

WORKSHOP AGENDA

Planning Commission

September 16, 2025 @ 5:30 PM

For the September 30, 2025 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: August 26, 2025 Regular Meeting and September 16, 2025 Workshop.
2. Public Comment Period.

OLD BUSINESS

3. 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.
4. 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.
5. 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.

NEW BUSINESS

6. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Last of the Loggers, LLC - 9.67 Acres. Property located on Sanford Road (Tax Map 28, Parcel 1.01). Current Zoning District: A (Agricultural) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Chao Wen Dong.
7. Final Plat - Resubdivision of 141 Bain Drive - One Lot Totaling 5.55 Acres. Requested by Kimley Horn. Property located on Bain Drive (Tax Map 17, Parcel 7.01). I-2 (Heavy Industrial) Zoning District. Property owned by Quality Nashville, LLC.

8. Site Plan - MBI Building - Building totaling 8,800 Square Feet on 5 Acres. Requested by Griggs & Maloney, Inc. Property located at 393 Mason Road (Tax Map 17, Parcel 15.01). I-2 (Heavy Industrial) Zoning District. Property owned by Mr. Bults, Inc.
9. Amendment to Site Plan - 5486 Retail Center - Building totaling 5,000 Square Feet on 1 Acre. Requested by Mubarak Hauter. Property located at 5486 Murfreesboro Road (Tax Map 18B, Group E, Parcel 5). C-2 (Highway Service) Zoning District. Property owned by Behrouzi Peyman.
10. Bonds/Letters of Credit Update.

ADJOURN



Item #: 3. 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.

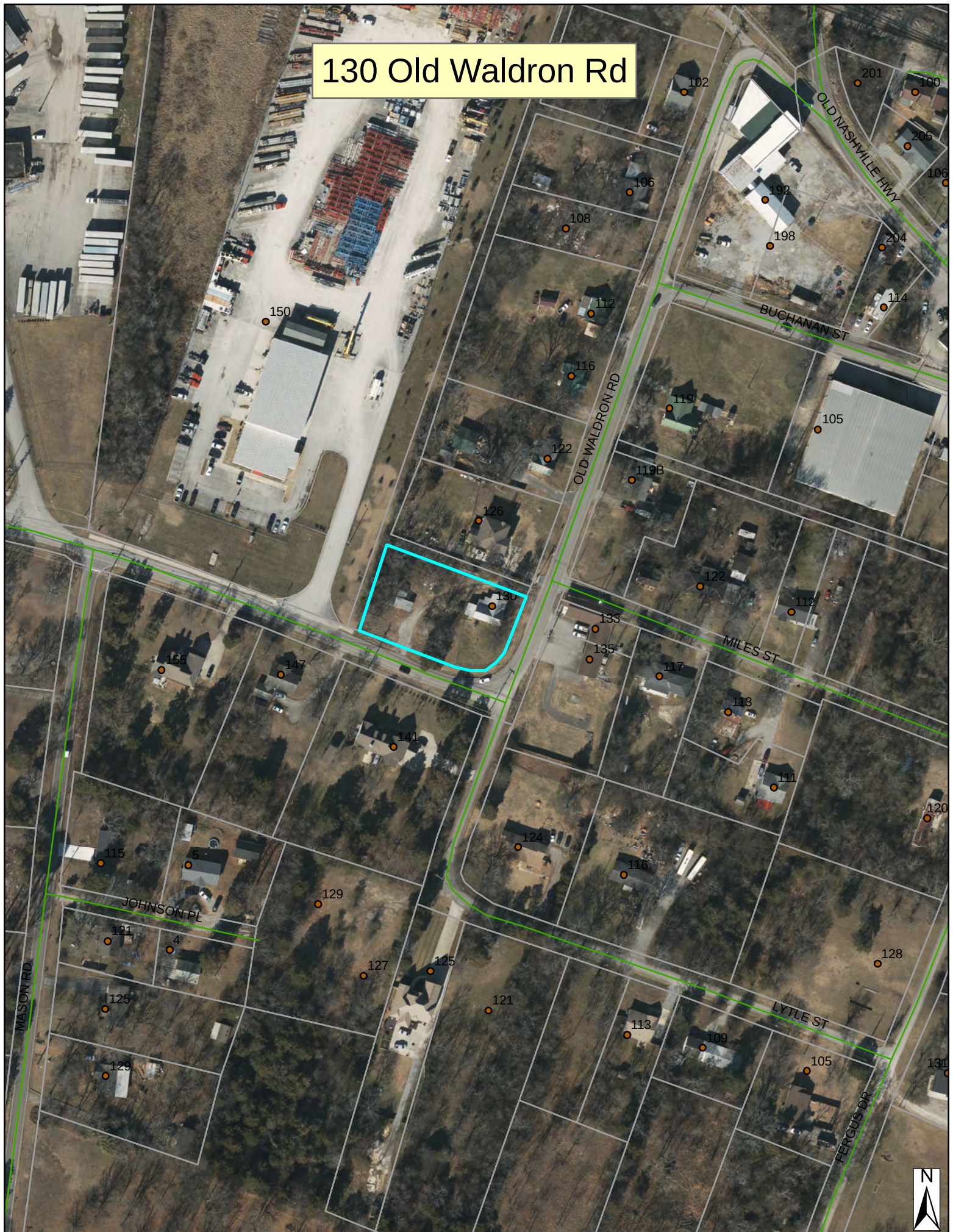
Police
No comments.

***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.

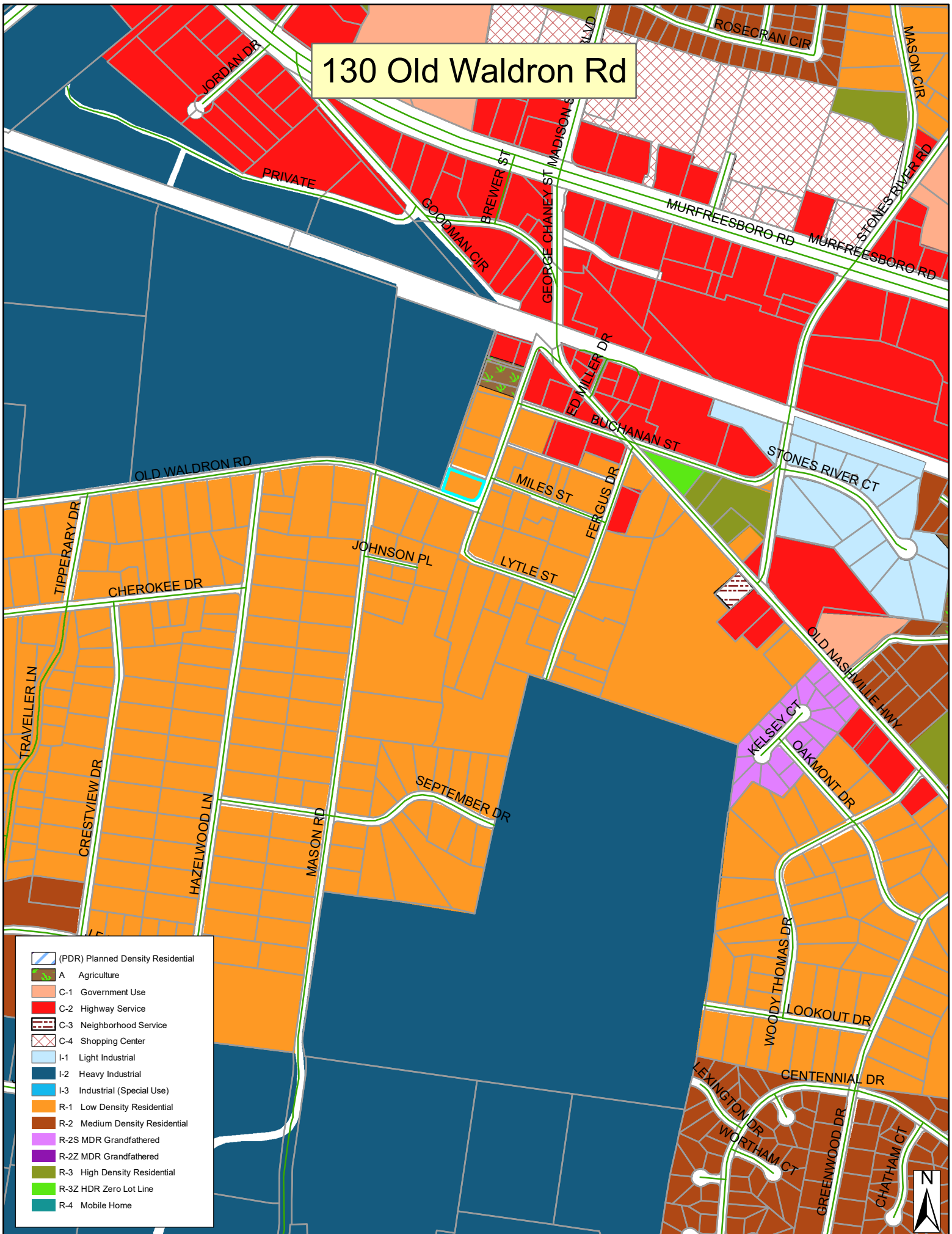
130 Old Waldron Rd



130 Old Waldron Rd



130 Old Waldron Rd



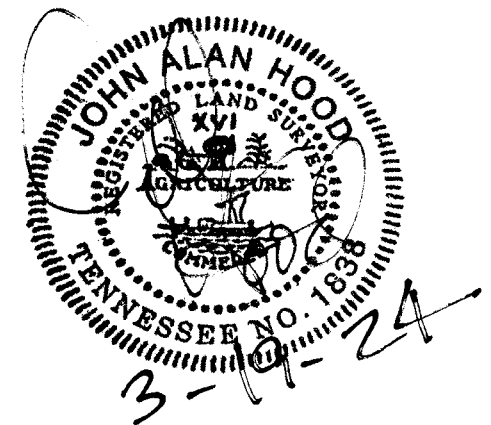




PREPARED BY:
 CAMPBELL, McRAE
 & ASSOCIATES,
 SURVEYING, INC.
 P.O. BOX 41153
 NASHVILLE, TN., 37204
 PH. 615-298-2424
 EMAIL cmas@att.net

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

TN GRID
 NAD 83

15' ALLEY (UN-IMPROVED)
 N 18°37'38" E 136.95'

S 72°11'30" E 204.95'

SHED

BARN

EXISTING
 DWELLING
 #130

CONCRETE
 PAD

EXISTING
 PAVEMENT
 ENCROACHES

N 67°38'40" W 198.00'

S 21°22'50" W 152.93'

CENTERLINE OF
 OLD WALDRON ROAD

CENTERLINE OF
 OLD WALDRON ROAD

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

1. 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.laveragnetn.gov/DocumentCenter/View/4047/Title-14---Zoning-and-Land-Use-Control_APPROVED-2023-10-10
2. 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.laveragnetn.gov/DocumentCenter/View/3971/Long-Term-Maintenance-Agreements---La-Vergne>

3. 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.
4. The Site Plan does not show any fencing around the property. Is the existing fencing being removed?
5. There must be 12" of clear vertical separation between the top of the shell of the 4" sanitary lines and the bottom of the shell of the RECP. Revise the design.
6. (Sheet 3A) Show and provide a detail for catch basin inserts for EPSC.
7. Provide pipe sizing calculations using the 25-year/24-hour storm.
8. Show existing power poles paralleling Old Waldron Road.
9. Their existing 18" RCP under Old Waldron Road is not showing correctly. Please show it based on visible evidence.
10. Existing concrete at loading area along Old Waldron Road is not shown correctly. Please correct.

Utilities (Scott Tatalovich - statalovich@lavergn.net)

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 for the existing 1-1/2" pressure sewer force main located in Old Waldron Rd, west side of 192 Old Nashville.
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, please locate it on the plans.
4. Existing overhead (electrical) along east side of Old Waldron Rd (northbound) and existing service pole for grinder pump tank at 192 Old Nashville Hwy is not shown.
5. Per City GIS, there is an existing water meter for a former address of 120 Buchanan St approximately 12 feet due northwest of the existing grinder pump tank of 192 Old Nashville Hwy (west side of property approximately midway north-south). If water meter is still there, then show it on the plan and note to abandon this water meter box and service line at the main.
6. For new building at 192 O.N. Hwy, show sewer service as 1.5" line from existing public low-pressure sewer line in O.N. Hwy to property boundary with a connection box, and note the box 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. Water in Old Waldron Rd (north south) is along western edge to approximately 2 feet outside of pavement and valves are missing from plans.
9. Please contact Scott Tatalovich, Utility Engineer, statalovich@lavergn.net, C: 615-663-9683, with any questions about water or sewer line locations. Site Plans in City of La Vergne are required to be construction drawings and survey shall include location of all existing surface features such as overhead electrical and water valves, which are missing from these plans.

Codes (Joe White - jwhite@lavergn.net)

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@lavergn.net)

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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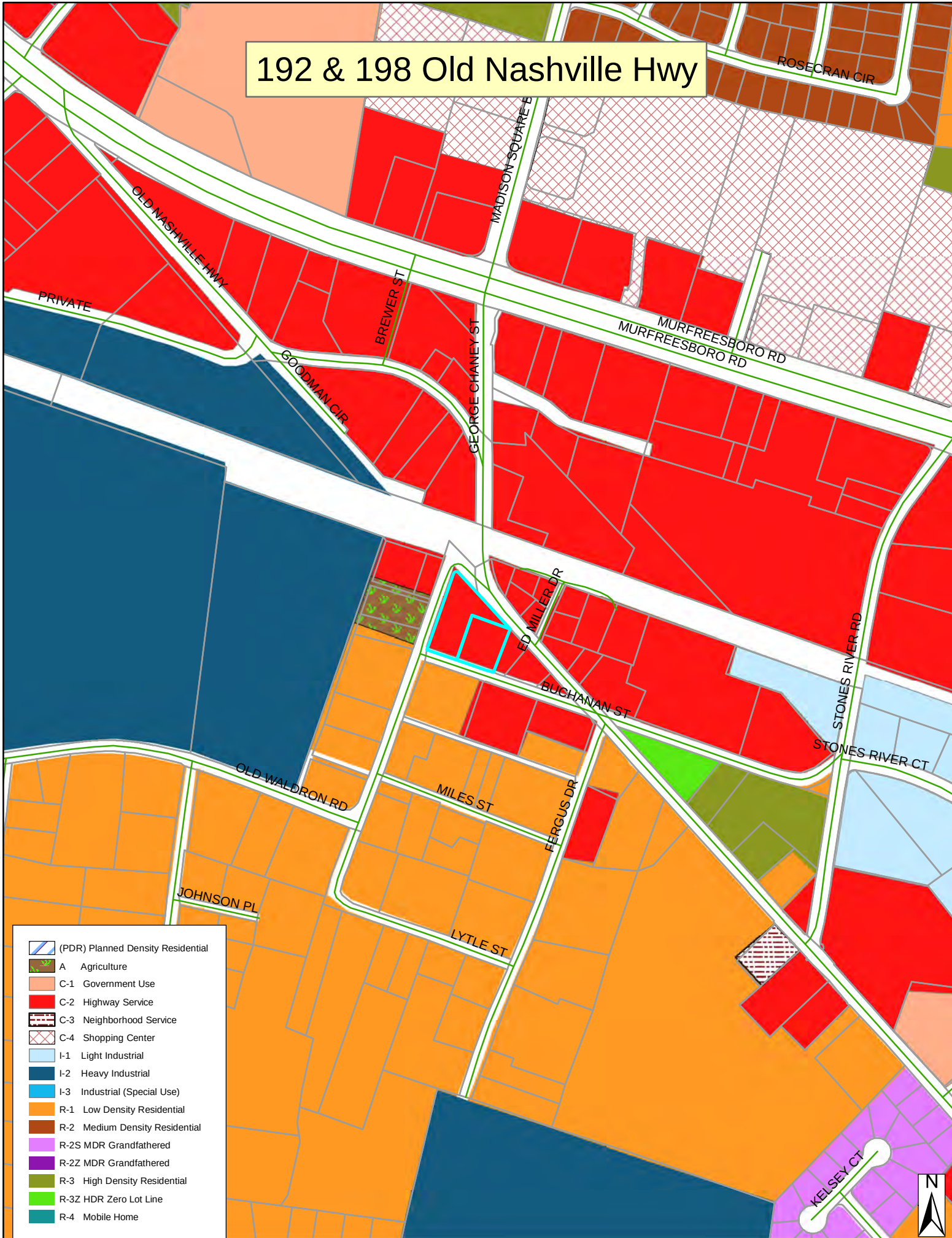
192 & 198 Old Nashville Hwy



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

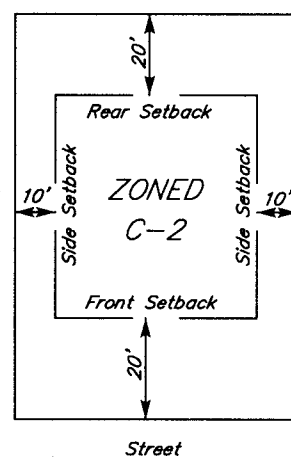
GLOBAL POSITION SYSTEM SURVEY NOTES

- 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



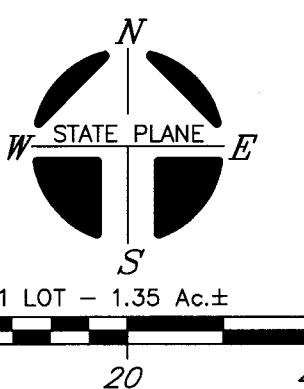
LOCATION MAP

N.T.S.

LEGEND

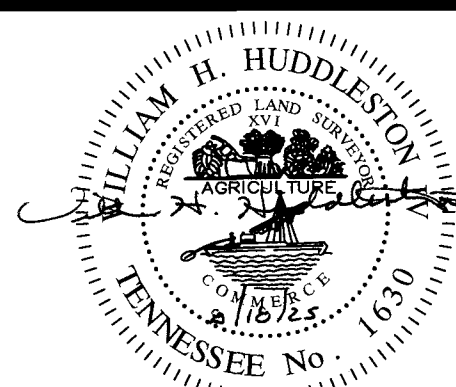
- Power Pole
- Sign
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing 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-STEELE
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.
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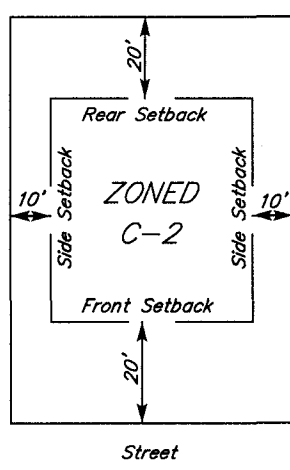
GLOBAL POSITION SYSTEM SURVEY NOTES

- 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 Network 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

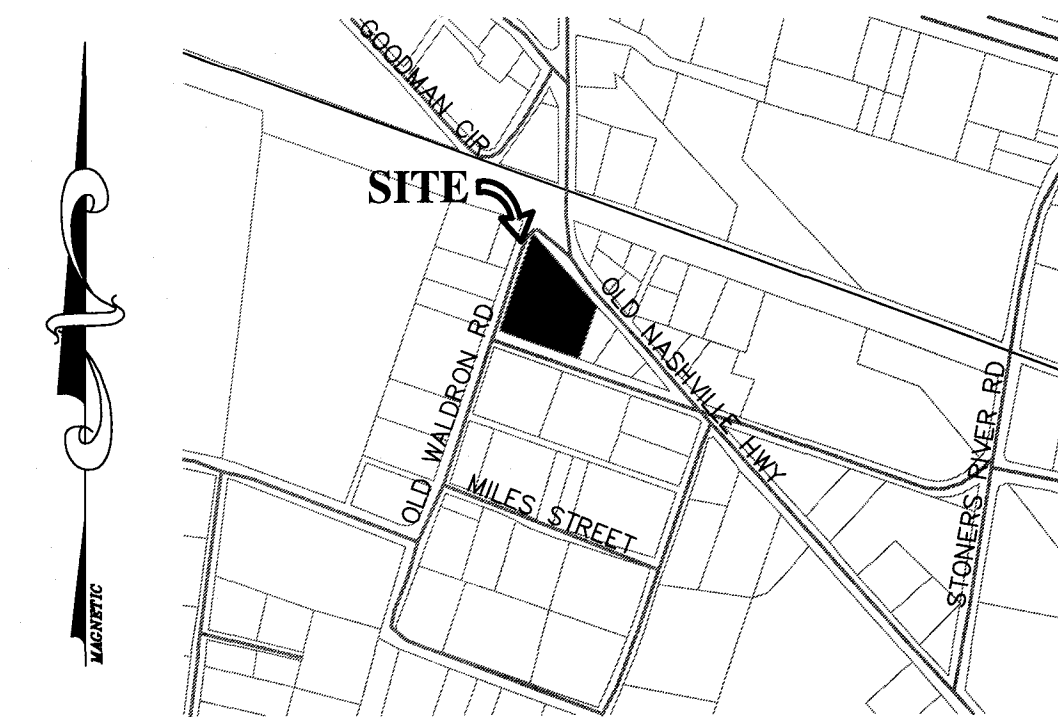
- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND.
● SURVEY POINT
-X- EXISTING FENCE LINE
-E- EXISTING ELECTRIC LINE

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	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
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)

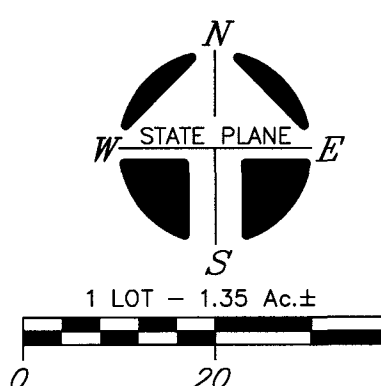
Landscaping & Buffering:
Impervious surface area: 49,589 SF.
Pervious surface area: 9,245 SF.
Landscaping area: 9,052 SF.

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-rap 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.



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

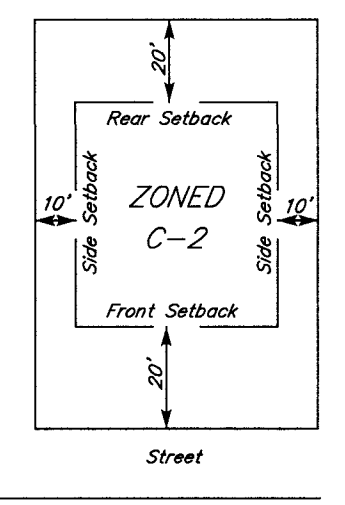
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- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. 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

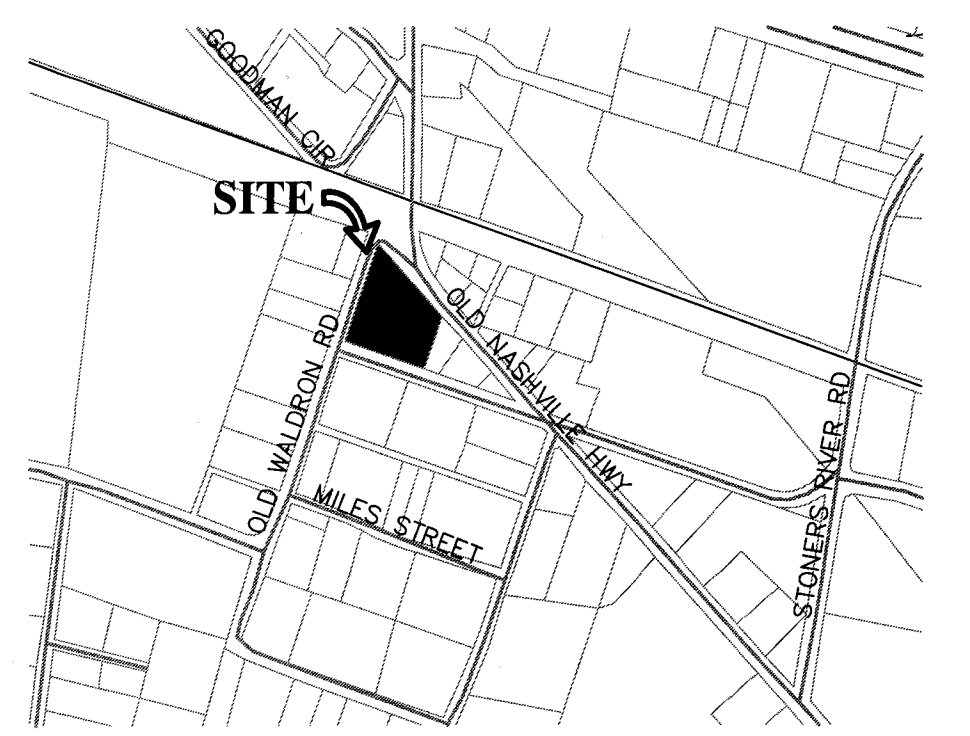
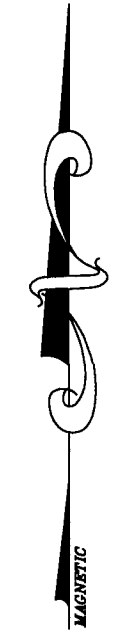
- IPS O IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF O IRON PIN FND
● SURVEY POINT
-X- EXISTING FENCE LINE
-E- EXISTING ELECTRIC LINE

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'



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)

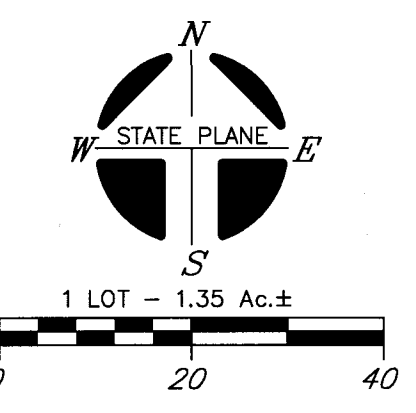
Total Project Parking Required: 66 Spaces (Inc. 3 ADA)
Total Project Parking Provided: 66 Spaces (Inc. 3 ADA)

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

LEGEND

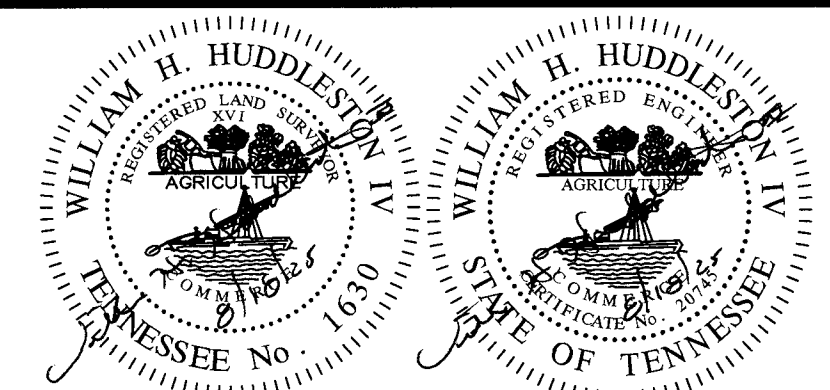
- Ø Power Pole
+ Sign
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
-W- Existing Water Line
-W- Proposed Water Line
-S- Existing Sanitary Sewer Line
-S- Proposed Sanitary Sewer Line
O Existing Manhole
● Proposed Manhole
CO Sewer Line Check Dam
oo Existing Contours
oo Proposed Contours
oo Existing Spot Elevations
oo 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
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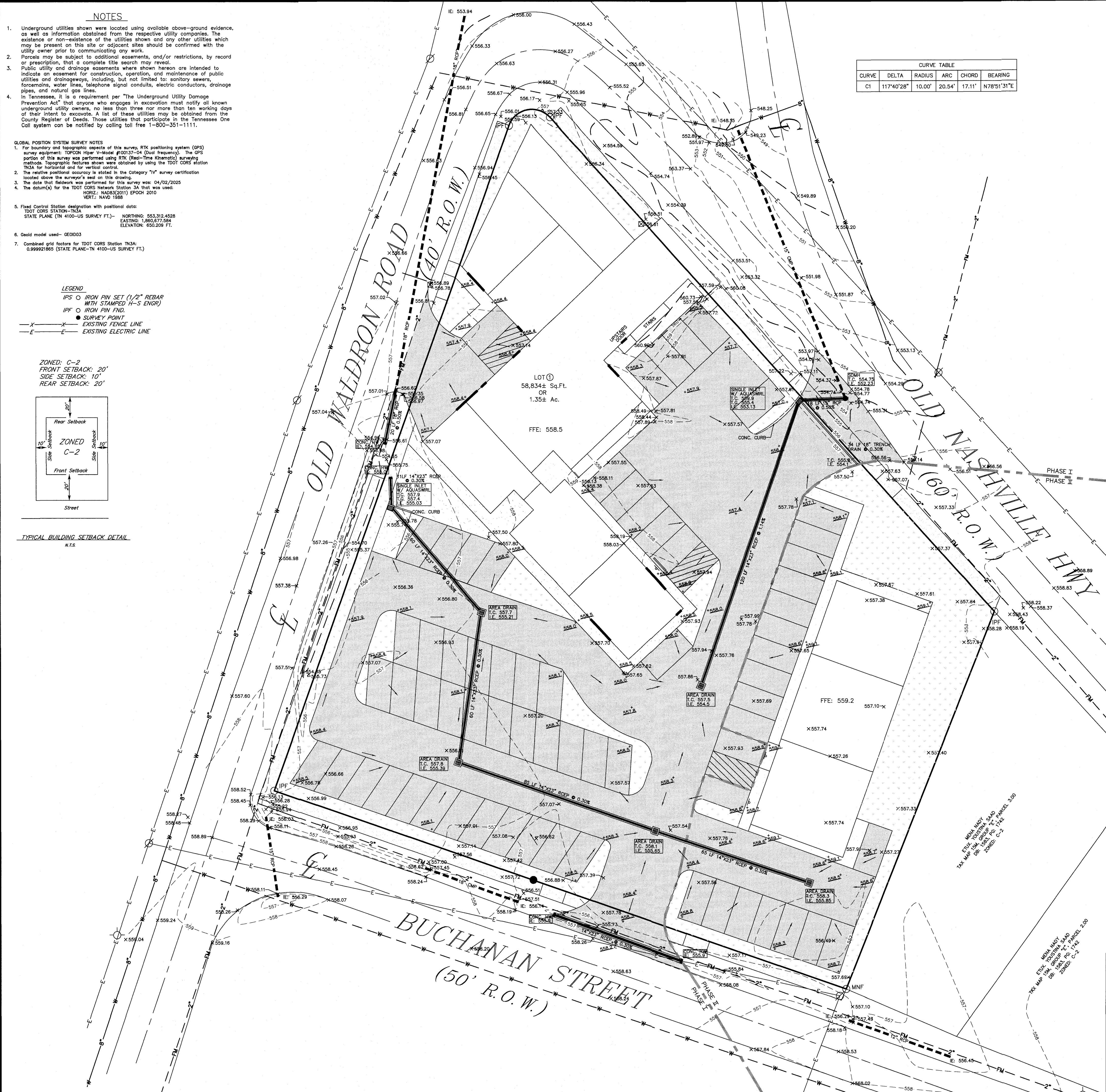


SHUDDLESTON-STEEL ENGINEERING INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615)893-4084, FAX: (615)893-0080

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

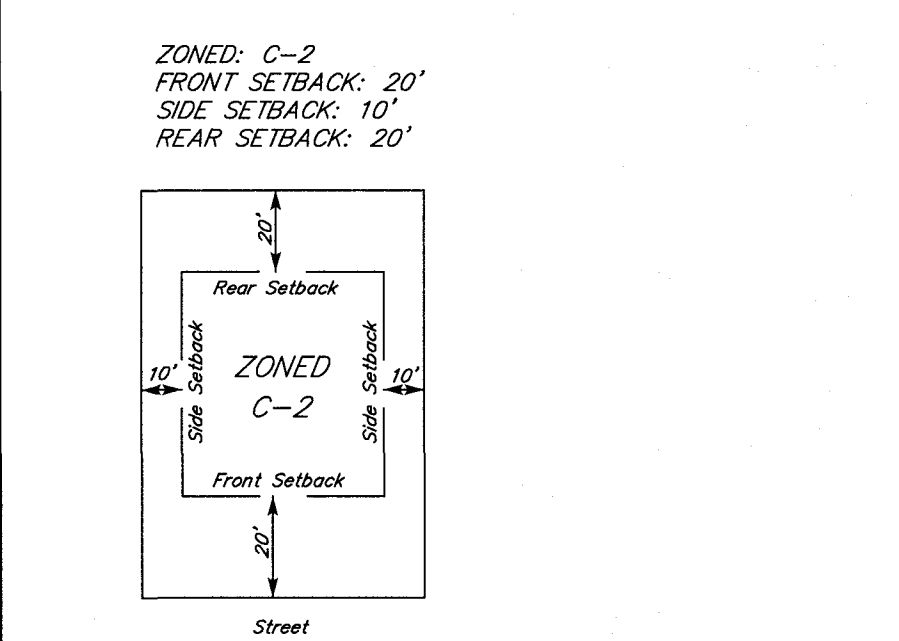
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GLOBAL POSITION SYSTEM SURVEY NOTES

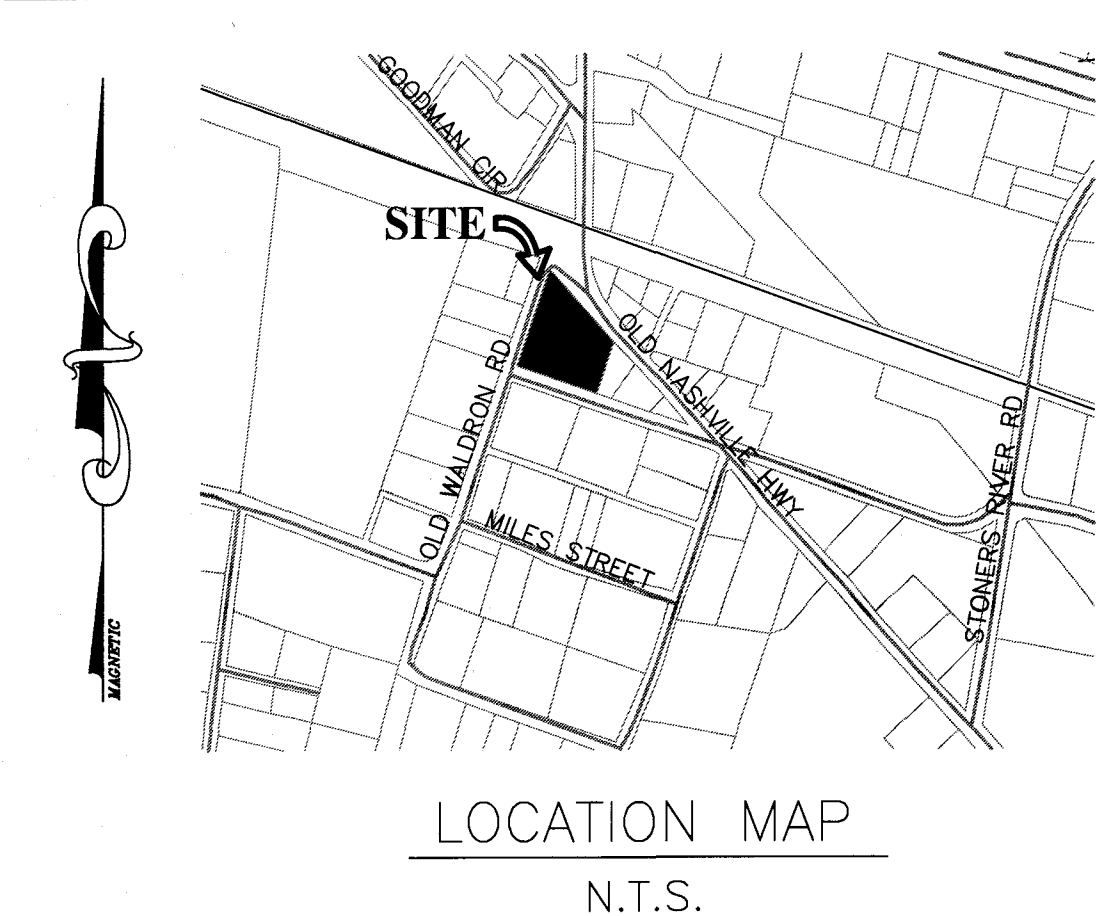
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- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
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- The datum(s) for the TDOT CORS Network Station 3A that 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



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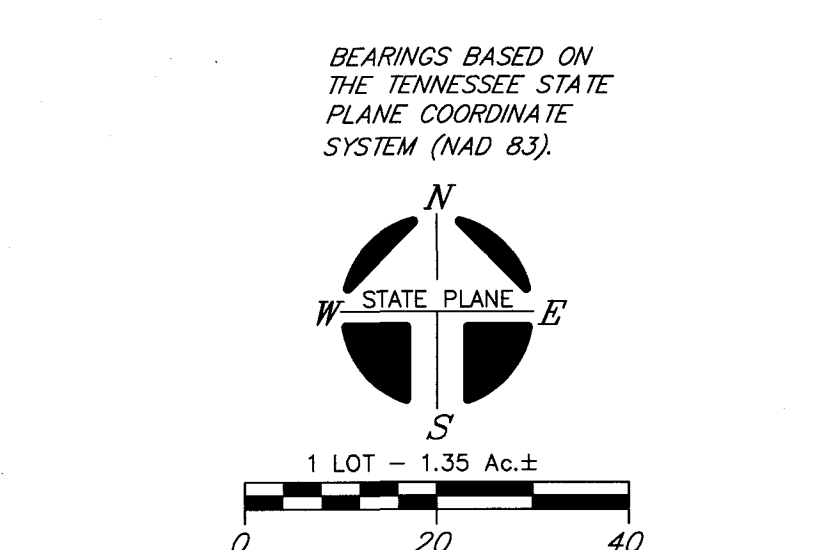
Phase II
Restaurant Parking requirements: (1,250/150 SF.) = 8.3 Spaces
Retail Parking requirements: (2,400/250 SF.) = 9.6 Spaces
Total Phase II Parking Required: 18 Spaces
Total Phase II Parking Provided: 19 (Inc. 1 ADA)

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

○ 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
-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



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
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WILLIAM H. HUDDLESTON, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
No. 1650

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

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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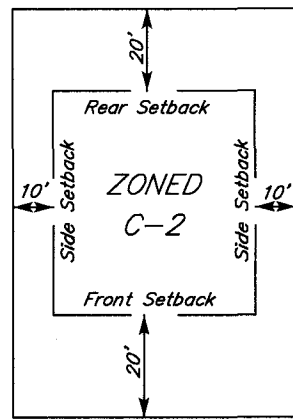
GLOBAL POSITION SYSTEM SURVEY NOTES

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- The 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

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Total Project Parking Required: 66 Spaces (Inc. 3 ADA)
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Landscaping & Buffering:
Impervious surface area: 49,589 SF.
Pervious surface area: 9,245 SF.
Landscaping area: 9,052 SF.

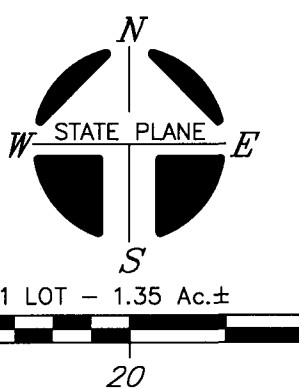
PLANT MATERIALS SCHEDULE

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

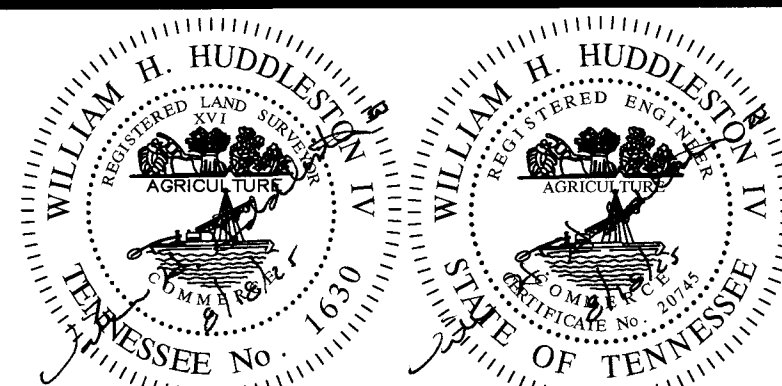
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Sign
Existing Fire Hydrant
Proposed Fire Hydrant
Reducer
Proposed Gate Valve & Box
Concrete Thrust Block
Existing Water Line
Proposed Water Line
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Proposed Sanitary Sewer Line
Existing Manhole
Proposed 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
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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

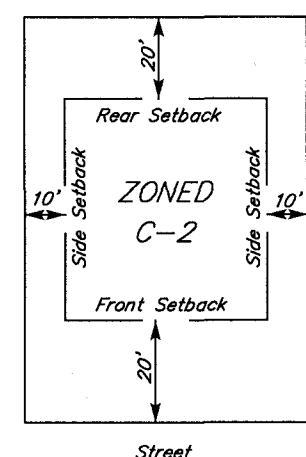
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HORIZ: NAD83(2011) EPSG: 2010
VERT: NAVD 1988
 - Fixed Control Station designation with positional data:
TDO CORS STATION-TN3A
STATE PLANE (TN 4100-US SURVEY FT.):
NORTHING: 853,312.4528
EASTING: 1,860,877.284
ELEVATION: 850.208 FT.
 - Geoid model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

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
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. 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.

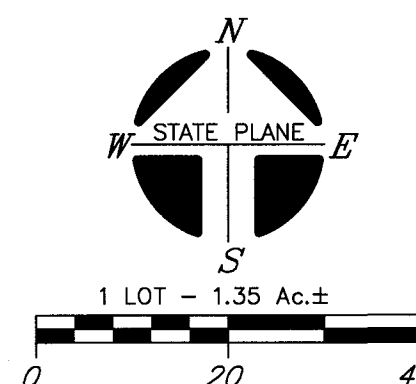
LUMINAIRE SCHEDULE

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

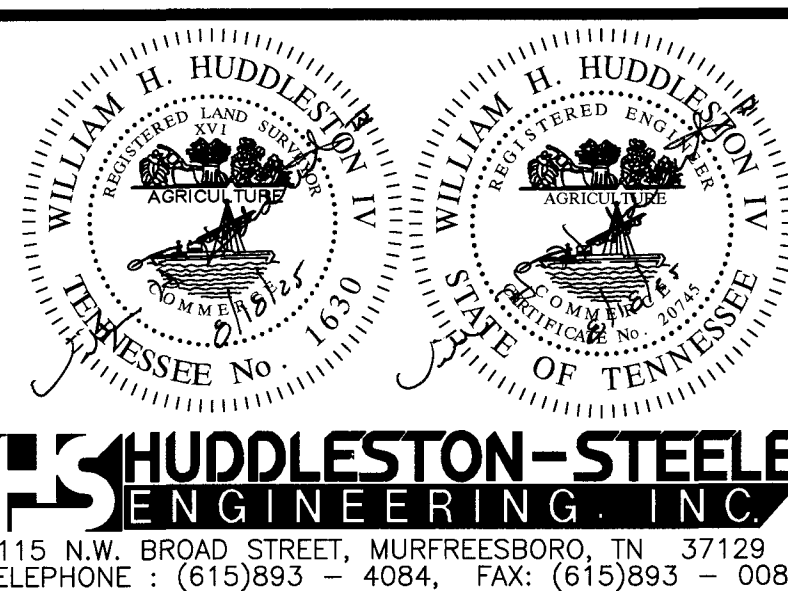
LEGEND

- 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) 3000 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
Luminous Opening: Circular (Dia: 0.33" 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

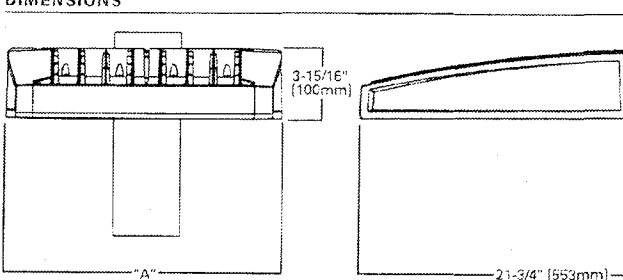
The Gallion™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP68 rated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

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from light squares for optimal thermal performance. Heavy-duty, die-cast aluminum and caps enclose housing and die-cast aluminum heat sinks. 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	7" Width	8" Standard Arm Length	8" Optional Arm Length	Weight with Arm (lbs.)	EPA with Arm (ft. candelas)
1-4	15-1/2" (394mm)	11" (279mm)	10" (254mm)	31 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	11" (279mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	11" (279mm)	10" (254mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	11" (279mm)	10" (254mm)	61 (27.8 kgs.)	1.12

NOTE: 8" Optional arm length to be used when mounting two fixtures at 90° as a single pole. 2. EPA calculated with service airflows.



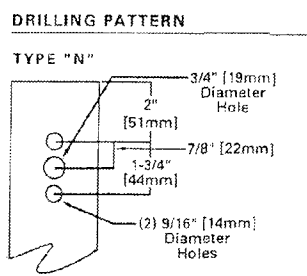
McGraw-Edison

Catalog #	Type
Project	
Comments	
Prepared by	

may be required. Refer to the arm mounting requirement table. Round pole adapter included. 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.

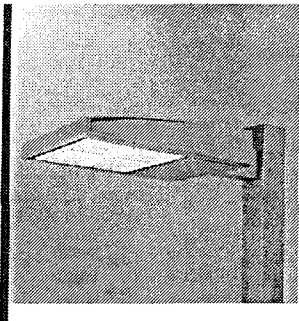
Finish
Housing finished in super durable TIG, polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches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

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



NOTE: 8" Optional arm length to be used when mounting two fixtures at 90° as a single pole. 2. EPA calculated with service airflows.

www.designlight.org



GLEON GALLEON LED

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

CERTIFICATION DATA
3000K/5000K/6000K
DesignLight Consortium® Qualified
Dark Sky Approved (3000K CCT and warmer only)
IP68 Rated
ISO 9001
24/7/365 LMS Compliant
UL/cUL Wet Location Listed

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Electronic LED Driver
80.8 Power Factor
420V Total Harmonic Distortion
120V/277V/500V
347V, 480V/60Hz
30°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature 1-1/4" Option

ENERGY DATA
Electronic LED Driver
80.8 Power Factor
420V Total Harmonic Distortion
120V/277V/500V
347V, 480V/60Hz
30°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature 1-1/4" Option

ENERGY DATA
Electronic LED Driver
80.8 Power Factor
420V Total Harmonic Distortion
120V/277V/500V
347V, 480V/60Hz
30°C Min. Temperature
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120V/277V/500V
347V, 480V/60Hz
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120V/277V/500V
347V, 480V/60Hz
30°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature 1-1/4" Option



Item #: 5. 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 first 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., and 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@lavergnethn.gov; and Jake Blair - jblair@lavergnethn.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.

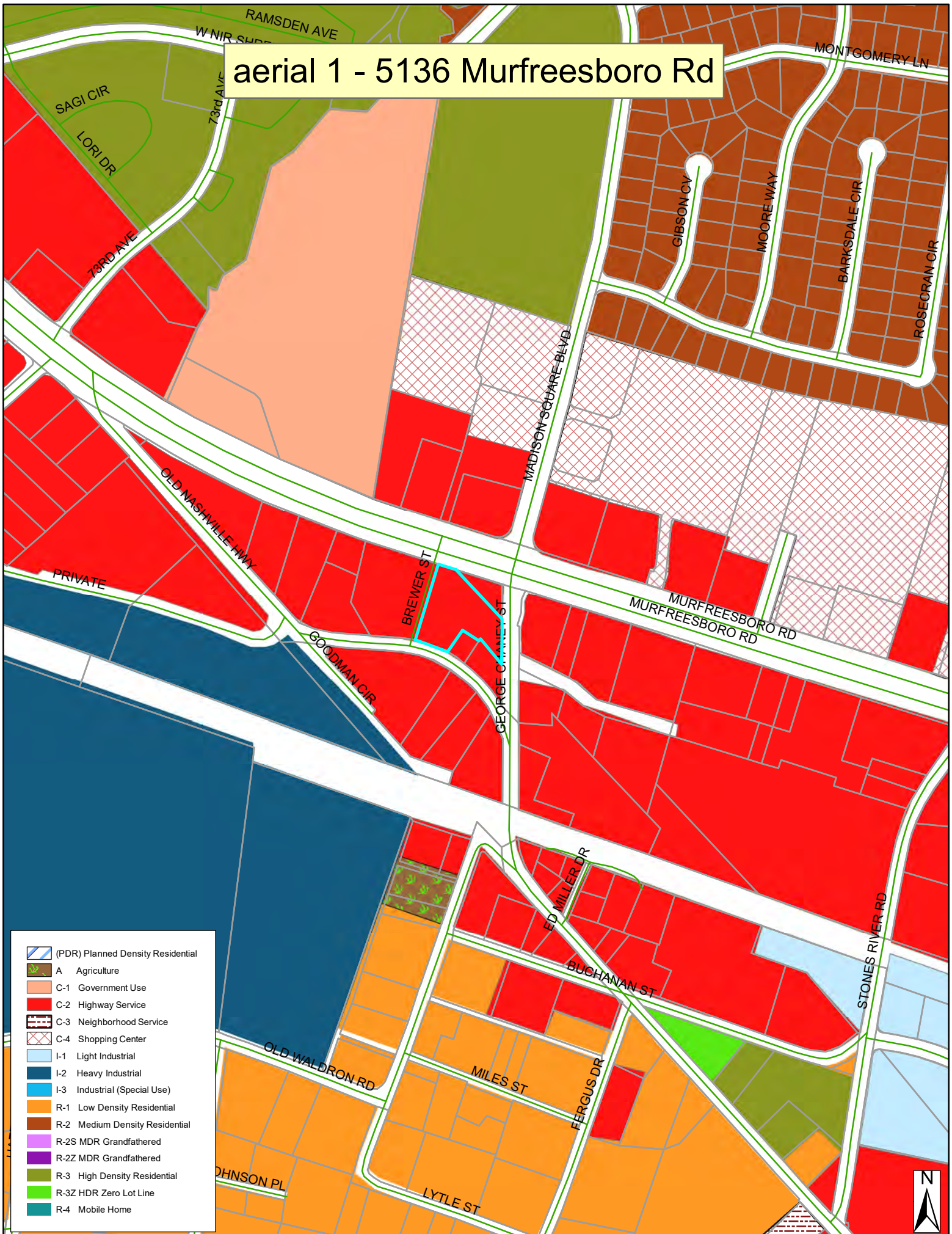
aerial 1 - 5136 Murfreesboro Rd



aerial 1 - 5136 Murfreesboro Rd

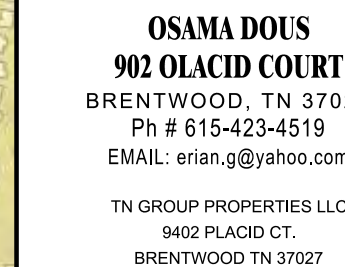


aerial 1 - 5136 Murfreesboro Rd









ENGINEER



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AND ENVIRONMEN
SERVICES, LLC

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SITE DEVELOPMENT WATER/WASTEWATER

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OSAMA DOUIS

RETAIL CENTER

5130 MURFREESBORO ROAD / A VERGNE TN 37086

EXISTING CONDITIONS

D.V.G. N

C-1.0

SCALE: NOTED

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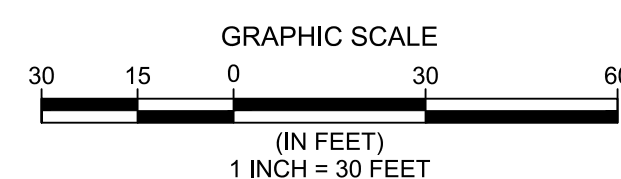
Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

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

Elkinsdoyle@gmail.com



EXISTING CONDITIONS



NOTE



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	=	<u>26,847.3 sq. ft. = 0.61 acres</u>
		1.43 acres

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

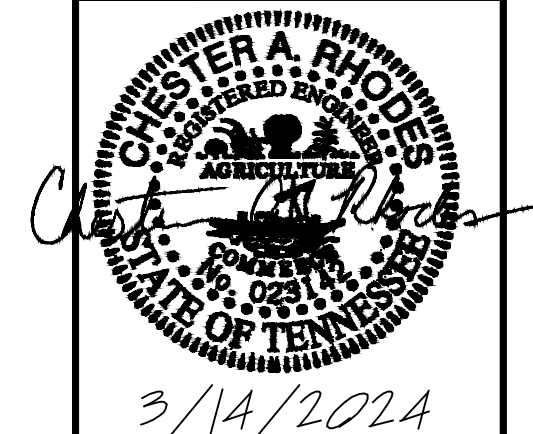
520 WLytle St. Suite B
Memphis, TN 37130
Phone: 615-907-8625
Cell: 931-636-2414

Elkinsdoyle@gm ail.com

A graphic showing a surveying instrument, possibly a theodolite or level, mounted on a tripod. The instrument is positioned over a globe of the Earth, which is tilted on its axis. The globe shows the continents of North and South America. The entire graphic is set against a dark background with a grid of small white dots, resembling a night sky or a technical drawing background. The graphic is located to the right of the contact information for Doyle Elkins.

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 Ph # 615-423-4519
 EMAIL: erian.g@yahoo.com

TN GROUP PROPERTIES LLC
 9402 PLACID CT.
 BRENTWOOD TN 37027



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OSAMA DOUS

RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

SITE PLAN

DING, No.

C-2.1

SCALE: NOTED

CADFILE: 214 Northwinds Road, JLD 104

JOB N

NOTES



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

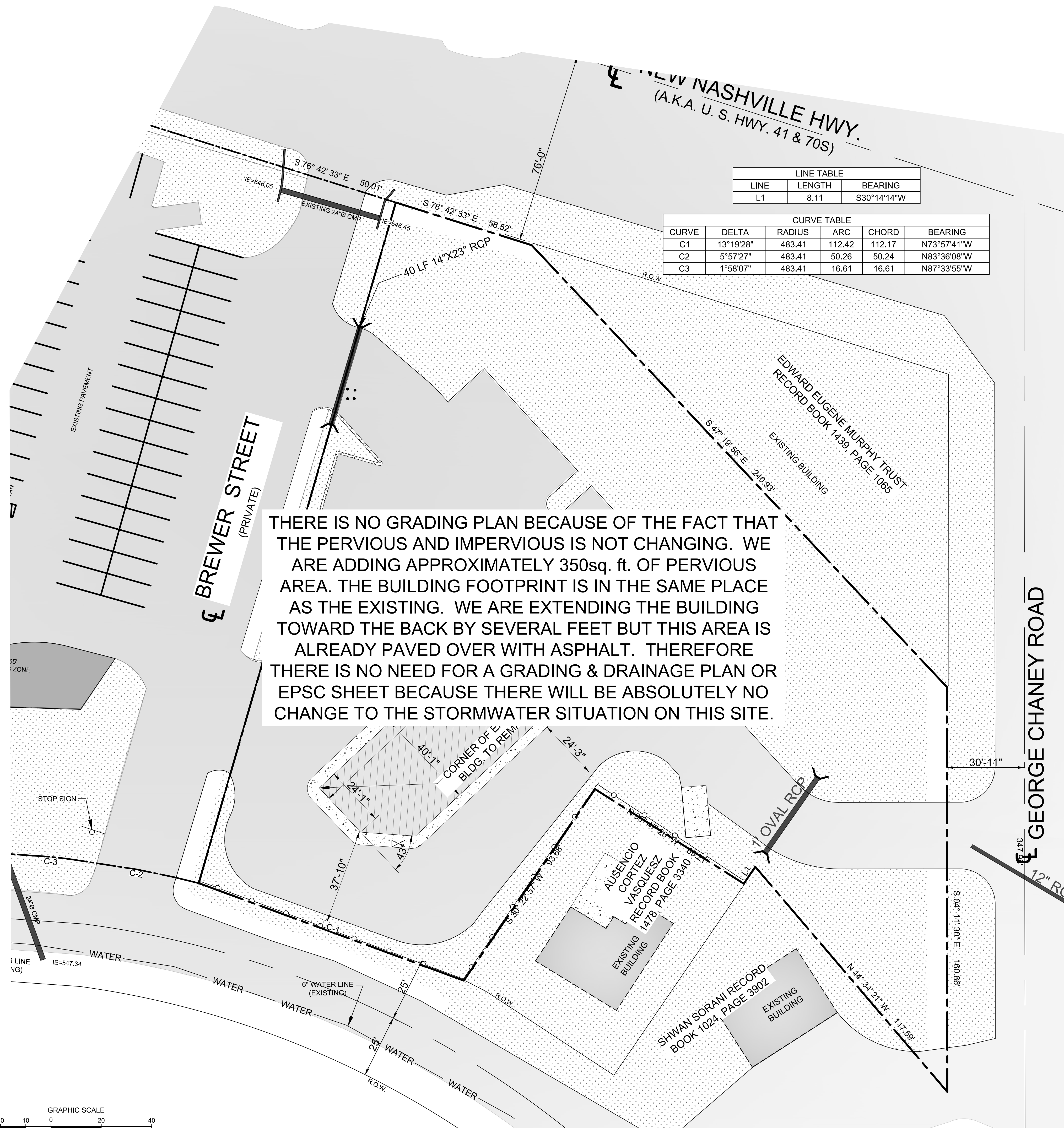
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REV.



SITE PLAN

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3/14/2024

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RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

UTILITY PLAN

DING, No.

C-4.0

SCALE: NOTED

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RE

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RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

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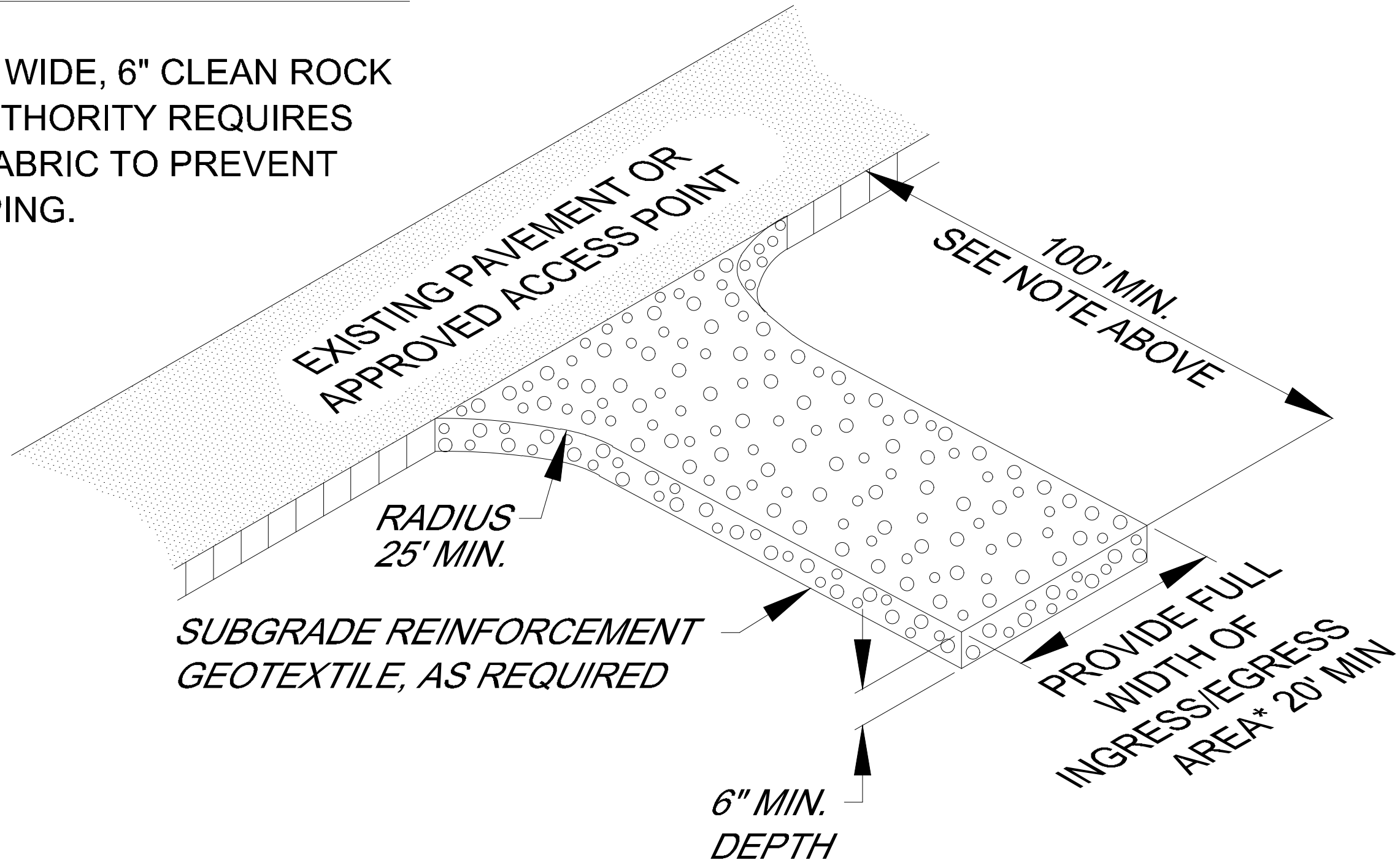
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Page 43 of 108

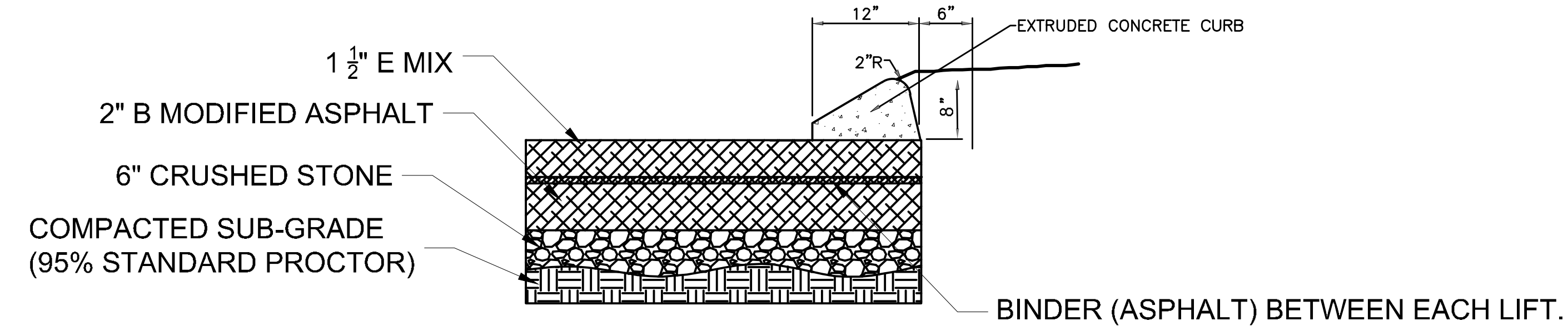
NOTE:

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



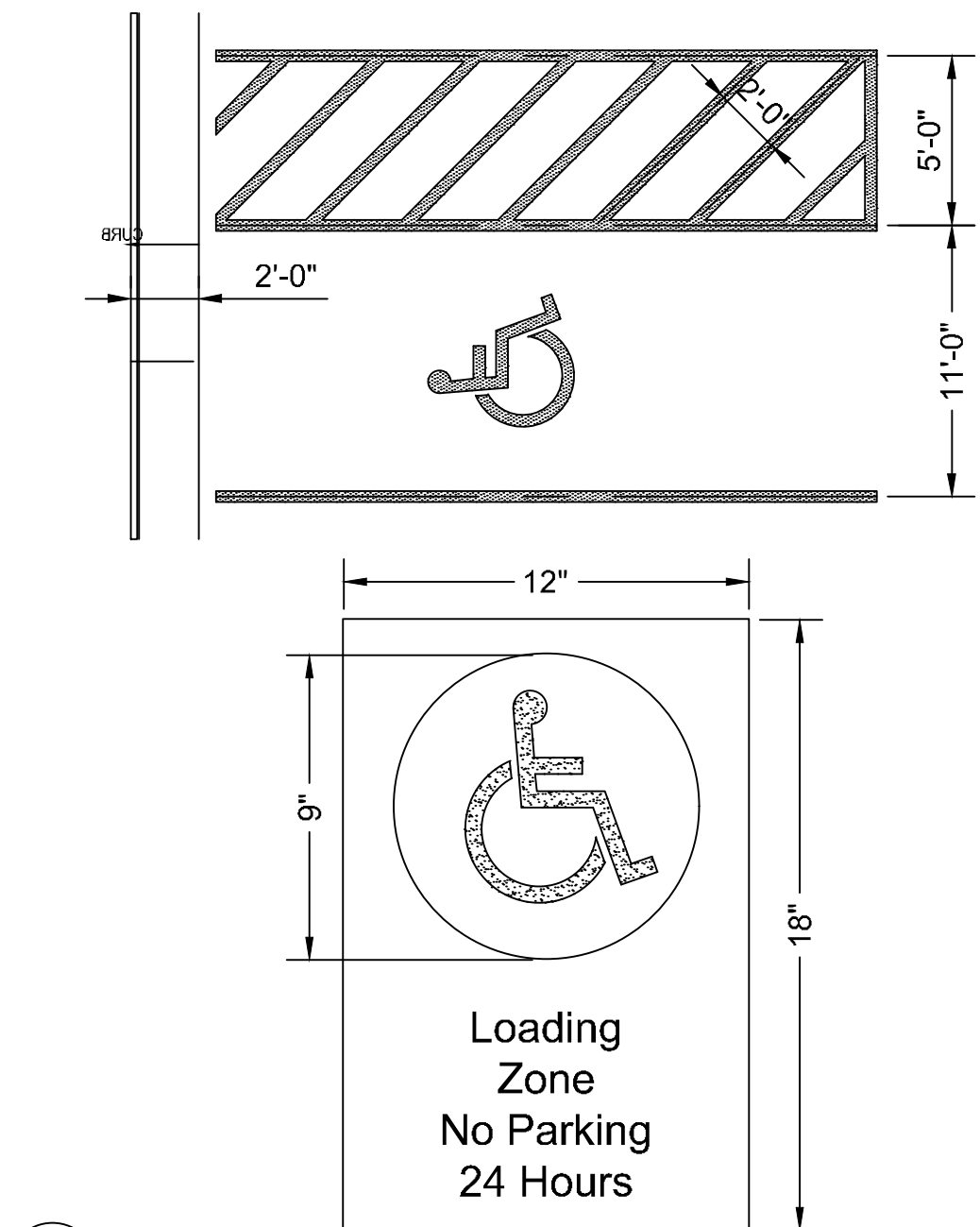
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Parking Lot Paving Detail

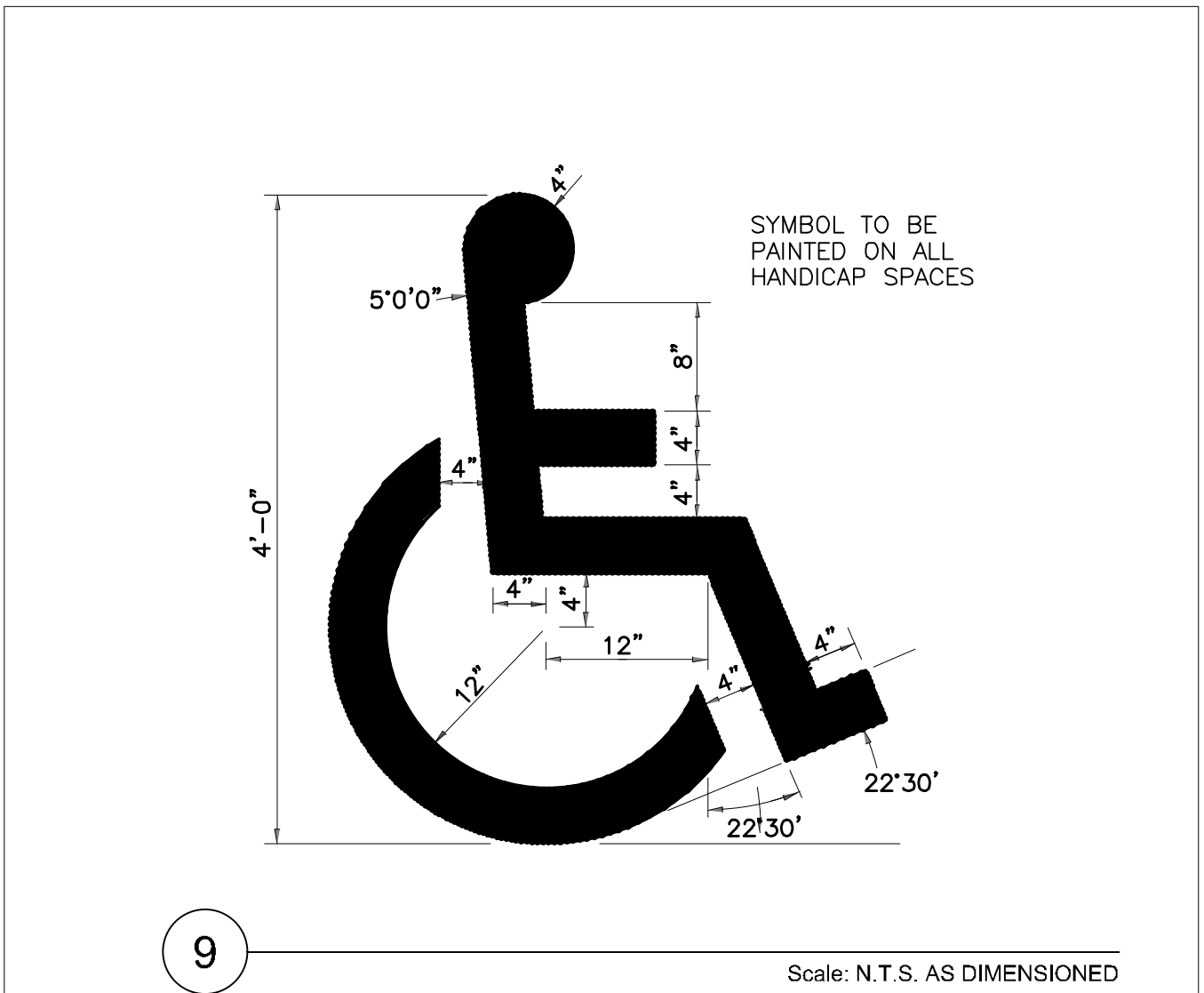


ASPHALT CROSS SECTION

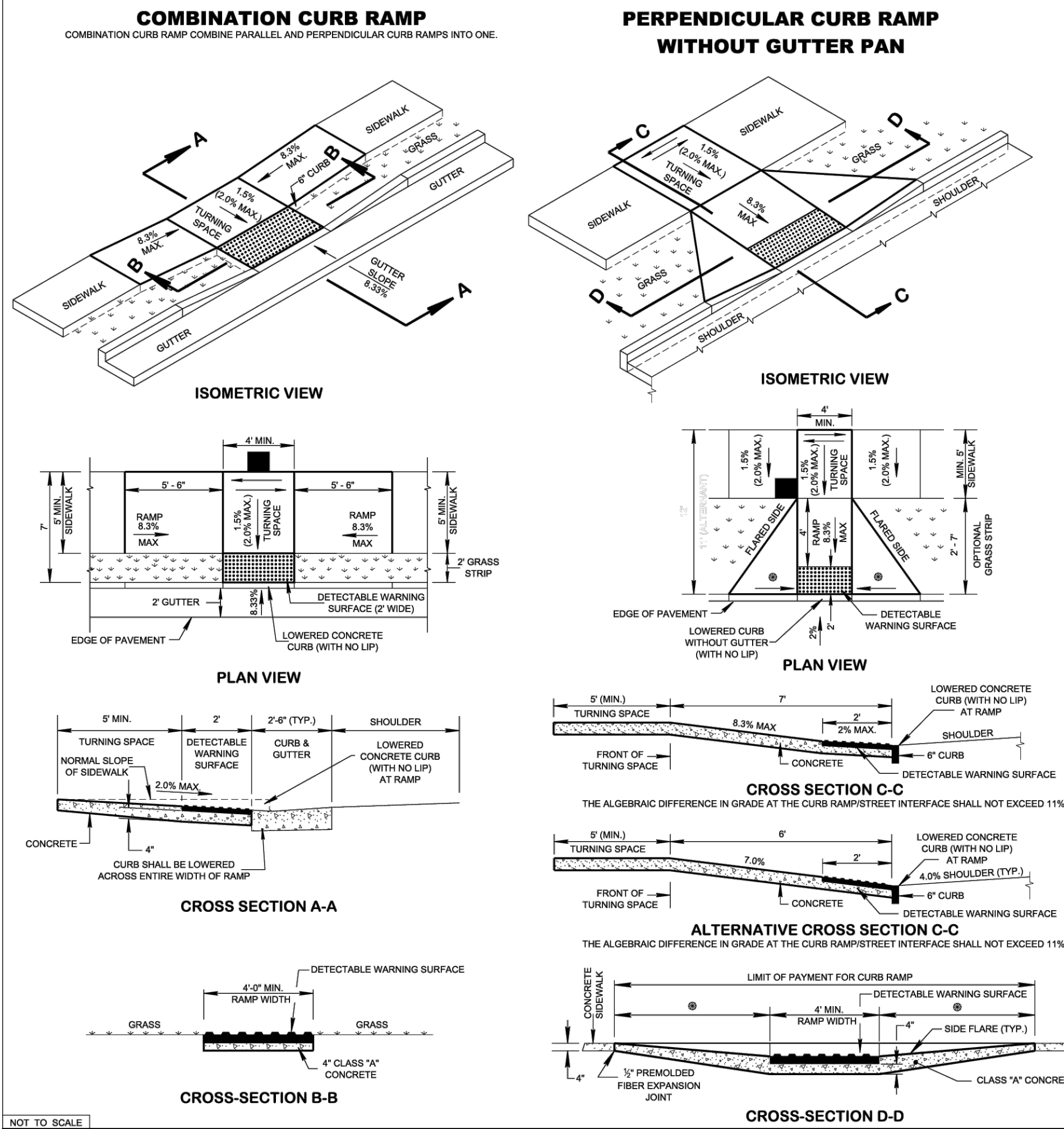
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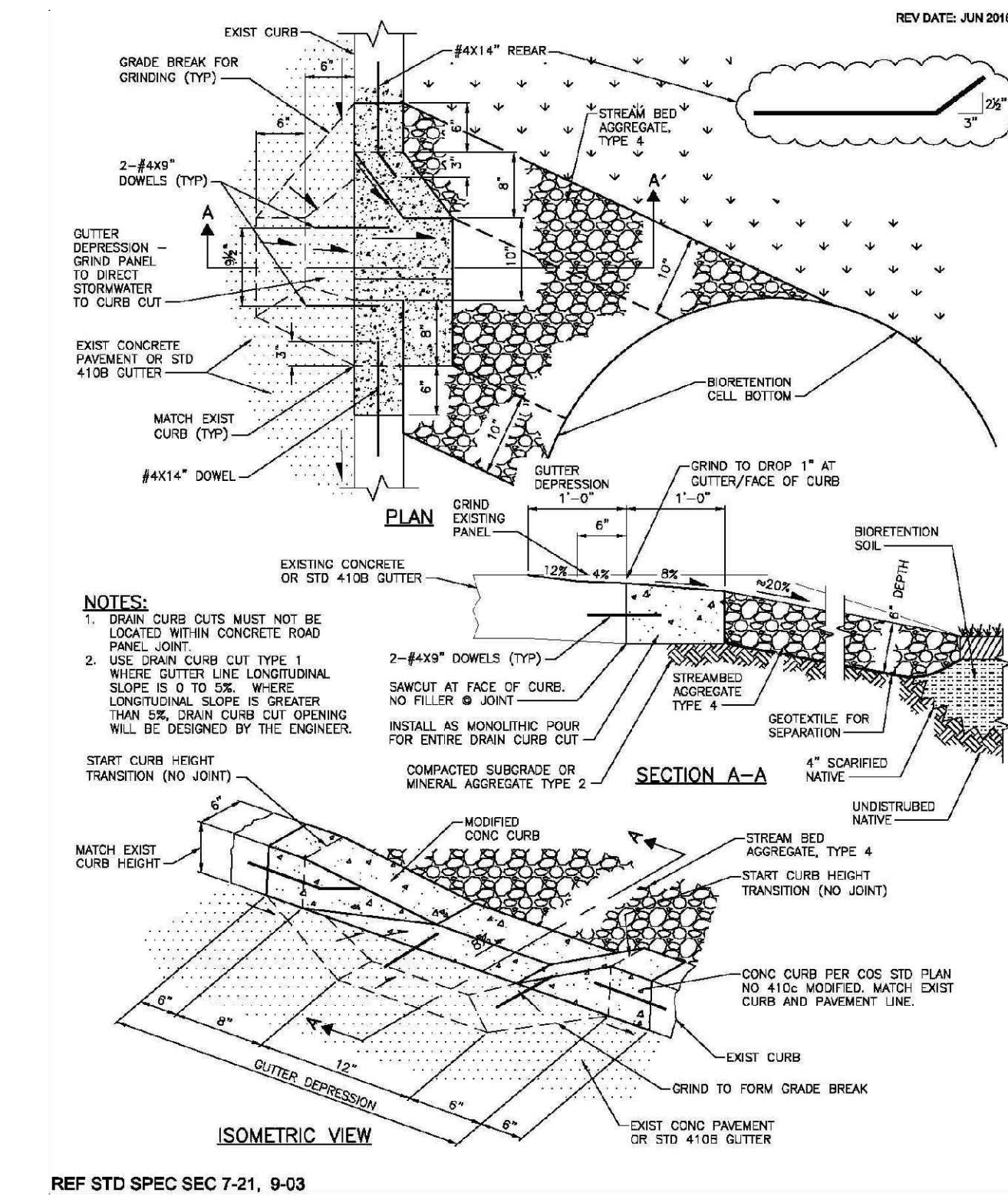
ADA PARKING SPACE & SIGN



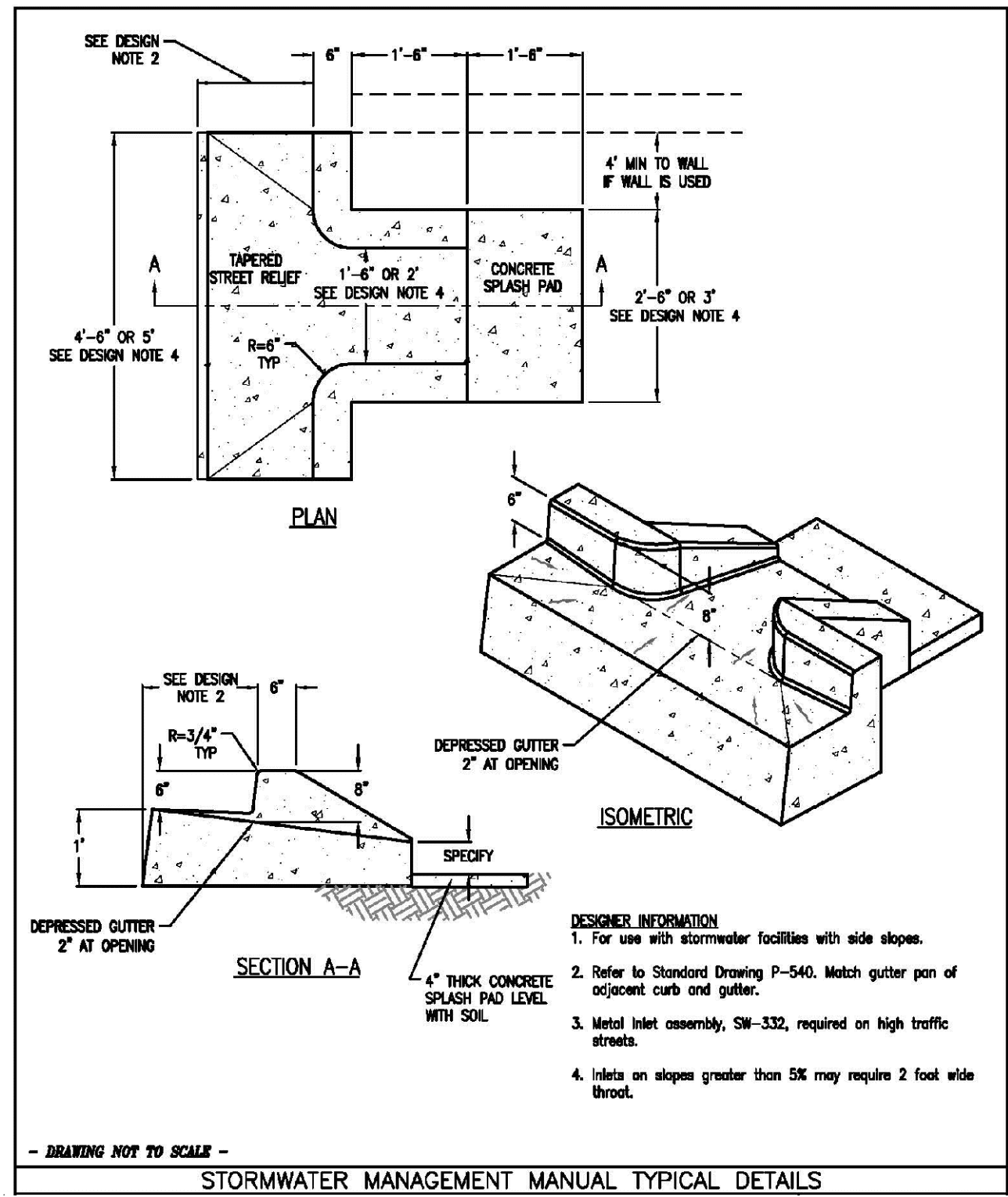
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STANDARD CONCRETE SIDEWALK



DRAIN CURB CUT TYPE 1



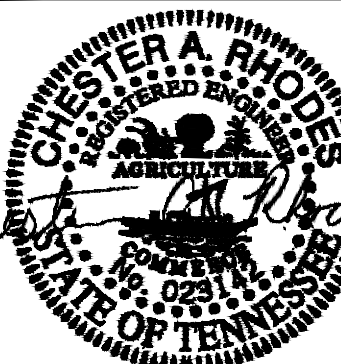
DRAIN CURB CUT TYPE 2



CALL BEFORE YOU DIG!

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SITE DEVELOPMENT, WASTEWATER TREATMENT

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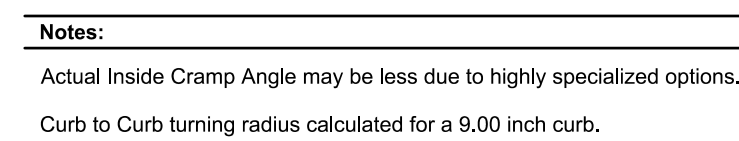
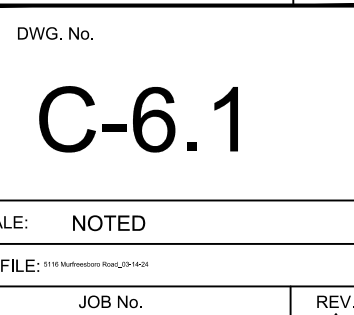
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OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086
SITE DETAILS

DWG. No.
C-6.0

SCALE: NOTED
CADFILE: C-6.0.dwg
JOB No.

NOTED



1 AUTOTURN DETAIL



1. THIS IS A SUGGESTED EROSION CONTROL PLAN. ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY AS WORK PROGRESSES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY THROUGHOUT THE LIFE OF CONSTRUCTION, AND UNTIL FULL STABILIZATION OF THE SITE AND/OR THE COMPLETION OF CONSTRUCTION WHICH EVER COMES LATER.
2. THE CONTRACTOR SHALL INSURE THAT ALL DOCUMENTS (NOTICE OF INTENT (NOI) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP)) NECESSARY FOR RECEIVING AN NPDES PERMIT FOR STORM WATER DISCHARGE (INCLUDING PAYMENT OF PERMIT FEES) HAVE BEEN FILED WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) AND A NOTICE OF COVERAGE (NOC) RECEIVED PRIOR TO THE START OF CONSTRUCTION. THE NOC AND SWPPP SHALL BE POSTED AT THE PROJECT SITE PER TDEC REQUIREMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH APPLICABLE STATE AND FEDERAL REGULATIONS WITH REGARD TO EROSION AND SEDIMENT CONTROL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES, ASSESSMENTS, DAMAGES AND/OR OTHER MONIES LEVIED AGAINST THE PROJECT, OWNER AND/OR CONTRACTOR AS A RESULT OF IMPROPER PERMIT FILING, INADEQUATE EROSION CONTROL MEASURES, AND/OR INADEQUATE EROSION CONTROL RECORD KEEPING.
5. THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN, DOCUMENT THE EFFECTIVENESS OF THE INSTALLATION THROUGH ON-SITE INSPECTIONS, MAINTAIN THE EROSION AND SEDIMENT CONTROL MEASURES AND ADJUST THE PLAN AND/OR EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THE PERMIT. ALL PROPOSED REVISIONS SHALL BE IN CONSULTATION WITH THE DESIGN ENGINEER.
6. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CLEANING OPERATIONS AND SHALL BE FUNCTIONAL PRIOR TO BEGINNING EARTH MOVING OPERATIONS. EMBANKMENTS AND EXCAVATED AREAS SHALL BE PROMPTLY STABILIZED AFTER COMPLETION TO PREVENT EROSION.
7. CONTRACTOR SHALL MAINTAIN A RAIN GAGE ON SITE AT ALL TIMES AND RECORD RAINFALL DAILY. CONTRACTOR MUST INSPECT EROSION CONTROL TWICE PER CALENDAR WEEK. INSPECTIONS MUST TAKE PLACE AT LEAST 72 HOURS APART. INSPECTION REPORTS SHALL BE MAINTAINED ON SITE AT ALL TIMES WITH THE RESULTS OF EACH INSPECTION AND ACTION TAKEN. INSPECTOR SHALL BE LEVEL 1 CERTIFIED IN ACCORDANCE WITH TDEC REQUIREMENTS.
8. ANY EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS MUST BE SEEDED AND MULCHED WITHIN FIFTEEN (15) DAYS OF INSTALLATIONS. THESE AREAS MUST BE MAINTAINED IN GOOD WORKING ORDER UNTIL THE AREA IS DECLARED STABILIZED BY THE CITY OF WHITE BLUFF.
9. THE CONSTRUCTION OF TEMPORARY CONSTRUCTION ACCESS ROADWAY MUST BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY RUNOFF OR VEHICLES ONTO PAVED SURFACE. CLEAR THE IMMEDIATE AREA AT THE CONSTRUCTION ACCESS ROAD FROM ALL VEGETATION, ROOTS AND ANY OTHER OBJECTIONABLE MATERIAL AND THEN LAY A LAYER OF GRAVEL AT A MINIMUM OF 6" THICK FOR A MINIMUM OF ONE HUNDRED (100) FEET FROM THE EDGE OF THE PAVED PUBLIC ROAD. WHERE SEDIMENT IS TRANSPORTED ON TO A PUBLIC ROAD PAVEMENT, THE ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH WORK DAY OR MORE OFTEN AS DEEMED NECESSARY. REMOVE SEDIMENT FROM PAVED PUBLIC ROADS BY SHOVELING OR SWEEPING AND TAKE THE REMOVED SEDIMENT TO A SEDIMENT CONTROLLED DISPOSAL AREA. THE WASHING OF THE STREET SHALL BE ALLOWED ONLY AFTER SEDIMENT DEBRIS HAS BEEN REMOVED IN THE ABOVE MENTIONED MANNER.
10. ALL EXCAVATION AND FILL ACTIVITIES MUST BE CONDUCTED IN THE DRY.
11. CLEARING, GRUBBING, AND OTHER DISTURBANCE TO VEGETATION SHALL BE LIMITED TO THE MINIMUM NECESSARY FOR SLOPE CONSTRUCTION AND EQUIPMENT OPERATIONS.
12. ALL DISTURBED AREAS SHALL BE STABILIZED. NOTATIONS ELSEWHERE N THE PLANS INDICATE WHETHER SEED, SOD AND/OR OTHER STABILIZATION METHODS ARE REQUIRED. IF NOT NOTED ELSEWHERE, THE SITE SHALL BE SEEDED AND MULCHED AT MINIMUM. STABILIZING MATERIALS SHALL BE APPLIED AS SOON AS POSSIBLE UPON COMPLETION OF FINAL GRADING AND IN NO CASE GREATER THAN 14 DAYS. STABILIZATION FOR STEEP SLOPES (35% OR GREATER) SHALL BE APPLIED WITHIN 7 DAYS. PRIORITY SHALL BE GIVEN TO FINISHING OPERATIONS AND PERMANENT STABILIZATION OVER TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.
13. WHERE EARTH DISTURBING ACTIVITY HAS BEEN TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN (7) DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN (14) FOURTEEN DAYS.
14. AFTER FULL STABILIZATION OF ALL DISTURBED AREAS THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL ITEMS. AFTER FULL STABILIZATION, THE CONTRACTOR SHALL FILE A "NOTICE OF TERMINATION" WITH THE STATE OF TENNESSEE. FULL STABILIZATION SHALL MEAN COVERAGE OF THE SITE WITH PERMANENT GRASS (A SIGNIFICANT PERCENTAGE OF BERMUDA OR FESCUE DEPENDING UPON THE MIX SPECIFIED AND THE TIME OF YEAR OF APPLICATION) WHICH IS SUSTAINABLE AND GROWING.
15. ALL BALED STRAW SHALL BE REPLACED AT 60 DAY MINIMUM INTERVALS, UNTIL FULL STABILIZATION IS ACHIEVED.
16. SILT FENCE SHALL BE INSTALLED BEYOND THE TOE OF ALL FILL SLOPES.
17. PLACE CLEAN ROCK CHECK DAMS IN DITCHES AND OTHER AREAS AS NECESSARY TO PREVENT SILTS FROM MIGRATING FROM THE PROJECT SITE.
18. ANY STOCKPILED SOILS FOR FILL MATERIAL, SHALL BE LOCATED AND TREATED IN A MANNER TO PREVENT SILT FROM LEAVING THE PROPERTY EITHER THROUGH STORM DRAINS OR OVER LAND. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF ALL STOCKPILED SOIL MATERIAL.
19. PRIOR TO DE-WATERING OF THE EXCAVATION FOR BELOW GRADE CONSTRUCTION, THE CONTRACTOR SHALL DEVELOP A PLAN FOR THE TREATMENT AND RELEASE OF WATER OFF SITE, GENERALLY THROUGH A FILTER BAG OR FILTER SYSTEM.
20. THE CONCRETE TRUCK WASHOUT MAY BE EITHER ABOVE-GRADE OR BELOW GRADE. AN ABOVE GRADE WASHOUT SHOULD CONSIST OF A RING OF STAKED HAY BALES LINED (SIDES AND BOTTOM) WITH AN IMPERMEABLE LAYER OF 10-MIL PLASTIC SHEETING. A BELOW-GRADE WASHOUT SHOULD CONSIST OF AN EXCAVATED PIT LINED WITH AN IMPERMEABLE LAYER OF 10-MIL PLASTIC SHEETING AND SURROUNDED BY TEMPORARY SILT FENCE. THE VOLUME OF EITHER TYPE WASHOUT SHOULD BE SUFFICIENT TO HOLD THE ANTICIPATED CONCRETE VOLUME WITH A MINIMUM 4" FREEBOARD. RECOMMENDED MINIMUM DIMENSIONS ARE 10' X 10'.
21. CONTRACTOR SHALL PROVIDE THE FOLLOWING DOCUMENTS TO THE ENGINEER:
 - * SIGNED COPY OF THE NOTICE OF INTENT PRIOR TO DISTURBANCE
 - * EVIDENCE OF CERTIFICATION OF INSPECTOR
 - * LOCATION OF NOTICE OF COVERAGE ON SITE
 - * COPY OF TDEC ACCEPTANCE OF NOTICE OF TERMINATION TO BE INCLUDED WITH CLOSE OUT DOCUMENTS
22. THE DESIGN DRAWINGS INDICATE THE DISTURBANCE OF 1.28 ACRES OF LAND AND THEREFORE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR CONSTRUCTION STORM WATER IS REQUIRED. THE CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO THE APPROPRIATE ENVIRONMENTAL FIELD OFFICE OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC).
21. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED FROM THE PREMISES WITHIN THIRTY (30) DAYS AFTER THE CITY OF LAVERGNE DETERMINES THE TEMPORARY CONTROL MEASURES ARE NO LONGER NEEDED.

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.

DWG. No.

C-7.0

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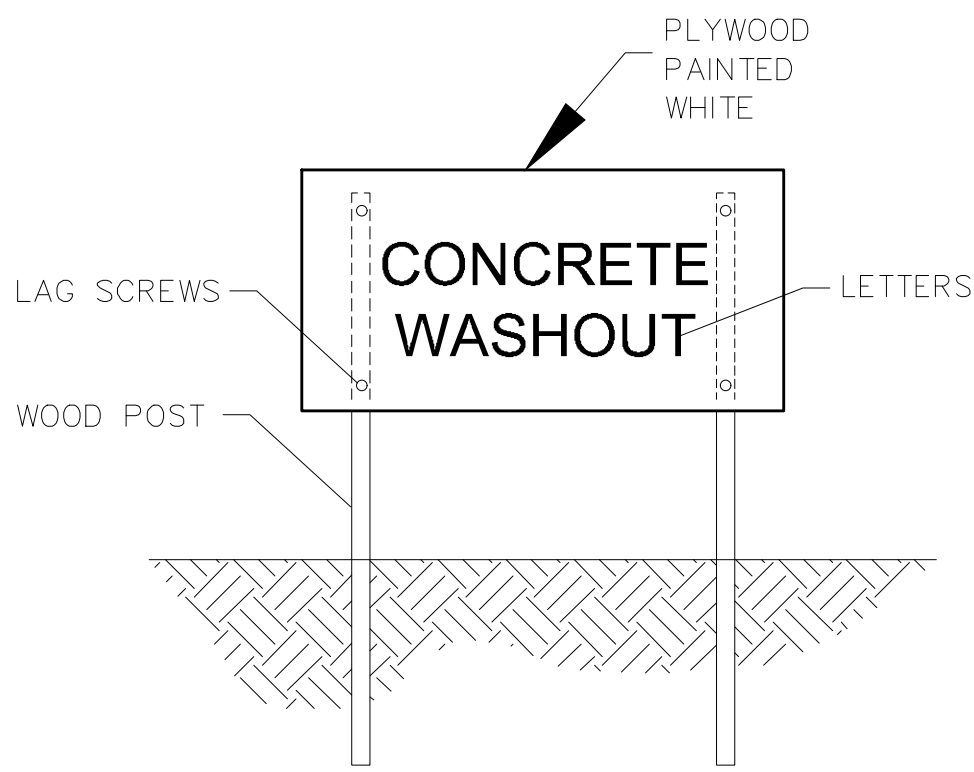
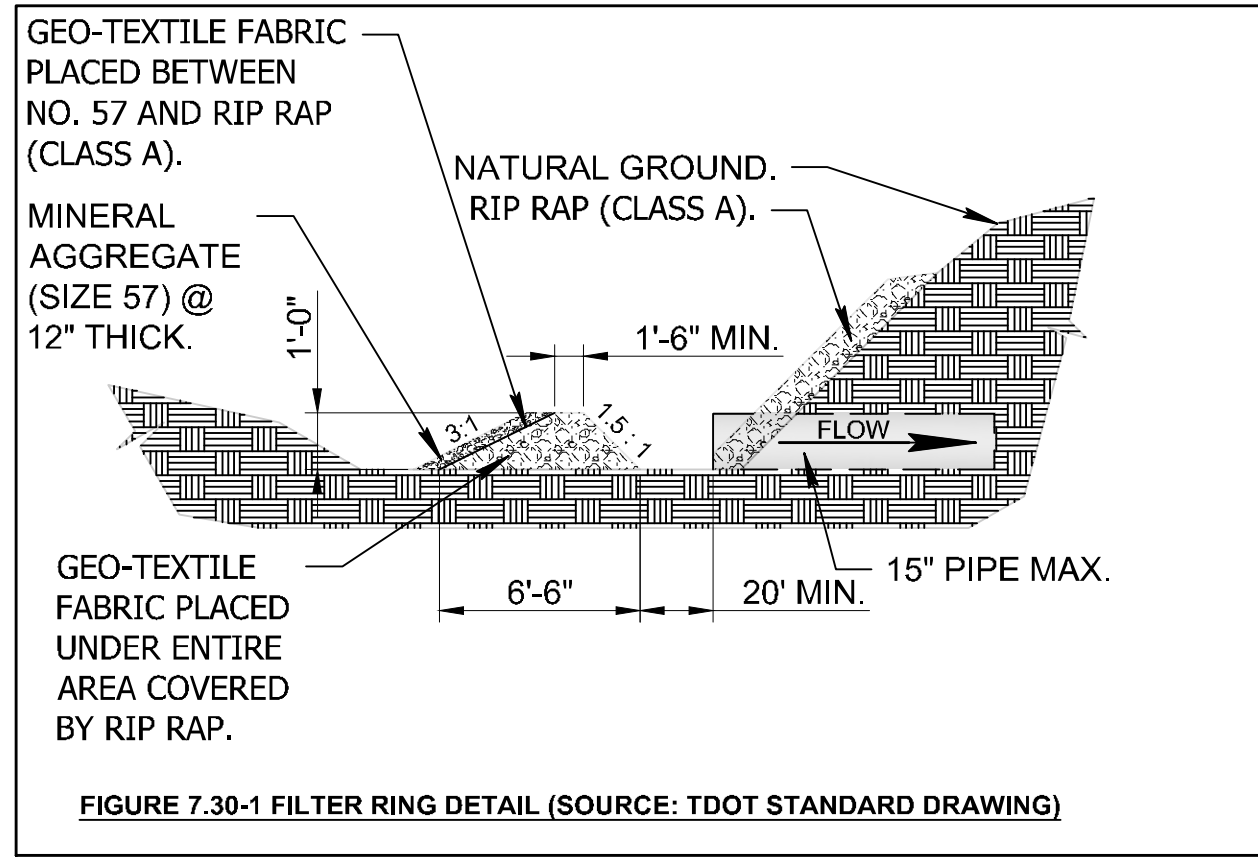
1. THIS IS A SUGGESTED EROSION CONTROL PLAN. ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY AS WORK PROGRESSES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY THROUGHOUT THE LIFE OF CONSTRUCTION, AND UNTIL FULL STABILIZATION OF THE SITE AND/OR THE COMPLETION OF CONSTRUCTION WHICH EVER COMES LATER.
2. THE CONTRACTOR SHALL INSURE THAT ALL DOCUMENTS (NOTICE OF INTENT (NOI) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP)) NECESSARY FOR RECEIVING AN NPDES PERMIT FOR STORM WATER DISCHARGE (INCLUDING PAYMENT OF PERMIT FEES) HAVE BEEN FILED WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) AND A NOTICE OF COVERAGE (NOC) RECEIVED PRIOR TO THE START OF CONSTRUCTION. THE NOC AND SWPPP SHALL BE POSTED AT THE PROJECT SITE PER TDEC REQUIREMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH APPLICABLE STATE AND FEDERAL REGULATIONS WITH REGARD TO EROSION AND SEDIMENT CONTROL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES, ASSESSMENTS, DAMAGES AND/OR OTHER MONIES LEVIED AGAINST THE PROJECT, OWNER AND/OR CONTRACTOR AS A RESULT OF IMPROPER PERMIT FILING, INADEQUATE EROSION CONTROL MEASURES, AND/OR INADEQUATE EROSION CONTROL RECORD KEEPING.
5. THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN, DOCUMENT THE EFFECTIVENESS OF THE INSTALLATION THROUGH ON-SITE INSPECTIONS, MAINTAIN THE EROSION AND SEDIMENT CONTROL MEASURES AND ADJUST THE PLAN AND/OR EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THE PERMIT. ALL PROPOSED REVISIONS SHALL BE IN CONSULTATION WITH THE DESIGN ENGINEER.
6. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CLEANING OPERATIONS AND SHALL BE FUNCTIONAL PRIOR TO BEGINNING EARTH MOVING OPERATIONS. EMBANKMENTS AND EXCAVATED AREAS SHALL BE PROMPTLY STABILIZED AFTER COMPLETION TO PREVENT EROSION.
7. CONTRACTOR SHALL MAINTAIN A RAIN GAGE ON SITE AT ALL TIMES AND RECORD RAINFALL DAILY. CONTRACTOR MUST INSPECT EROSION CONTROL TWICE PER CALENDAR WEEK. INSPECTIONS MUST TAKE PLACE AT LEAST 72 HOURS APART. INSPECTION REPORTS SHALL BE MAINTAINED ON SITE AT ALL TIMES WITH THE RESULTS OF EACH INSPECTION AND ACTION TAKEN. INSPECTOR SHALL BE LEVEL 1 CERTIFIED IN ACCORDANCE WITH TDEC REQUIREMENTS.
8. ANY EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS MUST BE SEEDED AND MULCHED WITHIN FIFTEEN (15) DAYS OF INSTALLATIONS. THESE AREAS MUST BE MAINTAINED IN GOOD WORKING ORDER UNTIL THE AREA IS DECLARED STABILIZED BY THE CITY OF WHITE BLUFF.
9. THE CONSTRUCTION OF TEMPORARY CONSTRUCTION ACCESS ROADWAY MUST BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY RUNOFF OR VEHICLES ONTO PAVED SURFACE. CLEAR THE IMMEDIATE AREA AT THE CONSTRUCTION ACCESS ROAD FROM ALL VEGETATION, ROOTS AND ANY OTHER OBJECTIONABLE MATERIAL AND THEN LAY A LAYER OF GRAVEL AT A MINIMUM OF 6" THICK FOR A MINIMUM OF ONE HUNDRED (100) FEET FROM THE EDGE OF THE PAVED PUBLIC ROAD. WHERE SEDIMENT IS TRANSPORTED ON TO A PUBLIC ROAD PAVEMENT, THE ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH WORK DAY OR MORE OFTEN AS DEEMED NECESSARY. REMOVE SEDIMENT FROM PAVED PUBLIC ROADS BY SHOVELING OR SWEEPING AND TAKE THE REMOVED SEDIMENT TO A SEDIMENT CONTROLLED DISPOSAL AREA. THE WASHING OF THE STREET SHALL BE ALLOWED ONLY AFTER SEDIMENT DEBRIS HAS BEEN REMOVED IN THE ABOVE MENTIONED MANNER.
10. ALL EXCAVATION AND FILL ACTIVITIES MUST BE CONDUCTED IN THE DRY.
11. CLEARING, GRUBBING, AND OTHER DISTURBANCE TO VEGETATION SHALL BE LIMITED TO THE MINIMUM NECESSARY FOR SLOPE CONSTRUCTION AND EQUIPMENT OPERATIONS.
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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.

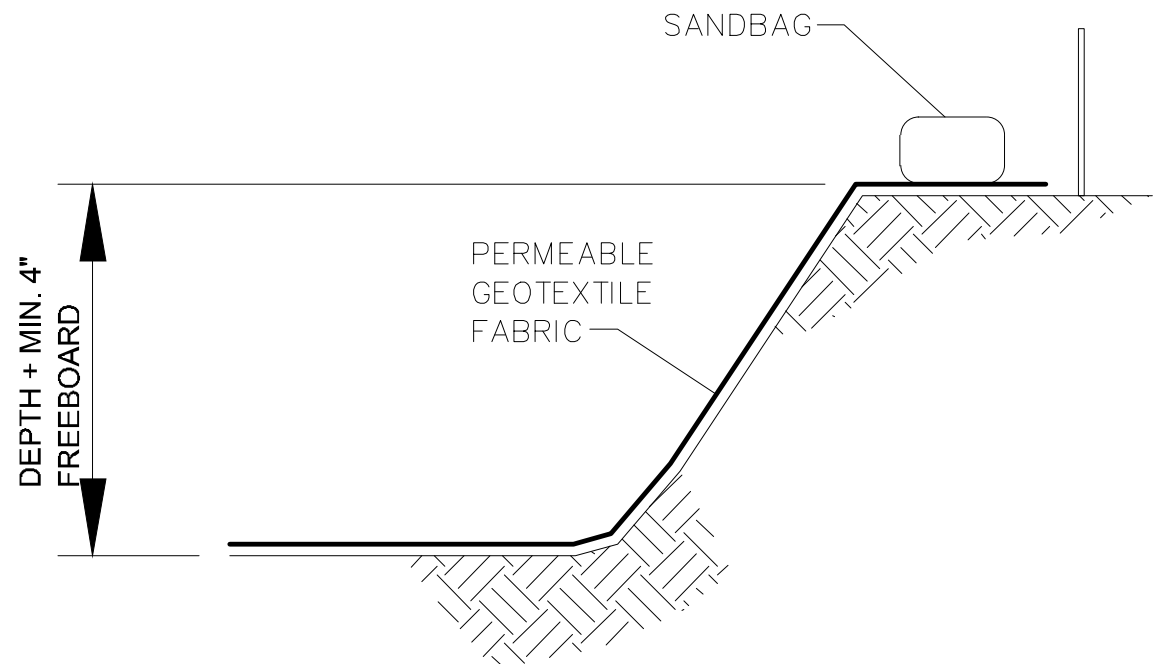
6. PREPARE FINAL SEEDING AND LANDSCAPING.
7. MONITOR STABILIZED AREAS UNTIL FINAL STABILIZATION IS ACHIEVED.
8. RESEED AND STRAW THESE AREAS WITH NATIVE GRASSES/SPECIES.
9. ESTABLISH VEGETATION BEFORE REMOVING THE EPSC CONTROLS.
10. REMOVE EPSC CONTROLS REMAINING.

INTERMEDIATE & FINAL EPSC

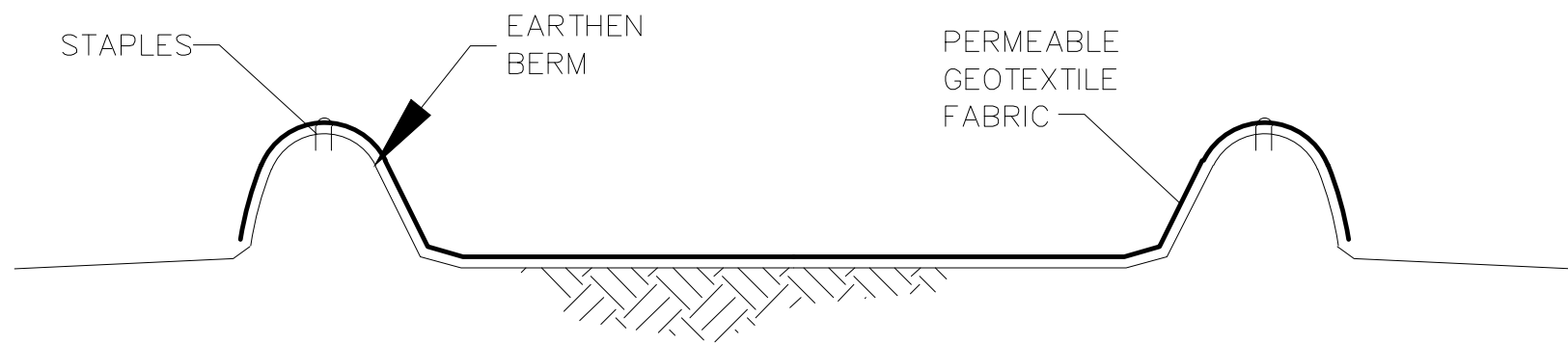
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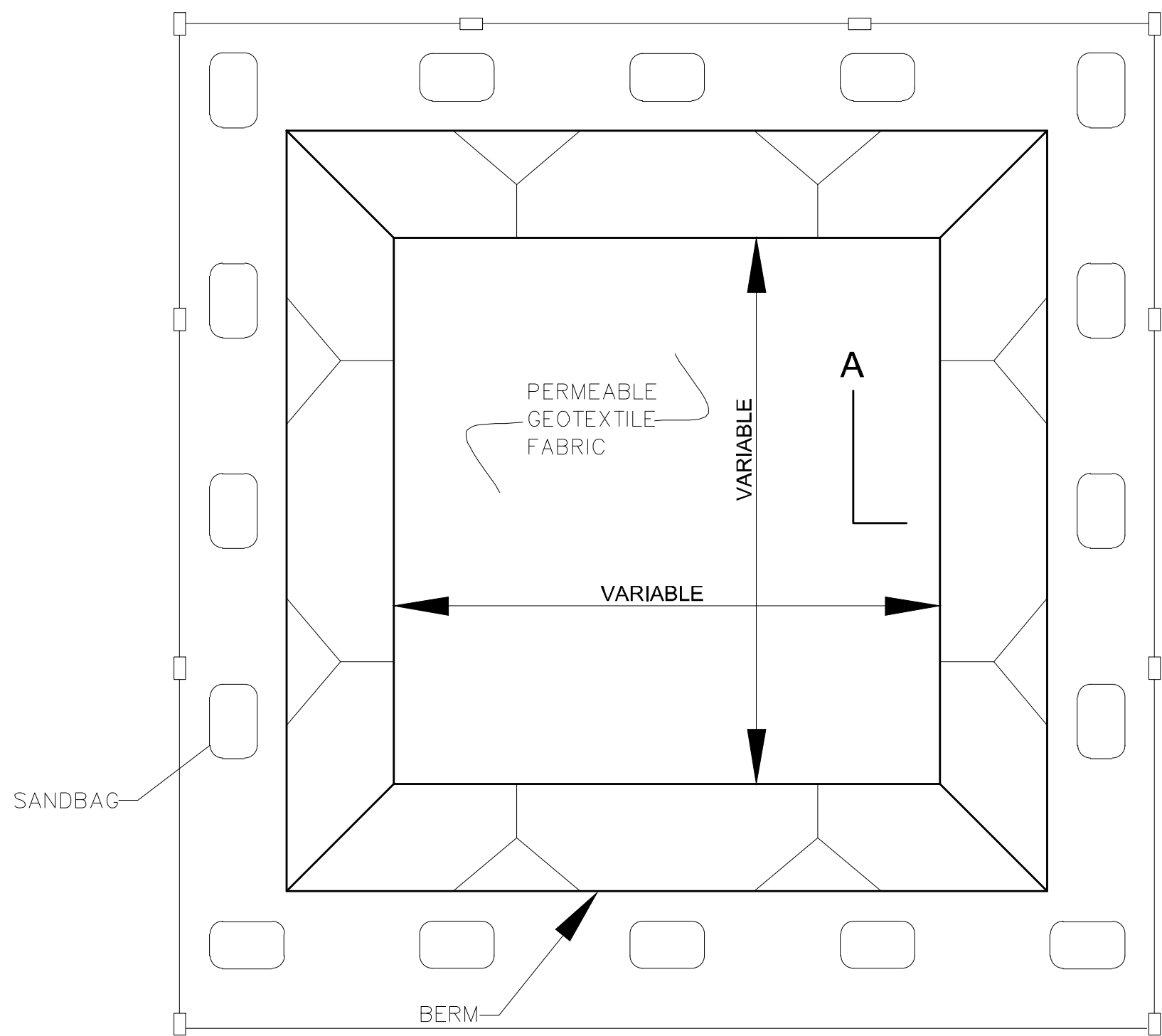
CONCRETE WASHOUT
SIGN (OR EQUIVALENT)



SECTION A-A



SECTION B-B

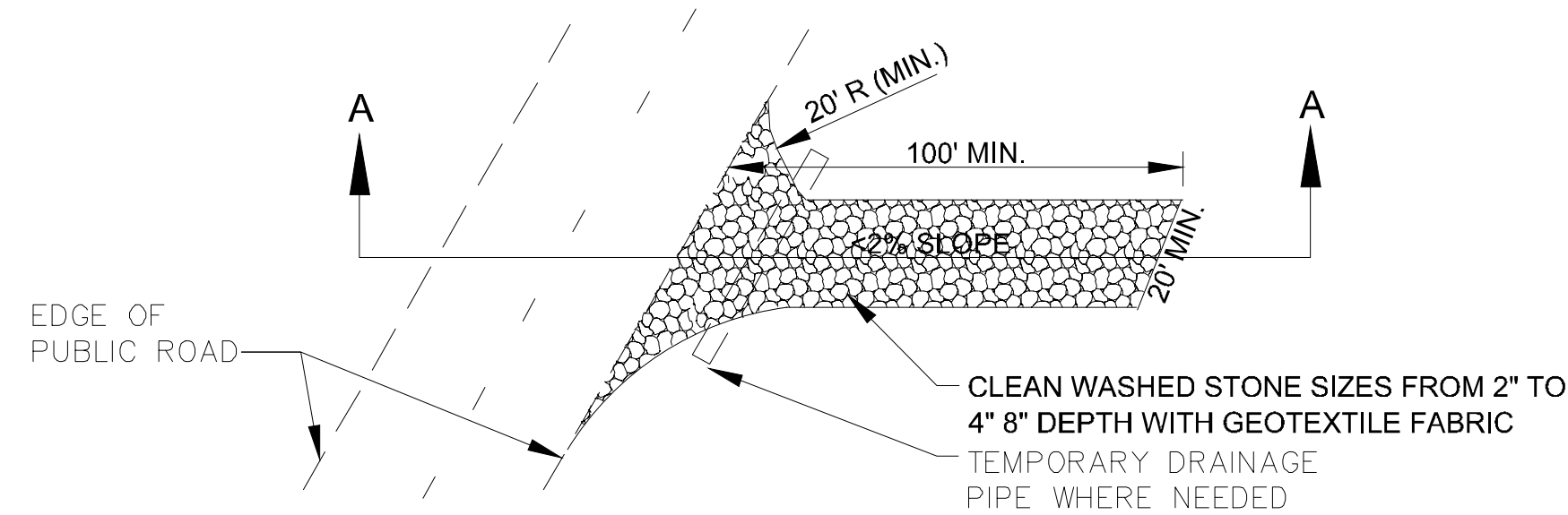


PLAN VIEW
TYPE "BELOW GRADE"

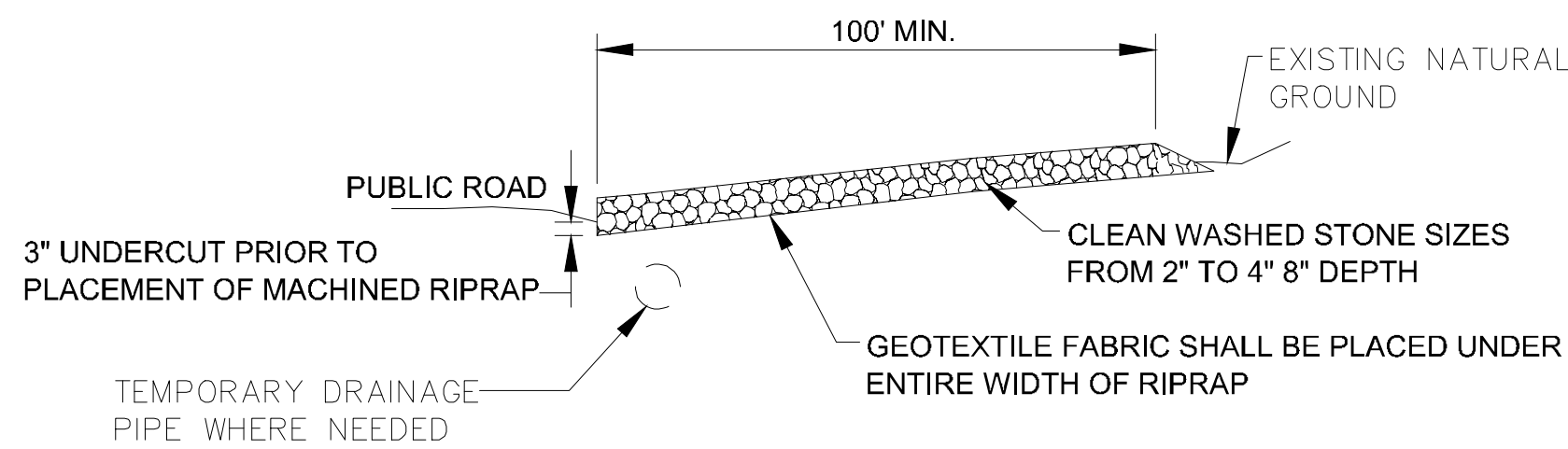
NOTES:

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

1 CONCRETE WASHOUT
SCALE: N.T.S.

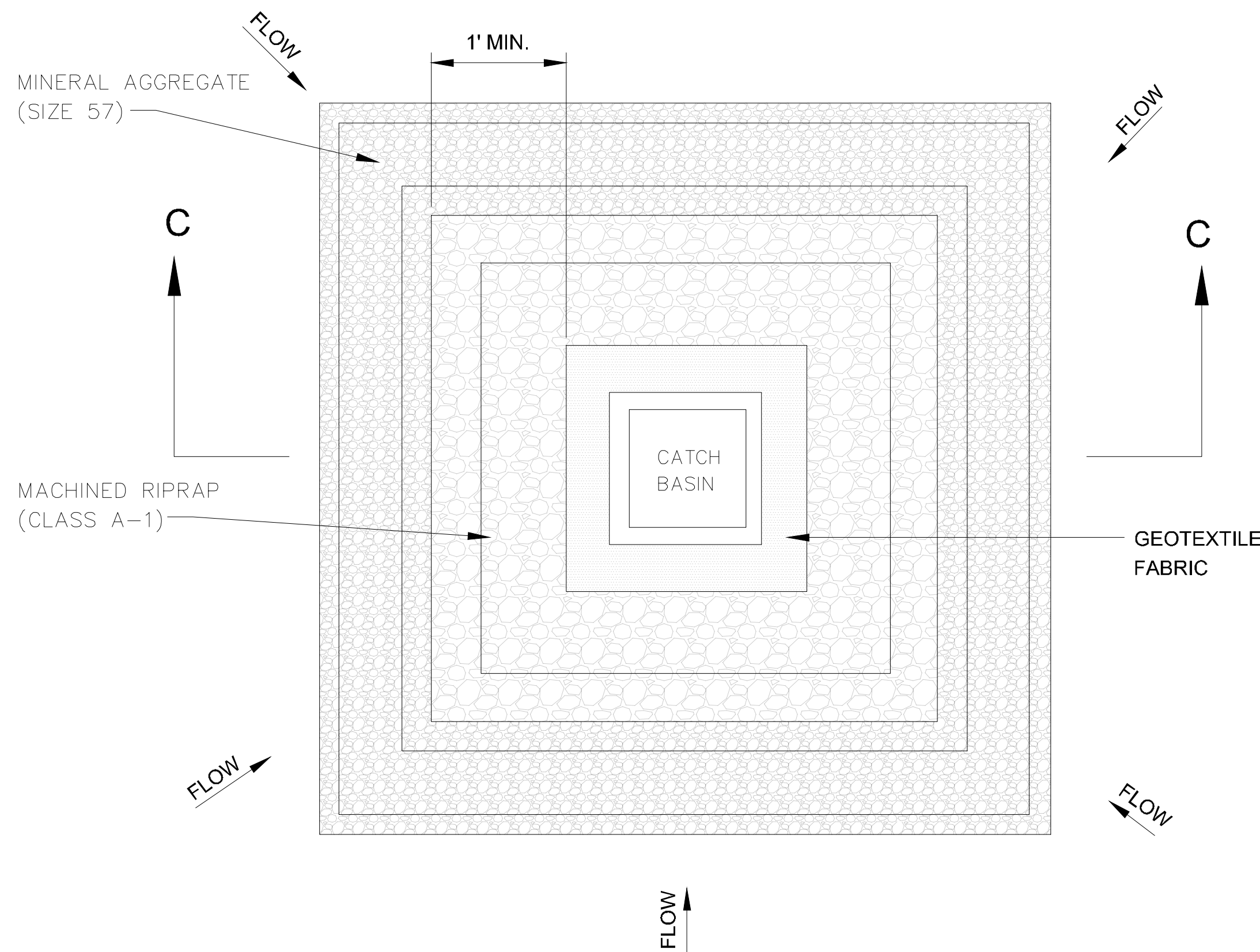


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

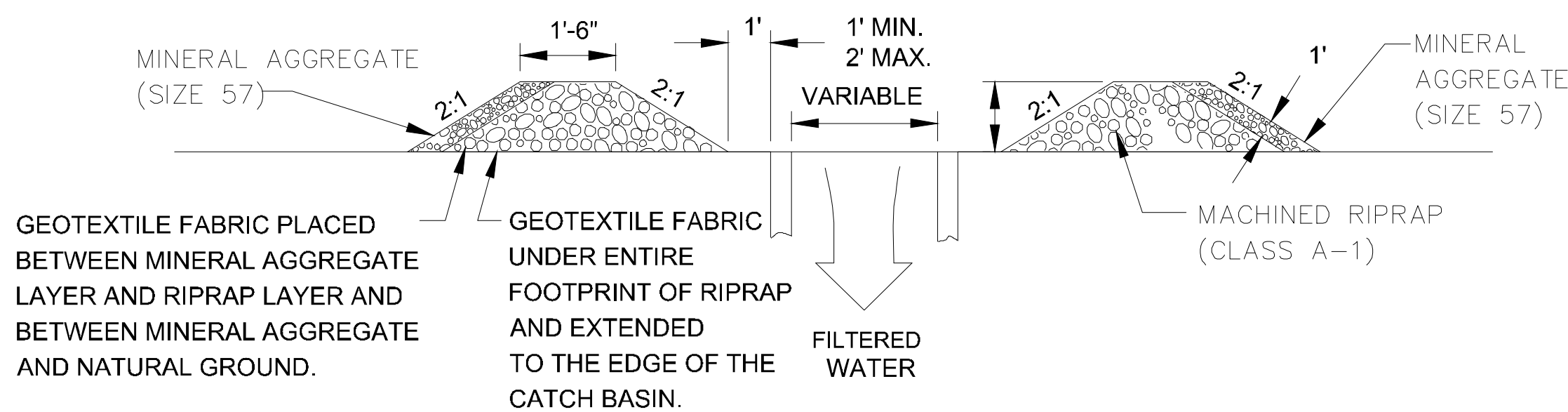


SECTION A-A

2 CONSTRUCTION ENTRANCE
SCALE: N.T.S.



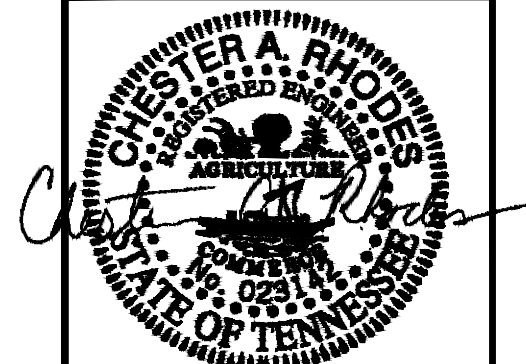
CATCH BASIN PROTECTION



SECTION C-C

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

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902 OLACID COURT
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TN GROUP PROPERTIES LLC
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3/14/2024

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SITE DEVELOPMENT, WASTE/WATER TREATMENT

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RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

EPSC DETAILS

DWG. No.

C-7.3

SCALE: NOTED

CADFILE: 11111111111111111111

JOB No.

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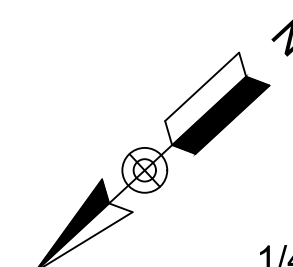
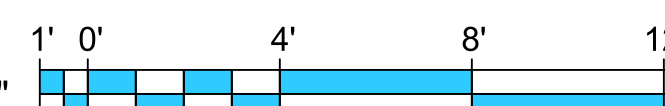
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EXISTING FLOOR PLAN

DING, No.

SCALE: NOTED

JOB No. _____


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


EXISTING FLOOR PLAN

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55130 MURFREESBORO ROAD, LA VERGNE, TN 37086

PROPOSED NEW BUILDING LAYOUT

DAG, No

A-1.1

SCALE: NOTED

JOB No. _____

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Diagram illustrating the relationship between a perspective view and an elevation view. The perspective view shows a line with a cross-section. The elevation view shows a line with a cross-section and a scale from 1' to 12'.

PROPOSED NEW BUILDING LAYOUT

NOTED



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

DING, No.

A-2.0

SCALE: NOTED

JOB No. _____



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

1' 0" = 1'-0"

1' 0' 4' 8' 12'



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

1/4" = 1'-0"

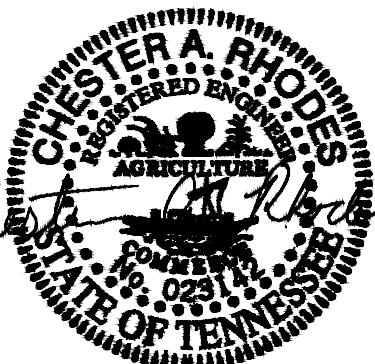
EXISTING FRONT & REAR ELEVATION

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RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

EXISTING LEFT SIDE & RIGHT SIDE ELEVATIONS

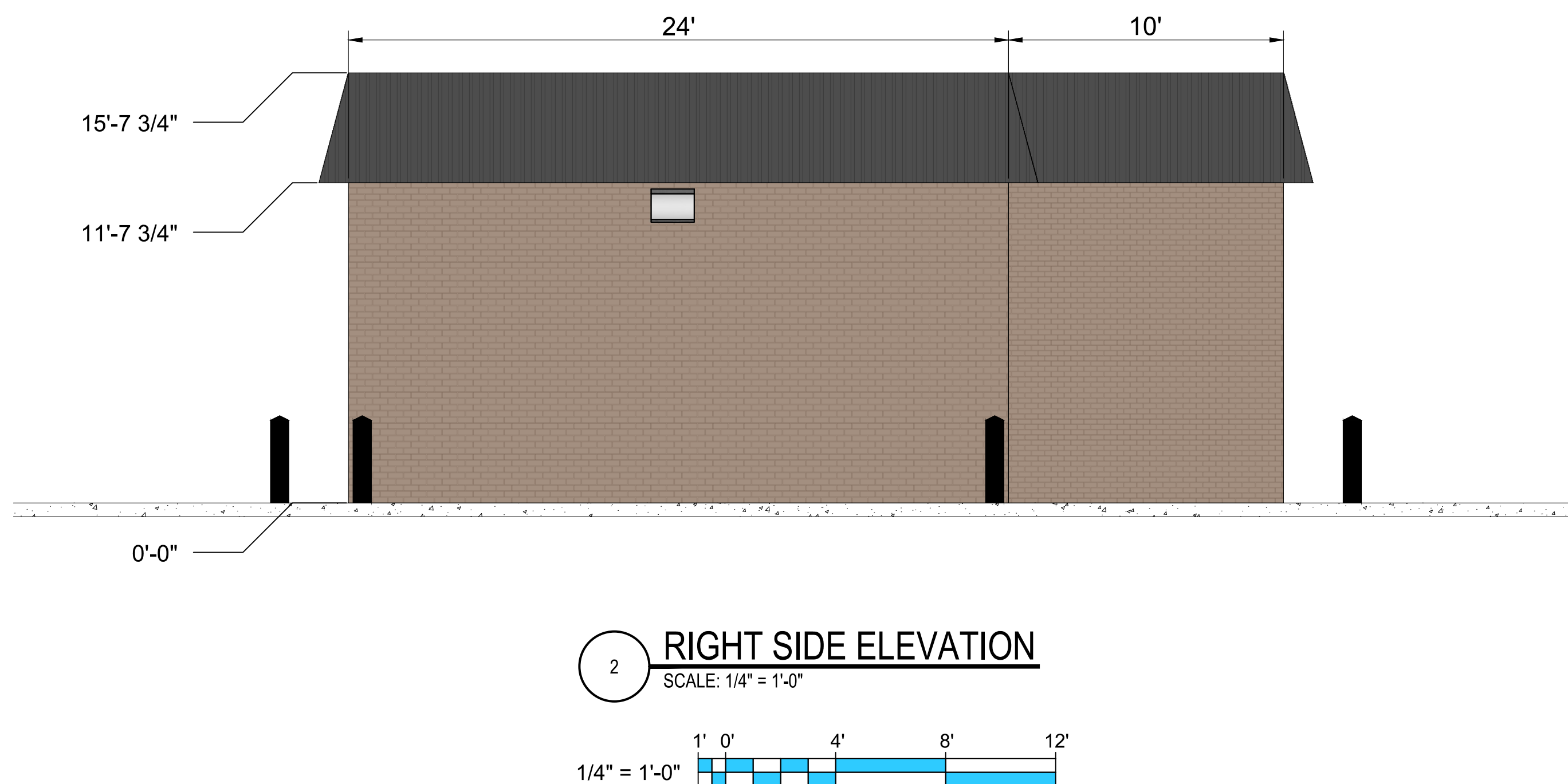
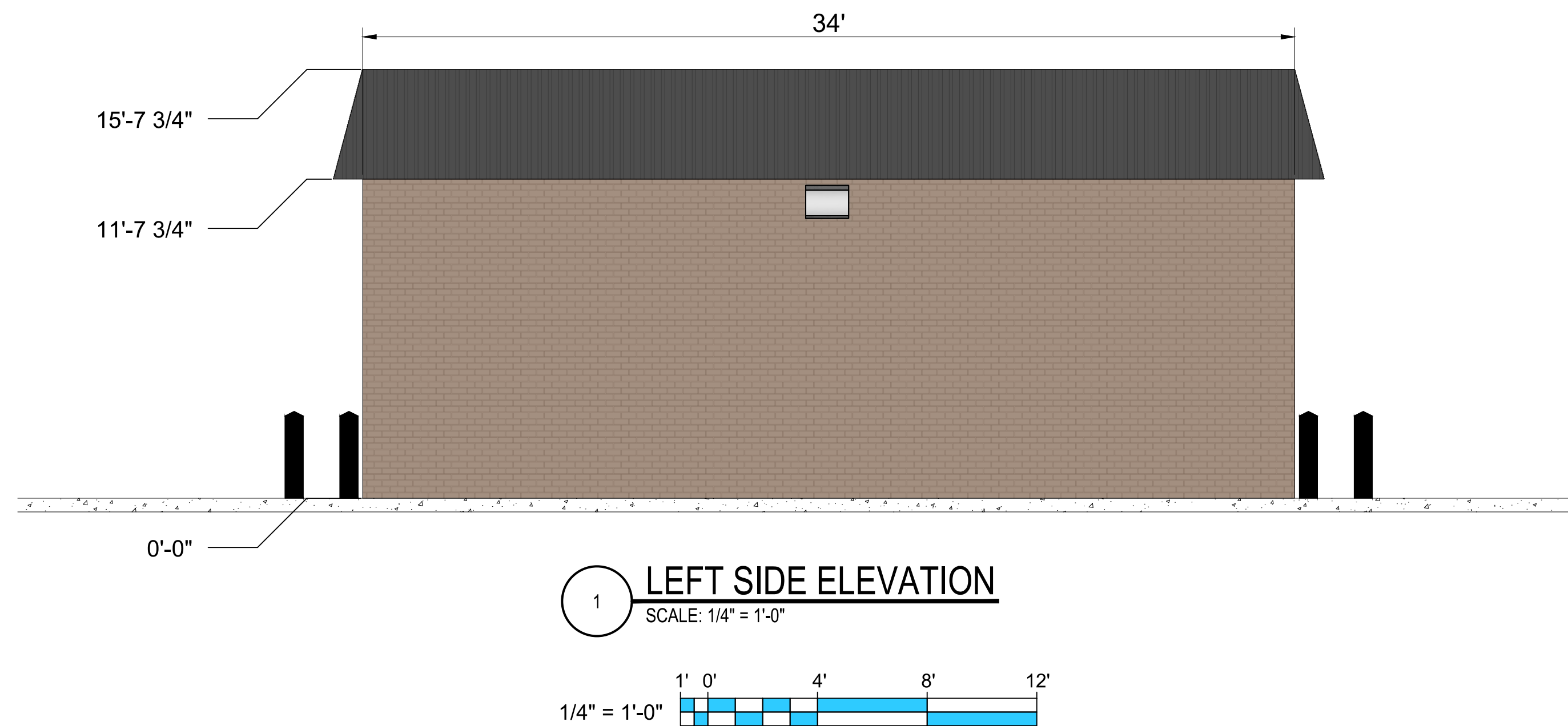
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SCALE: NOTED

JOB N

REV.



EXISTING LEFT SIDE & RIGHT SIDE ELEVATIONS

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3/14/2024

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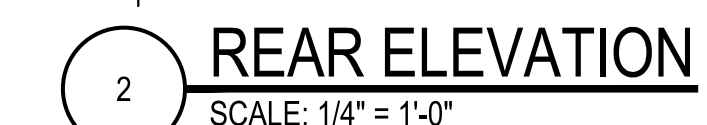
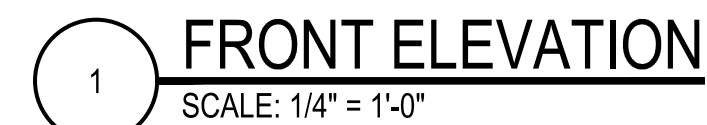
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PROPOSED FRONT & REAR ELEVATIONS

A-3.0

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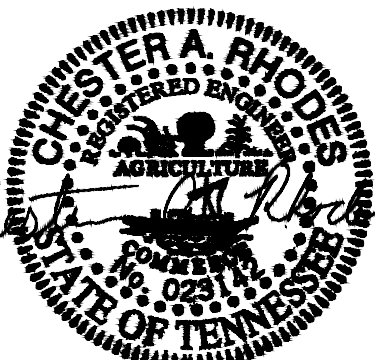


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RETAIL CENTER

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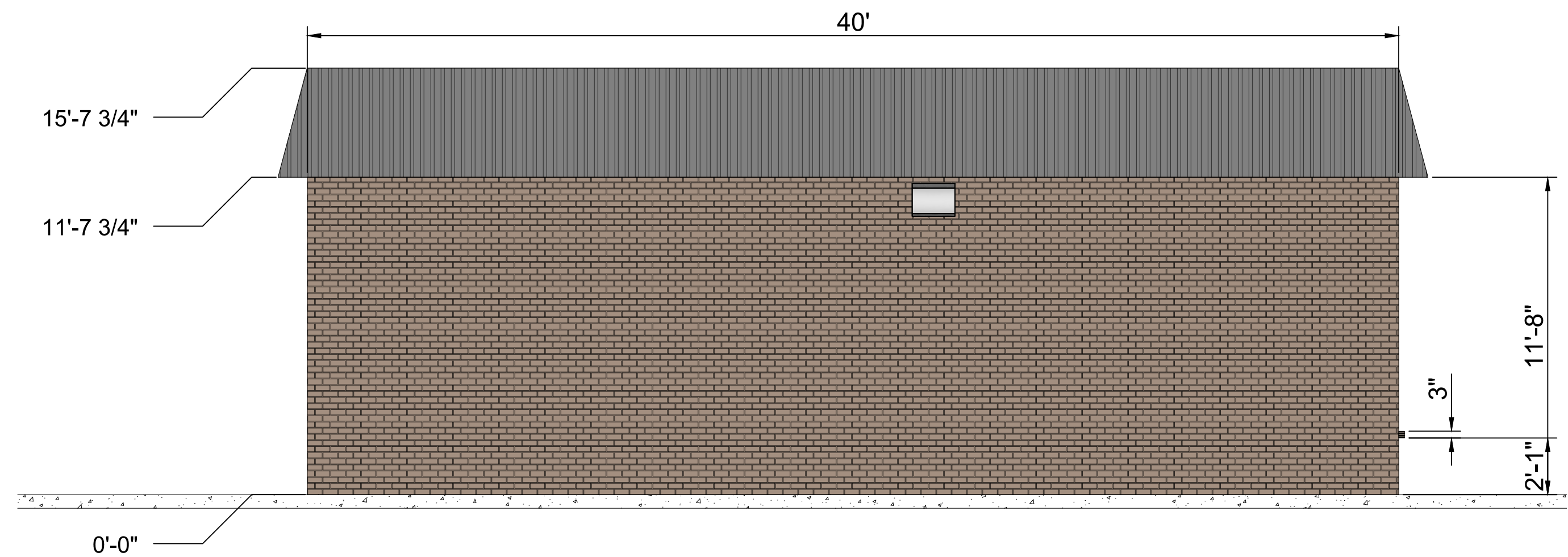
PROPOSED LEFT SIDE & RIGHT SIDE ELEVATIONS

D'NG, No

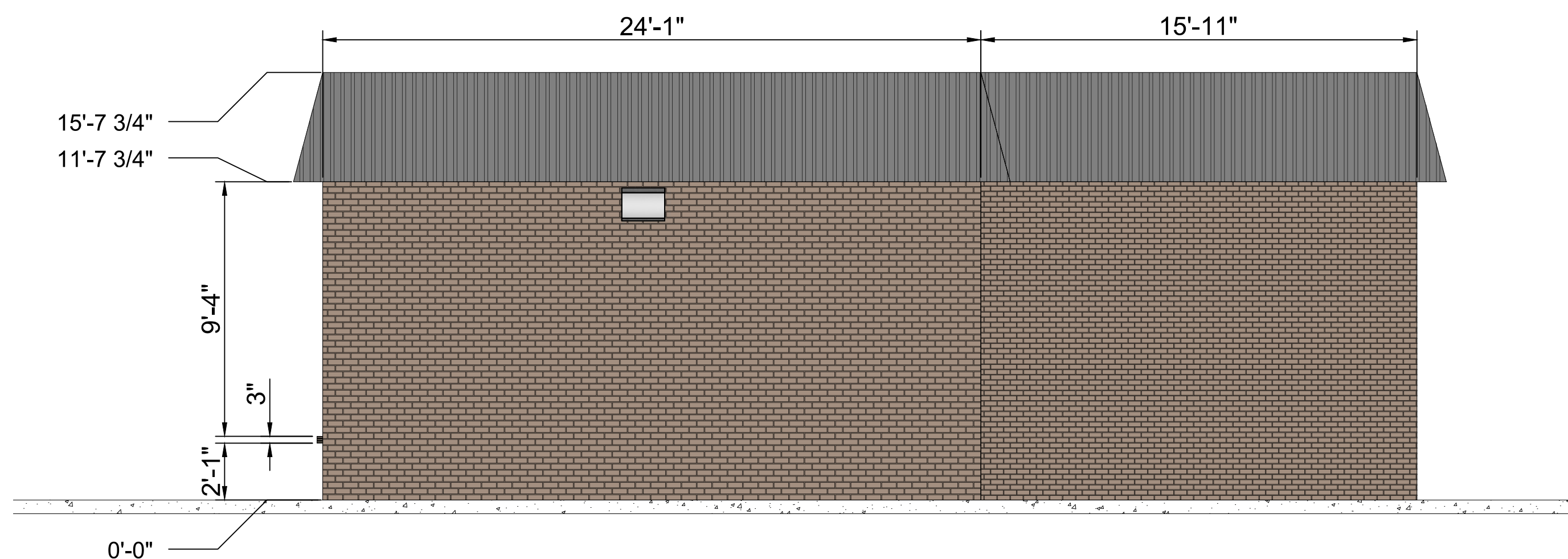
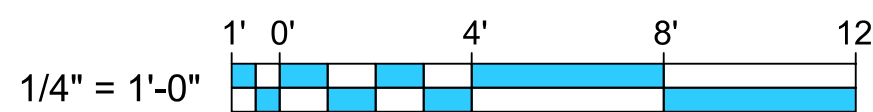
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SCALE: NOTED

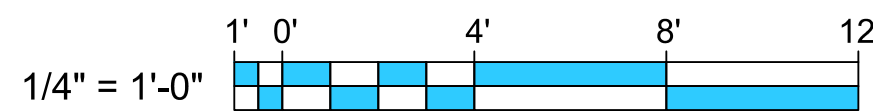
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1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



[illegible]

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

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

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

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RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

RETAIL CENTER

LANDSCAPE PLANNING

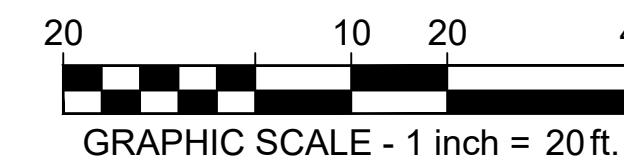
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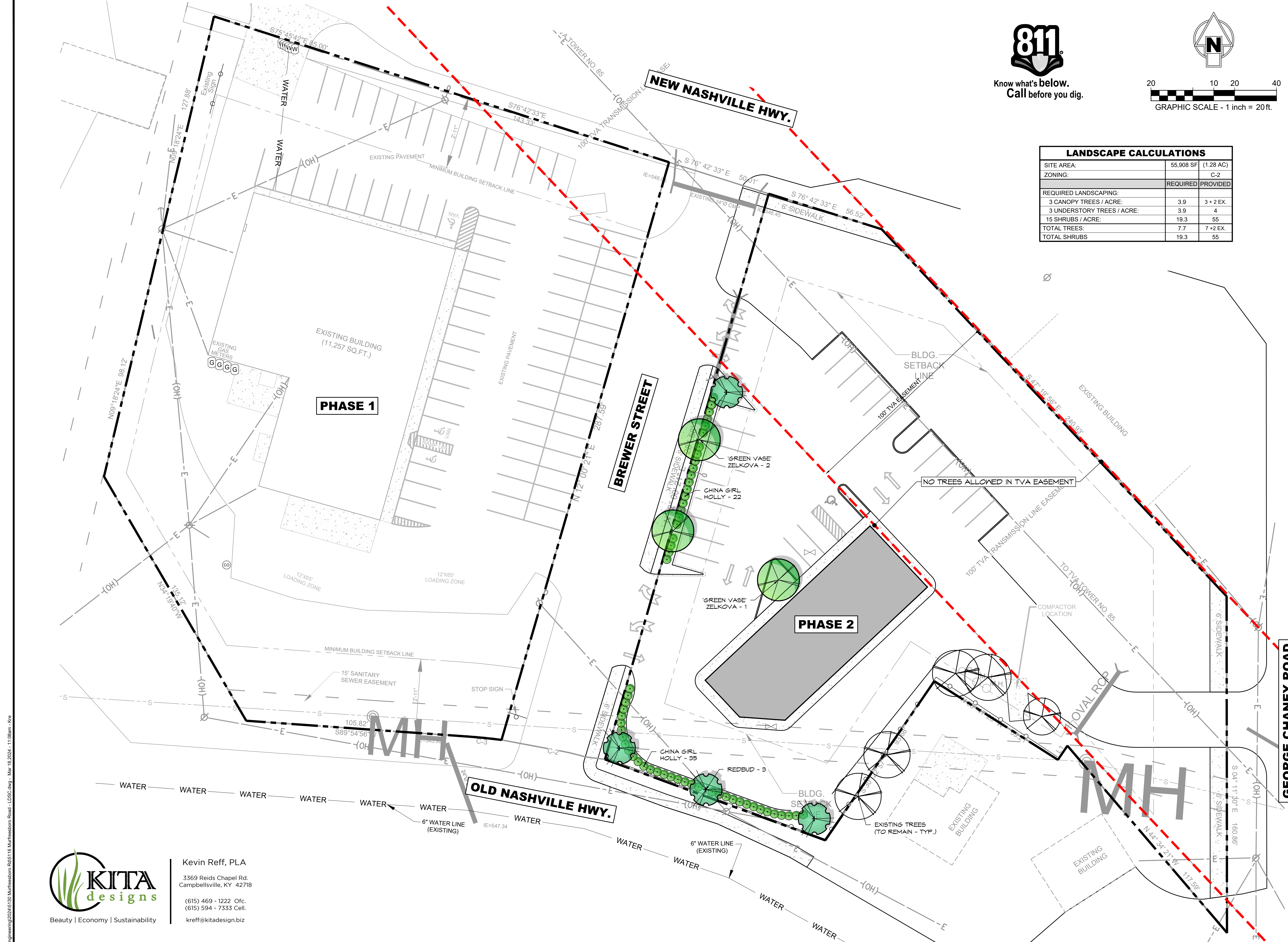
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Page 56 of 108



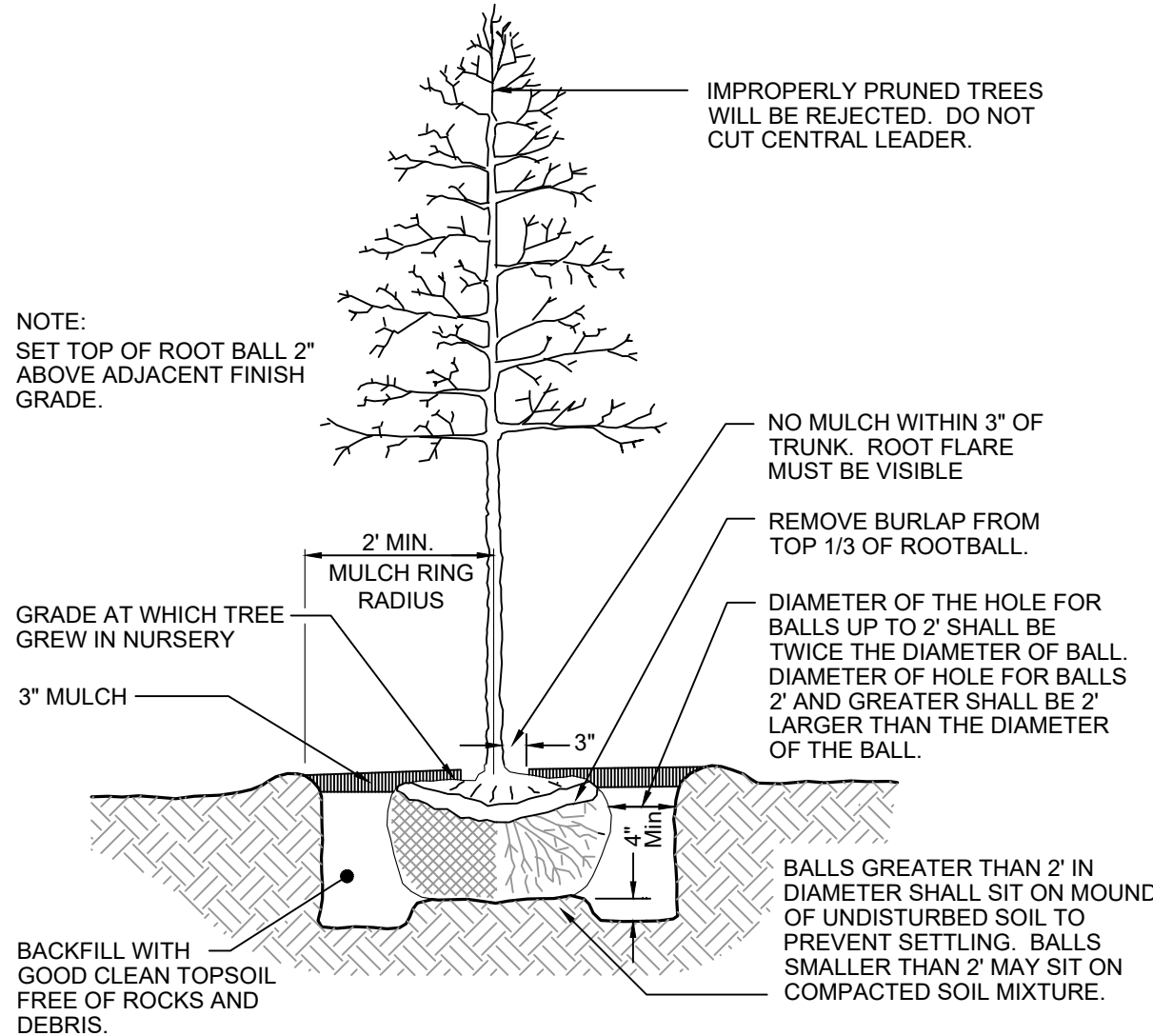
LANDSCAPE CALCULATIONS		
SITE AREA:	55.98 SF	(1.28 AC)
ZONING:		C-2
	REQUIRED	PROVIDED
REQUIRED LANDSCAPING:		
3 CANOPY TREES / ACRE:	3.9	3 + 2 EX.
3 UNDERSTORY TREES / ACRE:	3.9	4
15 SHRUBS / ACRE:	19.3	55
TOTAL TREES:	7.7	7 + 2 EX.
TOTAL SHRUBS	19.3	55



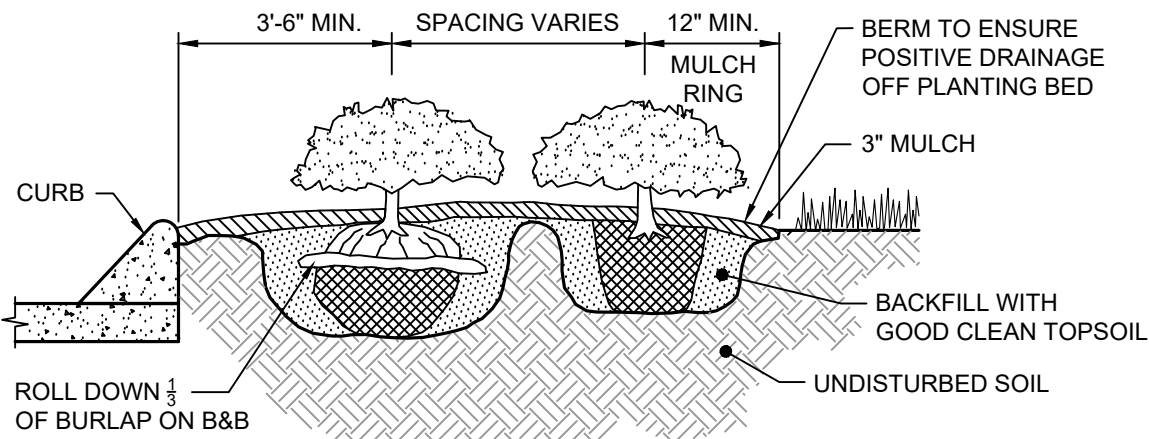
Kevin Reff, PLA
3369 Reids Chapel Rd.
Campbellsville, KY 42718
(615) 469 - 1222 Ofc.
(615) 594 - 7333 Cell.
kreff@kitadesign.biz

LANDSCAPE NOTES:

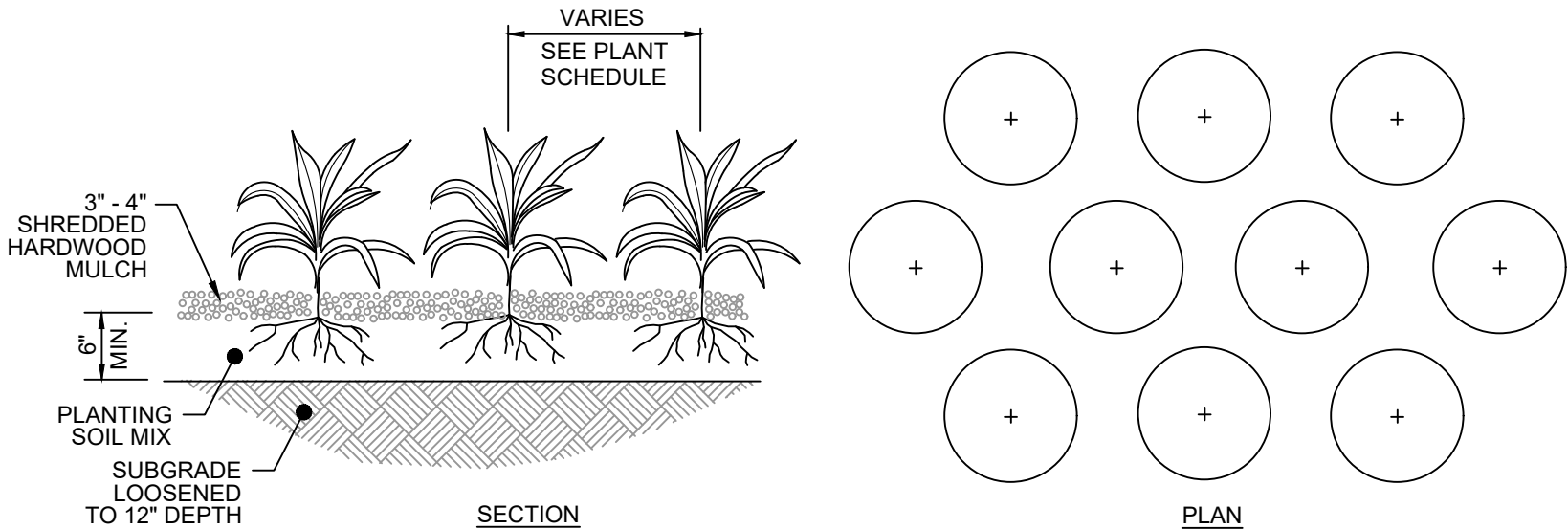
1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT 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



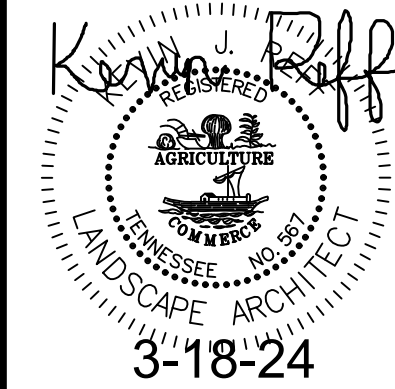
SHRUB / GROUND COVER PLANTING
NOT TO SCALE



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				

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



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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Rhodes Engineering & Environmental Services, LLC.

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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
	△



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

WDGE2 LED

Architectural Wall Sconce

Visual Comfort Optic

BAA SAA

Specifications

Depth (D1):	1"
Depth (D2):	7.5"
Height:	9"
Width:	11.5"
Weight:	13.5 lbs
(without options)	

Category:	
Notes:	
Item:	

Introduction

The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely adapted shape that blends with any architecture. The sleek rectangular design comes in four sizes and luminaire packages ranging from 1,200 to 25,000 lumens, providing a true wide-area solution. Embedded with rugged® AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-glare light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18M cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian safety applications in any environment.

WDGE2 LED Family Overview

Description	Option	Standard ENEC CUL	CULM, CUL, CUL	Sensor	Approximate Luminaire Output (LM, WAT)							
					Fl	Fl	Fl	Fl	Fl	Fl	Fl	Fl
WDGE2 LED	Visual Comfort	400			750	1,200	2,800	4,200	6,000	—	—	—
WDGE2 LED	Visual Comfort	100	WW	Standard / Night	1,200	1,200	1,000	1,000	4,500	6,000	—	—
WDGE2 LED	Precision Performance	300	WW	Standard / Night	700	1,200	2,800	4,200	6,000	—	—	—
WDGE2 LED	Precision Performance	100	WW	Standard / Night	1,000	2,800	4,200	6,000	25,000	25,000	—	—
WDGE2 LED	Precision Performance	—	—	Standard / Night	12,000	14,000	16,000	20,000	22,000	25,000	—	—

Ordering Information

EXAMPLE: WDGE2 LED P3 400 80CRI VW MVOLT SRM DBDXX

Order	Feature	Color Temperature	CRI	Execution	Voltage	Mounting	Shipped separately
WDGE2 LED	P1*	27K	90CRI	HCR	120V	AWG1	Shipped included
	P2*	3000K	90CRI	HCR	120V	AWG1	Shipped included
	P3*	3000K	80CRI	SW	120V	AWG1	Shipped included
	P4*	3000K	80CRI	SW	120V	AWG1	Shipped included
* See our website (www.lithonia.com) for complete ordering information.							Shipped separately
Note: All units are standard 120V.							Shipped separately

Options:							
400H	Emergency / Safety backup (Certified to UL File #584323)	Standard Sensor Controls	Only available with P1/P2/P3/P4	DBD1	Dark Sensor		
400E	Emergency / Safety backup (Certified to UL File #584323)	PIR	Passive Infrared (PIR) sensor for P1/P2/P3/P4 mounting heights increased to 6'0"	DBD2	Dark		
400E	Emergency / Safety backup (Certified to UL File #584323)	PIR	Passive Infrared (PIR) sensor for P1/P2/P3/P4 mounting heights increased to 6'0"	DBD3	Dark		
400E	Emergency / Safety backup (Certified to UL File #584323)	PIR	Passive Infrared (PIR) sensor for P1/P2/P3/P4 mounting heights increased to 6'0"	DBD4	Dark		
400E	Emergency / Safety backup (Certified to UL File #584323)	PIR	Passive Infrared (PIR) sensor for P1/P2/P3/P4 mounting heights increased to 6'0"	DBD5	Dark		
400E	Emergency / Safety backup (Certified to UL File #584323)	PIR	Passive Infrared (PIR) sensor for P1/P2/P3/P4 mounting heights increased to 6'0"	DBD6	Dark		
400E	Emergency / Safety backup (Certified to UL File #584323)	PIR	Passive Infrared (PIR) sensor for P1/P2/P3/P4 mounting heights increased to 6'0"	DBD7	Dark		
400E	Emergency / Safety backup (Certified to UL File #584323)	PIR	Passive Infrared (PIR) sensor for P1/P2/P3/P4 mounting heights increased to 6'0"	DBD8	Dark		
400E	Emergency / Safety backup (Certified to UL File #584323)	PIR	Passive Infrared (PIR) sensor for P1/P2/P3/P4 mounting heights increased to 6'0"	DBD9	Dark		
400E	Emergency / Safety backup (Certified to UL File #584323)	PIR	Passive Infrared (PIR) sensor for P1/P2/P3/P4 mounting heights increased to 6'0"	DBD10	Dark		
400E	Emergency / Safety backup (Certified to UL File #584323)	PIR	Passive Infrared (PIR) sensor for P1/P2/P3/P4 mounting heights increased to 6'0"	DBD11	Dark		
400E	Emergency / Safety backup (Certified to UL File #584323)	PIR	Passive Infrared (PIR) sensor for P1/P2/P3/P4 mounting heights increased to 6'0"	DBD12	Dark		
400E	Emergency / Safety backup (Certified to UL File #584323)	PIR	Passive Infrared (PIR) sensor for P1/P2/P3/P4 mounting heights increased to 6'0"	DBD13	Dark		
400E	Emergency / Safety backup (Certified to UL File #584323)	PIR	Passive Infrared (PIR) sensor for P1/P2/P3/P4 mounting heights increased to 6'0"	DBD14	Dark		
400E	Emergency / Safety backup (Certified to UL File #584323)	PIR	Passive Infrared (PIR) sensor for P1/P2/P3/P4 mounting heights increased to 6'0"	DBD15	Dark		
400E	Emergency / Safety backup (Certified to UL File #584323)	PIR	Passive Infrared (PIR) sensor for P1/P2/P3/P4 mounting heights increased to 6'0"	DBD16	Dark		
400E	Emergency / Safety backup (Certified to UL File #584323)</						

		
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Win Engineering Project No. 01324 04.05.24		
Sheet Title: PHOTOMETRIC SITE PLAN		
Sheet Number: PH-1.0		



Item #: 6. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Last of the Loggers, LLC - 9.67 Acres. Property located on Sanford Road (Tax Map 28, Parcel 1.01). Current Zoning District: A (Agricultural) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Chao Wen Dong.

Reviewed By:
Bo Logan, City Planner

Summary:

The applicant is requesting to rezone approximately 9 acres from Ag to R-3. The property is located between Chaney and Sanders Roads.

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 R-3. North of this site is R-3 located on the east side of Chaney.

The remaining property that borders this site on the northern sides is R-2 which is Medium 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)

1. (For Information) Development of this property as R3 zoning will require significant stormwater controls along the southern boundary.
2. (For information) Development of this property as R3 zoning will require a traffic study and likely significant public roadway improvements to serve the increased traffic load.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

No comments.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

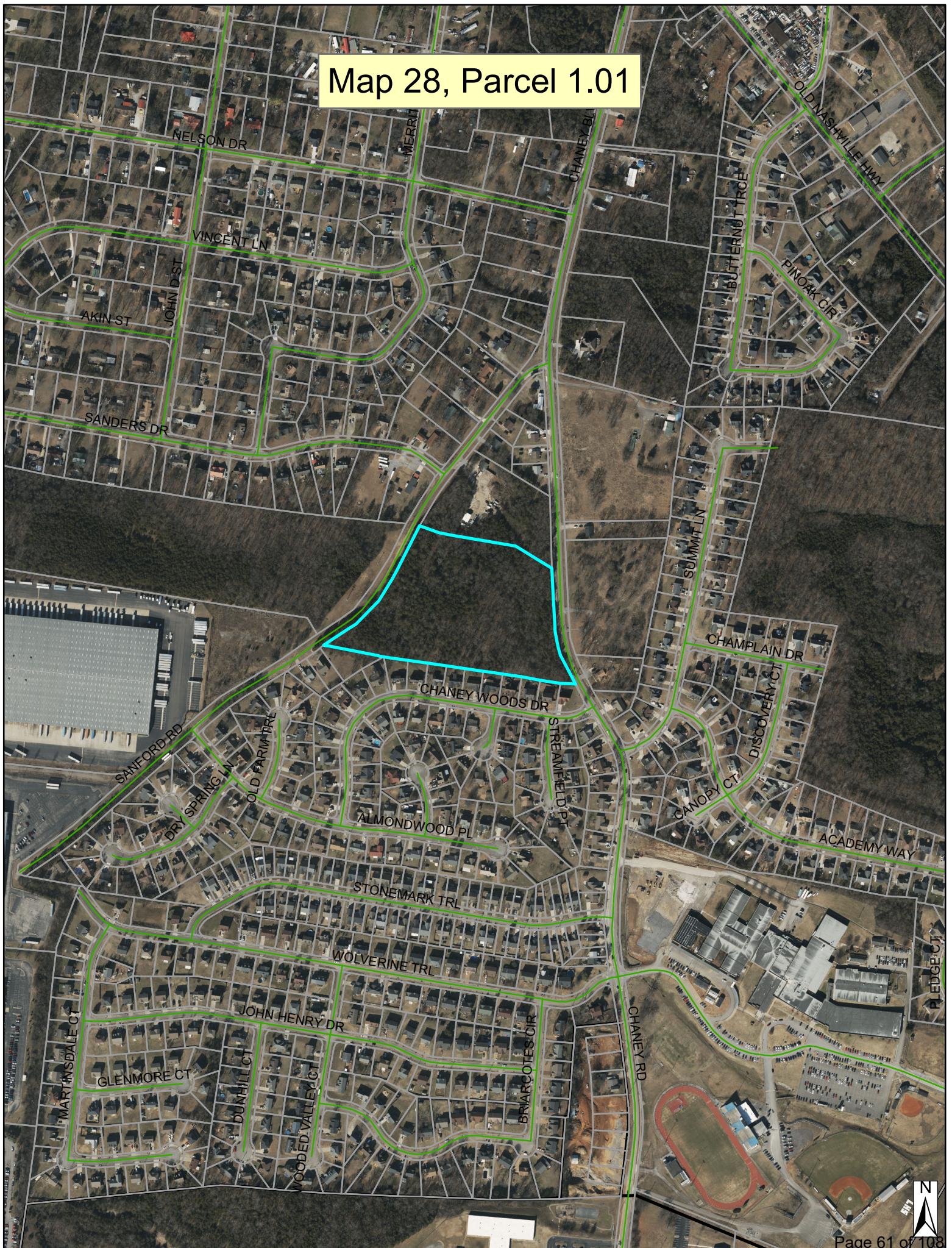
No comments.

Police

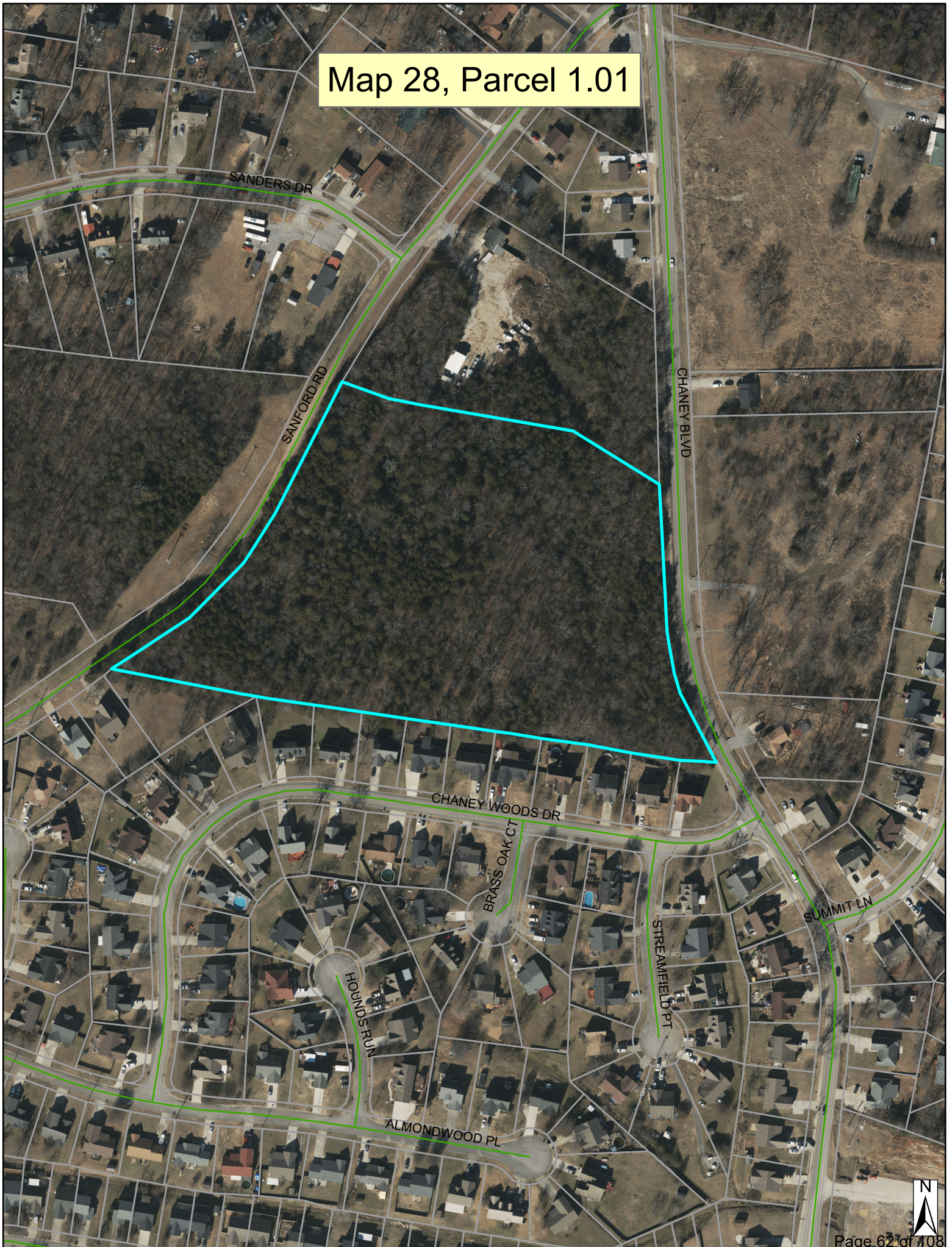
No comments.

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

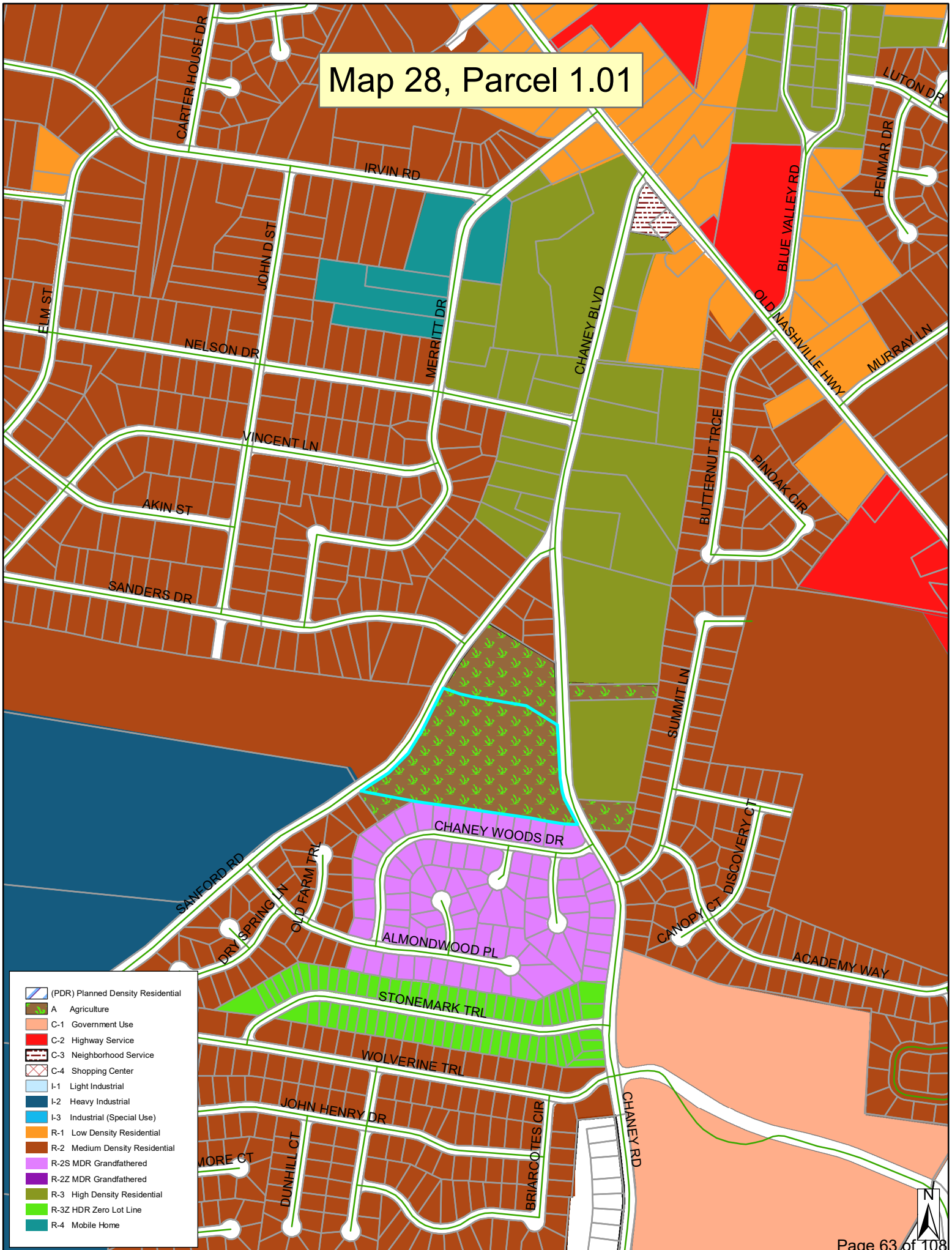
Map 28, Parcel 1.01



Map 28, Parcel 1.01



Map 28, Parcel 1.01





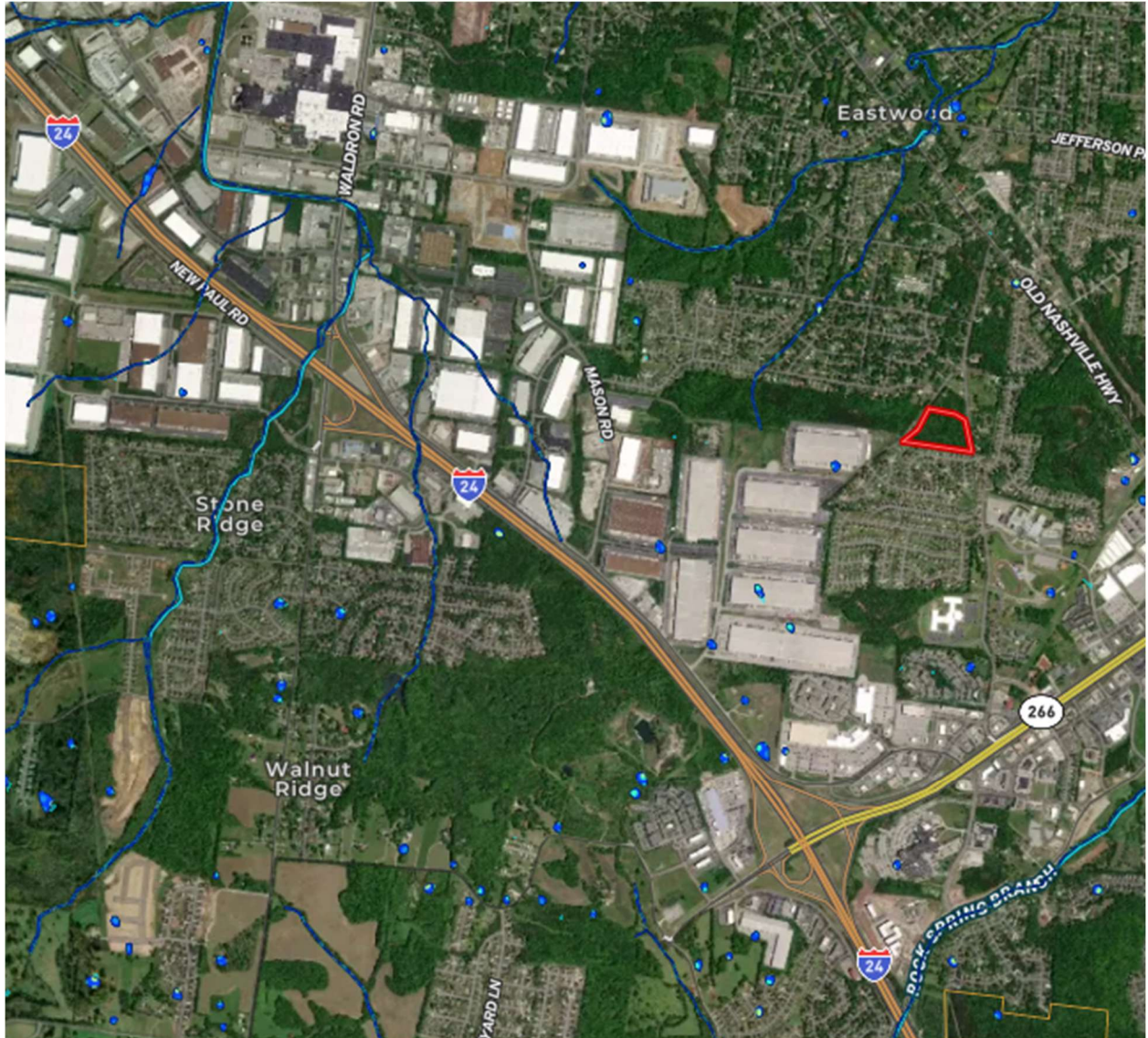
**PROPERTY
RE-ZONING
REQUESTED**
FOR INFO CALL
615-287-8702



Location: Sanford Rd, La Vergne, TN, 37086

Parcel ID: R0014716

Acres: 9.67





THICK	2.0225515	0.162	0.586	0.170	
CSH	2.100468N	0.210	0.581	0.172	
WATER	2.100468N	0.210	0.581	0.172	

1. PURPOSE OF PLAT: BOUNDARY SURVEY
2. THE SUBJECT TRACT IS OWNED BY (A) BURLINGTON DISTRICT AND IS SUBJECT TO SURVEYED ACREAGE: 9.67 AC. (9.67 AC. OF 10.00 AC. SP. F. 15)
3. MINIMUM BUILDING SETBACKS AS FOLLOWS:
 - FRONT = 40'
 - SIDE = 15'
 - REAR = 15'
4. THE SUBJECT PROPERTY LIES WITHIN ZONE X OF MAJOR FLOOD INSURANCE RATE MAP FOR THE COMMUNITY OF WINTERBOND COUNTY, TENNESSEE AND INCORPORATED AREAS, THE CITY OF LAWRENCE, COMMUNITY ID 420162, PART 421604105018, EFFECTIVE DATE JANUARY 05, 2007.
5. THIS PROJECT IS SUBJECT TO ANY AND ALL ZONING AND RESTRICTIONS, COVENANTS, AND/OR ANYTHING THAT A TITLE SEARCH MAY REVEAL.

[illegible]

THE COLOR OF THE LOGO INDICATES AN OFFICIAL COPY. IF THERE IS NO COLOR IN THE LOGO, THEN THIS IS NOT AN OFFICIAL COPY.



REGISTERED LAND SURVEYOR

67-60-07 . 0000
CIVIL RIGHTS

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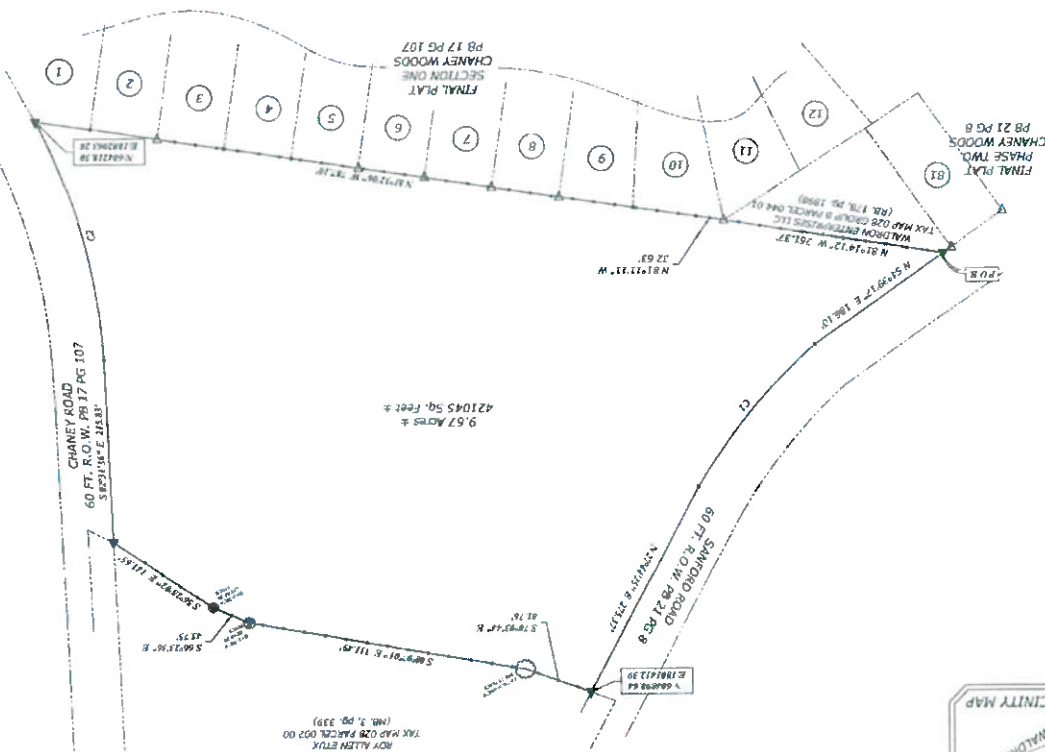
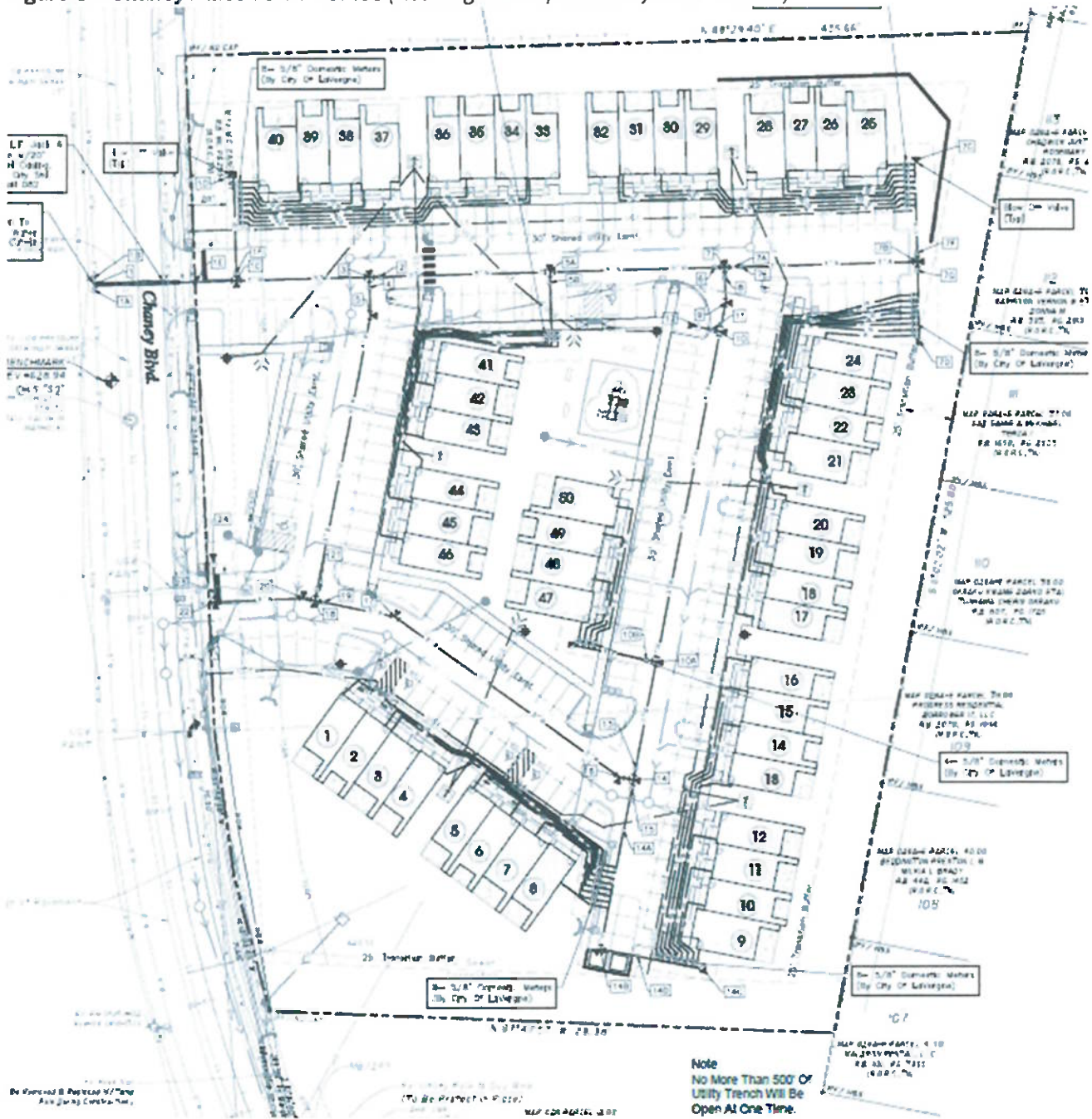
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Figure C. Chaney Place Town Homes (Abutting the Proposed Project to the East)





Item #: 7. Final Plat - Resubdivision of 141 Bain Drive - One Lot Totaling 5.55 Acres. Requested by Kimley Horn. Property located on Bain Drive (Tax Map 17, Parcel 7.01). I-2 (Heavy Industrial) Zoning District. Property owned by Quality Nashville, LLC.

Reviewed By:
Bo Logan, City Planner

Summary:
This is a request for approval of a final plat.

The plat consists of one (1) lot on 5.55 acres. The property is located off Bain Dr.

The property is zoned I-2 which is Heavy Industrial. This property is currently undeveloped.

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. If private access easement is being recorded with this plat, provide dimensions for all sides or provide a note that the easement runs full-width from Bain Drive to the Lot 1 boundary.
2. Note 3 references the incorrect date for the FIRM mapping. Provide date for latest maps.
3. Provide complete name and address of the property owner as well as the developer.
4. Note 6 references 400 Heavy Industrial as the zoning. La Vergne does not have a zoning with that name. Provide correct name.
5. Remove unnecessary certificates (water and public way)
6. Provide the acreage of the remainder lot.

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

1. Subdivision of this lot will create an industrial lot that does not have access to public water pressure and flow to meet current requirement of water availability without public improvements, which may require a public utility easement through the lot from Bain Drive to Jones Blvd.

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

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

Police

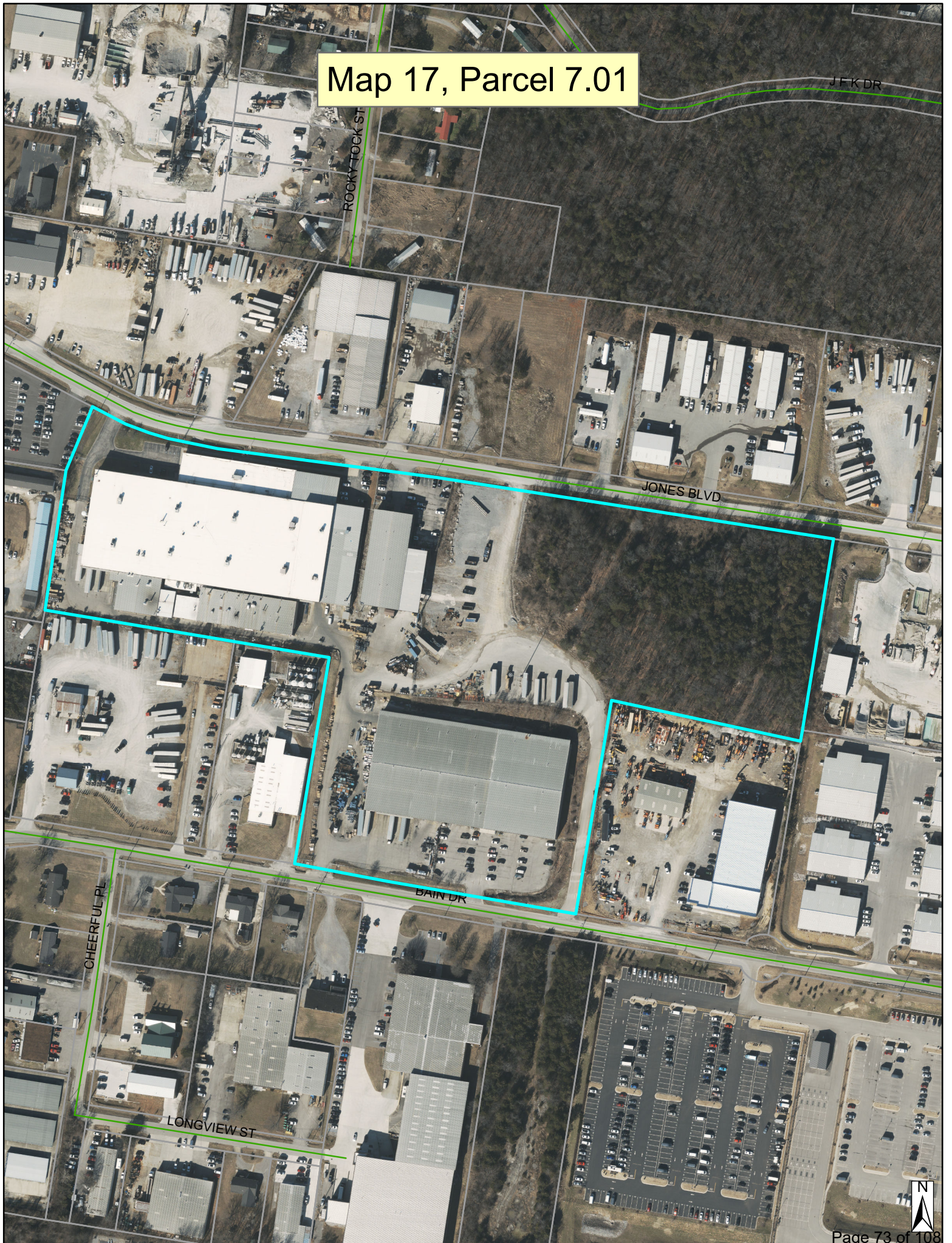
No comments

***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.

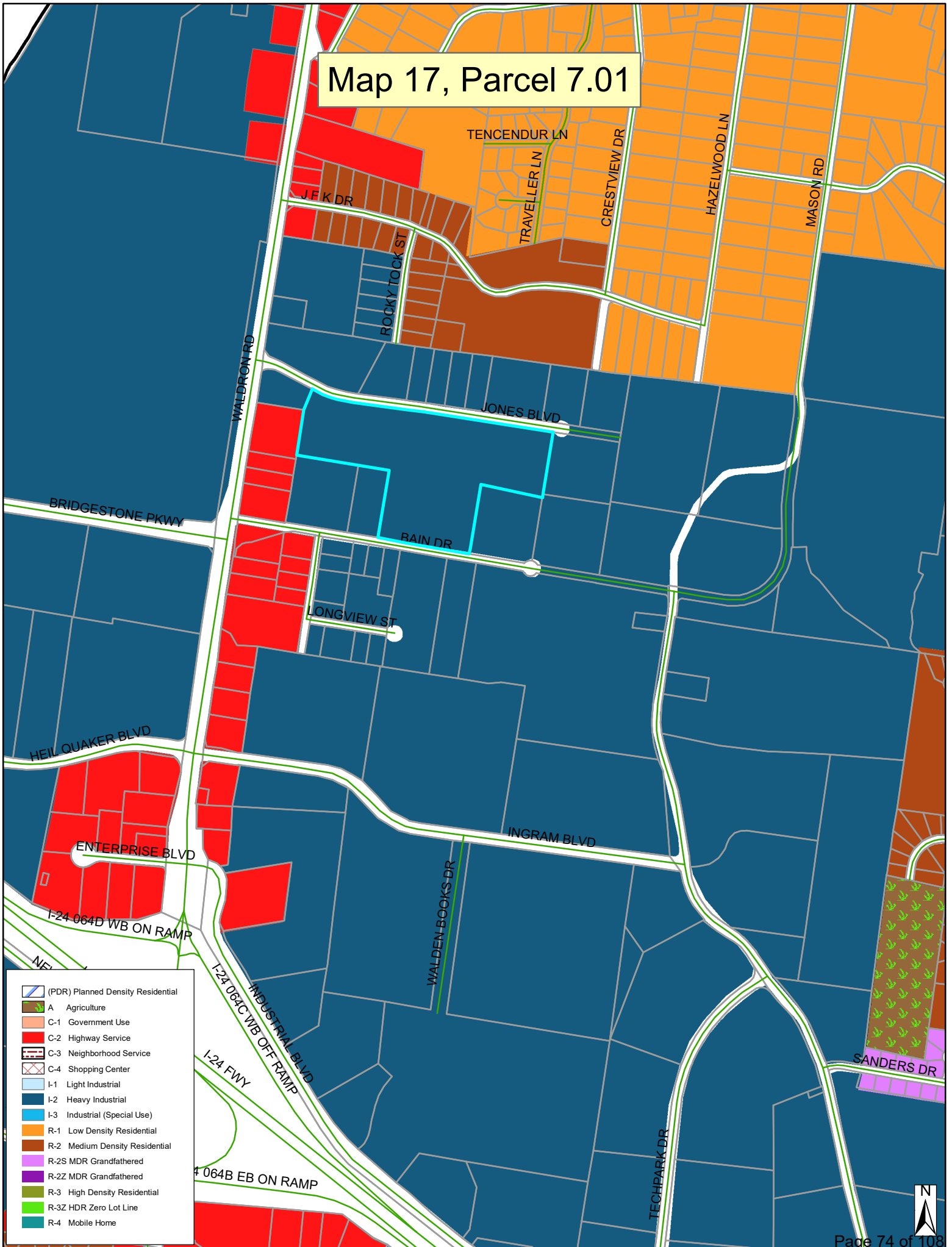
Map 17, Parcel 7.01



Map 17, Parcel 7.01



Map 17, Parcel 7.01







OWNER'S CERTIFICATE

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT

2. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 17, RUTHERFORD COUNTY, TENNESSEE.

3. THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD AREA AS INDICATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM INDEX MAP NUMBER 47149CND0C DATED OCTOBER 16, 2008 & FIRM PANEL NUMBER 47149C0015H DATED JANUARY 5, 2007.

4. ALL DISTANCES WERE MEASURED WITH EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

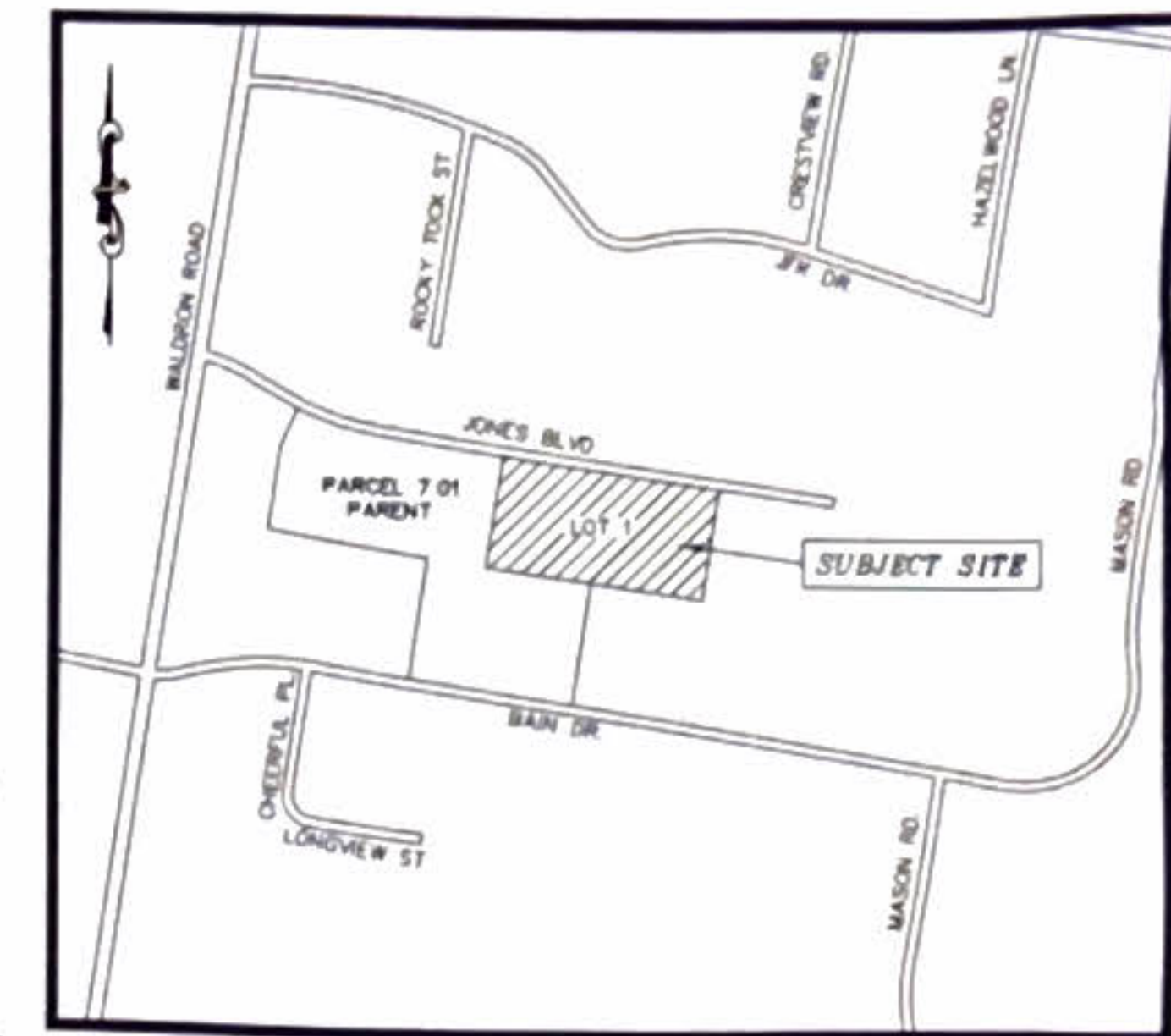
5. ALL DEED AND PLAT REFERENCES ARE MADE TO REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE UNLESS OTHERWISE NOTED.

6. THE SITE IS ZONED 400 HEAVY INDUSTRIAL.

7. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE AND ELECTRIC CABLES AND WATER LINES ETC. TO AVOID ANY HAZARD OR CONFLICT IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.

8. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.

9. SURVEY FIELD DATA COLLECTED ON 12/20/2021

REMANINDER OF (7.01)
QUALITY NASHVILLE, LLC
BOOK 2014, PAGE 2308REMANINDER OF (7.01)
QUALITY NASHVILLE, LLC
BOOK 2014, PAGE 2308(7.02)
BAIN GENERAL PARTNERSHIP
BOOK 1586, PAGE 3805(7.15)
199 REAL ESTATE, LLC
BOOK 2181, PAGE 2625
LOT 7
SOUTHWAY INDUSTRIAL PARK
SECTION 2
PLAT BOOK 33, PAGE 229(7.16)
KNESTRICK PROPERTIES
HOLDINGS, LLC
BOOK 1898, PAGE 1385
LOT 4
SOUTHWAY INDUSTRIAL PARK
SECTION 2
PLAT BOOK 33, PAGE 229VICINITY MAP
NOT TO SCALE

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 2014, page 2308, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date _____
Quality Nashville, LLC
Justin Peterson

Title (if acting for partnership or corporation) _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "RESUBDIVISION OF 141 BAIN DRIVE" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date _____ Name, Title and Agency or Authorized Approving Agent _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivisions plat shown hereon has been found to comply with the La Vergne Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Registrar.

Date _____ Secretary, Planning Commission _____

CERTIFICATE OF APPROVAL OF PUBLIC WAYS
FOR BOND POSTING

I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the La Vergne Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all Required improvements in case of default.

Date _____ Appropriate Governmental Representative _____

RESUBDIVISION
OF 141 BAIN DRIVE
FINAL PLATLA VERGNE, RUTHERFORD COUNTY, TENNESSEE
TAX MAP 17, PARCEL 7.01DEVELOPER:
STATE STREET GROUP, LLC
1902 WEDGEWOOD AVENUE, SECOND FLOOR
NASHVILLE, TN 37212
P.O.C.: JEREMY FORTIER
(317) 918-4618

PREPARED BY

ChastainSkillman

DCCM

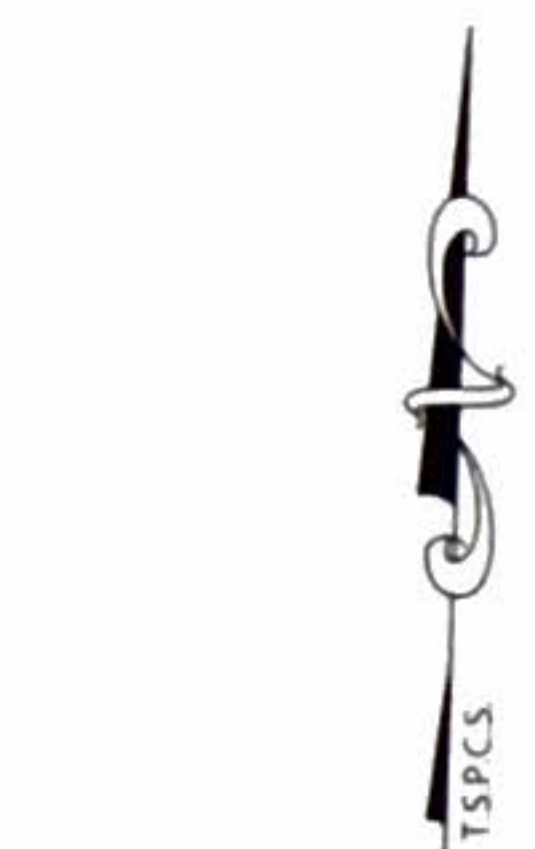
215 CENTERVIEW DRIVE, SUITE #180, BRENTWOOD, TN 37027 (663) 646-1402

DATE: 07/09/2025 REV: 08/19/2025

REV: 08/06/2025

SHEET 1 OF 1

CSI PROJECT #1017723



GRAPHIC SCALE



(IN FEET)

1 inch = 50 feet

LEGEND

PARCEL NO.	(XX)
LOT NO.	(XX)
IRON ROD (OLD)	IRON
IRON ROD (SET)	IRON
PROPERTY LINE	---
PLAT LINE	X
UTILITY POLE	U
FIRE HYDRANT	H
WATER VALVE	V
SIGN POST	S
BOLLARD	B
CONCRETE	C
OVERHEAD POWER LINE	OW
STORM SEWER LINE	15" S.T.
EXISTING WATER LINE	8" W
PROPOSED WATER LINE	8" W

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 is a Category "T" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

DRAFT COPY

Date _____
L. Brandon Lambert
Tennessee Registered Land Surveyor Number 2828.



Item #: 8. Site Plan - MBI Building - Building totaling 8,800 Square Feet on 5 Acres. Requested by Griggs & Maloney, Inc. Property located at 393 Mason Road (Tax Map 17, Parcel 15.01). I-2 (Heavy Industrial) Zoning District. Property owned by Mr. Bults, Inc.

Reviewed By:

Gary Lide, City Engineer
Bo Logan, City Planner

Summary:

On behalf of their client, Griggs & Maloney is requesting site plan approval for an 8800 sq ft building at Sanders and Mason Road.

The proposed building is 1-story. This particular site is not contained in an overlay district.

Staff Comments / Technical Items:

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

1. Sidewalk is required.

Engineering (Gary Lide - glide@lavergnen.gov)

Links to General Permitting information, the Stormwater Management Ordinance (Title 14 - Zoning and Land Use Control), and the Longterm Maintenance Agreement can be found at: <https://www.lavergnen.gov/215/Links-Resources>

1. (Sheet C1.01) Staff recommends that applicant dedicate additional Public Utility and Drainage Easement (PUDE) as described in the Utilities section below.
2. (Sheet C1.01) Add DB 291 PG 475 for 2' waterline easement along north boundary.
3. (Sheet C1.01) Staff recommends that applicant dedicate sufficient land for Mason Road right-of-way
4. (Sheet C1.01) Correct scale in title block
5. Provide filled out draft of the Longterm Maintenance Agreement (LTMA) and Longterm Maintenance Plan (LTMP)
6. (Sheet C1.01) Move bearings and distances on north boundary so that they can be read.
7. (Sheet C2.01) Show distances from edge of paving to property boundaries along all boundaries.
8. (Sheet C2.01) Show distances from two perpendicular boundaries to the building so that the building can be located in the field.
9. (Sheet C2.01) Show lane striping for entry drive.
10. (Sheet C1.01) Easement width on existing water line is shown as 2'. Show correct easement width.
11. (Sheet C1.01) Show DB and PG for easements.
12. (Sheet C1.01) Correct note where Mason Road is incorrectly labeled as Sanders Road.
13. (Sheet C2.01) Provide concrete pavement section for drive and parking areas
14. (Sheet C1.01) Add DB 593, PG 125 to the access easement
15. While a full traffic study will not be required, please provide traffic generation estimates for the proposed use.
16. (Sheet C2.01) Provide ADA accessible spaces as required
17. (Sheet C2.01) Question: Is a monument sign proposed at the road? If yes, please show location and size.

18. (Sheet C4.01) Ditch B south of parking area flows along a nearly 8% in slope. Maximum flow velocity for Curlex blanket is 7%. Provide a more robust ground cover in that section of Ditch B.
19. Provide all calculations required by the La Vergne Stormwater Management Ordinance including stormwater quality and stormwater quantity.
20. (Sheet C4.01) In the western end of Ditch B where it outflows into the bioretention pond, provide riprap or other similar protection where the ditch slope flattens out into the pond.
21. (Sheet C4.01) Provide erosion protection from the outfall of Storm Line D down to the flowline of Ditch A.
22. (Sheet C6.03) Provide a note that all EPSC controls shown on this sheet are permanent.
23. (Sheet C4.01) Provide a swale along the top of the retaining wall along the north edge of the parking area and provide a detail for the swale.
24. (Sheet C4.01) Provide details showing how the outlet control structures will be constructed which match the calculations.
25. (Sheet C4.01) Provide hydraulic calculations for pipes as required by Stormwater Management Ordinance
26. Provide construction details for catch basins, headwalls, pipe trenching, etc.
27. (Sheet C4.01) Show how bypass Q is going to be avoided at catch basins B2 and B3.
28. (Sheet C4.01) For all pipes, catch basins, and headwalls, show pipe size, material, invert elevations, and top of casting elevations.
29. Provide structural details for retaining walls over four feet in height from finished grade to top of wall. This must include complete structural plans. This must also include either spot shots or elevation drawings showing the height of the walls throughout.
30. (Sheet C6.01, C6.02) Correct Silt Fence, Concrete Wash-out, and Construction Entrance references (the sheet reference is incorrect)
31. (Sheet C6.01) Show construction entrance graphically at 100 feet long.
32. (Sheet C2.01) Show far side edge of pavement for Mason Road and show edge of [pavement for Tech Park Drive
33. (Sheet C4.01) Show size, material, and invert elevations of existing pipe under the access drive along the North boundary
34. (Sheet C6.01) Extend silt fence 100 feet in both directions
35. (Sheet C6.02) There is no Erosion Control Matting detail found on Sheet C6.04. Provide detail or change note.
36. (Sheet C6.04) Slope Stabilization Detail references stations that were not found on any other plans. It doesn't appear to correlate with these plans. Modify detail.
37. (Sheet C6.02) Notes are labeled as "Initial" notes. Change to "Intermediate" notes
38. (Sheet C6.02) Add a note that sediment ponds will be excavated and functional and run-off water diverted into them before topsoil stripping can begin on the main parking lot. It is understood that some grading will be required within the pad area to construct the sediment ponds.
39. (Sheet C6.02) This plan needs to show the grading necessary for the sediment ponds to comply with Item 38 above.
40. (Sheet C6.01) Show inlet protection at the existing culvert under the existing access drive along the north boundary.
41. (Sheet C6.03) Change notes to "Final" notes.
42. (Sheet C6.04) Provide as detail for riprap outlet protection which includes geotextile, D50, of riprap installation, and minimum area.
43. (Sheet C1.01) Show tree masses.
44. (Sheet C1.01) Show areas where slopes exceed 12% and show USDA-NRCS soil types for those areas.
45. Provide a Site Profile that runs from their northwest corner of the site running southwest through the building and down to the centerline of Mason Road.
46. Provide a Site Profile from the centerline of Mason Road and following the centerline of the driveway to the nearest point of the building.
47. (Sheet C2.01) Show five-foot wide sidewalk along all public road frontages
48. (Sheet C2.01) Show dumpster pad or provide a narrative explaining how waste will be handled without a dumpster.
49. 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>

Utilities (Scott Tatalovich - statalovich@lavergnetn.gov)

1. Existing Conditions Plan: Existing utilities in Sanders Drive are missing, including 12" water and 8" sewer.
2. Site Grading Plan: Show existing utilities on grading plan and label with size.
3. Site Grading Plan: Label driveway culvert size and invert elevations.
4. Site Grading Plan: City records show existing 18" WTM is approximately 22' off edge of pavement at northern end of site, which is pretty close to location of proposed SD culvert for proposed driveway entrance. Closer than shown on the plans (which is approx. 40 feet). A minimum cover over the 18" WTM will be required per City Standards. If Engineer has not requested a one-call ticket to mark utilities, they should do so and survey the

markings to ensure the existing 18" WTM proximity to the proposed drive way entrance grades and proposed culvert is not an issue during construction.

5. Site Grading Plan: Storm drain Line D shall be labeled with invert elevations, to ensure a minimum of 18" clearance between SD and existing 18" WTM.
6. Site Utility Plan: Point to and label existing waterline as 18" DIP Water.
7. Site Utility Plan: Point to and label existing 12" WTM along northern property line.
8. Site Utility Plan: After further review, the City will not require the portion in the street to be labeled as a public sewer extension. The sewer service connection shall be as described in my email to Hunter Patton (Griggs and Maloney) on 8/28/2025, with a 1.5" schedule 40 forcemain, connection box per City Std Dtl 19.0 at the property boundary, and connection at existing manhole in Sanders Drive per the special detail provided with that email. Contact Scott Tatalovich, Utility Engineer, statalovich@lavergneth.gov, 615-663-9683 with any questions. Therefore, no TDEC engineering plan review would be required for water or sewer purposes on this project.
9. Site Utility Plan, provide and label a 20' Public Utility and Drainage easement along the northern boundary of the site to be used for a future, public, 24" WTM from Mason Rd to connect to the City's Sanders Tanks to the east. Said easement shall not be encumbered with surface features or other that would prevent City access to said easement for maintenance of the future 24" WTM. Please coordinate with Jaimi Ensey to show said waterline location in background as future waterline. Label waterline as 24" Future Waterline.

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.

393 Mason Rd

INGRAM BLVD

ZELLWOOD DR

FRUITLAND CT

GRAYSON CT

POULAN CT

SANDERS DR

GRIFFIN CT

MASON RD

TECHPARK DR



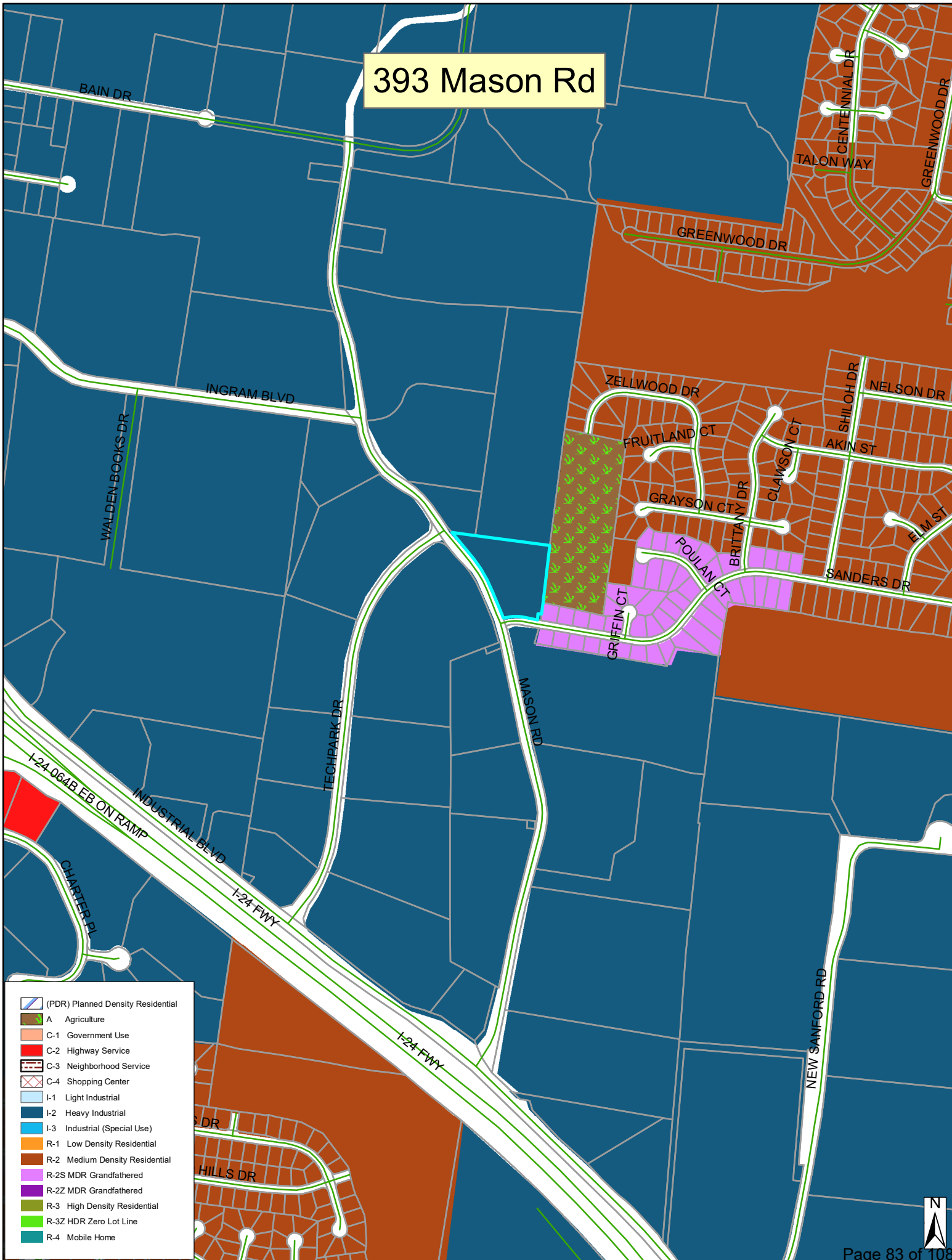
393 Mason Rd

MASON RD

SANDERS DR



393 Mason Rd







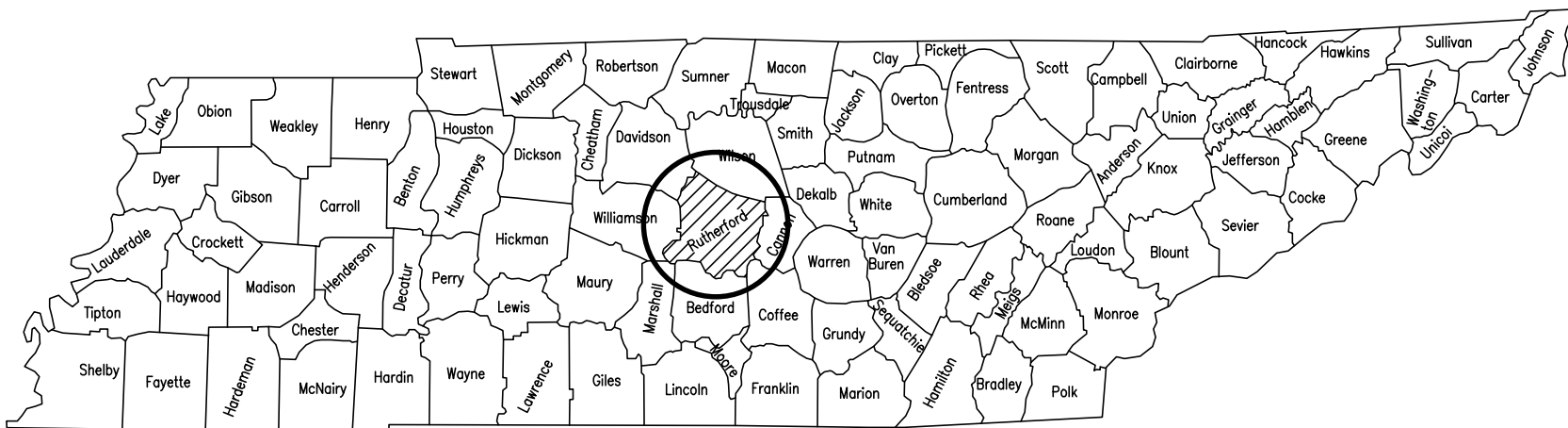
L:\Engineering\1574 Graefen Development\1574-01 MBI Building - La Vergne TN\Civil\Construction Plans\1574-01_C0.00 COVER SHEET.dwg LAYOUT: C0.00 SAVED: 8/30/2025 11:14 AM PAGES: 24X36 PLOTTED: 9/2/2025

MBI BUILDING
GRAEFEN DEVELOPMNET
393 MASON ROAD
LA VERGNE, TENNESSEE
TAX MAP 17 PARCEL 15.01
SITE PLAN

SEPTEMBER 2, 2025

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C0.00	COVER SHEET
C1.01	EXISTING CONDITIONS
C2.01	SITE LAYOUT PLAN
C3.01	SITE GRADING PLAN
C4.01	SITE DRAINAGE PLAN
C5.01	SITE UTILITY PLAN
C6.01	INITIAL EPSC PLAN
C6.02	INTERMEDIATE EPSC PLAN
C6.03	FINAL EPSC PLAN
C6.04	EPSC DETAILS
L1.00	LANDSCAPE PLAN
L1.00	LANDSCAPE DETAILS & NOTES



DRAFT
NOT FOR CONSTRUCTION

DESIGN ENGINEER: Hunter Patton
Hunter Patton, P.E.



GRIGGS & MALONEY
INCORPORATED
Engineering & Environmental Consulting

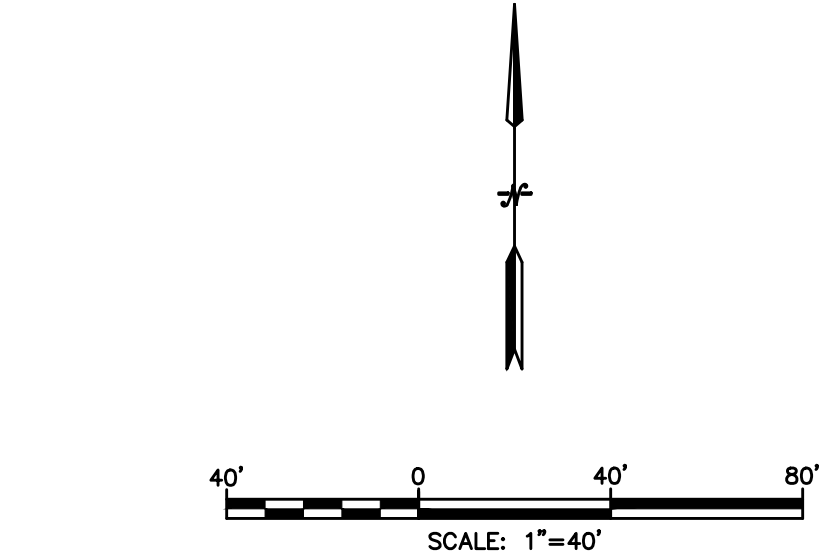
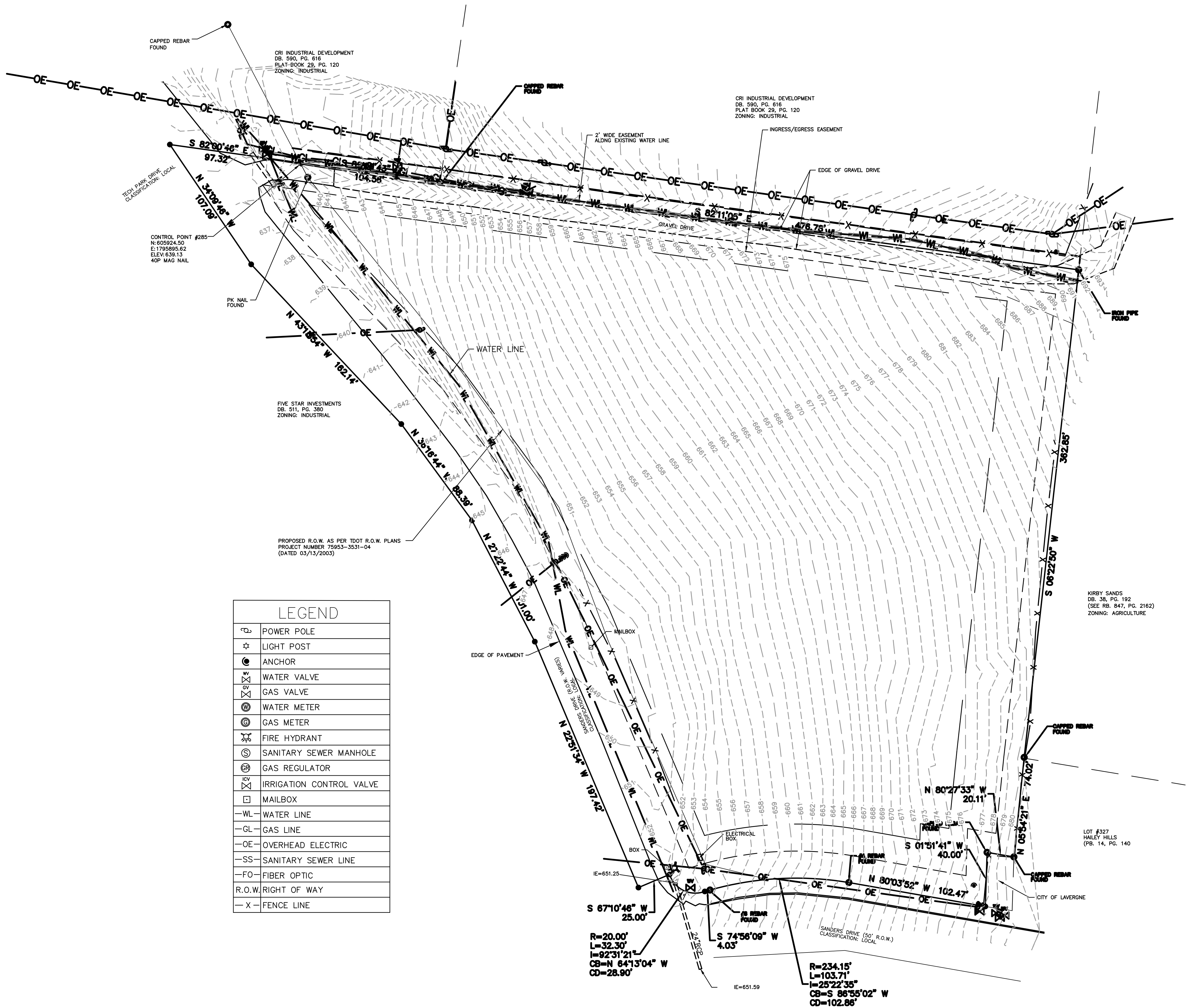
P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-8221 * FAX (615) 895-0632

SITE DATA TABLE	
PROPERTY OWNER	MR. BULTS INC.
PROPERTY OWNER ADDRESS	2627 E 139TH ST BURNHAM, IL 60633
TOTAL PROPERTY AREA	5.00 ACRES
TAX MAP AND PARCEL	MAP 17 PARCEL 15.01
ZONING (EXISTING)	INDUSTRIAL
EXISTING LAND USE	VACANT
PROPOSED LAND USE	TRUCK FLEET MAINTENANCE
TOTAL LIMIT OF DISTURBANCE	4.50 ACRES
IMPERVIOUS AREA	95,190 SQ. FT.
FAR OR LOT COVERAGE	0.437
OPEN SPACE	2.815 ACRES
SETBACKS	
FRONT YARD	10 FEET
FRONT BUILDING SETBACK	40 FEET
SIDE BUILDING SETBACK	20 FEET
REAR BUILDING SETBACK	15 FEET
FLOODPLAIN INFORMATION	
FIRM PANEL 47149C0105H EFFECTIVE DATE JANUARY 5, 2007	
BUILDING DATA	
STORIES	1
BUILDING SQUARE FEET	8,800 SQ. FT.
HEIGHT	30 FEET
PARKING REQUIRED	ONE (1) SPACE PER 40 SQ. FT. OF FLOOR AREA FOR OFFICE AND/OR SALES, PLUS ONE (1) SPACE FOR EVERY 4,000 SQ. FT. OF GROSS FLOOR AREA
PARKING CALCULATIONS	0 SQ. FT. (OFFICE) + 8,800 SQ. FT. (FLOOR AREA)/4,000 SQ. FT = 2.2 SPACES
PARKING PROVIDED	26 SPACES + 32 SPACES FOR TRAILER STORAGE

PROJECT NO. 1574-01
SET NO. _____

SUBMITTALS AND REVISIONS			
DATE	BY	NO.	DESCRIPTION

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- GENERAL NOTES:
- PROJECT BENCHMARK**
N: 605924.50
E: 1785895.62
ELEV: 639.13
40P MAG NAIL
- FLOOD NOTE**
THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 47148C0105H, EFFECTIVE DATE JANUARY 5, 2007.
- SURVEY PERFORMED BY JOHNSON & ASSOCIATES SURVEYING ON 07/28/2025.
 - DATUM WAS TAKEN FROM THE NAVD88 AND NAD83
 - ACCORDING TO RULE 0820-03-.08 (MAPS AND MAPPING) PARAGRAPH (5) OF THE STANDARDS OF PRACTICE, TENNESSEE LAND SURVEYOR'S LAWS AND REGULATIONS, HAVING AN EFFECTIVE DATE OF MARCH 17, 2011.
"ELECTRONIC SURVEY DOCUMENTS SUCH AS CAD FILES, PDF COPIES AND WORD PROCESSOR DOCUMENTS OR OTHER EMAILED OR DIGITALLY COPIED AND/OR DIGITALLY COPIED AND/OR OTHER ELECTRONICALLY FORWARDED INFORMATION AND DOCUMENTS ARE CONSIDERED "PRELIMINARY" OR "DRAFT" DOCUMENTS." ORIGINAL STAMPED AND SIGNED DOCUMENT IS ON FILE AT THIS SURVEYOR'S OFFICE.
 - THE CONTRACTOR SHALL COMPLY WITH THE TENNESSEE STATE LAW CHAPTER 31 UNDERGROUND UTILITY DAMAGE PREVENTION ACT COMMONLY KNOWN AS THE "TENNESSEE ONE CALL LAW" AND ALL CONDITIONS OF THIS LAW SHALL COMPLY TO THIS PROJECT. IN ACCORDANCE WITH THE TENNESSEE ONE CALL LAW, ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR.

LEGEND	
	POWER POLE
	LIGHT POST
	ANCHOR
	WATER VALVE
	GAS VALVE
	WATER METER
	GAS METER
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	GAS REGULATOR
	IRRIGATION CONTROL VALVE
	MAILBOX
WL	WATER LINE
GL	GAS LINE
OE	OVERHEAD ELECTRIC
SS	SANITARY SEWER LINE
FO	FIBER OPTIC
R.O.W.	RIGHT OF WAY
X	FENCE LINE

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REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

EXISTING CONDITIONS

PROJECT NO. 1574-01

SEPTEMBER
DATE: 2025

DRAWN BY: HLP

CHECKED BY: RWM

SCALE: 1"=30'

APPROVED BY: RWM

SHEET NO. C1.01

FILE NAME: PLENAME.DWG

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REVISIONS			
DATE	BY	NO.	DESCRIPTION

**MBI BUILDING
GRAEFEN DEVELOPMENT**
**393 MASON ROAD
LA VERGNE, TENNESSEE**

SITE PLAN

PROJECT NO. 1574-01

SEPTEMBER
DATE: 2025

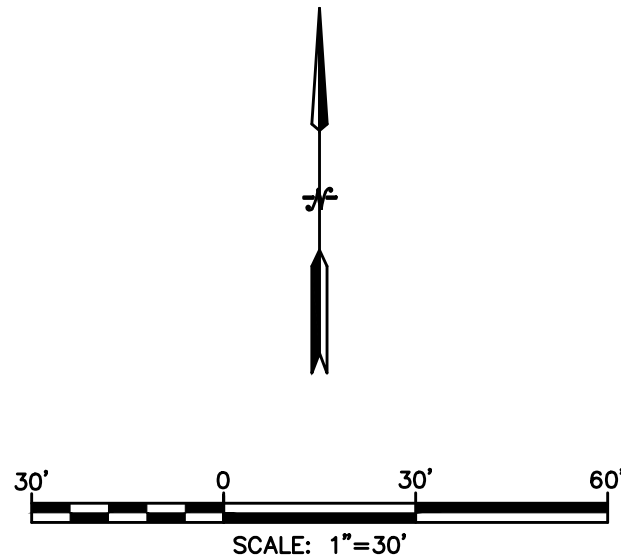
DRAWN BY: HLP

CHECKED BY: RWM

SCALE: 1"=30'

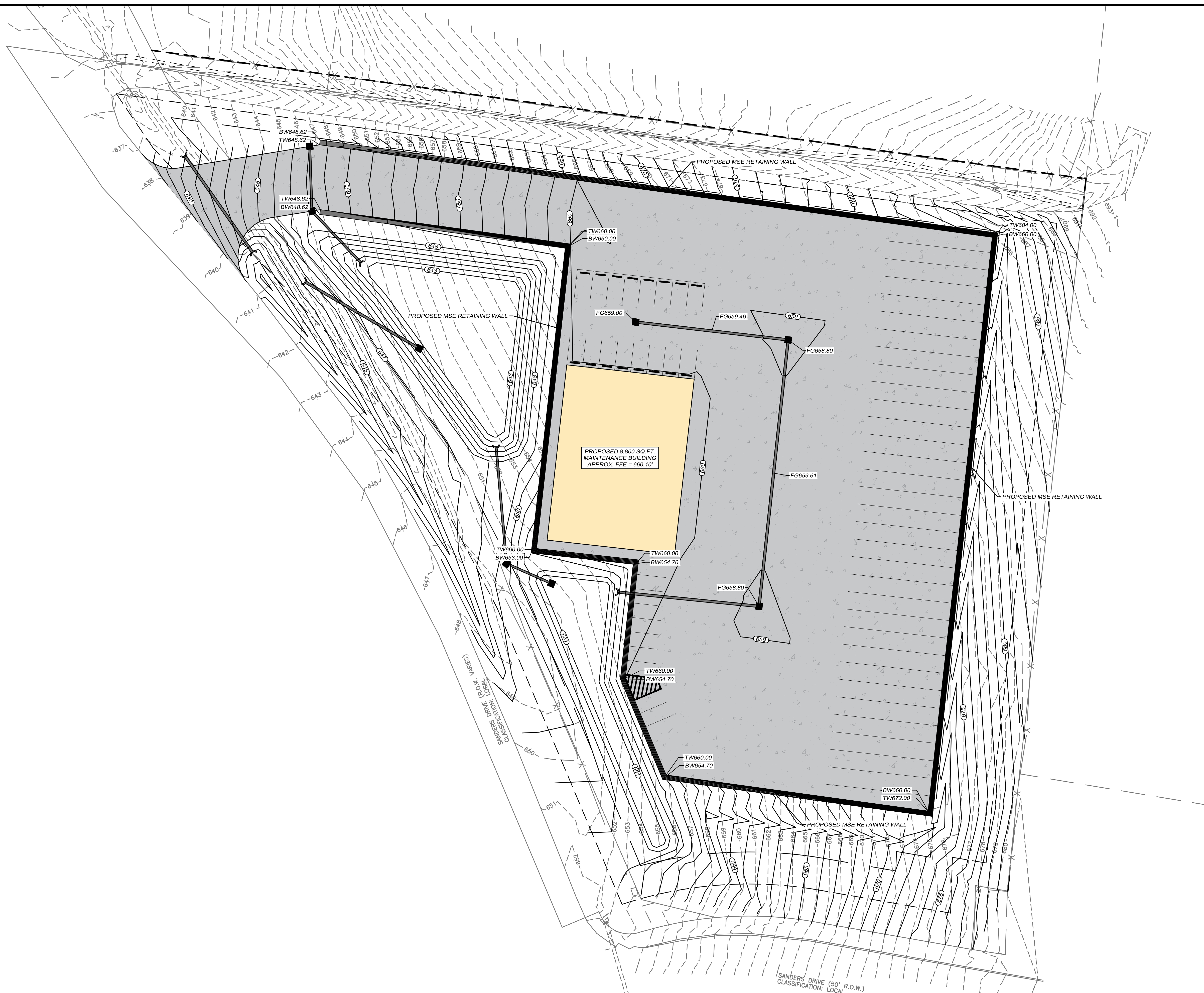
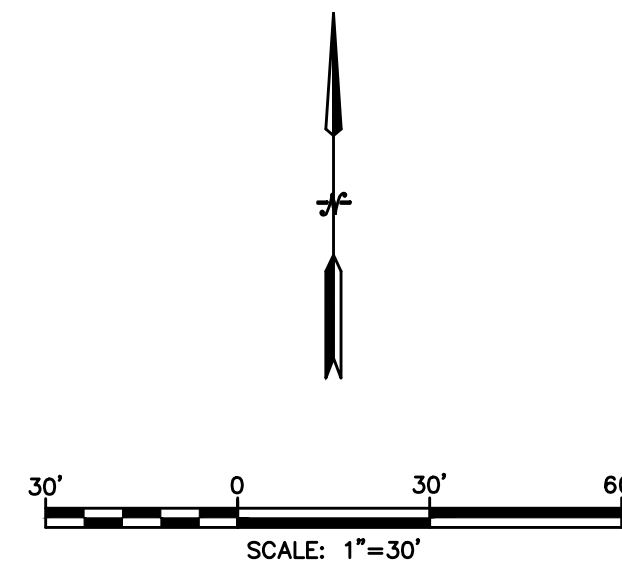
APPROVED BY: RWM

SHEET NO. C2.01



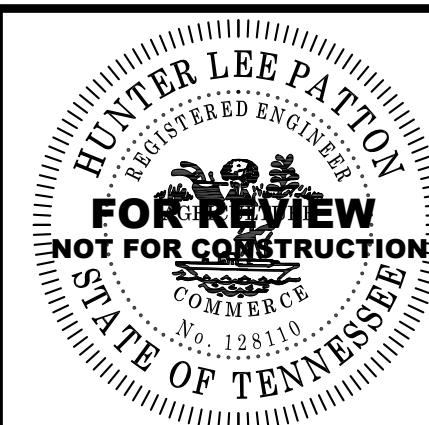
SITE PLAN NOTES:

1. THE OWNER/DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.
2. A REVIEW OF F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4714803270J EFFECTIVE DATE: 05/09/2023 SHOWS NO PART OF THIS PROPERTY TO BE WITHIN THE 100-YEAR FLOODPLAIN; ZONE X.
3. ALL CONSTRUCTION AND USE OF THE PROPERTY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF LAWRENCEBURG ZONING ORDINANCE.
4. CONTRACTOR SHALL KEEP ALL ADJOINING ROADWAYS AND RIGHT-OF-WAYS CLEAR OF DEBRIS. DISPOSAL OF TRASH OR DEBRIS IN ALL EXCAVATIONS IS PROHIBITED.
5. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND GIVE ALL NECESSARY NOTIFICATIONS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSION, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.



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REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

SITE GRADING PLAN

PROJECT NO. 1574-01

SEPTEMBER
DATE: 2025

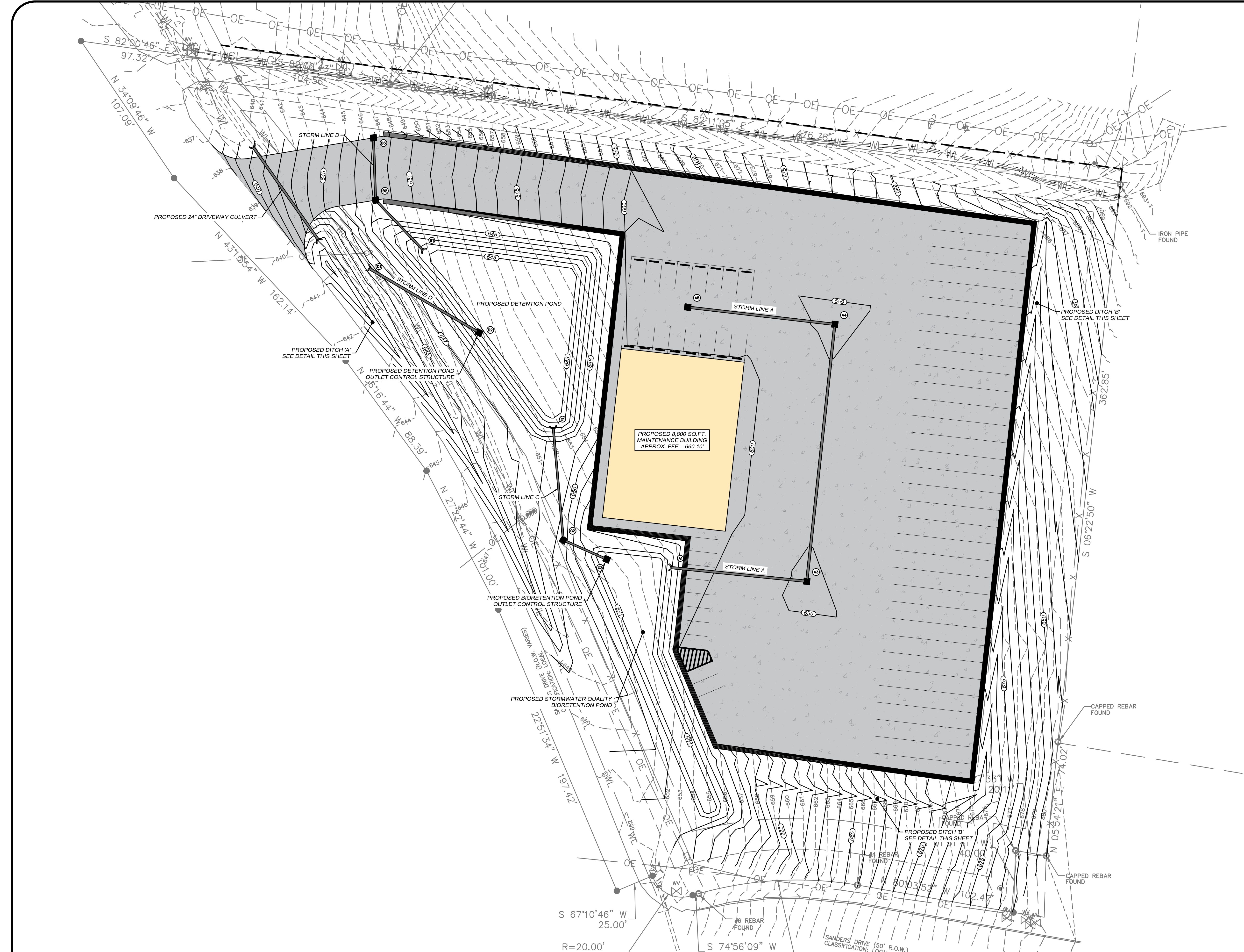
DRAWN BY: HLP

CHECKED BY: RWM

SCALE: 1"=30'

APPROVED BY: RWM

SHEET NO. C3.01



40' 0 40' 80'
SCALE: 1"=40'

DRAINAGE PLAN NOTES:

1. CULVERTS UNDER PROPOSED DRIVEWAYS SHALL BE A MINIMUM OF 18".

TYPICAL FRONT VIEW

INSTALL EROSION CONTROL BLANKET USE CURLEX II OR EQUAL

ROADSIDE DITCH DETAIL
NOT TO SCALE

ID	D, FT (MIN)	B, FT	S.S.	MIN. SLOPE	MAX SLOPE
DITCH A	2	0	3:1	1.20%	3.76%
DITCH B	1	0	3:1	3.14%	10.25%

PROPOSED DITCH SCHEDULE

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HUNTER LEE PATTON
REGISTERED ENGINEER
No. 128110
STATE OF TENNESSEE
FOR REVIEW
NOT FOR CONSTRUCTION

REVISIONS			
DATE	BY	NO.	DESCRIPTION

**MBI BUILDING
GRAEFEN DEVELOPMENT**

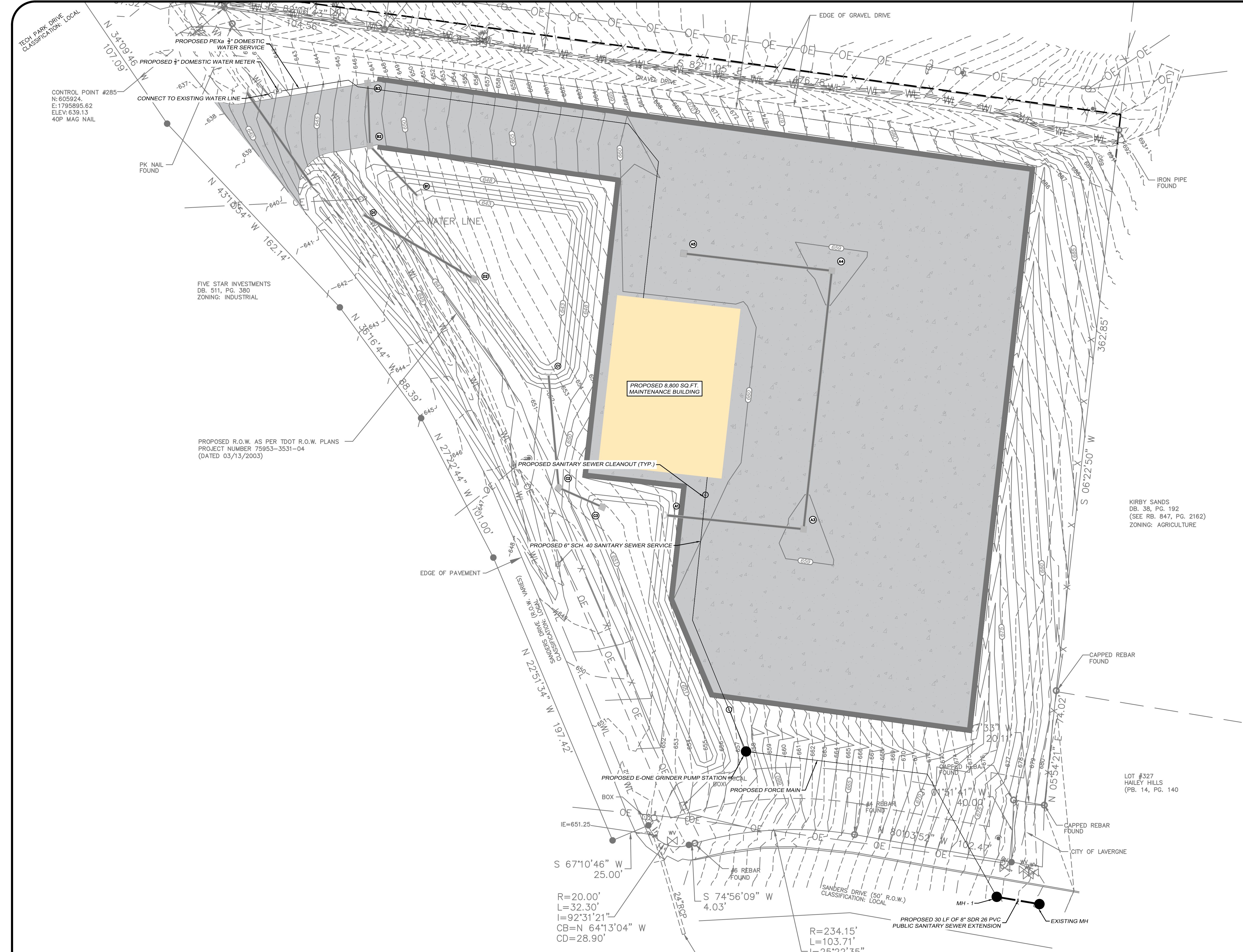
**393 MASON ROAD
LA VERGNE, TENNESSEE**

SITE DRAINAGE PLAN

PROJECT NO. 1574-01

SEPTEMBER DATE: 2025	DRAWN BY: HLP
	CHECKED BY: RWM
SCALE: 1"=30'	APPROVED BY: RWM

SHEET NO. C4.01



- GENERAL UTILITY NOTES:
1. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
 2. IN EASEMENTS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
 3. WHERE SEWER LINES PASS OVER OR WITHIN 18" INCHES OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE, FOR 10 LF BEYOND OPEN CUT.
 4. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR.
 5. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
 6. THE CONTRACTOR SHALL COORDINATE WORK WITH OTHER WORK IN PROGRESS.
 7. FILL MATERIAL REQUIRED, IF ANY, SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
 8. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
 9. ALL PIPE UNDER EXISTING AND OR PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE.
 10. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS TO CONSTRUCT UTILITIES.
 11. ANY DAMAGE TO EXISTING ASPHALT SURFACE RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED BY LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
 12. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. IF ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
 13. ALL WATER AND SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF LAWRENCEBURG UTILITY SYSTEMS.
 14. TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL TRAFFIC CONTROL DEVICES AND PLANS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
 15. CONTRACTOR SHALL VERIFY FIELD CONDITIONS BEFORE BIDDING THIS PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO THE IRREGULAR SURFACE CONDITIONS THAT MAY BE ENCOUNTERED ON THIS SITE.
 16. TIE-INS TO EXISTING WATER LINES (AS SHOWN) AND SEWER LINES SHALL BE MADE BY THE CONTRACTOR.
 17. DEFLECT JOINTS ACCORDING TO MFGRS. RECOMMENDATIONS TO FOLLOW CURVE DATA. IF RECOMMENDED DEFLECTIONS WILL NOT MEET CURVE RADIUS, FURNISH ALL REQUIRED BENDS.

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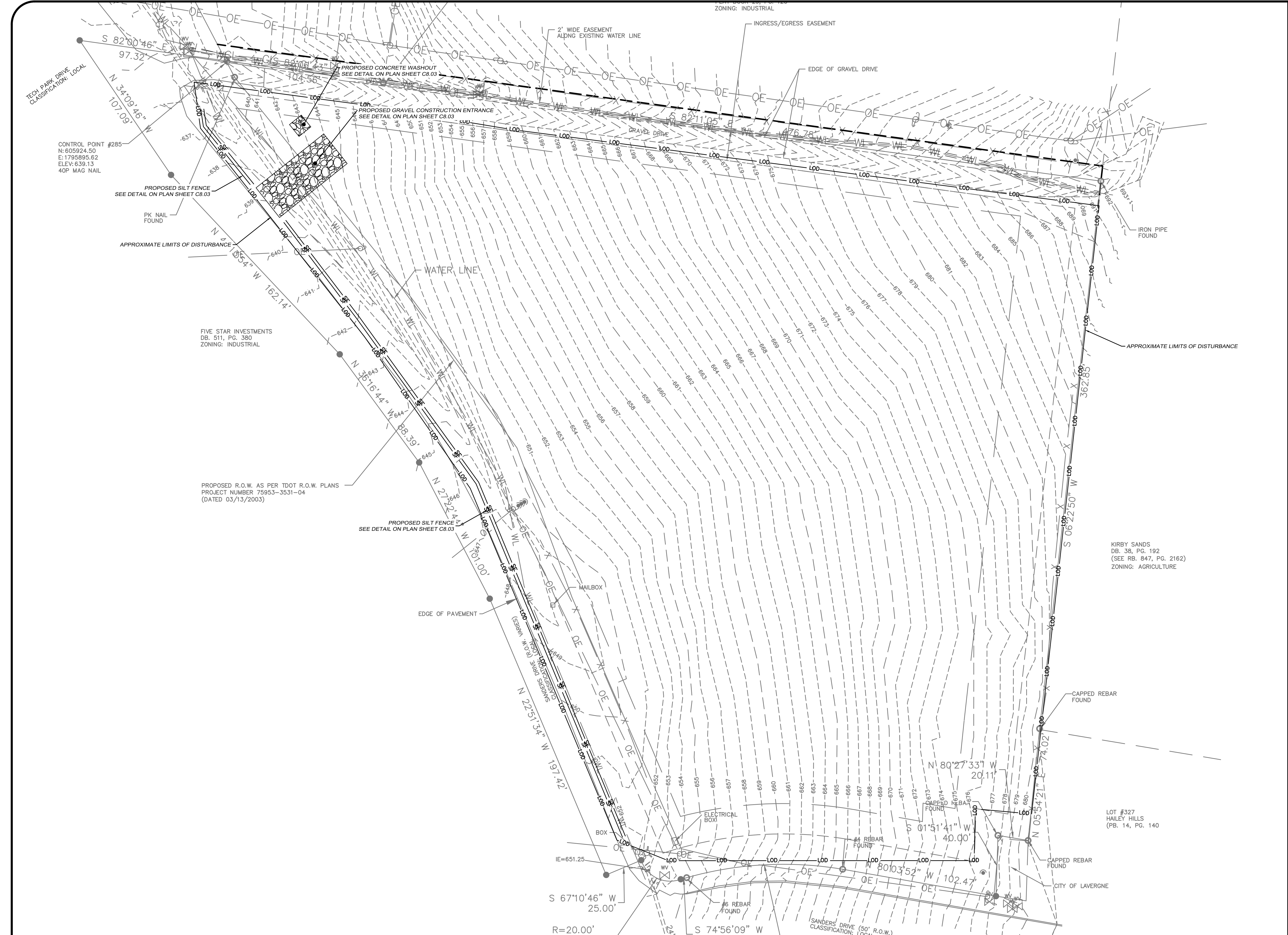


REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

SITE UTILITY PLAN

PROJECT NO. 1574-01	
SEPTEMBER DATE: 2025	DRAWN BY: HLP
SCALE: 1"=30'	CHECKED BY: RWM
SHEET NO. C5.01	APPROVED BY: RWM



30' 0 30' 60'

SCALE: 1"=30'

EROSION PROTECTION AND SEDIMENT CONTROL FEATURES

LOD LIMIT OF DISTURBANCE

SF SILT FENCE

CONSTRUCTION ENTRANCE

CONCRETE TRUCK WASHOUT

STONE FILTER RING

IRON PIPE FOUND

- EPSC INITIAL PLAN NOTES:
1. THE CONTRACTOR SHALL SUPPLY THE CITY OF LAWRENCEBURG WITH A DESIGNATED POINT OF CONTACT AVAILABLE 24 HOURS PER DAY, 7 DAYS PER WEEK, AND THE APPROPRIATE CONTACT INFORMATION. THE CONTACT MUST HAVE AUTHORITY TO TAKE EMERGENCY RESPONSE MEASURES ON THE PROJECT AT ALL TIMES, INCLUDING AFTER HOURS, WEEKENDS, AND HOLIDAYS.
 2. ALL EARTH MOVING CONTRACTORS MUST SIGN A NOTICE OF INTENT WITH THE STATE OF TENNESSEE.
 3. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED AT LEAST TWICE EVERY CALENDAR WEEK AND AT LEAST 72 HOURS APART. INSPECTIONS AND RAIN DOCUMENTATION ARE TO BE DOCUMENTED AND KEPT WITH THE SWPPP ON SITE. IN ADDITION, A RAIN GAGE IS REQUIRED TO BE ON SITE.
 4. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN A PROACTIVE METHOD TO PREVENT THE OFF-SITE MIGRATION OR DEPOSIT OF SEDIMENT OFF THE PROJECT LIMITS (E.G. R.O.W. EASEMENTS, ETC.), INTO WATERS OF THE STATE/US, OR ONTO ROADWAYS USED BY THE PUBLIC. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED TO A LEVEL SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G. FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN A STREET MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS). ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED WITH THE ADJOINING PROPERTY OWNER BEFORE REMOVAL OF SEDIMENT. SEDIMENT THAT MIGRATES INTO WATERS OF THE STATE/US SHALL NOT BE REMOVED WITHOUT GUIDANCE AND APPROVAL FROM TDEC.
 5. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION EXIT (A POINT OF ENTRANCE/EXIT TO THE CONSTRUCTION PROJECT) SHALL BE PROVIDED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES.
 6. PRE-CONSTRUCTION VEGETATIVE COVER WILL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 2 WEEKS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA WILL BE SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED. STABILIZATION MEASURES WILL BE INITIATED AS SOON AS POSSIBLE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT STABILIZATION WILL BE COMPLETED WITHIN 2 WEEKS AFTER ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IN THAT AREA. PERMANENT STABILIZATION WILL REPLACE TEMPORARY MEASURES AS SOON AS PRACTICABLE. STEEP SLOPES SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
 7. ALL NEWLY CUT OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, MULCHED, FERTILIZED, AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
 8. TEMPORARY EPSC MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT MUST BE REINSTALLED AT THE END OF THE WORKDAY OR BEFORE A PRECIPITATION EVENT.
 9. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS ESTABLISHED 70% PERMANENT VEGETATION COVERAGE OR EQUIVALENT MEASURES SUCH AS RIP RAP OR GEOTEXTILES IN AREAS NOT COVERED WITH IMPERVIOUS AREA.
 10. THE CONTRACTOR WILL POST ALL APPLICABLE SIGNS, INCLUDING THE NOTICE OF INTENT (NOI), LAND DISTURBANCE PERMIT, AND HAVE THIS SWPPP WITH EROSION AND SEDIMENT CONTROL PLANS AT THE SITE FOR CONTINUAL USE AND MODIFICATION.
 11. SURVEY AND STAKE THE LOCATIONS OF ALL EROSION AND SEDIMENT CONTROL MEASURES AND APPURTENANCES THERETO.
 12. EROSION PREVENTION AND SEDIMENT CONTROLS (EPSC) WILL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS WITHIN THE PROPOSED PROJECT AREA.

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HUNTER LEE PATTON
REGISTERED ENGINEER
No. 128110
STATE OF TENNESSEE

FOR REVIEW
NOT FOR CONSTRUCTION

REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT

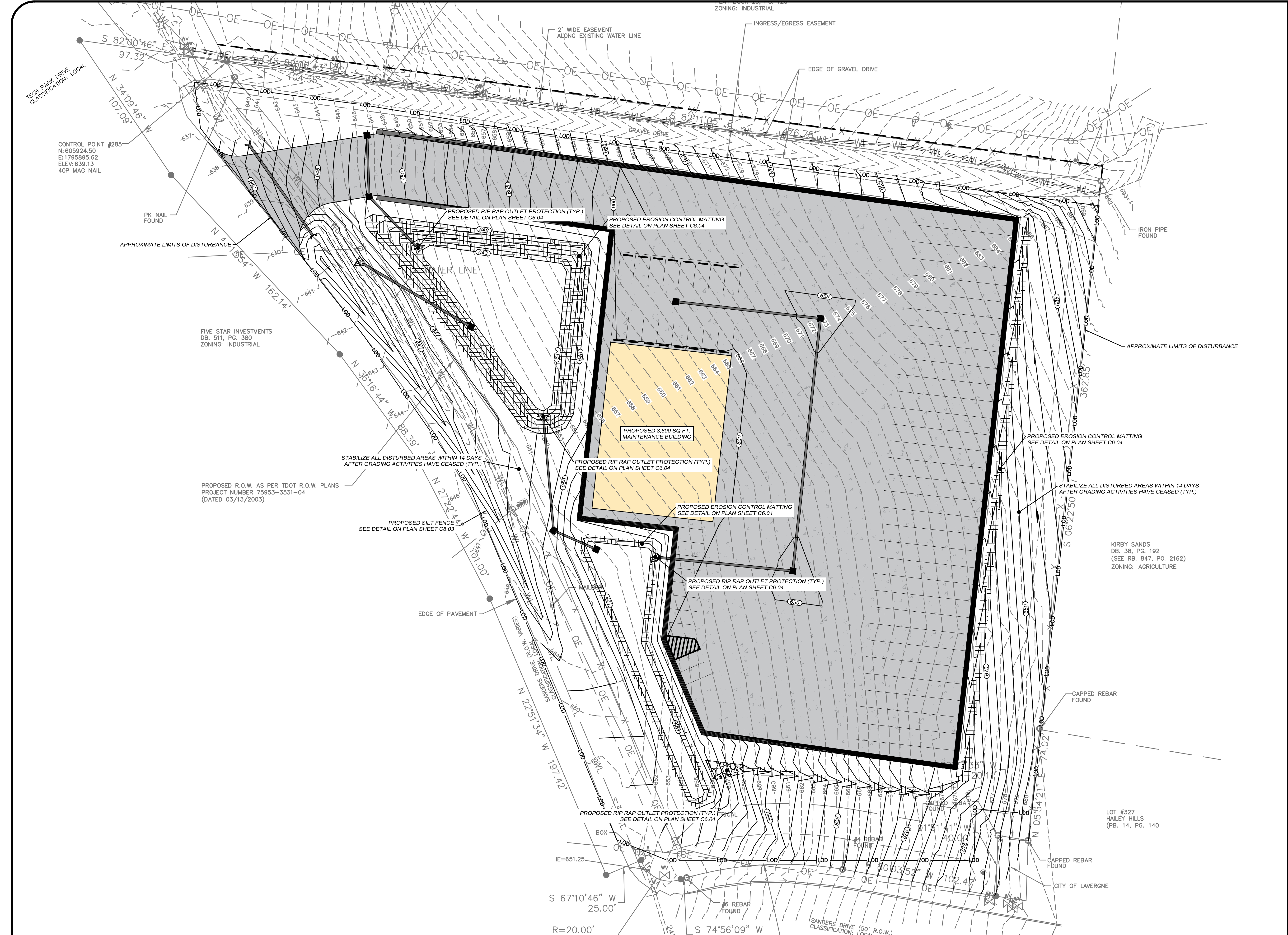
393 MASON ROAD
LA VERGNE, TENNESSEE

INITIAL EPSC PLAN

PROJECT NO. 1574-01

SEPTEMBER DATE: 2025	DRAWN BY: HLP
	CHECKED BY: RWM
SCALE: 1"=30'	APPROVED BY: RWM

SHEET NO. C6.01



40' 0 40' 80'
SCALE: 1"=40'

EROSION PROTECTION AND SEDIMENT CONTROL FEATURES

— LOD — LIMIT OF DISTURBANCE
— SF — SILT FENCE
[Pattern] CONSTRUCTION ENTRANCE
[Pattern] CONCRETE TRUCK WASHOUT
○ STONE FILTER RING

- EPSC INITIAL PLAN NOTES:
1. THE CONTRACTOR SHALL SUPPLY THE CITY OF LAWRENCEBURG WITH A DESIGNATED POINT OF CONTACT AVAILABLE 24 HOURS PER DAY, 7 DAYS PER WEEK, AND THE APPROPRIATE CONTACT INFORMATION. THE CONTACT MUST HAVE AUTHORITY TO TAKE EMERGENCY RESPONSE MEASURES ON THE PROJECT AT ALL TIMES, INCLUDING AFTER HOURS, WEEKENDS, AND HOLIDAYS.
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 12. EROSION PREVENTION AND SEDIMENT CONTROLS (EPSC) WILL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS WITHIN THE PROPOSED PROJECT AREA.

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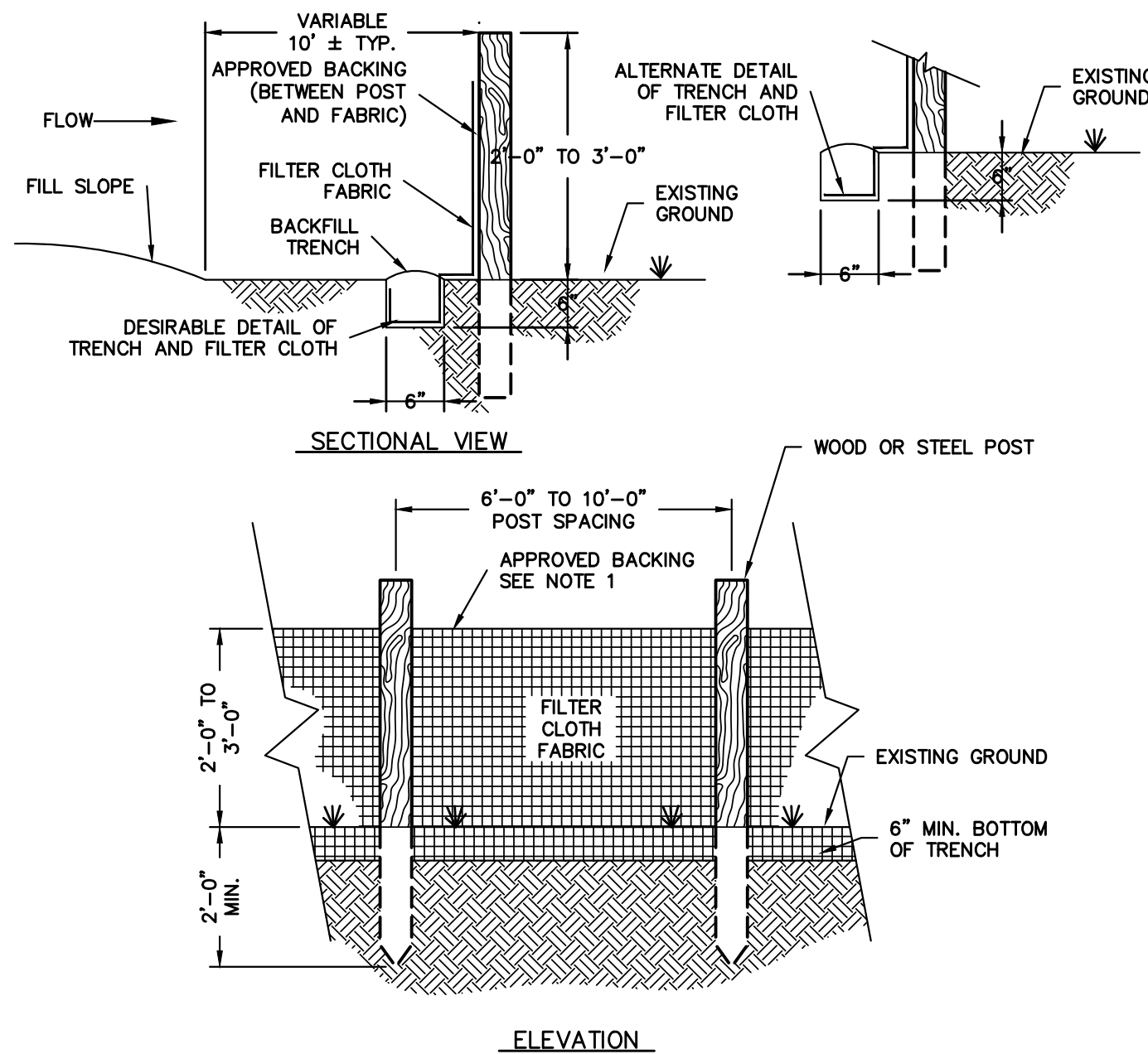
REVISIONS			
DATE	BY	NO.	DESCRIPTION

**MBI BUILDING
GRAEFEN DEVELOPMENT**

**393 MASON ROAD
LA VERGNE, TENNESSEE**

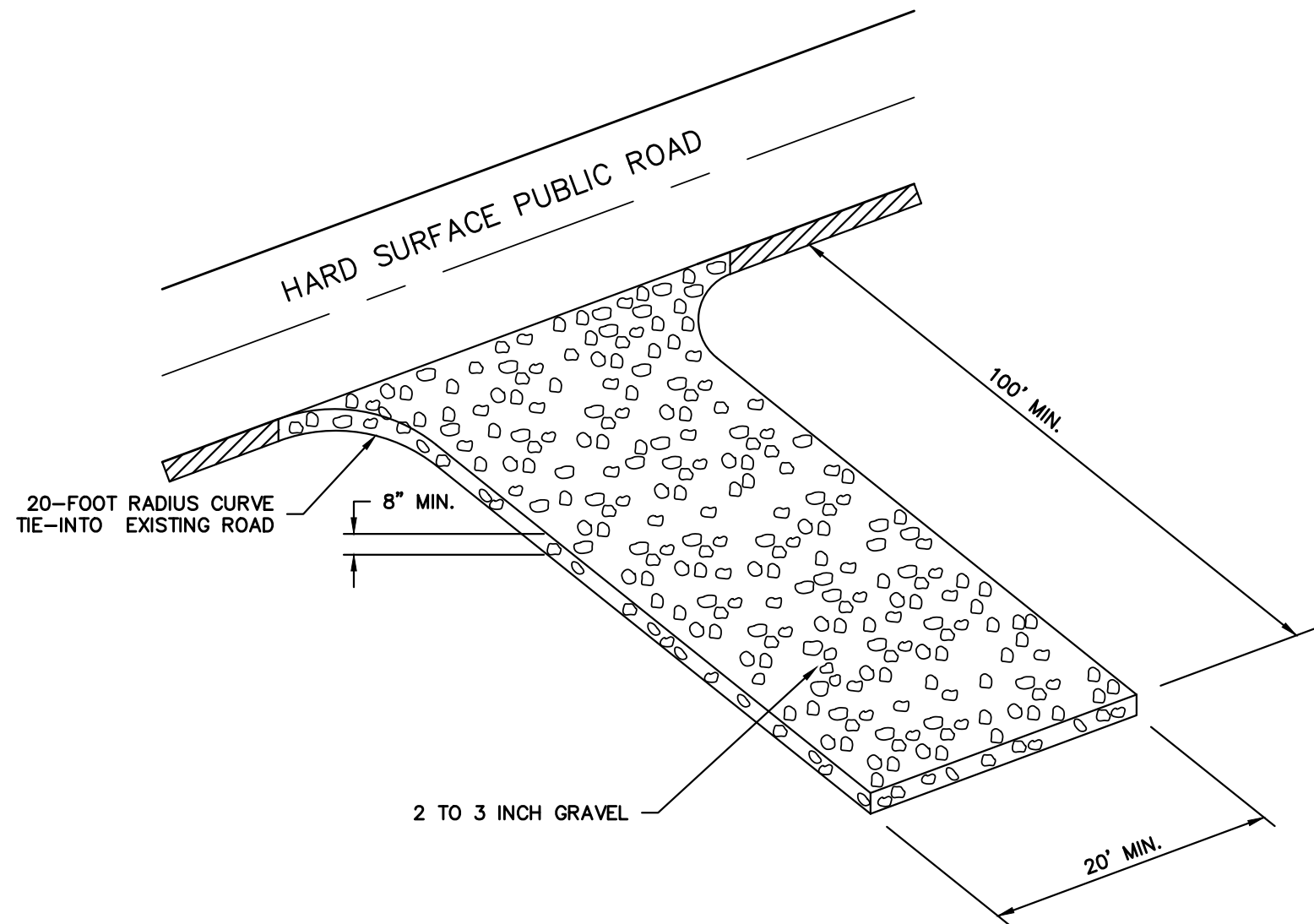
FINAL EPSC PLAN

PROJECT NO. 1574-01	
SEPTEMBER DATE: 2025	DRAWN BY: HLP
	CHECKED BY: RWM
SCALE: 1"=30'	APPROVED BY: RWM
SHEET NO. C6.03	

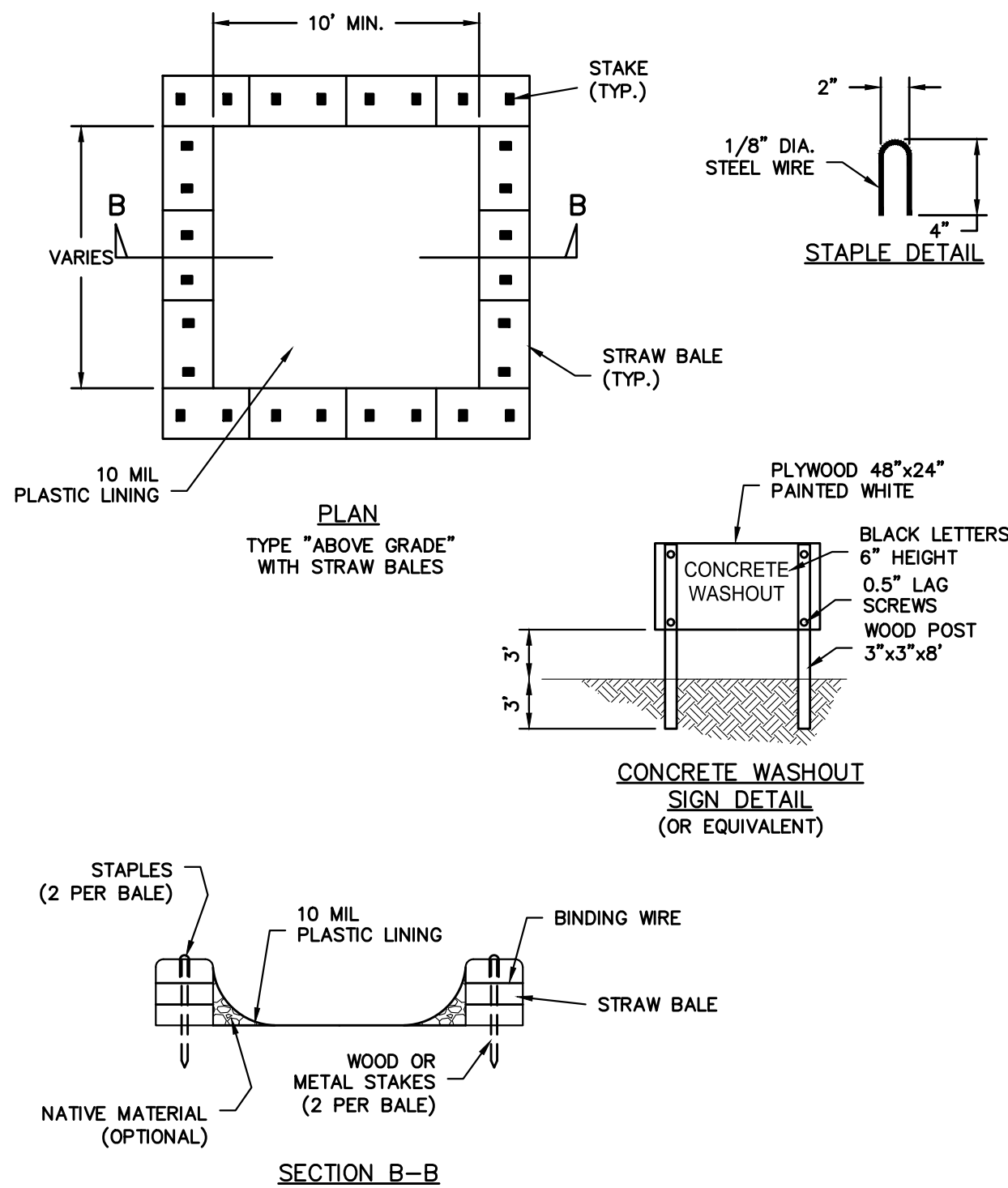


- NOTES:
1. FILTER CLOTH SHALL HAVE APPROVED BACKING OR A BUILT-IN REINFORCED STRUCTURE, AS RECOMMENDED BY THE MANUFACTURER TO SUPPORT THE FILTER CLOTH.
 2. FILTER CLOTH SHALL MEET THE REQUIREMENTS OF SECTION 209 OF T.D.O.T. STANDARD SPECIFICATIONS
 3. A PREASSEMBLED SILT FENCE MEETING THE REQUIREMENTS OF THIS DRAWING IS ACCEPTABLE IN LIEU OF A FIELD CONSTRUCTED SILT FENCE.

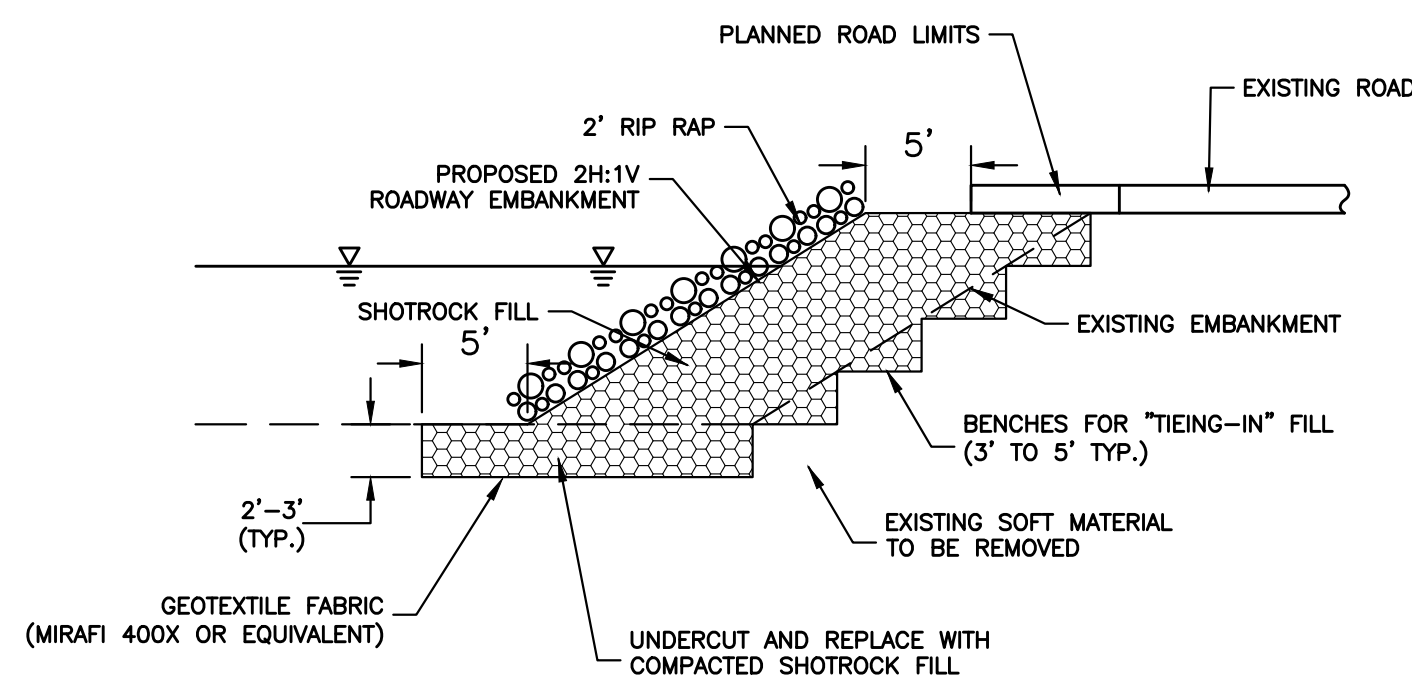
SILT FENCE CONSTRUCTION 1
N.T.S.



GRAVEL CONSTRUCTION ENTRANCE 2
N.T.S.

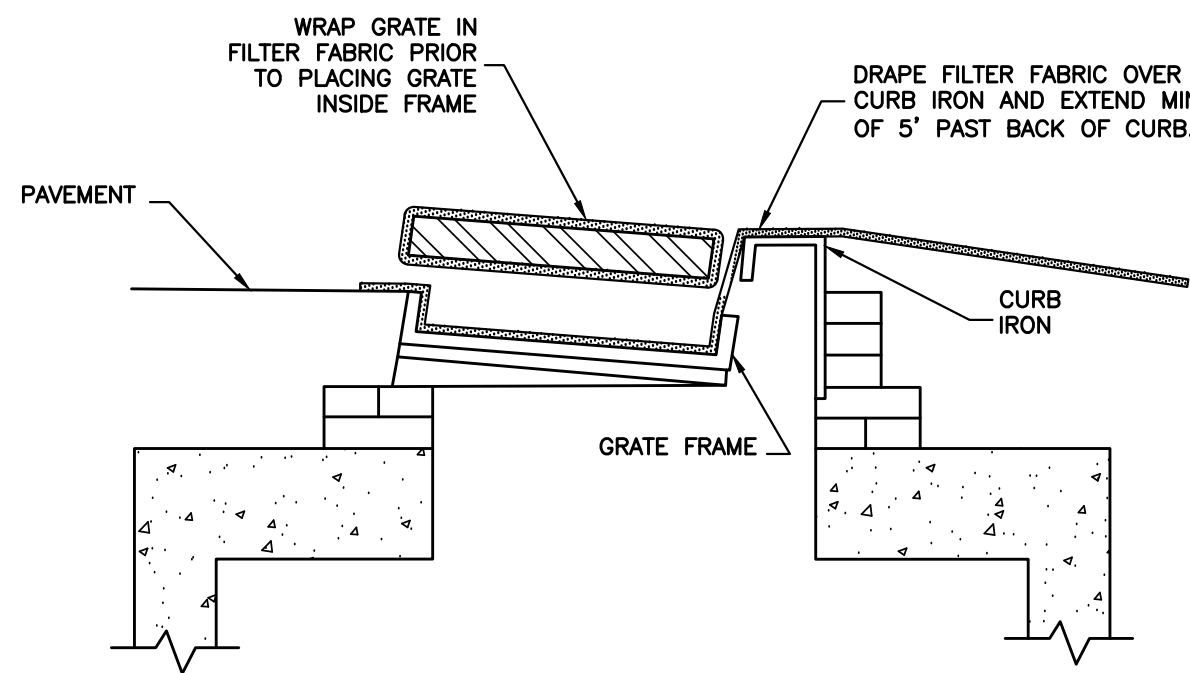


CONCRETE TRUCK WASHOUT FACILITY 3
N.T.S.



- NOTES:
1. DETAIL TO BE USED ON LEFT SIDE FROM STA. 26+50 TO STA. 32+00.
 2. RIP RAP PLACED TO A LEVEL OF TWO FEET ABOVE NORMAL POOL ELEVATION.

SLOPE STABILIZATION DETAIL 4
N.T.S.



CURB INLET PROTECTION 5
N.T.S.

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REVISIONS			
DATE	BY	NO.	DESCRIPTION

MBI BUILDING
GRAEFEN DEVELOPMENT
393 MASON ROAD
LA VERGNE, TENNESSEE

EPSC DETAILS

PROJECT NO. 1574-01

SEPTEMBER
DATE: 2025

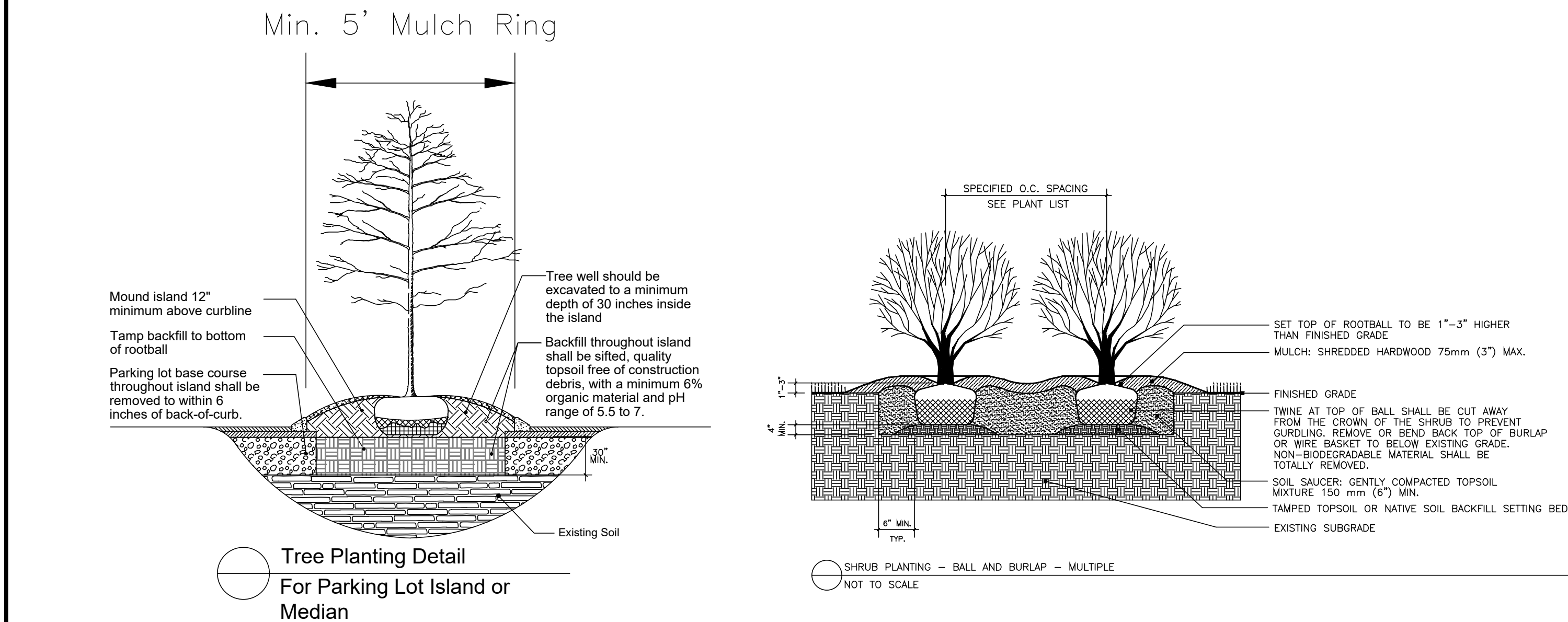
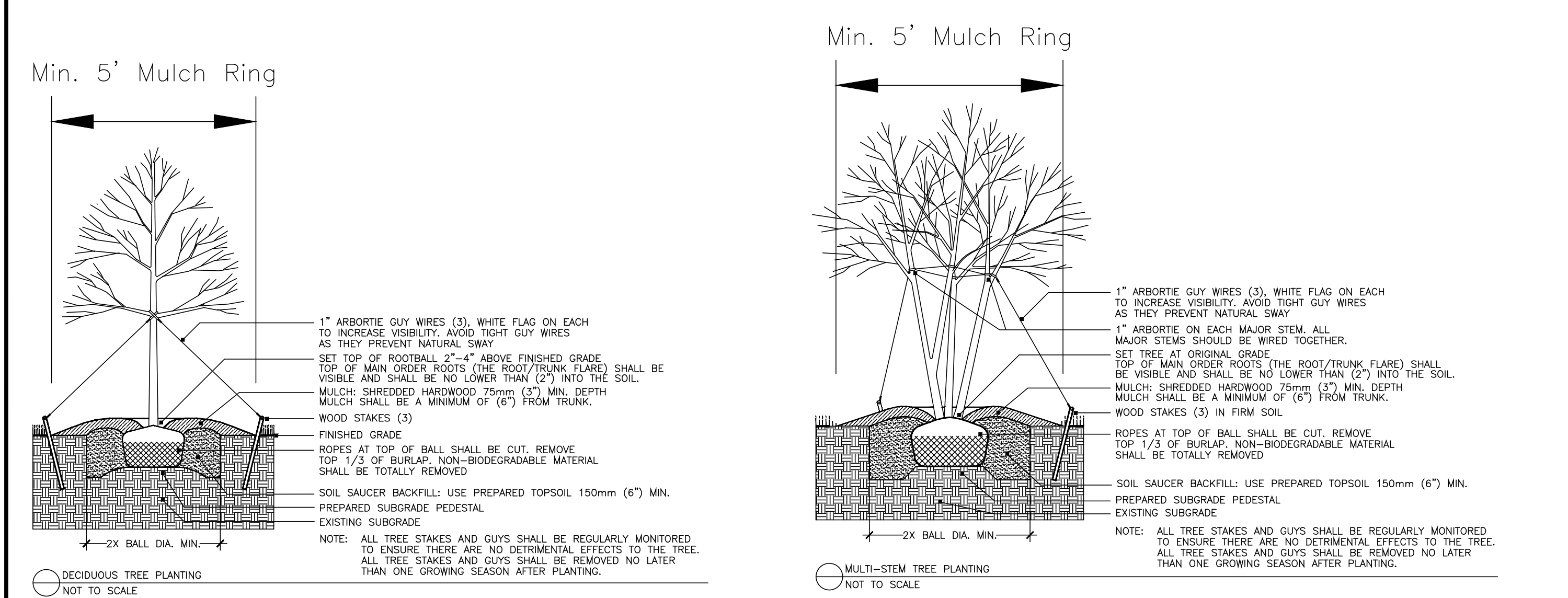
DRAWN BY: HLP

CHECKED BY: RWM

SCALE: 1"=30'

APPROVED BY: RWM

SHEET NO. C6.04



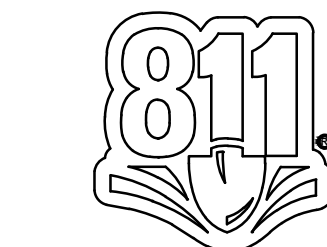
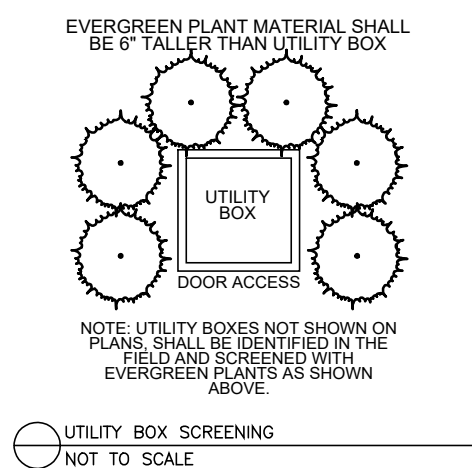
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
DECIDUOUS TREES									
	LT	9	URIODENDRON TULIPIFERA / TULIP TREE	B # B	2.5" CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	QS	9	QUERCUS SHUMARDII / SHUMARD RED OAK	B # B	2.5" CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	ZS	12	ZELKOVA SERRATA "GREEN VASE" / SAWLEAF ZELKOVA	B # B	2.5" CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
EVERGREEN TREES									
	CAB	28	BLUE ICE CYPRESS / CUPRESSUS ARIZONICA "BLUE ICE"	B # B		6'	4'	AS SHOWN	FULL TO GROUND, DENSE, WELL-BRANCHED
	CD	24	CEDRUS DEODARA "BRACKEN'S BEST CEDAR" / BRACKEN'S BEST DEODAR CEDAR	B # B		6'	4'	10' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	IX2	42	ILEX X "NELLIE R STEVENS" / NELLIE STEVENS HOLLY	B # B		6'	4'	AS SHOWN	FULL TO GROUND, DENSE, WELL-BRANCHED
	JB2	20	JUNIPERUS VIRGINIANA "BURKII" / BURK RED CEDAR	B # B		6'	4'	AS SHOWN	FULL TO GROUND, DENSE, WELL-BRANCHED
	TS	21	THUJA STANDISHII X PULCATA "GREEN GIANT" / GREEN GIANT ARBORVITAE	B # B		6'	4'	10' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
UNDERSTORY TREES									
	CCF	9	CERCIS CANADENSIS "FOREST PANSY" TM / FOREST PANSY REDBUD	B # B	1.5" CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, FULL CANOPY, MATCHED*
	MB	6	MAGNOLIA X "BUTTERFLIES" / BUTTERFLY MAGNOLIA	B # B	1.5" CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, FULL CANOPY, MATCHED*
EVERGREEN SHRUBS									
	ICS	15	ILEX CRENATA "STEEDS" / STEEDS JAPANESE HOLLY	CONT.		30"	18"	5' O.C.	DENSE, FULL, MATCHED
	IM	30	ILEX X MESERVEAE "CHINA GIRL" TM / CHINA GIRL HOLLY	CONT.		36"	36"	AS SHOWN	DENSE, FULL, MATCHED
	TD2	42	TAXUS X MEDIA "DENSIFORMIS" / DENSE YEW	CONT.		18"	12" - 18"	5' O.C.	DENSE, FULL, MATCHED
	VDT	18	VIBURNUM DAVIDII X TINUS "SPG-3-024" PPAF / MOONLIT LACE® VIBURNUM	CONT.		18"	12" - 18"	5' O.C.	DENSE, FULL, MATCHED
	VP	17	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	CONT.		36"	36"	AS SHOWN	DENSE, FULL, MATCHED

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

LANDSCAPE NOTES

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



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



393 Mason Road
LaVergne, Tennessee

Landscaping Details & Notes

REVISIONS:

1	2	3	4	5

DRAWN: KMG
DATE: 09-02-2025
CHECKED: BPG
FILE NAME: 25432project_LA
SCALE: NA
JOB NO. 25432
SHEET:

L2.0

This Instrument Prepared
from Information Furnished
by the Parties by:
BOLIN & HOLT, Attorneys
U. S. 41 South
Smyrna, TN 37167

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned,
Buford B. Johnson do hereby grant and dedicate
unto the CITY OF LAVERGNE, TENNESSEE, a municipality, of the State
of Tennessee, its successors and assigns the following described
land, situated in the 3rd Civil District of Rutherford County, State
of Tennessee, and more particularly described as follows:

*A 2 foot permanent easement to install, operate
and maintain a water line one foot on each side
of a centerline being more particularly described
as follows:*

*BEGINNING at a point in the east right-of-way of
Mason Road said point being 730 feet, more or less,
south from the intersection of the property line
between Map 17, Parcel 21, and Map 17, Parcel 21.01,
Rutherford County, Tennessee; thence leaving said
right-of-way, south 85 degrees 09 minutes east 69
feet, more or less, to a point; thence running
south 83 degrees 18 minutes east 595 feet, more or
less, to the property line between Map 17, Parcel
16, and Map 17, Parcel 15, Rutherford County,
Tennessee.*

*Located on land containing approximately 71 acres,
bounded as follows:*

*On the North by A. B. Mitchell
On the South by Buford B. Johnson and Mason Road
On the East by Fred Waldron, Vester Waldron, and
W. A. Fergus
On the West by Mason Road and Bell Priscilla Johnson.*

to install, construct, operate and maintain and improve on the above-
mentioned lands a water line including any necessary temporary easement
to install and maintain said line.

The grantors for consideration of this grant do hereby reserve
the right to tap on said water line at the city's regular tap fee.

It is agreed and understood that the contractor for The City
of LaVergne Water Department of Rutherford County, Tennessee, will
be financially responsible for all damage done to the fences and/or
other structures at the time of the installation of the water line,
and will repair or restore any damage accordingly.

The undersigned covenants that they are the owners of the
above-described lands; that they or their heirs, successors or assigns
will not interfere in any manner with the City of LaVergne, or its
assigns; and that the said lands are free and clear of encumbrances
and liens of whatsoever character except:

IN WITNESS WHEREOF, the undersigned have set their hands
and seals this 8 day of June, 1979.

Byford B. Johnson

STATE OF TENNESSEE

RUTHERFORD COUNTY

Before me, William M. Johnson, a Notary
Public of the State and County aforesaid, personally appeared
Byford B. Johnson, the
bargainers, with whom I am personally acquainted and who acknowledged
that they executed the foregoing instrument for the purpose therein
contained.

WITNESS MY HAND AND SEAL, at office in Robbinsville,
Tennessee, this 8 day of June, 1979.

William M. Johnson
Notary Public at Large

My Commission Expires:

July 26, 1982



RECORDING FEE 6.00
STATE TAX
REGISTER'S FEE
TOTAL PAID 6.00
RECEIPT NO. 94809

STATE OF TENNESSEE
RUTHERFORD COUNTY

OFFICE OF THE REGISTER May 13 1980
I, HOMER JONES, REGISTER DO CERTIFY THAT THE
FOREGOING INSTRUMENT AND CERTIFICATE ARE REGIS-
TERED IN MY SAID OFFICE IN BOOK NO. 291
PAGE NO. 475 AND THAT THEY WERE
RECEIVED May 13 1980 AT 10:21
O'CLOCK A.M. AND ENTERED IN NOTE BOOK 25
PAGE 135

HOMER JONES, Register
Blayne Perry DEP REG

Approved For Recording
LA Verne Recording Commission
by Ben Anderson



Item #: 9. Amendment to Site Plan - 5486 Retail Center - Building totaling 5,000 Square Feet on 1 Acre. Requested by Mubarak Hauter. Property located at 5486 Murfreesboro Road (Tax Map 18B, Group E, Parcel 5). C-2 (Highway Service) Zoning District. Property owned by Behrouzi Peyman.

Reviewed By:
Bo Logan, City Planner

Summary:
On behalf of their client, HS is requesting a change to the approved site plan at this location.

This particular site is contained in an overlay district.

STAFF AGREES THAT THE BOLLARDS DO NOT MEET THE INTENT OF THE OVERLAY DISTRICT.

Staff Comments / Technical Items:

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

1. STAFF AGREES THAT THE BOLLARDS DO NOT MEET THE INTENT OF THE OVERLAY DISTRICT.

Engineering (Gary Lide - glide@lavernetn.gov)

Section 5.056.A. of the Zoning Ordinance states the purpose of the overlay district includes *the sensitive placement of landscaping features in a manner otherwise not insured by the application of the conventional bulk, landscaping and parking standards of this title.*

That section goes on to state that *Any application for an urban design overlay district shall include design goals and objectives that embody this purpose and intent.*

1. Provide the design goals and objectives that embody the purpose and intent of the bollards.
2. Confirm that, upon completion, the tops of all of the bollards will be the same height.
3. Provide a detail which shows the height above pavement, dimensions, exterior material, and color of the bollards.

Utilities (Scott Tatalovich - statalovich@lavernetn.gov)

No comments.

Codes (Joe White - jwhite@lavernetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavernetn.gov)

No comments.

Police

No comments.

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

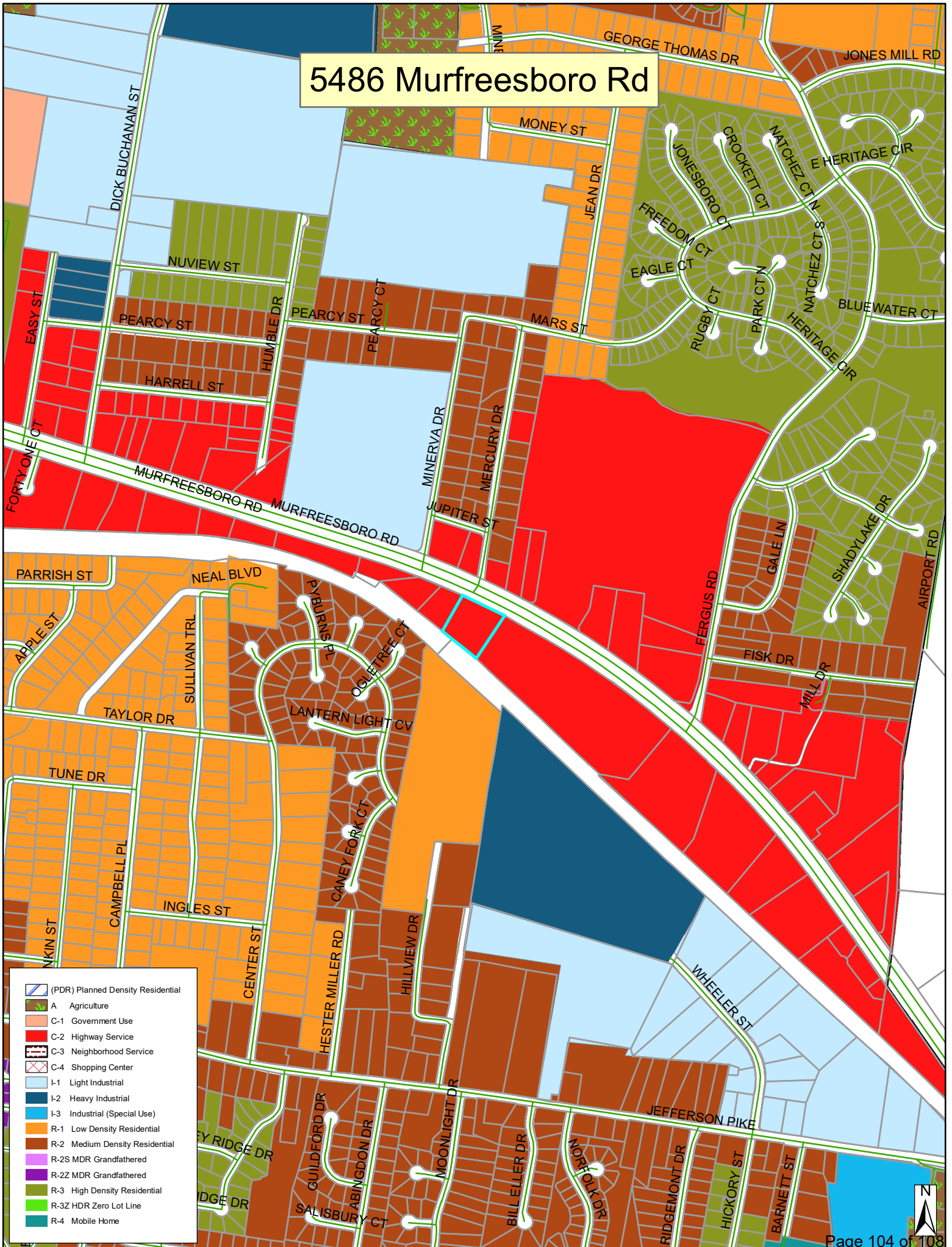
5486 Murfreesboro Rd



5486 Murfreesboro Rd



5486 Murfreesboro Rd

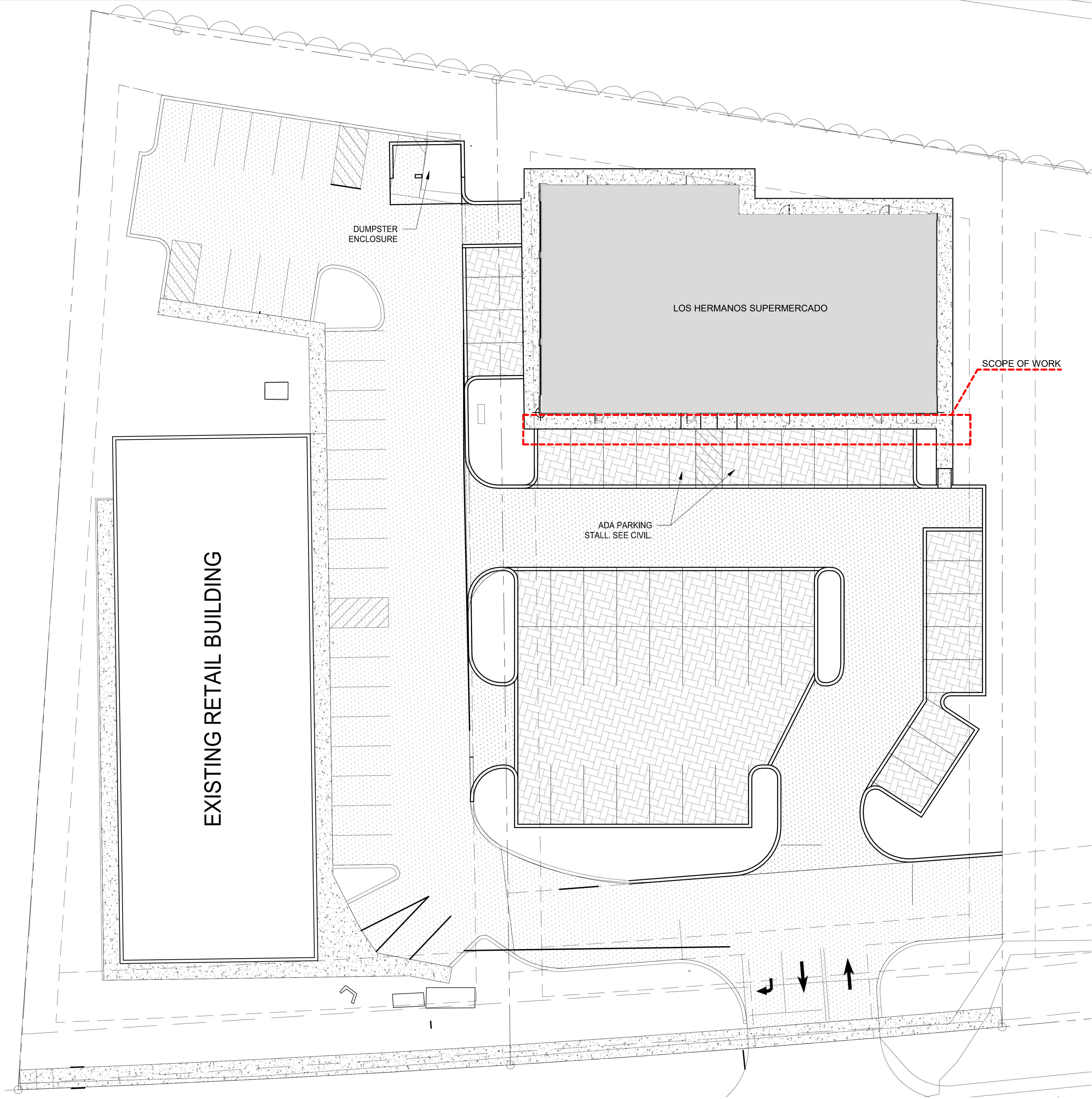


- (PDR) Planned Density Residential
- A Agriculture
- C-1 Government Use
- C-2 Highway Service
- C-3 Neighborhood Service
- C-4 Shopping Center
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial (Special Use)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2S MDR Grandfathered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

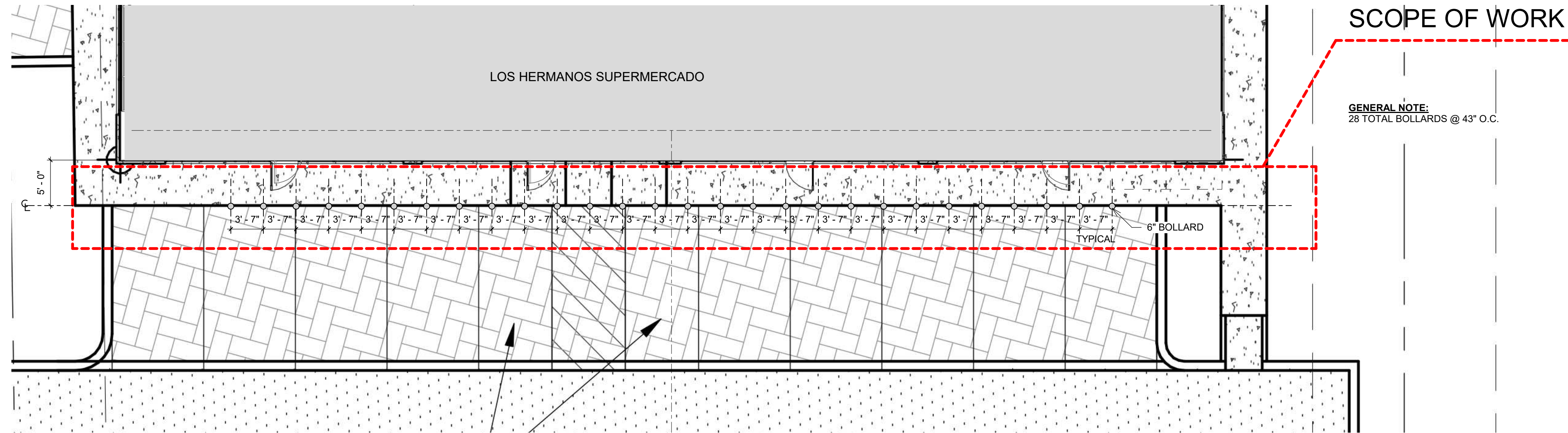








1 SITE PLAN - FOR REFERENCE ONLY



2 BOLLARD PLAN

Revisions:

NO.	DATE	DESCRIPTION