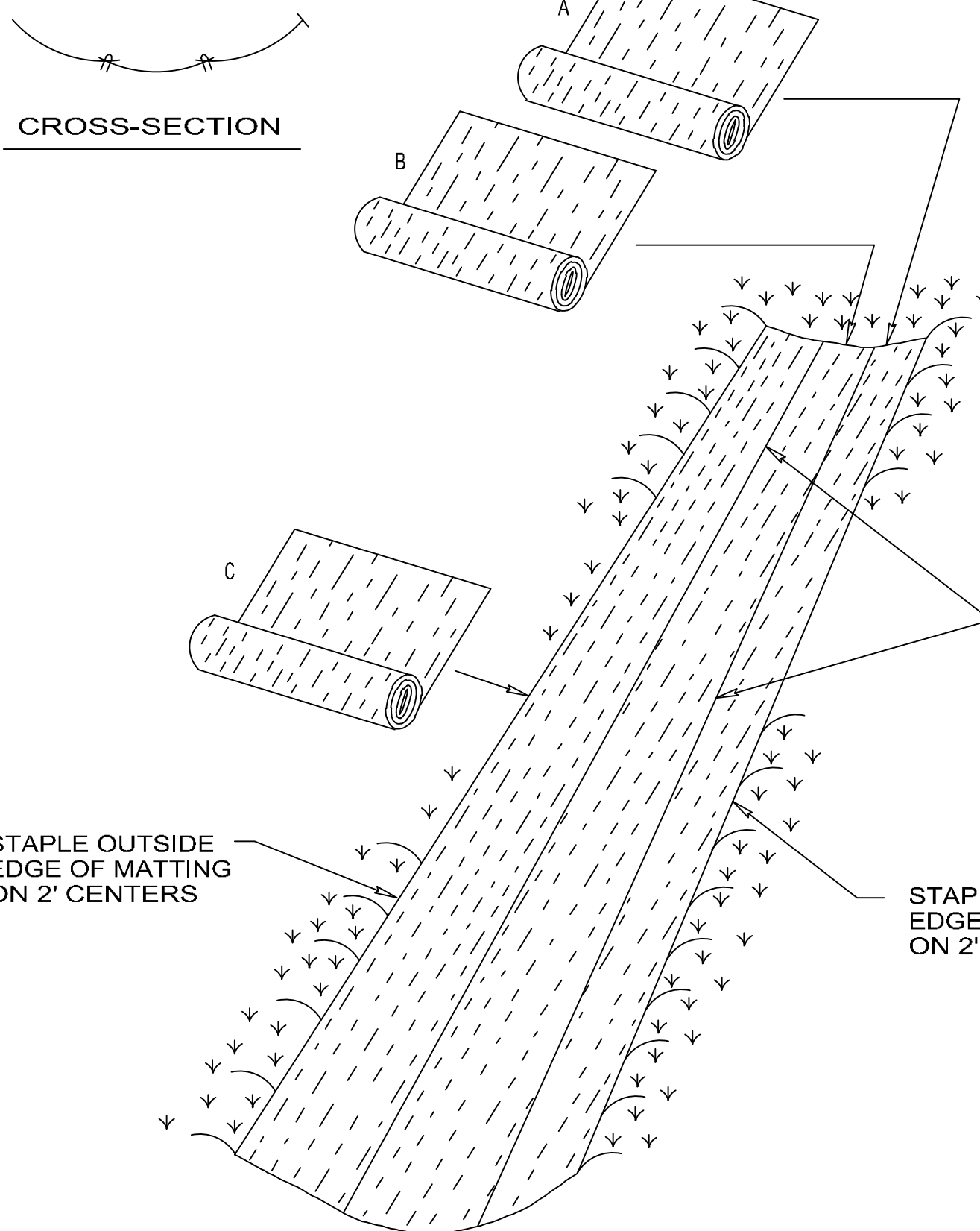
5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", shiplap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.

Note: If flow will enter from the edge of the matting then the area effected by the flow must be keyed-in.

STAPLE OUTSIDE
EDGE OF MATTING
ON 2' CENTERS



SCALE: N.T.S.



SUMMARY:
PRIMARY SPILLWAY:
MAXIMUM DRAINAGE AREA:
MINIMUM SEDIMENT STORAGE VOLUME:
MINIMUM SURFACE AREA:
MINIMUM L/W RATIO:
MAXIMUM L/W RATIO:
MINIMUM DEPTH:
DEWATERING MECHANISM:
MINIMUM DEWATERING TIME:
BAFFLES REQUIRED:
DESIGN LIFE:
DAM HEIGHT:

TEMPORARY SEDIMENT BASIN
 RISER / BARREL PIPE
 100 ACRES MAX.
 1800 CUBIC FEET PER ACRE OF DISTURBED AREA
 435 SQUARE FEET PER CFS OF Q25 PEAK INFLOW
 2:1
 6:1
 2 FEET
 SKIMMER ATTACHED TO BOTTOM OF RISER
 24 HOURS
 3 MINIMUM
 3 YEARS MAX
 15 FEET OR LESS FROM TOP OF DAM TO LOW
 POINT OF DOWNSTREAM TOE.

PLANNING AND DESIGN MANUAL.

NOTE: BASINS LESS THAN 20' IN LENGTH MAY USE 2 BAFFLES.

3' CREST
WIDTH

9"-16"
STONE W/FABRIC
ELEV. 707.00

SEE LOCATION ON PLAN VIEW

SEE WIER BOX DETAIL
10 LF 18" HDPE PIPE
@ 1% INV.IN= 702.00

INV. (

STONE ENERGY DISSIPATOR

COMPACTED EARTH DAM

NOTES:

1. LOCATE SEDIMENT INFLOW TO THE BASIN AWAY FROM THE DAM TO PREVENT SHORT CIRCUITS FROM INLETS TO OUTLETS
2. BASINS MUST BE STABILIZED IMMEDIATELY UPON CONSTRUCTION AND PRIOR TO SITE INSPECTION APPROVAL

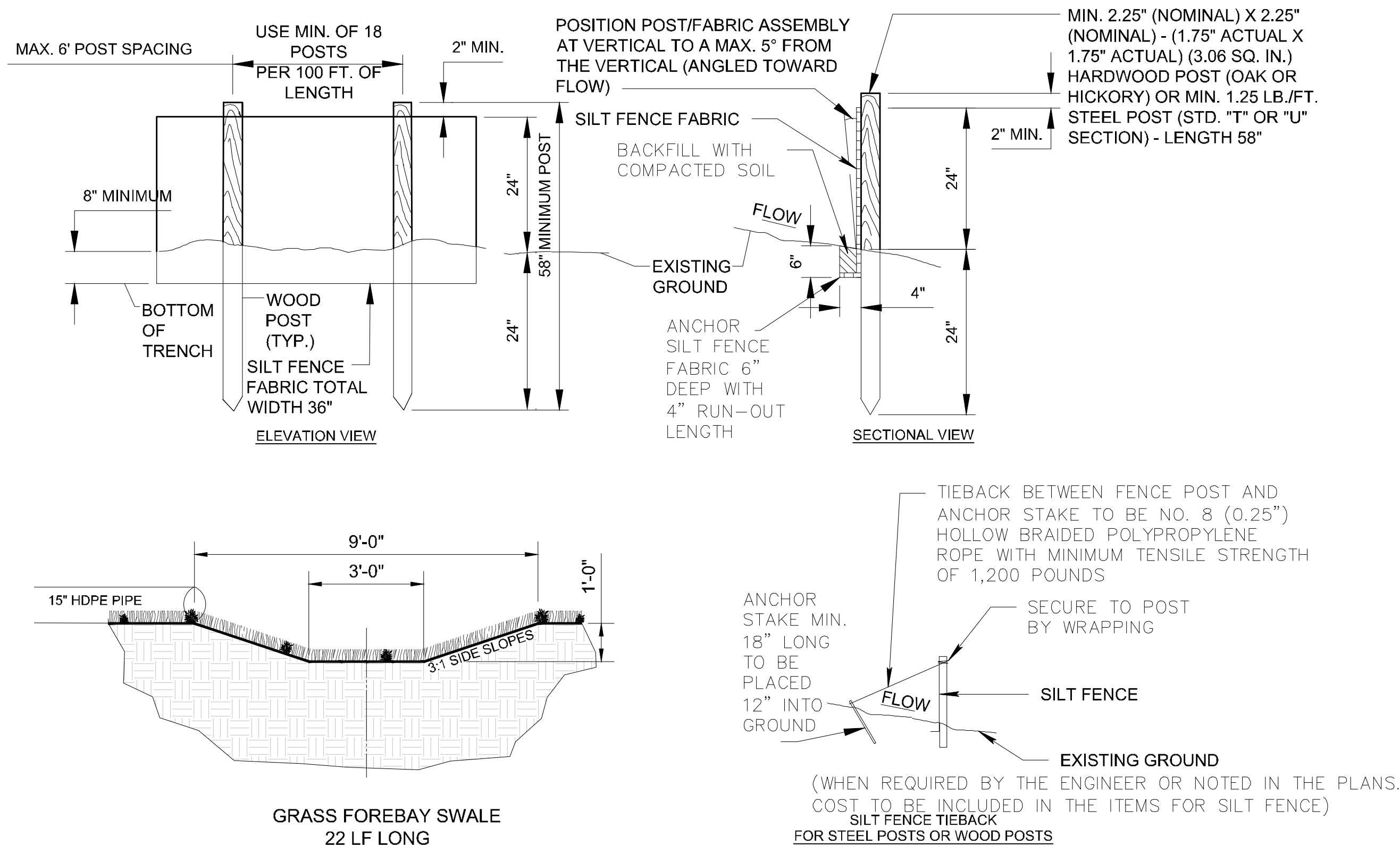
Diagram illustrating the design of a three-chambered sedimentation tank. The tank is divided into three main sections by vertical baffles. The inlet flow enters from the top right, indicated by an arrow labeled "INLET FLOW (PIPE OR DITCH)". A "STABLE TRANSITION REQUIRED TO THE BASE OF THE SLOPE" is shown where the flow enters the first chamber. The first chamber is labeled "FIRST CHAMBER 25% OF SURFACE AREA". The second chamber is labeled "SECOND CHAMBER 25% OF SURFACE AREA". The outlet zone is labeled "OUTLET ZONE 25% OF SURFACE AREA". A baffle is labeled "BAFFLE (TYP.)". A note states "EXTEND BAFFLES UP SIDES AS TO NOT ALLOW FLOW AROUND THE ENDS." A detail view shows a cross-section of a baffle with a grid pattern.

Diagram illustrating the construction of a wire mesh structure for erosion control. The structure is a rectangular grid of wire mesh, supported by stakes and posts. Key components and dimensions are labeled:

- SUPPORT ROPE TO WIRE TO PREVENT SAGGING:** Indicated by an arrow pointing to the top edge of the mesh.
- 4" MAX:** Dimension indicating the maximum spacing between the support ropes.
- SUPPORT POST 24" INTO BOTTOM OR SIDES:** Indicated by an arrow pointing to a vertical post supporting the mesh.
- STAKE TO SUPPORT WIRE:** Indicated by an arrow pointing to a stake at the corner of the mesh.
- COIR MESH OR JUTE, TRENCHED INTO BOTTOM AND SIDE:** Indicated by an arrow pointing to the bottom and side edges of the mesh.
- 3' MIN:** Dimension indicating the minimum height of the mesh structure.
- LONG LIFE OF FABRIC (3 MONTHS):** Text indicating the expected lifespan of the fabric.

DESIGN LIFE OF FABRIC
IS 6-12 MONTHS

SCALE: N.T.S.



SCALE: N.T.S.

NOTED



3/14/2024

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**RHODES ENGINEERING
AND ENVIRONMENTAL
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PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL/ENVIRONMENTAL
SITE DEVELOPMENT/WATER/WASTEWATER

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RETAIL CENTER
5130 MURREFSBORO ROAD LA VERGNE TN 37086

EPSC DETAILS

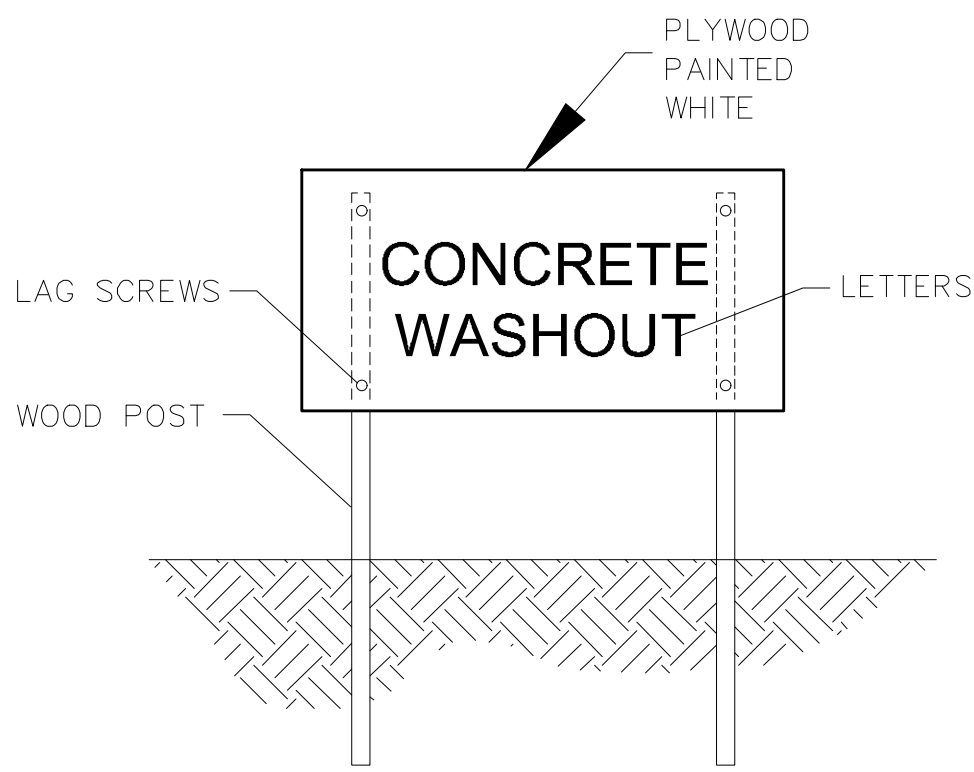
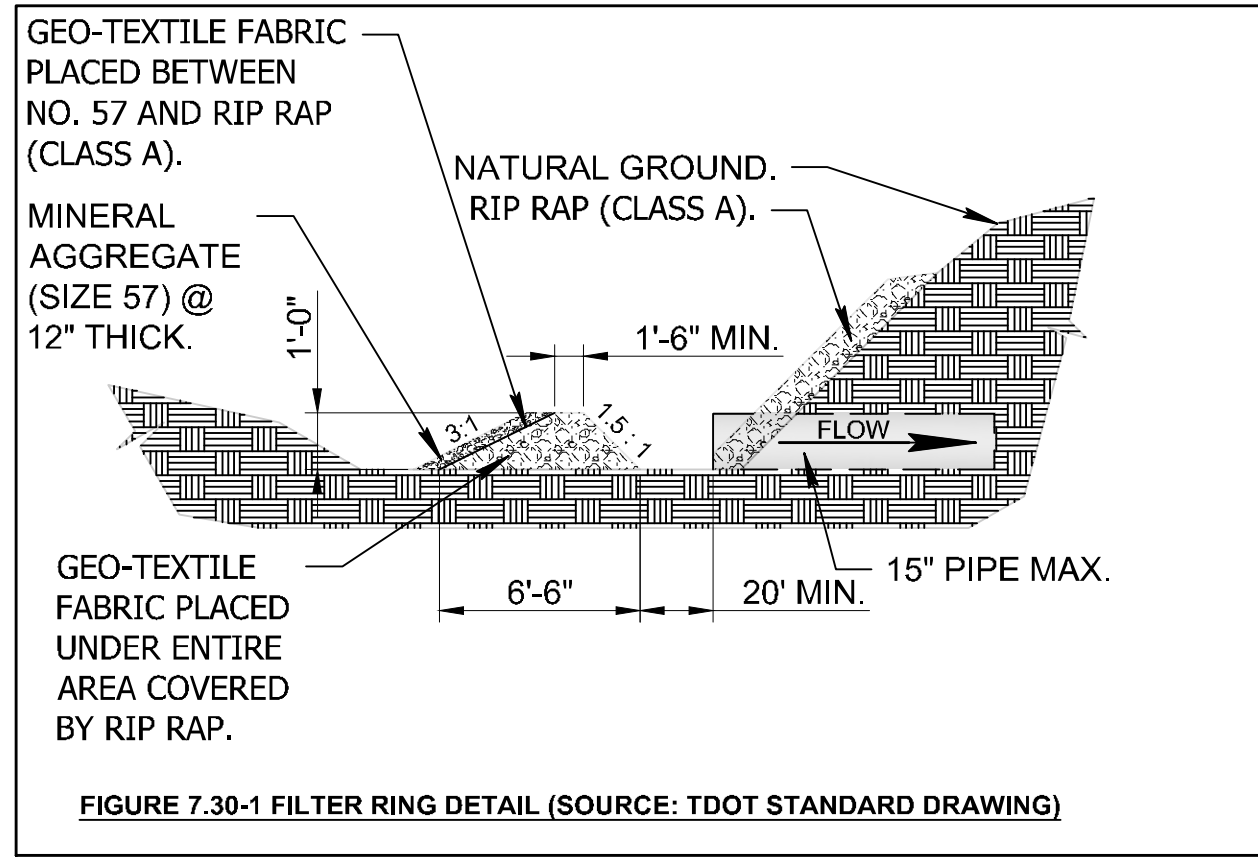
DWG. No.

C-7.2

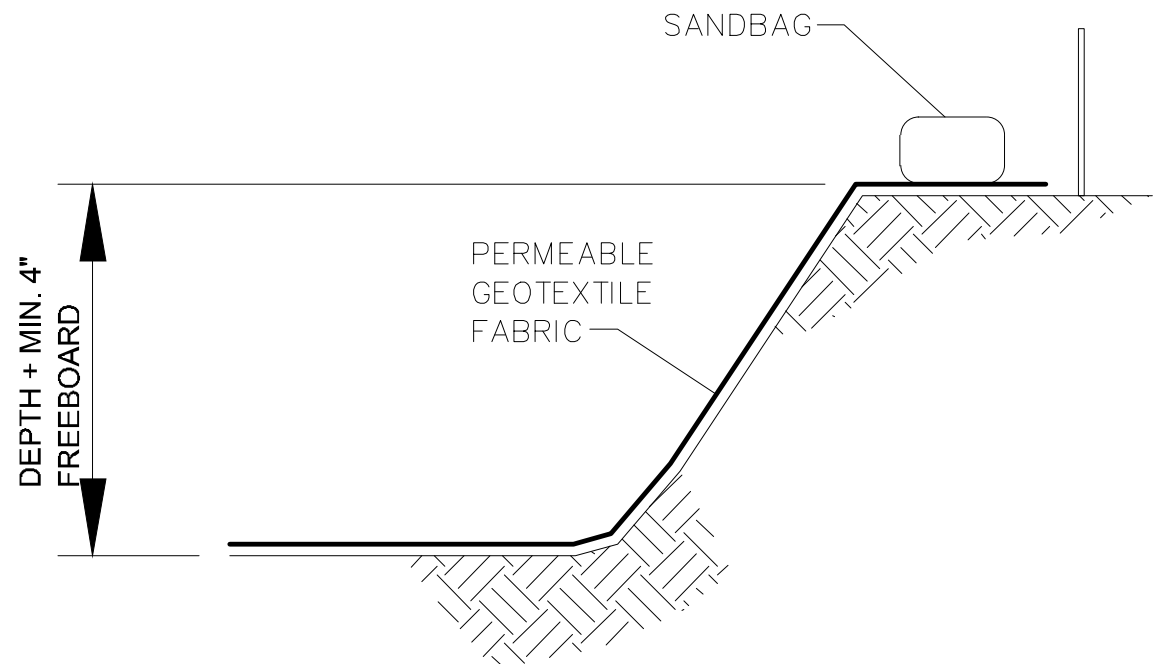
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JOB No.

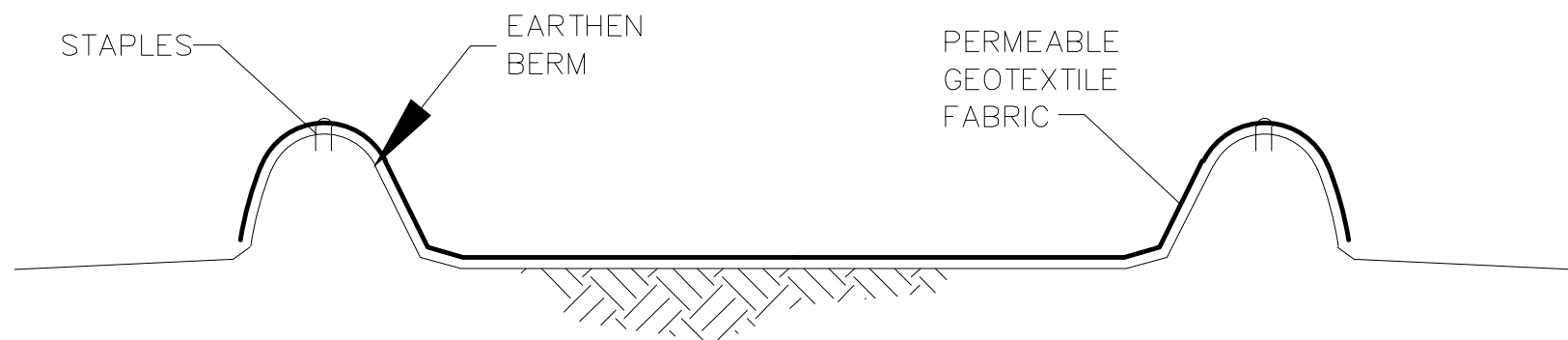
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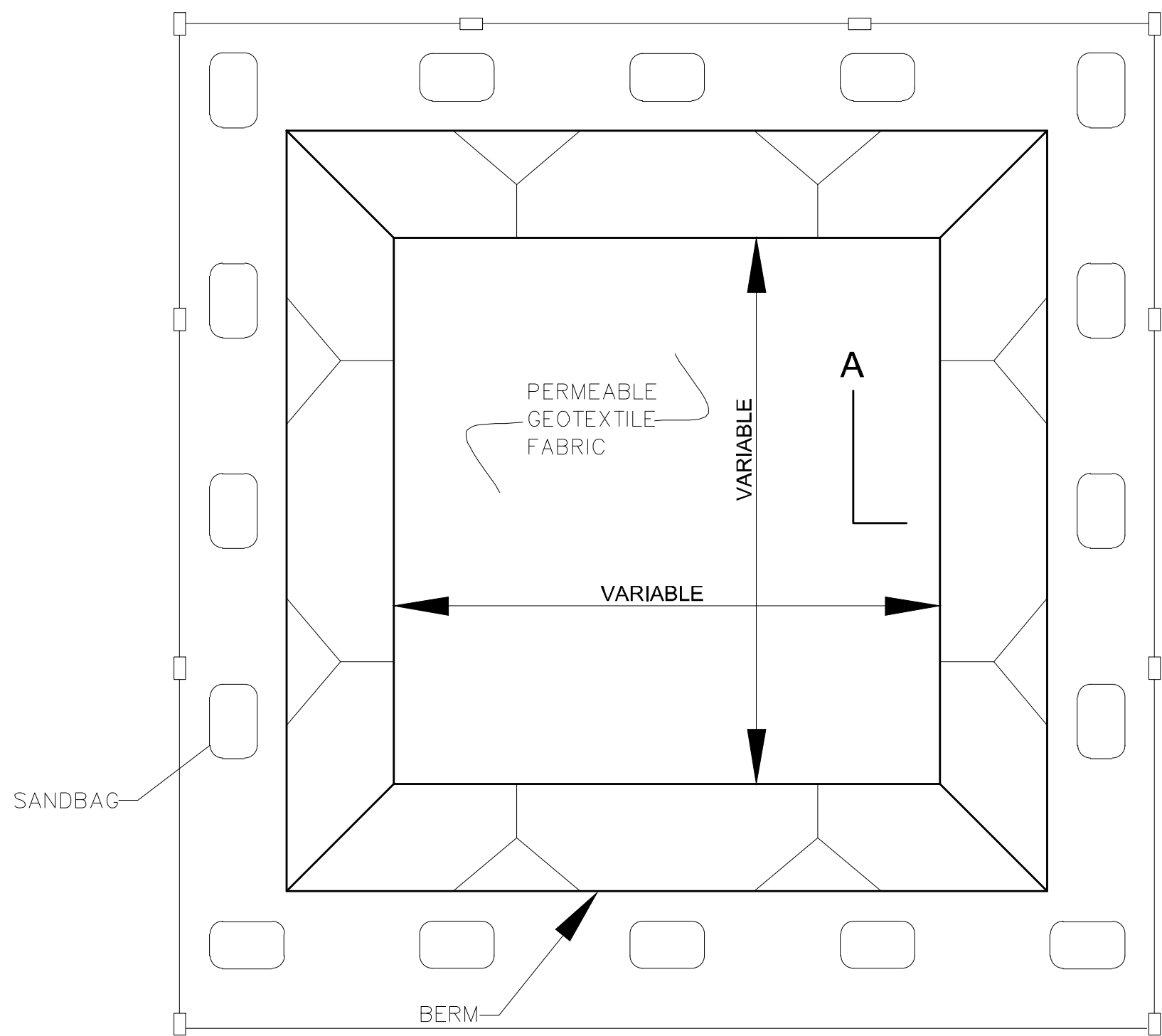
CONCRETE WASHOUT
SIGN (OR EQUIVALENT)



SECTION A-A



SECTION B-B

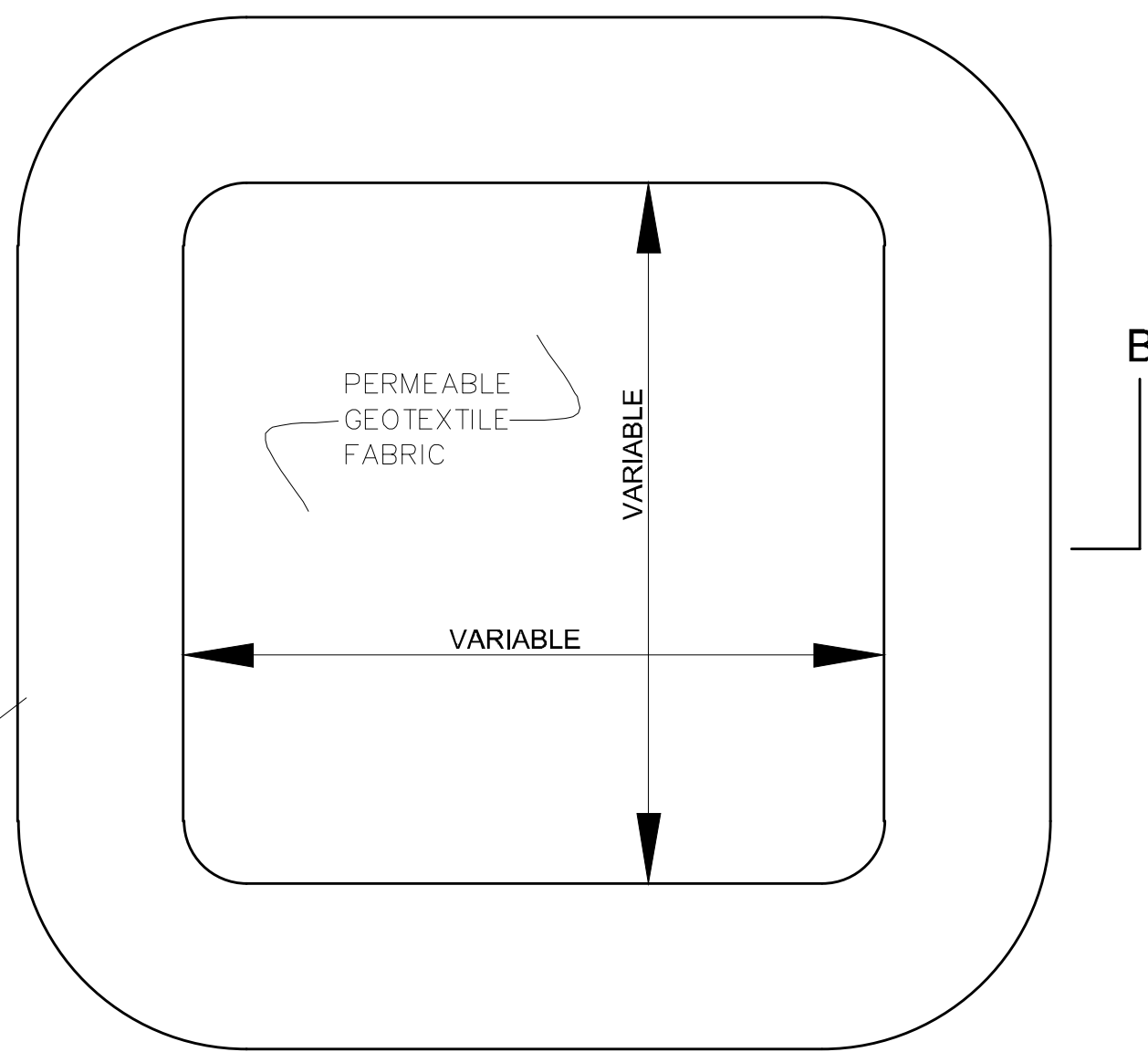


PLAN VIEW
TYPE "BELOW GRADE"

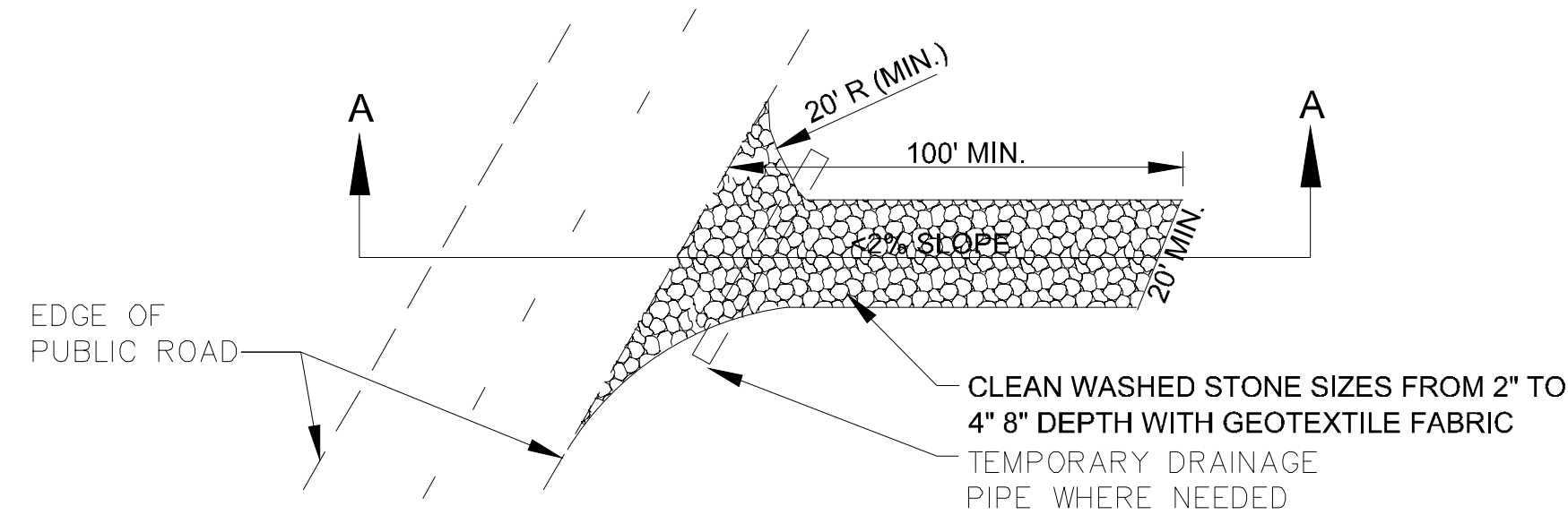
NOTES:

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

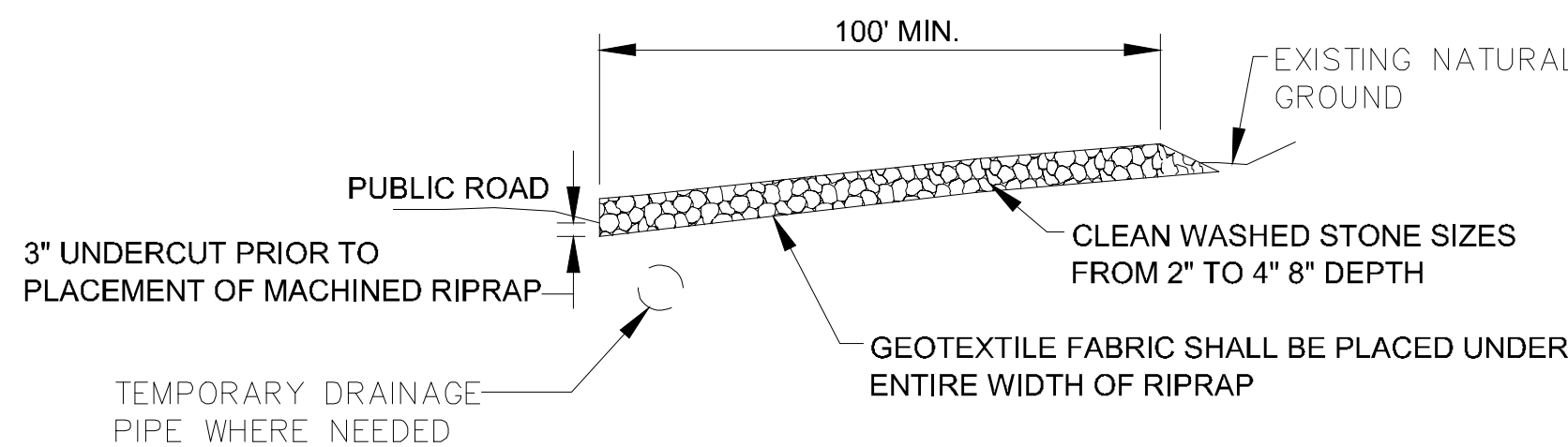
1 CONCRETE WASHOUT
SCALE: N.T.S.



PLAN VIEW
TYPE "ABOVE GRADE"
WITH EARTHEN BERMS

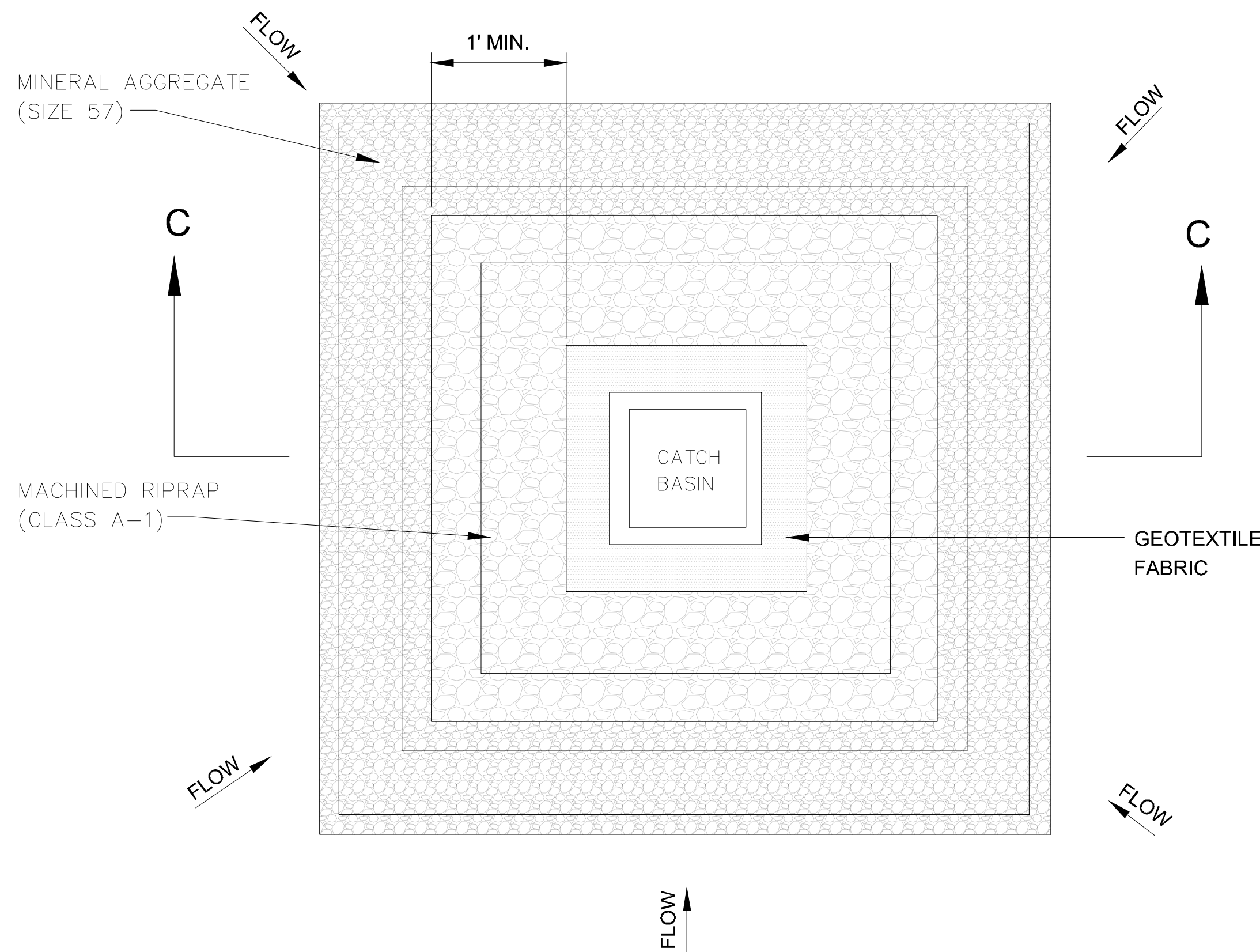


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

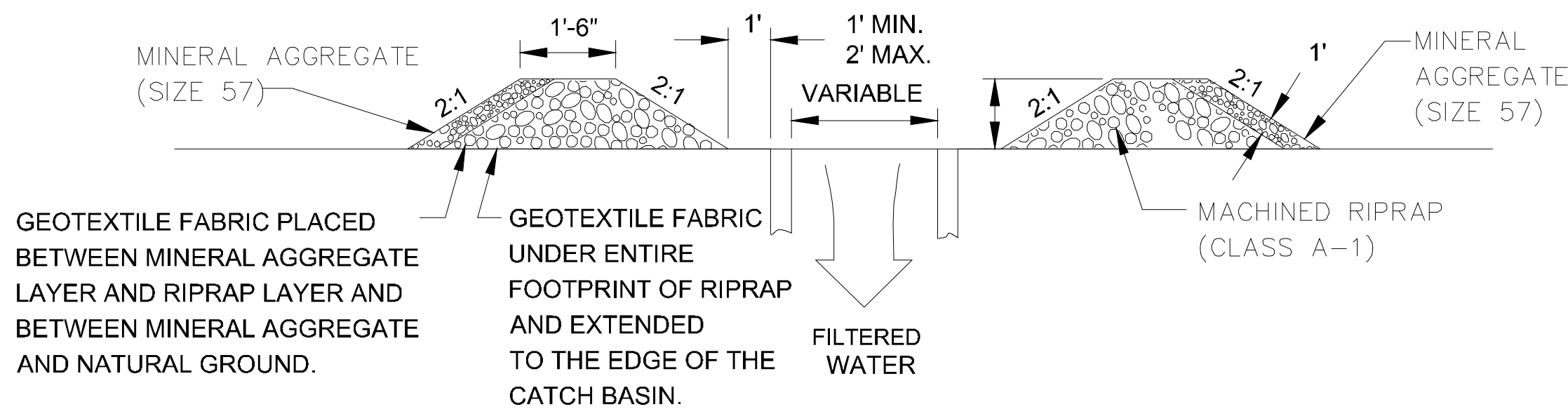


SECTION A-A

2 CONSTRUCTION ENTRANCE
SCALE: N.T.S.



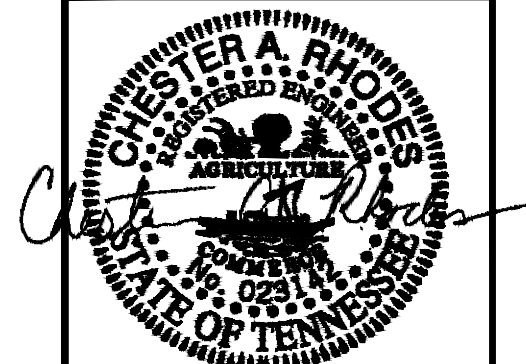
CATCH BASIN PROTECTION



SECTION C-C

3 ROCK RING INLET PROTECTION
SCALE: N.T.S.

OSAMA DOUS
902 OLACID COURT
BRENTWOOD, TN 37027
PH: 615-423-4519
EMAIL: erian.g@yahoo.com
TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027



3/14/2024

ENGINEER:



RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITE OAK DRIVE
COLUMBIA, TN 38401
CIVIL, ENVIRONMENTAL,
SITE DEVELOPMENT, WASTEWATER TREATMENT

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OSAMA DOUS

RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

EPSC DETAILS

DWG. No.

C-7.3

SCALE: NOTED

CADFILE: 11111111111111111111

JOB No.

REV.



The seal of the State of Tennessee is circular, featuring the text "CHESTER A. RHODES" at the top, "REGISTERED ENGINEER" below it, and "STATE OF TENNESSEE" at the bottom. The center of the seal depicts a landscape with a plow, a sheaf of wheat, and a cotton plant, with the words "AGRICULTURE" and "COMMERCE" on either side. A handwritten signature "Chester A. Rhodes" is written across the seal, and the date "3/14/2024" is written below it.

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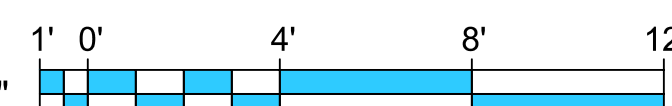
EXISTING FLOOR PLAN

D'AG. No.

SCALE: NOTED

JOB No. _____

	REV.
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$$1/4" = 1'-0"$$


EXISTING FLOOR PLAN

NOTED



The seal of the State of Tennessee is circular, featuring the text "CHESTER A. RHODES" at the top, "REGISTERED ENGINEER" below it, and "STATE OF TENNESSEE" at the bottom. The center of the seal depicts a landscape with a plow, a sheaf of wheat, and a cotton plant, with the words "AGRICULTURE" and "COMMERCE" on either side. A handwritten signature "Chester A. Rhodes" is written across the seal, and the date "3/14/2024" is written below it.

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55130 MURFREESBORO ROAD, LA VERGNE, TN 37086

PROPOSED NEW BUILDING LAYOUT

DAG, No

A-1.1

SCALE: NOTED

JOB No. _____

	RE
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PROPOSED NEW BUILDING LAYOUT

NOTED



The seal of the State of Tennessee is circular, featuring the text "CHESTER A. RHODES" at the top, "REGISTERED ENGINEER" below it, and "STATE OF TENNESSEE" at the bottom. The center of the seal depicts a plow, a sheaf of wheat, and a cotton plant, with the words "AGRICULTURE" and "COMMERCE" on either side. A handwritten signature, "Chester A. Rhodes", is written across the seal. Below the seal, the date "3/14/2024" is handwritten.

ENGINEER:



SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL, ENVIRONMENTAL,
SITE DEVELOPMENT, WATER/WASTEWATER

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SAVED DATE: 3/14/2024 3:26:15 PM Doug		

OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086
EXISTING FRONT & REAR ELEVATIONS

DING, No.

A-2.0

SCALE: NOTED

JOB No. _____

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

1' 0" = 1'-0"



1' 0" 4' 8' 12'



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

1/4" = 1'-0"

A horizontal graphic scale bar for the ratio 1/4" = 1'-0". The bar is divided into four equal segments, each representing 4 feet. Above the bar, the increments are labeled: 1' 0", 4', 8', and 12'. The bar itself is a solid blue line.

EXISTING FRONT & REAR ELEVATION

NOTED

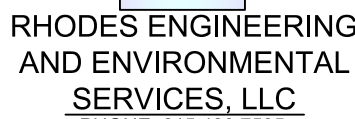


TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027



3/14/2024

ENGINEERS:



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EMAIL: RhodesEngineering@gmail.com
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SAVED DATE: 3/14/2024 3:26:15 PM Doug

OSAMA DOUS

RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

EXISTING LEFT SIDE & RIGHT SIDE ELEVATIONS

D'AG, No

A-2.1

SCALE: NOTED

JOB N

REV.





The seal of the State of Tennessee is circular, featuring the text "CHESTER A. RHODES" at the top, "REGISTERED ENGINEER" below it, and "STATE OF TENNESSEE" at the bottom. The center of the seal contains the words "AGRICULTURE" and "COMMERCE" flanking a central emblem. A handwritten signature, "Chester A. Rhodes", is written across the seal. Below the seal, the date "3/14/2024" is handwritten.

ENGINEER:

CIVIL, ENVIRONMENTAL,
SITE DEVELOPMENT WATER/WASTEWATER

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SAVED DATE: 3/14/2024 3:26:15 PM Doug

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OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086
PROPOSED FRONT & REAR ELEVATIONS

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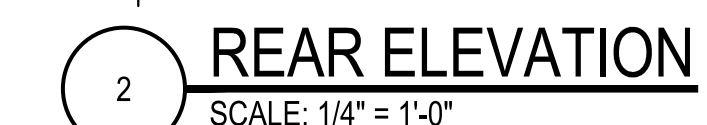
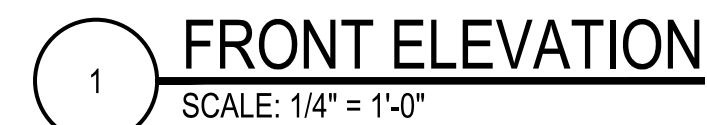
CORRECTION	NOTED

CADFILE: \\rs-buchanan\rsd\jlr\10401

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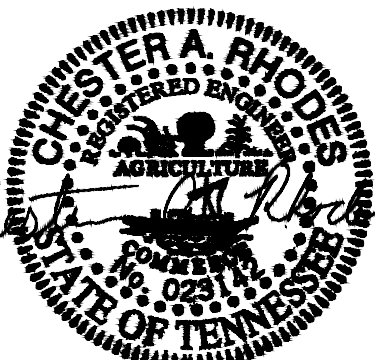


NOTED



OSAMA DOUS
902 OLACID COURT
 BRENTWOOD, TN 37027
 Ph # 615-423-4519
 EMAIL: erian.g@yahoo.com

TN GROUP PROPERTIES LLC
 9402 PLACID CT.
 BRENTWOOD TN 37027



3/14/2024

ENGINEER:



**RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC**
PHONE: 615.480.7535
MAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401

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OSAMA DOUS

DETAIL CENTER

5130 MUIRFESBORO ROAD / A VERGNE TN 37086

PROPOSED LEFT SIDE & RIGHT SIDE ELEVATIONS

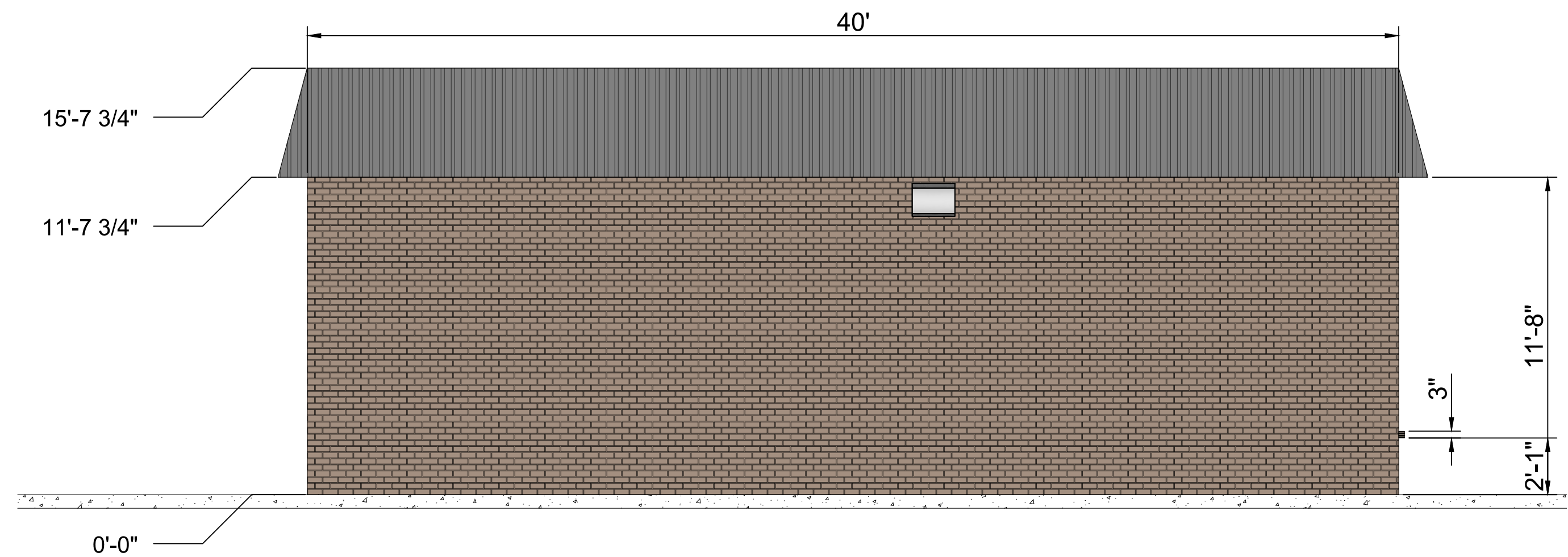
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A-3.1

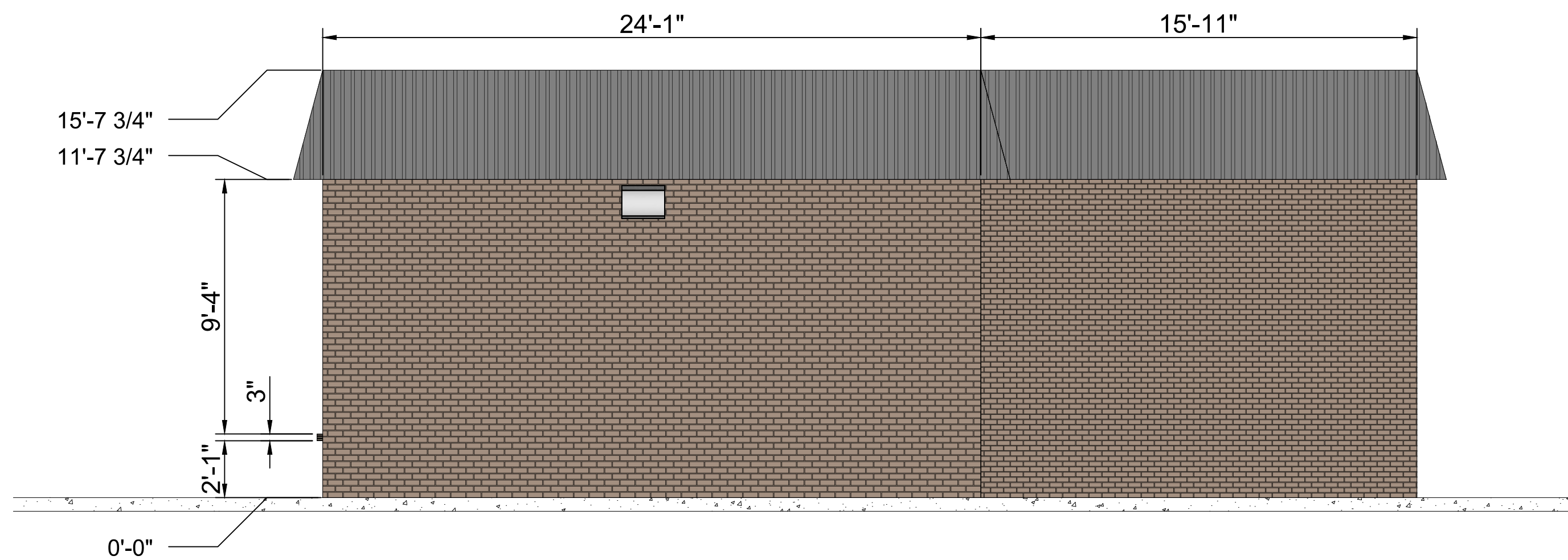
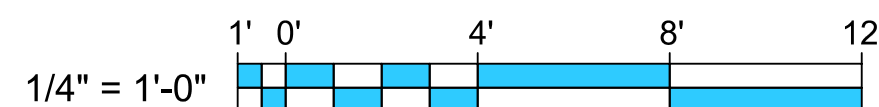
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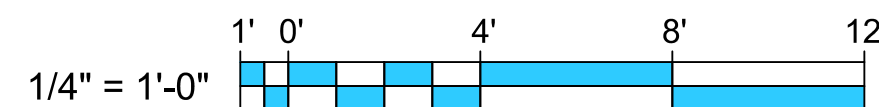
REV



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



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

RETAIL CENTER

LANDSCAPE PLANNING

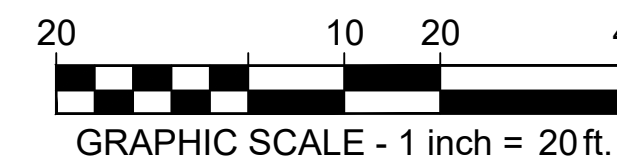
DVI

L-1.1

SCALE: NOTED

JOB No. _____

REV



LANDSCAPE CALCULATIONS		
SITE AREA:	55.98 SF	(1.28 AC)
ZONING:		C-2
	REQUIRED	PROVIDED
REQUIRED LANDSCAPING:		
3 CANOPY TREES / ACRE:	3.9	3 + 2 EX.
3 UNDERSTORY TREES / ACRE:	3.9	4
15 SHRUBS / ACRE:	19.3	55
TOTAL TREES:	7.7	7 + 2 EX.
TOTAL SHRUBS	19.3	55

Kevin Reff, PLA
3369 Reids Chapel Rd.
Campbellsville, KY 42718
(615) 469 - 1222 Ofc.
(615) 594 - 7333 Cell.
kreff@kitadesign.biz

1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN, NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRILPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CARRYING CAPACITATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. KITA LANDSCAPE DESIGN (615) 469-1222.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SEEDING AND SODDING AS SHOWN BY THE PLAN.
7. SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
 - A. SAND SHALL BE CLEAN MASONRY SAND.
 - B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
 - C. FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED.
18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
 - PLANTING DATES
 - SPRING: MARCH 15 - APRIL 15
 - FALL: OCTOBER 1 - NOVEMBER 30
24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
25. HOSE BIBS LOCATED ON THE BUILDING TO PROVIDE WATER FOR ALL LANDSCAPE PLANTINGS.



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APPROVAL		
DRAWN	PWB	00/00/00
DESIGN	ATD	00/00/00
CHECKED	CAR	00/00/00
APPROVED	CAR	00/00/00

SAVED DATE: 3/18/2024 10:20:37 AM Krefl

SAVED DATE: 3/18/2024 10:20:37 AM Kreff

OSAMA DOUS
RETAIL CENTER
15130 MURFREESBORO ROAD, LA VERGNE, TN 37086
LANDSCAPE PLAN

DWG. No.

L-1.2

SCALE: NOTED

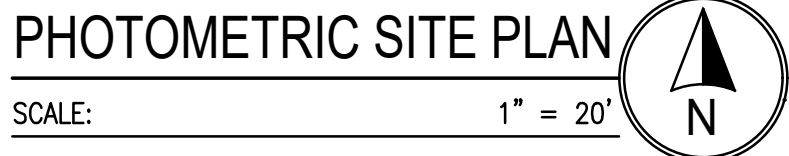
CADFILE: 170 McPherson Road, J.200

JOB No.	REV
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Z



kreff@kitadesign.biz



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
PARKING AREA	+	1.0 fc	4.2 fc	0.0 fc	N/A	N/A

[illegible]

PH-1.0