

AGENDA

La Vergne Planning Commission
August 26, 2025 at 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

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON JULY 29, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on July 29, 2025, in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr. present and presiding.

MEMBERS PRESENT

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

A quorum was determined.

ORDER OF BUSINESS

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

A motion, made by Mayor Jason Cole, seconded by Secretary Graeme Coates, to approve the minutes of the June 24, 2025 Regular Meeting and July 15, 2025 Workshop, was adopted with all voting AYE.

2. Public Comment Period.

No one spoke.

OLD BUSINESS

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

This item was deferred. No action was taken.

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

This item was deferred. No action was taken.

NEW BUSINESS

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

Mr. Logan gave his report.

City Engineer Gary Lide explained the outstanding comments.

Mr. Bob Gage, 100 Powel Place, approached the podium. He spoke about the outstanding comments. A discussion ensued regarding the utility comments that were added.

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

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

Mr. Logan gave his report.

Mr. Lide stated there was one outstanding comment, but that the plat was submitted on Friday, and the comment was addressed.

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

7. **Site Plan – Chaney Place – 50 Townhomes on 4.30 Acres. Requested by SEC, Inc. Property located at 237 Chaney Blvd. (Tax Map 28, Parcels 10 & 11). R-3 (High Density Residential) Zoning District. Property owned by Ole South Properties, Inc.**

Mr. Logan gave his report.

A motion, made by Secretary Graeme Coates, seconded by Tabitha Howard, to approve the Site Plan, as submitted, was adopted with all voting AYE.

8. **Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by SEC, Inc. - 13.63 Acres. Property located off**

Wheeler Street (Tax Map 18K, Parcel 6). Current Zoning District: I-1 (Light Industrial) Zoning District; Proposed Zoning District: I-2 (Heavy Industrial) Zoning District. Property owned by 84 Lumber.

Mr. Logan gave his report.

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

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

Mr. Logan gave his report.

Mr. Lide explained that the extra density will need improvements on Blair Road. He stated the traffic study will explain what's needed.

A representative of Thomas & Hutton approached the podium. He stated that they are doing the road improvements and will lose some acreage. A discussion ensued. Mayor Cole stated that road improvements have to happen. Secretary Coates spoke about the traffic study.

A motion, made by Secretary Graeme Coates, seconded by Tabitha Howard, to send a favorable recommendation to the Board of Mayor and Aldermen, was adopted with all voting AYE, except Jim Hesseman, who voted NAY.

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

Assistant City Administrator Kyle Brown explained what the Commissioners would be voting on. Mayor Cole stated there would be formatting and grammar changes to the document.

A motion was made by Secretary Graeme Coates, seconded by Mayor Jason Cole, to send a favorable recommendation to the Board of Mayor and Aldermen, for the new zoning ordinance and zoning map.

Mr. Hessemann spoke about the zoning map. Mr. Brown explained his concerns with the Vaughnwood property and the zoning proposals. Mayor Cole stated he received a letter from Ms. Vaughn, and she requested her property as Estate Residential.

Mr. Brown spoke about his concerns with the change from R-2 to R-1. He stated that he was not comfortable with staff initiating adding R-1 to the proposed zoning ordinance or maps. He stated that if the Commissioners decided to include R-1 for that subdivision on the zoning maps, staff would comply with their request. A discussion ensued.

Chairman Garvin and Attorney Katie Driver stated that after BOMA approves, any new rezoning requests would have to be submitted by each individual property owner.

Mayor Cole stated BOMA can make changes after this vote. A discussion ensued.

Mayor Cole withdrew his second. Secretary Coates withdrew his motion.

A motion was made by Mayor Jason Cole, seconded by Jim Hesseman, to send a favorable recommendation to the Board of Mayor and Aldermen, for the new zoning ordinance and zoning map, which includes all the Vaughnwood Subdivision lots, including Ms. Vaughn's property, through John Skinner's property, as R-1, was adopted, with all voting AYE.

11. Bonds/Letters of Credit Update.

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

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:34 p.m.

Chairman

City Recorder

Approved

MINUTES OF THE WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON AUGUST 12, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on August 12, 2025, in La Vergne City Hall, starting at 5:30 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

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

A quorum was determined.

ORDER OF BUSINESS

1. **Approve Minutes: July 29, 2025, Regular Meeting and August 12, 2025 Workshop.**

Minutes will be presented for approval at the regular meeting on August 26, 2025.

2. **Public Comment Period.**

No one spoke

OLD BUSINESS

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

Mr. Logan gave his report. He stated that he has not heard from the applicant.

Mayor Cole asked about the outstanding comments. Mr. Lide explained.

No action was taken.

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

by Bola Gabriel & Mariam Girges.

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

Mr. Bola Gabriel, approached the podium. He stated he would get the signed copies from TDEC. Mayor Cole explained the city did not have a timeline for the lots to be buildable because of the sewer availability. Mr. Gabriel stated he understood that. Chairman Garvin made comments about the driveway. Secretary Coates spoke about the easement. A discussion ensued about the outstanding items.

No action was taken.

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

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

A representative of 7 Brew approached the podium. Chairman Garvin asked him if he knew about the outstanding items. A discussion ensued. Secretary Coates asked about the land survey not being stamped. Mr. Lide stated he would check on that and speak with their engineer.

No action was taken.

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.

Mr. Logan gave his report. Mr. Lide stated that the performance bond would be needed.

Mr. Danny Wamble, Center View Dr, Brentwood, approached the podium. Secretary Coates asked about the detention basin and the width. Mr. Wamble stated he would increase the radius.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Anthony Eubanks, 1401 Litten Ave, Nashville, approached the podium. Secretary Coates asked about the property. Mr. Eubanks explained his plans. A discussion about the surrounding zoning and uses allowed. Chairman Garvin suggested the applicant review the C-2 zoning uses and requirements. Mr. Logan asked about the small engine repair shop. Mr. Eubanks stated that he would not be there any longer. A discussion ensued.

Mr. Hamid Durani, approached the podium. He asked what the setbacks were for the back of the property. Mr. Logan stated 15 feet.

No action was taken.

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.

Mr. Logan gave his report. Mr. Lide stated there were code issues.

Codes Director Joe White stated there were open storage violations. He stated that his department is working with the owner to get this resolved. Mayor Cole stated that he spoke with the owner and that the current tenant would be out of the location by August 20, 2025.

Mr. Bill Huddleston, 2115 NW Broad St, approached the podium. He stated that he would address any outstanding comments. He stated there will be no open storage on the site plan. He explained the plan.

Mayor Cole asked about the dumpster. Mr. Huddleston approached the Commissioners and showed the new plan for the dumpster.

Fire Marshal Curtis Brinkley spoke about how the change of use could trigger the sprinkler system that may be required. He stated it would have to be up to the current code. Secretary Coates made comments about the roads and parking. A discussion ensued.

Chairman Garvin asked Attorney Katie Driver about the setbacks and the sidewalks. She

stated this could be a BOZA item. Mr. Logan stated that the age of the building should trigger the building as legal non-conforming.

Mr. Mina Nagib approached the podium. He spoke about the current tenant. He stated that he was working on the property and will resolve the open storage items.

No action was taken.

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.**

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

Mayor Cole asked about the Murfreesboro overlay and the proposed elevations. A discussion ensued. Mayor Cole stated he wanted the extra door taken off the plan.

No action was taken.

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

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

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:39 p.m.

Chairman

City Recorder

Approved



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

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.

This item did not re-submit nor communicate with the City staff as required. They are out of deferrals and must be voted on tonight.

Staff Comments / Technical Items:

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

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

Engineering (Gary Lide - glide@laveragnetn.gov)

1. Show stakes on both sides of wattle tubes (eels) on the detail.
2. Submit a filled-out Longterm Maintenance Agreement (LTMA) which includes a Longterm Maintenance Plan (LTMP). Get with Alexandra Thompson (615-287-8658) for assistance.
(<https://www.laveragnetn.gov/DocumentCenter/View/3971/Long-Term-Maintenance-Agreements---La-Vergne>)

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

Utilities (Scott Tatalovich - statalovich@lavergnetn.gov)

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

Codes (Joe White - jwhite@lavergnetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnetn.gov)

No comments.

Police

No comments.

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

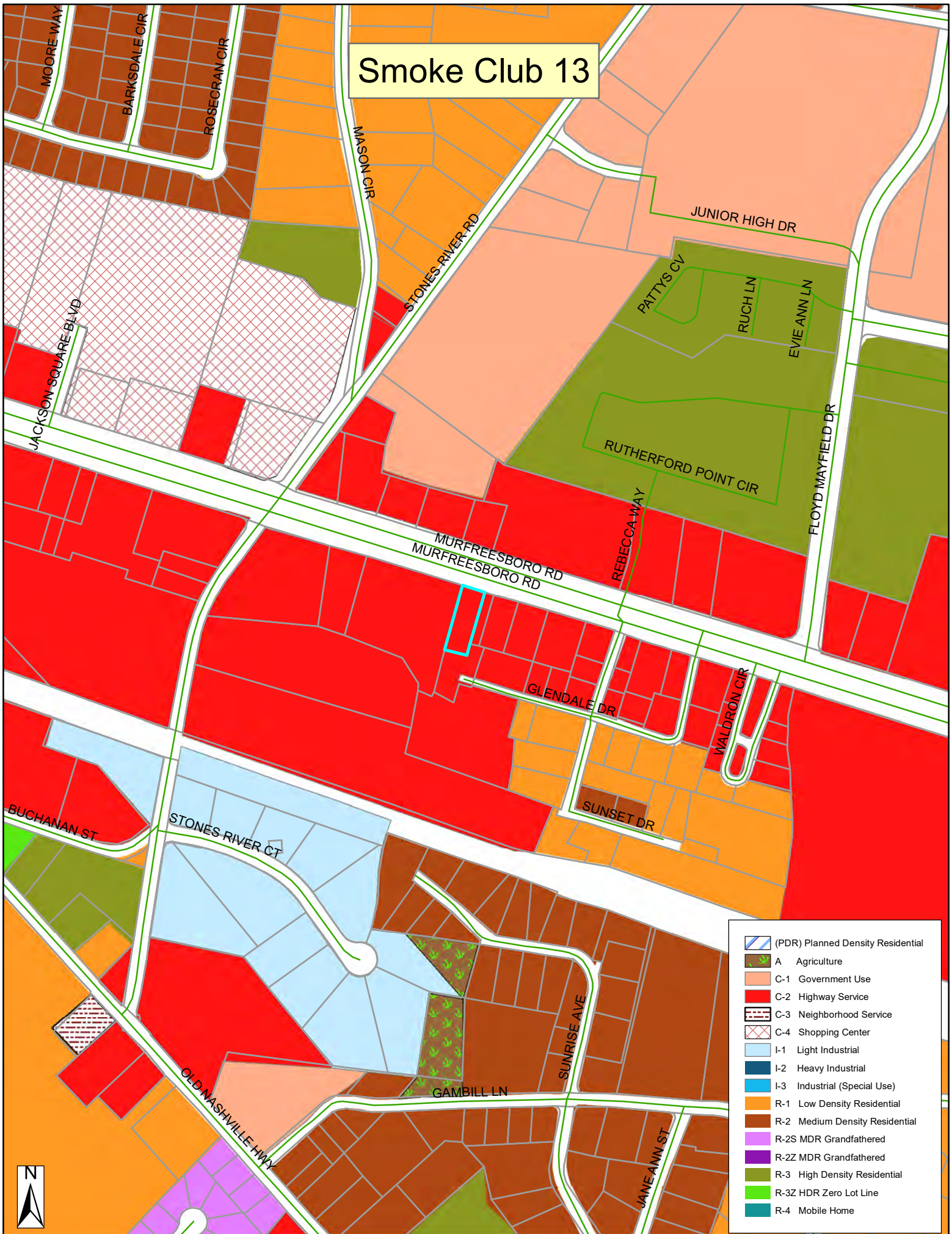
Smoke Club 13



Smoke Club 13



Smoke Club 13

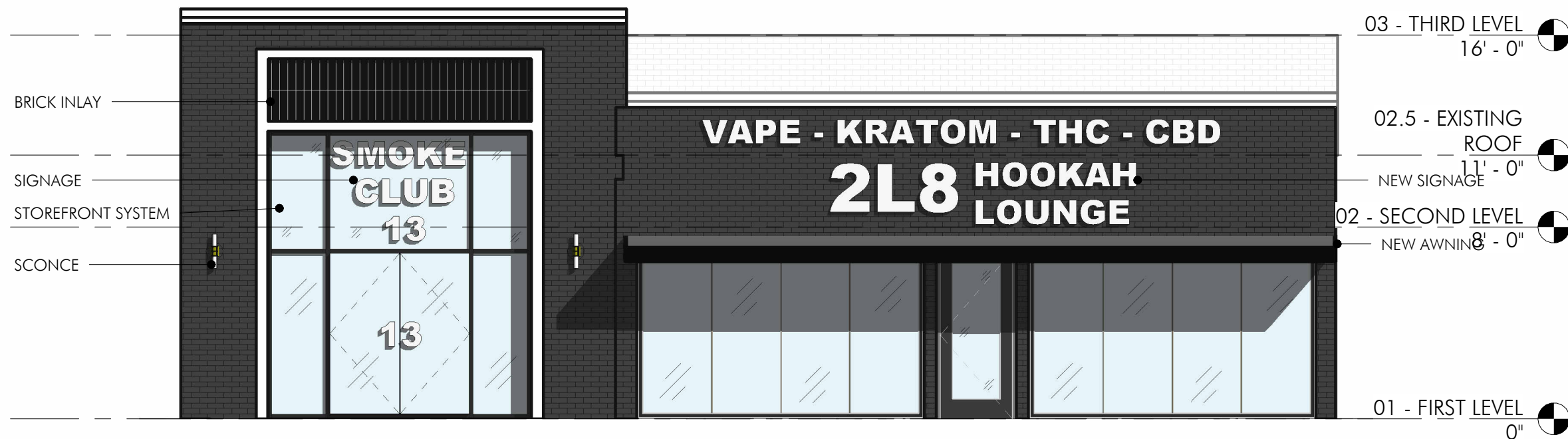
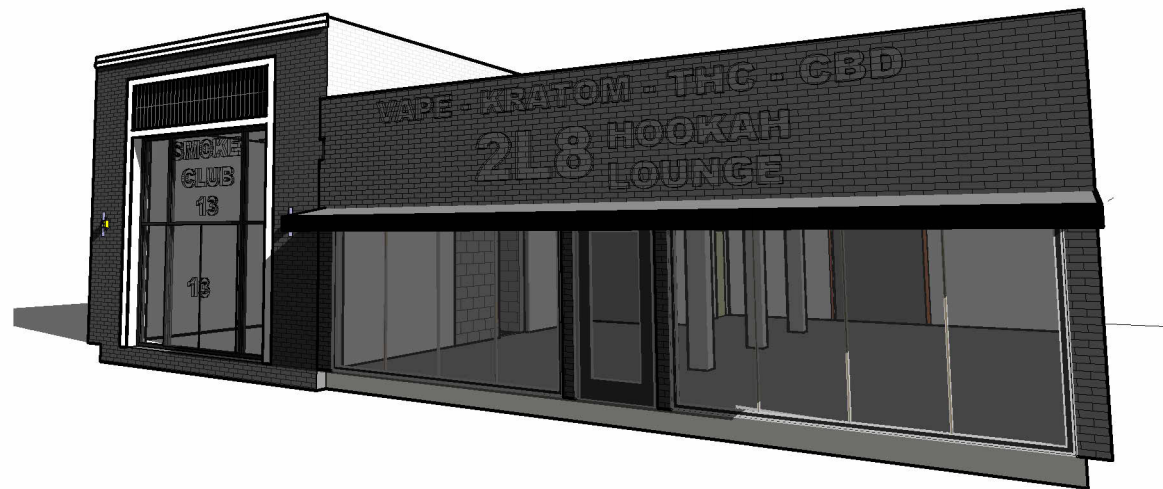


800 INJURED?
800
4600
HC
HUGHES & COLEMAN
INJURY LAWYERS
Lee Coleman

SMOKE CLUB 13









03 - THIRD LEVEL
16' - 0"

02.5 - EXISTING
ROOF
11' - 0"
NEW SIGNAGE

02 - SECOND LEVEL
NEW AWNING 8' - 0"

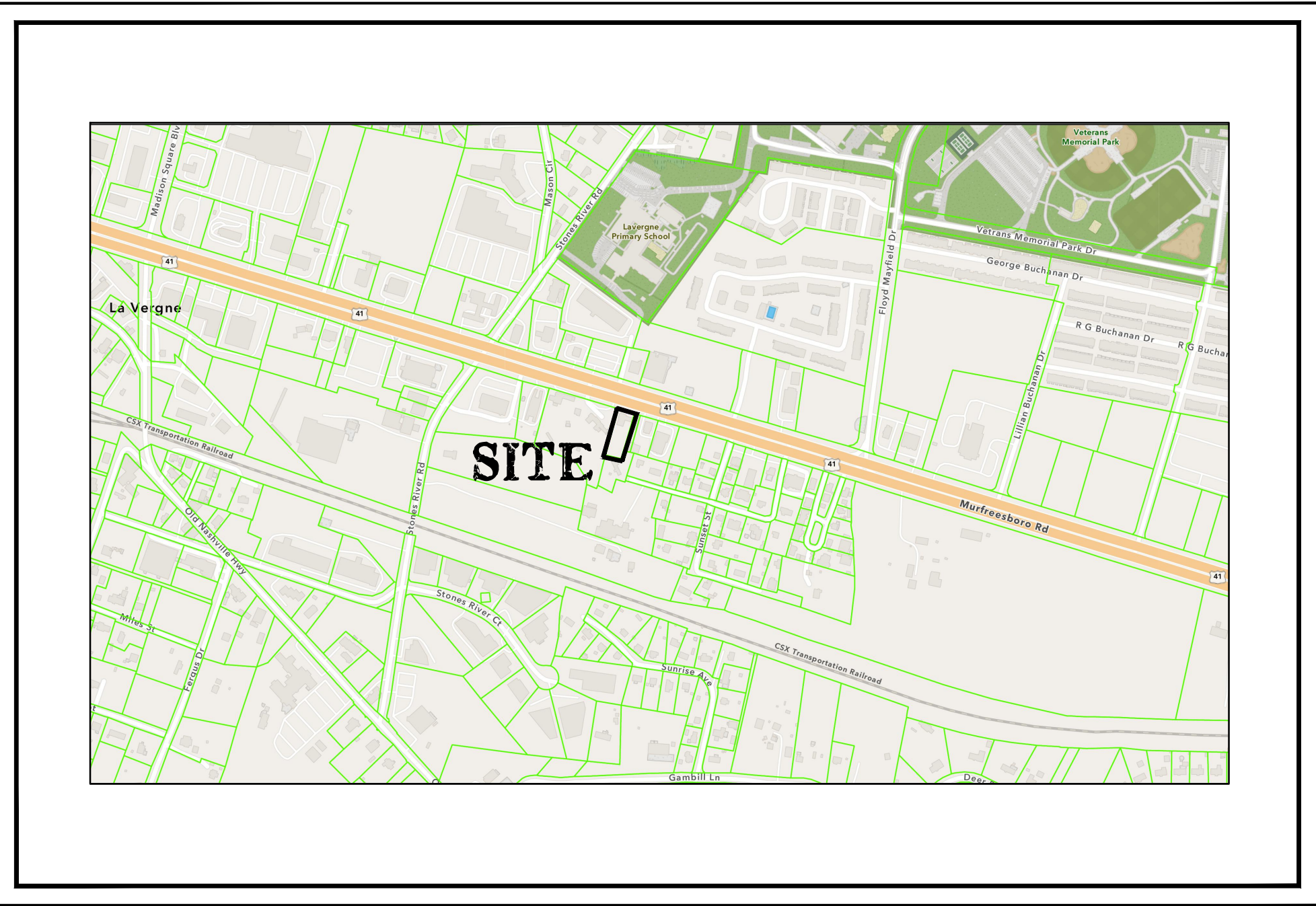
01 - FIRST LEVEL
0"

Smoke Club 13

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

GENERAL NOTES:

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



Vicinity Map

Not to Scale

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

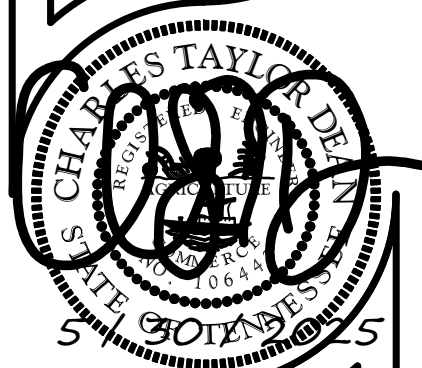
Created:
April 28, 2025
Revised:
May 30, 2025

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

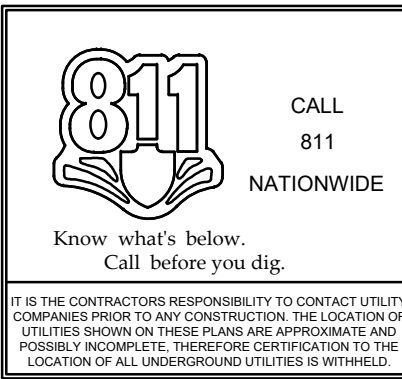
Sheet 1 of 4

Cover Sheet

EROSION & SEDIMENT CONTROL NOTES

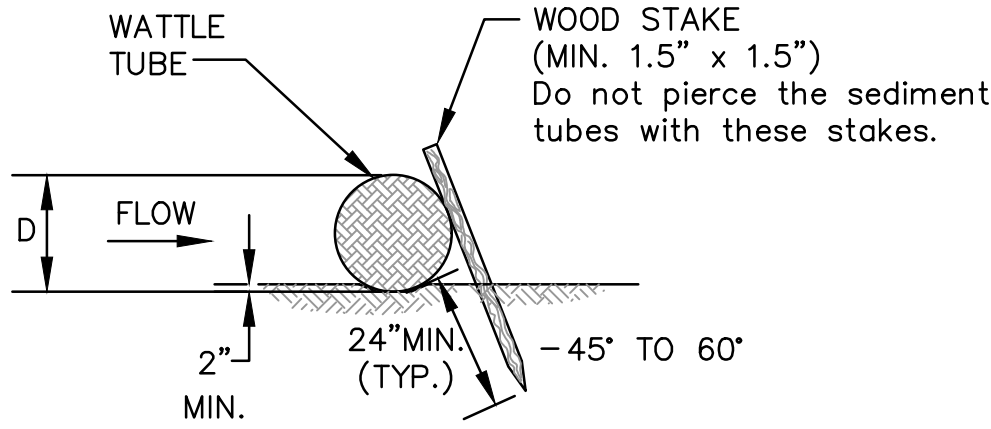
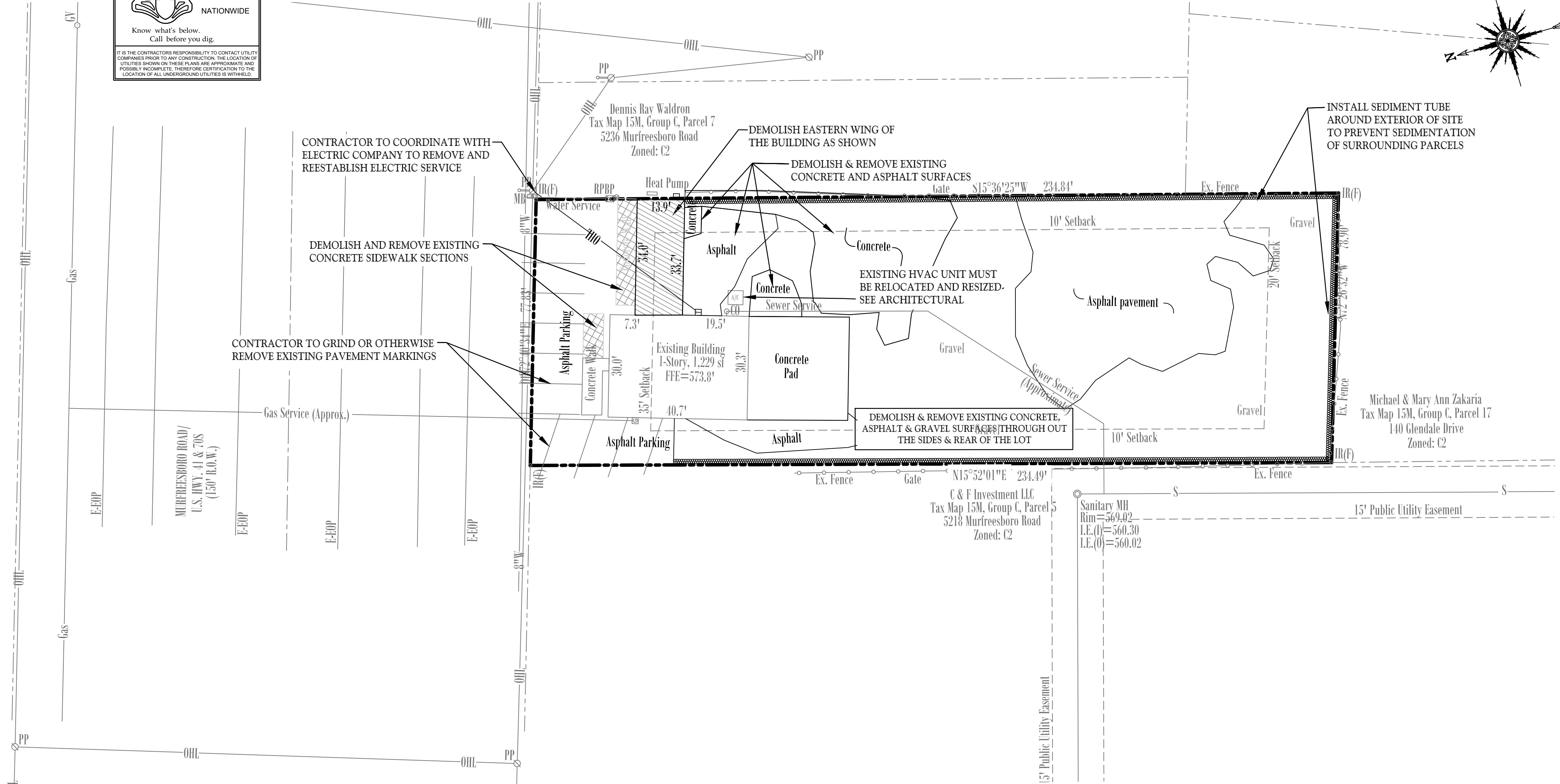
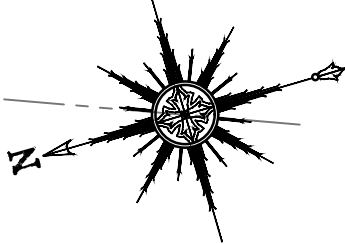
1. THE CONTRACTOR SHALL FOLLOW THE STORMWATER ORDINANCES OF THE LOCAL MUNICIPALITY FOR GRADING AND EROSION CONTROL MEASURES AS INDICATED ON THESE PLANS. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL FEES AS REQUIRED TO COMPLY WITH LOCAL REGULATIONS. CONTRACTOR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

20 0 20 40
Scale 1" = 20'



SEDIMENT TUBE

Not to Scale

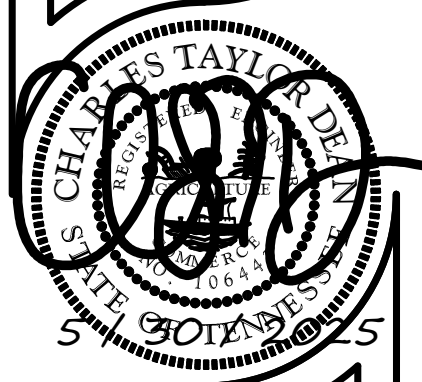
Initial Sediment Control Plan
Demo & Erosion Control Plan

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

20 Scale

Designed By:
Charley Dean, PE

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



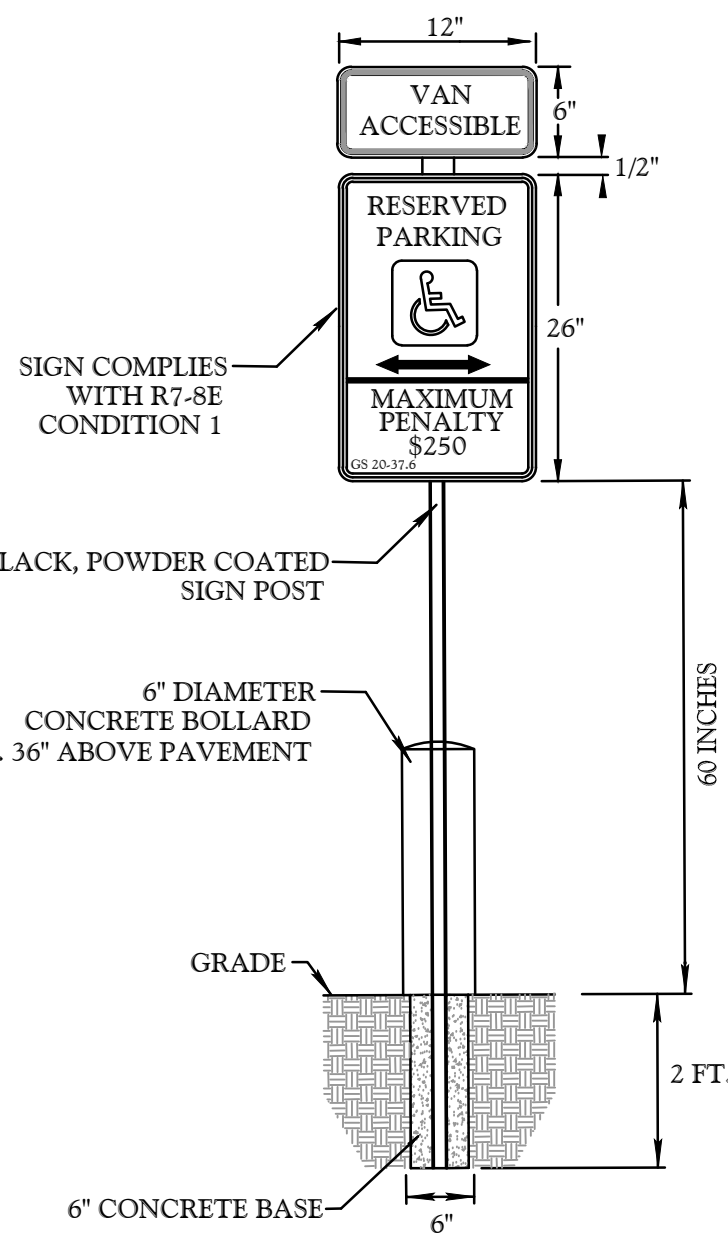
Smoke Club 13
Map 15M, Group C, Parcel 6.00 in Rutherford Co
5234 Murfreesboro Road, La Vergne, Tennessee

Permit Info:

Project: 24057

C1.0

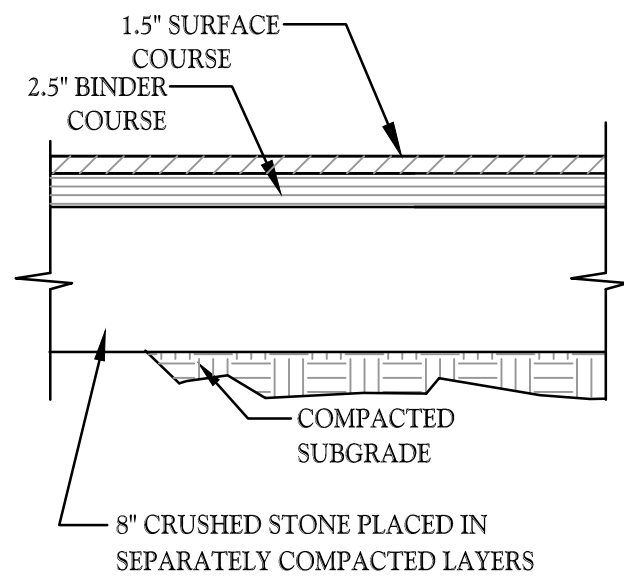
Sheet 2 of 4



- GENERAL NOTES:
1. ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE GROUND SIGNS ONLY. SPACES SHALL NOT USE GROUND PAINTED SYMBOLS.
 2. ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY; BLUE COLORING IS NOT NECESSARY, NOR REQUIRED. WHITE STRIPING SHALL BE USED ON DARK PAVEMENT.
 3. STANDARD COLORS: BACKGROUND: WHITE; LETTERING/BORDER: GREEN; ARROW: GREEN; FIGURE: WHITE ON BLUE FIELD.
 4. SIGN TO HAVE 1-1/2" CORNER RADIUS (TYPICAL)
 5. SIGN MAY BE PLACED ON BUILDING AS LONG AS OTHER REQUIREMENTS ARE MET INCLUDING HEIGHT OF SIGN FROM PAVEMENT SURFACE

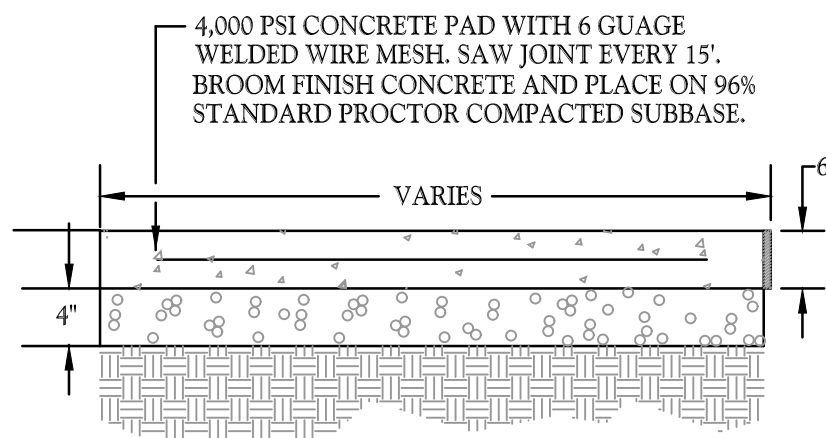
ACCESSIBLE PARKING SIGNAGE

Not to Scale



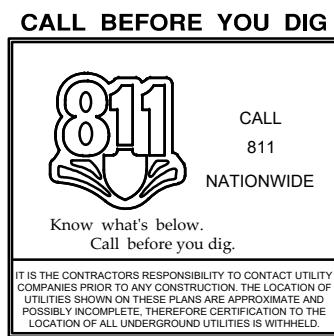
HEAVY-DUTY ASPHALT PAVEMENT

Not to Scale



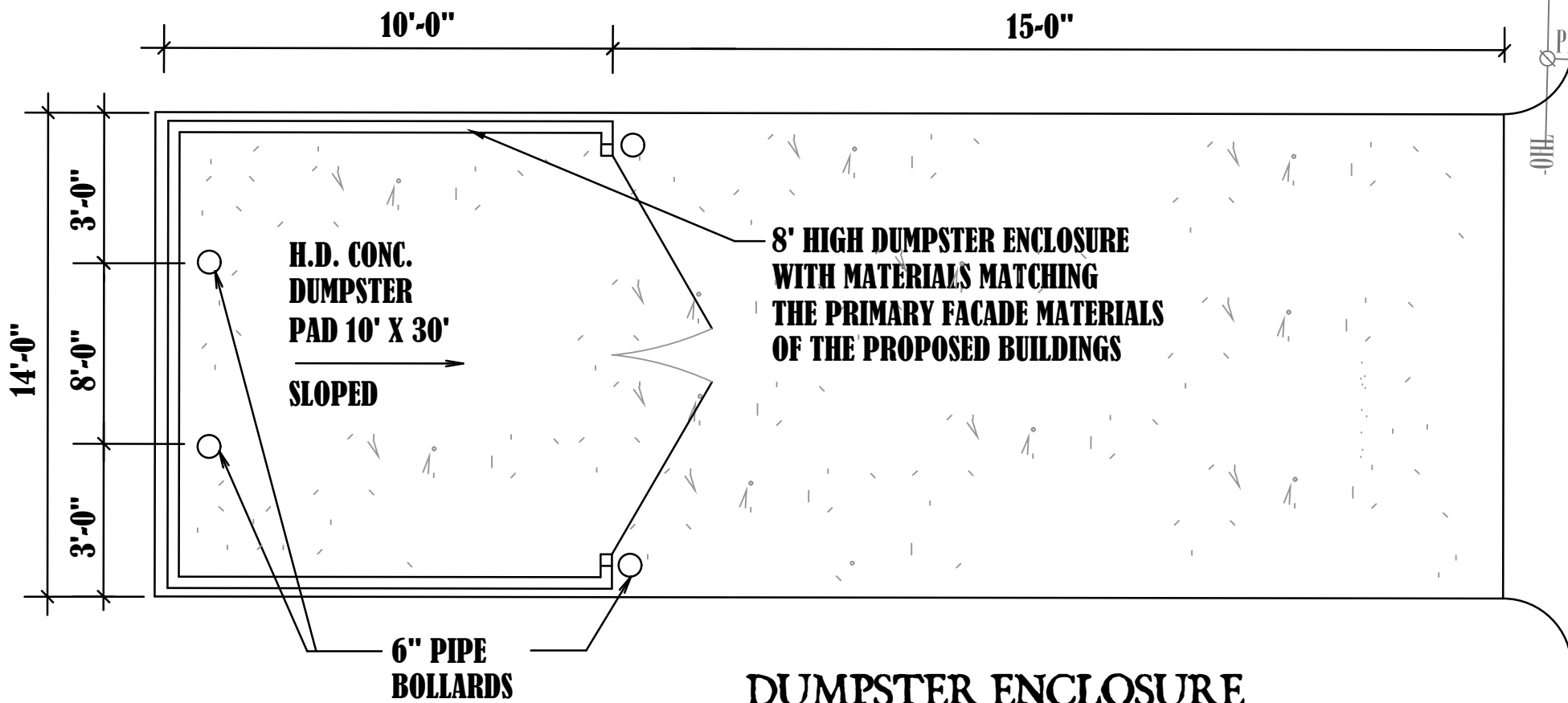
HEAVY DUTY CONCRETE PAD

Not to Scale



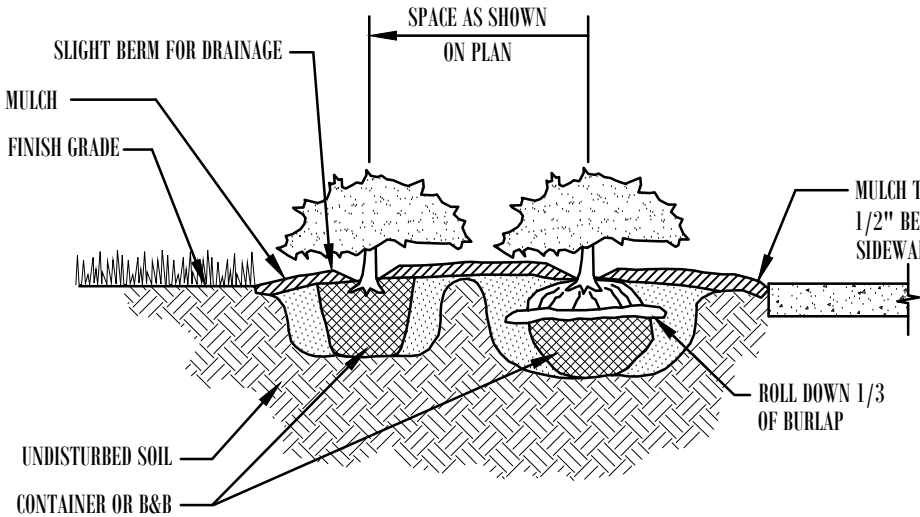
INSTALL TURNDOWN SIDEWALK ADJACENT TO EXISTING PARKING

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



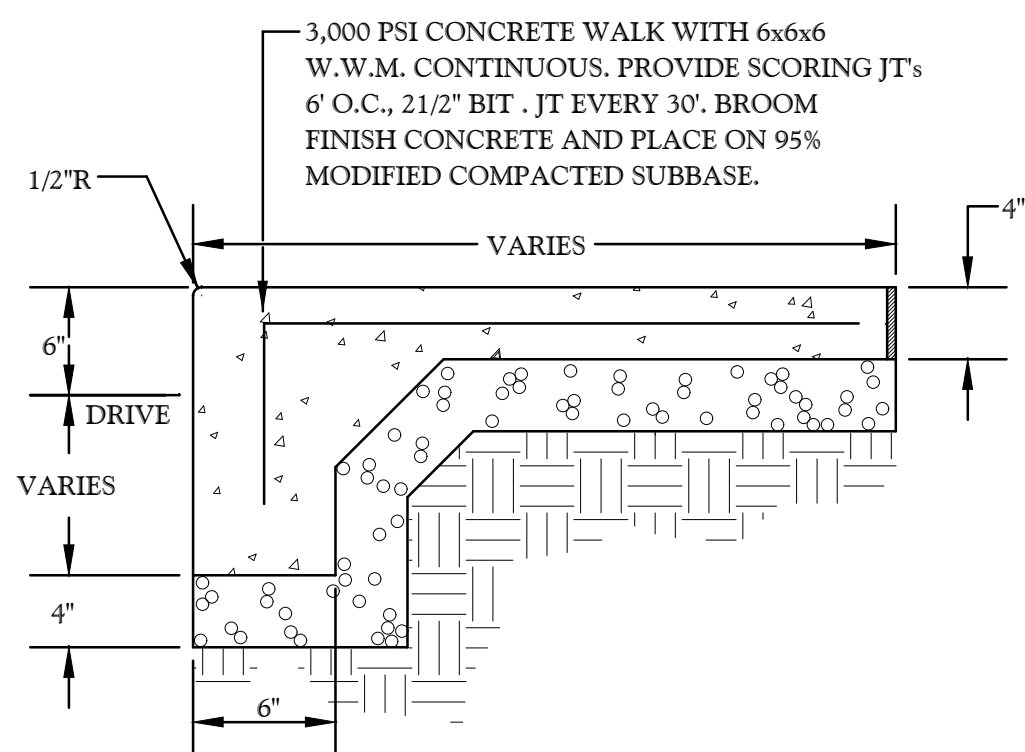
DUMPSTER ENCLOSURE

Not to Scale



SHRUB / GROUNDCOVER PLANTING DETAIL

Not to Scale

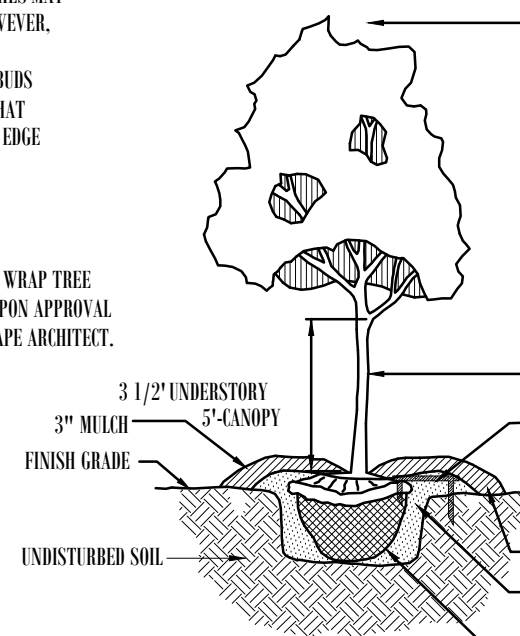


TURNDOWN SIDEWALK DETAIL

Not to Scale

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

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



ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

DECIDUOUS TREE PLANTING DETAIL

Not to Scale

STRONG CENTRAL LEADER, SYMMETRICAL BRANCHING FORM WITH NO BROKEN LIMBS. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

VERTICAL TRUNK, FREE OF DAMAGE OR SCARS. METAL TREE STAKE BRAND SELECTION BY CONTRACTOR. 2 MINIMUM W/ 3 ON SLOPING GROUND. 6" MULCH RING. BACKFILL MULCH, FREE OF TRASH & STONE. REMOVE ALL WIRE BASKETS & TWINE. CUT BURLAP IN 7 PLACES OR REMOVE.

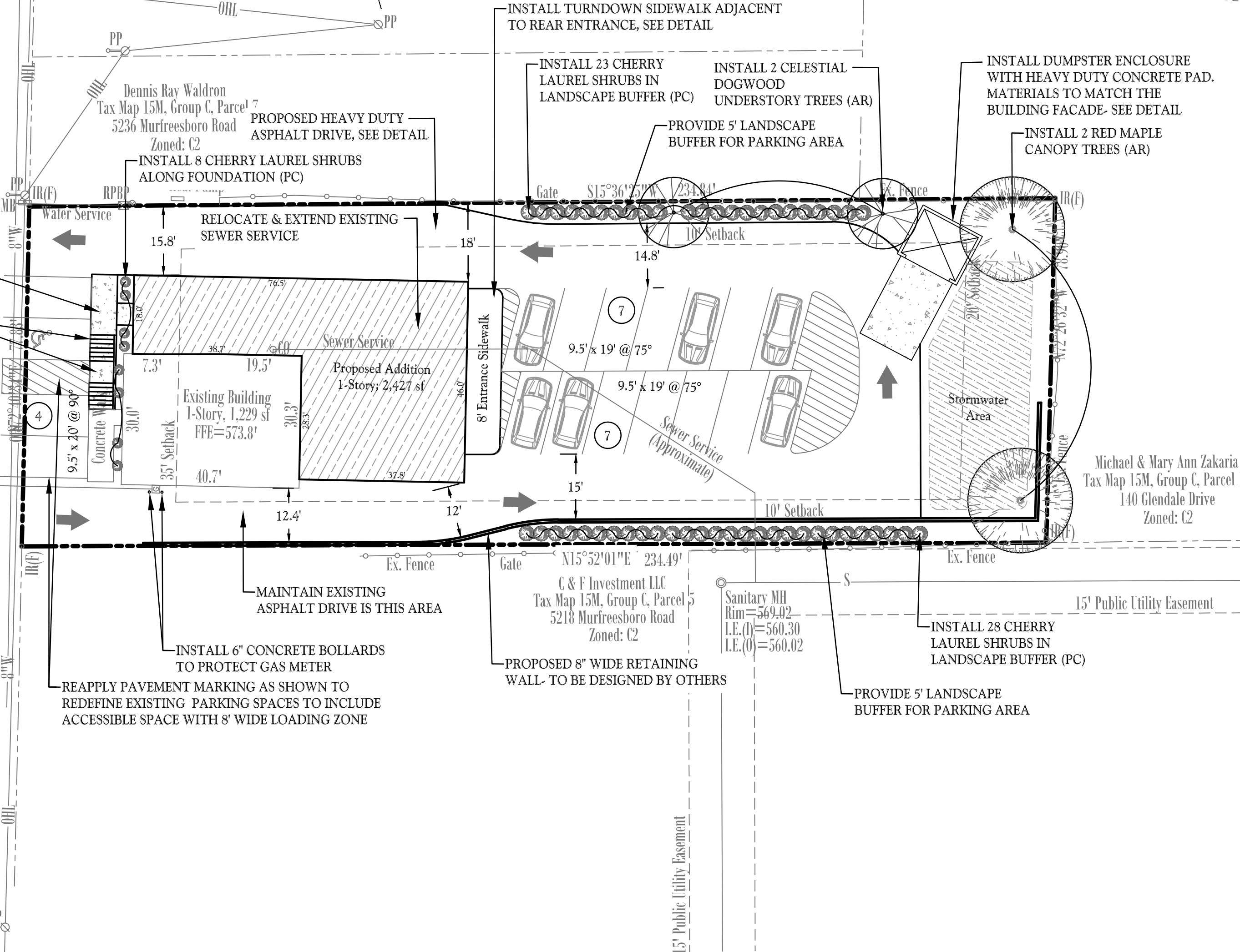
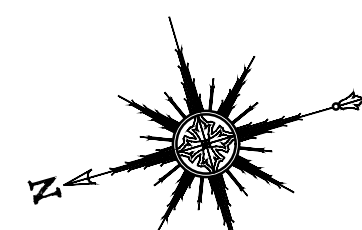
LANDSCAPE TABLE	
REQUIRED PLANTINGS (Non-Residential)	PROVIDED
3 Canopy Trees per Acre x 0.42 acres = 2	
3 Understory Trees per Acre x 0.42 acres = 2	
15 Shrubs per Acre x 0.42 acres = 7	

MATERIALS SCHEDULE

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

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

20 0 20 40
Scale 1" = 20'



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

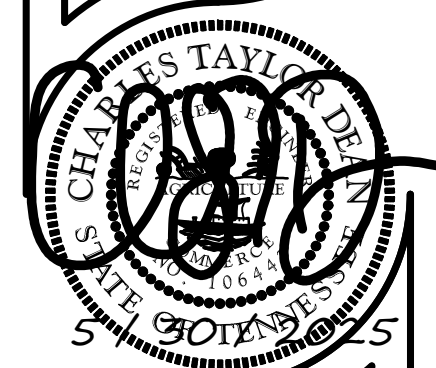
Created:
April 28, 2025
Revised:
May 30, 2025

20 Scale

Designed By:
Charley Dean, PE

Dean Design Group

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



Smoke Club 13

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

Permit Info:

Project: 24057

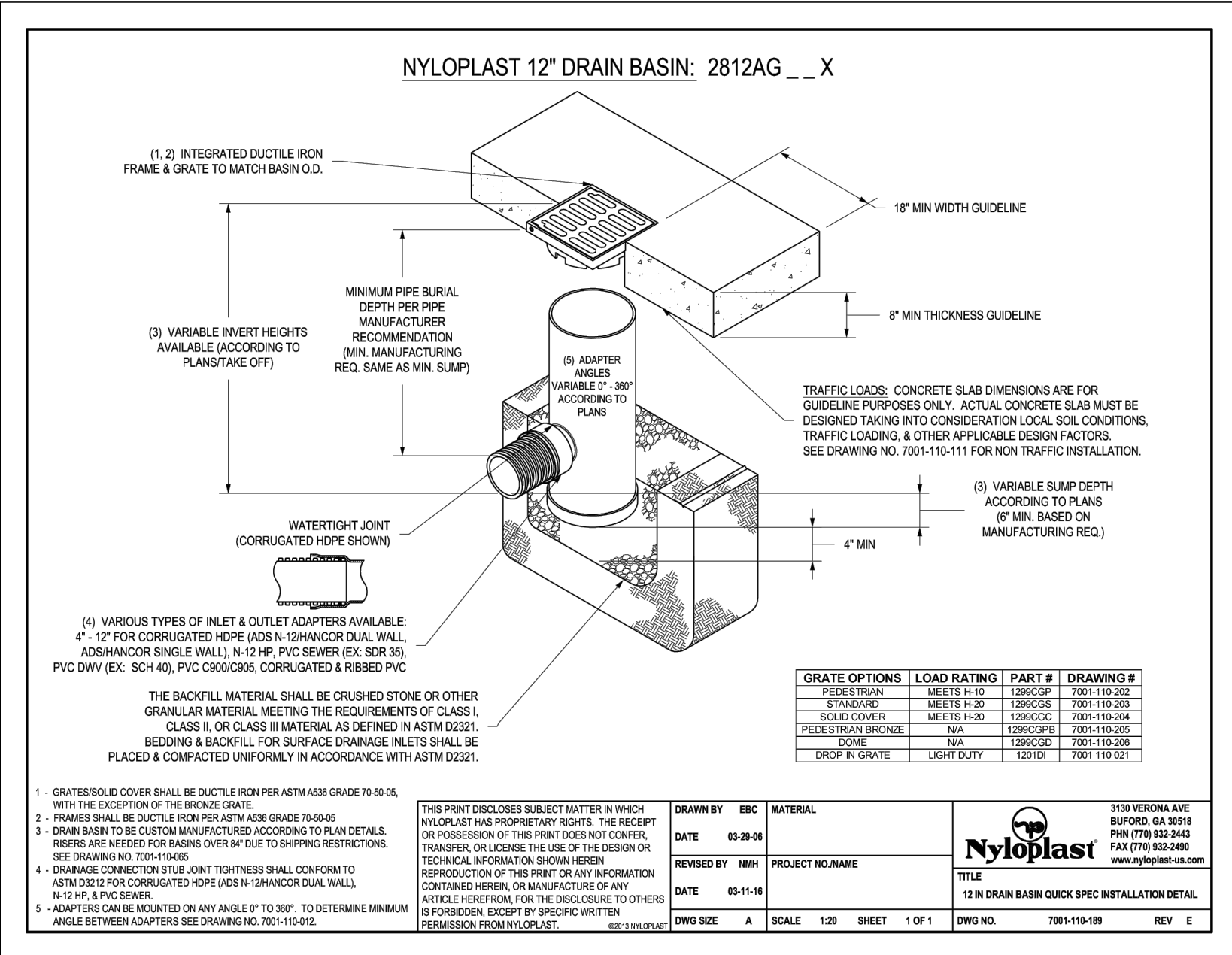
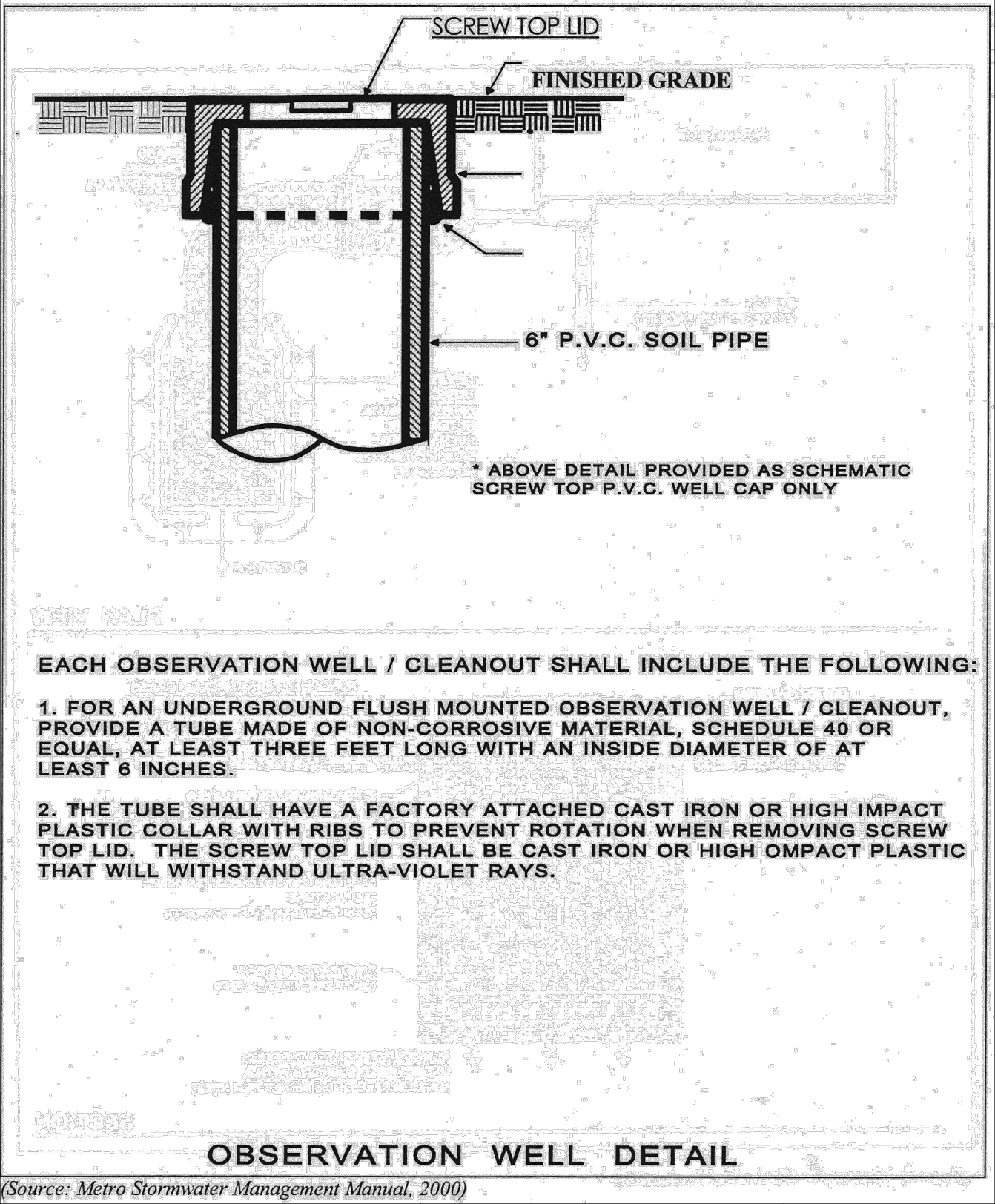
C2.0

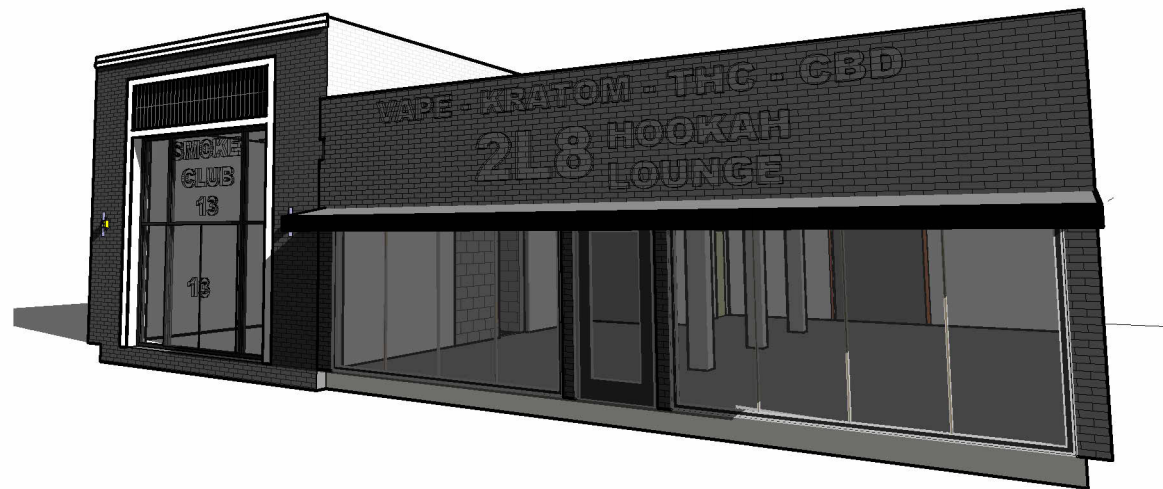
Sheet 3 of 4

Layout Plan

SITE GRADING & DRAINAGE NOTES:

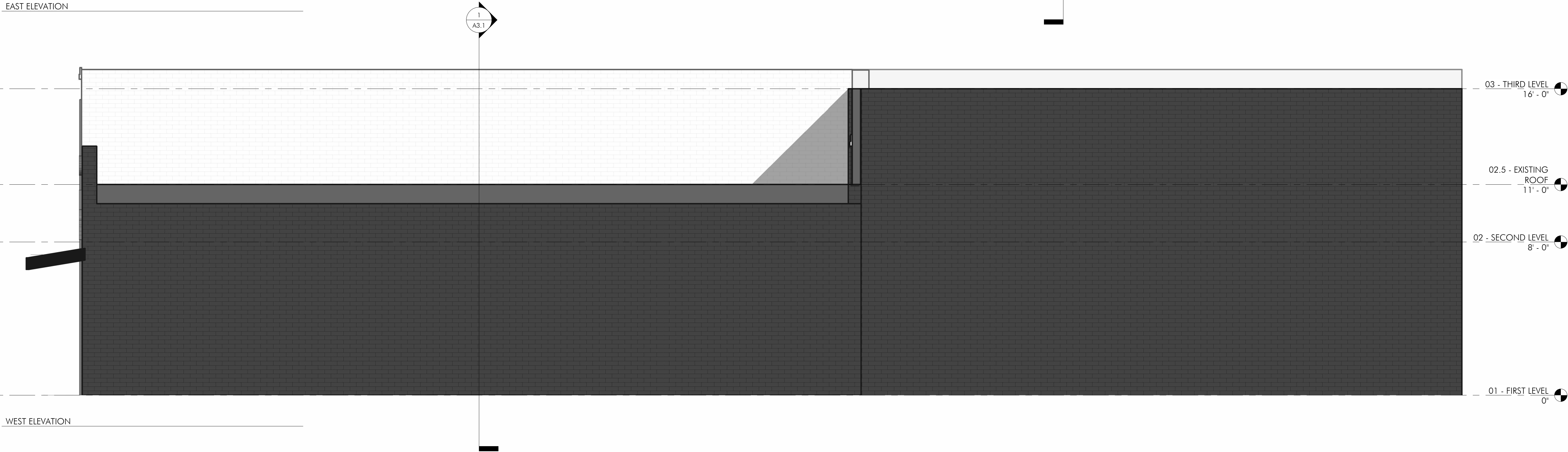
- Erosion control sediment barriers shall be installed prior beginning site work.
- No heavy equipment shall cross or be stored outside the limits of construction, within tree protections zones, or under the drip line of existing trees to remain.
- Topsoil stripped from areas to be graded shall be stockpiled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







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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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"

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

No comments.

Engineering (Gary Lide - glide@lavergnethn.gov)

1. This plat would create two lots. One of the lots would be a buildable lot using a subsurface (septic) disposal system. The other would not be a buildable lot due to not having access to any form of sewerage service.
2. A note should be added to the plat that no building permit will be issued for Lot 2 until public sewer service is available.

Quotes from the Subdivision Regulations:

The applicant shall install sanitary sewer facilities in a manner prescribed by the regulations of the Tennessee Department of Environment and Conservation, Water Pollution Control Division, and the City of La Vergne's applicable standards and specifications. All plans shall be designed and approved in accordance with the rules, regulations, specifications, and standards, of any applicable governmental agency or appropriate unit thereof. (4-107.1)

For any lot where public sewer or water system is not available, the following shall be shown:

- a. areas to be used for sewage disposal; and
- b. water wells (existing and proposed). (3-104.2, 23)

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

1. Engineering has covered my concerns. No comments.

Codes (Joe White - jwhite@lavergnethn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnethn.gov)

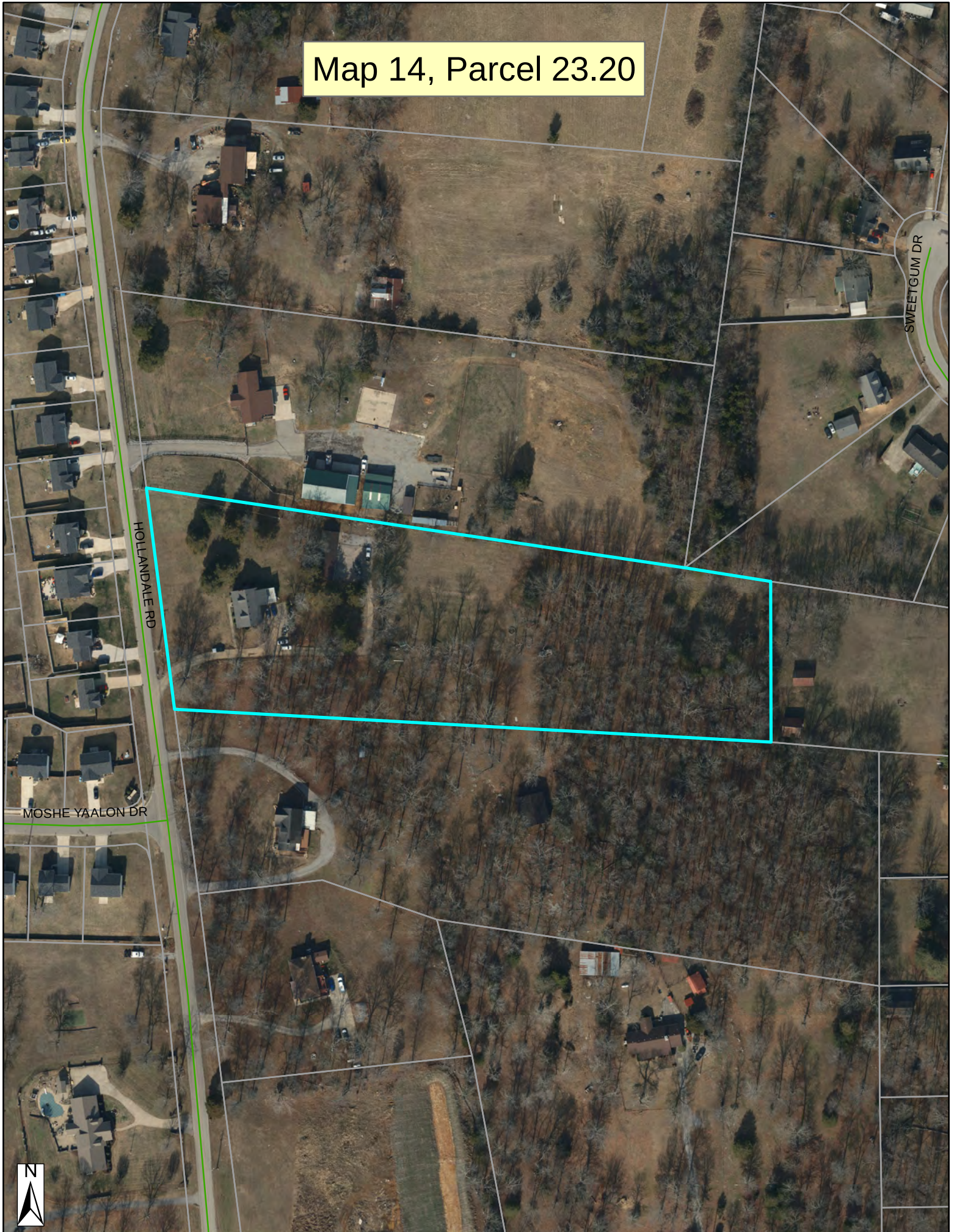
No comments.

Police

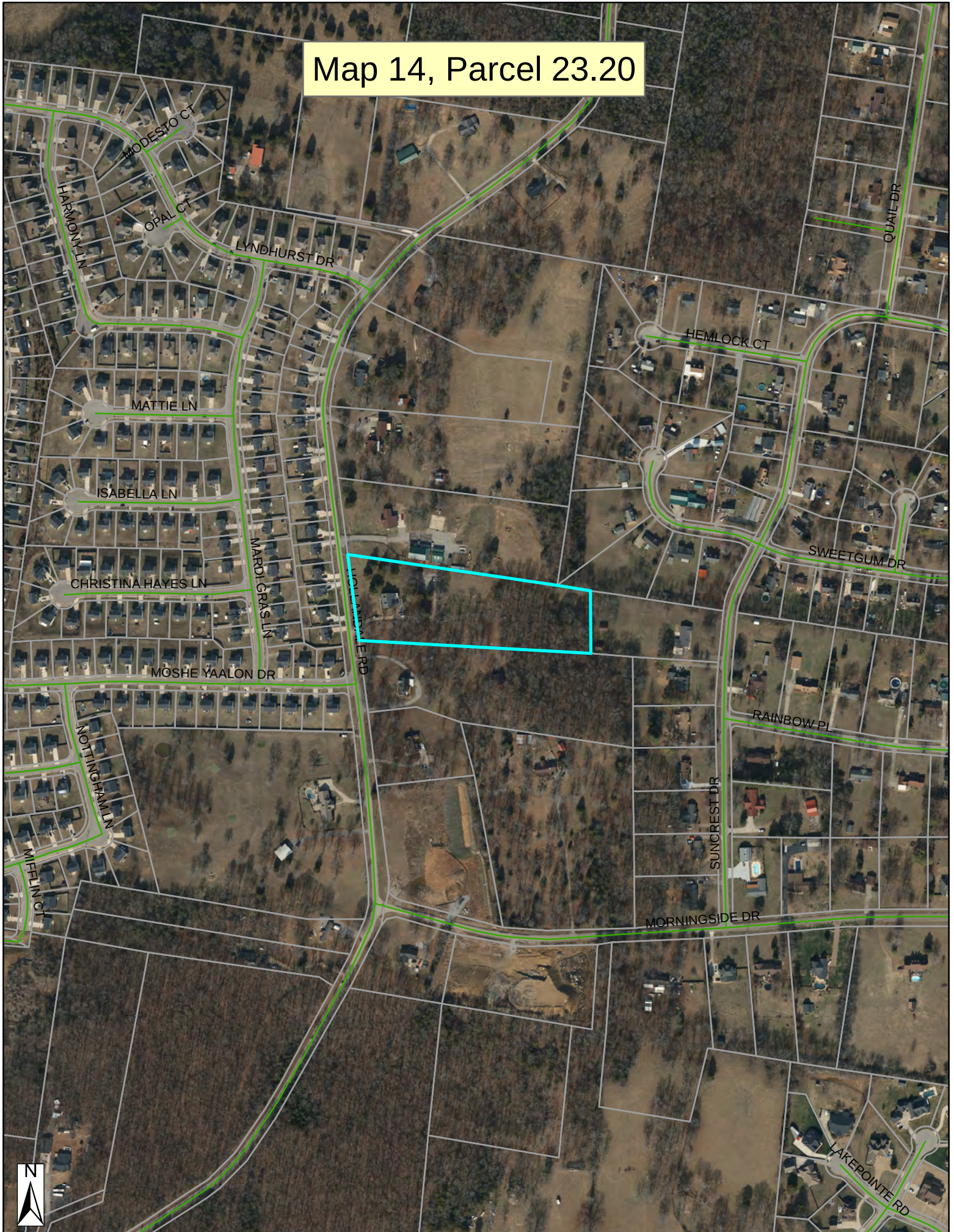
No comments.

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

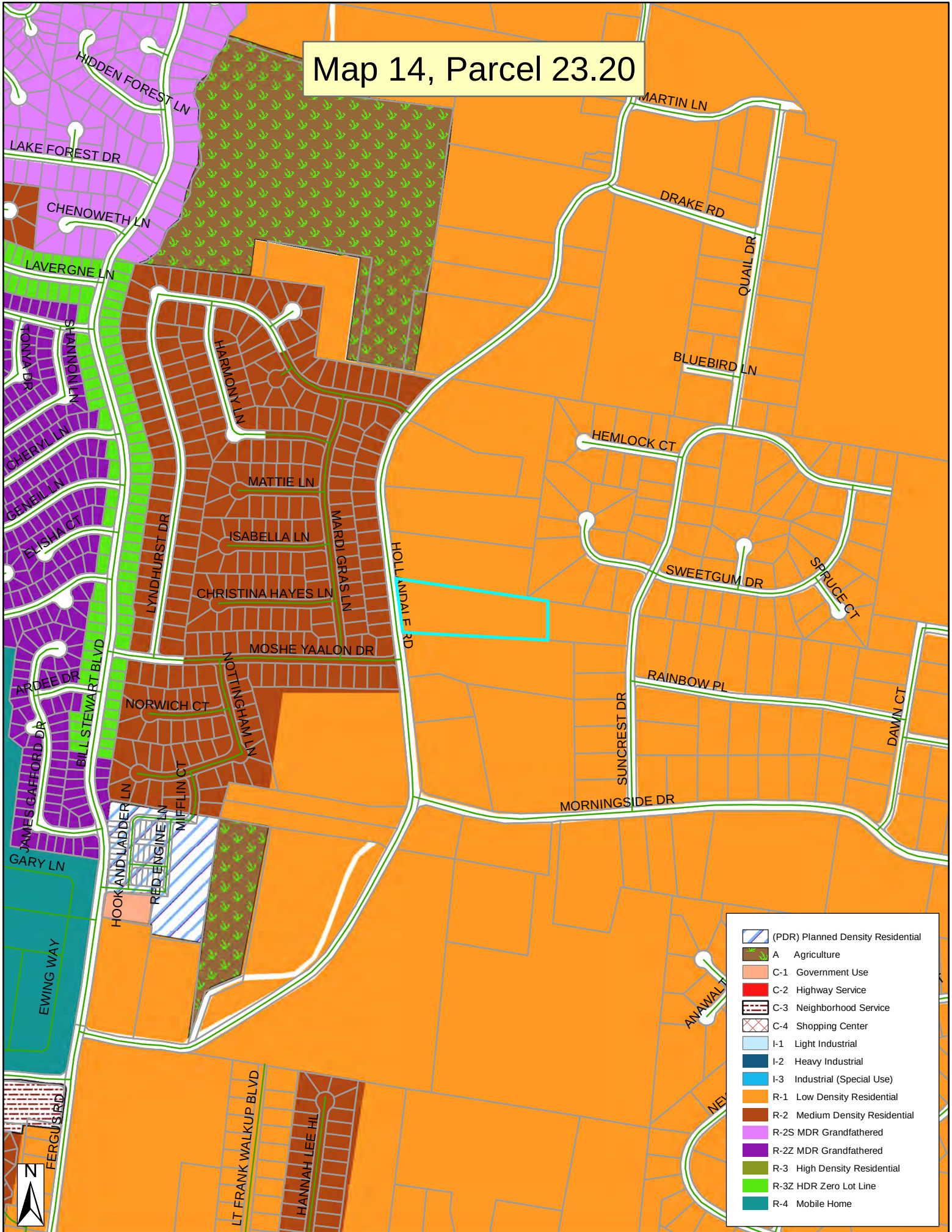
Map 14, Parcel 23.20



Map 14, Parcel 23.20



Map 14, Parcel 23.20







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

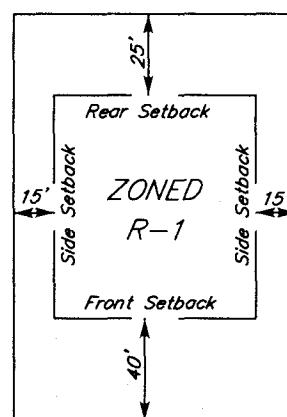
SOILS AREAS

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

LEGEND

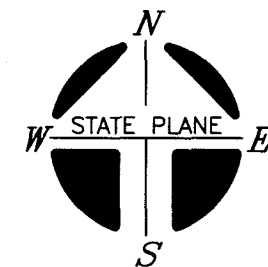
IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND.
● SURVEY POINT
Ø POWER POLE
-X-X- EXISTING FENCE LINE
-E-E- EXISTING ELECTRIC LINE
-W-W- EXISTING WATER LINE

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).

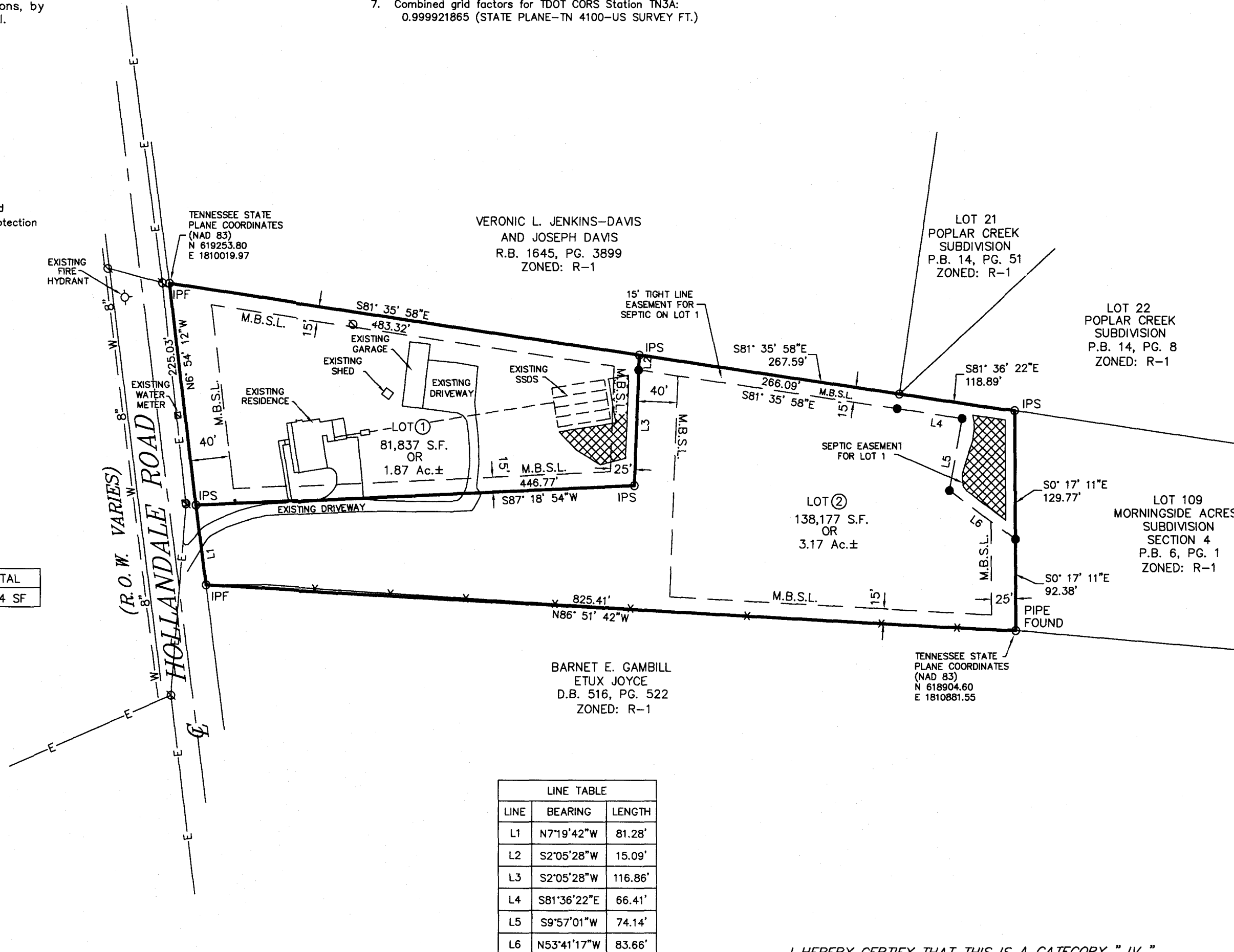


2 LOTS - 220,014 S.F. OR 5.05 Ac.±

0 100 200

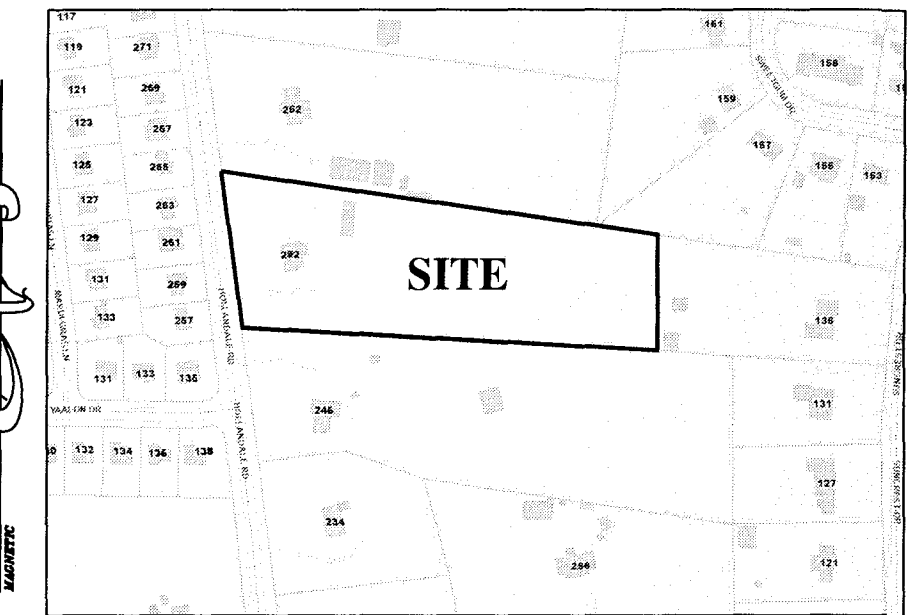
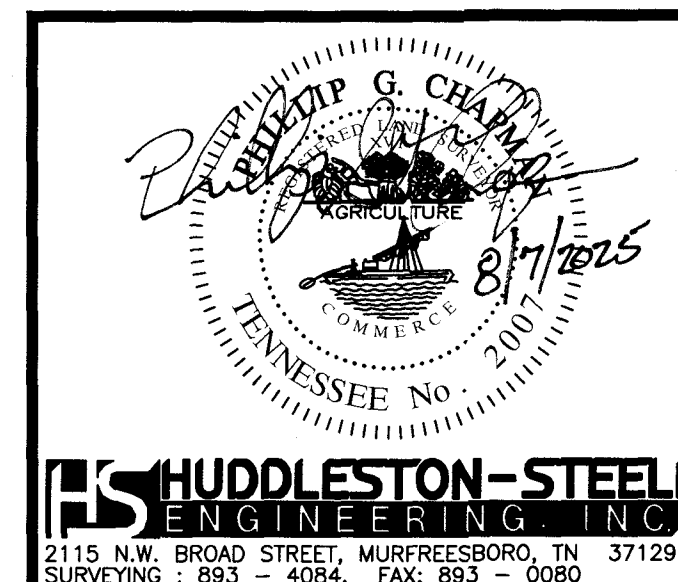
GLOBAL POSITION SYSTEM SURVEY NOTES

- 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.)



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

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 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

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.

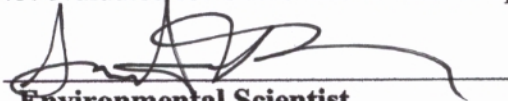
LOT RESTRICTIONS:

Lot 1:

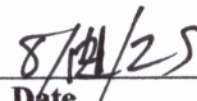
Lot 1 is limited to a maximum of 3 bedrooms. Conventional septic system is required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat. Duplicate area falls within an easement located on Lot 2.

Lot 2:

Not evaluated for SSDS due to lack of approved soils.



Environmental Scientist
TN Division of Water Resources



Date

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 # _____

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 Sheribman, exit the traffic circle onto E Nir Sheribman, turn right toward Bill Steward Blvd, turn left onto Moshe Yaalon 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 023.20**FOR SSDS 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: _____

Is the house staked? _____

If not, date it will be staked: _____

i) 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: Spring _____

Well _____

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 Gabriel _____

AMOUNT PAID 300.00

RECEIPT NUMBER: 3900115826



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@lavergn.net; and Jake Blair - jblair@lavergn.net)

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@lavergn.net)

All Engineering comments addressed.

Utilities (Scott Tatalovich - statalovich@lavergn.net)

All utility comments addressed.

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.

Map 14, Parcel 72.16



EASY ST

MURFREESBORO RD

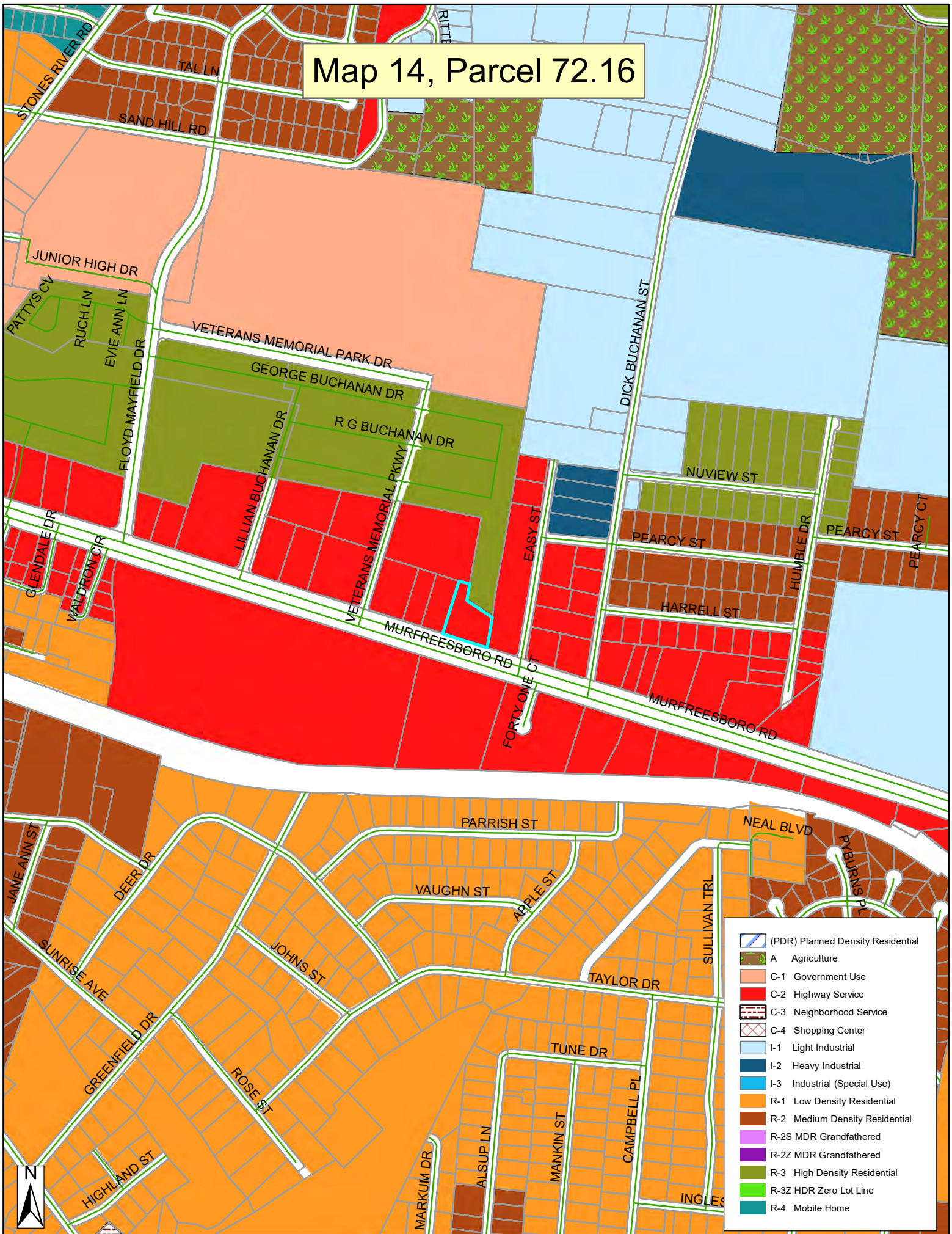
MURFREESBORO RD



Map 14, Parcel 72.16



Map 14, Parcel 72.16







SITE DEVELOPMENT PLANS FOR



LA VERGNE, TN 01

5355 MURFREESBORO RD
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/NSPS 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

5355 MURFREESBORO RD
LA VERGNE, TN 37086

C0.0
COVER SHEET

DATE: AUGUST 15, 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:

GENERAL CIVIL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. THE CONTRACTOR SHALL NOT CHANGE OR DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND OWNER WILL PAY ALL FEES AS REQUIRED BY PERMITS FOR THIS CONSTRUCTION.
8. 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.
9. 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.
10. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
11. 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.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

DEMOLITION NOTES

JOB CONDITIONS

1. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF ANY STRUCTURES TO BE DEMOLISHED.
2. 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.
3. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED ON THIS PROJECT.
4. 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.
5. 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.
6. 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.
7. 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

1. 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.
2. 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.
3. BREAK UP AND REMOVE CONCRETE SLABS ON GRADE, UNLESS OTHERWISE SHOWN TO REMAIN.
4. 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.
5. FILLING VOIDS: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION AS OUTLINED BELOW.
6. 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.
7. PRIOR TO PLACEMENT OF FILL MATERIAL, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST OR FROZEN MATERIAL, TRASH AND DEBRIS.
8. PLACE FILL MATERIAL IN HORIZONTAL LAYERS AT DEPTHS AND MOISTURE CONTENTS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
9. AFTER FILL PLACEMENT AND COMPACTION, GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE FLOW TO SURFACE STRUCTURES.
10. 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

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

PROTECTION OF EXISTING STRUCTURES AND VEGETATION

1. 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.

SEDIMENT & EROSION CONTROL NOTES

1. 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.
2. INITIAL SEDIMENT CONTROLS SHOWN ON THE EROSION CONTROL PLAN MUST BE INSTALLED PRIOR TO ANY OTHER WORK.
3. THE CONTRACTOR SHALL CLEAN ALL STREETS BOTH INTERIOR AND ADJACENT TO THE SITE, AS NEEDED AFTER EACH RAINFALL AND AT THE END OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING CONSTRUCTION AND SHALL WATER CONSTRUCTION AREAS WHENEVER CONDITIONS WARRANT.
5. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT FROM STORM DRAINS, INLETS, CULVERTS, ETC. PRIOR TO APPROVAL OF CONSTRUCTION.
6. 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.
7. 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

1. 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.
2. 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.
3. ALL UTILITY CONSTRUCTION AND MATERIALS SHALL BE IN CONFORMANCE WITH CITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS AND STANDARD PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER.
5. 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.
6. ALL HDPE PIPE, JOINTS AND FITTINGS SHALL BE ADS N-12 OR EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
7. COORDINATE THE INSTALLATION OF THE STORM SEWER WITH THE INSTALLATION OF THE POTABLE WATER, COMMUNICATION, ELECTRIC AND SANITARY SEWER TO AVOID CONFLICTS.
8. 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.
9. ALL MATERIALS TO BE SUPPLIED AND LABOR TO BE DONE BY CONTRACTOR SHALL BE COMPLETED AS A PART OF THIS WORK, UNLESS STATED OTHERWISE.
10. 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.
11. 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.
12. ALL WATER, SEWER, FIBER OPTIC CABLE, GAS SERVICE AND OTHER UTILITY REQUIREMENTS SHALL BE COORDINATED WITH THE APPROPRIATE LOCAL UTILITY PROVIDERS PRIOR TO INSTALLATION. ALL COSTS ASSOCIATED WITH THE WATER, SEWER, FIBER OPTIC CABLE, GAS SERVICE ENTRANCE AND OTHER UTILITY REQUIREMENTS SHALL BE BORNE BY THE CONTRACTOR, INCLUDING THOSE COSTS, IF ANY, FROM THE LOCAL UTILITY PROVIDERS AND INCLUDE ALL COSTS ASSOCIATED WITH WORK PERFORMED BY THE LOCAL UTILITY PROVIDERS AND CONNECTION FEES INTO THEIR BID.

SITE GRADING NOTES

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

SAFETY NOTICE TO CONTRACTOR

1. 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.
2. 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

1. 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

1. 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.
2. DRAWING REPRODUCTION AND SCALING MAY ALTER THE INDICATED GRAPHIC SCALES.



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C0.1

GENERAL NOTES

DATE: AUGUST 15, 2025

7 BREW COFFEE
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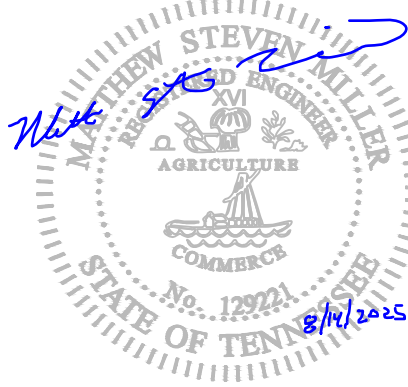


General Information G04 – Required General Notes for Private Projects with No Public Improvements

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:

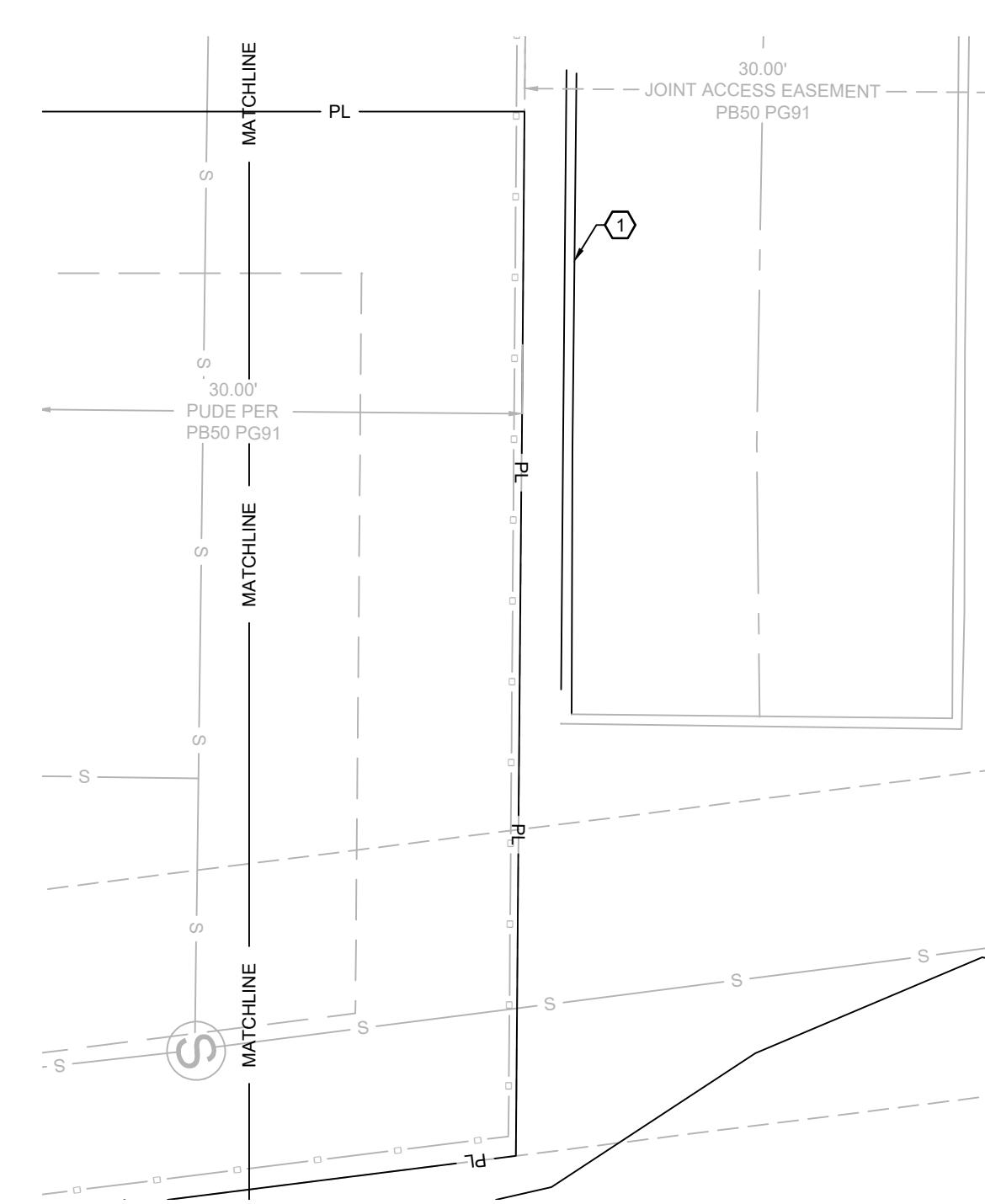
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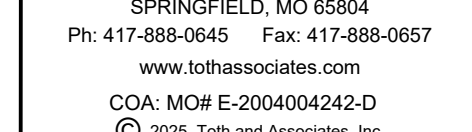
C0.2
CITY GENERAL
NOTES

DATE: AUGUST 15, 2025





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

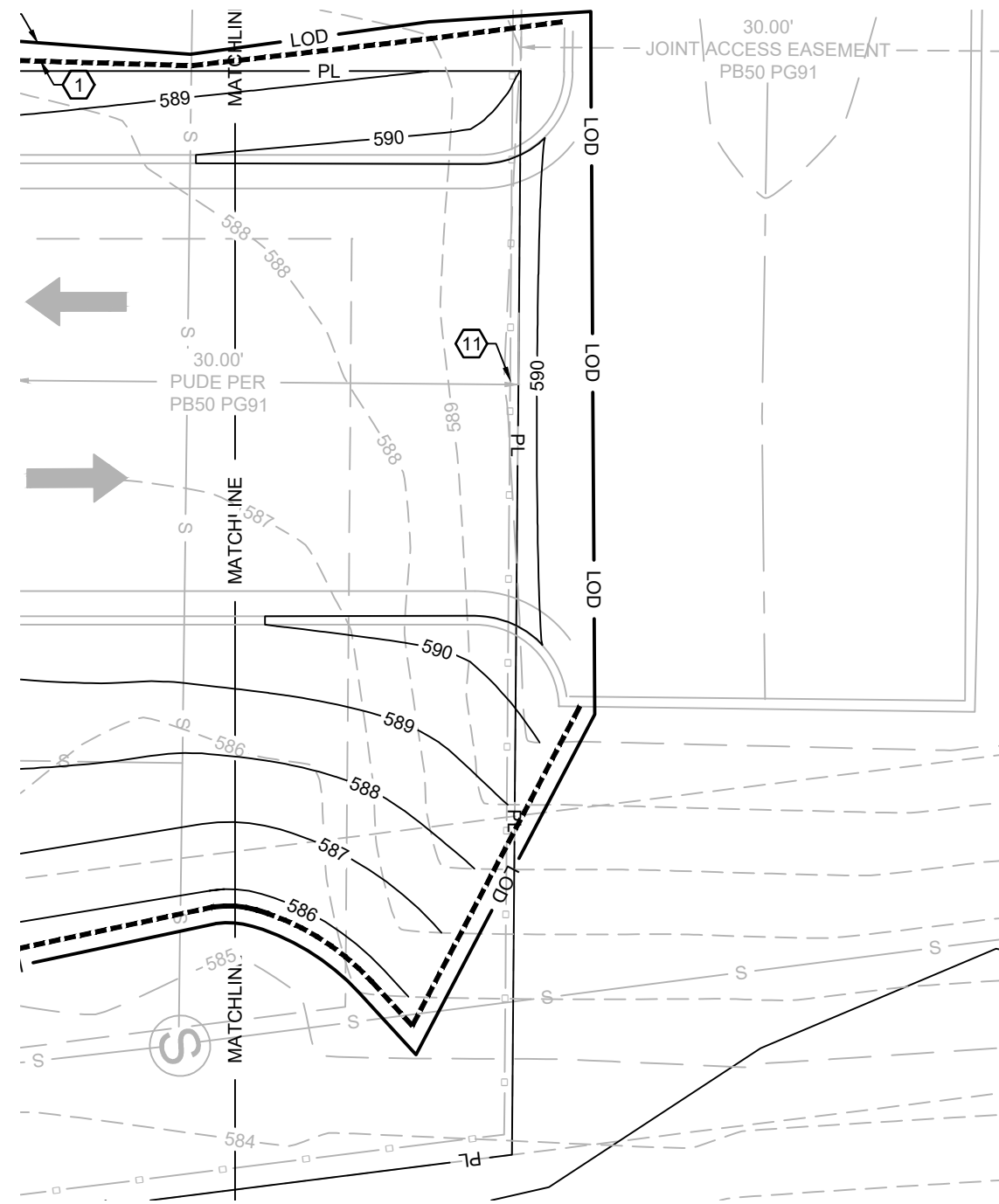


DATE: AUGUST 15, 2025



- 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



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

PROJECT NUMBER:
104.082

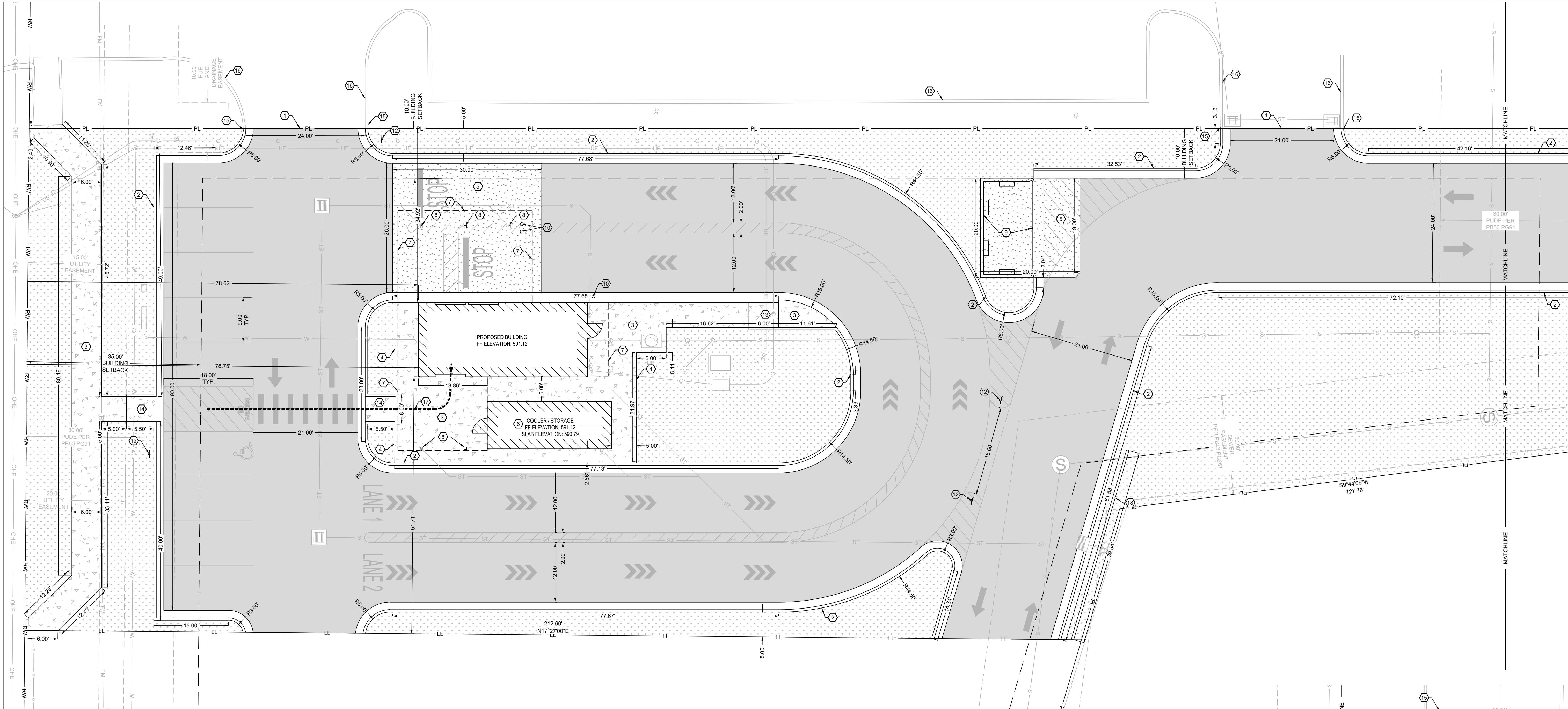
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C1.2
EROSION
CONTROL PLAN

DATE: AUGUST 15, 2025



HATCH LEGEND:

- ASPHALT PAVEMENT
PER DETAIL 2.06, SHEET C7.1.
- CONCRETE SIDEWALK
PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- LANDSCAPE AREA.
REFER TO LANDSCAPE PLAN.
- RIP RAP.
PER DETAIL 4.10, SHEET C7.3.

KEY NOTES:

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

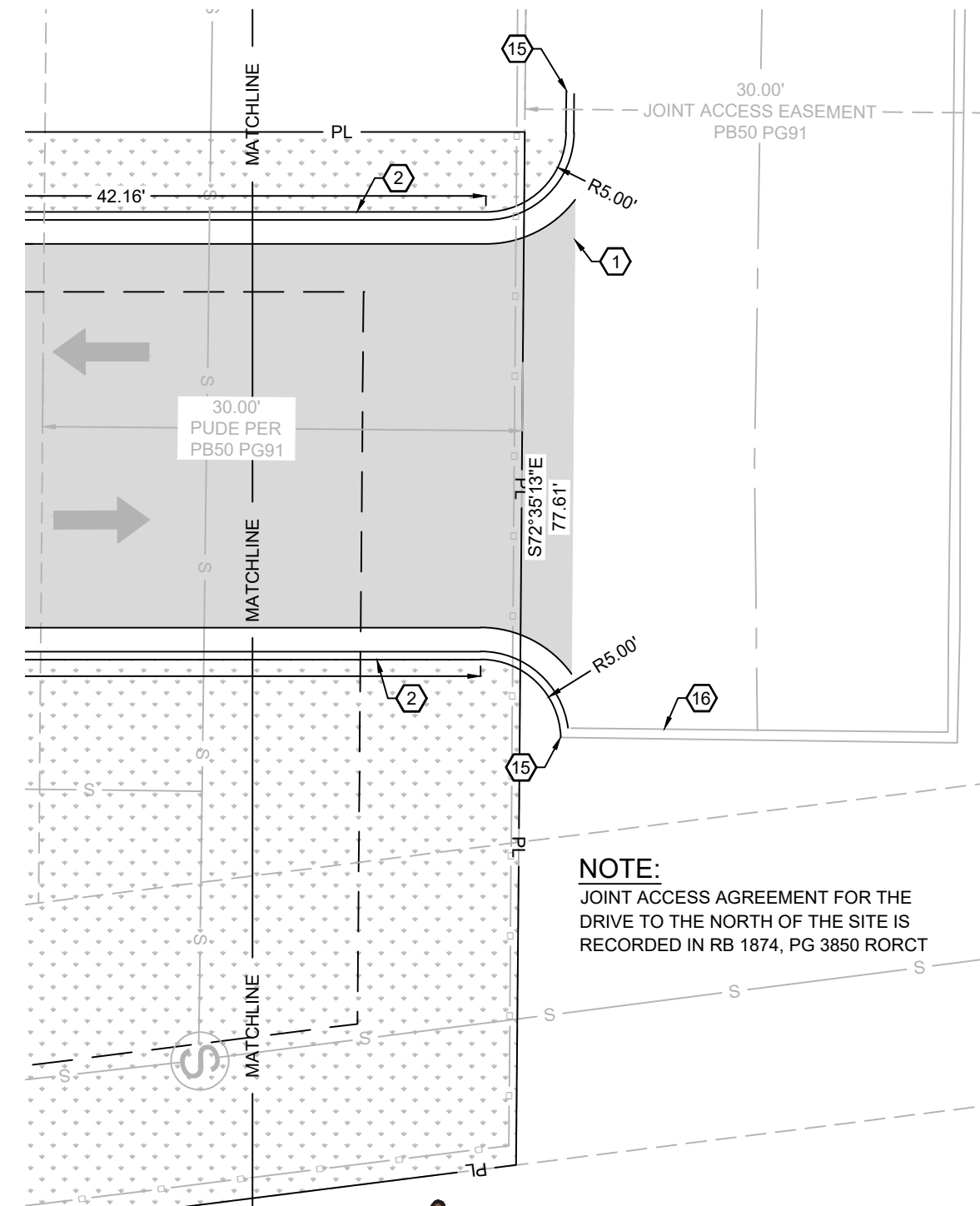
PROJECT FOOTPRINT 28,957 S.F. = 0.66 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL = 510 S.F.
REMOTE COOLER = 238 S.F.
CONSTRUCTION TYPE: V-B

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	8,921 S.F.

PROVIDED QUEUING

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



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



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. TN #PE-129221

PROJECT NUMBER:

104.082

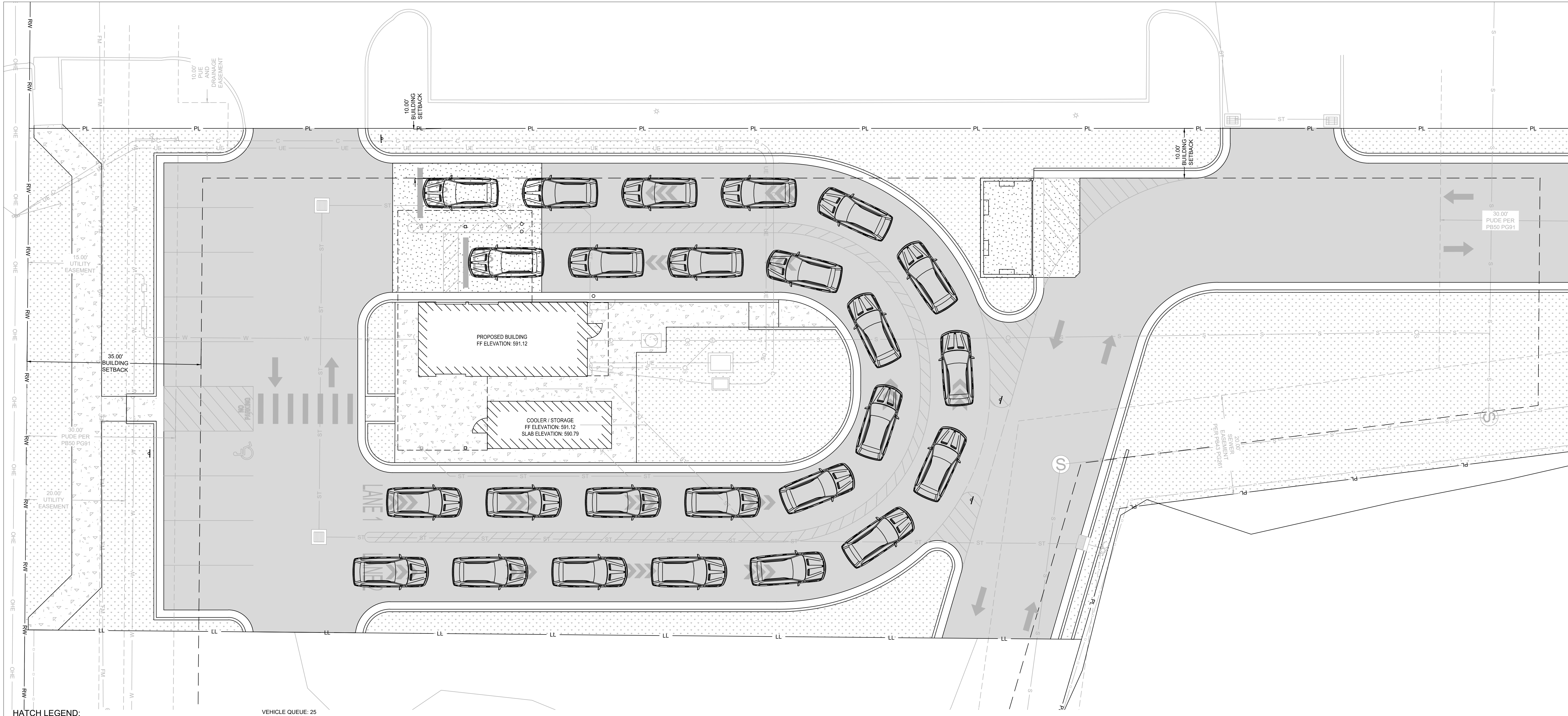
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C2.1
SITE PLAN

DATE: AUGUST 15, 2025



- HATCH LEGEND:
- ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CONCRETE PAVEMENT
 - LANDSCAPE AREA
 - RIP RAP
PER DETAIL 4.10, SHEET C7.3.



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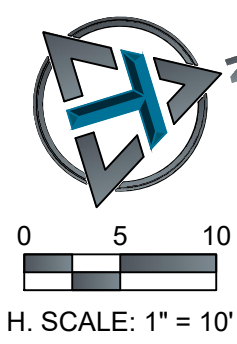
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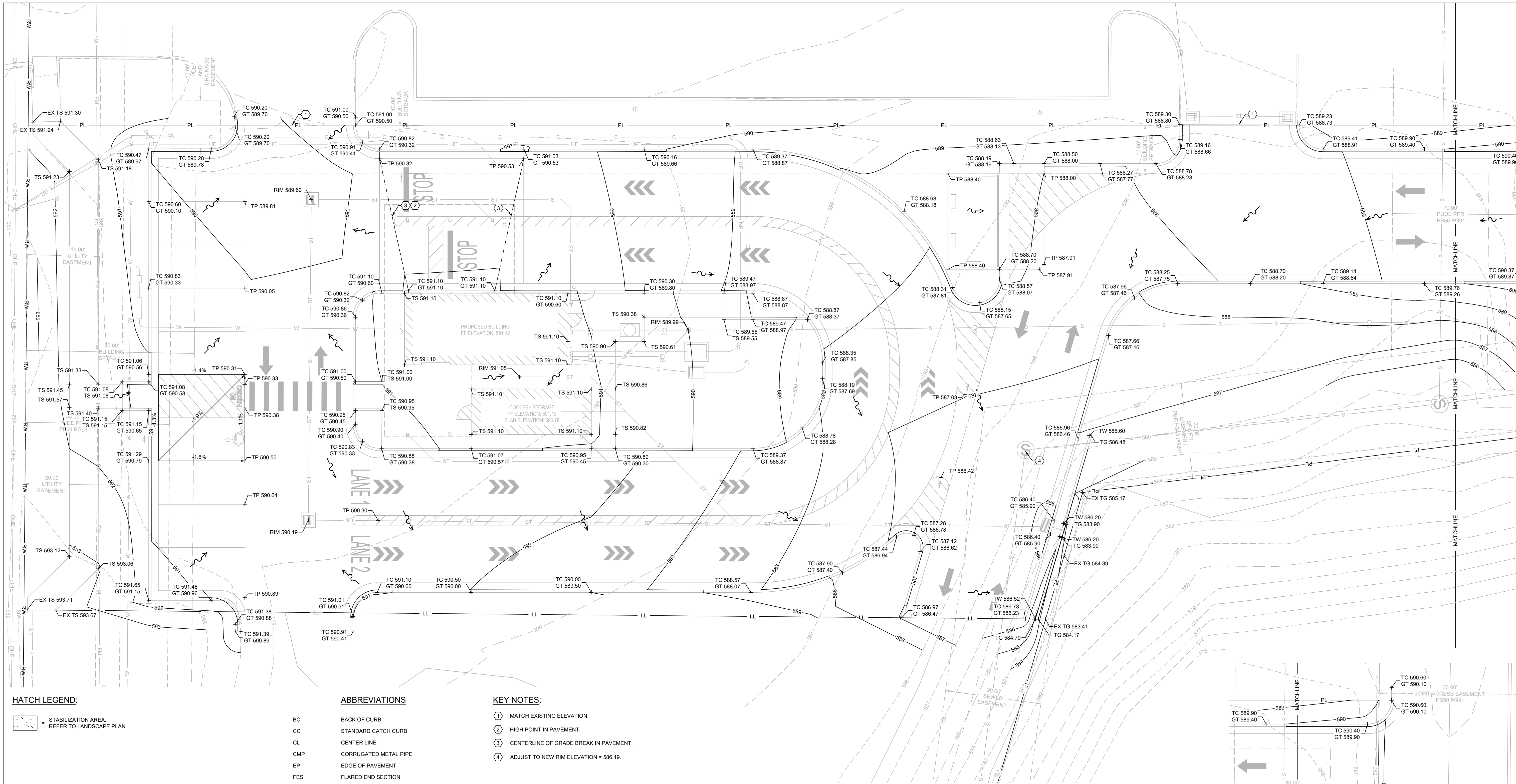
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C2.2
STACKING PLAN

DATE: AUGUST 15, 2025





HATCH LEGEND:

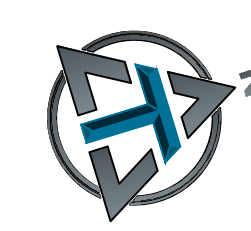
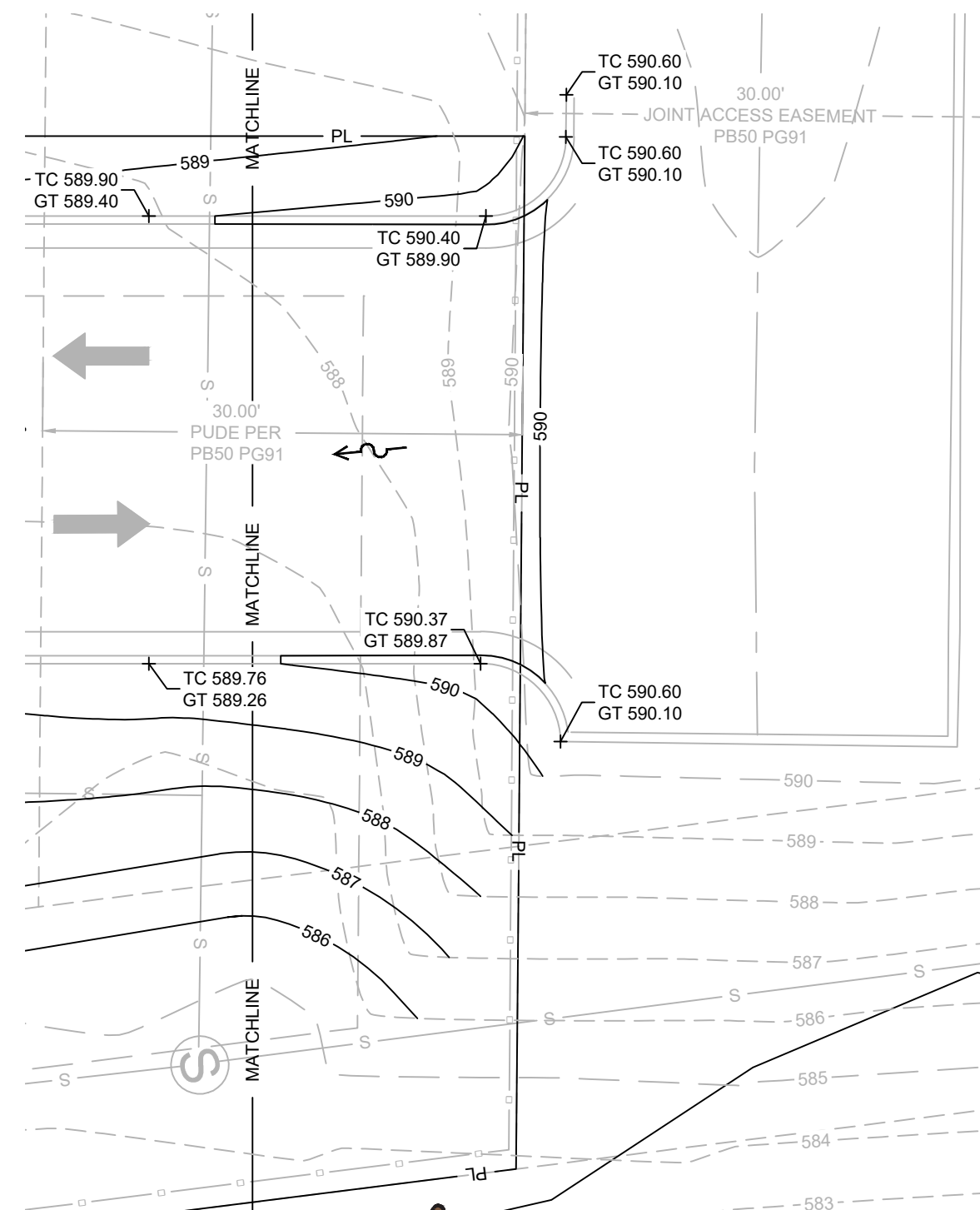
STABILIZATION AREA. REFER TO LANDSCAPE PLAN.

ABBREVIATIONS

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

KEY NOTES:

- 1 MATCH EXISTING ELEVATION.
- 2 HIGH POINT IN PAVEMENT.
- 3 CENTERLINE OF GRADE BREAK IN PAVEMENT.
- 4 ADJUST TO NEW RIM ELEVATION = 586.19.



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



ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. TN #PE-12921

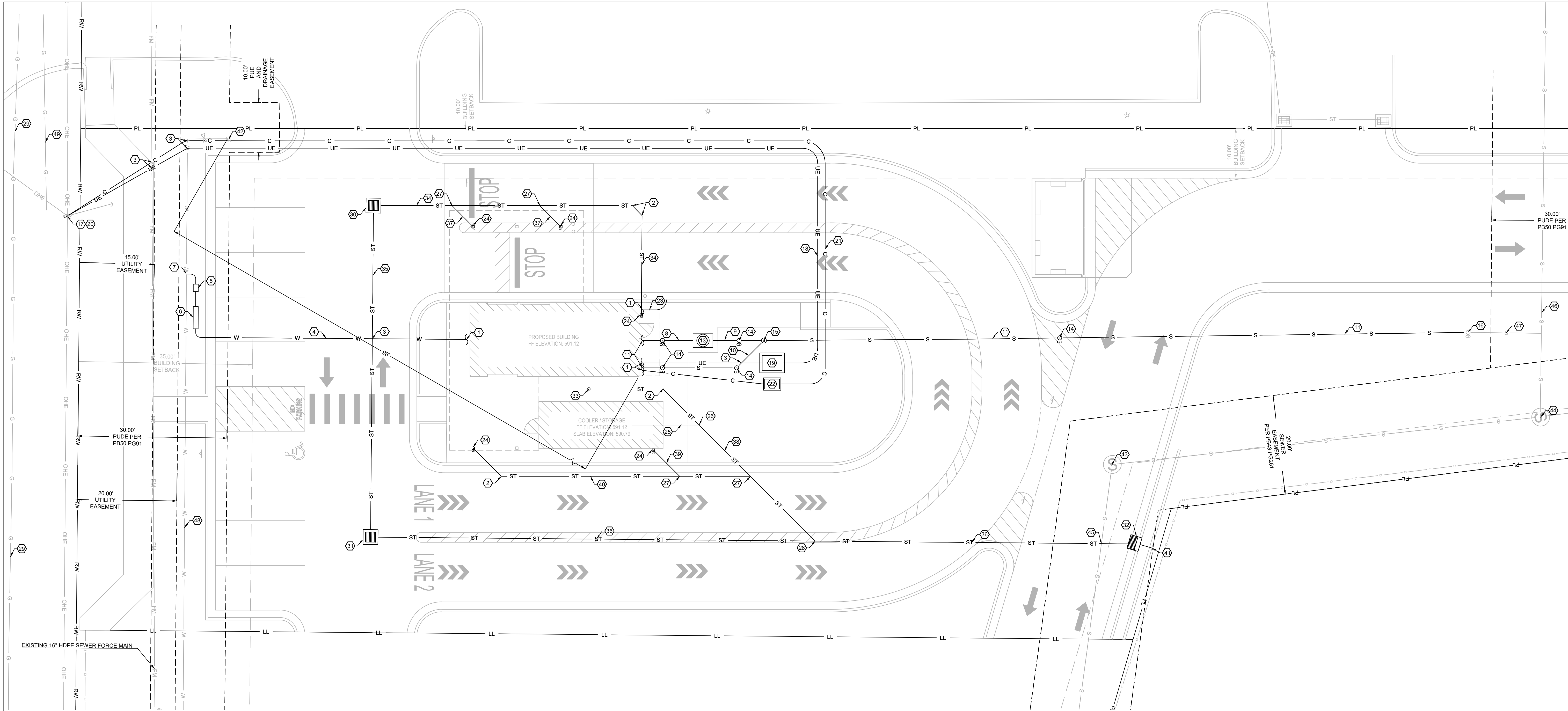
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C3.1
GRADING PLAN

DATE: AUGUST 15, 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 PER CITY STD DTL 020, SHEET C7.3 AS SIZED BY CITY FROM FIXTURE 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 PER DETAIL 4.09, SHEET 7.3.
RIM = 589.59.
6" PVC N INV OUT = 584.50
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 PULLWIRE.
- 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.

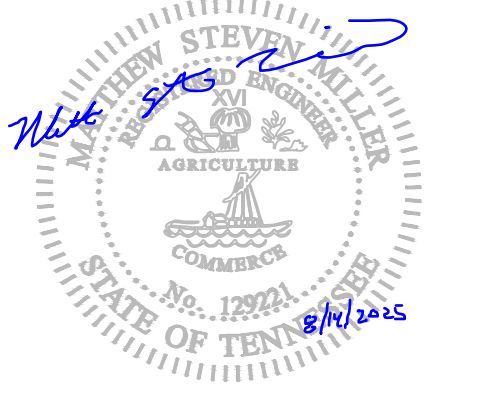
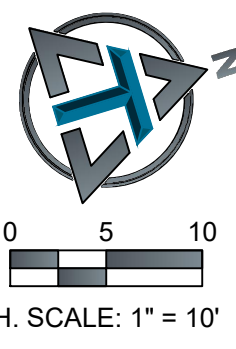
- 48 EXISTING 12-INCH DIP WATER LINE.
- 49 EXISTING 12-INCH H.P. GAS TRANSMISSION MAIN, PIEDMONT/DUKE ENERGY.

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



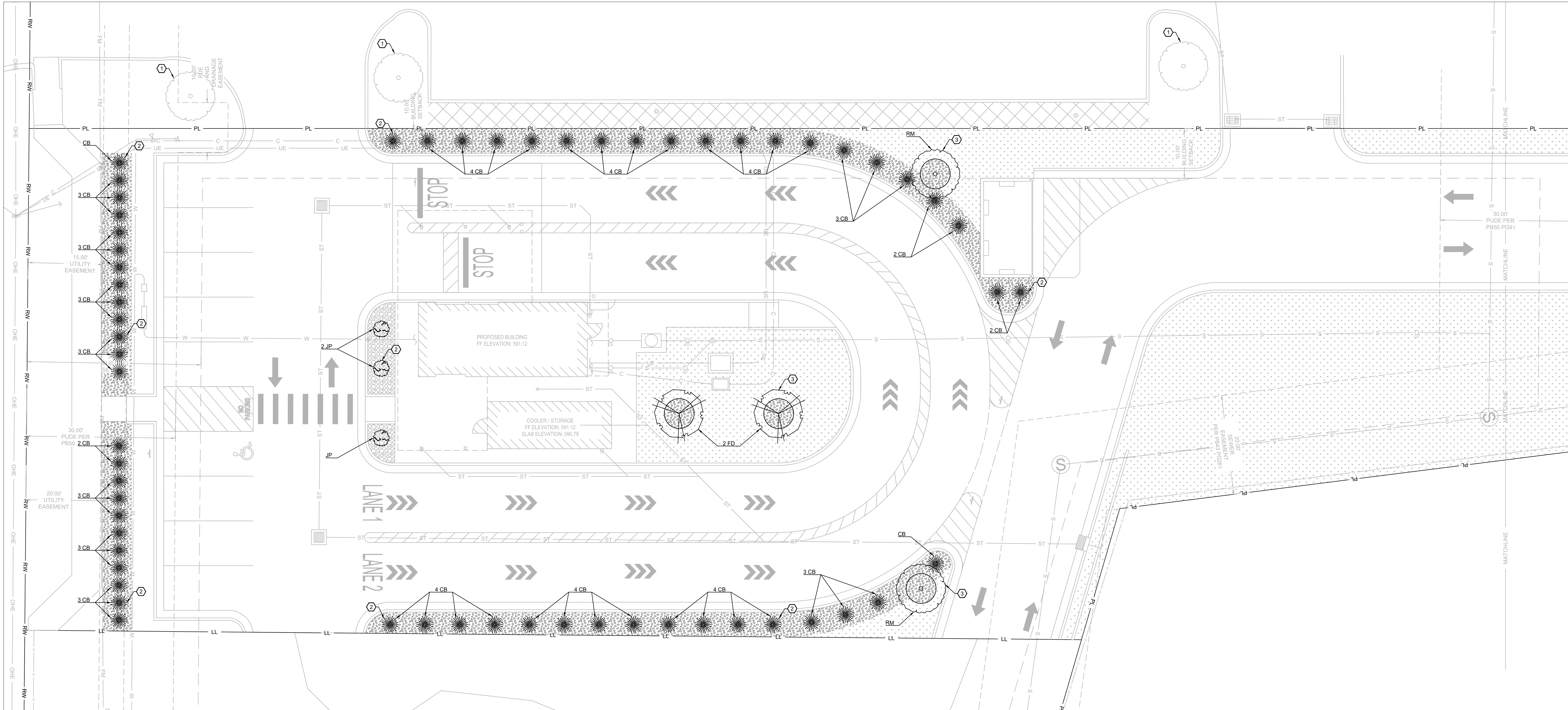
ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. TN #PE-129221

PROJECT NUMBER:
104.082

REVISION:

7 BREW COFFEE
LA VERGNE, TN 01
5355 MURFREESBORO RD
LA VERGNE, TN 37086

C4.1
UTILITY PLAN
DATE: AUGUST 15, 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

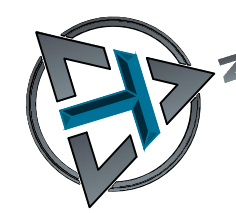
ALL PARKING LOTS SHALL BE SCREENED FROM THE ROAD AND FROM THE ADJACENT PROPERTIES USING A 3-FOOT TALL SCREEN IN THE FORM OF AN EVERGREEN HEDGE, A BERM, OR A MASONRY WALL. THIS SCREEN MUST BE LOCATED WITHIN A 5-FOOT WIDE LANDSCAPE BUFFER AREA ON THE PERIMETER OF THE PARKING LOT.

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.



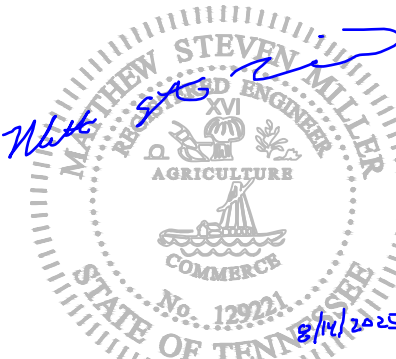
0 5 10
H. SCALE: 1" = 10'



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ENGINEER OF RECORD:

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

PROJECT NUMBER:

104.082

REVISION:

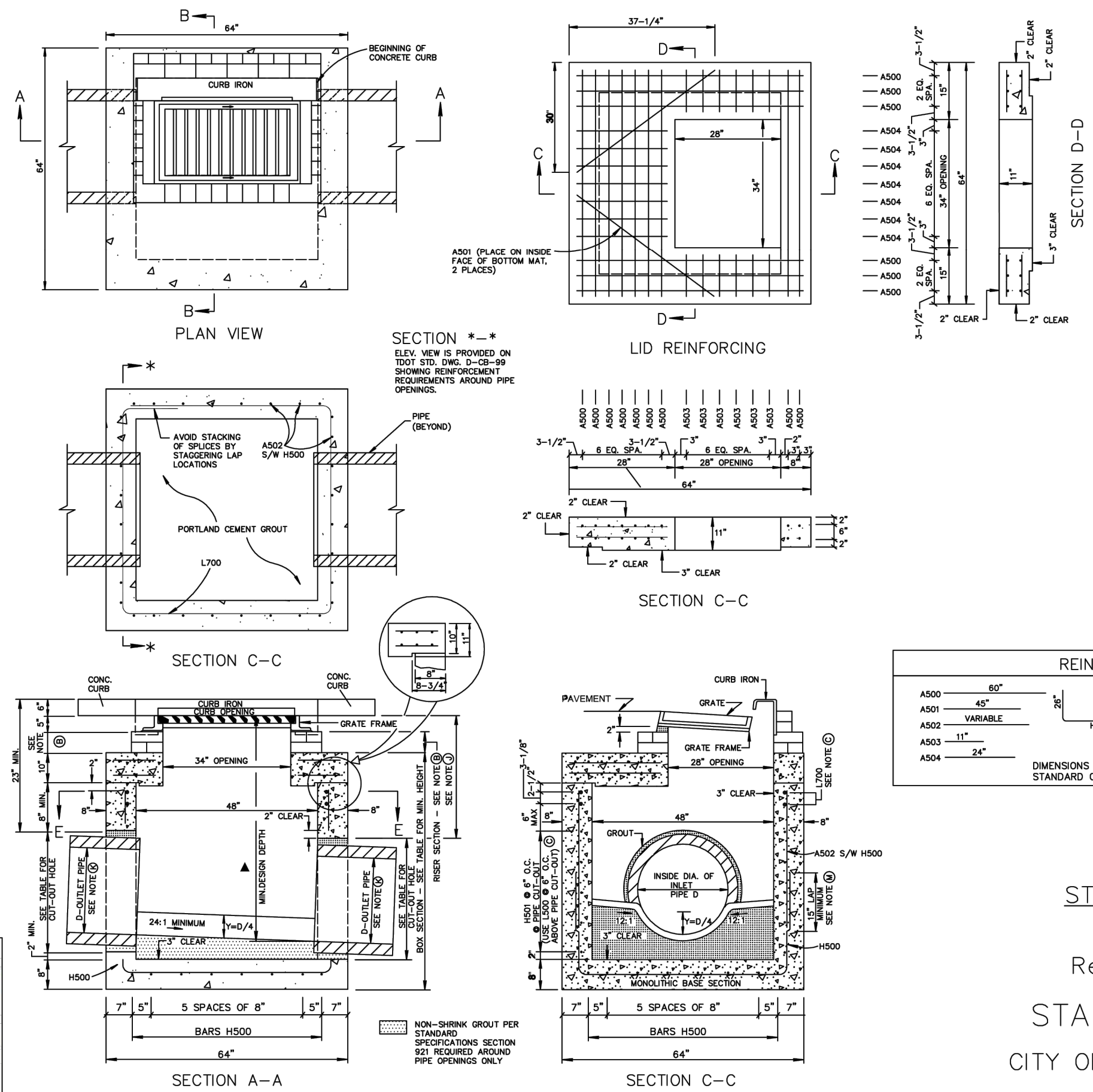
7 BREW COFFEE
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5355 MURFREESBORO RD
LA VERGNE, TN 37086

C5.1
LANDSCAPE PLAN

DATE: AUGUST 15, 2025

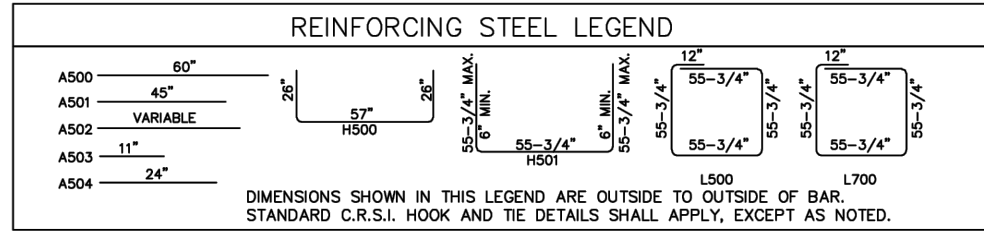




CATCH BASIN MAXIMUM DEPTH NOTE
MAXIMUM DEPTH FOR THIS STRUCTURE IS 28.00'

CATCH BASIN DIMENSIONS				
INSIDE DIAMETER (DI) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHT (INCHES)	CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
18	2-1/2"	25	53	3.9
24	3	32	60	4.45
30	3-1/2"	38	67	4.99
36	4	46	74	5.53

- ① CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL THICKNESS OF 1/2" MIN.
② ALL REINFORCED PIPE MATERIALS REQUIRE GROUT. SEE NOTE 4.
③ STANDARD DRAWING D-100-2.
④ CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH-EDGED HOLE. SLOPED OR FLARED HOLES WITH REINFORCING STEEL LEFT UNSET WILL NOT BE PERMITTED.

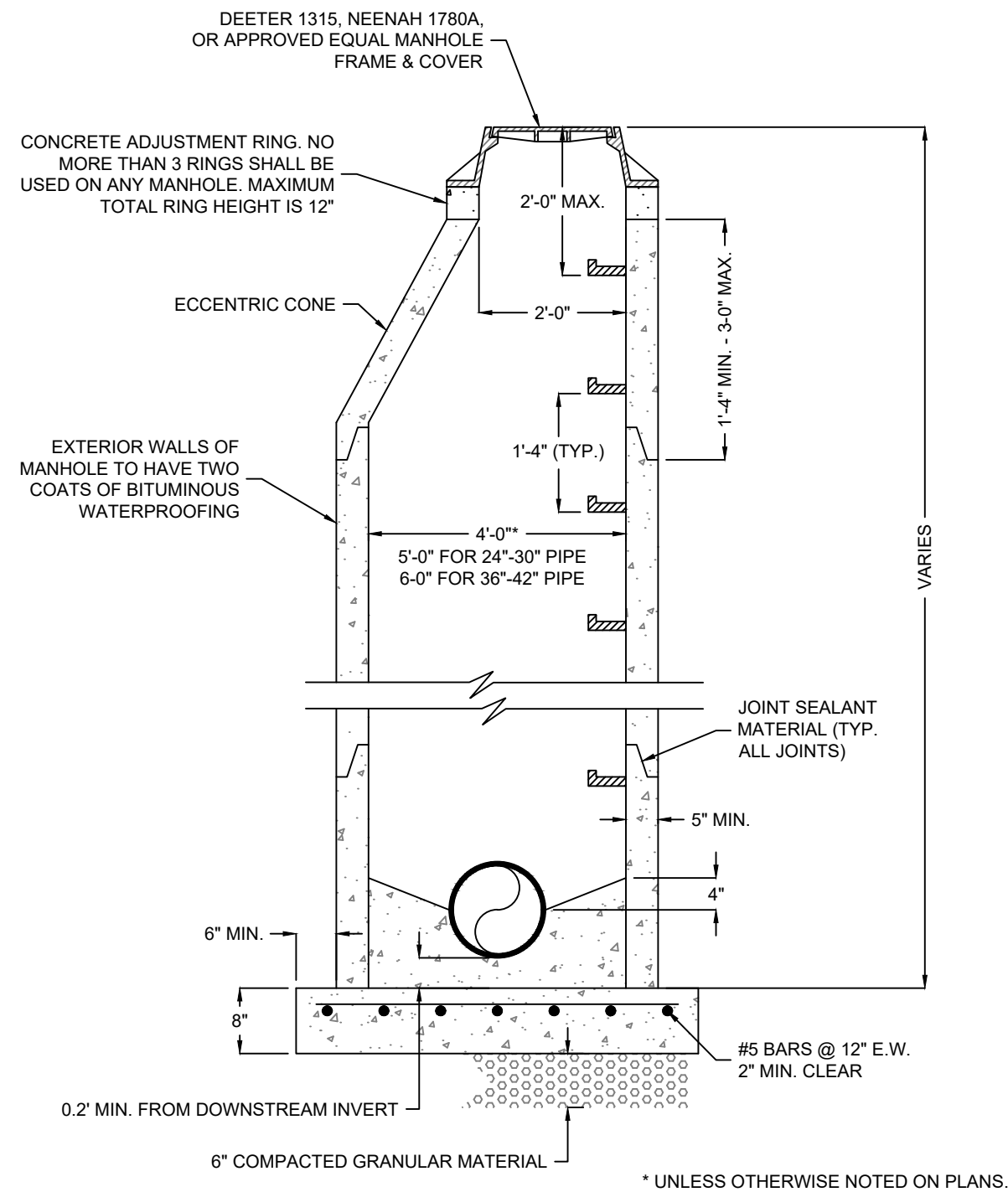


STANDARD CURB INLET

Revised November 2024

STANDARD DETAIL S003

CITY OF LA VERGNE, TENNESSEE

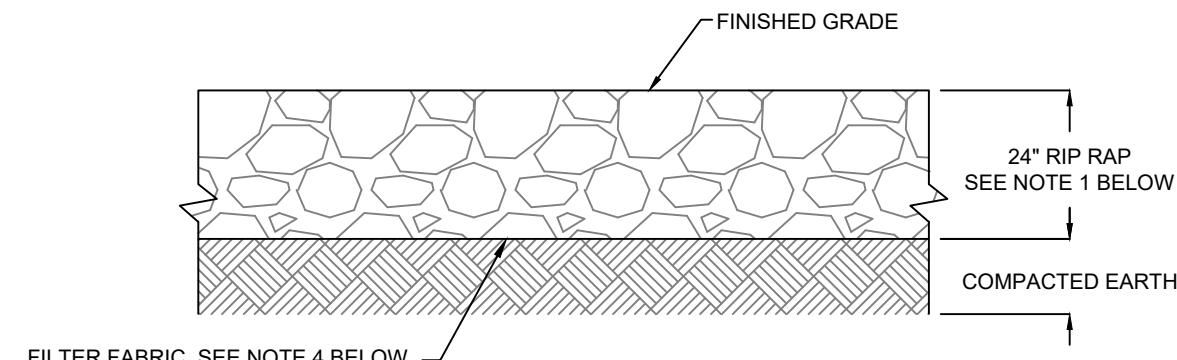


NOTES:

1. PRECAST MANHOLE SHALL CONFORM TO ASTM C478
2. CONCRETE SHALL BE A MINIMUM 4,000 P.S.I COMPRESSIVE STRENGTH.
3. MANHOLE FLOW CHANNEL SHALL BE MADE TO CONFORM IN SHAPE AND SLOPE TO THAT OF THE SEWERS.

STANDARD PRECAST MANHOLE

SCALE: NONE

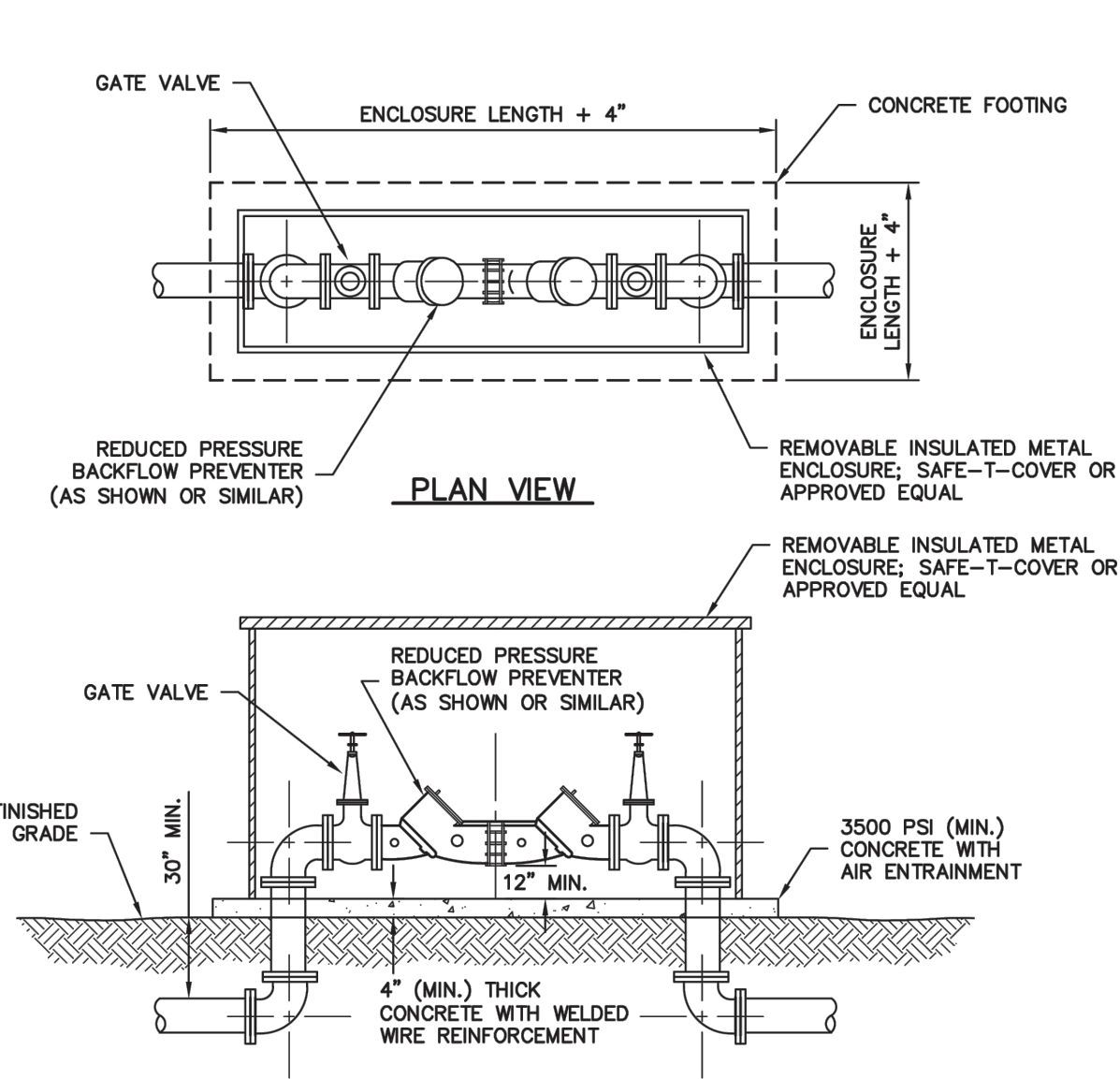


NOTES:

1. RIP RAP D₉₀ = 12". (D₉₀ IS DEFINED AS THE DIAMETER OF WHICH AT LEAST 50% OF THE RIP RAP ROCKS ARE LARGER THAN.) MINIMUM ROCK DIAMETER SHALL BE 6".
2. MINIMUM THICKNESS SHALL NOT BE LESS THAN 1.5 X D₉₀.
3. SEE SITE PLAN FOR WIDTH OF RIP RAP PAD.
4. FILTER FABRIC SHALL BE INSTALLED TO MINIMIZE PLANT GROWTH & SOIL MIGRATION IN RIP RAP PAD. FAILURE TO PLACE FILTER FABRIC WILL RESULT IN REJECTION OF RIP RAP CONSTRUCTION.

RIP-RAP PAD DETAIL

SCALE: NONE



REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.

Revised August 2017

STANDARD DETAIL 070

CITY OF LAVERGNE, TENNESSEE

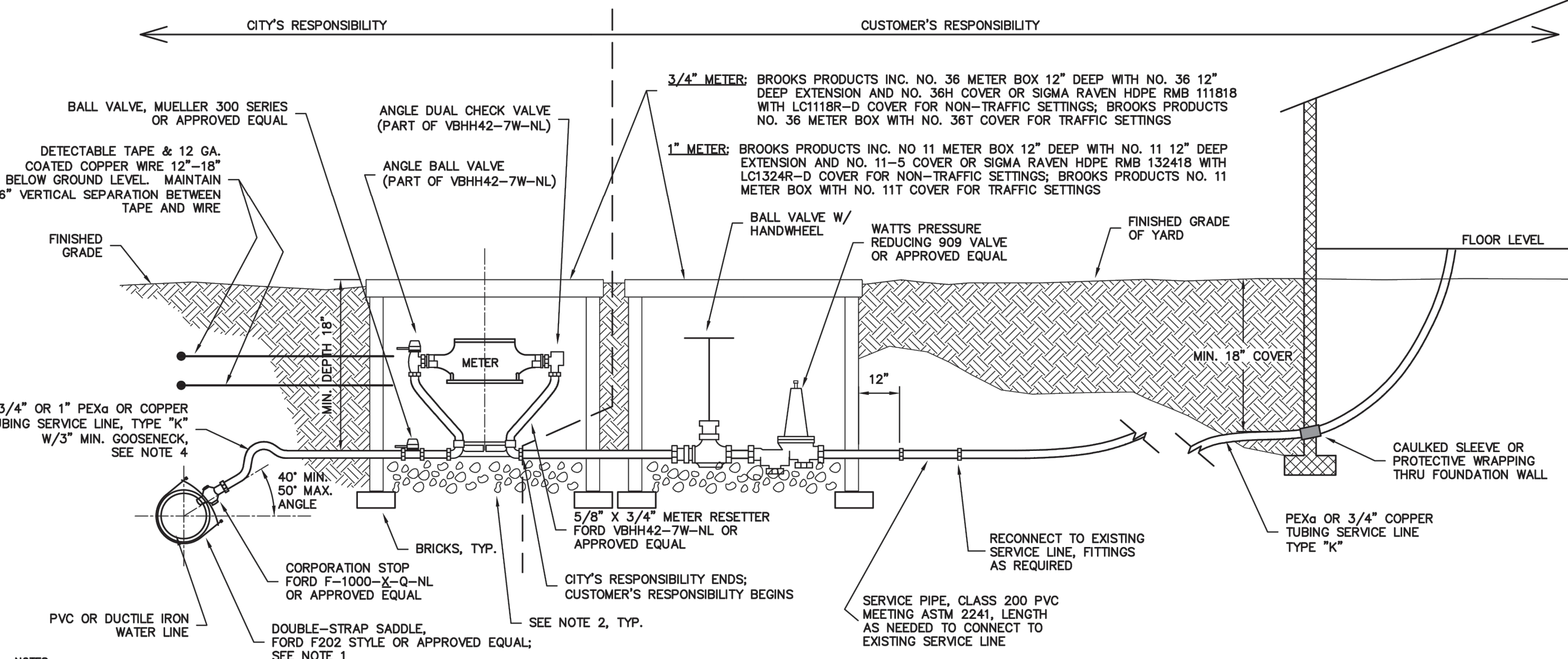
G & M File No. 442-56

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Engineering & Environmental Consulting

P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-8221 • FAX (615) 895-0632

FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\070 Reduced Pressure Backflow Preventer.dwg



NOTES:

1. USE DOUBLE STRAP SADDLE FOR ALL PVC AND DUCTILE IRON PIPE INSTALLATION.
2. PLACE 3" DEEP (MIN.) OF CLEAN 1/2" TO 3/4" CRUSHED STONE IN BOTTOM OF METER BOX.
3. SEE STANDARD SPECIFICATIONS FOR LIST OF SERVICE CONNECTION FITTINGS.
4. METER:
 - 4.1. 3/4 INCH - BADGER MODEL 25, LEAD FREE BRONZE ALLOY OR ENGINEERED POLYMER WITH REMOTE READ TRANSMITTER.
 - 4.2. 1 INCH - BADGER MODEL 70, LEAD FREE BRONZE ALLOY WITH REMOTE READ TRANSMITTER.
5. CASING IS REQUIRED IF THE SERVICE LINE IS UNDER THE ROADWAY.
 - 5.1. CASING PIPE SHALL EXTEND FROM WATER MAIN TAP TO METER OR RIGHT-OF-WAY TO RIGHT-OF-WAY.
 - 5.2. CASING PIPE SHALL BE PVC SCH. 80 AND THE DIAMETER SHALL BE THE OUTSIDE DIAMETER OF THE SERVICE LINE PLUS 2" MINIMUM.
 - 5.3. CASING IS NOT REQUIRED IF WATER MAIN IS NOT UNDER THE PAVEMENT AND WATER METER IS ON THE SAME SIDE OF THE ROAD AS THE WATER MAIN.
6. WHEN PEXa SERVICE LINE IS INSTALLED, DETECTABLE TAPE AND COPPER WIRE SHALL BE INSTALLED AS SHOWN AND PER PARAGRAPHS 22.26 AND 22.27 OF THE STANDARD SPECIFICATIONS. THE ENDS OF THE WIRE SHALL TERMINATE IN A VALVE BOX, METER BOX, OR OTHER APPROVED LOCATION, WHEREBY DETECTION EQUIPMENT MAY BE ATTACHED.

WATER LINE INSPECTION

OBJECTIVE:

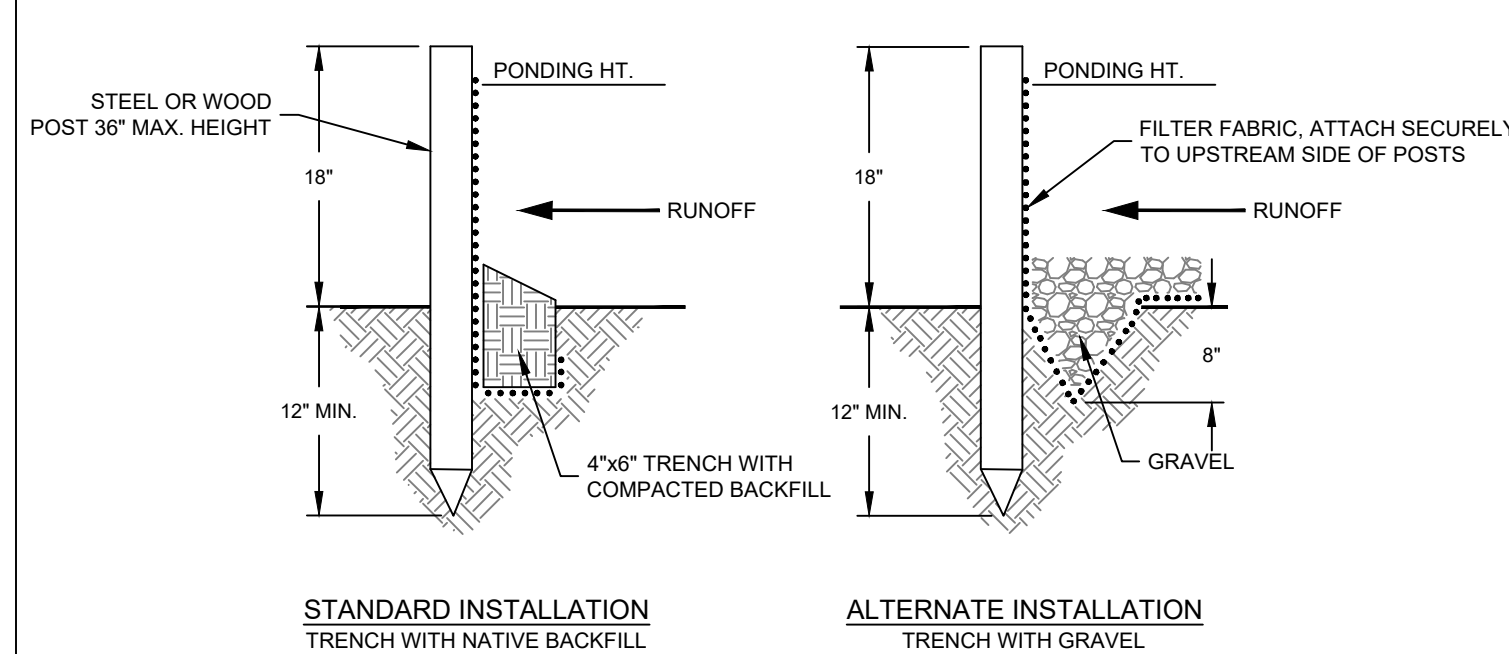
As provided in the City of LaVergne Municipal Code new customer potable water service piping requires inspection and testing prior to commencement of potable water service. This policy establishes LaVergne Water Department minimum inspection and testing requirements to safeguard health, public welfare, and the protection of property.

REQUIREMENTS:

New water supply service piping shall be tested and proven tight for 15 minutes under a water pressure of not less than 85 psi or not less than 25 psi above the working pressure under which it is to be operated, whichever is more. The water used for test shall be potable water service. Inspections shall be carried out on the portion of the piping from the building to the customer (discharge) side of the water meter and is in general the water supply system outside the building. The inspection shall include visual review of materials and workmanship to assure code conformance. A record of the inspection details shall be kept by LaVergne Water Department. Inspection and testing of underground piping shall be made after trenches are excavated, piping installed and prior to any backfill put in place. Advance notice of at least 24 hours is required for inspection and re-inspection and shall be performed during normal working hours. Contact the City of LaVergne Water Department at 615-793-9891.

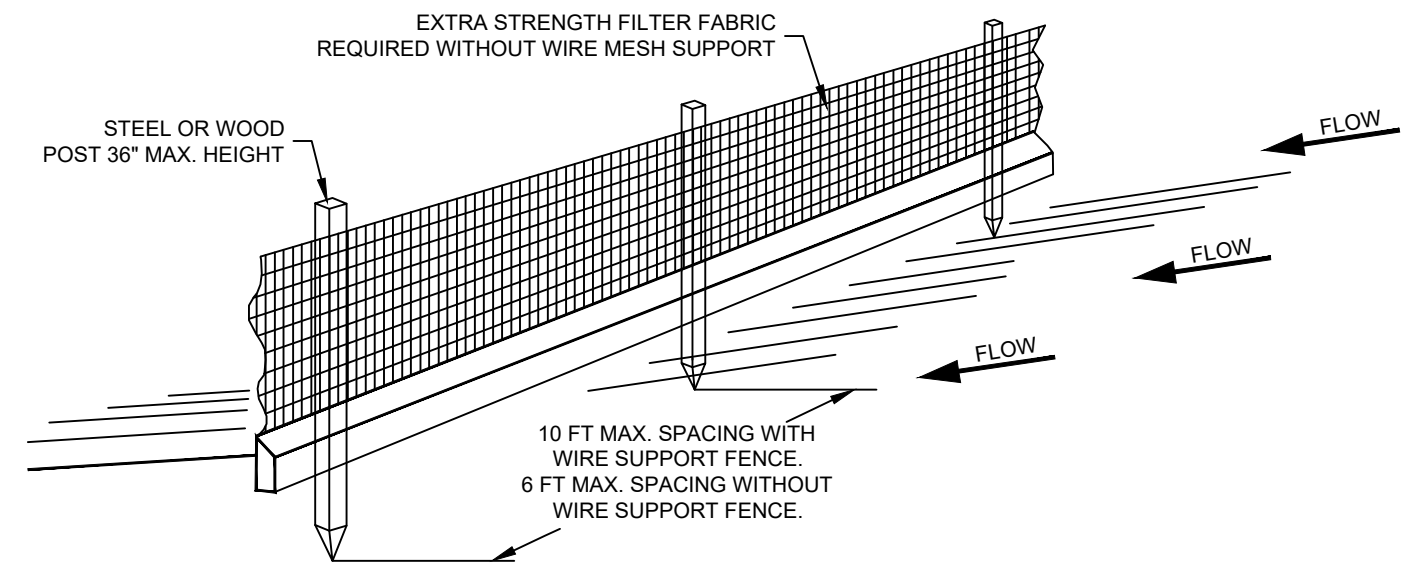
TYPICAL 3/4" OR 1" WATER SERVICE INSTALLATION

N.T.S.



NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH RAINFALL EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



SILT FENCE DETAIL

SCALE: NONE



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. TN #PE-129221

PROJECT NUMBER:

104.082

REVISION:

7 BREW COFFEE
LA VERGNE, TN 01

5355 MURFREESBORO RD
LA VERGNE, TN 37086

C7.3

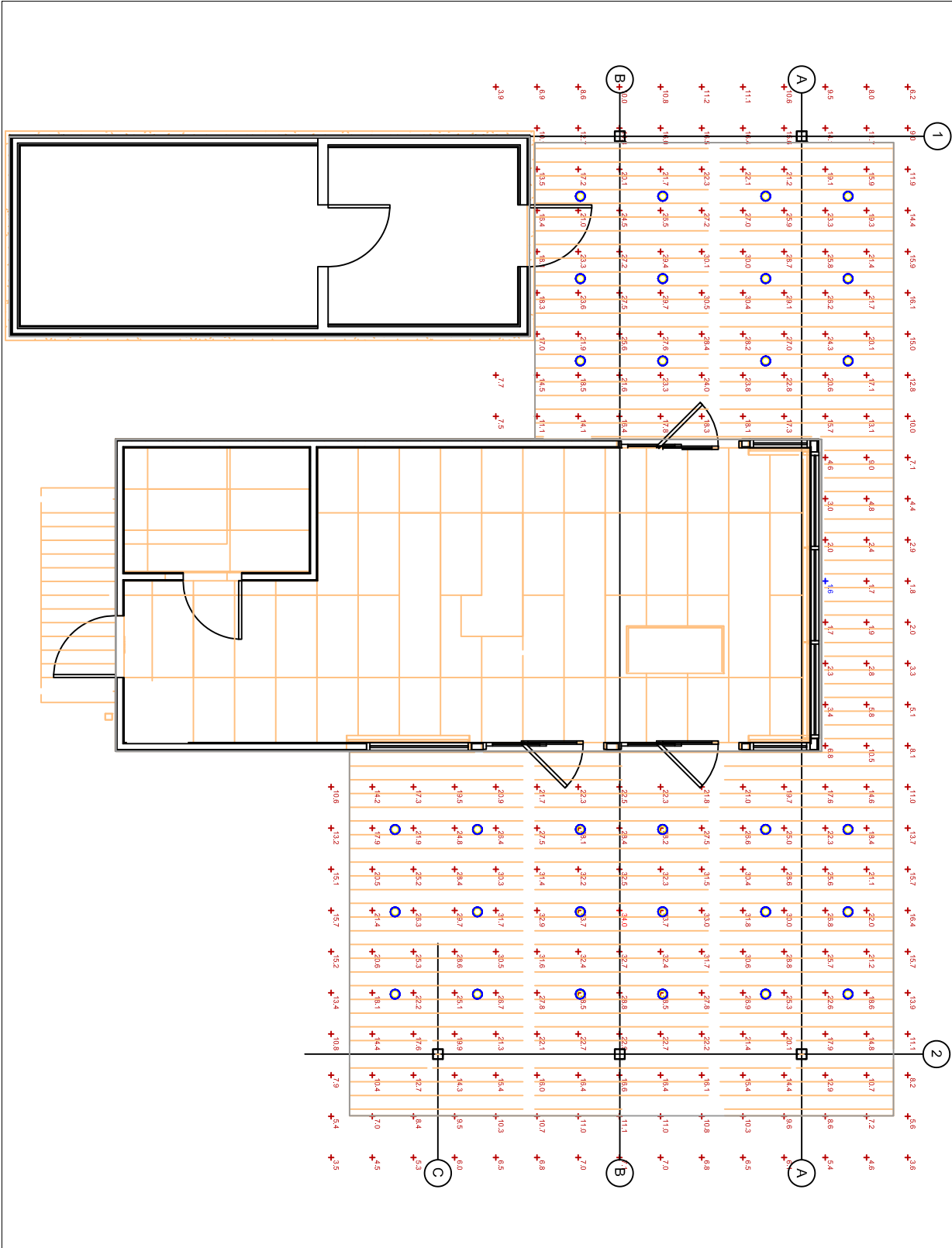
DETAILS

DATE: AUGUST 15, 2025



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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) IS 10' WIDE BY 10' DEEP. THE CANOPY ILLUSTRATED ON THIS SHEET IS 20' WIDE BY 10' DEEP. THE 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 CANOPY THAT UTILIZES THE SAME MANUFACTURING PROCESS AS THE S.A.M.C.P. MODULAR CANOPY, BUT DOES NOT INCORPORATE 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	NICHIHA - MODERN BRICK FINISH: MIDNIGHT	EXTERIOR WAINSCOT AND REAR WALL
1	PL-2	CEMENT PANEL	NICHIHA - CANYON BRICK FINISH: SHALE BRICK	EXTERIOR WALLS ABOVE WAINSCOTT AND ATTIC REAR
2	PT-1	PAINT	SHERWIN WILLIAMS COLOR: "SALTY DOGS" SW 9177 FINISH: SATIN / SEMI-GLOSS FINISH	BOLLARDS
1	MP-2	CANOPY COLUMNS	BERRIDGE COLOR: REGAL BLUE - RAL 5003 FINISH: LOW SHEEN SMOOTH	METAL ROOF AND CANOPIES
1	MP-3	COPING	BERRIDGE COLOR: CHARCOAL FINISH: LOW SHEEN SMOOTH	METAL COPING AT REAR WALL
1	MP-4	COPING	BERRIDGE COLOR: ZINC GREY FINISH: LOW SHEEN SMOOTH	METAL COPING AT SIDE WALLS

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



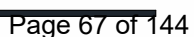
THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY CONTACT WITH THESE DRAWINGS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

© 2025 ALL RIGHTS RESERVED

[illegible]

SCALE: As indicated

1.SITE WORK AND PREPARATION TO BE PERFORMED 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@lavergnen.gov; and Jake Blair - jblair@lavergnen.gov)

No comments

Engineering (Gary Lide - glide@lavergnen.gov)

All comments addressed.

Utilities (Scott Tatalovich - statalovich@lavergnen.gov)

All comments addressed.

Codes (Joe White - jwhite@lavergnen.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnen.gov)

No comments.

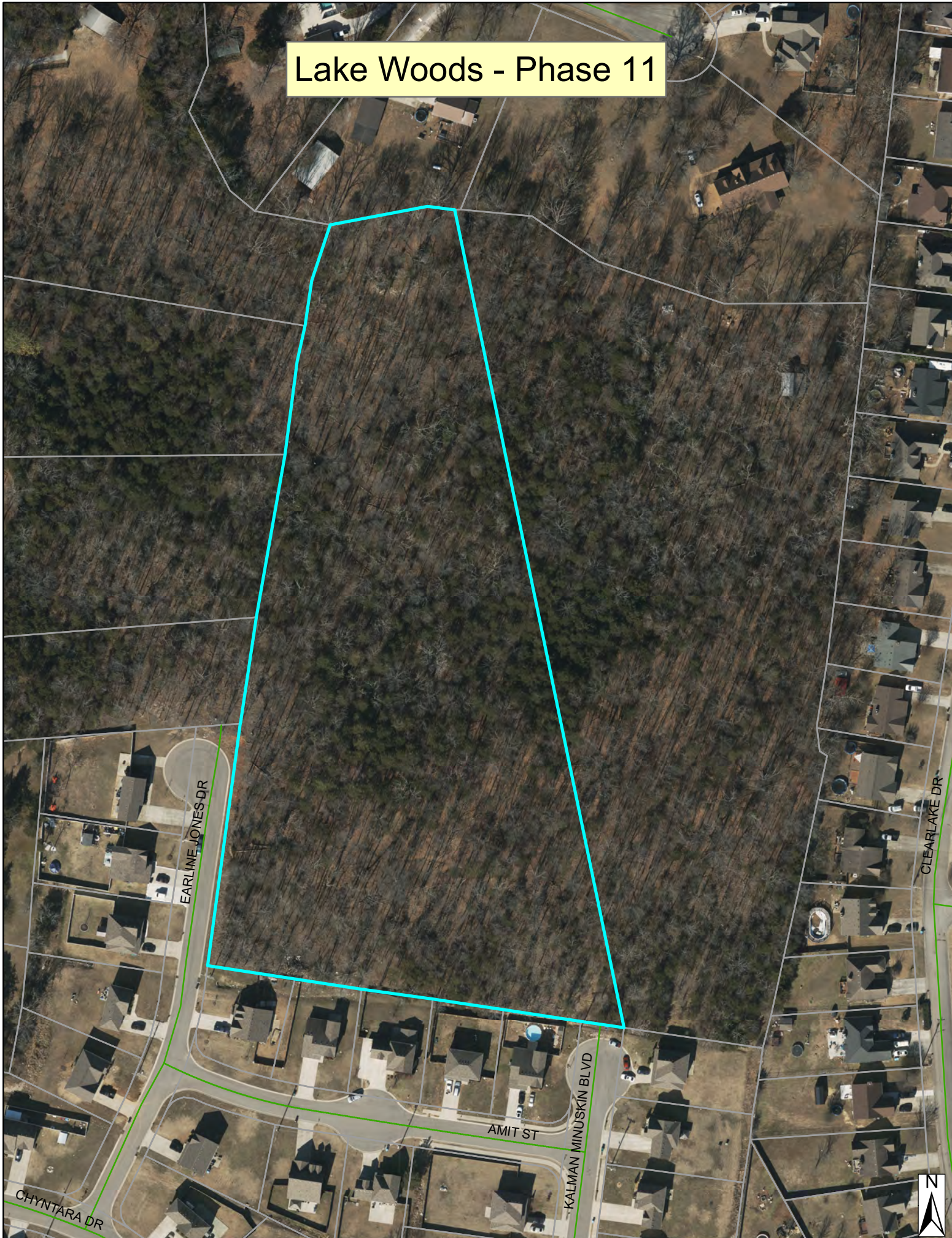
Police

No comments.

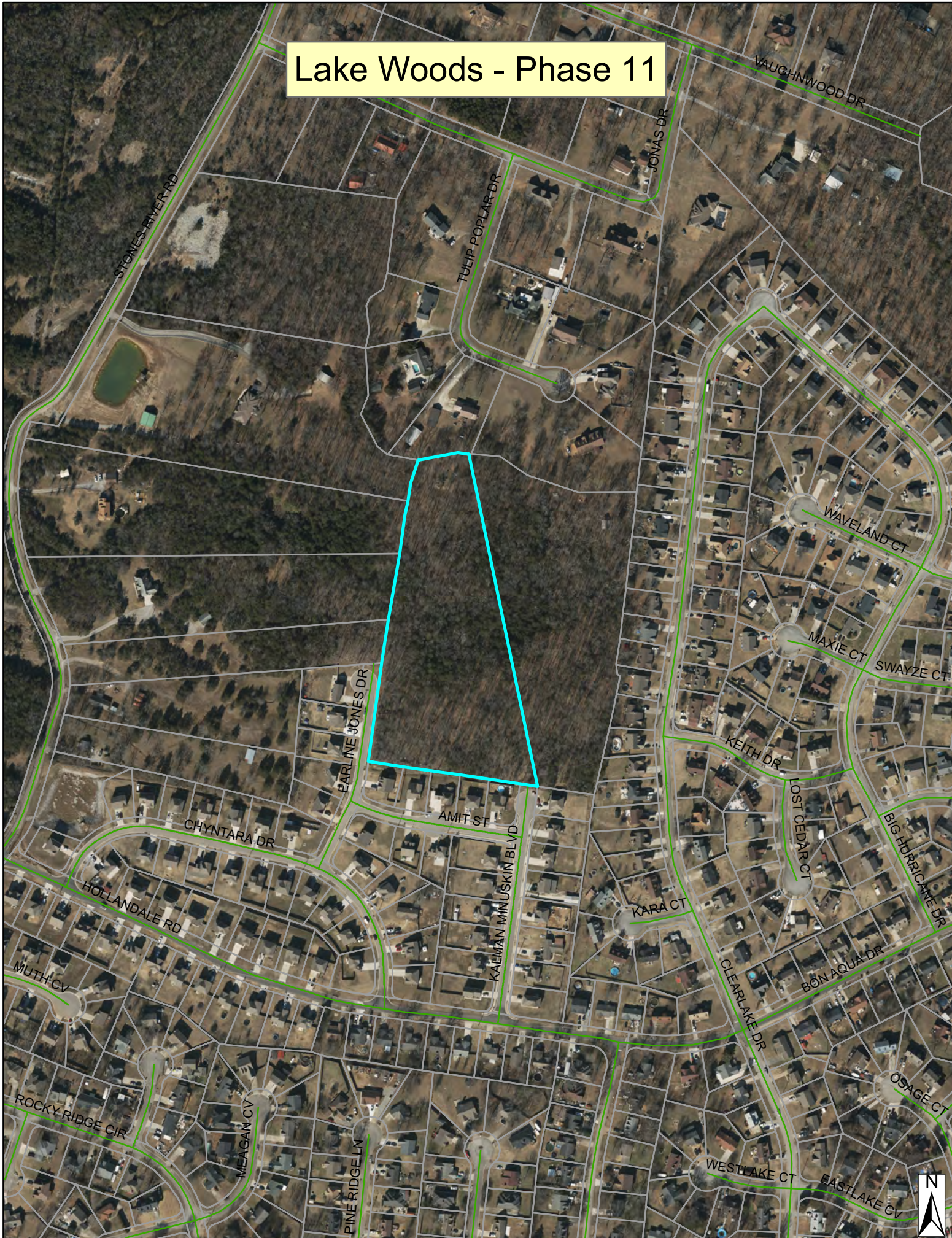
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility 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.

Lake Woods - Phase 11



Lake Woods - Phase 11



STONES RIVER RD

TULIP POPLAR DR

VAUGHNWOOD DR

JONAS DR

WAVELAND CT

MAXIE CT

SWAYZE CT

KEITH DR

LOST CEDAR CT

BIG HURRICANE DR

KARA CT

CLEARLAKE DR

BON AQUA DR

OSAGE CT

WESTLAKE CT

EASTLAKE CV



PEARLINE JONES DR

AMIT ST

KALMAN MINUSKIN BLVD

CHYNTARA DR

HOLLANDALE RD

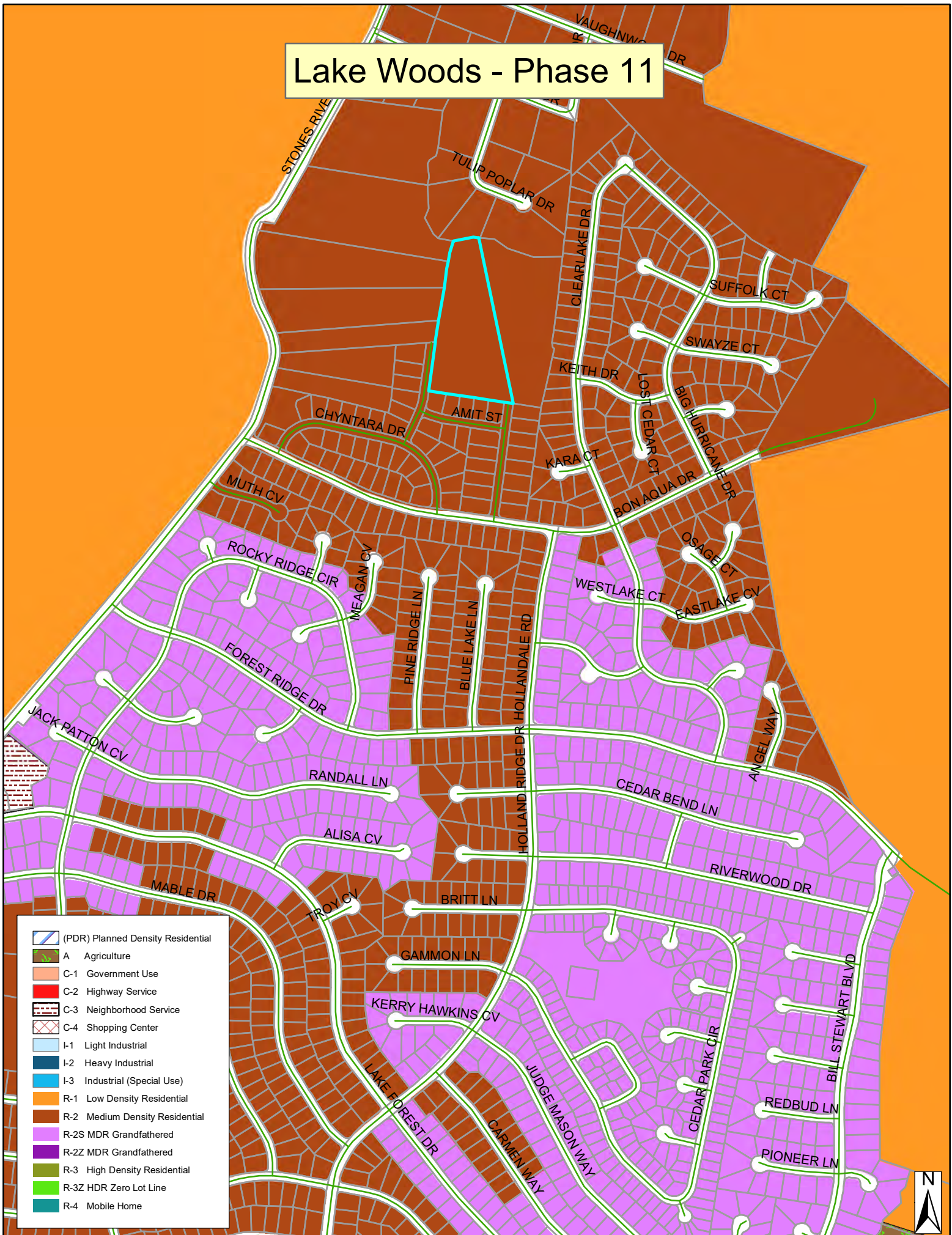
MUTH CV

ROCKY RIDGE CIR

MEAGAN CV

PINE RIDGE LN

Lake Woods - Phase 11









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

August 22, 2025

Bo Logan
City of La Vergne
1500 E Nir Shreibman
La Vergne, TN 37086

Re: **Lake Woods Phase 11 (18 single-family lots)**
Final Plat – Submittal of Bond Setting Package
Owner/Developer: Amnon Shreibman
W&A File No.: 249-0621

Dear Mr. Logan:

Please see the attached bond submittal package for the above referenced project requested in the August 12th workshop meeting for review in the August 26th Planning Commission meeting. The Pre-plat was approved on March 26, 2024. This package contains the following information:

1. Engineer's Estimate
2. Bid from Sessions Paving dated 8/21/25
3. Bid from Four Star Paving, dated 8/14/25
4. Bid from Gibbs Brothers Construction, dated 8/18/25
5. Minutes of 6/26/24 La Vergne Planning Commission meeting - approval of Pre-plat on page 3.
6. Copy of Final Plat for reference (reduced size)

The total bond amount is \$98,000.00. This amount is based on the attached Engineer's Estimate and supporting bid paperwork. The developer will install base layers and curb and gutters prior to recording final plat. Bond amount will be based on the pricing for the topcoat of asphalt to be completed once 75% of homes are constructed. I am including two (2) copies of the bond setting package for review at the workshop. If you have any questions, please don't hesitate to contact me.

Sincerely,

Chandler Floyd
Project Engineer
Wamble & Associates, PLLC

cc: Gary Lide, Director of Engineering, City of La Vergne
James D. Wamble, P.E., R.L.S.
Amnon Shreibman

**ENGINEER'S ESTIMATE
FOR FINAL ASPHALT SURFACE PAVING
Lake Woods Phase 11**

DESCRIPTION	BID AMOUNT	COST TO FINISH
Bid: Sessions Paving	\$85,698.00	\$70,866.58 (Average of 3 bids)
Bid: Four Star Paving	\$67,971.75	
Bid: Gibbs Brothers Construction	\$58,930.00	
Utility repairs/adjustments of frames and covers		\$5,000.00
Erosion control inspections, report and maintenance		\$5,000.00
Sub-Total		\$80,866.58
20% Inflation		\$16,173.32
GRAND TOTAL		\$97,039.90
	(Rounded Up)	\$98,000.00





Project: Lake Woods Subdivision Phase 11
Revision 1
Off of Earline Jones Drive
LaVergne, TN
Page 1 of 2
PLANS DATED: January 22, 2025
BID DATE: August 21, 2025

BID ITEMS:

1. Asphalt Paving – Area Shown in Blue in Figure 1 – Stone through Binder:
6" Base Stone, Prime, 2" PG64-22 B-M2:
Note: Base Stone includes stone under curb and gutter, up to 4,250 Total SY
3,726 SY @ \$40.30 per SY=..... \$ 150,157.80
 2. 24" Mountable Curb & Gutter, 8" Gutter Depth – Excludes Layout:
Shown in Yellow in Figure 1
2,027 LF @ \$25.00 per LF =..... \$ 50,675.00
 3. Asphalt Paving – Area Shown in Blue in Figure 1 – Topping Only:
Tack, 2" PG64-22 E:
3,726 SY @ \$23.00 per SY=..... \$ 85,698.00
- TOTAL AMOUNT (LUMP SUM) =..... \$ 286,530.80**

***** NOTES ARE ON PAGE 2*****

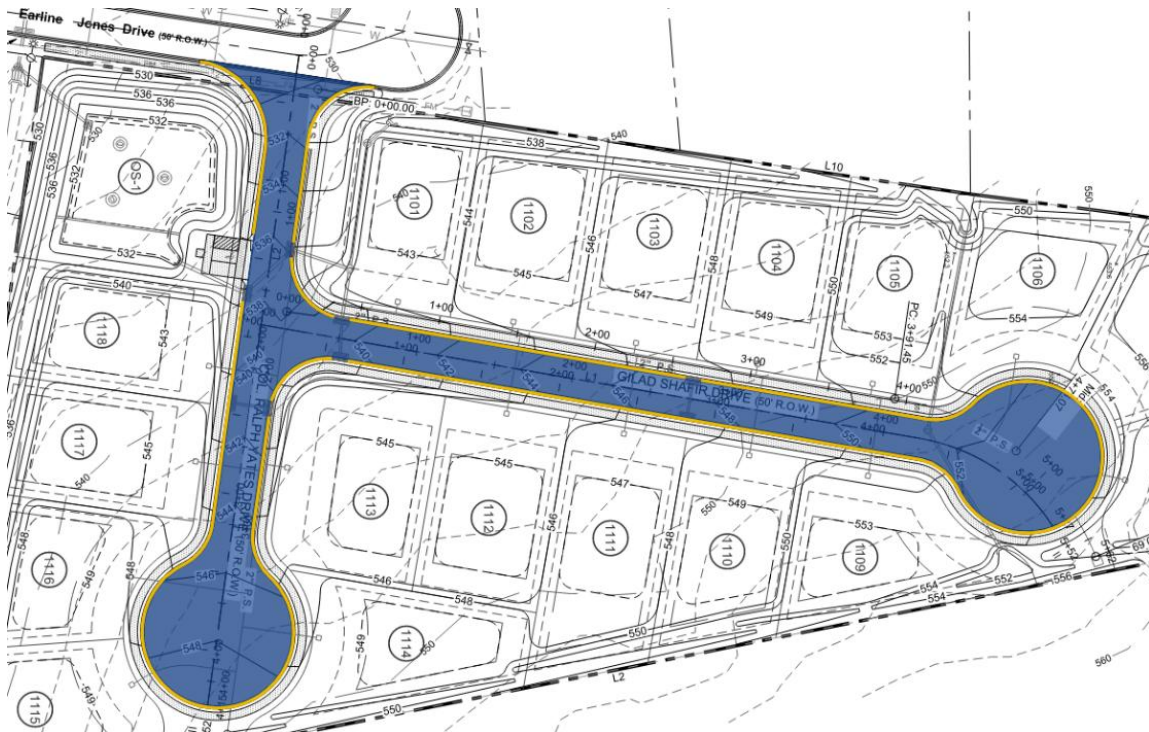


Figure 1: Area Referenced in Quote



Project: Lake Woods Subdivision Phase 11
Revision 1
Off of Earline Jones Drive
LaVergne, TN
Page 2 of 2
PLANS DATED: January 22, 2025
BID DATE: August 21, 2025

NOTES:

1. (1) Mobilization for Stone, (1) Mobilization for Curb, (1) Mobilization for Binder, and (1) Mobilization for Asphalt Topping are included in our pricing.
2. We are not aware of any addendum.
3. Subgrade to be turned over to Sessions compacted at plus or minus 0.1 foot of final subgrade.
4. Any necessary testing, permits, and control points for layout by others.
5. No rock removal noted or included. If rock is encountered during grading, Sessions will assist with the removal for an additional cost to be determined.
6. No undercut, backfill, landscaping, sidewalk, utility work, patching of areas damaged during construction, overlay of existing asphalt, signage, or striping is included.
7. Excludes choking of any shot rock fill required for unsuitable soils.
8. Work to be done during daylight hours Monday through Friday.
9. Pricing assumes all work may be performed @ one time (entire site available during each mobilization).
10. Existing asphalt surface to be cleaned using brooms and power blowers between Binder and Topping. If additional cleaning is required, please contact Sessions Paving for additional pricing.
11. All saw cutting of asphalt pavements by others.
12. All barrels, cones, barricades, message boards or any other traffic control devices or personnel, as needed, by others.
13. If an item is not specifically listed in Sessions' Base Bid above, then it is not included in our pricing. Please call with any pricing questions as needed.
14. All Pricing is good only for work done on or before 05-31-2026 for Bid Items 1 & 2. Pricing is good for work done on or before 05-31-2027 for Bid Item 3.
15. Prices subject to change without written acceptance of this proposal within 30 days of today's date.
16. Bid Based on the Civil Plan Set dated 01/22/2025 by Wamble & Associates, PLLC.
17. SPC's License # 6962- BC; CE-A; CE-B; HC-D; HRA; MU - Exp. 1/31/2026 - Unlimited.

Sessions Paving Company

P.O. Box 90266
Nashville, TN 37209

 **Davis Duncan**
Estimator
8/21/25
DDuncan@SessionsPaving.com

Accepted (Sign): _____

Date: _____

By (Print): _____

Title: _____

PAYMENT DUE WITHIN 60 DAYS OF OUR INVOICE. THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS. All material are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practice. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Owner agrees to pay all costs of collection including court costs and attorney fees. Any overdue balances will be charged at a rate of interest of 1.5 % per month

sessionspaving.com

P: (615) 356-0600

F: (615) 356-1970

Mailing Address

P.O. Box 90266

Nashville, TN 37209

Office Address

6535 Robertson Ave

Nashville, TN 37209



- Due to the flat grades on this project, small water pockets may be visible
- Hawkins Asphalt Paving, LLC is not responsible for damages to new asphalt pavement which may result from settlement of poor sub grade conditions due to sub grade being prepared by another contractor (or if utility trenches under asphalt pavement are not backfilled and compacted properly)
- **Price(s) includes one (1) mobilization for paving crew; any additional mobilizations required, for reasons beyond Hawkins Asphalt Paving, LLC control, shall be at a rate of \$4,500.00/each**
- Hawkins Asphalt Paving, LLC will make every effort to perform work in a timely manner, but is not responsible for loss of business
- Areas where asphalt must be worked by hand versus mechanical equipment may have a different textured surface
- Hawkins Asphalt Paving, LLC is not responsible for any form of the following: asphalt cracking, water pockets, erosion control, or drainage problems
- Hawkins Asphalt Paving, LLC is not responsible for any form of asphalt settlement, underground utility damage, or vegetation growth
- Quote does not include any work that is not specifically stated in this proposal
- The above prices are based upon monthly TDOT BBMI prices. If the bituminous material index increases or decreases 5% more or less Hawkins asphalt will adjust accordingly, we also reserve the right to review and amend the base bid to recover any fuel or materials product increases over 10% from original base bid

If accepted, please sign and return the original copy for scheduling

Payment is due upon job completion. Failure to pay **promptly** will result in interest charges accrued at the rate of 1.5% for each thirty days or portion thereof that bill remains unpaid beginning no later than ten days following completion of job.

All material is guaranteed to be as specified for a period of one (1) year from the original date of completion. All work to be completed in a work-man like manner according to standard practices. Any alteration or deviation from above specifications involving extra cost (mass rock excavation, consequential damages resulting from underground utilities, excavation of unsuitable sub-grade material, underground aquifers, etc) will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by the Workmen's Compensation Insurance.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above. In the event that default is made in payment of the amount due to Hawkins Asphalt Paving, LLC pursuant to this agreement, I agree to pay all costs of collections, including attorney's fees reasonably incurred, which in no event shall be less than 35% of the amount due. Any action, suit, or proceeding at law or in equity shall not be had or maintained under this contract unless same be commenced within one year from date of substantial completion of this job.

Date of Acceptance: _____ Signature: _____



1441 Elm Hill Pike
Nashville, TN. 37210

Phone 615-627-2901
Fax 615-627-2906

DATE: 08/14/25

PROPOSAL # _____

FROM: Zach Wright

JOB: Lake Woods Ph 11

LOCATION: LaVergne

Description	approx. Quantity	Unit	Unit Price	Total
Asphalt Paving-				
Base 8"	3,745	SY	\$14.25	\$53,366.25
Prime	3,745	SY	\$1.20	\$4,494.00
Binder 2"	3,745	SY	\$15.20	\$56,924.00
24" X 8" Mountable C&G	2,010	LF	\$22.75	\$45,727.50
Bituminous Index (August 2025)-Reference Only	1	LS	-\$1,004.49	-\$1,004.49
	TOTAL			\$159,507.26
Tack & Surface 2" BUDGET ONLY	3,745	SY	\$18.15	\$67,971.75

Notes:

No concrete flatwork.

This proposal must become part of any contract.

EXCLUSIONS:

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

11. Pricing good thru July 2026. Any work performed after subject to reprice.

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

ZACH WRIGHT
FOUR STAR PAVING

Gibbs Brothers Construction, Inc.

2470 Couchville Pike
Nashville, Tennessee 37217
(615) 883-2434

DATE: 8/18/25

TO:	Wamble & Associates	PROJECT:	Lake Woods Phase 11 LaVergne
ATTN:		LOCATION:	Earline Jones Drive
Street Address:		Project Info:	Sheet C5.1
City, State, Zip:		Project Info:	Plan Date 1/22/25

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

HD Asphalt

Construct a 8" crushed limestone base course
Place 2" type 307B asphalt binder course
Place 2" type 411E asphalt surface course
Approximately 3765 SQ. Yards

Base + Binder = \$124,622.00

Note: If Layer of Chip is Required add \$3,900.00 to above total

Topping Budget = \$58,930.00

Curbs

Install 24" curb & gutter as per plan: Approximately 2020 L.F.

Curbs = \$48,480.00

Note: Work is bid with 2 mobilization per crew, and any extra will be \$2,500.00 each.

Note: If the item does not appear above, it means that it was not bid.

NOTE: Price based on August 2025 TDOT Bituminous Index of \$601.54 per ton and will be adjusted monthly at time of placement.

EXCLUSIONS:	Concrete Flumes	Testing Costs	Extruded Curbs	Utilities
	Stone under Concrete		Post Curbs	Signs
	Sidewalks	Integral Curb	Ramps	Thermoplastic
	Layout	Stripe	Grade Work	3 rd Party Grade Work Survey

Gibbs Brothers Construction, Inc.

2470 Couchville Pike
Nashville, Tennessee 37217
(615) 883-2434

WE PROPOSE hereby to furnish material and labor – complete in accordance with the above specifications, for the SUM of:

\$	See Above
----	-----------

PAYMENT to be made as follows: Amount Due upon Completion. INVOICES NOT PAID WHEN DUE ARE SUBJECT TO LATE CHARGES OF 1.5% PER MONTH. If Account is turned over for Collection, Customer will be liable for all Attorney fees.

Authorized Signature



Marty Huddleston

NOTE: This Proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature

Date of Acceptance

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON MARCH 26, 2024 AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on March 26, 2024, in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr., present and presiding.

Members Present

The members present were: Chairman Earl Garvin, Jr., Vice-Chairman / Mayor Jason Cole, Alderman Carol Haas, Secretary Graeme Coates, Mark Molnar, and Terry Coleman. Jim Hesemann was absent.

ORDER OF BUSINESS

1. Approve Minutes: February 27, 2024 Regular Meeting and March 12, 2024 Workshop.

A motion, made by Mayor Jason Cole, seconded by Mark Molnar, to approve the minutes of the February 27, 2024 Regular Meeting and March 12, 2024 Workshop, was adopted with all voting AYE.

2. Public Comment Period.

Ms. Kim Gentry approached the podium and spoke about the status of the Zoning Ordinance and Zoning Map. She spoke about the timeline of events since the project began.

OLD BUSINESS

3. Preliminary Plat - Blair Ridge - One (1) Lot on 15.80 Acres. Requested by SEC, Inc. Property located on Blair Road (Tax Map 29, Parcel 21.01). R-3 (High Density Residential) Zoning District. Property owned by 303B Partners.

Mr. Logan gave his report.

City Engineer Gary Lide made comments about the sewer that serves the development next door. He stated he would not issue a land disturbance permit for this property until the neighboring property submits an application or they join as one.

Mr. Matt Taylor, 850 Middle Tennessee Blvd, a representative of SEC, approached the podium. He stated that he agreed with the sewer issue.

A motion, made by Secretary Graeme Coates, seconded by, Alderman Carol Haas, to approve the preliminary plat as submitted, was adopted with all voting AYE.

4. **Site Plan - Blair Ridge - 141 Dwelling Units in 26 Buildings. Requested by SEC, Inc. Property located on Blair Road (Tax Map 29, Parcel 21.01). R-3 (High Density Residential) Zoning District. Property owned by 303B Partners.**

Mr. Logan gave his report. He made comments about the parking spaces. He stated the applicant is showing there will be 466 parking spaces.

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

5. **Site Plan - UHAUL, Phase 2 - Two (2) Buildings Totaling Approximately 43,000 Square Feet on 10 Acres. Requested by SEC, Inc. Property located at 503 New Paul Road (Tax Map 17, Parcel 40.03). I-2 (Heavy Industrial) Zoning District. Property owned by Amerco Real Estate Co**

This item was deferred. No action was taken.

NEW BUSINESS

6. **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.**

This item was deferred. No action was taken.

7. **Site Plan - 400 Sand Hill Road - Vehicle Storage Lot on 2.97 Acres. Requested by 615 Design Group. Property located at 400 Sand Hill Rd. (Tax Map 14, Parcel 65). I-1 (Light Industrial) Zoning District. Property owned by 470 Dick Buchanan, LLC.**

Mr. Logan gave his report.

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

8. **Combination Plat - Trinidad Benham - Two Lots on 17.64 Acres. Requested by Alex Dickerson. Property Located at 140 & 148 International Blvd. (Tax Map 17, Parcels 2.03 & 2). I-2 (Heavy Industrial) Zoning District. Property owned by Trinidad Benham.**

Mr. Logan gave his report.

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

9. **Preliminary Plat – Lake Woods, Phase 11 - 19 Lots on 6.52 Acres. Property located off Earline Jones Drive (Tax Map 6, Parcel 2.01). Requested by Wamble & Associates. R-2 (Medium Density Residential) Zoning District.**

Mr. Logan gave his report.

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

10. **Site Plan - Sand Hill Villas - Seven (7) Lots on 0.87 Acres. Requested by Brian Hamilton. Property located at 441 Sand Hill Road (Tax Map 14, Parcel 48). R-3 (High Density Residential) Zoning District. Property owned by Mourad Taki.**

Mr. Logan gave his report.

Mr. Lide spoke about the retaining wall.

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

11. **Preliminary Plat – Villages at Woodland Hills – 85 Lots and Common Areas on 48.05 Acres. Requested by SEC, Inc. Property located off and east of Woodland Hills Drive (Tax Map 29, Parcels 23 & 23.01). R-2 (Medium Density Residential) Zoning District. Property owned by Bob Parks.**

Mr. Logan gave his report.

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

12. **Site Plan - 187 Old Nashville Highway - Review of Canopy in the Overlay District on 0.33 Acres. Requested by Chet Rhodes. Property located at 187 Old Nashville Hwy. (Tax Map 15M, Group A, Parcel 2). C-2 (Highway Service) Zoning District. Property owned by Shwan Sorani.**

This item was withdrawn. No action was taken.

13. **Final Plat – Aldi – Three (3) Lots Totaling Approximately 8 Acres. Requested by DSG. Property located at Murfreesboro Road & Veterans Memorial Parkway (Tax Map 14, Parcel 72.04). C-2 (Highway Service) Zoning District. Property owned by Richland South, LLC.**

Mr. Logan gave his report.

Mr. Lide spoke about the performance bond. He stated the total bond amount for approval is \$753,910.56.

A motion, made by Mayor Jason Cole, seconded by Secretary Graeme Coates, to approve the final plat as submitted and accept the performance bond amount of \$753,910.56, was adopted with all voting AYE.

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

City Administrator Bruce Richardson stated that the update would be provided next month.

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:37 p.m.

Chairman

City Recorder

Approved



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.

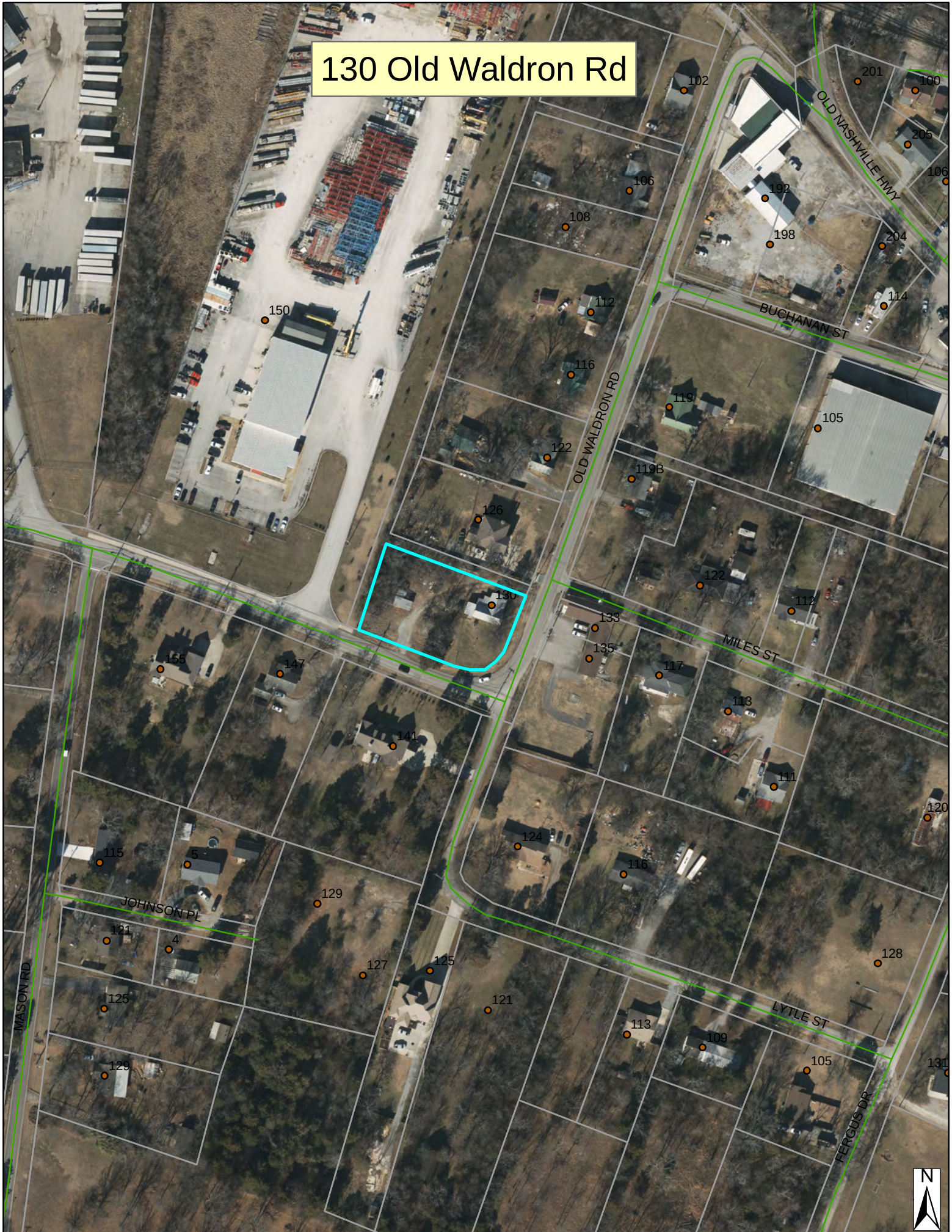
Police
No comments.

***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.

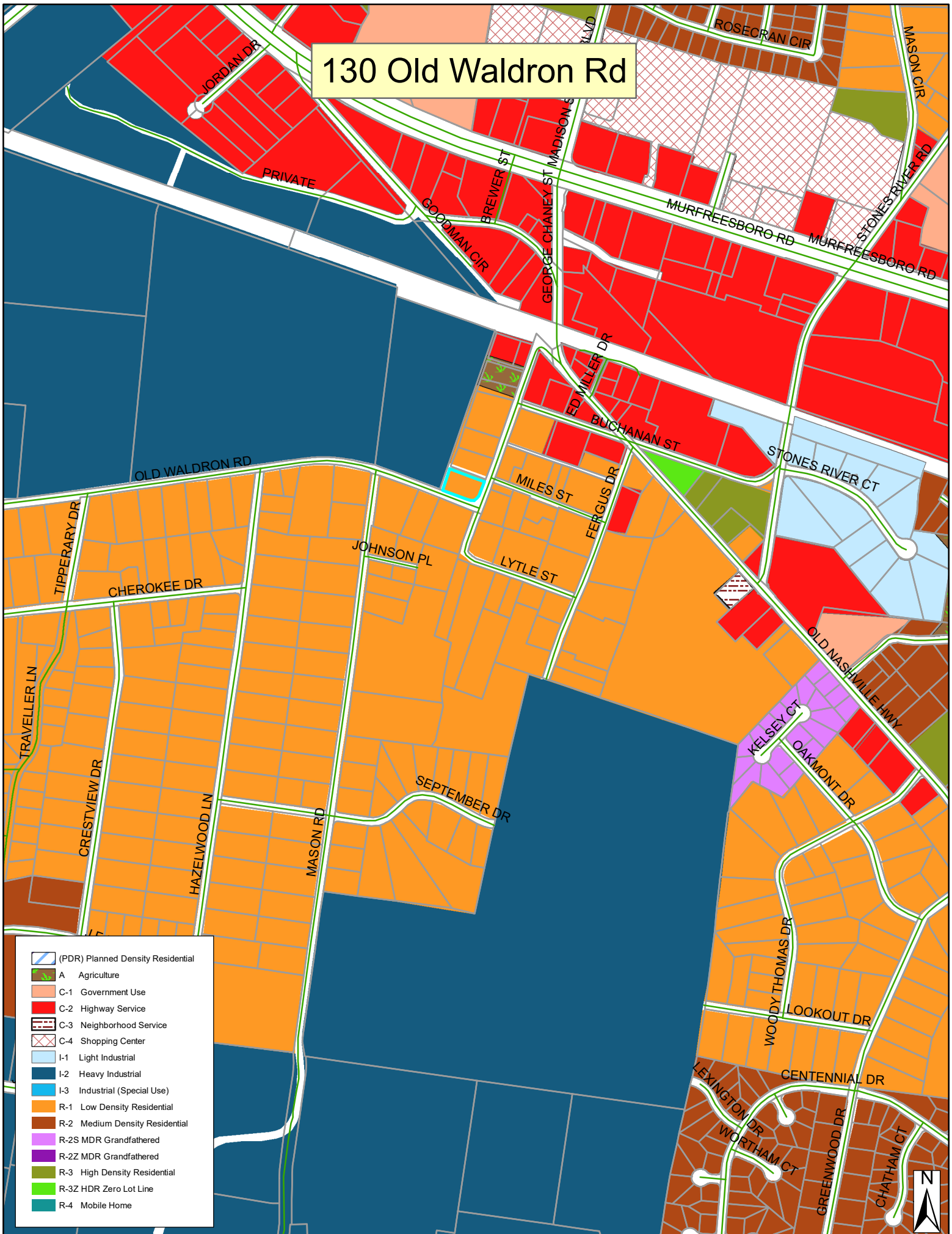
130 Old Waldron Rd



130 Old Waldron Rd



130 Old Waldron Rd



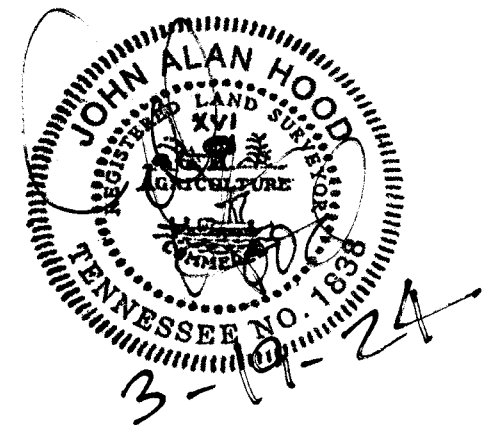




PREPARED BY:
 CAMPBELL, McRAE
 & ASSOCIATES,
 SURVEYING, INC.
 P.O. BOX 41153
 NASHVILLE, TN., 37204
 PH. 615-298-2424
 EMAIL cmas@att.net

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



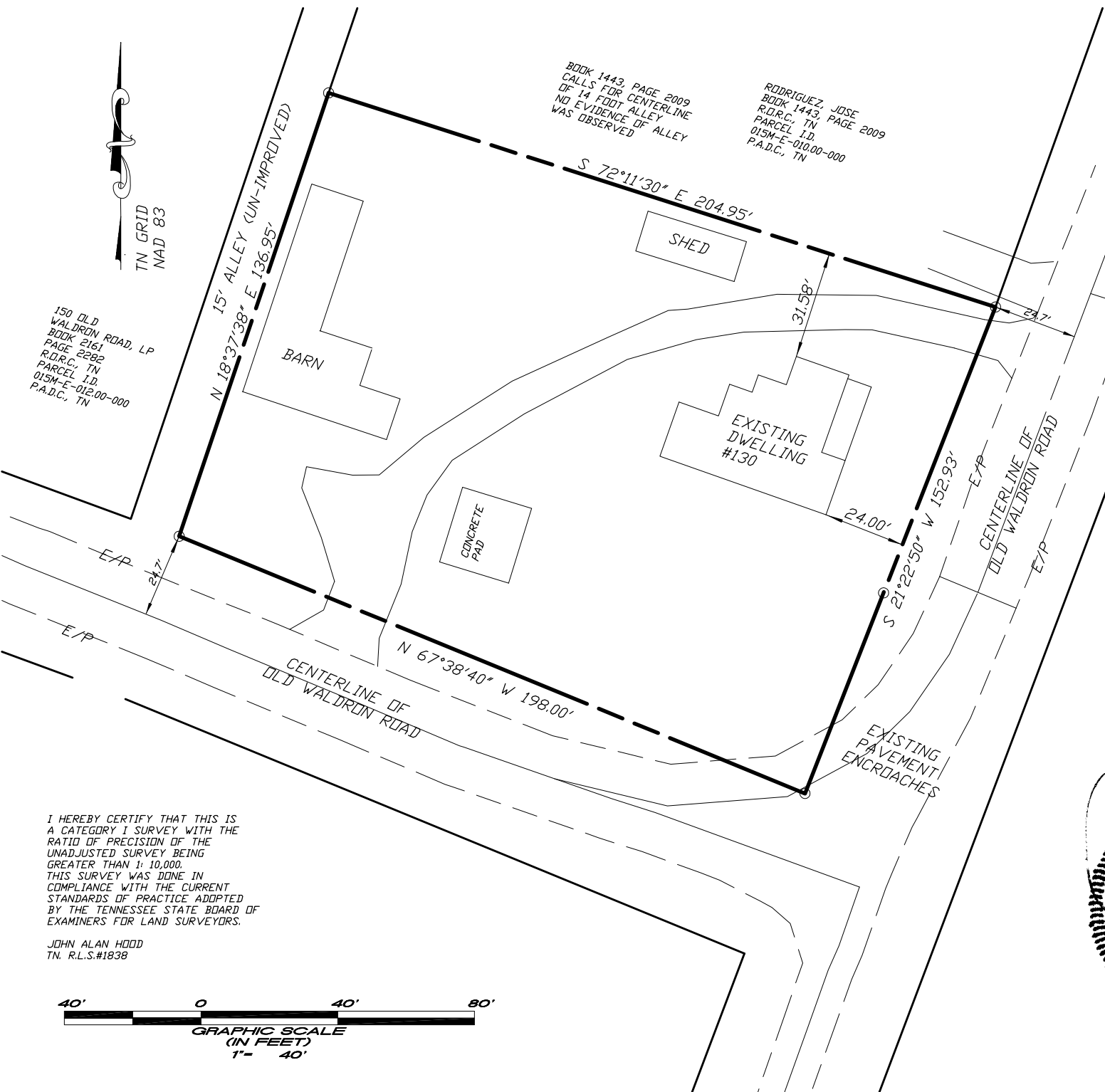
BOOK 1443, PAGE 2009
 CALLS FOR CENTERLINE
 OF 14 FOOT ALLEY
 NO EVIDENCE OF ALLEY
 WAS OBSERVED

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)

1. As of 22 August 2025, a citation was issued by the Codes Department and the site remains under Codes enforcement action (citation is included in packet)
2. Calculations must be provided confirming that the two Aqua-Swirl units are sized to comply with the requirements of the La Vergne Stormwater Management Ordinance which is available at: https://www.lavernetn.gov/DocumentCenter/View/4047/Title-14---Zoning-and-Land-Use-Control_APPROVED-2023-10-10

3. Please provide a draft copy of the Longterm Maintenance Agreement (LTMA) and Longterm Maintenance Plan (LTMP) which is a portion of the LTMA. The LTMA template can be found at: <https://www.lavergnetn.gov/DocumentCenter/View/3971/Long-Term-Maintenance-Agreements---La-Vergne>
4. The City specifications have required General Notes. These must be included. They can be found at: <https://www.lavergnetn.gov/DocumentCenter/View/4671/Permitting-and-Construction-General-Information-and-Requirements>
5. Provide dimensions in two directions that locate the proposed new building
6. The walk around the proposed new building is 18" above grade at one point. While this does not require a guardrail, there appears to be plenty of room to avoid this potential fall hazard.
7. The city standard section for private parking lots can be found in the Public Works specifications. The standard drawings are in the back. These are at the following link: <https://www.lavergnetn.gov/DocumentCenter/View/4672/Public-Works-Standard-Specifications-Section-3---Roads-Bridges-Drainage-and-Grading>
8. Provide radius return dimensions on Site Plan
9. While a full traffic study is not being required, a narrative description of the estimated additional traffic generated by this site at Phase 2 build-out must be provided.
10. Spot shots at H/C parking spaces show a slop of 4%. Maximum 2% is required.
11. Label loading areas.
12. The Site Plan does not show any fencing around the property. Is the existing fencing being removed?
13. Number area drains for ease of discussion.
14. Storm drains cross several sanitary service lines. Show sufficient elevations on the sanitary service lines and grinder pump invert to confirm no conflicts.
15. Provide erosion and sediment control plans meeting the requirements of the Stormwater Mgmt Ordinance
16. Complete new sidewalks around intersection of Old Nashville with Old Waldron and up to loading entrance on Old Waldron Road
17. Provide details on dumpster screen wall and gate
18. Provide pipe sizing calculations using the 25-year/24-hour storm.
19. Existing power poles paralleling Old Waldron Road are not shown.

Utilities (Scott Tatalovich - statalovich@lavergnetn.gov)

1. Existing 6"W in Buchanan Street is located on the north side of the street (not south as shown).
2. A water meter box is labeled on plans that is actually a terminal sewer cleanout box in Old Waldron for the existing 1-1/2" pressure sewer force main located on the west side of 192 Old Nashville Hwy's Building.
3. Existing pressure sewer connection box per City Std Dtl 19.0 for existing sewer grinder tank at 192 Old Nashville Hwy is not shown.
4. Existing overhead electrical and service pole for grinder pump tank at 192 Old Nashville Hwy is not shown.
5. An existing water meter for a former address of 120 Buchanan St shows up in City GIS approximately 12 feet due northwest of the existing grinder pump tank of 192 Old Nashville Hwy. If water meter is still there (didn't show up on plans), then note to abandon this water meter box and service line.
6. For new building, place a square box at property line on proposed sewer service line from grinder tank and note it as "Pressure Sewer Connection, per City Std Dtl 19.0."
7. Existing public force main in Old Nashville Hwy for proposed building sewer service connection is 1-1/2" pipe (not 2" as noted on plans), according to City records - at the location of the proposed connection.
8. There are a couple other random corrections to existing water and sewer utilities within the proximity of the project. Please contact Scott Tatalovich, Utility Engineer, statalovich@lavergnetn.gov, C: 615-663-9683, and he will provide you the updated information for your Site Plan.

Codes (Joe White - jwhite@lavergnetn.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@lavergnetn.gov)

The existing building will need to have a sprinkler system installed. Plans should show proposed FDC(s), fire suppression supply lines, and proposed/existing hydrants.

Police

No comments.

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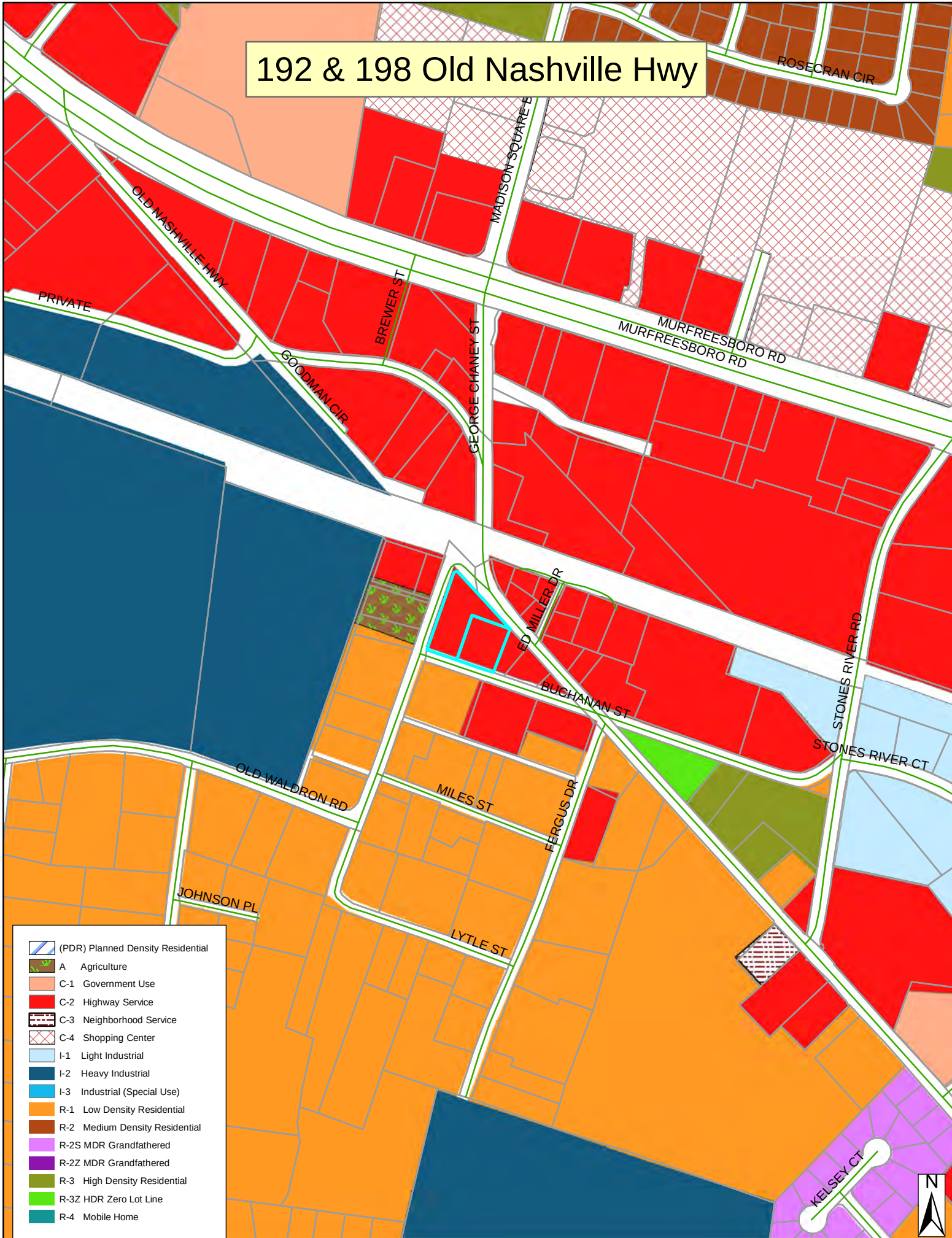
192 & 198 Old Nashville Hwy



192 & 198 Old Nashville Hwy



192 & 198 Old Nashville Hwy











COMPLAINT - AFFIDAVIT

LA VERGNE CODES DEPARTMENT

I.D. NO. 075032

THE UNDERSIGNED BEING DULY SWORN UPON HIS OATH DEPOSES:

VIOLATOR

NAME (FIRST) <u>Better Homes</u>	(MIDDLE) <u>LLC</u>	(LAST)	DATE OF BIRTH MO. DAY YR.	SEX	RACE
ADDRESS <u>192 Old Nashville Hwy</u>			TN RESIDENT? ☐ YES ☐ NO		
CITY <u>La Vergne</u>	STATE <u>TN</u>	ZIP CODE <u>37086</u>			
DRIVER LICENSE NUMBER	CLASS/TYPE LICENSE	STATE	EXPIRATION DATE MO. DAY YR.	TELEPHONE NUMBER	

VEHICLE LOCAL

DID UNLAWFULLY OPERATE/PARK A MOTOR VEHICLE:						
MAKE	MODEL	YEAR	COLOR	LICENSE PLATE NUMBER	STATE	YEAR
UPON STREET/HIGHWAY		AT / NEAR		TRAVEL DIR. ☐ NORTH ☐ SOUTH ☐ EAST ☐ WEST	CITY — COUNTY <u>03 - 75</u>	HIGHWAY TYPE ☐ 2-LANE ☐ DIV. ☐ 3-LANE ☐ 1-RD ☐ 4-LANE
				AREA ☐ BUSINESS ☐ SCHOOL ☐ RURAL ☐ RESIDENTIAL		

AFORESAID DID THEN AND THERE COMMIT THE FOLLOWING OFFENSE:

VIOLATIONS

☒ WEEDS/HIGH GRASS <u>13-104</u>	☐ BUILDING CODE VIOLATION <u>12-101</u>
☐ HEALTH & SANITATION NUISANCE <u>13-106</u>	☐ PLUMBING CODE VIOLATION <u>12-201</u>
☐ STORING DISABLED AUTOMOBILES <u>13-108</u>	☐ GAS CODE VIOLATION <u>12-301</u>
☐ OBSTRUCTING STREETS, ALLEYS, SIDEWALKS <u>16-101</u>	☐ PROPERTY MAINTENANCE CODE VIOLATION <u>12-701</u>
☐ OBSTRUCTING VIEW AT INTERSECTION <u>16-103</u>	☐ ENERGY CODE VIOLATION <u>12-401</u>
☐ LITTERING, STREETS, ALLEYS, SIDEWALKS <u>16-107</u>	☐ MECHANICAL CODE VIOLATION <u>12-501</u>
☐ OBSTRUCTION OF DRAINAGE DITCHES <u>16-108</u>	☐ SWIMMING POOL CODE VIOLATION <u>13-109</u>
☐ PREMISES TO BE KEPT CLEAN <u>17-102</u>	☒ ZONING ORDINANCE VIOLATION
☐ STORAGE OF REFUSE <u>17-103</u>	☐ BLASTING VIOLATION
☒ <u>13-105 open storage</u>	
☒ <u>13-401 - inoperable vehicles</u>	
☐ <u>13-104 overgrown lot</u>	
☐ <u>Zoning 5053.2 C-2 Highway Service District</u>	
☐ OTHER	

Section B - Uses Permitted
Section D - Uses Prohibited

PRIORS

NARRATIVE OFFICER

TOTAL AMOUNT

THE UNDERSIGNED FURTHER STATES THAT HE/SHE HAS JUST AND REASONABLE GROUNDS TO BELIEVE AND DOES BELIEVE, THAT THE PERSON NAMED ABOVE COMMITTED THE OFFENSE HEREIN SET FORTH, CONTRARY TO LAW.

THIS 22 DAY OF Aug 20 25 TIME 10:00 ☒ AM ☐ PMCodes officer R Moore
RANK OFFICER NAME (PRINT) BADGE/ID NO.

COURT

IN THE ☐ JUVENILE COURT
☒ LA VERGNE CITY COURTON Wed DAY 17 MONTH Sept DATE 9/17 20 25 TIME 2:30

NOTICE: FAILURE TO APPEAR IN COURT ON THE DATE ASSIGNED BY THIS CITATION OR AT THE APPROPRIATE POLICE STATION FOR BOOKING AND PROCESSING WILL RESULT IN YOUR ARREST FOR A SEPARATE CRIMINAL OFFENSE WHICH IS PUNISHABLE BY A JAIL SENTENCE OF ELEVEN (11) MONTHS AND TWENTY-NINE (29) DAYS AND/OR A FINE OF UP TO TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500).

I UNDERSTAND THE ABOVE NOTICE, AND THAT MY SIGNATURE IS NOT AN ADMISSION OF GUILT.

VIOLATOR'S SIGNATURE

COURT COPY

02497

NOTES

- Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- 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.

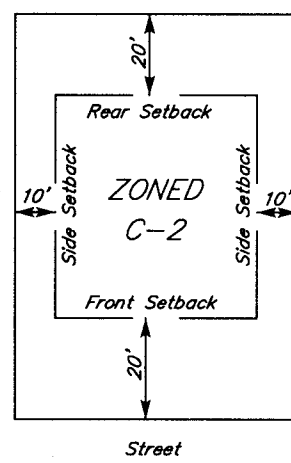
GLOBAL POSITION SYSTEM SURVEY NOTES

- 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.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The date that fieldwork was performed for this survey was: 04/02/2025
- 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: 553,312.4526
EASTING: 1,860,677.554
ELEVATION: 850.209 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDOT CORS Station TN3A:
0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

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

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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

SITE



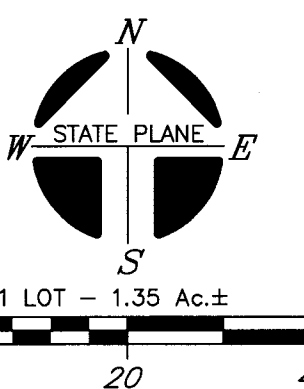
LOCATION MAP

N.T.S.

LEGEND

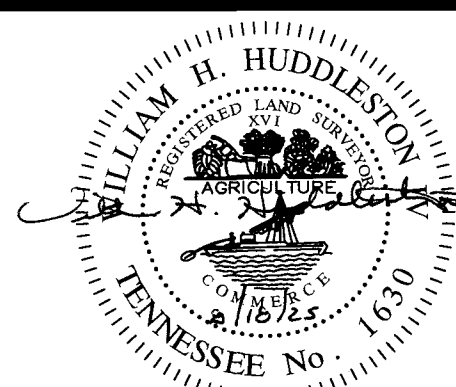
- Power Pole
- Sign
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05

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.



W. HUDDLESTON-STEEL
ENGINEERING, INC.

2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615)893-4084, FAX: (615)893-0080

EXISTING CONDITIONS
192 AND 198

OLD NASHVILLE HWY

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: August, 2025 SCALE: 1"=20' SH. 1 OF 6

NOTES

- Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- 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.

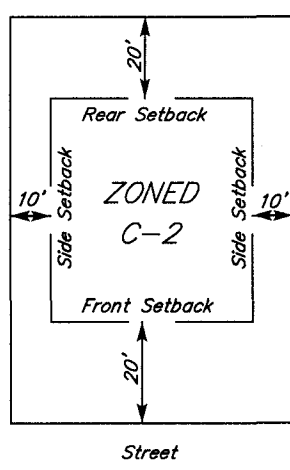
GLOBAL POSITION SYSTEM SURVEY NOTES

- For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper-ViModel #10037-34 (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 TDO CORP station TN3A for horizontal and for vertical control.
- The relative positional accuracy is stated in the Category "TV" survey certification located above the surveyor's seal on this drawing.
- The date that fieldwork was performed for this survey was: 04/02/2025
- The control(s) for the TDO CORP Station 3A that was used:
HORIZ: NAD83(2011) EPOCH 2010
VERT: NAVD 1988
- Fixed Control Station designation with positional data:
TDO CORP STATION-TN3A
STATE PLANE (N 4100-US SURVEY FT.)- NORTHING: 553,312.4528
EASTING: 1,960,677.584
ELEVATION: 620.028 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDO CORP Station TN3A:
0.999921865 (STATE PLANE-N 4100-US SURVEY FT.)

LEGEND

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

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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



LOCATION MAP
N.T.S.

Site Data Chart

Zoning District: Commercial-2
Existing Use: Commercial
Proposed Use: Office/Retail/Restaurant
Existing Building: 11,321 SF
Proposed Building: 4,200 SF
Total Building square footage: 15,521 SF.
Acreage/square footage of lot: 1.35 Ac./98,834± SF.

Parking:
Phase I
Office Parking requirements: (5000/300 SF.) = 16.7 Spaces
Restaurant Parking requirements: (2,100/150 SF.) = 14 Spaces
Retail Parking requirements: (2,000/250 SF.) = 8 Spaces
Total Phase I Parking Required: 48 Spaces
Total Phase I Parking Provided: 47 Spaces (Inc. 2 ADA)

Phase II
Restaurant Parking requirements: (1,250/150 SF.) = 8.3 Spaces
Retail Parking requirements: (2,400/250 SF.) = 9.6 Spaces
Total Phase II Parking Required: 18 Spaces
Total Phase II Parking Provided: 19 (Inc. 1 ADA)

Total Project Parking Required: 66 Spaces (Inc. 3 ADA)
Total Project Parking Provided: 66 Spaces (Inc. 3 ADA)

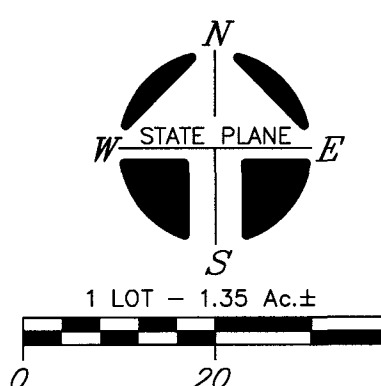
Landscaping & Buffering:
Impervious surface area: 49,589 SF.
Pervious surface area: 9,245 SF.
Landscaping area: 9,052 SF.

NOTE: NO OPEN STORAGE ALLOWED

LEGEND

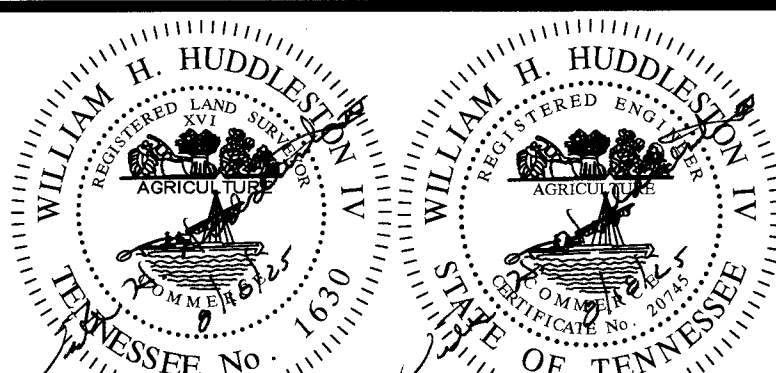
- Power Pole
- Sign
- Existing Fire Hydrant
- △ Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- △ Concrete Thrust Block
- W- Existing Water Line
- W- Proposed Water Line
- S- Existing Sanitary Sewer Line
- S- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- aa- Existing Contours
- oo- Proposed Contours
- ooo Existing Spot Elevations
- ooo Proposed Spot Elevations
- sf- Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- rip-rip Rip-Rap (6" min. dia., 1' thick per TDO Specifications) Item No. 709-05

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.



HUDDLESTON-STEEL ENGINEERING INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615)893-4084, FAX: (615)893-0080

SITE PLAN
192 AND 198

OLD NASHVILLE HWY

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: August, 2025 SCALE: 1"=20' SH. 2 OF 6

NOTES

- Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to communicating any work.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
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- 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.

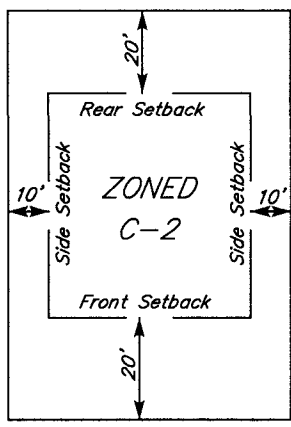
GLOBAL POSITION SYSTEM SURVEY NOTES

- 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.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The date that fieldwork was performed for this survey was: 04/02/2025
- 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: 1,860,671.254
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

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

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	117°40'28"	10.00'	20.54'	17.11'

SITE

LOCATION MAP

N.T.S.

Site Data Chart

Zoning District: Commercial-2
Existing Use: Commercial
Proposed Use: Office/Retail/Restaurant
Existing Building: 11,321 SF.
Proposed Building: 4,200 SF.
Total Building square footage: 15,521 SF.
Acreage/square footage of lot: 1.35 Ac./58,834± SF.

Parking:
Phase I
Office Parking requirements: (5000/300 SF.) = 16.7 Spaces
Restaurant Parking requirements: (2,100/150 SF.) = 14 Spaces
Retail Parking requirements: (2,000/250 SF.) = 8 Spaces
Restaurant or Retail Parking Requirements (1,378/150 SF.) = 9.2 Spaces
Total Phase I Parking Required: 48 Spaces
Total Phase I Parking Provided: 47 Spaces (Inc. 2 ADA)

Phase II
Restaurant Parking requirements: (1,250/150 SF.) = 8.3 Spaces
Retail Parking requirements: (2,400/250 SF.) = 9.6 Spaces
Total Phase II Parking Required: 18 Spaces
Total Phase II Parking Provided: 19 (Inc. 1 ADA)

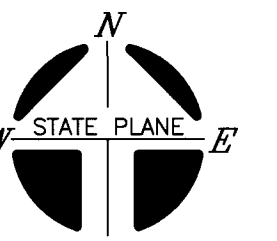
Total Project Parking Required: 66 Spaces (Inc. 3 ADA)
Total Project Parking Provided: 66 Spaces (Inc. 3 ADA)

Landscaping & Buffering:
Impervious surface area: 49,589 SF.
Pervious surface area: 9,245 SF.
Landscaping area: 9,052 SF.

LEGEND

- Ø Power Pole
+ Sign
-X- Existing Fire Hydrant
-X- Proposed Fire Hydrant
-X- Reducer
-X- Proposed Gate Valve & Box
-X- Concrete Thrust Block
-W- Existing Water Line
-W- Proposed Water Line
-S- Existing Sanitary Sewer Line
-S- Proposed Sanitary Sewer Line
O Existing Manhole
● Proposed Manhole
CO Sewer Line Check Dam
oo Existing Contours
oo Proposed Contours
oo Existing Spot Elevations
oo Proposed Spot Elevations
-S- Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05

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



1 LOT = 1.35 Ac.±
0 20 40

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

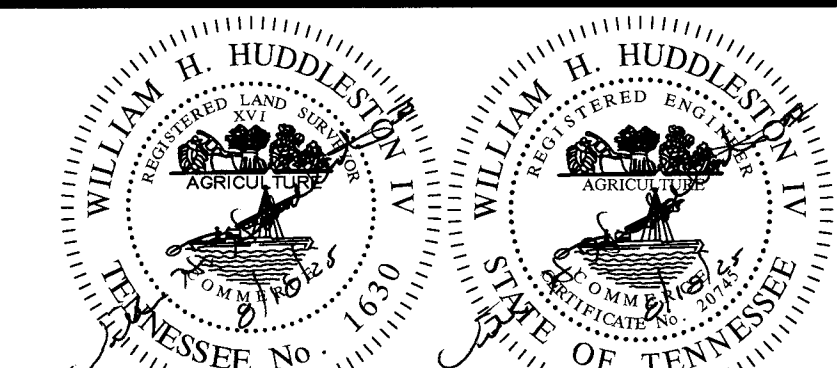
MAP NUMBER: 47149C0015J

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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SHUDDLESTON-STEEL ENGINEERING INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615)893-4084, FAX: (615)893-0080

UTILITY PLAN
192 AND 198

OLD NASHVILLE HWY

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: August, 2025 SCALE: 1"=20' SH. 2A OF 6

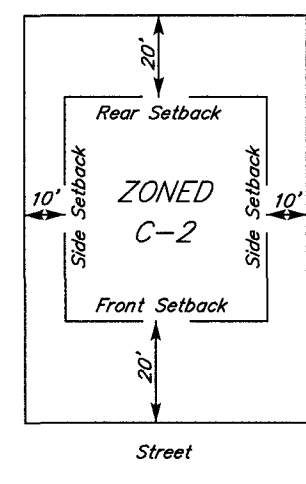
- NOTES**
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- GLOBAL POSITION SYSTEM SURVEY NOTES**
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 - The date that fieldwork was performed for this survey was: 04/02/2025
 - The datum(s) for the TDOT CORS Network Station 3A that was used:
HORIZ: 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: 1,800,877.524
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

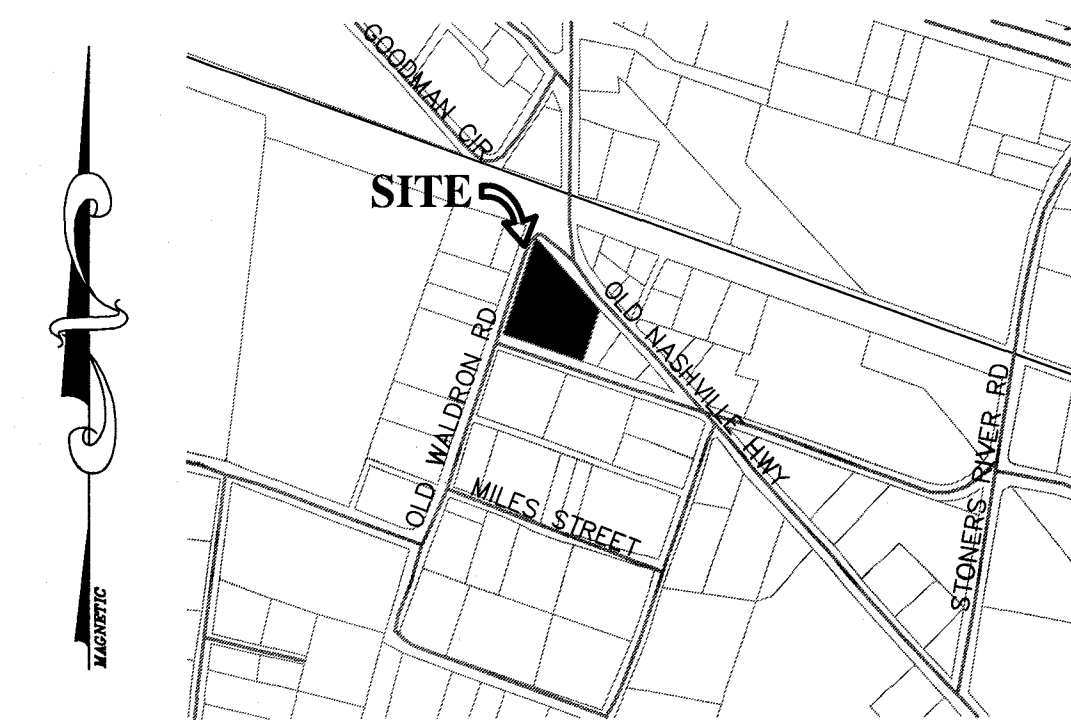
IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED "I-S ENGR")
IPF ○ IRON PIN FND.
● SURVEY POINT
—X—X— EXISTING FENCE LINE
—E—E— EXISTING ELECTRIC LINE

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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



LOCATION MAP
N.T.S.

Site Data Chart

Zoning District: Commercial-2
Existing Use: Commercial
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Phase II
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Retail Parking requirements: (2,400/250 SF.) = 9.6 Spaces
Total Phase II Parking Required: 18 Spaces
Total Phase II Parking Provided: 19 (Inc. 1 ADA)

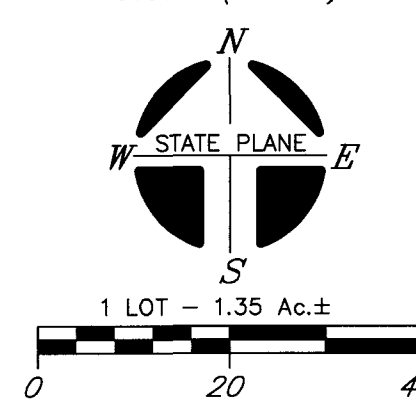
Total Project Parking Required: 66 Spaces (Inc. 3 ADA)
Total Project Parking Provided: 66 Spaces (Inc. 3 ADA)

Landscaping & Buffering:
Impervious surface area: 49,589 SF.
Pervious surface area: 9,245 SF.
Landscaping area: 9,052 SF.

LEGEND

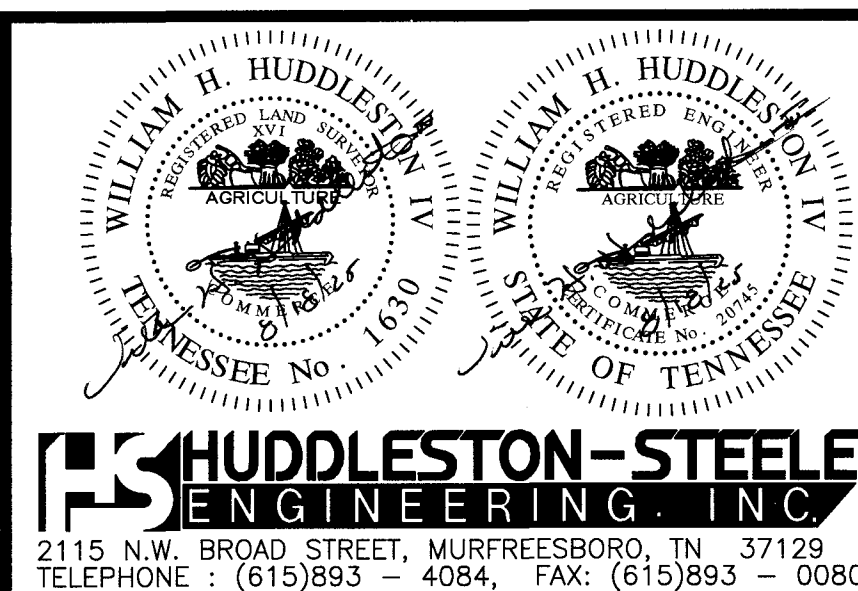
- Power Pole
- Sign
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05

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
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.



DRAINAGE PLAN
192 AND 198
OLD NASHVILLE HWY
15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: August, 2025 SCALE: 1"=20' SH: 3 OF 6

NOTES

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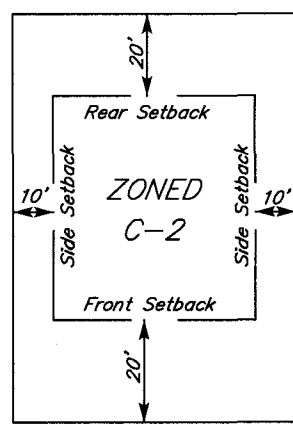
GLOBAL POSITION SYSTEM SURVEY NOTES

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- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The date last fieldwork was performed for this survey was: 04/02/2025
- 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: 1,860,077.354
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

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

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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

Site Data Chart

Zoning District: Commercial-2
Existing Use: Commercial
Proposed Use: Office/Retail/Restaurant
Existing Building: 11,321 SF.
Proposed Building: 4,200 SF.
Total Building square footage: 15,521 SF.
Acreage/square footage of lot: 1.35 Ac./58,834± SF.

Parking:

Phase I
Office Parking requirements: (5000/300 SF.) = 16.7 Spaces
Restaurant Parking requirements: (2,100/150 SF.) = 14 Spaces
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Restaurant or Retail Parking Requirements (1,378/150 SF.) = 9.2 Spaces
Total Phase I Parking Required: 48 Spaces
Total Phase I Parking Provided: 47 Spaces (Inc. 2 ADA)

Phase II

Restaurant Parking requirements: (1,250/150 SF.) = 8.3 Spaces
Retail Parking requirements: (2,400/250 SF.) = 9.6 Spaces
Total Phase II Parking Required: 18 Spaces
Total Phase II Parking Provided: 19 (Inc. 1 ADA)

Total Project Parking Required: 66 Spaces (Inc. 3 ADA)
Total Project Parking Provided: 66 Spaces (Inc. 3 ADA)

Landscaping & Buffering:
Impervious surface area: 49,589 SF.
Pervious surface area: 9,245 SF.
Landscaping area: 9,052 SF.

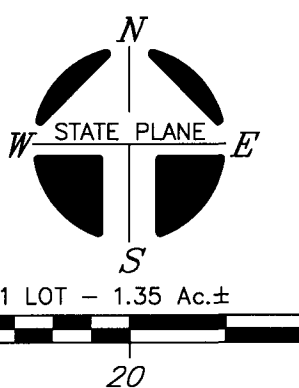
PLANT MATERIALS SCHEDULE

KEY	QUANTITY	SCIENTIFIC NAME/ COMMON NAME	TRUNK	HEIGHT	SPREAD	REMARKS
○	27	Buxus sempervirens/ Common Boxwood		18" MIN.		
○	8	Acer rubrum/ Red Maple		2.5" MIN.		
○	27	Carolea canadensis/ Eastern Redbud		1.5" MIN.		
○	90	Thuja occidentalis 'Smaragd'/ Emerald Green Arborvitae		3" MIN.		

LEGEND

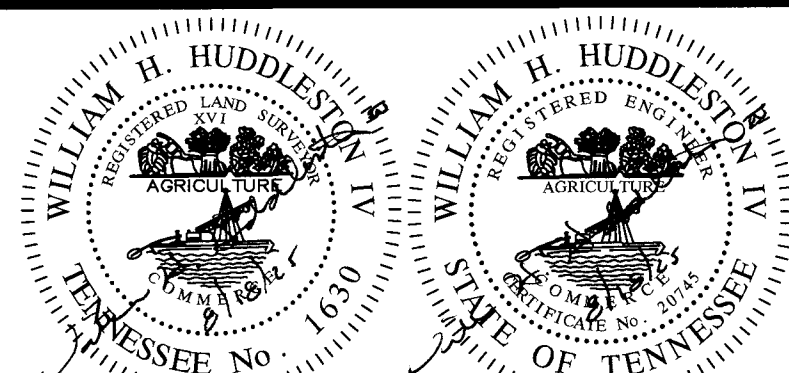
- ⊕ Power Pole
⊕ Sign
⊕ Existing Fire Hydrant
⊕ Proposed Fire Hydrant
△ Reducer
⊕ Proposed Gate Valve & Box
⊕ Concrete Thrust Block
—W— Existing Water Line
—W— Proposed Water Line
—S— Existing Sanitary Sewer Line
—S— Proposed Sanitary Sewer Line
○ Existing Manhole
● Proposed Manhole
—SA— Sewer Line Check Dam
—OO— Existing Contours
—OO— Proposed Contours
oo.0 Existing Spot Elevations
oo.0 Proposed Spot Elevations
—SF— Siltation Fence or Straw Bale
Barrier (to be installed before
grading and left in place until
a good stand of grass is
established over all disturbed
areas.)
Rip-Rap (6" min. dia., 1' thick
per TDOT Specifications)
Item No. 709-05

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
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY
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SURVEY AND THE PRECISION OF THE GPS PORTION
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COMPLIANCE WITH CURRENT TENNESSEE MINIMUM
STANDARDS OF PRACTICE FOR LAND SURVEYORS.



SHUDDLESTON-STEEL
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615)893-4084, FAX: (615)893-0080

LANDSCAPE PLAN 192 AND 198 OLD NASHVILLE HWY

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: August, 2025 SCALE: 1"=20' SH. 4 OF 6

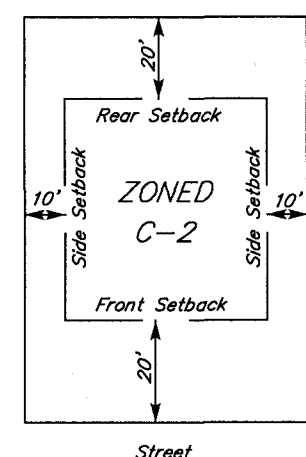
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HORIZ: NAD83(2011) EPSG: 2010
VERT: NAVD 1988
 - Fixed Control Station designation with positional data:
TDO CORS STATION-TN3A
STATE PLANE (TN 4100-US SURVEY FT.):
NORTHING: 853,312.4528
EASTING: 1,860,877.284
ELEVATION: 850.208 FT.
 - Geoid model used-- GEOID03
 - Combined grid factors for TDO CORS Station TN3A:
0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

LEGEND

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

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
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Restaurant or Retail Parking Requirements (1,378/150 SF.) = 9.2 Spaces
Total Phase I Parking Required: 48 Spaces
Total Phase I Parking Provided: 47 Spaces (Inc. 1 ADA)

Phase II
Restaurant Parking requirements: (1,250/150 SF.) = 8.3 Spaces
Retail Parking requirements: (2,400/250 SF.) = 9.6 Spaces
Total Phase II Parking Required: 18 Spaces
Total Phase II Parking Provided: 19 (Inc. 1 ADA)

Total Project Parking Required: 66 Spaces (Inc. 3 ADA)
Total Project Parking Provided: 66 Spaces (Inc. 3 ADA)

Landscaping & Buffering:
Impervious surface area: 49,589 SF.
Pervious surface area: 9,245 SF.
Landscaping area: 9,052 SF.

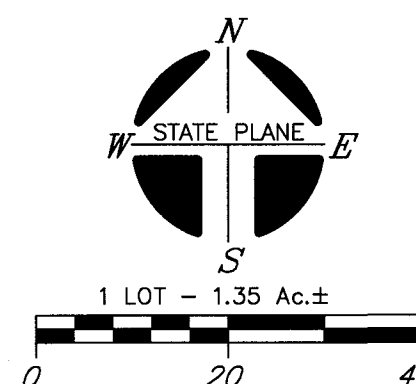
LUMINAIRE SCHEDULE

Label: A	McGraw-Edison GLEON-AF-02-LED-E1-SL2 Mounted 20'		
	Quantity: 9	60W	LED, 6,245 Lumen, 4,000K
Label: B	Cooper Lighting Solutions 9004-W2-[RW,RI]-LED3097-W-WT-L1-UNV Mounted 12'		
	Quantity: 10	20W	LED, 1533 Lumen, 3,000K

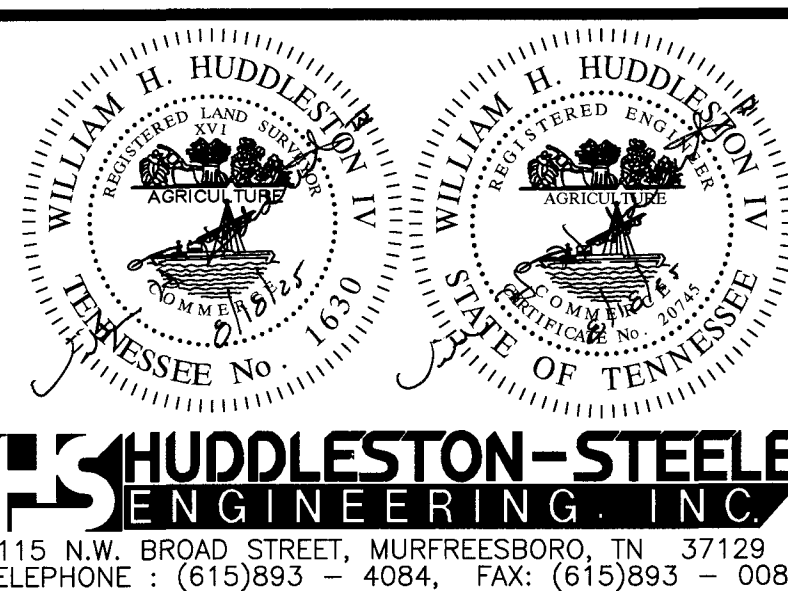
LEGEND

- 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
- Existing Spot Elevations
- Proposed Spot Elevations
- Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
- Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05

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 3, 2023
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.



PHOTOMETRIC PLAN
192 AND 198
OLD NASHVILLE HWY

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN
DATE: August, 2025 SCALE: 1"=20' SH. 5 OF 6



Test Information

Test Method: LM-79-08
Report Number: P221814
TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (P29490)
Issue Date: 3/3/2020
Test Lab: INNOVATION CENTER-P2
Manufacturer: COOPER LIGHTING SOLUTIONS (FORMERLY EATON)
Product Line: LUMIERE
Catalog Number: 9004-W2-[RW, RJ]-LED3097-W-WT-L1-UNV
Description: LUMIERE LANTERRA 9004 LED WALL LUMINAIRE, RECESSED LENS, WIDE FLOOD OPTIC, WHITE HOUSING.
Light Source: (1) 3000K CCT, 97 CRI LED
Ballast/Driver: ELECTRONIC DRIVER
Summary
Lumens per Lamp: N/A
Luminaire Lumens: 1533.0 lumens
Efficiency: N/A
Efficacy: 77.8 lumens/watt
Spacing Criteria (0/90/45): 0.84 / 0.84 / 0.83 x H: 0'
CIE Type: General Diffuse
Input Watts (W): 19.7
Input Voltage (V): 120
Input Current (Ain): NR
Voltage Rise (V): NR
Power Factor: NR
Total Harmonic Distortion (THD): NR
Frequency (Hz): 60
Stabilization Time: NR
Operation Time: NR
Ambient Temperature (°C): NR
Test Distance: 25 FT

FIELD PERFORMANCE MAY DIFFER FROM LABORATORY PERFORMANCE

2 of 8

DESCRIPTION

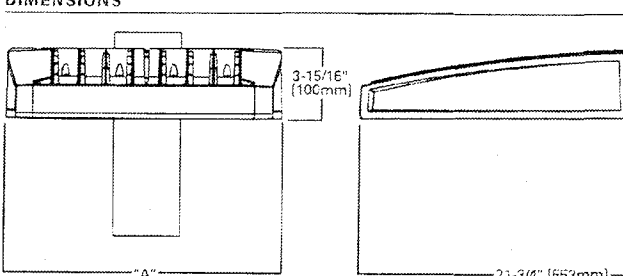
The Gallion™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP68 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from light square for optimal thermal performance. Heavy-wall, die-cast aluminum and caps enclose housing and die-cast aluminum heat sink. A unique, patent-pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP68 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shade the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K or 5000K CCT (70 CRI). Optional 3000K, 5000K and 6000K CCT.

DIMENSIONS



Number of Light Squares	1/4" Standard Arm Length	1/2" Standard Arm Length	3/4" Standard Arm Length	Weight with Arm (lbs.)	EPA with Arm (ft.²)
1-4	15-1/2" (394mm)	17" (430mm)	19" (483mm)	31 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	23" (584mm)	25" (635mm)	44 (20.4 kgs.)	1.00
7-8	27-5/8" (703mm)	29" (738mm)	31" (787mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	35" (889mm)	37" (940mm)	63 (28.6 kgs.)	1.12

NOTE: 1/8" optional arm length to be used when mounting two fixtures at 90° as a single point. 2. EPA calculated with no-wire arm length.



McGraw-Edison

Catalog #	Type
Project	
Comments	
Prepared by	

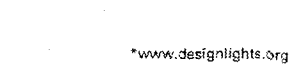
may be required. Refer to the arm mounting requirement table. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the top on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

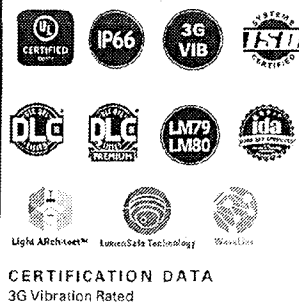
Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal built guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm

Number of Light Squares	1/4" Standard Arm Length	1/2" Standard Arm Length	3/4" Standard Arm Length	Weight with Arm (lbs.)	EPA with Arm (ft.²)
1-4	15-1/2" (394mm)	17" (430mm)	19" (483mm)	31 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	23" (584mm)	25" (635mm)	44 (20.4 kgs.)	1.00
7-8	27-5/8" (703mm)	29" (738mm)	31" (787mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	35" (889mm)	37" (940mm)	63 (28.6 kgs.)	1.12

NOTE: 1/8" optional arm length to be used when mounting two fixtures at 90° as a single point. 2. EPA calculated with no-wire arm length.

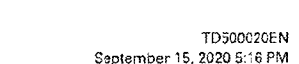


GLEON GALLEON LED
1-10 Light Squares
Solid State LED
AREA/SITE LUMINAIRE



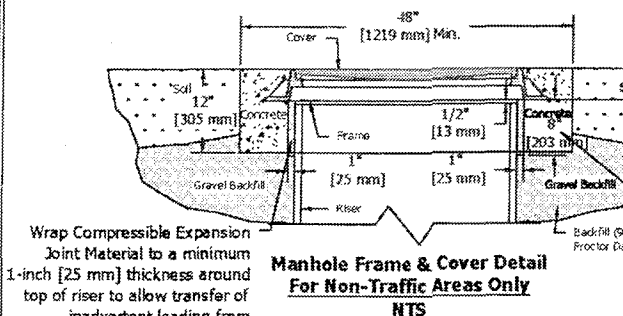
Number of Light Squares	1/4" Standard Arm Length	1/2" Standard Arm Length	3/4" Standard Arm Length	Weight with Arm (lbs.)	EPA with Arm (ft.²)
1-4	15-1/2" (394mm)	17" (430mm)	19" (483mm)	31 (15.0 kgs.)	0.96
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NOTE: 1/8" optional arm length to be used when mounting two fixtures at 90° as a single point. 2. EPA calculated with no-wire arm length.

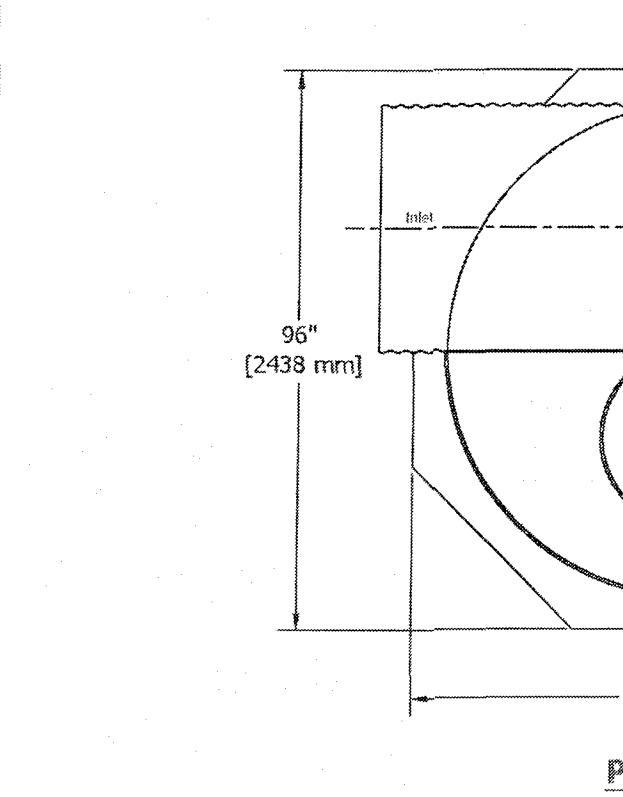


Aqua-Swirl Polymer Coated Steel (PCS) Stormwater Treatment System

Unless other traffic barriers are present, bollards shall be placed around access riser(s) in non-traffic areas to prevent inadvertent loading by maintenance vehicles.



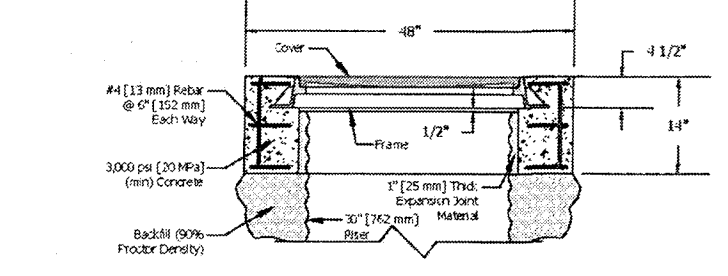
Manhole Frame and Cover Detail For Non-Traffic Areas Only NTS



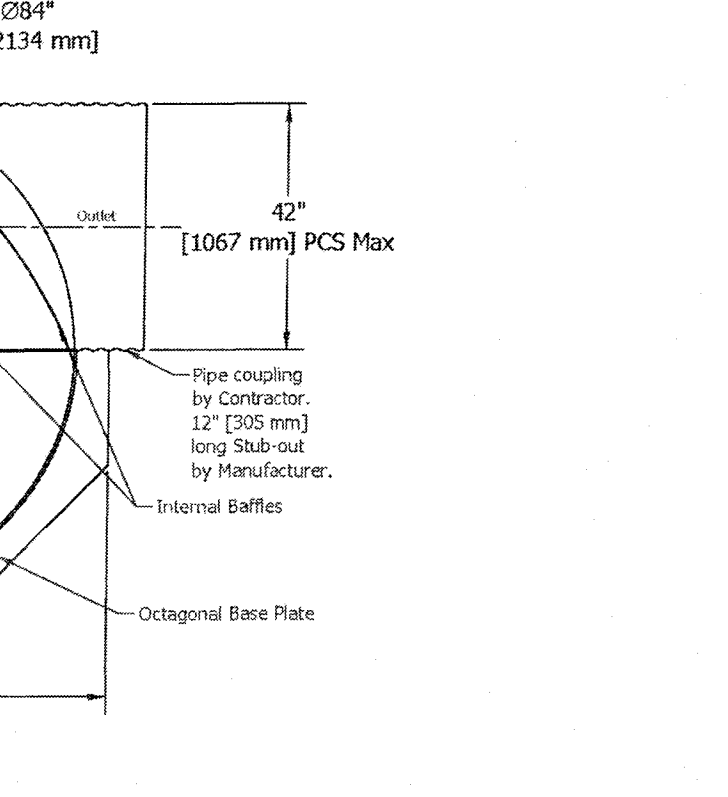
Plan View

Document: AS-7 PCS STD
Drawn By: JCV
Scale: 1:30
Date: 01/06/15
U.S. Patent No. 6524473 and other Patent Pending

If traffic loading (HS-20) is required or anticipated, a 4-foot (1.22 m) diameter, 14-inch (356 mm) thick reinforced concrete pad must be placed over the Stormwater Treatment System Riser to support and level the manhole frame, as shown. The top of riser pipe must be wrapped with compressible expansion joint material to a minimum 1-inch (25 mm) thickness to allow transfer of wheel loads from manhole cover to concrete slab. Manhole cover shall bear on concrete slab and not on riser pipe. The concrete slab shall have a minimum strength of 3,000 psi (20 MPa) and be reinforced with #4 (13 mm) reinforcing steel as shown. Minimum cover over reinforcing steel shall be 4-inch (102 mm). Top of manhole cover and concrete slab shall be level with finish grade.



Manhole Frame and Cover Detail For Traffic Loading Areas NTS



Plan View

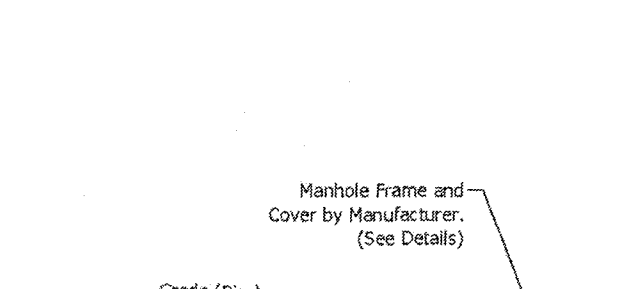
Document: AS-7 PCS STD
Drawn By: JCV
Scale: 1:30
Date: 01/06/15
U.S. Patent No. 6524473 and other Patent Pending

Note: As an alternative, 42-inch OD, HS-20/25 rated precast concrete rings may be substituted. 14-inch thickness must be maintained.

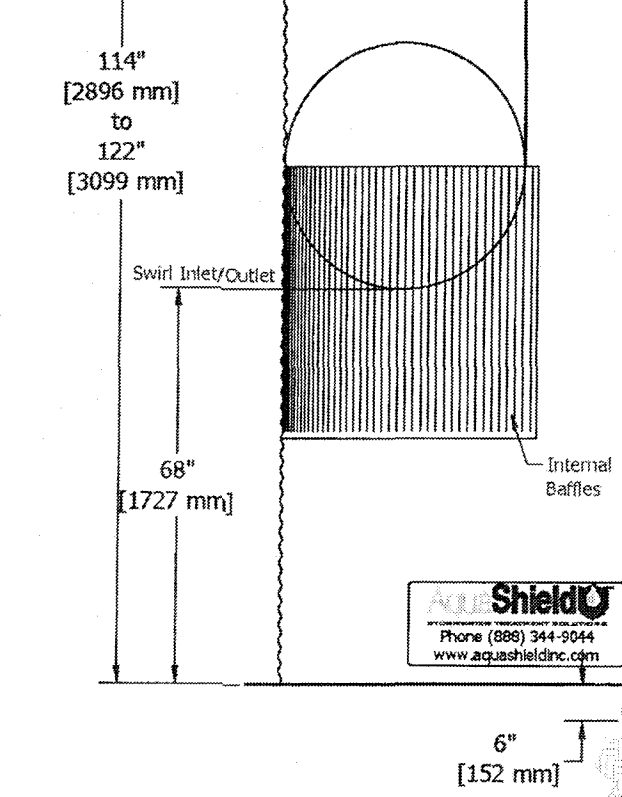
* Please see accompanied Aqua-Swirl specification notes.

** See Site Plan for actual system orientation.

** Orientation may vary from 90°, 180°, or custom angles to meet site conditions.



Manhole Frame and Cover Detail For Traffic Loading Areas NTS



Plan View

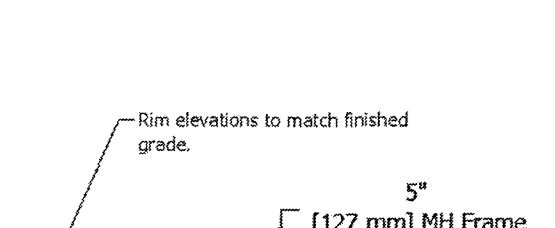
Document: AS-7 PCS STD
Drawn By: JCV
Scale: 1:30
Date: 01/06/15
U.S. Patent No. 6524473 and other Patent Pending

Note: As an alternative, 42-inch OD, HS-20/25 rated precast concrete rings may be substituted. 14-inch thickness must be maintained.

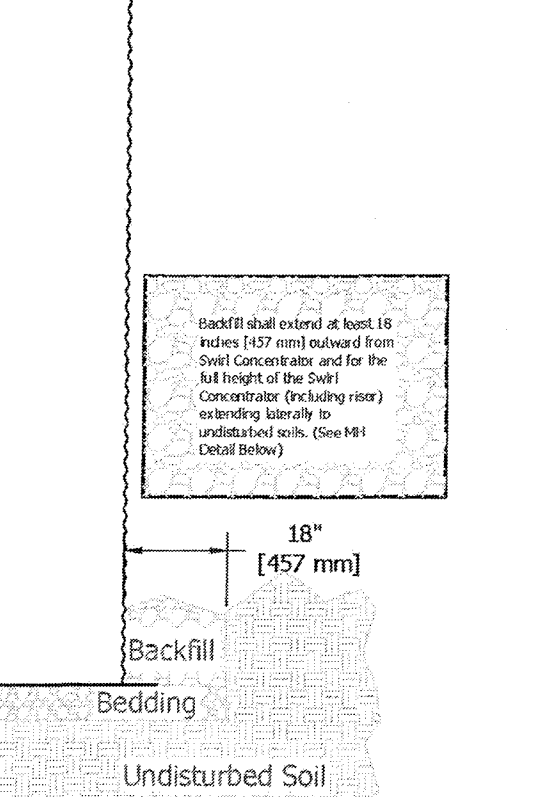
* Please see accompanied Aqua-Swirl specification notes.

** See Site Plan for actual system orientation.

** Orientation may vary from 90°, 180°, or custom angles to meet site conditions.



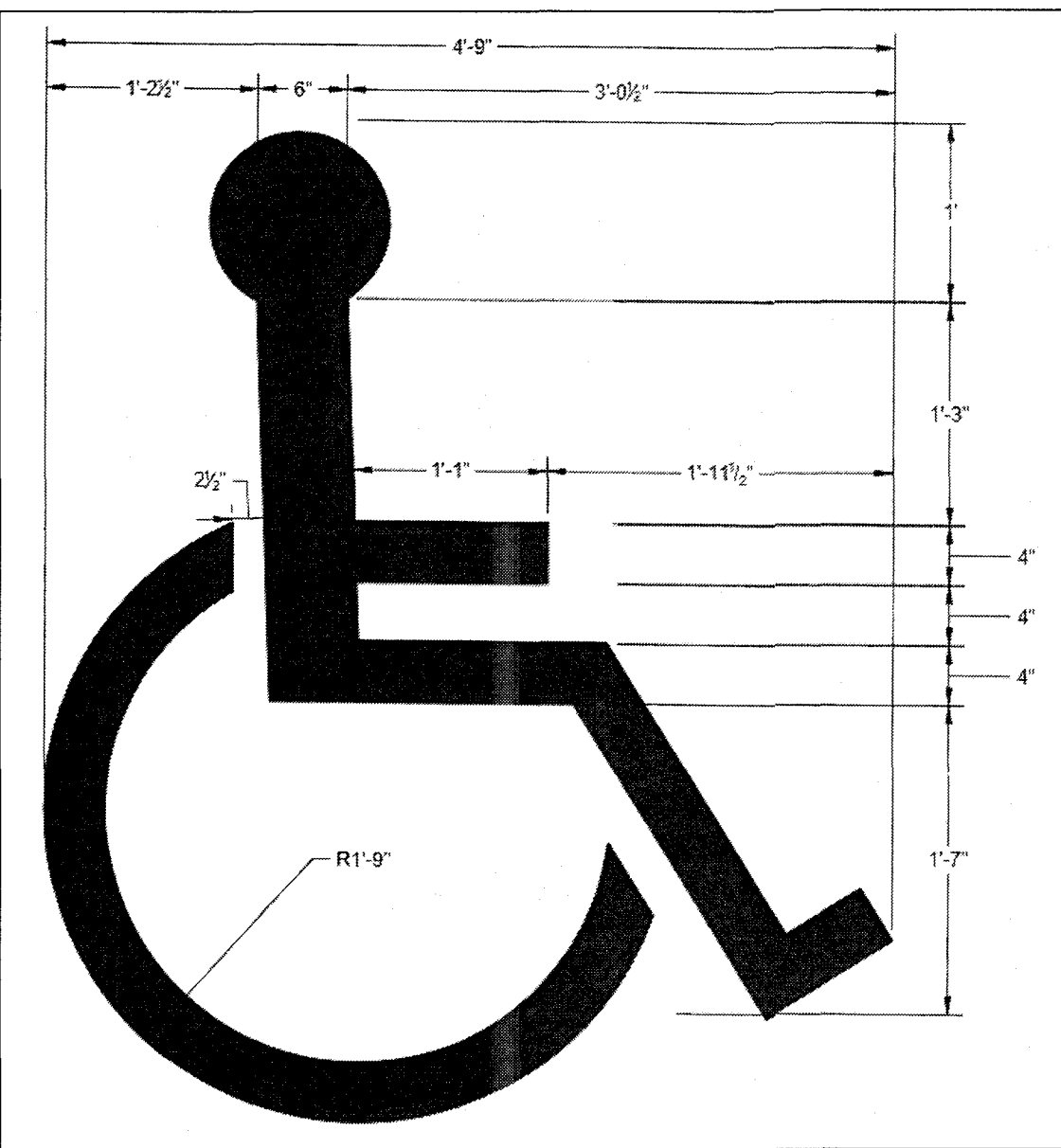
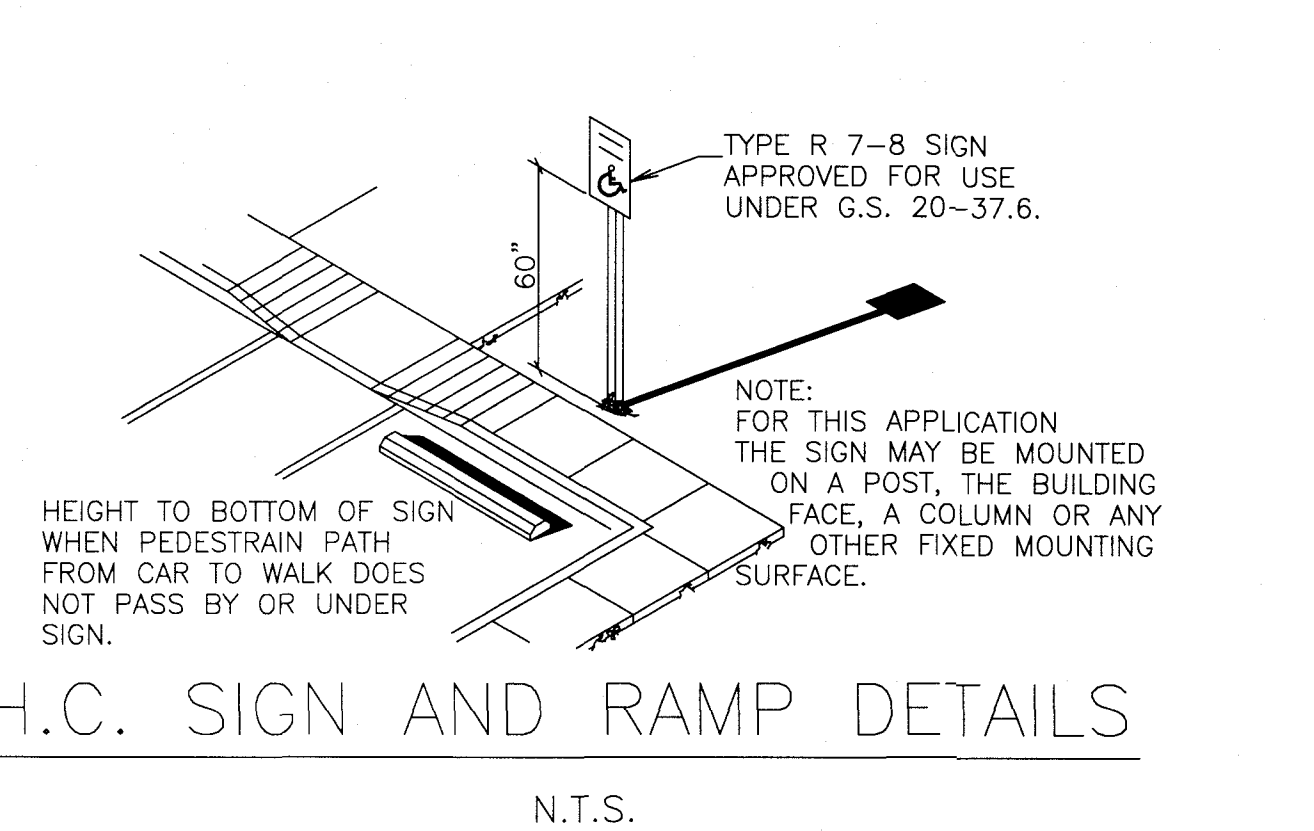
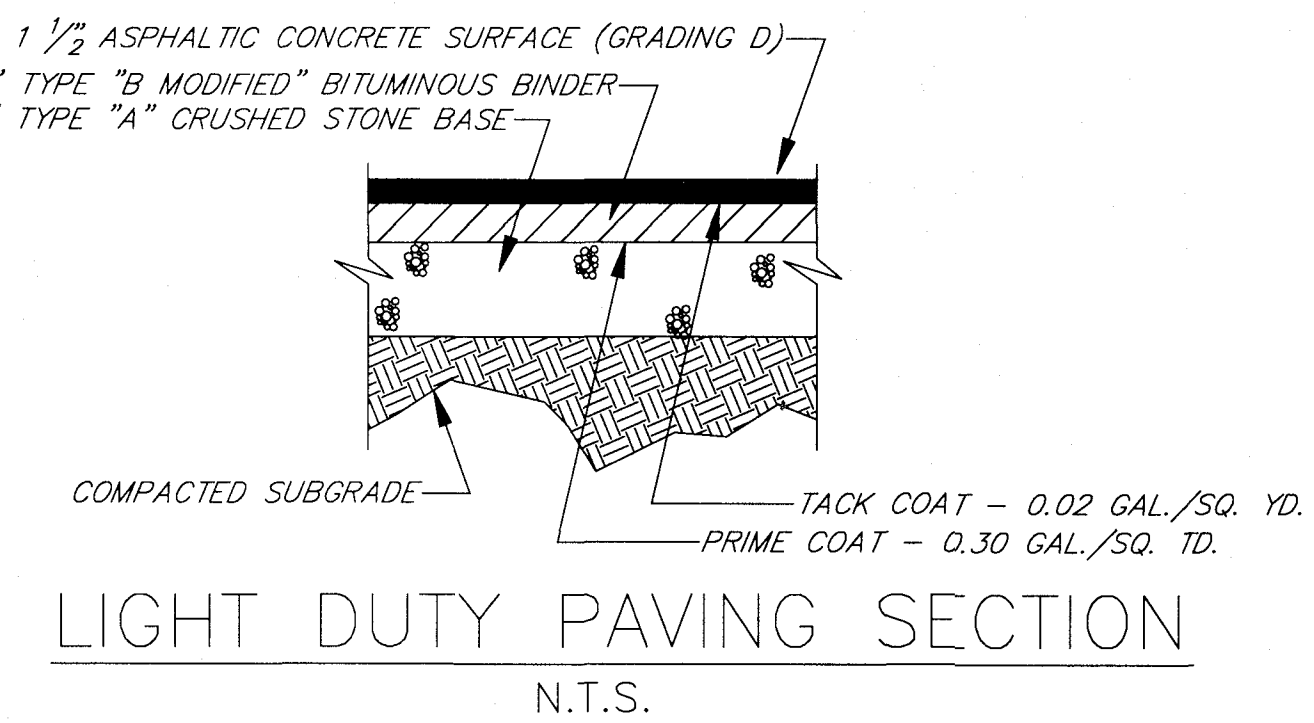
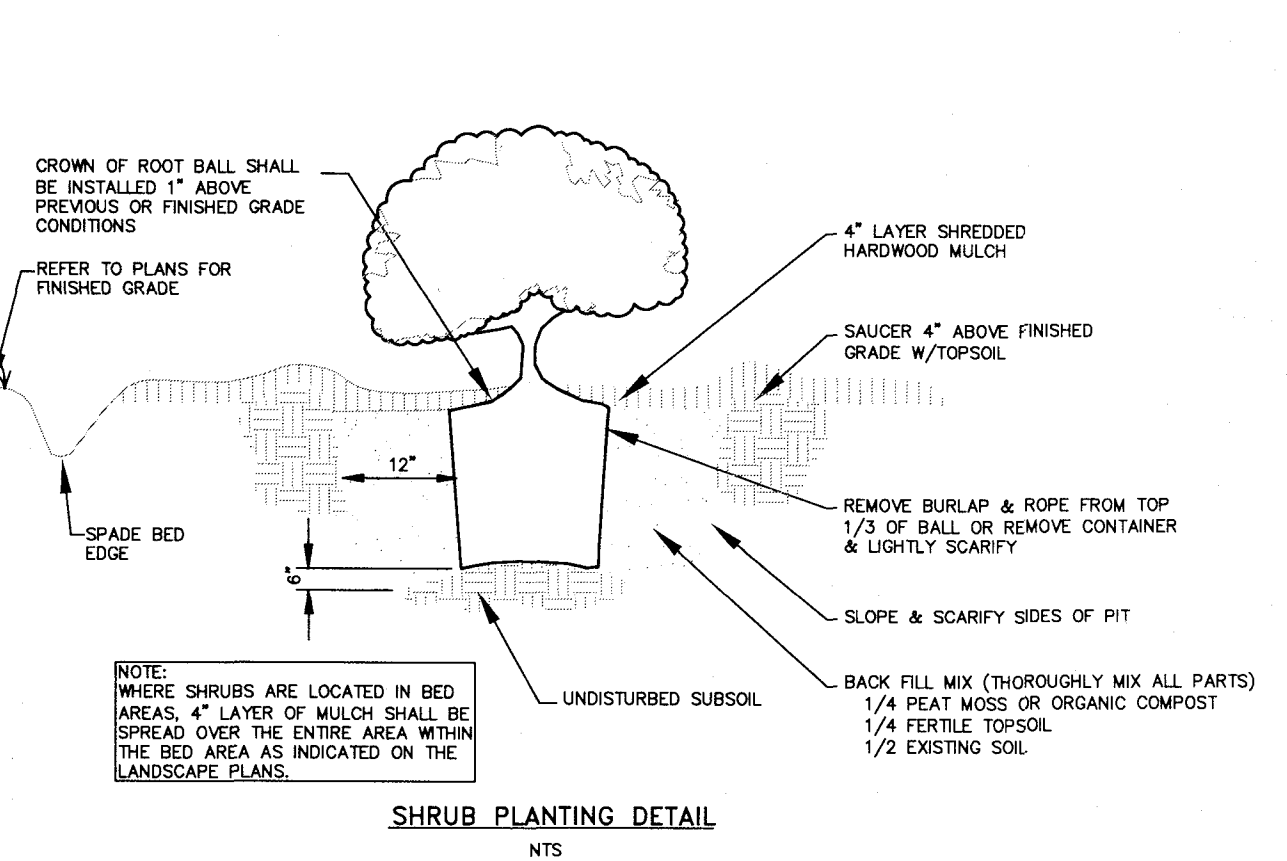
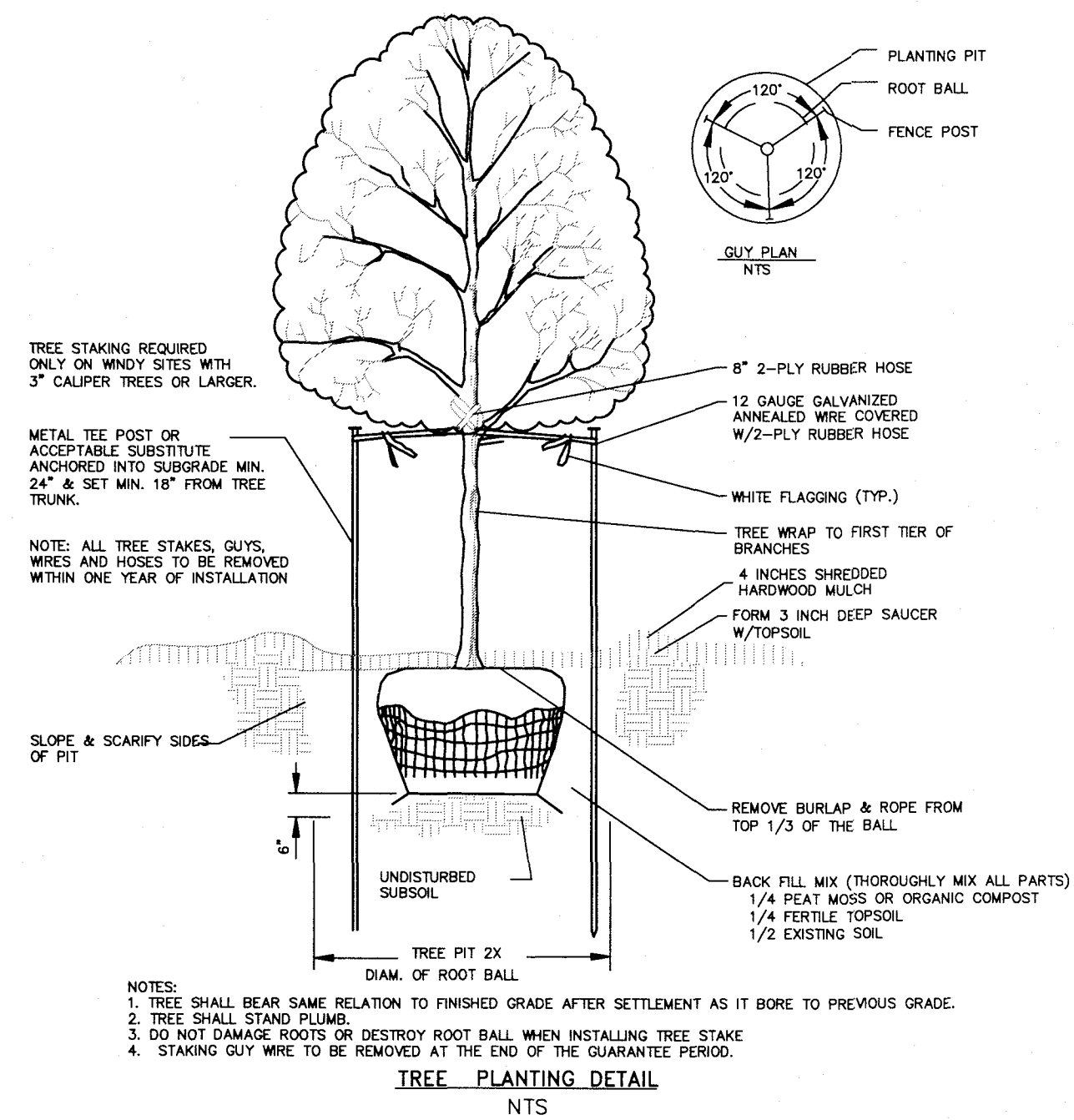
Manhole Frame and Cover Detail For Traffic Loading Areas NTS



Plan View

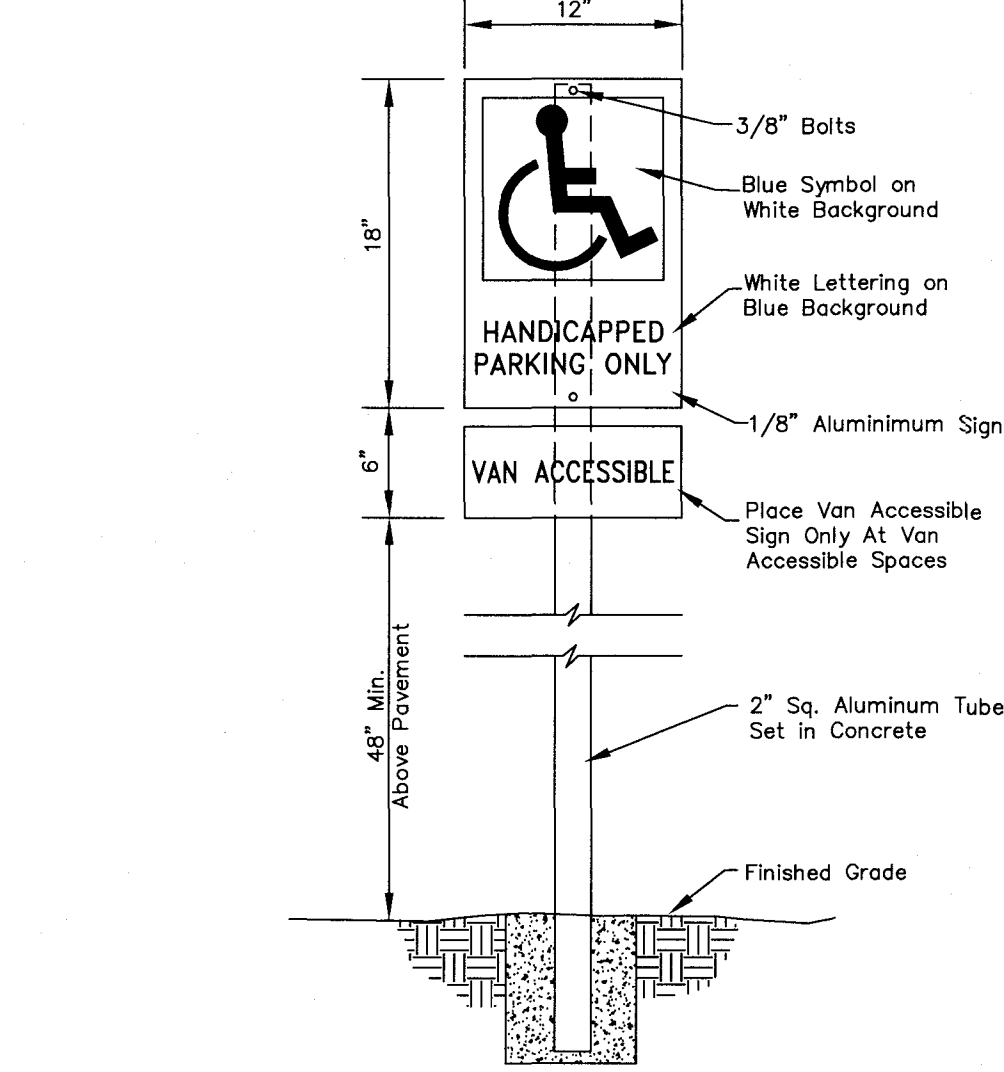
Document: AS-7 PCS STD
Drawn By: JCV
Scale: 1:30
Date: 01/06/15
U.S. Patent No. 6524473 and other Patent Pending

Aqua-Swirl Concentrator Model AS-7 BYP PCS Standard Detail



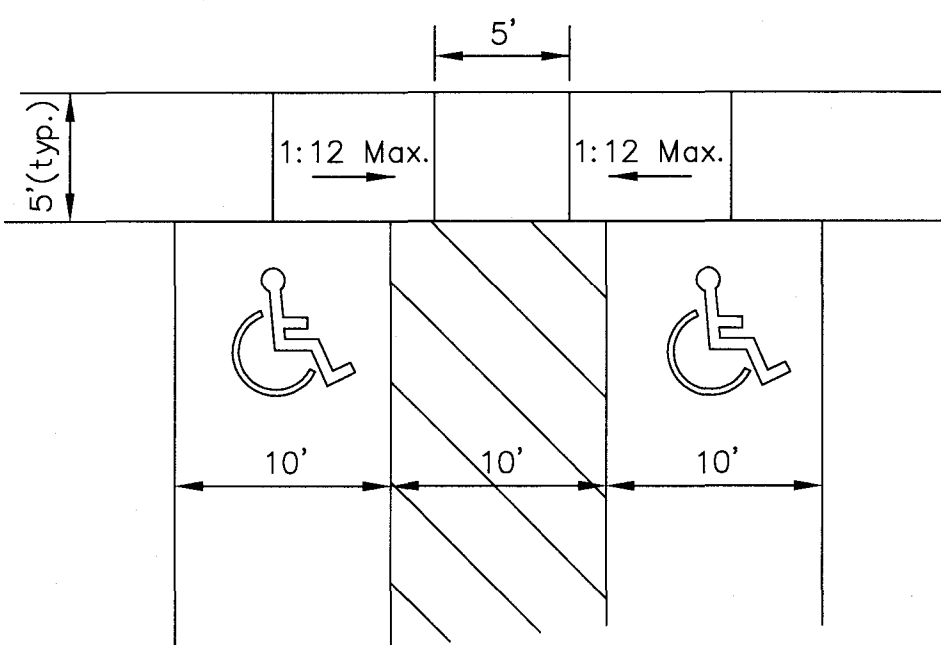
HANDICAP PAVEMENT MARKING DETAIL

SCALE: NOT TO SCALE



HANDICAP PARKING SIGN DETAIL

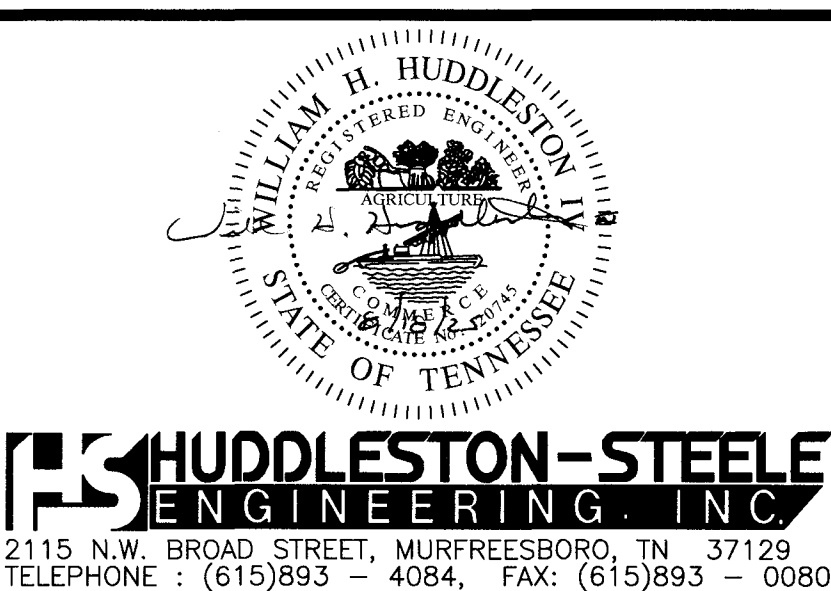
SCALE: NOT TO SCALE



HANDICAP PARKING DETAIL

SCALE: NOT TO SCALE

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.



DETAILS SHEET
192 AND 198
OLD NASHVILLE HWY
15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.
DATE: August, 2025 SCALE: NONE SH. 6 OF 6



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.

Engineering (Gary Lide - glide@laveragnetn.gov)

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@laveragnetn.gov)

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. Show existing water meter location for east lot.
5. Label existing 15-foot sewer easement through properties (DB339, PG214).
6. Show existing sewer service cleanout and/or existing sewer plumbing for western lot.
7. Show existing sewer plumbing for existing building at eastern lot.

Codes (Joe White - jwhite@laveragnetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@laveragnetn.gov)

Show existing hydrants. Hydrants should be located within 400 feet of property suitable for fire suppression efforts.

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.

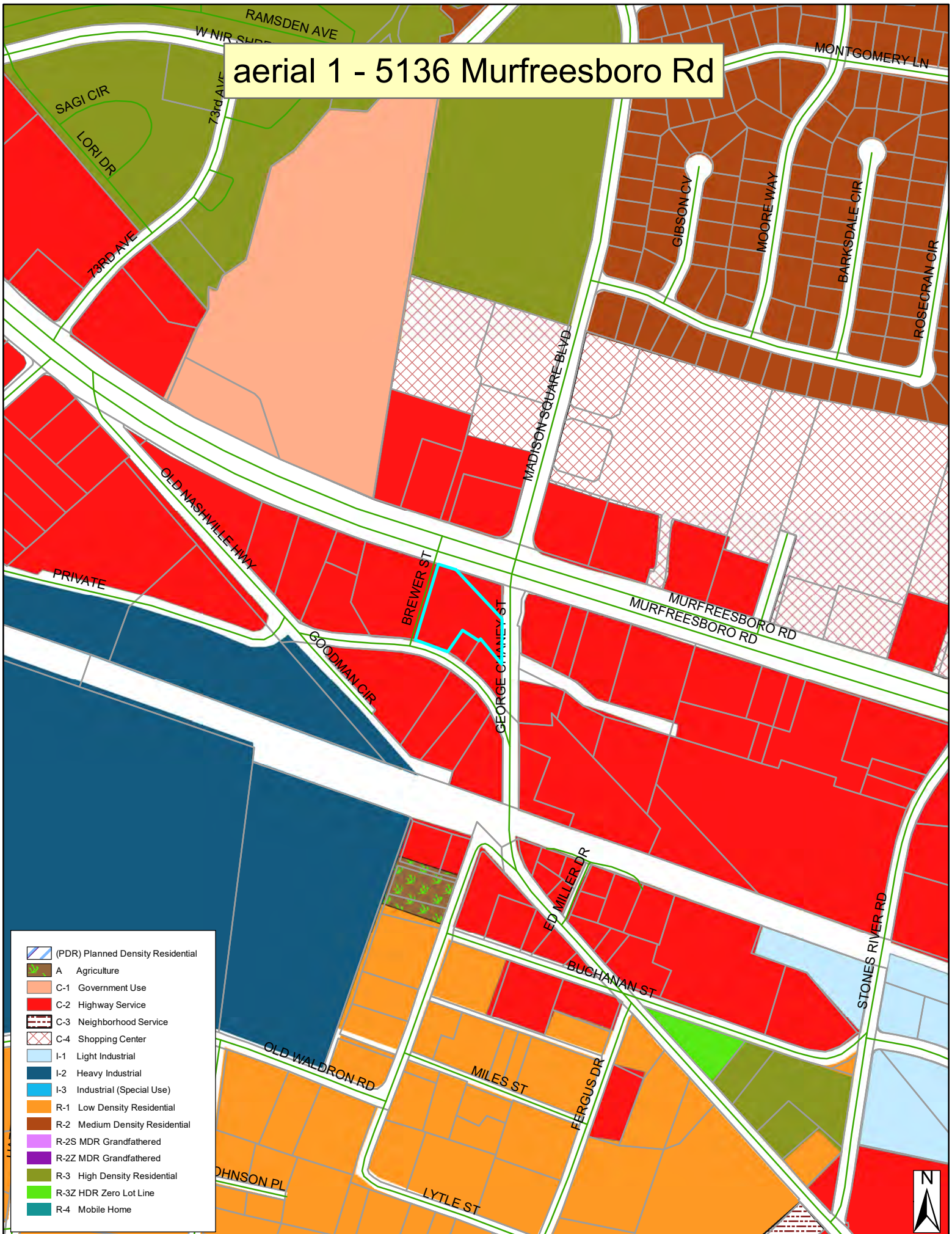
aerial 1 - 5136 Murfreesboro Rd



aerial 1 - 5136 Murfreesboro Rd

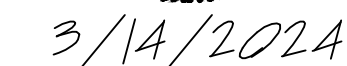
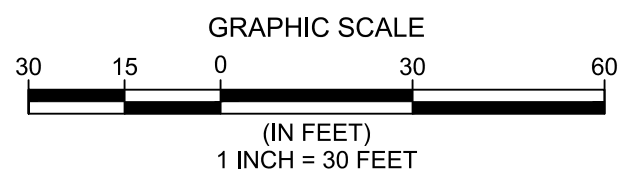


aerial 1 - 5136 Murfreesboro Rd









ENGINEER



**RHODES ENGINEERING
AND ENVIRONMENTAL
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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By Rhodes Engineering & Environmental Services, LLC.

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APPROVAL		
DRAWN	PWB	00/00/0000
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
5120 MIDDESBORO ROAD LA VERGNE TN 37086

EXISTING CONDITIONS

Y/G. No.

C-1.0

SCALE: NOTED

JOB No.

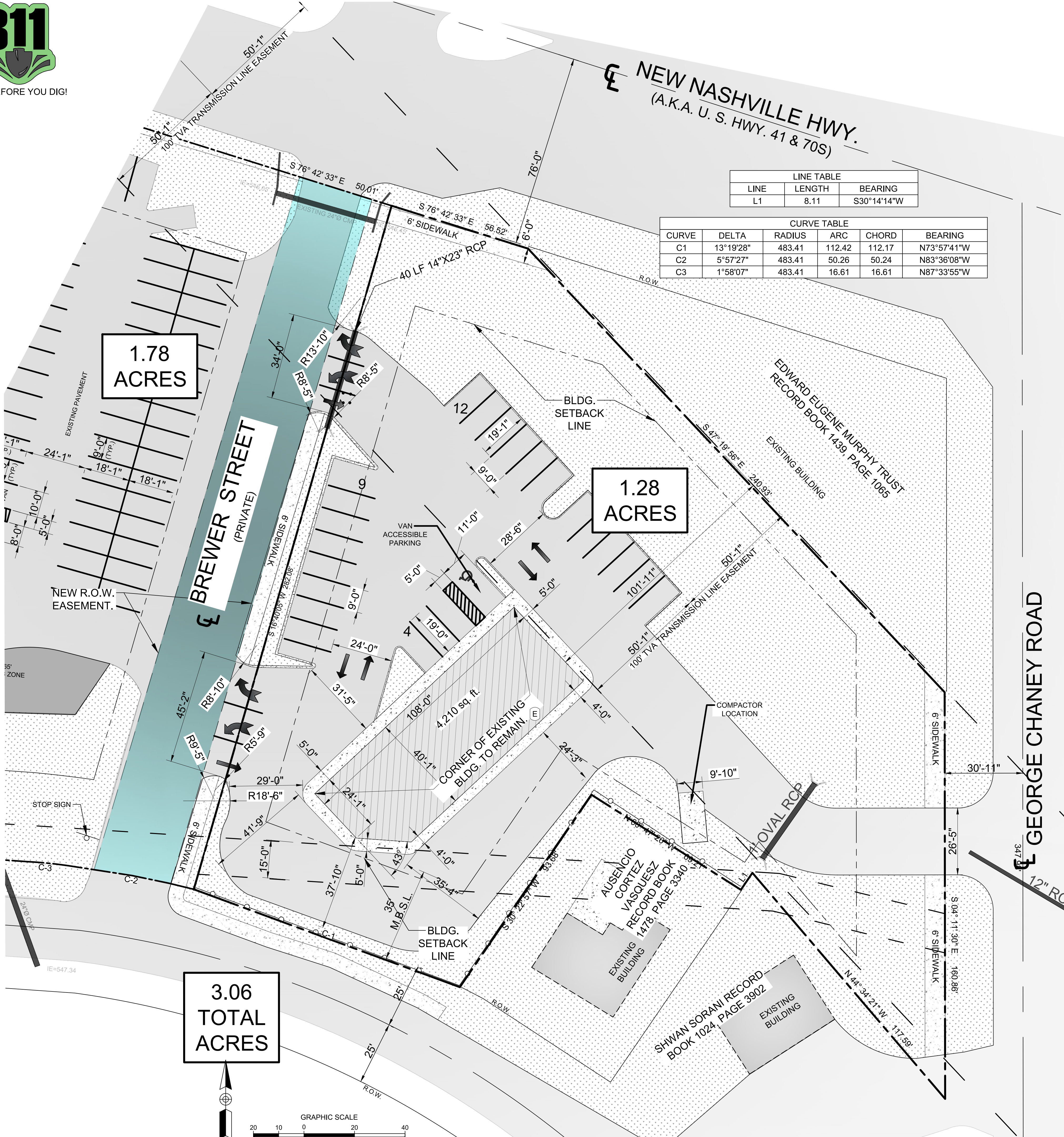
REV



	Page
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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
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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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APPROVED	CAR	00/00/00
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OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

SITE PLAN

DWG. No.
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SCALE: NOTED
CADFILE: 1117 Whitney Drive
JOB No.
REV.



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902 OLACID COURT
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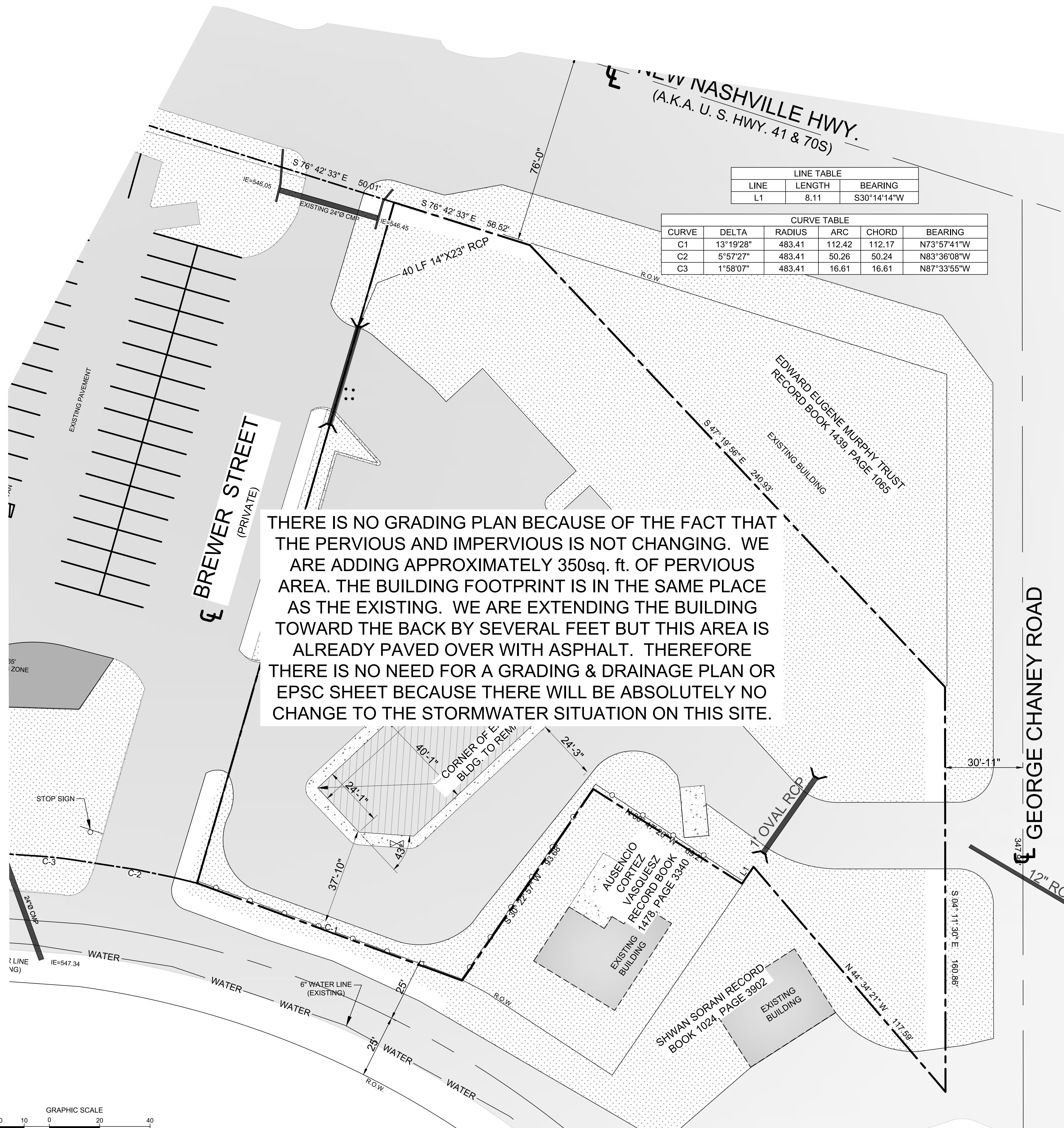
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SITE PLAN

NOTED



3/14/2024

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RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

UTILITY PLAN

DING, No

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SCALE: NOTED

JOB No. _____

REV.



RE

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AND ENVIRONMENTAL
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PHONE: 615.480.7535
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1400 MULDERFERRY ROAD LA VERGNE TN 37080

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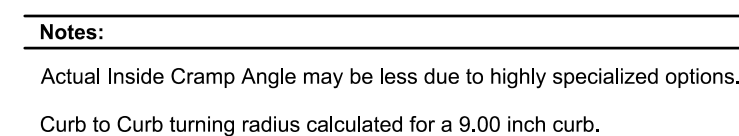
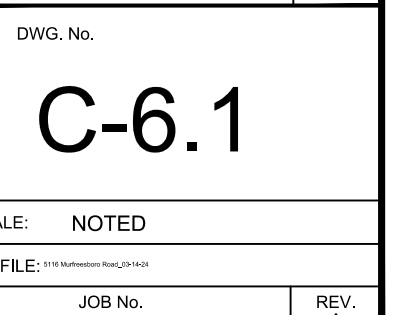
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Page 129 of 144



1 AUTOTURN DETAIL



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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.

REV.

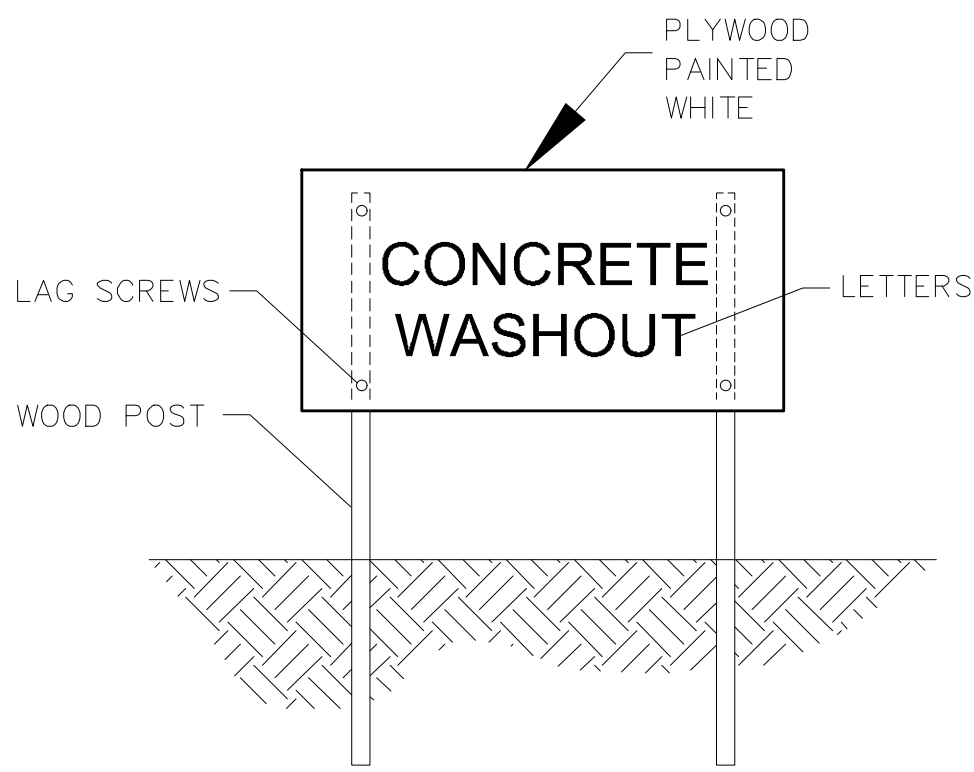
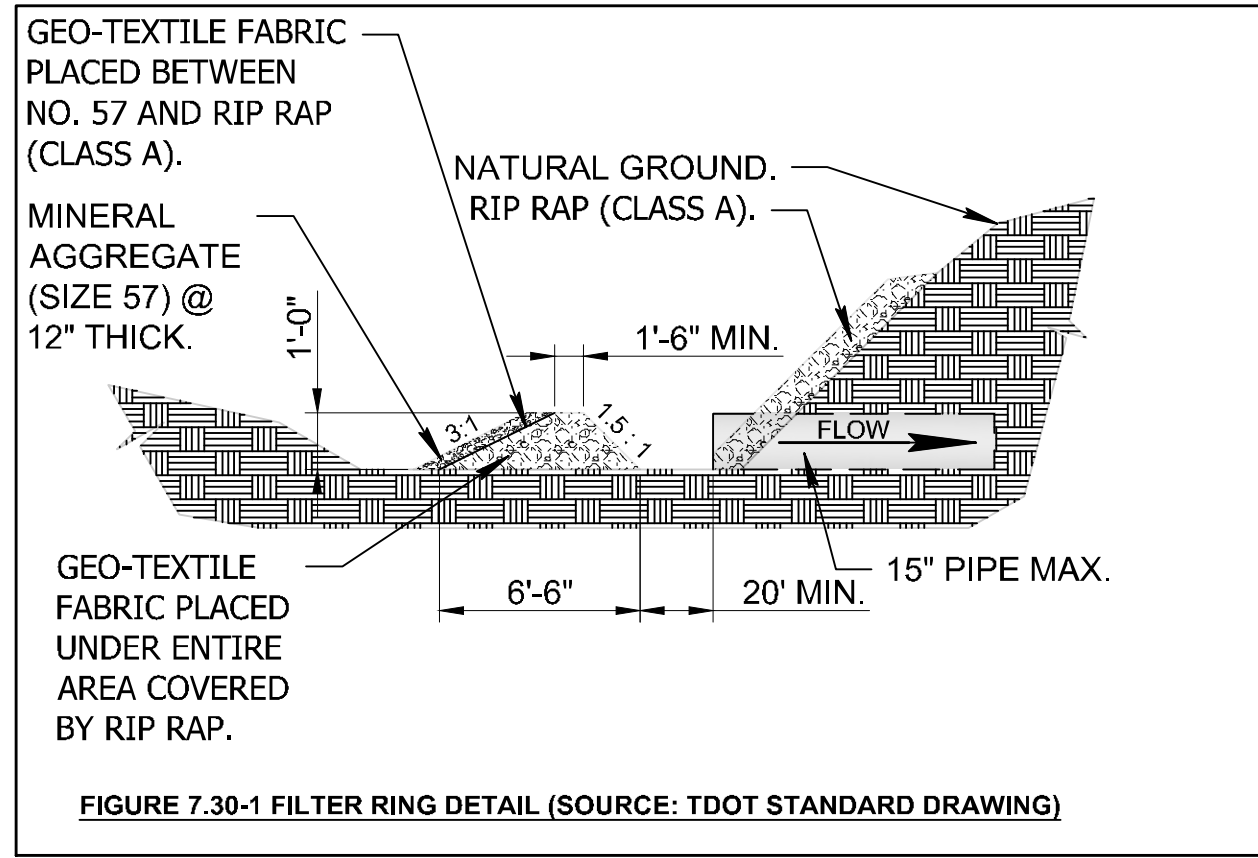


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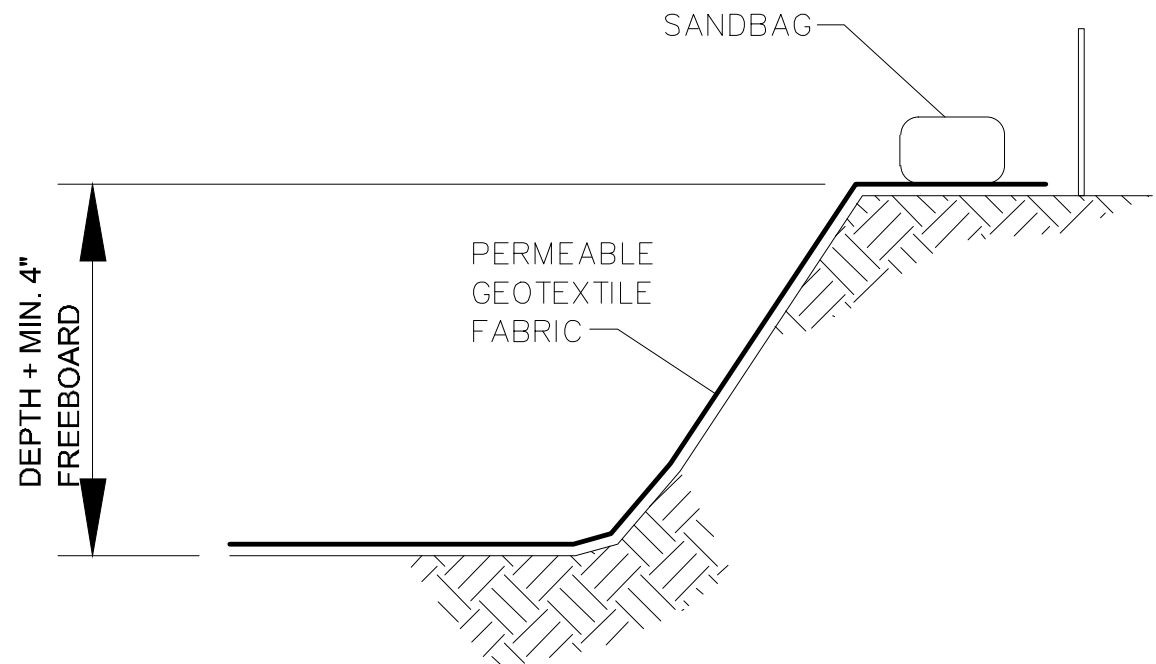
5. COMPLETE GRADING AND DRAINAGE PER APPROVED PLANS AND PLACE THE EROSION CONTROL MATTING IN AREA OF EMBANKMENT LOCATIONS AS SHOWN AND PER SHEET C-4.3 EROSION CONTROL DETAILS.

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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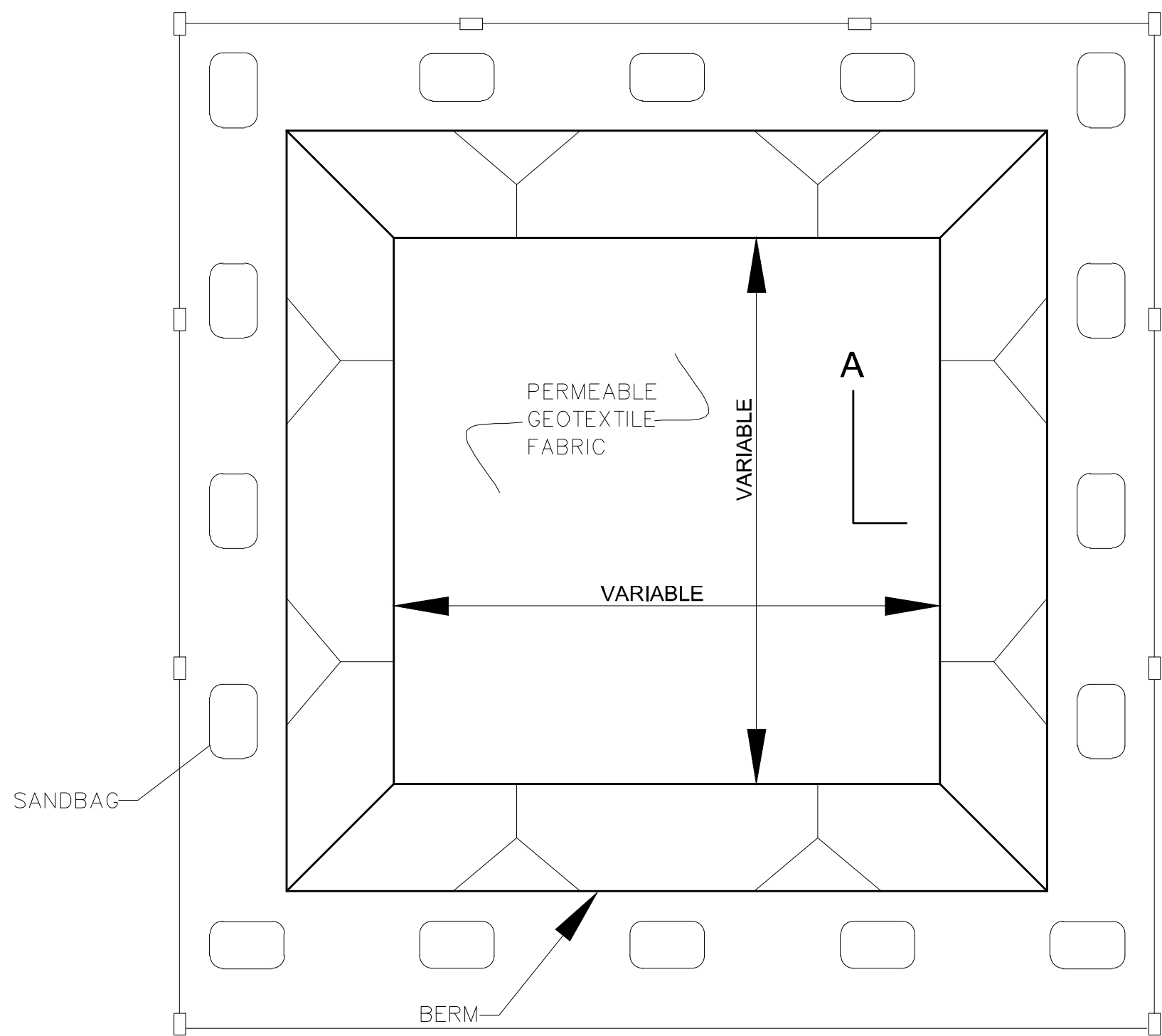
CONCRETE WASHOUT SIGN (OR EQUIVALENT)



SECTION A-A



SECTION B-B

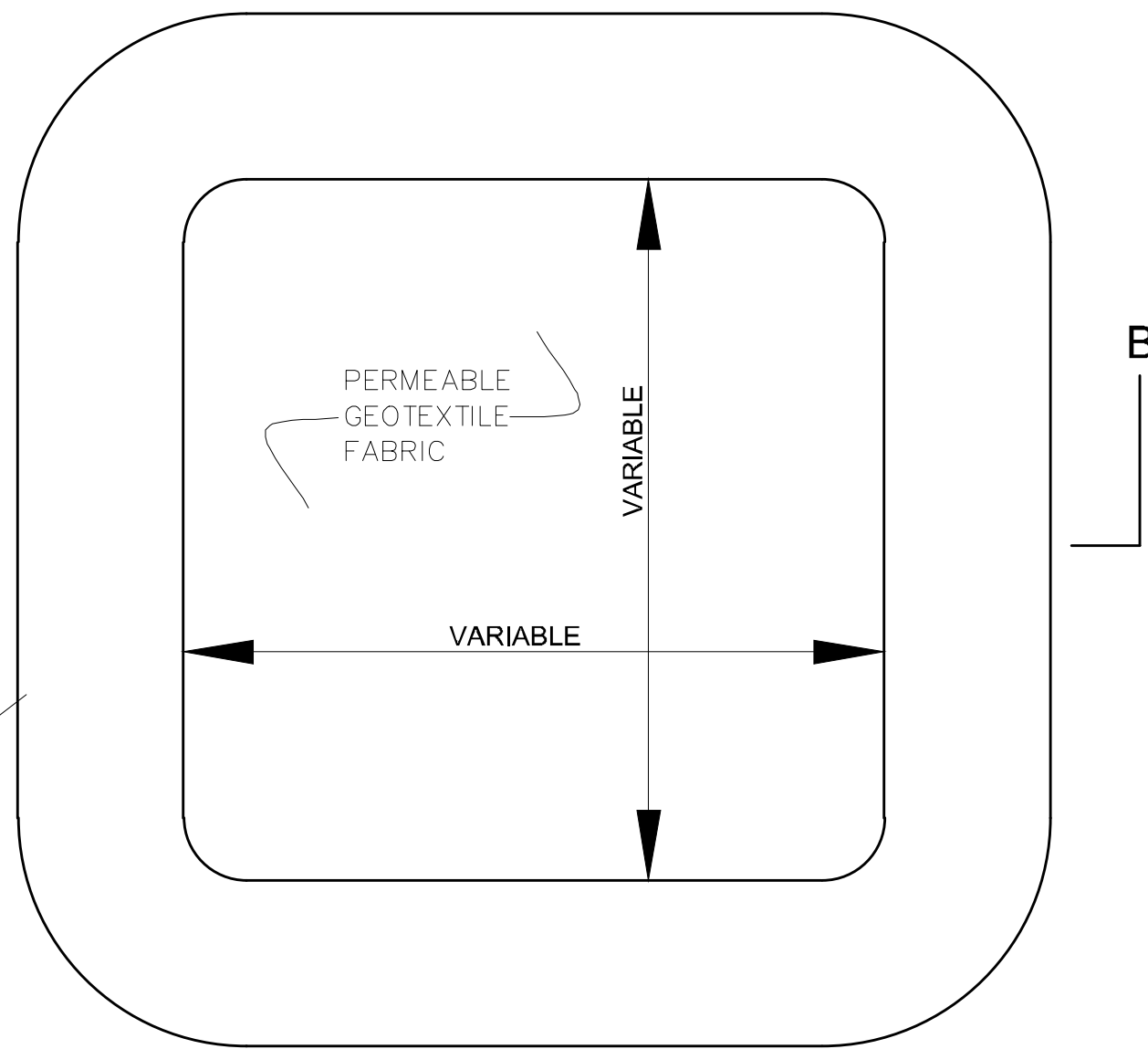


PLAN VIEW
TYPE "BELOW GRADE"

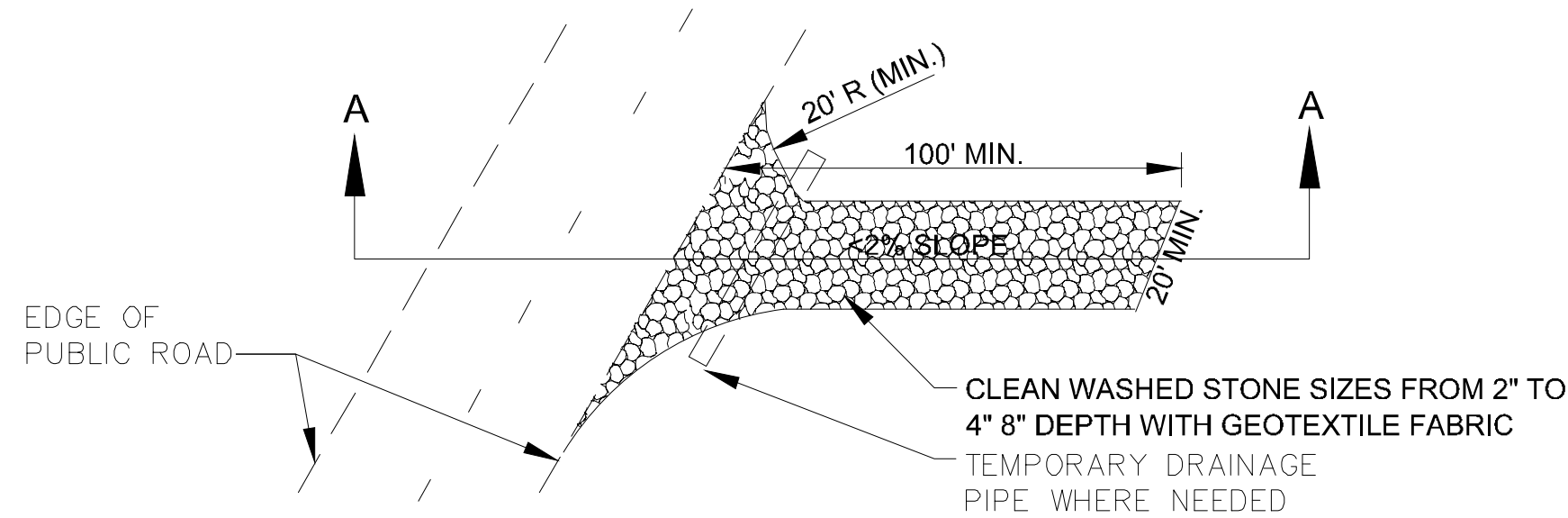
NOTES:

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

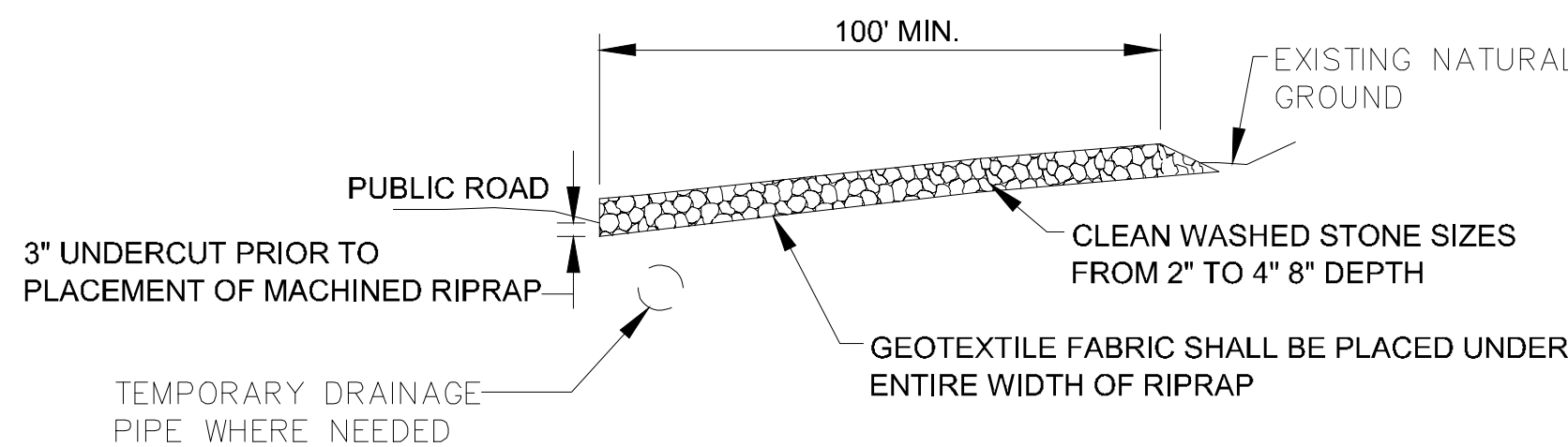
1 CONCRETE WASHOUT
SCALE: N.T.S.



PLAN VIEW
TYPE "ABOVE GRADE"
WITH EATHERN BERMS

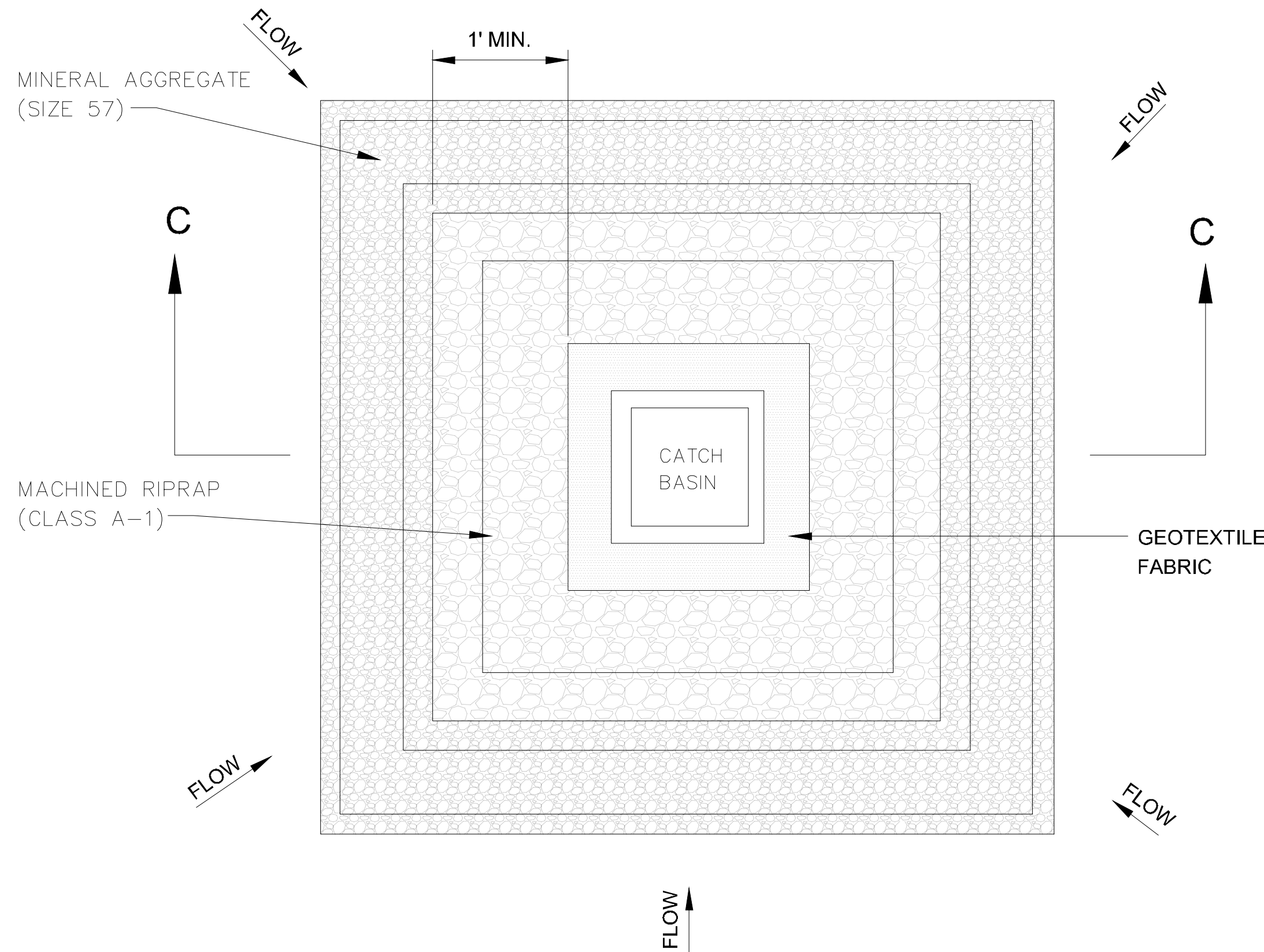


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

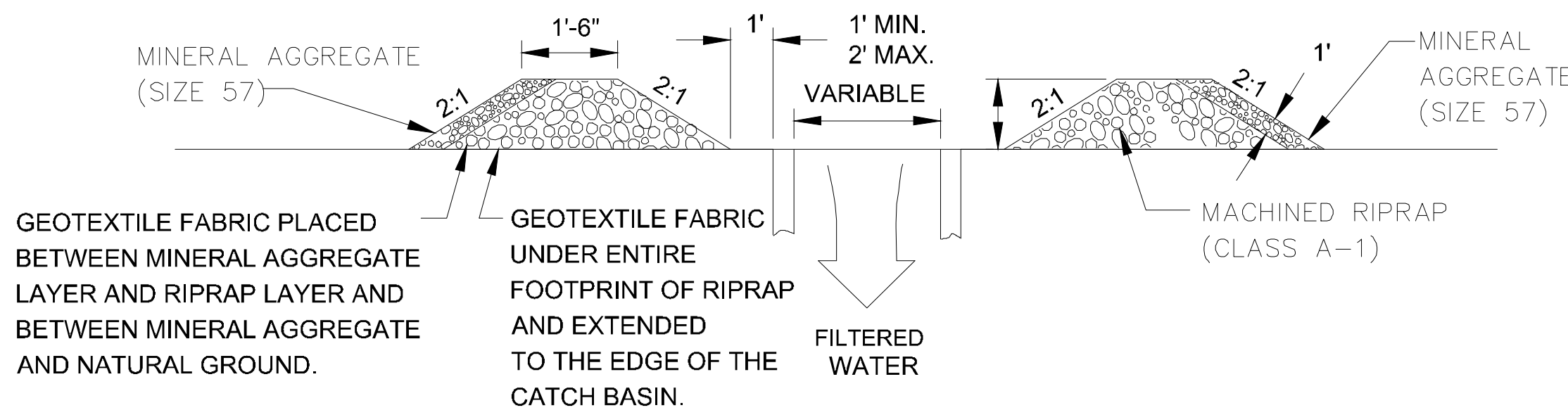


SECTION A-A

2 CONSTRUCTION ENTRANCE
SCALE: N.T.S.



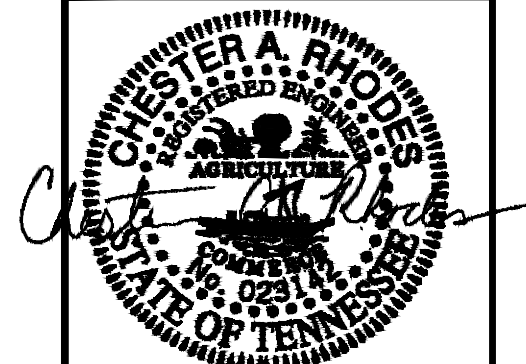
CATCH BASIN PROTECTION



SECTION C-C

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

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902 OLACID COURT
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PH: 615-423-4519
EMAIL: erian.g@yahoo.com
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1117 WHITEY DRIVE
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CIVIL, ENVIRONMENTAL,
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RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

EPSC DETAILS

DWG. No.

C-7.3

SCALE: NOTED

CADFILE: 1117 WHITEY DRIVE

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.

ENGINEER:



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APPROVAL		
DRAWN	PWB	00/00/0000
DESIGN	ATD	00/00/0000
CHECKED	CAR	00/00/0000
APPROVED	CAR	00/00/0000
SAVED DATE: 3/14/2024 3:26:15 PM Drawn by:		

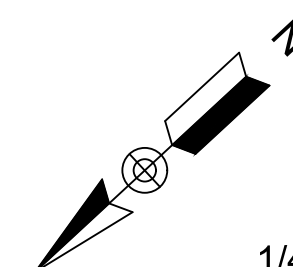
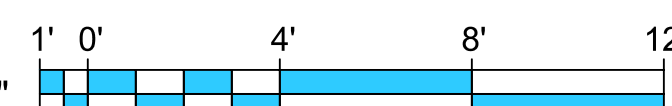
EXISTING FLOOR PLAN

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 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:



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CHECKED	CAR	00/00/00
APPROVED	CAR	00/00/00
SAVED DATE: 3/14/2024 3:26:15 PM Drawn By:		

OSAMA DOUS
RETAIL CENTER
130 MURFREESBORO ROAD, LA VERGNE, TN 37086
PROPOSED NEW BUILDING LAYOUT

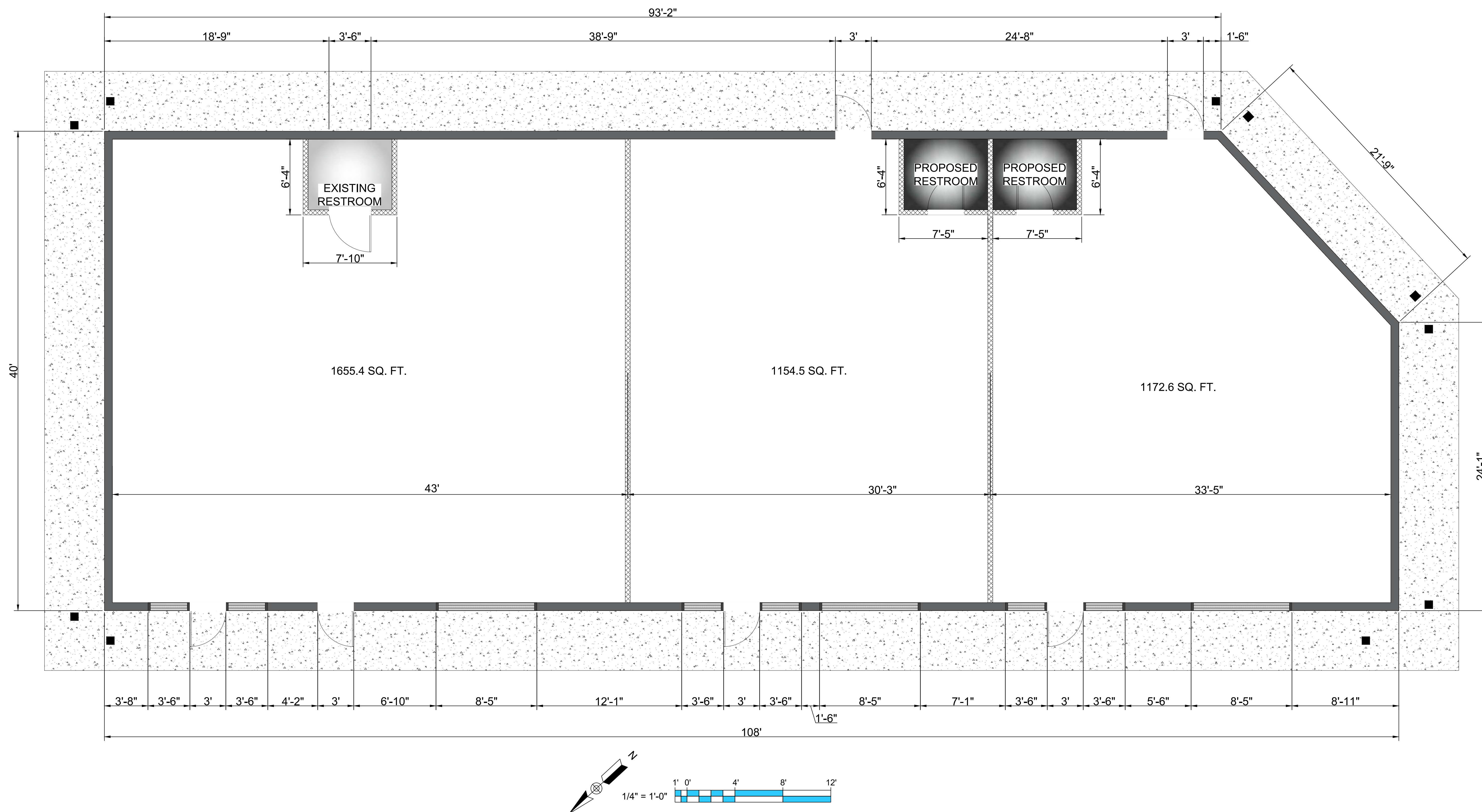
DAG. No.

A-1.1

SCALE: NOTED

JOB No. _____

	REV
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PROPOSED NEW BUILDING LAYOUT

NOTED





RE

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APPROVAL		
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APPROVED	CAR	00/00/00
SAVED DATE: 3/14/2024 3:26:15 PM Doug		

EXISTING FRONT & REAR ELEVATIONS

A-2.0

DB No.

DB No.



1/4" = 1'-0"

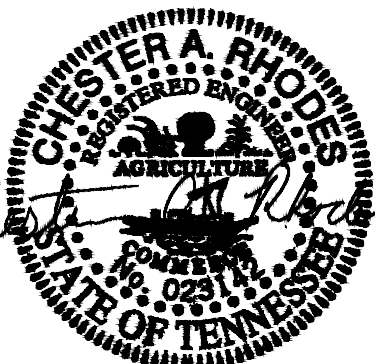


1/4" = 1'-0"





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

RE

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

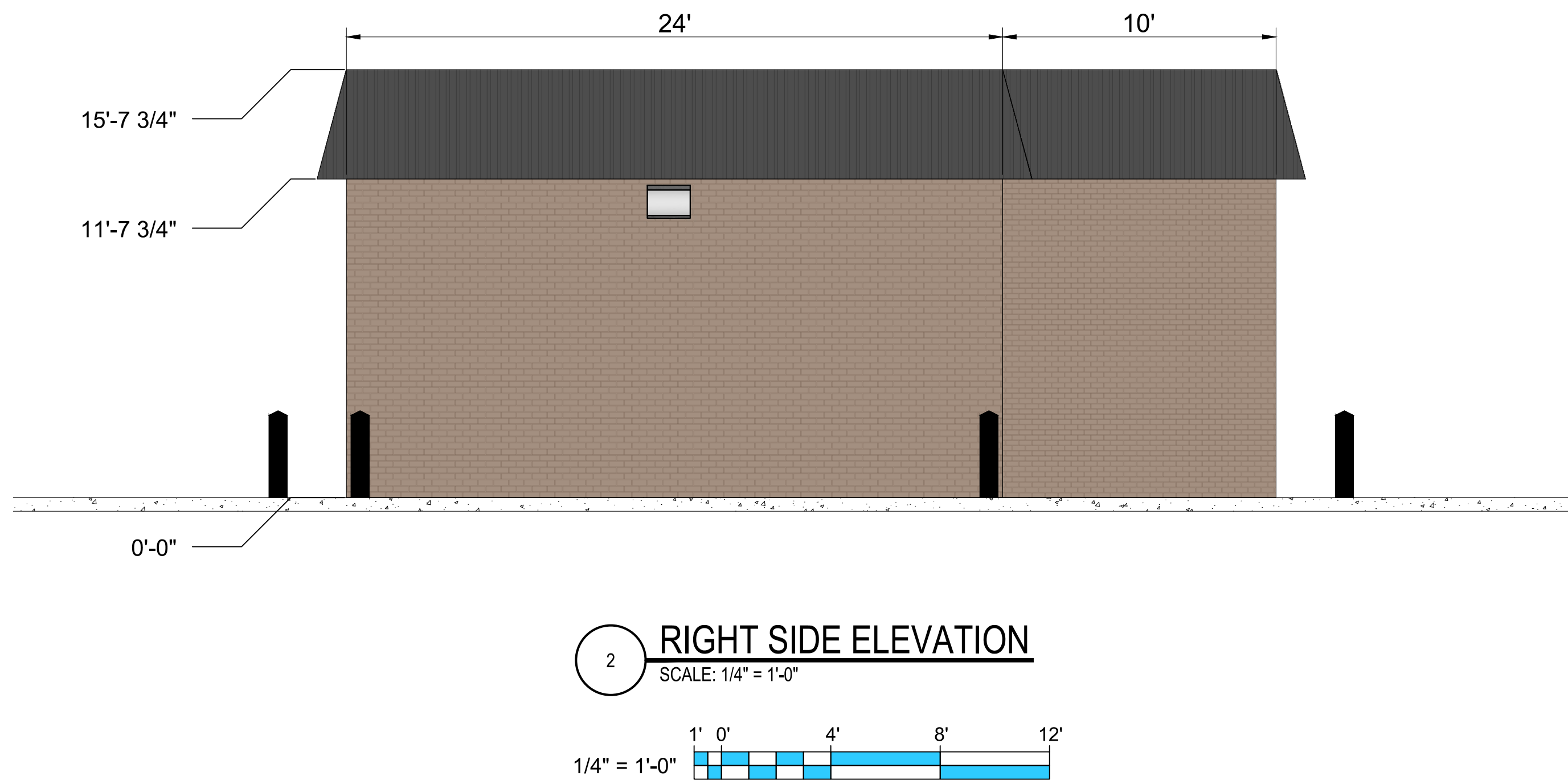
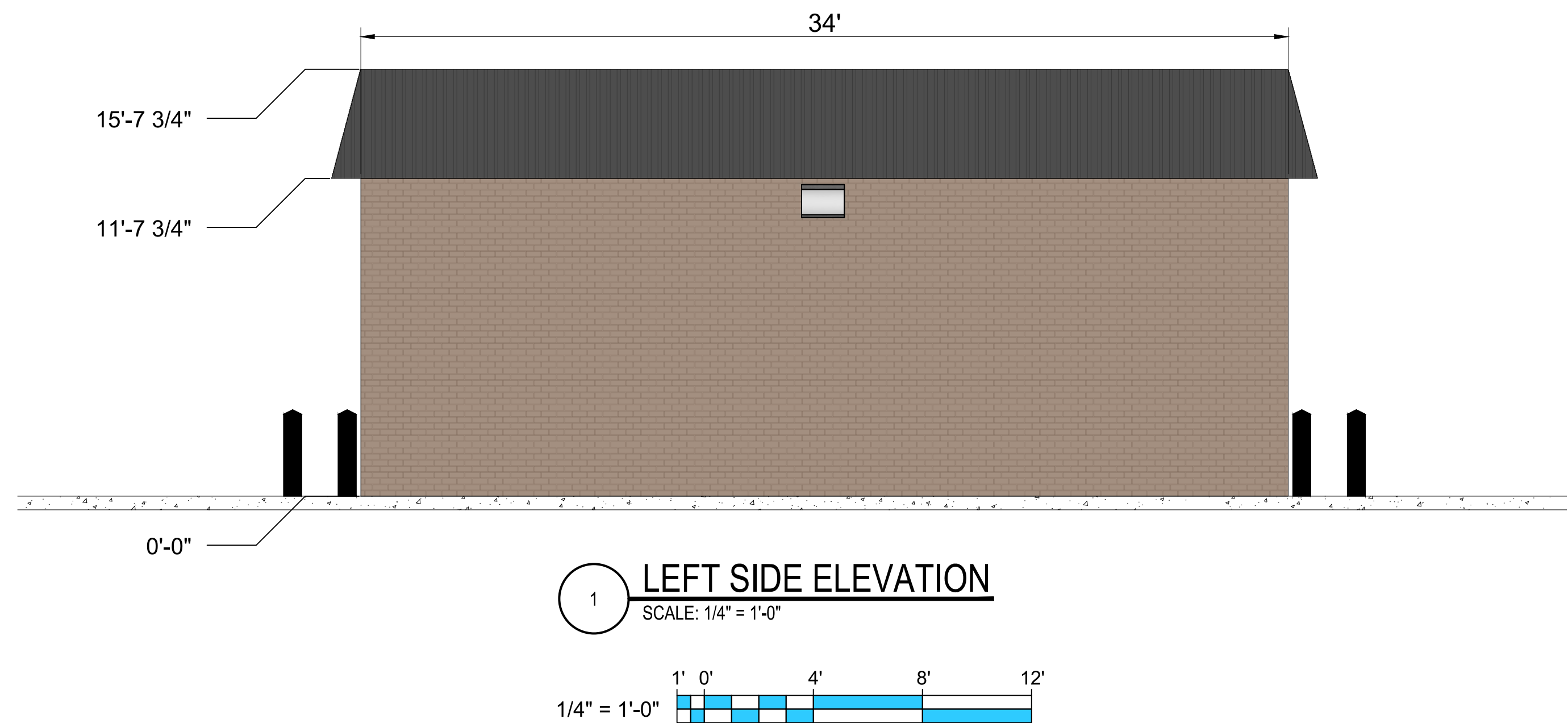
D'AG, No

A-2.1

SCALE: NOTED

JOB N

REV.



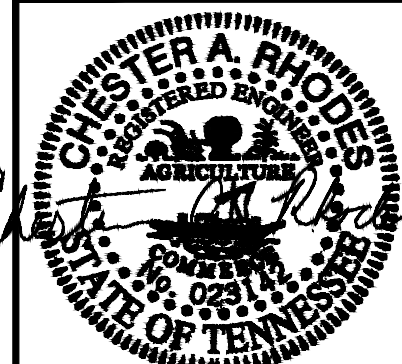
EXISTING LEFT SIDE & RIGHT SIDE ELEVATIONS

NOTED



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3/14/2024

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CHECKED	CAR	00/00
APPROVED	CAR	00/00

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

OSAMA DOUS

RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

PROPOSED LEFT SIDE & RIGHT SIDE ELEVATIONS

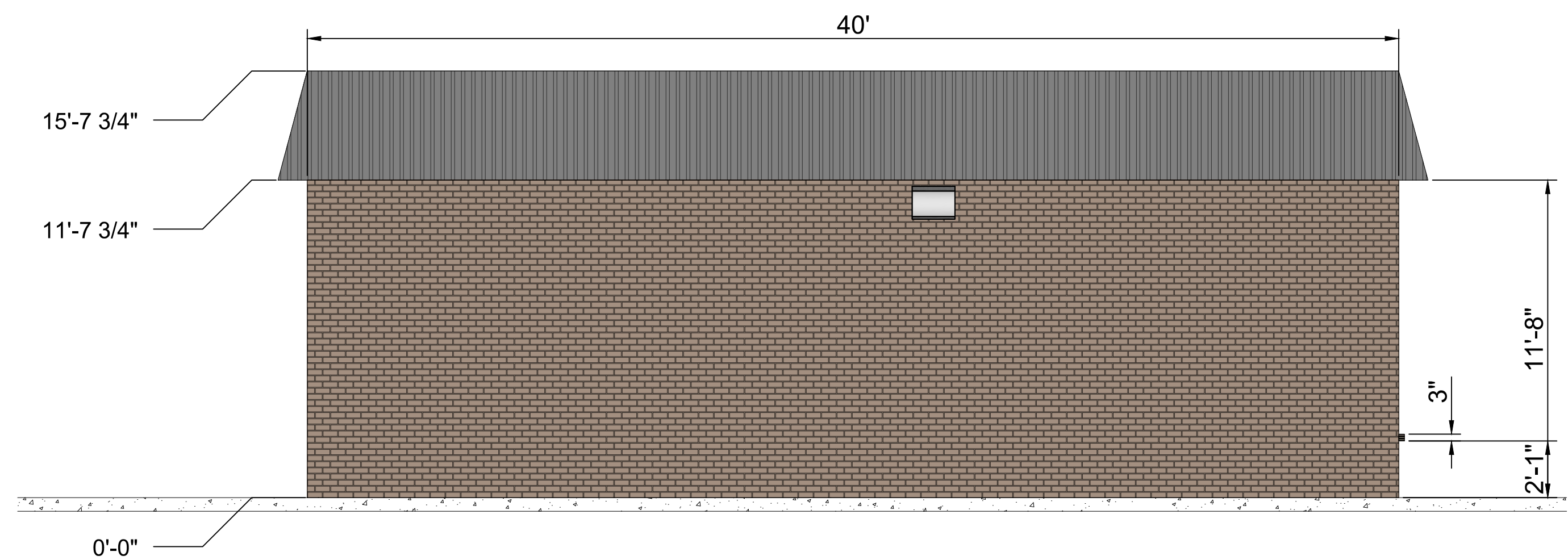
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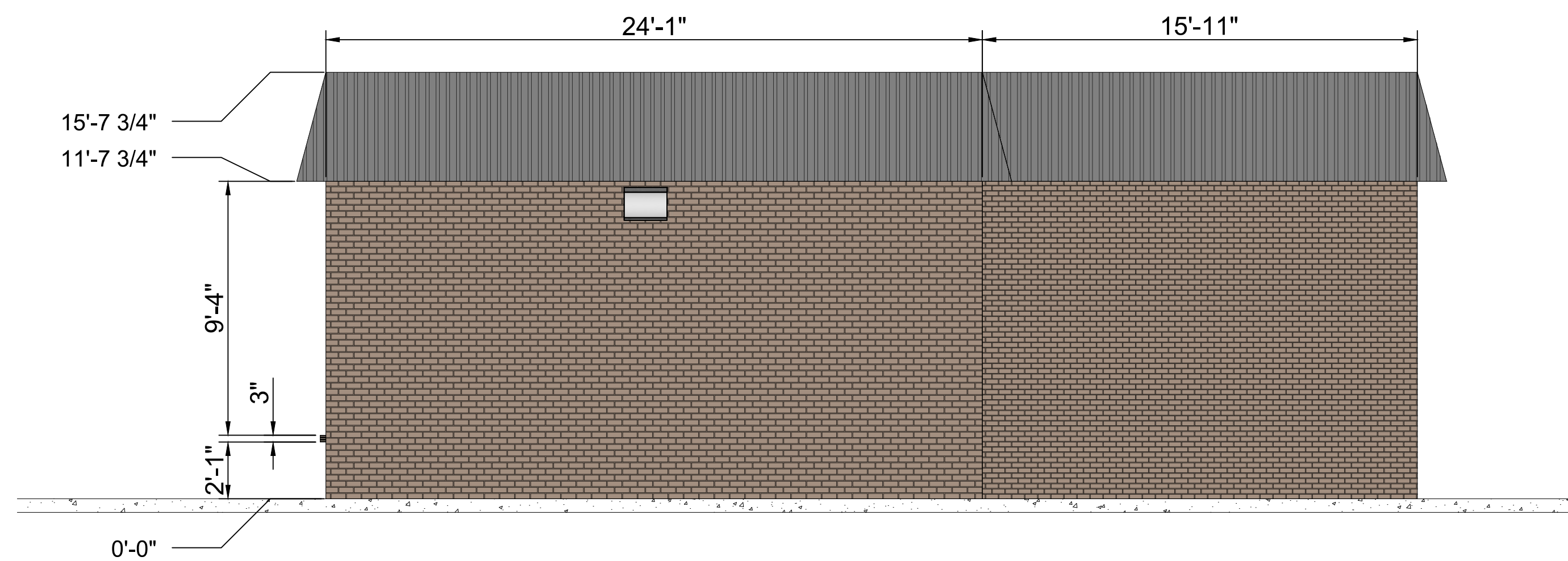
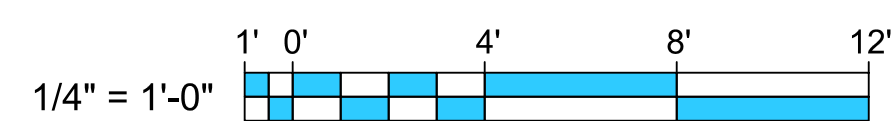
SCALE: NOTED

JOB N

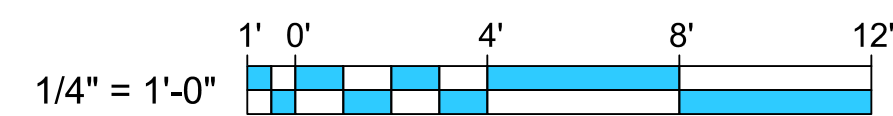
RE



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



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



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APPROVAL		
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DESIGN	ATD	00/00
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APPROVED	CAR	00/00

SAVED DATE: 24/09/2014 10:00:27 AM

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

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

RETAIL CENTER

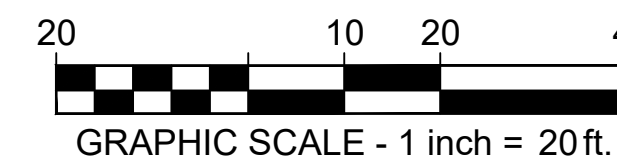
LANDSCAPE PLANNING

DVI

L-1.1

SCALE:	NOT
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108

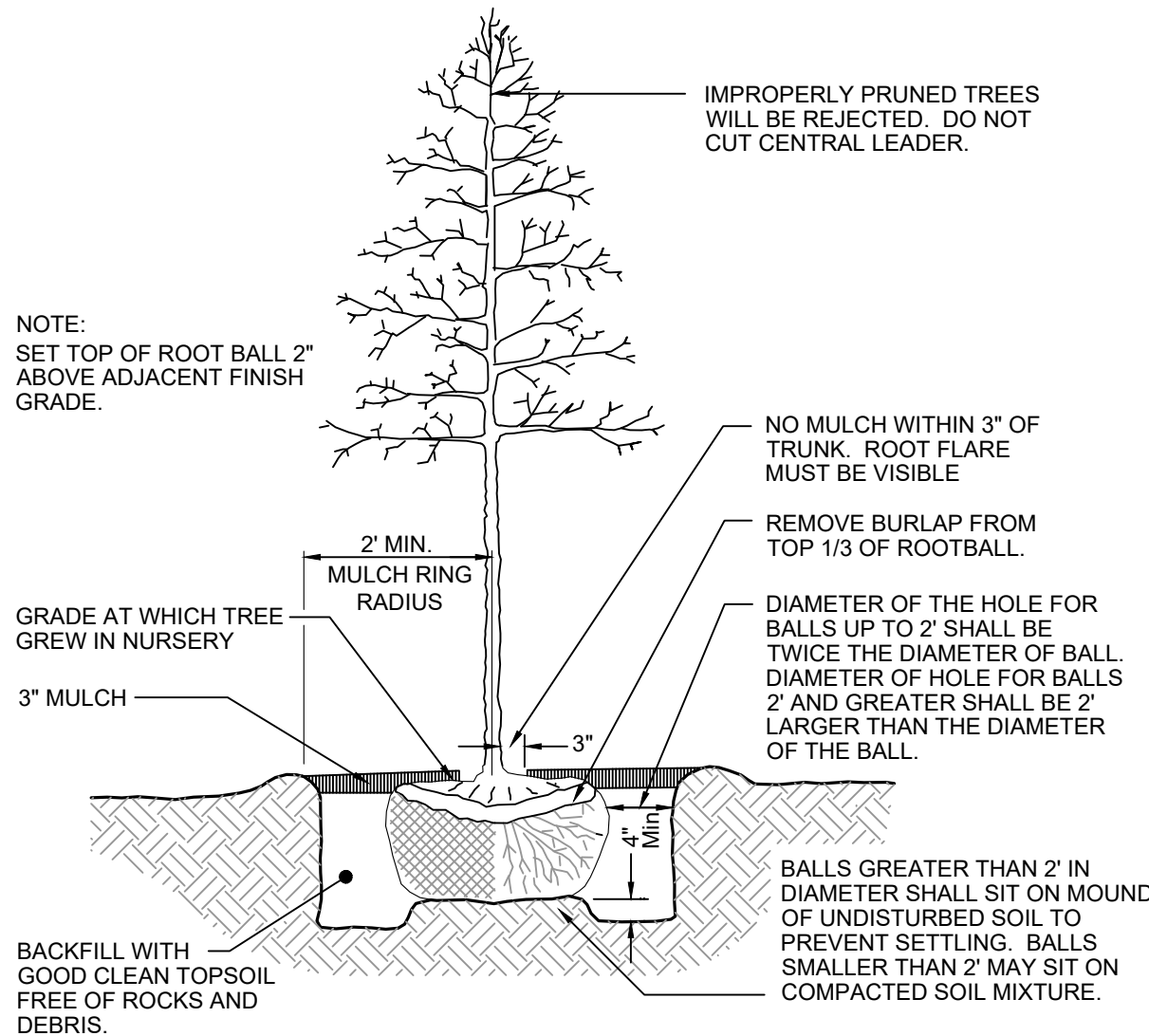


LANDSCAPE CALCULATIONS		
SITE AREA:	55.98 SF	(1.28 AC)
ZONING:		C-2
	REQUIRED	PROVIDED
REQUIRED LANDSCAPING:		
3 CANOPY TREES / ACRE:	3.9	3 + 2 EX.
3 UNDERSTORY TREES / ACRE:	3.9	4
15 SHRUBS / ACRE:	19.3	55
TOTAL TREES:	7.7	7 + 2 EX.
TOTAL SHRUBS	19.3	55

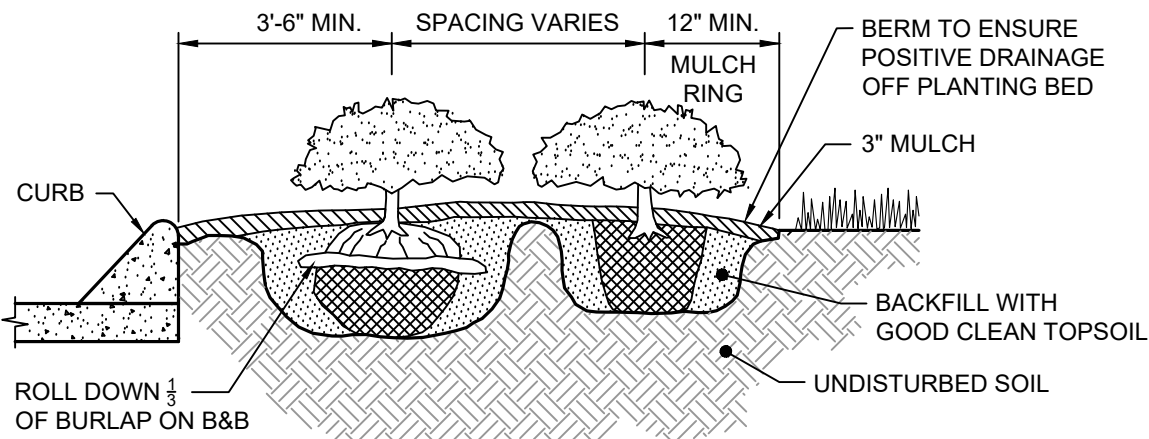
Kevin Reff, PLA
3369 Reids Chapel Rd.
Campbellsville, KY 42718
(615) 469 - 1222 Ofc.
(615) 594 - 7333 Cell.
kreff@kitadesign.biz

LANDSCAPE NOTES:

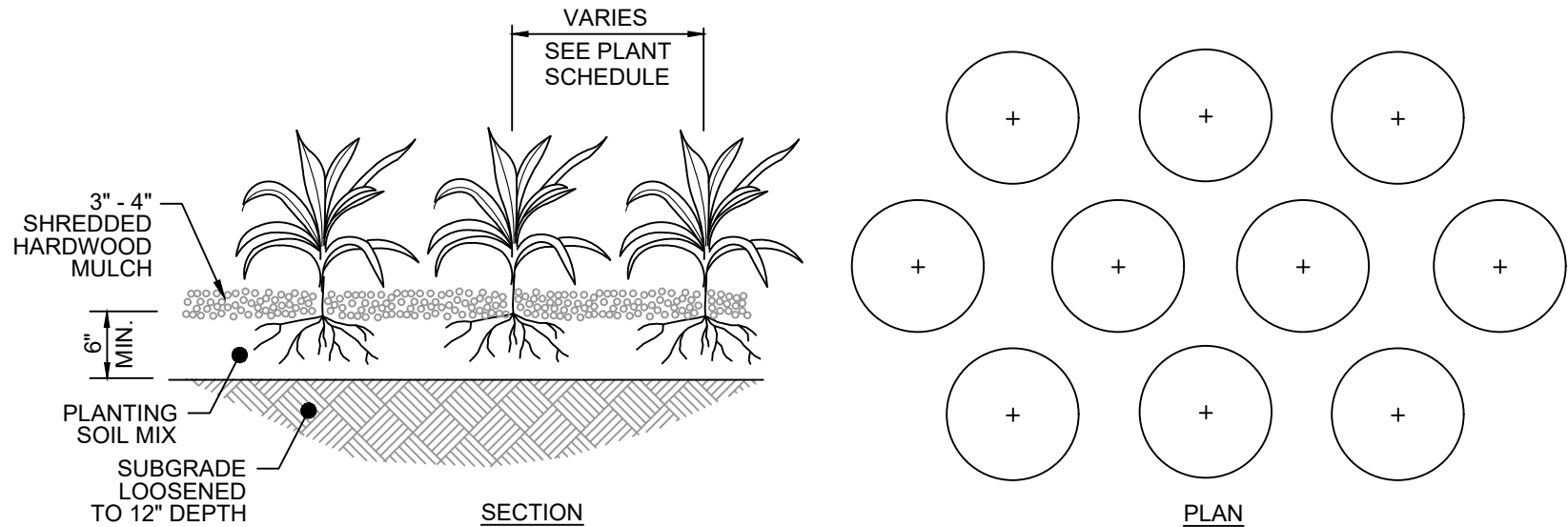
1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS 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. ALL 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. SEEDED 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.



DECIDUOUS TREE PLANTING
NOT TO SCALE



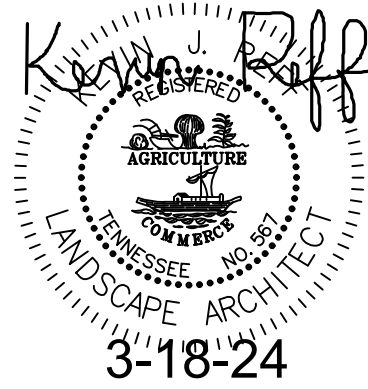
SHRUB / GROUND COVER PLANTING
NOT TO SCALE



GROUND COVER / PERENNIAL PLANTING
NOT TO SCALE

PLANT SCHEDULE						
QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	SPACING	COMMENTS
CANOPY TREES						
3	'Green Vase' Japanese Zelkova	Zelkova serrata 'Green Vase'	10' - 12'	2" Cal.		B&B
3	TOTAL - CANOPY TREES					
UNDERSTORY/COLUMNAR TREES						
4	Redbud	Cercis canadensis	8' - 10'	2" Cal.		B&B
4	TOTAL - UNDERSTORY TREES					
7	TOTAL - ALL TREES					
SHRUBS						
57	'China Girl' Holly	Ilex x meserveae 'Mesog'	24" Min.	5 Gal.	3.5' o.c.	Container
57	TOTAL - SHRUBS					
GRASSES, PERENNIALS AND GROUND COVER						
0						
TURF						
-	Hybrid Fescue Seed/Sod	Drought tolerant fescue blend				

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Ph # 615-423-4519
EMAIL: erian.g@yahoo.com
TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027



ENGINEER
RE
RHODES ENGINEERING
AND ENVIRONMENTAL
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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REVISIONS	DATE	DOWN	CHNG	DESIGN	APPD
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DESIGN	ATD	00/00/00
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APPROVED	CAR	00/00/00

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

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

DWG. No.

L-1.2

SCALE: NOTED

CADFILE: *****

JOB No.

REV



NOTED



Beauty | Economy | Sustainability

Kevin Reff, RLA
KITA Sustainable Designs, LLC

3369 Reids Chapel Road
Campbellsville, KY 42718

(615) 469 - 1222 Ofc.
(615) 594 - 7333 Cell.

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