



SMYRNA MUNICIPAL PLANNING COMMISSION

April 4, 2024
5:00 p.m. meeting

Smyrna Town Hall

AGENDA

1. Call to Order
2. Prayer
Pledge of Allegiance
3. Citizens' Comments: None at this time.
4. Election of Officers
5. Approval of Minutes of the March 7, 2024 meeting
6. Old Business:
 - a. Sketch Plat:
 1. Lyndwood
Almaville Road / Independent Hill Road
Owner / Developer: DRAPAC
 - b. Site Plans:
 1. 323 Lake Farm Road
323 Lake Farm Road
Owner / Developer: Jason R. Lloyd
 2. Newberry Townhomes, Lot I
Almaville Road
Owner / Developer: Larry D. Davis Sr. & Heidi Kilimanjaro-Davis / Newberry PropCo, LLC
 3. Spring Branch Townhomes, Phase I
602 & 604 Rock Springs Road
Owner / Developer: Green Trails
7. New Business:
 - a. Rezoning Request:
 1. Matt Huff
Fortitude Trail
PRD Amendment

2. Rob Molchan
Ryan Hill Drive
PRD Amendment
3. Sean Saunders
7085 Florence Road
PID Amendment
- b. Preliminary Plats:
 1. Gwynne Farms, Phase 4
Robert Gwynne Drive
Owner / Developer: Lennar Homes of Tennessee, LLC
 2. Lee Road Subdivision
6554 & 6558 Lee Road
Owner / Developer: David Weekley Homes
 3. Sims Ridge Subdivision, Section I
Tamland Ave & Spring Hill Drive
Owner / Developer: Ole South Properties, Inc.
- c. Final Plats:
 1. 352 W Sam Ridley Parkway
352 W Sam Ridley Parkway
Owner / Developer: Vester Waldron Family Limited Partnership / McDonald's
 2. Gwynne Farms, Phase 3, Section 1
Cardiff Drive
Owner / Developer: Lennar Homes of Tennessee, LLC
 3. Patterson Property Subdivision, Resub of Lots 1-3, 10, 11, 23, 24
Springhill Drive & Seth Brittain Pt.
Owner / Developer: M1 Development, LLC
- d. Site Plans:
 1. Smyrna Echo Hotel
825 Industrial Boulevard
Owner / Developer: At Home Studio Living Smyrna TN I, LLC / Holladay Properties
 2. Volunteer State Bank
Huginn Lane
Owner / Developer: KKS General Partnership / Volunteer State Bank
8. Mandatory Referrals:
 - a. Rock Springs Sidewalk Right-of-Way and Easement Acquisition
9. April Bond Review Report
10. Staff comments and/or other business

11. Adjournment



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES MARCH 7, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, March 7, 2024 by Vice-Mayor Marc Adkins. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Mike Allen and the Pledge of Allegiance was led by Tim Slate.

The following Planning Commission members/staff were present/absent:

Present: Marc Adkins, Vice-Mayor; Mike Allen; Tim Slate; Amy Wise; Miranda Swift

Absent: Tim Morrell, Councilman; Charles Scurr, PhD

Staff Present: Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Scott Byers, Fire Dept. Captain; Kristi Worrell, Building Official; Charles King, Engineer; Mark Parker, Assistant Director of Utilities

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the February 1, 2024 meeting.

Motion by Amy Wise, seconded by Tim Slate to approve the minutes for the February 1, 2024 meeting.

Vote: 5 - 0 Passed - Unanimously

3. Old Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Joe Haddix
Bill France Road & Interstate 840
Annexation & I-2, C-2, & R-3 Zoning Request

An Annexation & PRD Zoning request was submitted for Bill France Road & I-840. This property can be further referenced by Rutherford County Tax Map: 11, Parcels: 5.00, 6.00, & 9.01, is comprised of 818.3 acres, and is zoned RM. The surrounding zoning is RM in Rutherford County. The Land Use Plan for the area is the 840 Gateway character area along 840, which would support hospitality, restaurant, retail, high density residential, and industrial/warehousing uses. The eastern portion of the requested area is Mixed Industrial, which would support industrial and warehousing uses. The Major Thoroughfare Plan designates Bill France Road as a Principal Arterial. The Plan also shows a future Minor Arterial connecting Bill France Road to Hickory Grove Road and eventually to Jefferson Pike. Development of these properties would require dedication of right-of-way and construction of this improvement. The following staff comments were made:

1. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum.
2. This would require either a noncontiguous annexation or the annexation of several miles of existing County and State road right-of-way. The amount of right-of-way required to be annexed to create continuity would be 1 mile of W. Jefferson Pike and .9 mile of Bill France Road, which are State roads, and 4.2 miles of Mona Road, .8 mile of Allen Barrett Road, and 2.2 miles of Powell's Chapel Road, which are County roads. All distances are approximate. A noncontiguous annexation would require an interlocal agreement between the Town of Smyrna and Rutherford County with regards to emergency response and road maintenance for the area between the existing Town limits and the newly annexed area.
3. Staff is concerned that a portion of the requested area may not be located within Rutherford County. In discussions with Rutherford County staff, there is not a reliable map of the County boundary in this area. Staff is aware of efforts to better define this boundary.
4. CUD's existing infrastructure is NOT adequate to meet any fire flow requirements for this development. The applicant should consult CUD for instructions on submittals and any related information regarding the possibility of any future improvements of the associated area.

Motion by Tim Slate, seconded by Amy Wise to defer for two months until the May meeting.

Vote: 5 - 0 Passed - Unanimously

b. Rezoning Request:

1. Sammy Said
6070 & 6092 Seminary Road
Rezoning R-3 to C-4

An R-3 to C-4 Rezoning request was submitted for 6070 & 6092 Seminary Road. This property can be further referenced by Rutherford County Tax Map: 55, Parcels: 4.01 and 5.02, is comprised of 0.80 acres, and is zoned R-3. The surrounding zoning is R-1 (Church of Christ at Stewarts Creek), C-2 and I-2 in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single-Family Residential development in this area. The Major Thoroughfare Plan designates Seminary Road and Poplar Wood Road as Collectors. Adequate right-of-way exists for these streets. The following staff comments were made:

1. Sewer will be required to be extended from the intersection of Almadale Road and Seminary Road to the adjoining property lines.
2. The intended use is for the existing house to be used as a dental office. If the rezoning is approved, a site plan would be required to be submitted showing the required parking, landscaping, stormwater, and utility improvements. In addition, conversion of the existing single family residence to a commercial use would require submittal of building plans meeting all applicable commercial building and fire codes to be reviewed by the Codes Department.
3. The required minimum fire flow is 1,500 GPM at 20 PSI.
4. CUD's existing infrastructure should be adequate to meet 1,000 GPM fire flow requirements

for this development. There is an existing 8" water line along the eastern side of Seminary Road with a fire hydrant nearby.

Motion by Amy Wise, seconded by Mike Allen to recommend approval to Town Council the R-3 to C-4 Rezoning of 6070 & 6092 Seminary Road with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

c. Sketch Plat:

1. Lyndwood
Almaville Road / Independent Hill Road
Owner / Developer: DRAPAC

A sketch plat was submitted for Lyndwood located at Almaville Road and Independent Hill Road. This property can be further referenced by Rutherford County Tax Map: 73, Parcels: 18.00, 21.03, and 26.00, is comprised of 689.5 acres, is zoned PRD, and consists of 1500 units/lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs will require a separate permit.
4. A grading permit fee of \$69,335.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. The required minimum right-of-way for this road is 40' from the centerline.
6. The development of this subdivision is not feasible until adequate sewer is available.
7. A second entrance will be required when the development of the 100th home occurs in either Phase 1 or Phase 2. Per the proposed phasing plan, Phases 2, 3, and 4 total 436 lots and will be served by only one entrance until Phase 5 is built to connect to Phase 1 creating multiple entrances for these phases. Development of the 100th home in either Phase 1 or Phase 2 will require a road to be constructed to either Independent Hill Road or to connect Phase 1 and 2 together.
8. The required minimum fire flow will be 1,000 GPM at 20 PSI.
9. Provide a new traffic study, as the previously received study is over 5 years old. In addition, in the intervening time since the previous study was submitted the Town added Section 3.200 to the Zoning Ordinance which provides more guidance regarding the preparation of traffic studies. Any improvements recommended by the traffic study will be required to be installed by the developer.
10. Submit road names and E911 approval as the project proceeds through each phase of the development.
11. The proposed connection to Drew Street is not feasible at this time. The adjoining property owner granted an ingress/egress and utility easement to this property, which does allow for the construction and maintenance of utilities and access. However, the adjoining property owner still owns the property and the developer has no right to build and dedicate a public street in the easement. The developer will be required to either obtain ownership of the needed property or the current owner will be required to be a signatory to the final plat in order for the road connection to Drew Street to be constructed.
12. CUD's existing infrastructure is NOT adequate to meet any fire flow requirements for this development. Significant offsite improvements are required to meet water needs for development (see combo Will Serve and FID Letter issued 9/15/2023). The applicant should

- consult CUD for instructions on submittals and any related information regarding status of future improvements of the associated area.
13. Once available, submit full set of plans separately for each individual section and phase to be constructed directly to CUDengineering@ cudrc.com for further review and specific comments.
 14. Submit plans at 24" x 36" size.

Motion by Amy Wise, seconded by Mike Allen to defer one month until the April meeting.

Vote: 5 - 0 Passed - Unanimously

d. Preliminary Plat:

1. The Courtyards at Stewarts Creek, Phase 2
9351 Rocky Fork Almadale Road
Owner / Developer: Blakeney Partners, GP

A preliminary plat was submitted for The Courtyards at Stewarts Creek, Phase 2 located on Rocky Fork Almadale Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 19.00, is comprised of 18.44 acres, is zoned PRD, and consists of 42 lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$2,193.00 will be required.
4. Signs will require a separate permit.
5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. The required minimum fire flow is 1,000 GPM at 20 PSI.
7. Submit construction plans.
8. The uncovered patio on the sides of each home must remain uncovered in areas which encroach upon the minimum side setbacks.
9. Submit a roadway lighting plan.
10. Submit E911 approval for the road names.
11. Provide an explanation for the open space/roadway between Lots 18 & 19 on the plat.
12. This will require an agreement between the Town and the HOA to allow for maintenance of the area within the Town right-of-way.
13. CUD's existing infrastructure should be adequate to meet 1,000 GPM flow requirements for this site. Please refer to CUD Will Serve letter issued 2/27/2023. If the fire flow requirement is greater than 1,000 GPM please resubmit a water availability request for further evaluation and to receive an updated Will Serve letter.
14. Once available, submit full set of plans separately for each individual section and phase to be constructed directly to CUDengineering@ cudrc.com for further review and specific comments.

Motion by Miranda Swift, seconded by Tim Slate to approve the preliminary plat for The Courtyards at Stewarts Creek, Phase 2 with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

4. New Business:

a. Rezoning Request:

1. John Dunaway
403 & 405 Monroe Street
Rezoning Request: C-2 to R-2

A C-2 to R-2 Rezoning request was submitted for 403 and 405 Monroe Street This property can be further referenced by Rutherford County Tax Map: 27H, Group: G, Parcels: 5.00 and 19.00, and is comprised of 0.93 acres. The surrounding zoning is C-2 and R-2. The Land Use Plan for this area is the Depot District character area, which would support a mix of uses and services that are more urban in lot sizes and setbacks. Retail, restaurant, office, and attached residential and multifamily residential uses are particularly appropriate for this area. The Major Thoroughfare Plan designates Monroe Street as a Collector with a potential connection to Sam Davis Road. Adequate right-of-way does not exist for this street. The following staff comments were made:

1. There is an existing house on Parcel 19.00 and a mobile home on Parcel 5.00. These uses were grandfathered as residences when the property was zoned C-2. It appears from reviewing old zoning maps that these parcels were zoned C-2 in 1986 at the latest, as the map from 1977 showed them residential but no map exists for the time between those dates. The homes have not been lived in for at least 11 years, so the ability to continue the grandfathered residential use has lapsed.
2. Currently no water service is available to this property.

Motion by Tim Slate, seconded by Mike Allen to recommend denial to Town Council the C-2 to R-2 rezoning request submitted for 403 & 405 Monroe Street, due to the zoning not being consistent with the downtown area.

Vote: 5 - 0 Passed - Unanimously

b. Preliminary Plats:

1. Cooks Lane, Phases 1, 2, & 3
5458 Cooks Lane
Owner / Developer: Naron Family Trust / Century Communities

A preliminary plat was submitted for Cooks Lane, Phases 1, 2, and 3 located at 5458 Cooks Lane. This property can be further referenced by Rutherford County Tax Map: 51, Parcel: 3.00, is comprised of 34.11 acres, is zoned PRD, and consists of Units: 145. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
4. The Major Thoroughfare Plan designates Cooks Lane as a Collector. The right-of-way required by the Major Thoroughfare Plan is shown being dedicated for this street.
5. Signs will require a separate permit.
6. The required minimum fire flow is 1,000 GPM at 20 PSI for anything under 3,600 square feet.
7. This development does not have access to sanitary sewer until it is extended to this property through the Gwynne Farms development.

8. Any improvements recommended by the traffic study must be completed by the developer.
9. Cooks Lane is currently under design by the Town of Smyrna for a widening project.
Additional right-of-way may be necessary pending final design of the road improvements.
10. A storm pipe is shown crossing Lots 68 and 69. Show and label an easement for this pipe.
11. Label the dimensions for the diameters of all cul-de-sacs for both the right-of-ways and pavement.
12. Left turn lanes are required to be constructed from Rock Springs Road and Rocky Fork Road onto Cooks Lane as well as from Cooks Lane onto Rock Springs Road and Rocky Fork Road.
13. Please reference CUD Will Serve Letter issued 1/19/2024 for detailed information regarding water line connections and offsite improvements needed to meet the fire flow requirements for this development.
14. Submit full set of plans separately for each individual section and phase to be constructed directly to CUDengineering@ cudrc.com for further review and specific comments.

At this time, Vice-Mayor Marc Adkins acknowledged Town Engineer Charles King to speak regarding this request.

Motion by Amy Wise, seconded by Miranda Swift to approve the preliminary plat for Cooks Lane, Phases 1, 2, & 3 with Carles King's recommendation and the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

2. Hidden Hills, Section VI, Phase II
Summerlin Road, Tamland Avenue, & Shetland Drive
Owner / Developer: Amnon Shreibman / Nir Homes, Inc.

A preliminary plat was submitted for Hidden Hills, Section VI, Phase II, located at Summerlin Road, Tamland Avenue & Shetland Drive. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 10.00, is comprised of 22.48 acres, is zoned R-3, and consists of 40 lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. The required minimum fire flow will be 1,000 GPM at 20 PSI. This cannot be adequately provided above an elevation of 720'. Any finished floor elevation above 720' will require the house to be constructed with a fire sprinkler system. If the gross square footage of a home exceeds 3,600 square feet under roof, the minimum fire flow requirement will be increased.
Provide and label the minimum pad elevations for lots on the plat.
7. Submit a full set of construction plans.
8. An HOA will be required to maintain all detention areas.
9. Submit a roadway lighting plan.

Motion by Tim Slate, seconded by Mike Allen to approve the preliminary plat for Hidden Hills, Section VI, Phase II with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

3. Rock Springs Senior Living
South of Rock Springs Road & West of Saint Francis Avenue
Owner / Developer: Gateway Properties of Middle TN, LLC

A preliminary plat was submitted for Rock Springs Senior Living located at South of Rock Springs Road & West of Saint Francis Avenue. This property can be further referenced by Rutherford Tax Map: 28, Parcel: 113.01, is comprised of 13.55 acres, is zoned R-3/PRD, and consists of 9 lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. Submit the required permits from TDEC to build a bridge across the creek.
7. Rock Springs Road must be jack and bored for the waterline extension.
8. This development will require submittal for a floodplain development permit from the Town of Smyrna as well as review by FEMA of any necessary LOMA or LOMR applications.
9. Per the approved PRD, no construction traffic will be allowed on Spring Hill Drive and Johnstown Drive for this project. The bridge will have to be constructed before construction can begin.
10. An existing electric pole will be required to be relocated at the connection to Rock Springs Road. Coordinate with Middle Tennessee Electric.
11. Submit a roadway lighting plan.
12. Provide the 100 year floodplain and floodway elevations.
13. Submit bridge plans. These will require TDOT hydraulic approval.

Motion by Miranda Swift, seconded by Amy Wise to approve the preliminary plat for Rock Springs Senior Living with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

c. Final Plats:

1. Beyer Subdivision
Red Bird Farm Lane
Owner / Developer: Philip Beyer & Susan Beyer

A final plat was submitted for Beyer Subdivision, Lot 4 located on Red Bird Farm Lane. This property can be further referenced by Rutherford County Tax Map: 27, Parcel: 34.03 & part of 34.02, is comprised of 0.78 acres, is zoned R-2, and consists of 1 lot. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
3. No roads shown on the Major Thoroughfare Plan are affected by this development.
4. Add signatures of the owners prior to recording.
5. Extend public water and sewer from Walton Avenue to the end of the public right-of-way. Submit construction plans for these extensions.
6. The legal documents ensuring maintenance of the ingress/egress easement will need to be recorded with the plat.

7. The gate at the end of Redbird Way will need to be removed or a device as directed by the Smyrna Fire Department placed on it to allow for emergency access if needed.

Motion by Amy Wise, seconded by Miranda Swift to approve the final plat for Beyer Subdivision with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

2. Quail Ridge, Section I
1923 & 1929 Almadale Road
Owner / Developer: Ram Smyrna Partnership / Schaad Brown Real Estate

A Final Plat was submitted for Quail Ridge, Section I located at 1923 & 1929 Almadale Road. This property can be further addressed by Rutherford County Tax Map: 55C, Group: A, Parcels: 8.00 & 9.00, is comprised of 0.92 acres, is zoned C-2, and consists of 1 lot. The following Staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
3. Signs will require a separate permit.
4. The required minimum fire flow is 1,500 GPM at 20 PSI.
5. The Major Thoroughfare Plan designates Almadale Road as a Minor Arterial. Adequate right-of-way exists for this street.
6. Add signatures of the owners and CUD prior to recording.
7. The new water line connection across Almadale Road will be required to be bored.
8. Consolidated Utility District of Rutherford County (CUDRC) has an existing two (2) inch water main along the eastern side of Almadale Road to serve the property. Offsite water main improvements will likely be necessary and a connection to the existing twelve (12) inch water main along the western side of Almadale Road will be necessary to serve the site to meet fire flow requirement. Please refer to the CUD will serve letter issued 11/10/2023.
9. Submit plat directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Mike Allen, seconded by Tim Slate to approve the final plat for Quail Ridge, Section I with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

3. Talia Trace, Section I
2264 Rocky Fork Road
Owner / Developer: Cantrell Farms, LLC

A final plat was submitted for Talia Trace, Section 1 located at 2264 Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 28, Part of Parcels: 28.00, 44.00, 44.04, is comprised of 10.557 acres, is zoned PRD, and consists of 2 lots. The following staff comments were made:

1. Signs will require a separate permit.
2. Add signature of the owner prior to submittal to the Town for signatures.
3. The Major Thoroughfare Plan designates Rocky Fork Road and Ace Avenue as Collectors. Adequate right-of-way is shown being dedicated for these streets.
4. The required minimum fire flow is 1,000 GPM at 20 PSI.
5. Show latest version of sewer main and service alignment.

Motion by Amy Wise, seconded by Miranda Swift to approve the final plat for Talia Trace, Section I with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

- 4. Talia Trace, Section I - HPR
2264 Rocky Fork Road
Owner / Developer: Cantrell Farms, LLC

A final plat was submitted for Talia Trace, Section 1 HPR located at 2264 Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 28, Part of Parcels: 28.00, 44.00, 44.04, is comprised of 10.557 acres, is zoned PRD, and consists of 2 lots. The following staff comments were made:

1. Signs will require a separate permit.
2. Add signatures of the owner and attorney prior to submittal to the Town for signatures.
3. The Major Thoroughfare Plan designates Rocky Fork Road and Ace Avenue as Collectors.
Adequate right-of-way is shown being dedicated for these streets.
4. The required minimum fire flow is 1,000 GPM at 20 PSI.
5. Show latest version of sewer main and service alignment.

Motion by Miranda Swift, seconded by Amy Wise to approve the final plat for Talia Trace, Section I HPR with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

d. Site Plans:

- 1. Newberry Townhomes, Lot I
Almaville Road
Owner / Developer: Larry D. Davis Sr. & Heidi Kilimanjaro-Davis / Newberry PropCo, LLC

Location: 3545 Almaville Road	Applicant: Land Solutions Company, LLC
Tax Map/Parcel: 55/29.05	Property Owner(s): Newberry Property Company
Zoning: PUD	Use Classification: Multi-Family Residential

Proposal

A. Location Analysis

The Newberry PUD, Phase 1 consists of a mixture of residential dwellings including single family detached, single family attached and townhomes. The approved PUD showed 84 townhomes for the entire development, however this site plan is proposing 82. Amenities shown include a dog park, playground and a pavilion. Access to the townhomes will be provided via a single ingress/egress point onto Almaville Road



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.27 Ac
Square Footage of Open Space/Landscaping	5,550 SF	6,451 SF
Total Parking	369 Spaces	371 Spaces
Handicapped Parking Space(s)	N/A	3 Spaces

B. Landscaping

Landscape plan shows street trees and shrubbery lining Almaville Road with additional shrubbery planted around the amenity areas and guest parking areas.

C. Design Review

Architectural elevations on all four elevations show primarily fiber cement board siding of varying styles with a base layer of brick around the perimeter of the entire building.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs will require a separate permit.
4. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. Right-of-way is shown to be dedicated as part of this development.

Staff Comments:

1. The required minimum fire flow for the commercial lot is 1,500 GPM @ 20 PSI. All commercial buildings will be required to be sprinkled. The residential minimum fire flow is 1,000 GPM @ 20 PSI. Anything over 3,600 square feet must be sprinkled.

2. Provide E911 approval documentation for the road names.
3. A second road entrance must be constructed prior to issuance of building permits.
4. Submit a PUD amendment request for the entire site as the layout and amenities have been changed. This may or may not need to be reviewed by the Planning Commission and Town Council in addition to staff. No construction plans or final plats will be considered until this PUD amendment request is received.
5. Submit the required H&H study for alterations to the flood hazard area and a CLOMR to FEMA for review.
6. Provide the total square footage of impervious area, the total square footage of vehicular use area, and the total square footage of landscaped area within and around the vehicular use area at 10% of the vehicular use area.
7. Show the length of each driveway to the back of the sidewalk or the edge of the pavement, whichever is applicable, to be a minimum of 38'.
8. Parking provided on the cover page does not match the parking shown on the site plan. Please correct.
9. Show a sidewalk to access the amenities.
10. Add a hydrant between lots 76 & 77.
11. Submit sewer profile page.
12. Roads are required to be 26' wide.
13. Change the development name on the architectural elevation pages to reflect this development name.
14. The elevations provided do not match the townhomes shown on the site plan. Elevations show a 7 unit building and 4 unit building, however, there are no 7 unit buildings within this development.
15. Edit all notes noting the HVAC location to state that the HVAC units shall only be located on the rear.
16. Show lift station details and profiles.
17. CUD's existing infrastructure is only adequate to meet the 1,000 GPM fire flow requirement for the residential portion of the development but is NOT adequate to meet the fire flow requirement of 1,500 GPM for the commercial portion of the development. Please refer to the CUD Will Serve letter issued 11/5/2023.
18. Plans have been reviewed by CUD and comments sent directly to the applicant.

Staff Recommendation: Staff recommends denial or deferral due to the list of outstanding comments.

Motion by Tim Slate, seconded by Miranda Swift to defer one month to the April meeting.

Vote: 5 - 0 Passed - Unanimously

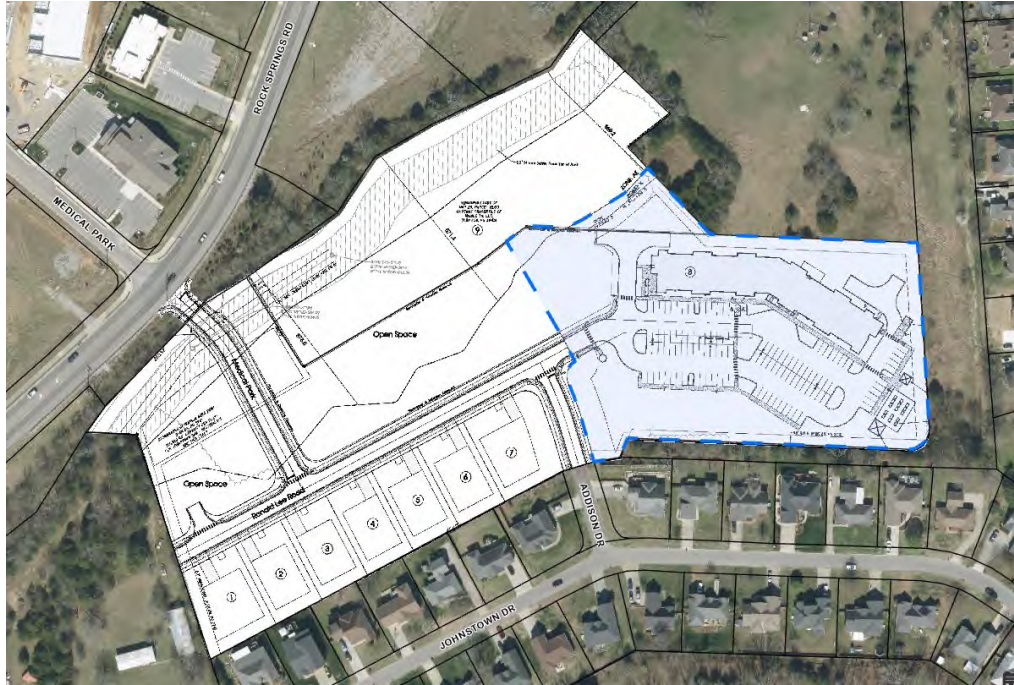
2. Rock Springs Senior Living
South of Rock Springs Road & West of Saint Francis Avenue
Owner / Developer: Gateway Properties of Middle TN, LLC

Location: Northern terminus of Addison Drive	Applicant: SOCAYR, Inc
Tax Map/Parcels: 28/113.01 & P/O 113.00	Property Owner(s): Gateway Properties of Middle Tennessee, LLC
Zoning: PRD	Use Classification: Age Restricted Multi-Family

Proposal

A. Location Analysis

Rock Springs Senior Living is a three story, 54 unit, senior living apartment residence. Access to the site would be provided via a single point off of Rock Springs Road across from Medical Park with a secondary entrance off of Addison Drive. Included as part of the development will be a community garden, a garden shed, multiple pavilions, and a gazebo.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.32 Ac
Square Footage of Open Space/Landscaping	5,791 SF	8,732 SF
Total Parking	108 Spaces	116 Spaces
Handicapped Parking Space(s)	5 Spaces	5 Spaces

C. Landscaping

Landscape plan shows a Type C landscape buffer along the southern, eastern and a majority of the northern property line. Additional vegetation is shown around the parking area and at the perimeter of the building.

D. Design Review

Architectural elevations show all four elevations to have a variety of materials composed primarily of stone and varying architectural designs of fiber cement board. The approved PRD requires all elevations to have masonry products, which are shown.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs will require a separate permit.
4. A grading permit fee will be required to be submitted prior to issuance of a grading permit.

5. No roadways shown on the Major Thoroughfare Plan are affected by this request.

Staff Comments:

1. Submit construction plans.
2. The required minimum fire flow is 1,750 GPM at 20 PSI.
3. Per the approved PRD, no construction traffic will be allowed on Spring Hill Drive and Johnstown Drive for this project. The bridge will have to be constructed before construction can begin.
4. Please add the required landscaping buffer along the northern property line of Lot 8 up until the corner with Lot 9.
5. Provide a backflow preventer for the fire line.

Staff Recommendation: Staff recommends approval with the above listed comments.

Motion by Tim Slate, seconded by Mike Allen to approve the site plan for Rock Springs Senior Living with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

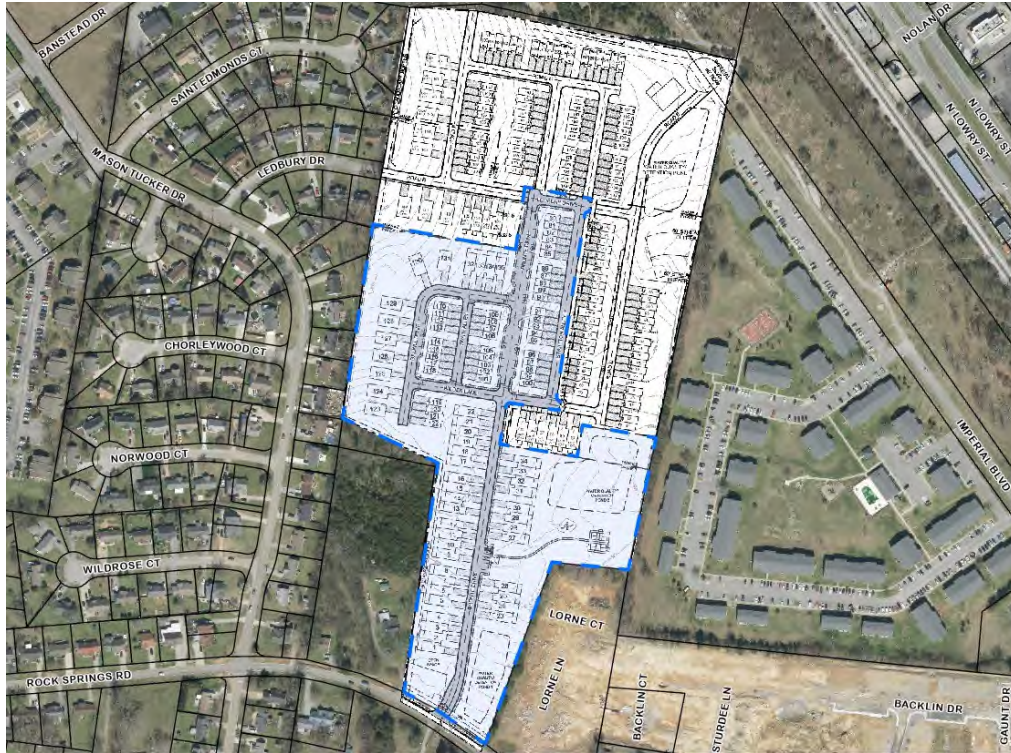
3. Spring Branch Townhomes, Phase I
602 & 604 Rock Springs Road
Owner / Developer: Green Trails

Location: 604 Rock Springs Road	Applicant: Land Solutions Company, LLC
Tax Map/Parcel: 28/31.01	Property Owner(s): Robert Thomson
Zoning: PRD	Use Classification: Multi-Family Residential

Proposal

A. Location Analysis

Spring Branch has submitted the first phase of their development consisting of nine single-family detached dwellings and 81 townhomes. Due to the number of dwellings proposed as part of this phase, a secondary ingress/egress is not required at this time. A single access point is shown off of Rock Springs Road. Amenities shown with this phase include a fire pit and playground.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2.21 Ac
Square Footage of Open Space/Landscaping	9,637 SF	9,864 SF
Total Parking	401 Spaces	404 Spaces
Handicapped Parking Space(s)	N/A	2 Spaces

B. Landscaping

Landscape plan shows a Type C landscape buffer along the western property lines abutting the R-4 zoned properties. In addition, trees and shrubbery mixture are shown lining road frontages throughout the development. A variety of shrubs and trees are shown around the common areas and amenity areas.

C. Design Review

Architectural elevations for the townhomes and single family detached dwellings show a mixture of brick, stone and fiber cement board siding, which meet the requirements set forth in the approved PRD.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs will require a separate permit.
4. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Rock Springs Road as a Collector. Adequate right-of-way is shown to be dedicated for this street.

Staff Comments:

1. The required minimum fire flow is 1,000 GPM at 20 PSI.
2. Submit a complete set of construction plans for water and sewer.
3. A final plat will be required to be submitted and recorded dedicating public easements prior to issuance of building permits.
4. Submit E911 approval for Wilder Lane and Bronte Drive.
5. Adequate fireflow exists for this phase, but not the remainder of the development at this time. The Town has a waterline improvement project underway which will address this issue.
6. Submit a PRD amendment request for the entire site as the layout and amenities have been changed. In addition, there are now three additional townhomes and three fewer single family homes. This PRD amendment will be required to be reviewed by the Planning Commission and Town Council in addition to staff. No construction plans or final plats will be considered until this PRD amendment request is received. The preliminary revised master plan shows a change in the road layout and the residential housing mix. Staff has concerns about the proposed new road layout.
7. Show the required bus stop at the entrance near Rock Springs Road.
8. Submit architectural elevations for both single family and townhomes to show all four sides of the buildings and the proposed materials labeled. The submitted elevations don't appear to reflect the elevations in the approved PRD which show front loaded garages.
9. Please show the sidewalk along Rock Springs Road within the public right-of-way.
10. Please show garages setback a minimum of 38' behind the sidewalk to allow for adequate parking without impeding the sidewalk.
11. Please shift trees outside of the proposed utility easement.
12. There is an unaccounted for triangular shaped area south of units 122 and 123 which is approximately 13,000 square feet. The parcel line shown on the plans does not reflect the parcel lines shown by the Property Assessor. Please clarify.
13. Road names on road profile sheets do not match road names shown on site plan pages. Please correct on any applicable page and ensure names are approved by E911.
14. The number of units and the parking calculations shown in the site data table do not match the site plan.
15. Please show vegetation that is proposed to remain along the western property lines in addition to the Type C landscape buffer.
16. Roads are required to be 26' wide serving any buildings over 30' in height.

Staff Recommendation: Staff recommends denial or deferral due to the list of outstanding comments and concerns by staff.

Motion by Tim Slate, seconded by Mike Allen to defer one month to the April meeting.

Vote: 5 - 0 Passed - Unanimously

5. March Bond Review Report

Motion by Amy Wise, seconded by Miranda Swift to approve the March Bond Review Report with staff recommendations.

Vote: 5 - 0 Passed - Unanimously

6. Staff comments and/or other business

Vice Mayor Marc Adkins recognized Tim Slate and Mike Allen for their service on the Planning Commission.

7. Adjournment

Respectfully submitted:

Kevin Rigsby
Secretary

Certified by:

Marc Adkins, Vice-Mayor
Chairman

Subject:

Lyndwood
Almaville Road / Independent Hill Road
Owner / Developer: DRAPAC

Summary:

Sketch Plat: Lyndwood
Location: Almaville Road/Independent Hill Road
Tax Map: 73 Parcels: 18.00, 21.03, and 26.00
Acres: 689.5 Zoning: PRD Lots/Units: 1500

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs will require a separate permit.
4. A grading permit fee of \$69,335.00 will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. The required minimum right-of-way for this road is 40' from the centerline.
6. The development of this subdivision is not feasible until adequate sewer is available.
7. A second entrance will be required when the development of the 100th home occurs in either Phase 1 or Phase 2. Per the proposed phasing plan, Phases 2, 3, and 4 total 436 lots and will be served by only one entrance until Phase 5 is built to connect to Phase 1 creating multiple entrances for these phases. Development of the 100th home in either Phase 1 or Phase 2 will require a road to be constructed to either Independent Hill Road or to connect Phase 1 and 2 together.
8. The required minimum fire flow will be 1,000 GPM at 20 PSI.
9. Provide a new traffic study, as the previously received study is over 5 years old. In addition, in the intervening time since the previous study was submitted the Town added Section 3.200 to the Zoning Ordinance which provides more guidance regarding the preparation of traffic studies. Any improvements recommended by the traffic study will be required to be installed by the developer.
10. Submit road names and E911 approval as the project proceeds through each phase of the development.
11. The proposed connection to Drew Street is not feasible at this time. The adjoining property owner granted an ingress/egress and utility easement to this property, which does allow for the construction and maintenance of utilities and access. However,

the adjoining property owner still owns the property and the developer has no right to build and dedicate a public street in the easement. The developer will be required to either obtain ownership of the needed property or the current owner will be required to be a signatory to the final plat in order for the road connection to Drew Street to be constructed.

12. CUD's existing infrastructure is NOT adequate to meet any fire flow requirements for this development. Significant offsite improvements are required to meet water needs for development (see combo Will Serve and FID Letter issued 9/15/2023). The applicant should consult CUD for instructions on submittals and any related information regarding status of future improvements of the associated area.
 13. Once available, submit full set of plans separately for each individual section and phase to be constructed directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and specific comments.
 14. Submit plans at 24" x 36" size.
-

323 Lake Farm Road

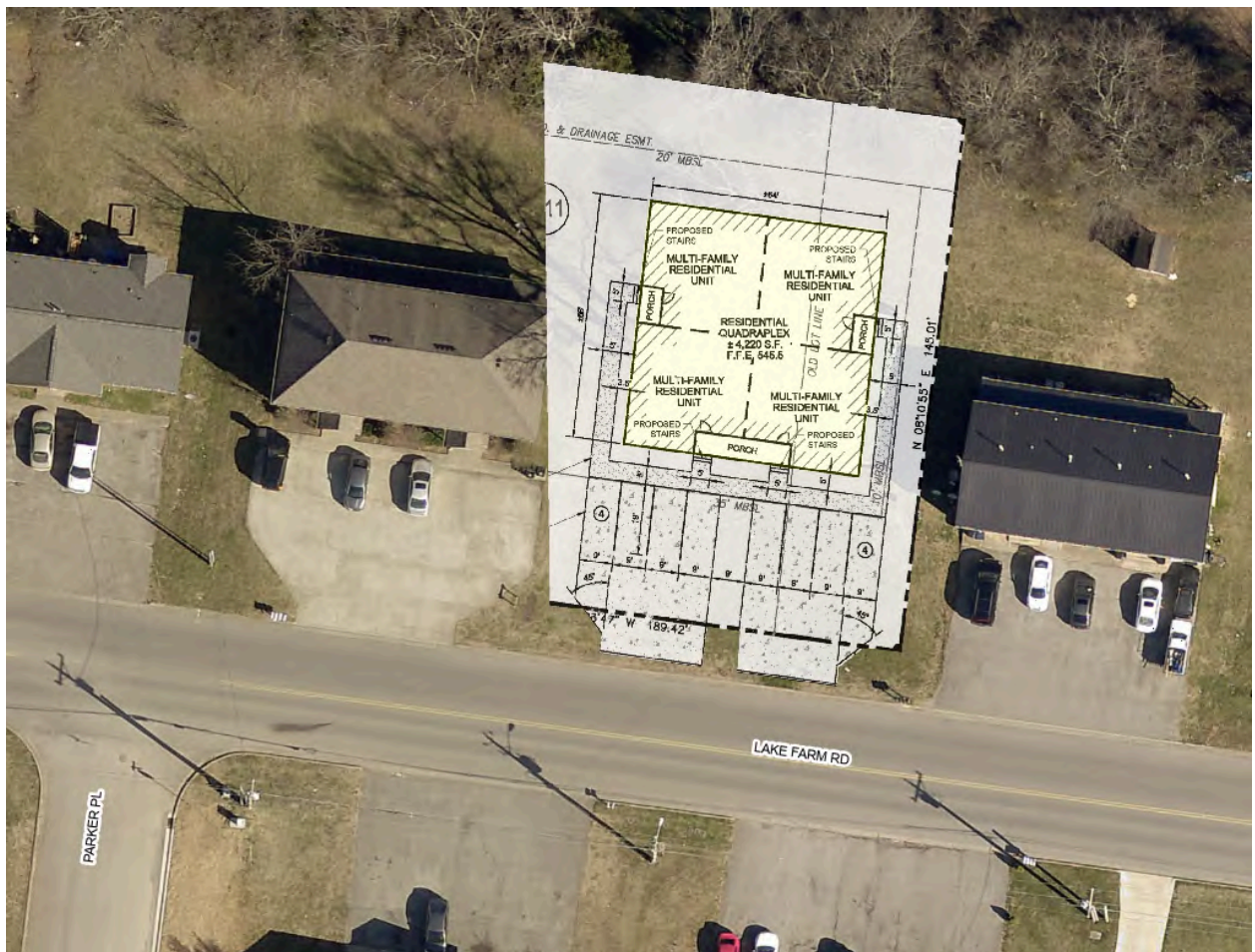
Site Plan

Location: 323 Lake Farm Road	Applicant: Morelock Engineering
Tax Map/Group/Parcel: 27N/C/12.00	Property Owner(s): Jason Lloyd
Zoning: C-2	Use Classification: Multi-family residential

Proposal

A. Location Analysis

Property owner Jason Lloyd owns the quadruplexes at 323 and 325 Lake Farm Road and wishes to develop another quadruplex between the two buildings. The property was rezoned from R-4 to R-6 during the October 2021 Town Council meeting to permit for the use of multi-family residential and was approved by the Planning Commission for site plan development in May 2022. Access to the site would be provided via Lake Farm Road.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2,853 SF
Square Footage of Open Space/Landscaping	285 SF	318 SF
Total Parking	16 Spaces	8 Spaces
Handicapped Parking Space(s)	1 Space	0 Spaces

B. Landscaping

Landscape plan submitted shows three trees along Lake Farm Road with shrubbery at the base of the front of the building and in the landscape island between the parking areas.

C. Design Review

Architectural elevations submitted show the building to be built with horizontal fiber cement lap

siding on all four sides of the building.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. This project must follow the Land Disturbance Management Guidelines for projects less than 1 acre. These guidelines can be found at <https://www.townofsmyrna.org/home/showpublisheddocument/1841/636414107631200000>
3. Signs will require a separate permit.
4. The Major Thoroughfare Plan designates Lake Farm Road as a Collector. Adequate right-of-way exists for this street.
5. The required minimum fire flow will be 1,750 GPM at 20 PSI. If the units are divided using fire walls, the minimum requirement drops to 1,000 GPM at 20 PSI. The available fire flow is 1,650 PGM at 20 PSI.

Staff Comments:

1. The site will be required to comply with ADA requirements due to the development being a quadruplex and is required to meet the commercial Building Code. One unit must be ADA compliant, a van accessible handicapped parking space is required, and a ramp is required.
2. The Zoning Ordinance requires 4 parking spaces per unit based on a quadruplex. Eight parking spaces are currently shown. An additional 8 spaces are required.
3. All water services lines must have a 2" gate valve by the utility main at the building to the left.
4. Show details for landscaping to be used in a data table.
5. Please update the FEMA map information to the current map.

Staff Recommendation: Staff recommends denial due to the parking area not meeting the Zoning Ordinance requirement for parking as well as the site not meeting ADA requirements.

Newberry - Townhomes

Site Plan

Location: 3545 Almaville Road	Applicant: Land Solutions Company, LLC
Tax Map/Parcel: 55/29.05	Property Owner(s): Newberry Property Company
Zoning: PUD	Use Classification: Multi-Family Residential

Proposal

A. Location Analysis

The Newberry PUD, Phase 1 consists of a mixture of residential dwellings including single family detached, single family attached and townhomes. The approved PUD showed 84 townhomes for the entire development, however this site plan is proposing 82. Amenities shown include a dog park, playground and a pavilion. Access to the townhomes will be provided via a single ingress/egress point onto Almaville Road



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.27 Ac
Square Footage of Open Space/Landscaping	5,550 SF	6,451 SF
Total Parking	369 Spaces	371 Spaces
Handicapped Parking Space(s)	N/A	3 Spaces

B. Landscaping

Landscape plan shows street trees and shrubbery lining Almaville Road with additional shrubbery planted around the amenity areas and guest parking areas.

C. Design Review

Architectural elevations on all four elevations show primarily fiber cement board siding of varying styles with a base layer of brick around the perimeter of the entire building.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs will require a separate permit.
4. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. Right-of-way is shown to be dedicated as part of this development.

Staff Comments:

1. The required minimum fire flow for the commercial lot is 1,500 GPM @ 20 PSI. All commercial buildings will be required to be sprinkled. The residential minimum fire flow is 1,000 GPM @ 20 PSI. Anything over 3,600 square feet must be sprinkled.
2. Provide E911 approval documentation for the road names.
3. A second road entrance must be constructed prior to issuance of building permits.
4. Submit a PUD amendment request for the entire site as the layout and amenities have been changed. This may or may not need to be reviewed by the Planning Commission and Town Council in addition to staff. No construction plans or final plats will be considered until this PUD amendment request is received.
5. Submit the required H&H study for alterations to the flood hazard area and a CLOMR to FEMA for review.
6. Provide the total square footage of impervious area, the total square footage of vehicular use area, and the total square footage of landscaped area within and around the vehicular use area at 10% of the vehicular use area.
7. Show the length of each driveway to the back of the sidewalk or the edge of the pavement, whichever is applicable, to be a minimum of 38'.
8. Parking provided on the cover page does not match the parking shown on the site plan. Please correct.
9. Show a sidewalk to access the amenities.
10. Add a hydrant between lots 76 & 77.
11. Submit sewer profile page.
12. Roads are required to be 26' wide.
13. Change the development name on the architectural elevation pages to reflect this development name.
14. The elevations provided do not match the townhomes shown on the site plan. Elevations show a 7 unit building and 4 unit building, however, there are no 7 unit buildings within this development.
15. Edit all notes noting the HVAC location to state that the HVAC units shall only be located on the rear.
16. Show lift station details and profiles.
17. CUD's existing infrastructure is only adequate to meet the 1,000 GPM fire flow requirement for the residential portion of the development but is NOT adequate to meet the fire flow requirement of 1,500 GPM for the commercial portion of the development. Please refer to the CUD Will Serve letter issued 11/5/2023.
18. Plans have been reviewed by CUD and comments sent directly to the applicant.

Staff Recommendation: Staff recommends denial or deferral due to the list of outstanding comments.

Spring Branch, Phase 1

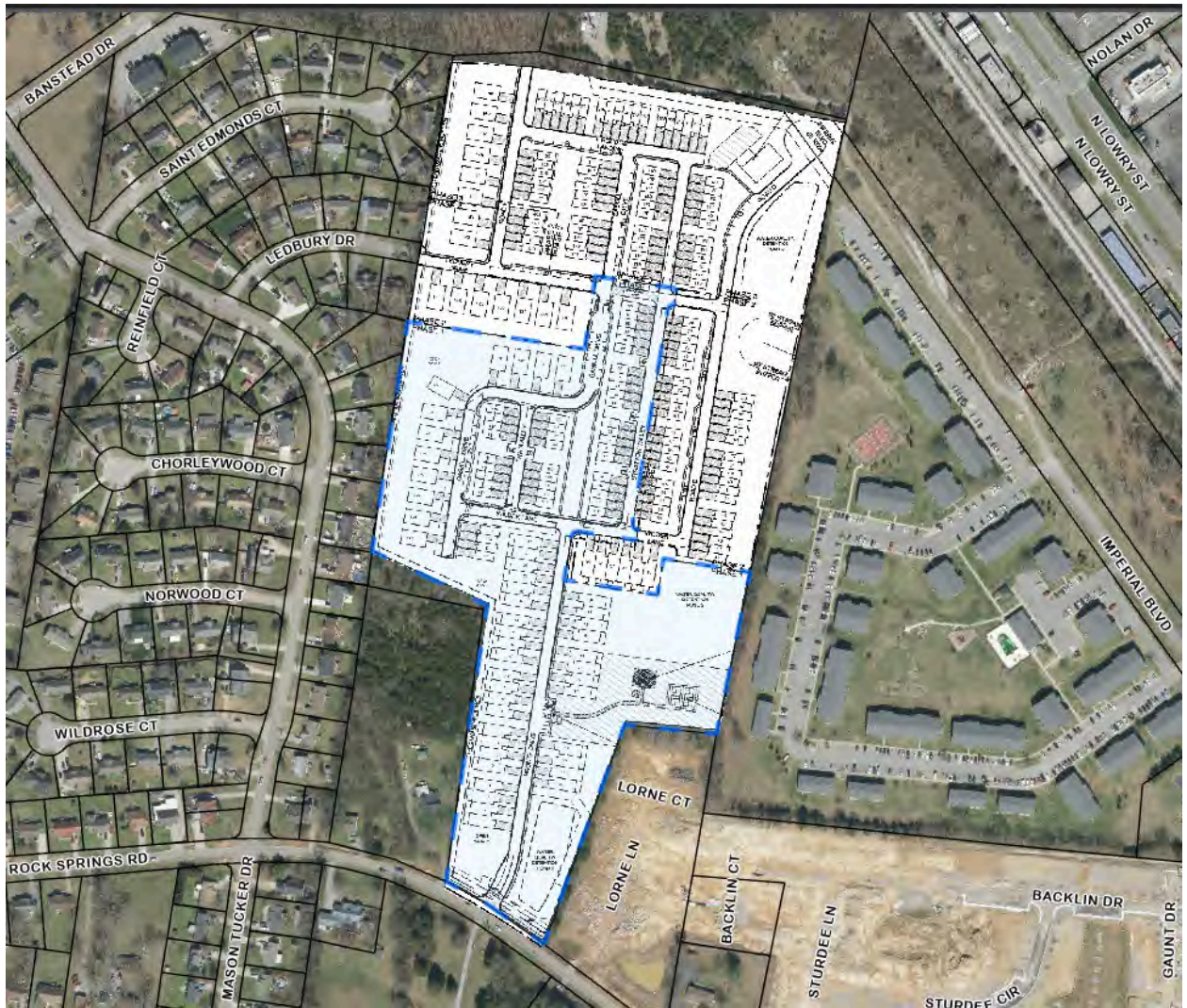
Site Plan

Location: 604 Rock Springs Road	Applicant: Land Solutions Company, LLC
Tax Map/Parcel: 28/31.01	Property Owner(s): Robert Thomson
Zoning: PRD	Use Classification: Multi-Family Residential

Proposal

A. Location Analysis

Spring Branch has submitted the first phase of their development which consists of 12 single-family detached dwellings and 77 townhomes. Due to the number of dwellings proposed as part of this phase, a secondary ingress/egress is not required at this time. A single access point is shown off of Rock Springs Road. Amenities shown with this phase include a fire pit and playground.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2.21 Ac
Square Footage of Open Space/Landscaping	9,637 SF	9,864 SF
Total Parking	395 Spaces	399 Spaces
Handicapped Parking Space(s)	N/A	2 Spaces

B. Landscaping

Landscape plan shows a Type C landscape buffer along the western property lines abutting the

R-4 zoned properties. There's existing vegetation along the R-4 zoned properties; a portion is to remain so as to keep a more robust landscape buffer. In addition, trees and shrubbery mixture are shown lining road frontages throughout the development. A variety of shrubs and trees are shown around the common areas and amenity areas.

C. Design Review

Architectural elevations for the townhomes and single family detached dwellings show a mixture of brick, stone and fiber cement board siding, which meet the requirements set forth in the approved PRD.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs will require a separate permit.
4. A grading permit fee will be required to be submitted prior to issuance of a grading permit.
5. The Major Thoroughfare Plan designates Rock Springs Road as a Collector. Adequate right-of-way is shown to be dedicated for this street.
6. Water and sewer construction plans are under review.

Staff Comments:

1. The required minimum fire flow is 1,000 GPM at 20 PSI. Any building over 3,600 square feet will increase the required minimum fireflow.
2. A final plat will be required to be submitted and recorded dedicating public easements prior to issuance of building permits.
3. Adequate fire flow exists for this phase, but not the remainder of the development at this time. The Town has a water line improvement project underway which will address this issue.
4. Show the required bus stop at the entrance near Rock Springs Road.
5. The architectural elevations are not consistent with the unit numbers. The single family home elevations are labeled as Units 1-34, and it should be Units 123-134. The elevations for Units 80-118 appear to be correct. The elevations for Units 119-122 appear to be correct, but are labeled as Units 119-134. Please submit architectural elevations for Units 1-34 to show all four sides of the buildings and the proposed materials labeled, as these do not appear to be included.
6. Ensure that there is a fire hydrant within 500' of each unit.
7. Show the impervious surface ratio for this phase.
8. Please show driveway length a minimum of 38' from the sidewalk to the front wall of the house to allow for adequate parking without impeding the sidewalk.
9. Please shift trees outside of the proposed utility easement.
10. There is an unaccounted for triangular shaped area south of Units 122 and 123 which is approximately 13,000 square feet. The parcel line shown on the plans does not reflect the parcel lines shown by the Property Assessor. Please clarify.
11. Roads are to be 26' wide serving any buildings over 30' in height.
12. Please provide construction details for the temporary drive. The temporary drive is required to be removed prior to building permits being issued for Phase 2.
13. Any covered porches or patios must meet setback requirements.
14. Revise the site data table for parking calculations. The information shown is incorrect.
15. Will there be a sidewalk parallel to the temporary drive? A sidewalk is shown on some sheets and not others.

Staff Recommendation: Staff recommends approval with the above listed comments.

Subject:

Matt Huff
Fortitude Trail
PRD Amendment

Summary:

Matt Huff: Burnett Ridge PRD Amendment
Location: Fortitude Trail
Tax Map: 33 Parcel: 58.00
Acres: 18.93 Zoning: PRD

1. The surrounding zoning is R-3 and PRD (Woodmont, Colony Estates at Greentree).
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. No roads on the Major Thoroughfare Plan are affected by this development.
4. The request is to remove 4.2 acres from the approved PRD and reduce the number of lots from 70 to 60. This increases the density of the development from 3.03 houses/acre to 3.17 houses/acre. There is a change in the proposed amenities from a pickleball court to a playground. All other aspects of the approved PRD would remain the same.
5. The required minimum fire flow is 1,000 GPM @ 20 PSI.
6. The alignment of the proposed offsite water line extension to achieve the required fire flow will need to be reevaluated with the removal of the northern portion of this PRD.
7. The road name for Seneca Court as shown on the approved final plats for Burnett Ridge will have to change to Ryan Hill Drive pending approval of the adjoining PRD amendment for The Colony at Greentree.
8. Any stormwater from this development which is shown going to the detention pond in the area to be removed and added to the adjoining development will have to be accommodated within this development or an easement granted to utilize the detention pond shown in the adjoining development.

Attachments

Application
Location Map



Town of Smyrna

REZONING REQUEST

PARCEL INFORMATION			
EXISTING ZONING DISTRICT PRD - PLANNED RESIDENTIAL DISTRICT		PROPOSED ZONING DISTRICT PRD	
SITE ADDRESS:			
TAX MAP 033	PARCEL 05800	GROUP	ACRES 18.93 (PROPOSED)

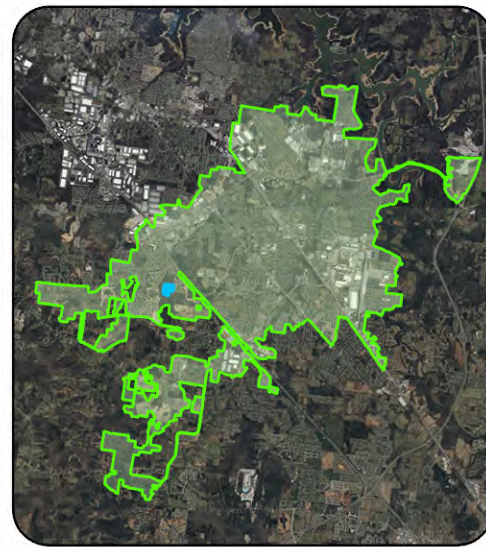
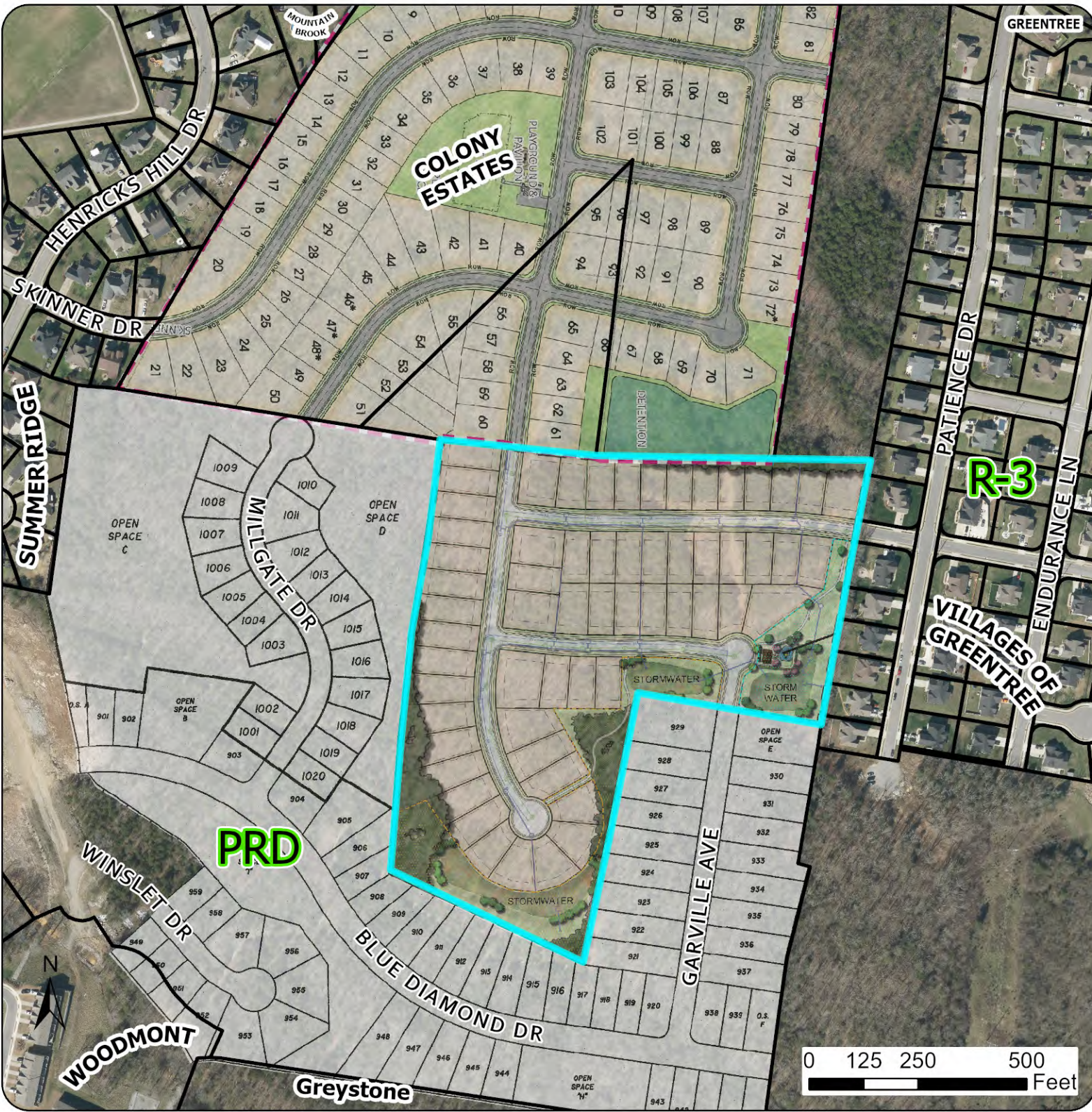
APPLICANT'S INFORMATION		APPLICANT IS: <input type="checkbox"/> OWNER OR <input checked="" type="checkbox"/> AUTHORIZED AGENT OF OWNER	
Last Name HUFF	First Name MATT		
Street Address 3020 STANSBERRY LANE			
City FRANKLIN	State TN	Zip Code 37069	
Telephone Number 615-414-6723	Cell Phone Number 615-414-6723		
Email MATT.HUFF@GDC-TN.COM			

Property Owner Signature: David G Patterson Date: 3/16/24
DAVID G PATTERSON

Contractor/Agent Signature: _____ Date: _____

For Official Use Only

Date Received: _____ Review Fee: _____ Initials: _____



-  Parcels
-  Requested Area



Matt Huff
PRD Amendment

Tax Map: 33
Parcel: P/O 58.00
Acres: 18.93

Subject:

Rob Molchan
Ryan Hill Drive
PRD Amendment

Summary:

Rob Molchan: Colony at Greentree PRD Amendment

Location: Ryan Hill Drive

Tax Map: 33 Parcel: 58.01 and part of Parcel 58.00

Acres: 37.68 Zoning: PRD

1. The surrounding zoning is R-1, R-3, and PRD (Burnett Ridge, Woodmont).
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. No roads on the Major Thoroughfare Plan are affected by this development.
4. The request is to add 4.2 acres from the Burnett Ridge PRD and increase the total number of lots from 11 to 113. This increases the density from .33 houses/acre to 2.99 houses/acre.
5. The required minimum fireflow is 1,000 GPM @ 20 PSI.
6. The recorded plat for Greentree, Section 1 (PB 19, Page 185) shows the dedication of a right-of-way for future development which is approximately 20' wide from Ryan Hill Drive eastward approximately 425'. In addition, the recorded plat for Greentree, Section III (PB 25, Page 44) shows the extension of this dedication to the Daniel property (Map 33, Parcel 60.00). This is not shown correctly on the Property Assessor's map, but appears to be shown correctly on these plans. If this development is not going to utilize this right-of-way, the Town will need to consider dispensing with it. In addition, the right-of-way shown for a cul-de-sac at the end of Ryan Hill Drive in this area becomes unnecessary if this development is approved and should be dispensed with as well.
7. The approved final plat for Woodmont, Phase 10 shows a cul-de-sac on Millgate Drive. If this development is to connect to this road, an amended final plat will be required to be submitted and reviewed for Woodmont, Phase 10.
8. Show the proposed water line to serve Phase 2 of Burnett Ridge for fire flow purposes.
9. Remove the proposed construction entrance label on page 10 or show where the construction entrance is to be located. Could the construction entrance shown on Page 11 be moved so that it goes through the undeveloped portion of Woodmont? This would prevent it from traversing past 13 houses in an existing development.

10. Driveways need to be 18' wide, not 16'. Show correctly on Page 11.
11. Show additional parking at the amenity center.

Attachments

Location Map

Location Map

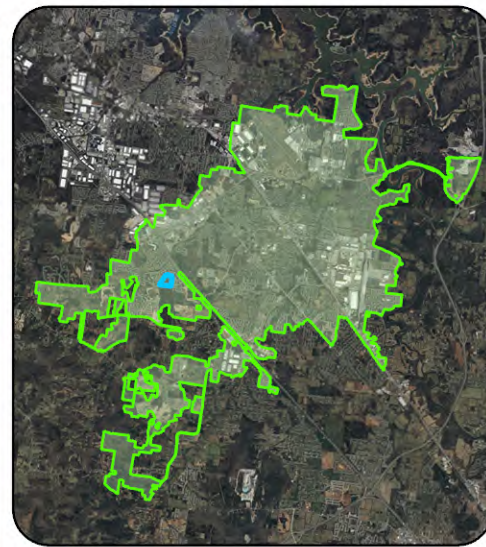
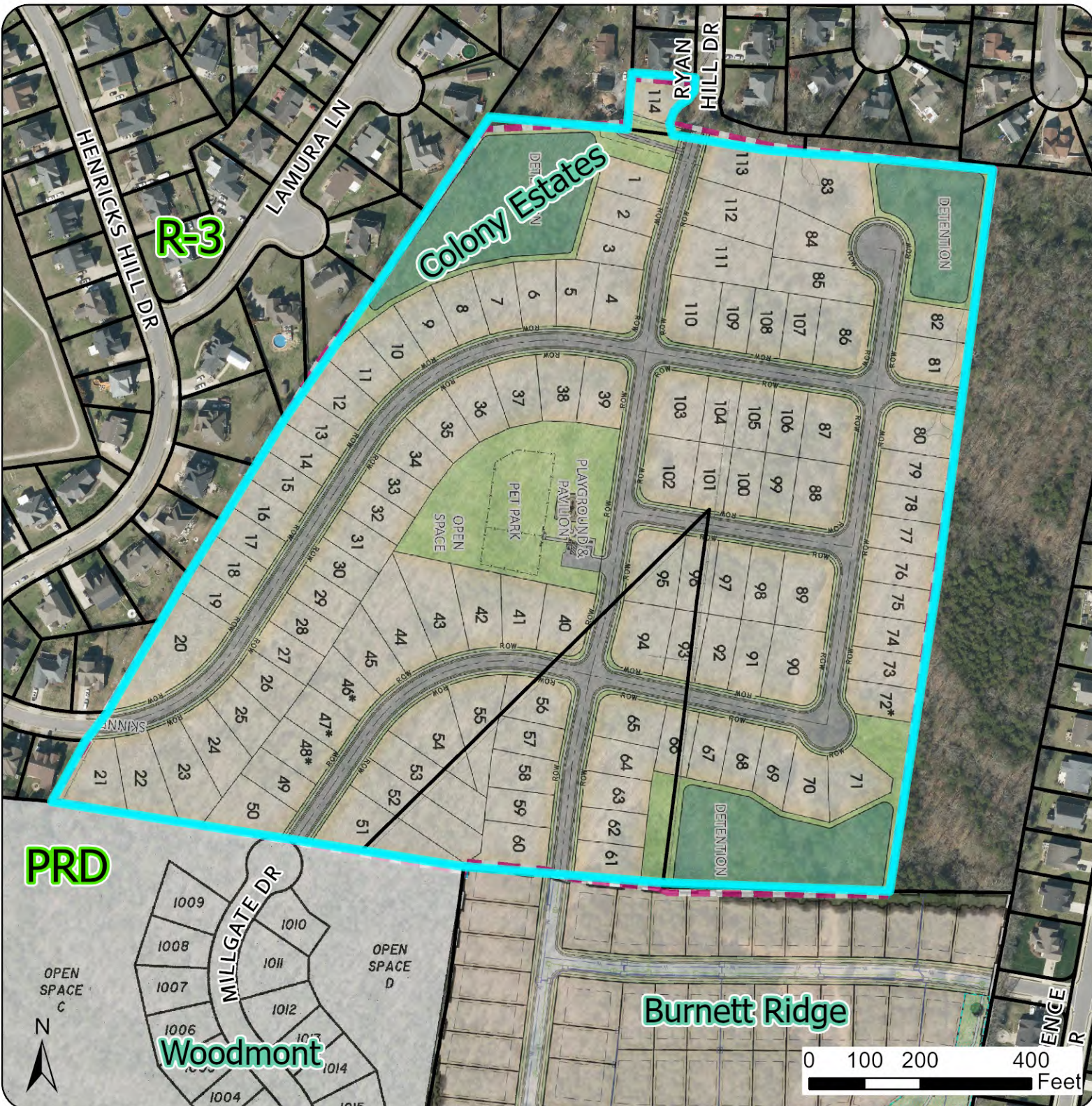


Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company: SEC, Inc. c/o Rob Molchan, P.L.A.		
Street Address: 850 Middle Tennessee Boulevard		
City: Murfreesboro	State: TN	ZIP: 37129
Email: rmolchan@sec-civil.com	Phone: 615-890-7901	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT <input type="checkbox"/>		
Name/Company: M1 Development, LLC c/o Jeremy Moody		
Street Address: 111 Forbus Drive		
City: Christiana	State: TN	ZIP: 37037
Email: jeremy.moody@moody-llc.com	Phone: 615-542-0491	
PROPERTY INFORMATION		
Street Address/Intersecting Streets: Ryan Hill Drive		
Tax Map: 033	Group:	Parcel: 058.01
Requested Lot Area (Square feet/Acres): 33.36 acres		
Existing Zoning: PRD	Requested Zoning: PRD	
*Current Property Owner (See Note Below): JOHNT. HOLLOWAY		
APPLICANT AUTHORIZATION		
Applicant Signature: <i>John J. Holloway, President</i>		Date: 3/15/2024
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of rezoning as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
- All supporting documents must be submitted at the time of application.



-  Parcels
-  Requested Area



Rob Molchan
 PRD Amendment

Tax Map: 33H, Group A,
 Parcel 14.00

Tax Map: 33, P/O Parcels
 58.00 & 58.01

Acres: 33.36

Subject:

Sean Saunders
7085 Florence Road
PID Amendment

Summary:

Sean Saunders: Florence Self-Storage PID Amendment

Location: 7085 Florence Road

Tax Map: 35 Parcel: 94.00

Acres: 3.23 Zoning: PID

1. The surrounding zoning is R-1, R-3, and I-2.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. The Major Thoroughfare Plan designates Florence Road as a minor arterial. The required minimum right-of-way for this road is 40' from the centerline and has been dedicated as a part of this development.
4. The request is to amend the allowed materials for the buildings facing Florence Road from brick to split face block.
5. The approved PID is for 6 separate mini-storage buildings totaling 49,410 square feet. The buildings are required to be constructed with brick, stone, or concrete siding on the ends of the buildings facing Florence Road. The elevations submitted for the site plan approval showed brick or stone on the ends of the buildings facing Florence Road. The buildings were actually constructed with split-face concrete block on the ends of the buildings instead of brick or stone, and the developer has requested that the PID be amended to allow for this to remain.

Attachments

Location Map

Location Map



Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:

Name/Company: Florence Rd Self Storage		
Street Address: 7112 Florence Rd		
City: Smyrna	State: TN	ZIP: 37167
Email:	Phone:	

CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT

Name/Company: Sean Saunders Brandon Baldwin		
Street Address: 7112 Florence Rd.		
City: Smyrna	State: TN	ZIP: 37167
Email: bbaldwin72@live.com	Phone: 615-995-0742	

PROPERTY INFORMATION

Street Address/Intersecting Streets: 7805 Florence Rd.		
Tax Map:	Group:	Parcel:
Requested Lot Area (Square feet/Acres):		
Existing Zoning:	Requested Zoning:	
*Current Property Owner (See Note Below):		

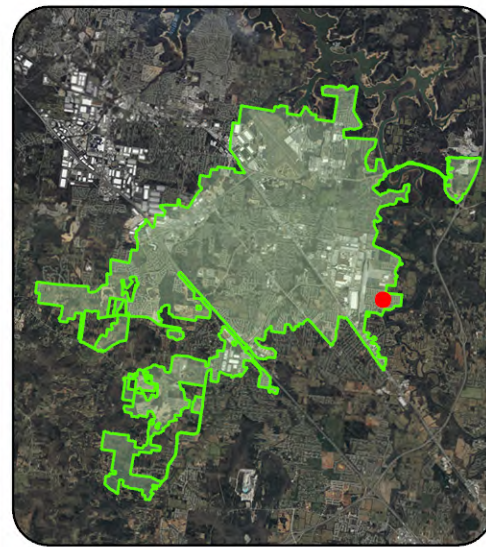
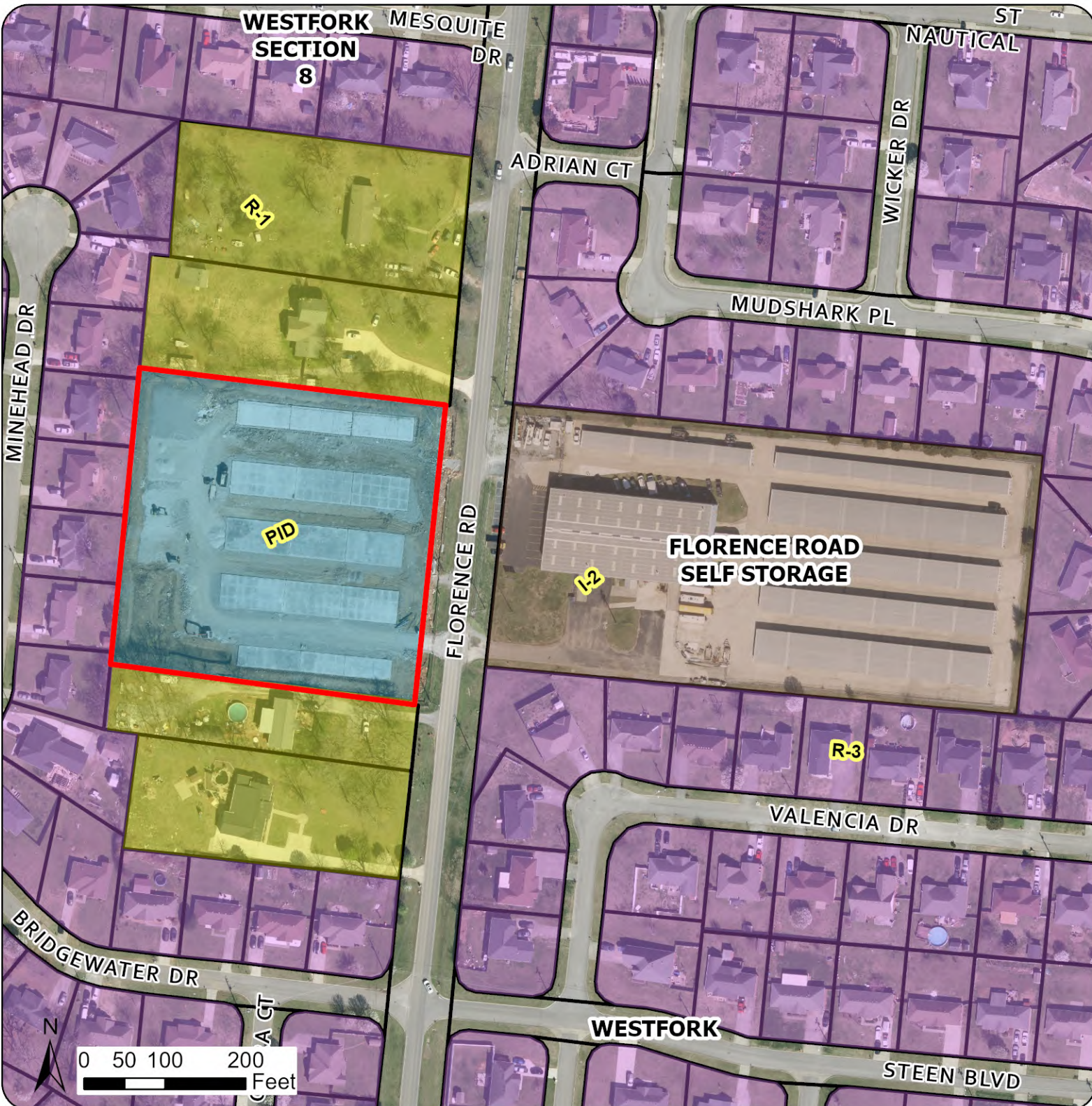
APPLICANT AUTHORIZATION



Applicant Signature: <i>Brandon Baldwin</i>	Date: 3/19/2024
---	-----------------

OFFICE USE ONLY

Staff Initials:	Review Fee:	Date:
-----------------	-------------	-------

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of rezoning as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
- All supporting documents must be submitted at the time of application.

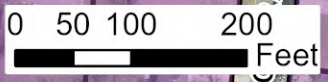


-  Parcels
-  Requested Parcel



Sean Saunders
 PID Amendment

Tax Map: 35
Parcel: 94.00
Acres: 3.23



Subject:

Gwynne Farms, Phase 4
Robert Gwynne Drive
Owner / Developer: Lennar Homes of Tennessee, LLC

Summary:

Preliminary Plat: Gwynne Farms, Phase 4
Location: Robert Gwynne Drive
Tax Map: 32 Parcel: 51.00
Acres: 36.4 Zoning: PRD Lots: 153

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. No roads on the Major Thoroughfare Plan are affected by this development.
4. A Grading Permit must be obtained from the Town of Smyrna prior to any land disturbance on site. The Grading Permit fee will be \$3,840 for 36.4 acres of land. This area is currently under consideration for a Mass Grading Permit. A separate Grading Permit would have to be obtained for this section even if a Mass Grading Permit was obtained. The second permit would be obtained prior to any work not detailed on the Mass Grading plans.
5. Signs will require a separate permit.
6. Water and sewer construction plans are under review.
7. The required minimum fireflow is 1,000 GPM @ 20 PSI.
8. Any retaining walls over 4' in height require engineering plans and a permit from the Building Codes Dept.
9. Submit a roadway lighting plan.
10. Please label critical lots with an asterisk as required by the Subdivision Regulations. Corner lots will require a different symbol to be used.
11. Provide additional dimensions for the easement on the rear of Lots 324-325.
12. Show an easement on all lots that have a retaining wall for maintenance of the wall by the HOA.
13. Re-evaluate the 25' cut for proposed sewer line on Line D sheet C 7.1 and Line E sheet C 7.2.
14. Lots 326-344 may require a private grinder pump depending on the finished floor elevations.

15. Staff is concerned with the ability to build a house on lot 326.
 16. All slopes within drainage easements cannot exceed 3:1.
 17. Add an emergency connection from Town of Smyrna water to proposed CUD water at lot 344.
 18. Please provide rim elevations for the manholes and floor elevations.
 19. If the lowest level elevation of this project (containing plumbing) is below the elevation of the manhole cover of the next upstream manhole, the sewer exiting that level must pass through a backwater valve in the building drain, or horizontal branch, serving such fixtures. Plumbing fixtures above the elevation of the manhole cover of the next upstream manhole shall not discharge through a backwater valve. See IPC 714 (2018 ed.). Please note backwater valves on the drawings.
 20. Ensure all storm structures are in drainage easements or common areas.
 21. Review the Town of Smyrna Water Quality Buffer Zone policy to ensure all buffer zones are sized appropriately in regard to slopes.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. b. 2.
Department: Planning & Zoning
Date: April 4, 2024**

Subject:

Lee Road Subdivision
6554 & 6558 Lee Road
Owner / Developer: David Weekley Homes

Summary:

Preliminary Plat: Lee Road Subdivision
Location: 6554 & 6558 Lee Road
Tax Map: 32 Parcel: 51.00
Acres: 36.4 Zoning: PRD Lots: 100

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. The Major Thoroughfare Plan designates Lee Road as a collector. The required minimum right-of-way for this road is 30' from the centerline. Right-of-way is shown being dedicated as a part of this development.
4. A grading permit fee of \$3,833 will be required.
5. Signs will require a separate permit.
6. Submit sewer construction plans. Water is CUD.
7. An easement will be required to be obtained from the adjoining property owner for the proposed public sewer line. Please submit documentation that this easement has been acquired. It will be required to be dedicated to the Town as a public easement.
8. Show an easement on all lots that have a retaining wall for maintenance of the wall by the HOA. Any retaining walls over 4' in height require engineering plans and a permit from the Building Codes Dept.
9. All lots will be required to be serviced by gravity sewer.
10. The Utilities Dept. has concerns of the 20+ feet deep sewer cuts.
11. Submit documents provided by E911 approving the road names.
12. Relocate the existing driveway to the adjacent residence and show on the construction plans.
13. Confirm with CUD that you have adequate fireflow of 1,000 GPM @ 20 PSI or 500 GPM @ 20 PSI if the houses are sprinkled.
14. Pave the stub streets all of the way to the property line.
15. Show the sidewalk along Lee Road.
16. Provide bridge details. Pipe must be concrete not galvanized or plastic.
17. Show the street trees to be planted outside of the public right-of-way.

18. For Lots 19-21, an additional 5' building setback is required on the side lot lines due to the easements on those lines.
 19. Please remove the PUDE from the typical lot layout. Easements should only be shown where necessary, not as blanket easements on all lots.
 20. Drainage structures and landscape buffers cannot overlap.
 21. Show and label all easements where stormwater and utility infrastructure is outside of the public right-of-way.
 22. Review the Town of Smyrna Water Quality Buffer Zone policy to ensure all buffer zones are sized appropriately in regard to drainage basin area pre and post development.
 23. Please reference CUD Will Serve Letter issued 12/5/2023 for detailed information regarding water line connections and existing flow available to site. CUD can only meet 500 GPM. Homes are proposed to be fire sprinkled.
 24. Applicant has submitted plans directly to CUD. Plans are currently in queue to be reviewed by CUD.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. b. 3.
Department: Planning & Zoning
Date: April 4, 2024**

Subject:

Sims Ridge Subdivision, Section I
Tamland Ave & Spring Hill Drive
Owner / Developer: Ole South Properties, Inc.

Summary:

Preliminary Plat: Sims Ridge Subdivision, Section 1

Location: Tamland Avenue

Tax Map: 33B Parcel: 50.00 & 51.00

Acres: 13.41 Zoning: R-3 Lots: 38

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
 2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
 3. No roads on the Major Thoroughfare Plan are affected by this development.
 4. A Grading Permit must be obtained from the Town of Smyrna prior to any land disturbance on site. The Grading Permit fee will be \$1,541 for 13.41 acres of land.
 5. Signs will require a separate permit.
 6. No burn permit will be issued for this site due to the proximity to the schools.
 7. Submit water/sewer construction plans.
 8. Submit E911 approval for the road names.
 9. The approved PRD has 128 single family lots. It appears that the master plan on Sheet C1.00 shows 130 lots. Please revise or submit a request to amend the PRD.
 10. No construction traffic is allowed through the adjoining neighborhoods ie: Spring Hill Drive.
 11. The northern half of the property does not appear to be draining to a pond built on-site. Please run drainage calcs to prove the receiving pond is capable of handling this runoff or capture runoff onsite.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. c. 1.
Department: Planning & Zoning
Date: April 4, 2024**

Subject:

352 W Sam Ridley Parkway

352 W Sam Ridley Parkway

Owner / Developer: Vester Waldron Family Limited Partnership / McDonald's

Summary:

Final Plat: 352 W Sam Ridley Parkway

Location: 352 W Sam Ridley Parkway

Tax Map: 28 Parcel: 44.18

Acres: 1.17 Zoning: C-2 Lots: 1

1. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial. The required minimum right-of-way for this road is 50' from the centerline and adequate right-of-way exists.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. c. 2.
Department: Planning & Zoning
Date: April 4, 2024**

Subject:

Gwynne Farms, Phase 3, Section 1
Cardiff Drive
Owner / Developer: Lennar Homes of Tennessee, LLC

Summary:

Final Plat: Gwynne Farms, Phase 3, Section 1
Location: Cardiff Drive
Tax Map: 32 p/o Parcel: 20.00
Acres: 33.11 Zoning: PRD Lots: 28

1. No roads on the Major Thoroughfare Plan are affected by this development.
 2. Signs will require a separate permit.
 3. Add the owner's signature prior to submittal for recording.
 4. Provide additional dimensions for the drainage easement which crosses Lots 170-172 from the property lines to the easement edge.
 5. Label all critical lots with an asterisk.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. c. 3.
Department: Planning & Zoning
Date: April 4, 2024**

Subject:

Patterson Property Subdivision, Resub of Lots 1-3, 10, 11, 23, 24
Springhill Drive & Seth Brittain Pt.
Owner / Developer: M1 Development, LLC

Summary:

Final Plat: Patterson Property Subdivision, Resub of Lots 1-3, 10, 11, 23, 24

Location: Springhill Drive & Seth Brittain Pt.

Tax Map: 33G Group: A Parcel: 1.00, 2.00, 3.00, 10.00, 11.00, 23.00,
24.00

Acres: 1.88 Zoning: R-3 Lots: 7

1. The Major Thoroughfare Plan designates Spring Hill Drive as a collector. The required minimum right-of-way for this road is 60', and adequate right-of-way exists.
 2. Signs will require a separate permit.
 3. Add the signature and stamp for the surveyor.
 4. Add the owner's signature prior to submittal for recording.
-

Echo Hotel

Site Plan

Location: 825 Industrial Boulevard	Applicant: Fulmer Lucas Engineering
Tax Map/Parcel: 29/17.03	Property Owner(s): At Home Studio Living
Zoning: PUD	Use Classification: Transient Habitation

Proposal

A. Location Analysis

A new 51,200 square foot, extended stay 4 story hotel is proposing to develop on lot 9 within the Colonial Town Park Subdivision. Proposed location has road access to Town Park Drive and is located north of the existing Kohl's and Dollar Tree. The site would have one access point from the tract to the south.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.33 Acres
Square Footage of Open Space/Landscaping	5,801 SF	6,428 SF (New)
Total Parking	124 Spaces	131 Spaces
Handicapped Parking Space(s)	5 Spaces	5 Spaces

B. Landscaping

Landscape plan shows trees lining the entrance to the property with additional trees and shrubs proposed throughout the parking areas and along the perimeter of the property. Existing dense vegetation is present on the northern portion of the property that is to remain as a buffer.

C. Design Review

Architectural elevations submitted show the building to be built with a mixture of brick, stone, and glass/glazing. EIFS is shown as a secondary material. The east elevation, which is approximately 16% visible from Industrial Boulevard, is clad in 28% primary material with the remaining 72% in EIFS. The west elevation, fronting an industrial building in LaVergne, has 29% primary materials and 71% EIFS. The north elevation is shown to have 23% primary materials and 77% secondary materials with the southern elevation having 15% primary materials and 85% secondary materials. Overall, the building has 27% primary materials and 73% secondary materials, however the Design Review Manual requires a minimum of 50% of the entire building to be finished with primary materials.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$1,800 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. There are no streets as shown on the Major Thoroughfare Plan affected with this development.

Staff Comments:

1. The building is required to be sprinkled and will be required to be reviewed and approved by the State Fire Marshal's office prior to issuance of a building permit.
2. If there is a commercial kitchen as part of the hotel, a 1,500 gallon grease trap is required.
3. The Design Review Manual requires this building to be clad in a minimum of 75% primary materials for any elevation visible from the public street. A portion of the fourth floor on the east elevation is visible from Industrial Boulevard. The previous hotel approved on this site met this requirement on the east elevation.
4. At least 50% of the entire building facade is required to be finished with primary exterior materials.
5. A plat may be required to dedicate easements for utilities serving this property.

Staff Recommendation: Staff recommends approval with staff comments.

Volunteer State Bank

Site Plan

<i>Location:</i> Huggin Lane & Jackdaw Drive	<i>Applicant:</i> Volunteer State Bank
<i>Tax Map/Group/Parcel:</i> 28B/A/8.00	<i>Property Owner(s):</i> Volunteer State Bank
<i>Zoning:</i> C-2	<i>Use Classification:</i> Financial Institution

Proposal

A. Location Analysis

Volunteer State Bank is proposing a 5,886 square foot facility in the Pointe commercial subdivision. The property has three road frontages on Sam Ridley Parkway, W., Huggin Lane and Jackdaw Drive. The site would have a singular access point off of Jackdaw Drive to be positioned at the furthest extent from the intersection of Huggin Lane and Jackdaw Drive. Since prior Planning Commission approval in February 2023, the overall layout has remained the same, however the building square footage has been increased from 4,760 square feet under roof area to 5,886 square feet.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.50 Ac
Square Footage of Open Space/Landscaping	2,213 SF	4,750 SF
Total Parking	29 Spaces	29 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows trees along all three road frontages with shrubbery lining the parking lot area. Additional vegetation is shown around the base of the building and in landscaped islands.

C. Design Review

Architectural elevations show the building to utilize all the primary materials with brick, stone and glass/glazing. Additionally, aluminum panels and metal coping are shown as accent

materials. No more than 10% of the entire building may be clad in accent materials and at least 75% of all wall faces shall be clad in primary materials. As presented, the elevations do not meet requirements set forth in the Design Review Manual. The front and rear elevations currently meet the 75% primary materials requirement, both sides exceed the allowance of accent materials. The entire building is shown to have 72.66% primary materials and 27.34% accent materials.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan shows Sam Ridley Pkwy., West as a principal arterial. Adequate right-of-way exists for this roadway.
6. The minimum fire flow requirement is 1,500 GPM at 20 PSI.

Staff Comments:

1. Please provide details for the retaining walls. Any retaining walls over 4' in height require engineering plans and a permit from the Building Codes Department.
2. Label the domestic water main differently from the reuse water main.
3. Trees along Huginn Lane should be spaced 40' on center while keeping a minimum distance of 10' away from stormwater pipes and utility lines.
4. Vehicular use area square footage is shown inconsistently across multiple pages. What is the correct square footage?
5. Please provide Sugar Maple street trees along Sam Ridley Parkway, West and switch Sweetgum trees along Huginn Lane and Jackdaw Drive to either Marshalls Seedless Ash, Willow Oak, London Plane, Red Maple or Sawtooth Oak to be compliant with the Design Review Manual.
6. No more than 10% of the entire building can be finished with ACM & metal coping. Further, at least 75% of all wall faces shall be clad in primary materials consisting of brick, stone and/or glass and glazing. Please revise the elevations to meet the Design Review Manual requirements.
7. The Landscape Calculations Table and the Plant Schedule don't appear to match as to the numbers and type of trees. Please clarify.

Staff Recommendation: Approval with above listed comments.

Memorandum

To: Smyrna Municipal Planning Commission

From: Kevin Rigsby, Town Planner

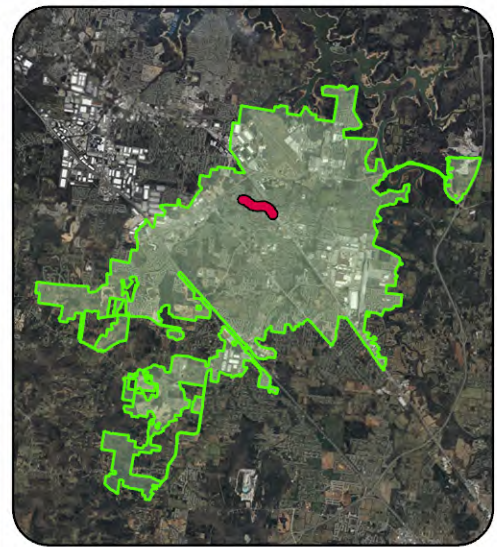
CC: Town Council/Staff

Date: 03/28/24

RE: Rock Springs Sidewalk Right-of-Way and Easement Acquisition

The Town of Smyrna is preparing to obtain easements for the installation of a sidewalk along the northern side of Rock Springs Road. This would be from Division Street to Mason Tucker Drive. Attached are plans showing the proposed locations of the easements to be acquired as a part of this project.

The Planning Commission is required to review the obtaining of these easements and find whether or not it is in keeping with the adopted comprehensive plan of the Town and make a recommendation to the Town Council. Staff recommends approval.



Proposed Sidewalk

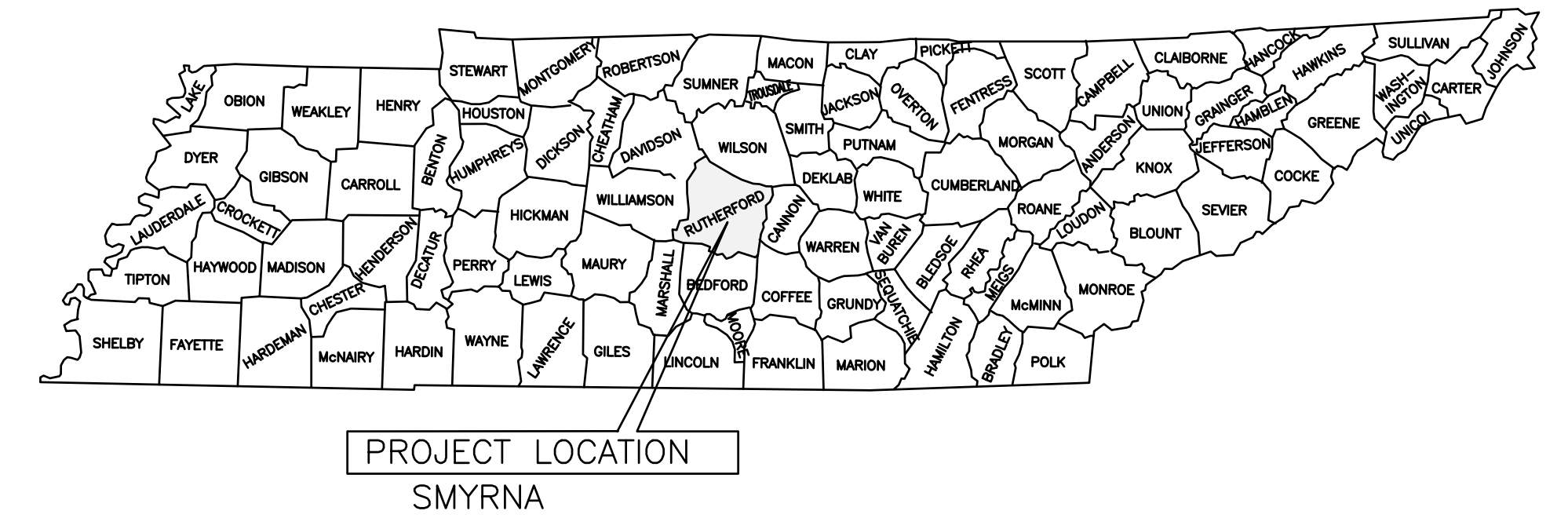


**Town of
Smyrna**
Mandatory Referral
Rock Springs Rd
Sidewalks

TOWN OF SMYRNA

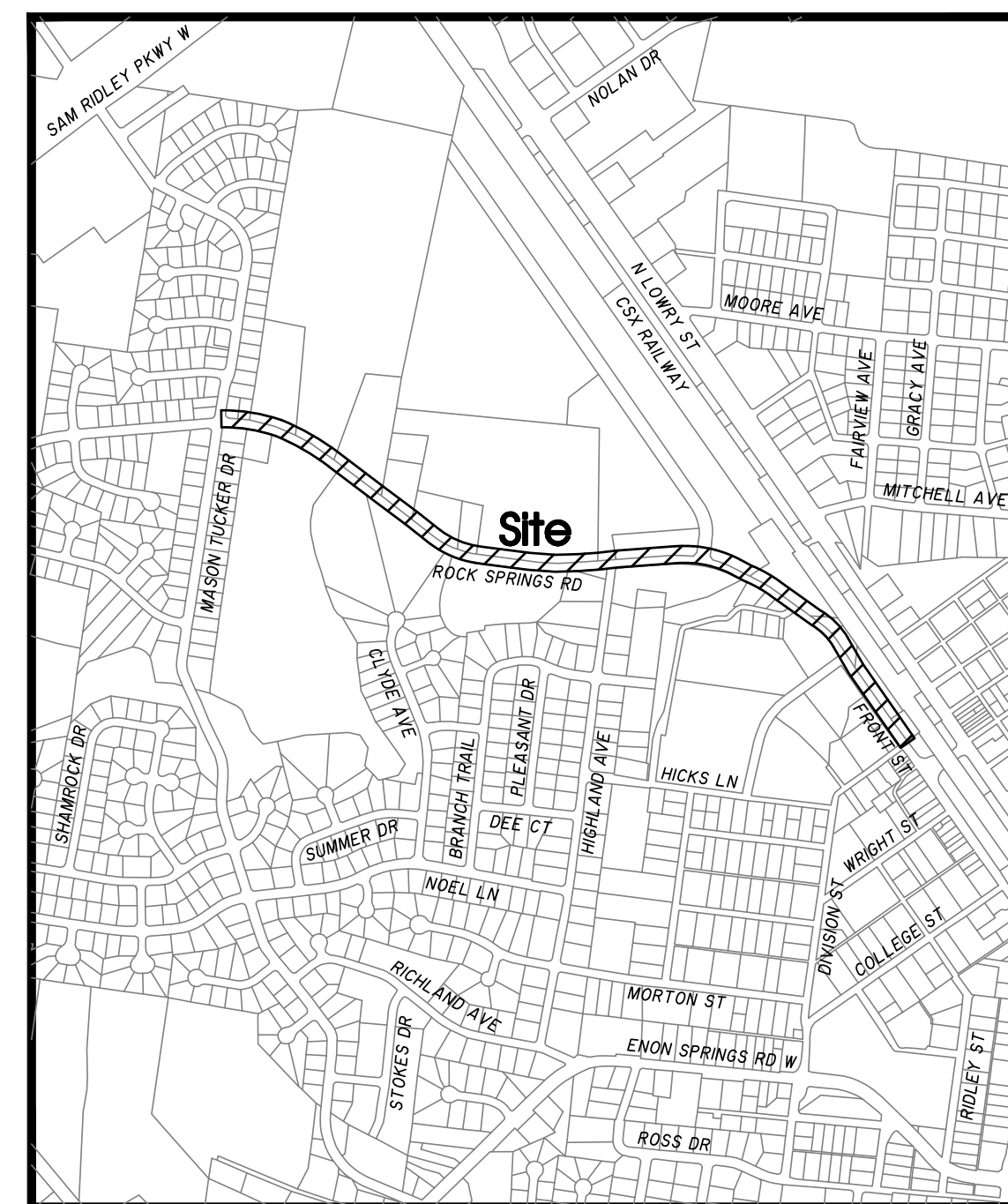
DEPARTMENT OF ENGINEERING

ROCK SPRINGS ROAD SIDEWALK DIVISION STREET TO MASON TUCKER RD APPROXIMATE LENGTH 0.9 MILES



INDEX OF DRAWINGS

SHEET NAME:	SHEET NO.
Cover Sheet	1
Estimated Quantities	2
General Notes	2A
Property Map & Acquisition Table	3
Initial EPSC & Demo Plan	4A-4H
Proposed Plan	5A-5H
Grading, Drainage, and Final EPSC Plan	8A-8H
Detail Sheet	11



Not To Scale



Watershed: Harts Branch - Non Supporting
 Limits of Disturbance: 2.18±Ac.
 Existing Impervious:
 Proposed Impervious:
 Δ Impervious:

MARY ESTHER REED, MAYOR

SURVEY DATE: 2-6-2023
 THE BEARING SYSTEM IS BASED ON THE
 TENNESSEE STATE PLANE COORDINATE
 SYSTEM AND THE ELEVATIONS BASED ON
 NAVD 1998.

ENGINEER:

SEC, Inc. SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE

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

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 COPYRIGHT SEC, INC. 2023

By: _____ Date: _____
 Matthew A. Taylor, P.E. TN. Reg. #112515

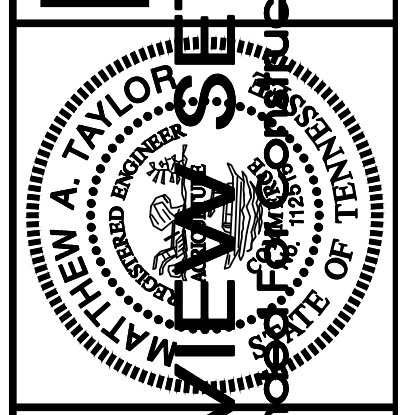


ROCK SPRINGS RD SIDEWALK
 SEC# 22548
 JUNE 2023
 AUGUST 29 2023

ROADWAY			
ITEM NO.	DESCRIPTION	UNIT	TOTAL QUANTITY
105-01	CONSTRUCTION LINES AND GRADES	LS	
201-01	CLEARING AND GRUBBING	LS	
202-01.50	REMOVAL OF OBSTRUCTIONS	EA	
202-02.01	REMOVAL OF PIPE	LF	
202-03	REMOVAL OF RIGID PAVEMENT, SIDEWALK ETC.	SY	
202-08.15	REMOVAL OF CURB AND GUTTER ()	LF	
203-01	ROAD & DRAINAGE EXCAVATION (UNCLASSIFIED)	CY	
203-03	BORROW EXCAVATION (UNCLASSIFIED)	CY	
203-07	FURNISHING AND SPREADING TOPSOIL (8" DEPTH)	CY	
209-05	SEDIMENT REMOVAL	CY	
209-08.03	TEMPORARY SILT FENCE (WITHOUT BACKING)	LF	
209-08.07	ROCK CHECK DAM	EA	
209-09.41	INLET PROTECTION TYPE 2	EA	
303-01	MINERAL AGGREGATE, TYPE A BASE, GRADING D	TON	
307-02.01	ASPHALT CONCRETE MIX (PG70-22) (BPMB-HM) GRADING A	TON	
307-02.08	ASPHALT CONCRETE MIX (PG70-22) (BPMB-HM) GRADING B-M2	TON	
402-01	BITUMINOUS MATERIAL FOR PRIME COAT (PC)	TON	
403-01	BITUMINOUS MATERIAL FOR TACK COAT (TC)	TON	
411-02.10	ACS MIX (PG70-22) GRADING D	TON	
607-03.02	18" CONCRETE PIPE CULVERT (CLASS III)	LF	
607-05.02	24" CONCRETE PIPE CULVERT (CLASS III)	LF	
607-07.02	36" CONCRETE PIPE CULVERT (CLASS III)	LF	
607-09.02	48" CONCRETE PIPE CULVERT (CLASS III)	LF	
607-37.09	60" CORUGATED METAL PIPE CULVERT (GUAGE)	LF	
611-01.02	TYPE 3 MANHOLE, 4'-8' DEPTH	EA	
611-07.54	18" ENDWALL SIDE DRAIN	EA	
611-07.63	36" ENDWALL SIDE DRAIN	EA	
611-07.69	48" ENDWALL SIDE DRAIN	EA	
611-12.01	CATCH BASIN, TYPE 12, 0'-4' DEPTH	EA	
611-12.02	CATCH BASIN, TYPE 12, 4'-8' DEPTH	EA	
611-14.02	CATCH BASIN, TYPE 14, 4'-8' DEPTH	EA	
701-01.01	CONCRETE SIDEWALK (4")	SF	
701-02.03	CONCRETE CURB RAMP	SF	
702-03	CONCRETE COMBINED CURB AND GUTTER	LF	
702-01.01	MOUNTABLE CURB	LF	
702-01	POST CURB	LF	
709-05.05	RIP RAP (CLASS A-3)	TON	
710-02	AGGREGATE UNDERDRAINS (WITH PIPE)	LF	
712-01	TRAFFIC CONTROL	LS	
712-04.01	FLEXIBLE DRUMS (CHANNELIZING)	EACH	
712-06	SIGNS (CONSTRUCTION)	SF	
712-07.03	TYPE III BARRICADE	LF	
713-11.02	SIGN POST	EA	
713-16.01	CHANGEABLE MESSAGE SIGN UNIT	EA	
713-16.20	SIGNS (W4-1)	EA	
713-16.21	SIGNS (R1-1)	EA	
713-16.22	SIGNS (R1-2)	EA	
713-16.23	SIGNS (R6-4)	EA	
713-16.24	SIGNS (R4-7)	EA	
713-16.25	SIGNS (W2-6)	EA	
713-16.26	SIGNS (W11-2)	EA	
713-16.27	SIGNS (W16-7P)	EA	
716-02.03	PLASTIC PAVEMENT MARKING (CROSS-WALK) (8")	LF	
716-02.04	PLASTIC PAVEMENT MARKING (CHANNELIZATION STRIPING)	SY	
716-02.05	PLASTIC PAVEMENT MARKING (STOP LINE)	LF	
716-02.06	PLASTIC PAVEMENT MARKING (TURN LANE ARROW)	EA	
716-02.09	PLASTIC PAVEMENT MARKING (LONGITUDINAL CROSS-WALK)	LF	

716-05.01	PAINTED PAVEMENT MARKING LINE (4")	LM	
716-13.01	SPRAY THERMO PVMNT MRKNG (60 mil) (4IN LINE)	LM	
717-01	MOBILIZATION	LS	
740-10.03	GEOTEXTILE (TYPE III) EROSION CONTROL	SY	
740-11.04	20" SEDIMENT TUBE	LF	
801-01	SEEDING (WITH MULCH)	UNIT	
801-03	WATER (SEEDING)	MG	
803-01	SODDING (NEW SOD)	SY	
805-12.01	EROSION CONTROL BLANKET (TYPE 1)	SY	
Special Item 1	MSE Retaining Wall	SF	
Special Item 2	Relocated WQ Unit	LS	
Special Item 3	Relocated Pond Control Box	LS	
Special Item 4	Mowing	LS	

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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**Rock Springs Road
Sidewalk Extension**
Smyrna, Tennessee

REVIEW SET
(Not Intended for Construction)

Estimated Quantities

DATE: 2-13-2023
FILE NAME: 22548sidewalk
SCALE: None
JOB NO. 22548
SHEET: 2

SEC, Inc. is not responsible for the design, description, and illustration of the construction of the site shown on these construction drawings. It is the responsibility of the owner/developer to ensure that the construction of the site is in accordance with the construction plans. The engineer assumes no administrative liability or responsibility for the assurance that the site is constructed in accordance with the construction plans.

GENERAL NOTES

GRADING

- (1) ANY AREA THAT IS DISTURBED OUTSIDE LIMITS OF CONSTRUCTION DURING THE LIFE OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
- (2) THE CONTRACTOR SHALL NOT DISPOSE OF ANY MATERIAL EITHER ON OR OFF R.O.W. IN A REGULATORY FLOOD WAY AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WITHOUT APPROVAL BY FEMA. ALL MATERIAL SHALL BE DISPOSED OF IN UPLAND (NON-WETLAND) AREAS AND ABOVE ORDINARY HIGH WATER OF ANY ADJACENT WATERCOURSE. THIS DOES NOT ELIMINATE THE NEED TO OBTAIN ANY OTHER LICENSES OR PERMITS THAT MAY BE REQUIRED BY ANY OTHER FEDERAL, STATE OR LOCAL AGENCY.

SEEDING AND SODDING

- (3) SOD SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS TO PREVENT DAMAGE TO ADJACENT FACILITIES AND PROPERTY DUE TO EROSION ON ALL NEWLY GRADED CUT AND FILL SLOPES AS WORK PROGRESSES.
- (4) ITEM NO. 801-01, SEEDING (WITH MULCH), SHALL BE USED WHERE EROSION CONTROL BLANKET OR SOD ARE NOT APPLIED.
- (5) ITEM NO. 801-02, SEEDING (WITHOUT MULCH) AND EROSION CONTROL BLANKET, SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AS WELL AS LOCATIONS DIRECTED BY THE ENGINEER.

DRAINAGE

- (1) THE CONTRACTOR SHALL SHAPE DITCHES TO THE SPECIFIED DESIGN. THIS WORK WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COST WILL BE INCLUDED IN THE COST OF OTHER ITEMS.
- (2) EXCAVATION FOR PIPE CULVERTS WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT WILL BE INCLUDED IN THE PRICE BID PER LINEAR FOOT OF PIPE. PIPE CULVERTS, STORM SEWERS, CONDUITS, ALL OTHER CULVERTS AND MINOR STRUCTURES.
- (3) THE CUTTING OF INLET AND OUTLET DITCHES WHERE SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER WILL BE MEASURED AND PAID FOR AS ITEM NO. 203-01 ROAD AND DRAINAGE EXCAVATION (UNCLASSIFIED).
- (4) WHERE A CULVERT (PIPE, SLAB OR BOX) IS MOVED TO A NEW LOCATION OTHER THAN THAT SHOWN ON THE PLANS, INCREASING OR DECREASING THE AMOUNT OF CULVERT EXCAVATION, NO INCREASE OR DECREASE IN THE AMOUNT OF PAYMENT WILL BE MADE DUE TO SUCH CHANGE.
- (5) DURING CONSTRUCTION OF DRAINAGE STRUCTURES ALL COST ASSOCIATED WITH MAINTAINING THE FLOW OF WATER AND TRAFFIC, AT THESE STRUCTURES, DURING THE PHASED CONSTRUCTION OF THIS PROJECT ARE TO BE INCLUDED IN THE UNIT PRICE OF THE DRAINAGE STRUCTURES AND TRAFFIC CONTROL ITEMS.

MISCELLANEOUS

- (1) NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA.
- (2) ALL BUSINESS DRIVES ARE TO BE OPEN DURING BUSINESS HOURS.

ROAD CLOSURE

- (1) NO LESS THAN SEVEN (7) DAYS PRIOR TO THE CLOSURE OF THE ROAD, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING INDIVIDUALS OR AGENCIES COMPLETELY DESCRIBING THE AFFECTED ROADS AND THE APPROXIMATE DURATION OF THE CONSTRUCTION. THESE PARTIES INCLUDE, BUT ARE NOT LIMITED TO: (1) LOCAL LAW ENFORCEMENT OFFICE, (2) LOCAL FIRE DEPARTMENT, (3) AMBULANCE SERVICE, (4) LOCAL SCHOOL SUPERINTENDENT, (5) UNITED STATES POSTAL SERVICE, AND (6) LOCAL ROAD SUPERINTENDENT.

PAVEMENT MARKINGS

FINAL PAVEMENT MARKING

- (1) PERMANENT PAVEMENT LINE MARKINGS SHALL BE 4" SPRAY THERMOPLASTIC (60 mil) INSTALLED TO PERMANENT STANDARDS AT THE END OF EACH DAY'S WORK. SHORT UNMARKED SECTIONS SHALL NOT BE ALLOWED. PAVEMENT MARKINGS WILL BE MEASURED AND PAID FOR UNDER ITEM NO. 716-13.01, SPRAY THERMO PVMT MRKNG (60 mil) (4th LINE), L.M. THE CONTRACTOR SHALL HAVE THE OPTION OF USING REFLECTORIZED PAINT INSTALLED TO PERMANENT STANDARDS AT THE END OF EACH DAY'S WORK AND THEN INSTALLING THE PERMANENT MARKINGS AFTER THE PAVING OPERATION IS COMPLETED. THE TEMPORARY MARKINGS FOR THE FINAL SURFACE WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COSTS ARE TO BE INCLUDED IN THE PRICE BID FOR THE PERMANENT MARKINGS.

PAVING

- (1) THE CONTRACTOR SHALL BE REQUIRED TO PAVE IN THE DIRECTION OF TRAFFIC.
- (2) THE CONTRACTOR SHALL BE REQUIRED TO COLD PLANE AND PAVE IN THE DIRECTION OF TRAFFIC.

GOOD HOUSEKEEPING MEASURES & WASTE DISPOSAL

- (1) THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN A PROACTIVE METHOD TO PREVENT LITTER AND CONSTRUCTION WASTES FROM ENTERING WATERS OF THE STATE U.S. THESE MATERIALS SHALL BE REMOVED FROM STORMWATER EXPOSURE PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFFSITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES. AFTER USE, MATERIALS USED FOR EPSC SHALL BE REMOVED FROM THE SITE.
- (2) WHEN THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO ENSURE THAT PETROLEUM PRODUCTS OR OTHER CHEMICAL POLLUTANTS ARE PREVENTED FROM ENTERING WATERS OF THE STATE U.S. ALL EQUIPMENT REFUELING, SERVICING, AND STAGING AREAS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS, RULES, REGULATIONS, AND ORDINANCES, INCLUDING THOSE OF THE NATIONAL FIRE PROTECTION ASSOCIATION. APPROPRIATE CONTAINMENT MEASURES FOR THESE AREAS SHALL BE USED.

- (3) CONTRACTORS SHALL PROVIDE DESIGNATED TRUCK WASHOUT AREAS ON THE SITE. THESE AREAS MUST BE SELF CONTAINED, NOT CONNECTED TO ANY STORMWATER OUTLET OF THE SITE, AND PROPERLY SIGNED. WASH DOWN OR WASTE DISCHARGE OF CONCRETE TRUCKS SHALL NOT BE PERMITTED ON-SITE UNLESS PROPER SETTLEMENT AREAS HAVE BEEN PROVIDED IN ACCORDANCE WITH BOTH STATE AND FEDERAL REGULATIONS.
- (4) WHEEL WASH WATER SHALL BE COLLECTED AND ALLOWED TO SETTLE OUT SUSPENDED SOLIDS PRIOR TO DISCHARGE. WHEEL WASH WATER SHALL NOT BE DISCHARGED DIRECTLY INTO ANY STORMWATER SYSTEM OR STORMWATER TREATMENT SYSTEM.

- (5) IF PORTABLE SANITARY FACILITIES ARE PROVIDED ON CONSTRUCTION SITES, SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS IN A TIMELY MANNER BY A LICENSED WASTE MANAGEMENT CONTRACTOR OR AS REQUIRED BY ANY REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS TO DISPOSE OF SANITARY WASTE.
- (6) ONLY CONSTRUCTION PRODUCTS NEEDED SHALL BE STORED ON-SITE BY THE CONTRACTOR. THE CONTRACTOR SHALL STORE ALL MATERIALS UNDER COVER AND IN APPROPRIATE CONTAINERS. PRODUCTS MUST BE STORED IN ORIGINAL CONTAINERS AND LABELED. MATERIAL MIXING SHALL BE CONDUCTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR'S RESPONSIBLE PARTY SHALL INSPECT MATERIALS STORAGE AREAS REGULARLY TO ENSURE PROPER USE AND DISPOSAL.

- (7) WHEN POSSIBLE, ALL PRODUCTS SHALL BE USED COMPLETELY BEFORE PROPERLY DISPOSING OF THE CONTAINER OFF-SITE. THE MANUFACTURER'S DIRECTIONS FOR DISPOSAL OF MATERIALS AND CONTAINERS SHALL BE FOLLOWED.
- (8) ALL PAINT CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND APPLICABLE STATE AND LOCAL REGULATIONS.

- (9) ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN A MANNER WHICH IS COMPLIANT WITH LOCAL OR STATE REGULATIONS. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES, AND THE INDIVIDUAL DESIGNATED AS THE CONTRACTOR'S RESPONSIBLE PARTY SHALL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS TO DISPOSE OF HAZARDOUS MATERIAL.

- (10) OPEN BURNING IS PROHIBITED UNLESS IT IS SPECIFICALLY ALLOWED BY LAW. IF ALLOWED, NATURAL VEGETATION, TREES, AND UNTREATED LUMBER SHALL BE THE ONLY MATERIALS THAT CAN BE OPEN BURNED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE STATE AND LOCAL PERMITS PRIOR TO ANY BURNING.

- (11) DISPOSAL OF ON-SITE VEGETATION AND TREES BY CHIPPING THEM INTO MULCH IS PREFERABLE TO OPEN BURNING. THIS MULCH MAY BE USED AS AN ON-SITE SOIL STABILIZATION MEASURE WHERE APPROPRIATE.
- (12) WASTE MATERIAL (EARTH, ROCK, ASPHALT, CONCRETE, ETC.) NOT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT WILL BE DISPOSED OF BY THE CONTRACTOR. IMPACTS TO WATERS OF THE STATE U.S. SHALL BE AVOIDED IF POSSIBLE. IF UNAVOIDABLE, THE CONTRACTOR WILL OBTAIN ANY AND ALL NECESSARY PERMITS INCLUDING, BUT NOT LIMITED TO NPDES, AQUATIC RESOURCES ALTERATION PERMITS(S), CORPS OF ENGINEERS SECTION 404 PERMITS, AND TVA SECTION 26A PERMITS TO DISPOSE OF WASTE MATERIALS.

SUPPORT ACTIVITIES

- (13) MATERIALS AND STAGING AREAS SHALL NOT AFFECT ANY WATERS OF THE STATE U.S. UNLESS THESE AREAS ARE SPECIFICALLY COVERED BY ENVIRONMENTAL PERMITS, OBTAINED SOLELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REVIEW ALL EXISTING PERMITS TO ENSURE THAT WORK AT PERMITTED SITES DOES NOT EXCEED EXPIRATION DATES. IF WORK IS GOING TO BE CONTINUED AFTER EXPIRATION DATES, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO COMMENCE PERMIT RENEWAL PROCESS.

PERMITS, PLANS & RECORDS

- (1) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND OBTAIN ANY NECESSARY ENVIRONMENTAL PERMITS OR APPROVALS, INCLUDING BUT NOT LIMITED TO ARCHAEOLOGY, ECOLOGY, HISTORICAL, HAZARDOUS MATERIALS, AIR AND NOISE, TDEC ARAP401, USACE SECTION 404, TVA SECTION 26A, AND TDEC NPDES PERMITS, FROM FEDERAL, STATE AND/OR LOCAL AGENCIES REGARDING ANY MATERIAL AND STAGING AREAS AND THE OPERATION OF ANY PROJECT. DEDICATED ASPHALT AND/OR CONCRETE PLANTS TO BE USED. ANY SUCH PERMITS SHALL BE SUPPLIED TO THE CITY PRIOR TO THE USE OF THE PERMITTED AREA(S).
- (2) ANY DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, THE PROJECT AS CONSTRUCTED, AND THE PERMIT(S) ISSUED FOR THE PROJECT, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE ENGINEER SHALL BE CONTACTED IN THESE INSTANCES AND DECIDE WHICH HAS PRECEDENCE AND WHETHER PERMIT OR PLANS REVISIONS ARE NEEDED. IN GENERAL, PERMIT CONDITIONS WILL PREVAIL.

- (3) IF A CHANGE IN PROJECT SCOPE OCCURS DURING CONSTRUCTION, INCLUDING VALUE ENGINEERING, THE ENGINEER SHALL BE CONTACTED TO DETERMINE WHETHER PERMIT REVISIONS ARE NEEDED. THE ENGINEER SHALL BE CONTACTED TO DETERMINE IF ANY PLAN REVISIONS ARE NEEDED.
- (4) THE CONTRACTOR SHALL REVIEW ALL EXISTING PERMITS TO ENSURE THAT WORK AT PERMITTED SITES DOES NOT EXCEED EXPIRATION DATE. IF WORK IS GOING TO BE CONTINUED AFTER EXPIRATION DATES, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO COMMENCE PERMIT RENEWAL PROCESS.

- (5) ONLY CONSTRUCTION PRODUCTS NEEDED SHALL BE STORED ON-SITE BY THE CONTRACTOR. THE CONTRACTOR SHALL STORE ALL MATERIALS UNDER COVER AND IN APPROPRIATE CONTAINERS. PRODUCTS MUST BE STORED IN ORIGINAL CONTAINERS AND LABELED. MATERIAL MIXING SHALL BE CONDUCTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR'S RESPONSIBLE PARTY SHALL INSPECT MATERIALS STORAGE AREAS REGULARLY TO ENSURE PROPER USE AND DISPOSAL.
- (6) WHEN POSSIBLE, ALL PRODUCTS SHALL BE USED COMPLETELY BEFORE PROPERLY DISPOSING OF THE CONTAINER OFF-SITE. THE MANUFACTURER'S DIRECTIONS FOR DISPOSAL OF MATERIALS AND CONTAINERS SHALL BE FOLLOWED.
- (7) ALL PAINT CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND APPLICABLE STATE AND LOCAL REGULATIONS.
- (8) ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN A MANNER WHICH IS COMPLIANT WITH LOCAL OR STATE REGULATIONS. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES, AND THE INDIVIDUAL DESIGNATED AS THE CONTRACTOR'S RESPONSIBLE PARTY SHALL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS TO DISPOSE OF HAZARDOUS MATERIAL.
- (9) ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN A MANNER WHICH IS COMPLIANT WITH LOCAL OR STATE REGULATIONS. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES, AND THE INDIVIDUAL DESIGNATED AS THE CONTRACTOR'S RESPONSIBLE PARTY SHALL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS TO DISPOSE OF HAZARDOUS MATERIAL.

RIGHT-OF-WAY

- (1) EXISTING PAVED DRIVEWAY PER TRACT REMAINDER WILL BE REPLACED IN KIND TO A TOUCHDOWN POINT.
- (2) WHERE THE EXISTING DRIVEWAY IS UNPAVED AND THE PROPOSED DRIVEWAY EXCEEDS 7 PERCENT IN GRADE, EACH DRIVEWAY WILL BE PAVED TO A TOUCHDOWN POINT OR UNTIL THE GRADE IS LESS THAN 1 PERCENT.

- (3) WHERE THE EXISTING DRIVEWAY IS UNPAVED AND THE PROPOSED DRIVEWAY IS LESS THAN 7 PERCENT IN GRADE, EACH DRIVEWAY WILL BE PAVED A SHOULDER WIDTH FROM THE EDGE OF PAVEMENT AND THE REMAINDER OF THAT DRIVEWAY REPLACED IN KIND TO A TOUCHDOWN POINT.
- (4) ANY NECESSARY PAVING OF DRIVEWAYS WILL BE DONE DURING PAVING OPERATIONS ON THE MAIN ROADWAY.
- (5) NEW DRIVEWAYS PROVIDED IN THE PLANS WILL BE PAVED BASED ON THE 7 PERCENT CRITERIA. THOSE 7 PERCENT OR STEEPER IN GRADE WILL BE PAVED AND THOSE FLATTER THAN 7 PERCENT WILL BE COVERED WITH BASE STONE.

- (6) PRIVATELY OWNED VEHICLES SHALL NOT BE ALLOWED TO PARK WITHIN THIRTY (30) FEET OF AN OPEN TRAFFIC LANE AT ANY TIME UNLESS PROTECTED AS DESCRIBED ABOVE FOR ROADWAYS WITH CURRENT ADTS LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL BE INCREASED TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADTS OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. PRIVATELY OWNED VEHICLES SHALL NOT BE ALLOWED TO PARK WITHIN THIRTY (30) FEET OF AN OPEN TRAFFIC LANE AT ANY TIME UNLESS PROTECTED AS DESCRIBED ABOVE FOR ROADWAYS WITH CURRENT ADTS LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL BE INCREASED TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADTS OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS REQUIRED SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.

- (7) THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK ANY VEHICLES OR CONSTRUCTION EQUIPMENT DURING PERIODS OF INACTIVITY, WITHIN THIRTY (30) FEET OF THE EDGE OF PAVEMENT WHEN THE LANE IS OPEN TO TRAFFIC UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES FOR ROADWAYS WITH CURRENT ADTS LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL BE INCREASED TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADTS OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. PRIVATELY OWNED VEHICLES SHALL NOT BE ALLOWED TO PARK WITHIN THIRTY (30) FEET OF AN OPEN TRAFFIC LANE AT ANY TIME UNLESS PROTECTED AS DESCRIBED ABOVE FOR ROADWAYS WITH CURRENT ADTS LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL BE INCREASED TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADTS OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS REQUIRED SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.

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UTILITY

- (1) THE LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE UTILITY COMPANIES INVOLVED. NOTIFICATION BY CALLING THE TENNESSEE ONE CALL SYSTEM, INC., AT 1-800-351-1111 AS REQUIRED BY TCA 65-31-106 WILL BE REQUIRED.
- (2) THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING UTILITIES FROM DAMAGE AND FURNISHING SPECIAL EQUIPMENT WILL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.

- (3) PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS. ADVANCE CLEAR CUTTING MAY BE REQUIRED BY THE ENGINEER AT ANY LOCATION WHERE CLEARING IS CALLED FOR IN THE SPECIFICATIONS AND CLEAR CUTTING IS NECESSARY FOR A UTILITY RELOCATION. ANY ADDITIONAL COST WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE CLEARING ITEM SPECIFIED IN THE PLANS.

- (4) THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY IN ACCORDANCE WITH TCA 65-31-106.

CONSTRUCTION WORK ZONE & TRAFFIC CONTROL

- (1) NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA.
- (2) ADVANCED WARNING SIGNS SHALL NOT BE DISPLAYED MORE THAN FORTY-EIGHT (48) HOURS BEFORE PHYSICAL CONSTRUCTION BEGINS. SIGNS MAY BE ERRECTED UP TO ONE WEEK BEFORE NEEDED, IF THE SIGN FACE IS FULLY COVERED.
- (3) IF THE CONTRACTOR MOVES OFF THE PROJECT, HE SHALL COVER OR REMOVE ALL UNNEEDED SIGNS AS DIRECTED BY THE ENGINEER. COSTS OF REMOVAL, COVERING, AND REINSTALLING SIGNS SHALL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT ALL COSTS SHALL BE INCLUDED IN THE ORIGINAL UNIT PRICE BID FOR ITEM NO 712-06, SIGNS (CONSTRUCTION) PER SQUARE FOOT.

- (4) A LONG TERM BUT SPORADIC USE WARNING SIGN, SUCH AS A FLAGGER SIGN, MAY REMAIN IN PLACE WHEN NOT REQUIRED PROVIDED THE SIGN FACE IS FULLY COVERED.
- (5) TRAFFIC CONTROL DEVICES SHALL NOT BE DISPLAYED OR ERRECTED UNLESS RELATED CONDITIONS ARE PRESENT NECESSITATING WARNING.

- (6) USE OF BARRICADES, PORTABLE BARRIER RAILS, AND DRUMS SHALL BE LIMITED TO THE IMMEDIATE AREAS OF CONSTRUCTION WHERE A HAZARD IS PRESENT. THESE DEVICES SHALL NOT BE STORED ALONG THE ROADWAY WITHIN THIRTY (30) FEET OF THE EDGE OF THE TRAVELED WAY BEFORE OR AFTER USE UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES FOR ROADWAYS WITH CURRENT ADTS LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL INCREASE TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADTS OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. THESE DEVICES SHALL BE REMOVED FROM THE CONSTRUCTION WORK ZONE WHEN THE ENGINEER DETERMINES THEY ARE NO LONGER NEEDED. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS REQUIRED SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.

- (7) THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK ANY VEHICLES OR CONSTRUCTION EQUIPMENT DURING PERIODS OF INACTIVITY, WITHIN THIRTY (30) FEET OF THE EDGE OF PAVEMENT WHEN THE LANE IS OPEN TO TRAFFIC UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES FOR ROADWAYS WITH CURRENT ADTS LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL BE INCREASED TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADTS OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. PRIVATELY OWNED VEHICLES SHALL NOT BE ALLOWED TO PARK WITHIN THIRTY (30) FEET OF AN OPEN TRAFFIC LANE AT ANY TIME UNLESS PROTECTED AS DESCRIBED ABOVE FOR ROADWAYS WITH CURRENT ADTS LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL BE INCREASED TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADTS OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS REQUIRED SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.

EROSION PREVENTION AND SEDIMENT CONTROL

NATURAL RESOURCES

- (1) SOIL MATERIALS MUST BE PREVENTED FROM ENTERING WATERS OF THE STATE U.S. EPSC MEASURES TO PROTECT NATURAL RESOURCES AND WATER QUALITY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. APPROPRIATE EPSC MEASURES MUST BE INSTALLED ALONG THE BASE OF ALL FILLS AND CUTS, ON THE DOWNHILL SIDE OF STOCKPILED SOIL, AND ALONG NATURAL RESOURCES IN CLEARED AREAS TO PREVENT SEDIMENT MIGRATION INTO STREAMS, WETLANDS OR OTHER NATURAL FEATURES IN ACCORDANCE WITH TDOT STANDARDS. EPSC MEASURES SHALL BE INSTALLED ON THE CONTOUR, ENTRENCHED AND STAKED, AND EXTEND THE WIDTH OF THE AREA TO BE CLEARED.
- (2) NEW CHANNEL CONSTRUCTION SHALL BE COMPLETED IN THE DRY AND STABILIZED FOR AT LEAST 72 HOURS PRIOR TO DIVERTING WATER FROM THE EXISTING AND/OR TEMPORARY CHANNEL.
- (3) INSTREAM EPSC DEVICES REQUIRE A REVIEW BY TDEC AND THE CITY OF MURFREESBORO TO OBTAIN WATER QUALITY PERMITS.
- (4) THE OPERATION OF EQUIPMENT IN WATERS OF THE STATE U.S., INCLUDING WETLANDS AND EPHEMERAL, INTERMITTENT, AND PERENNIAL STREAMS, IS NOT ALLOWED.

- (5) THE WIDTH OF THE FILL ASSOCIATED WITH TEMPORARY CROSSINGS SHALL BE LIMITED TO THE MINIMUM NECESSARY FOR THE ACTUAL CROSSING, NOT TO EXCEED THE WIDTH SPECIFIED IN THE STANDARD DRAWING.
- (6) STREAM BEDS SHALL NOT BE USED AS TRANSPORTATION ROUTES FOR CONSTRUCTION EQUIPMENT. TEMPORARY CULVERT CROSSINGS SHALL BE LIMITED TO ONE POINT PER STREAM AND EPSC MEASURES SHALL BE USED WHERE THE STREAM BANKS ARE DISTURBED. WHERE THE STREAMBED IS NOT COMPOSED OF BEDROCK, A PAD OF CLEAN ROCK SHALL BE USED AT THE CROSSING POINT AND CULVERTED TO PREVENT THE IMPUNDMENT OF WATER FLOW. CLEAN ROCK IS ROCK OF VARIOUS TYPES AND SIZE, DEPENDING UPON APPLICATION, WHICH CONTAINS NO FINES, SOLS, OR OTHER WASTES OR CONTAMINANTS. OTHER MATERIALS USED FOR ALL TEMPORARY FILLS SHALL BE COMPLETELY REMOVED IN THEIR ENTIRETY AFTER THE WORK IS COMPLETED AND THE AFFECTED AREAS RETURNED TO PREEXISTING ELEVATIONS. ALL TEMPORARY CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STD. DWG. EC-STR-25 UNLESS SPECIFICALLY ADDRESSED IN THE EPSC PLANS. ALTERNATIVELY, PLACING A TEMPORARY BRIDGE (E.G. BAILEY BRIDGE OR EQUIVALENT, TIMBERS, ETC.) FROM TOP OF BANK TO TOP OF BANK OR THE APPROPRIATE USE OF BARGES AT THE CROSSING TO AVOID DISTURBANCE OF THE STREAMBED IS AN ACCEPTABLE OPTION.

- (7) HEAVY EQUIPMENT WORKING IN WETLANDS WITH PERMITTED TEMPORARY IMPACTS SHALL BE PLACED ON MATS, OR OTHER MEASURES MUST BE TAKEN TO MINIMIZE SOIL DISTURBANCE AND COMPACTION UNLESS SPECIFICALLY ADDRESSED IN THE CONSTRUCTION PLANS. ANY MATS AND OTHER MEASURES USED FOR HEAVY EQUIPMENT SHALL BE REMOVED IN THEIR ENTIRETY AFTER THE WORK IS COMPLETED. ALL AFFECTED AREAS SHOULD BE RETURNED TO PRE-EXISTING CONDITIONS.
- (8) WETLANDS SHALL NOT BE USED AS EQUIPMENT STORAGE, STAGING, OR TRANSPORTATION AREAS, UNLESS SPECIFICALLY PROVIDED FOR IN THE CONSTRUCTION PLANS AND PERMITS.

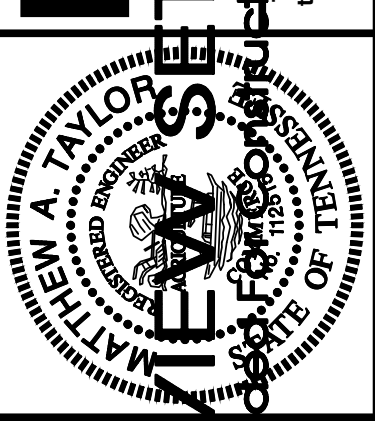
- (9) THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS PRIOR TO ANY CONSTRUCTION AND MAINTENANCE ACTIVITIES TO ENSURE THAT ENVIRONMENTAL FEATURES (E.G., STREAMS, WETLANDS, SPRINGS, ETC.) ARE NOT IMPACTED BEYOND PERMITTED LOCATIONS. IF THE CONTRACTOR OR INSPECTOR IS UNSURE OF THE IDENTITY OF AN ENVIRONMENTAL FEATURE, THE INSPECTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.

- (10) NO ACTIVITY MAY SUBSTANTIALLY DISRUPT THE MOVEMENT OF THOSE SPECIES OF AQUATIC LIFE INDIGENOUS TO THE WATER BODY, INCLUDING THOSE SPECIES THAT NORMALLY MIGRATE THROUGH THE AREA.

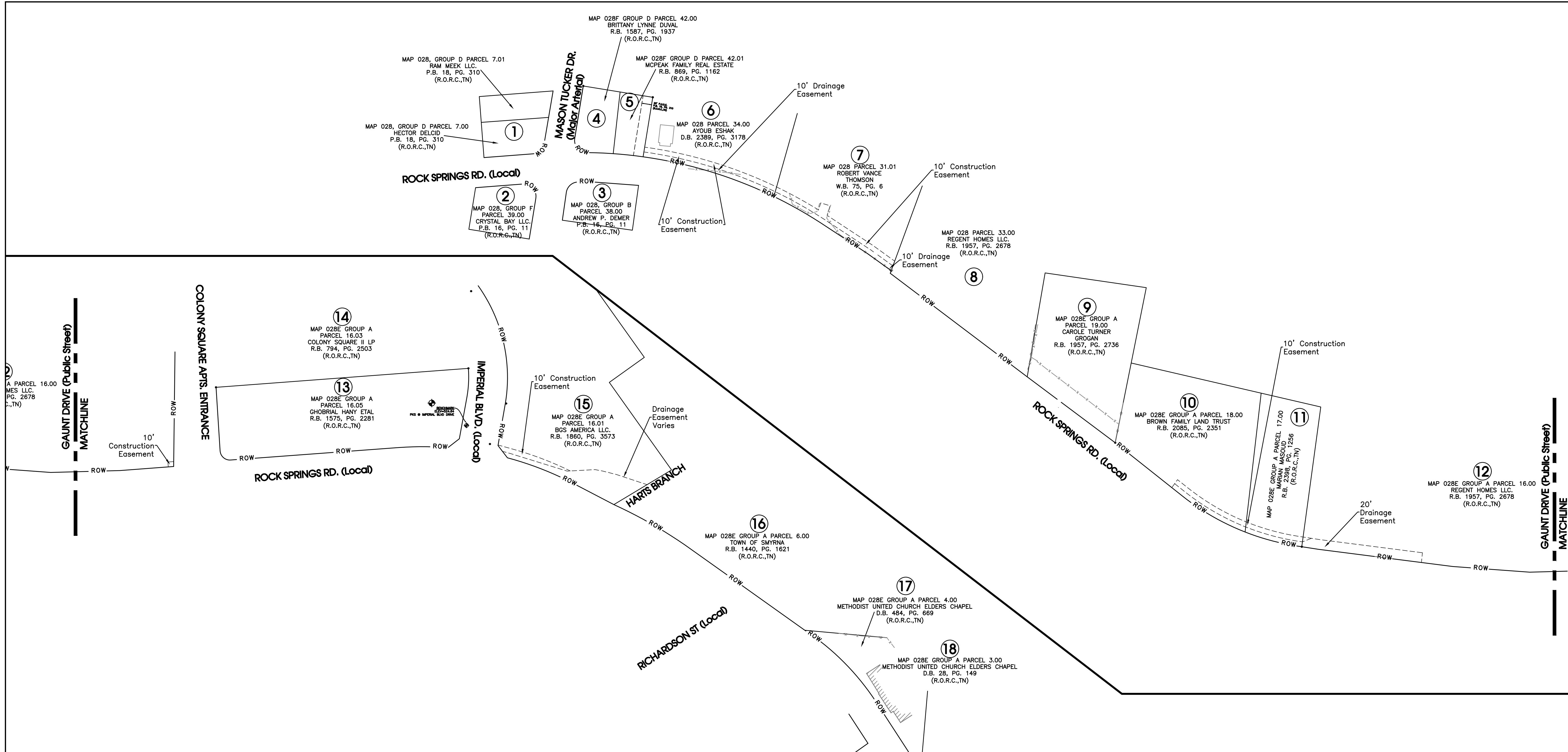
- (11) REFER TO THE STORM WATER POLLUTION AND PREVENTION DOCUMENT FOR SWPPP, PERMITS, AND RECORDS NOTES.
- (16) ALL WATER QUALITY PERMITS SHALL BE POSTED NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE ACCESSIBLE TO THE PUBLIC. THE NAME, COMPANY NAME, EMAIL ADDRESS, TELEPHONE NUMBER AND ADDRESS OF THE PROJECT SITE OWNER, OPERATOR, OR A LOCAL CONTACT PERSON WITH A BRIEF DESCRIPTION OF THE PROJECT SHALL ALSO BE POSTED. IF POSTING THIS INFORMATION NEAR A MAIN ENTRANCE IS INEASIBLE, THE INFORMATION SHALL BE PLACED IN A PUBLICLY ACCESSIBLE LOCATION NEAR WHERE THE CONSTRUCTION IS ACTIVELY UNDERWAY AND MOVED AS NECESSARY. THIS LOCATION SHALL BE POSTED AT THE CONSTRUCTION SITE. ALL POSTINGS SHALL BE MAINTAINED IN LEGIBLE CONDITION.

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

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 850 MIDDLE TENNESSEE BOULEVARD, MURFREESBORO, TENNESSEE, 37129
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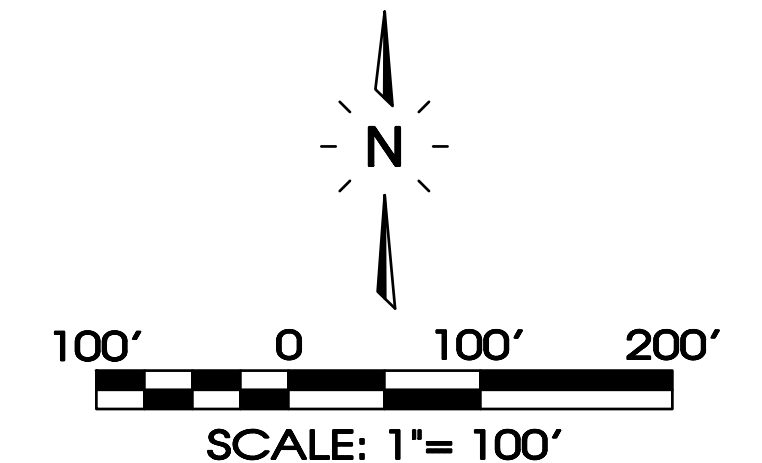
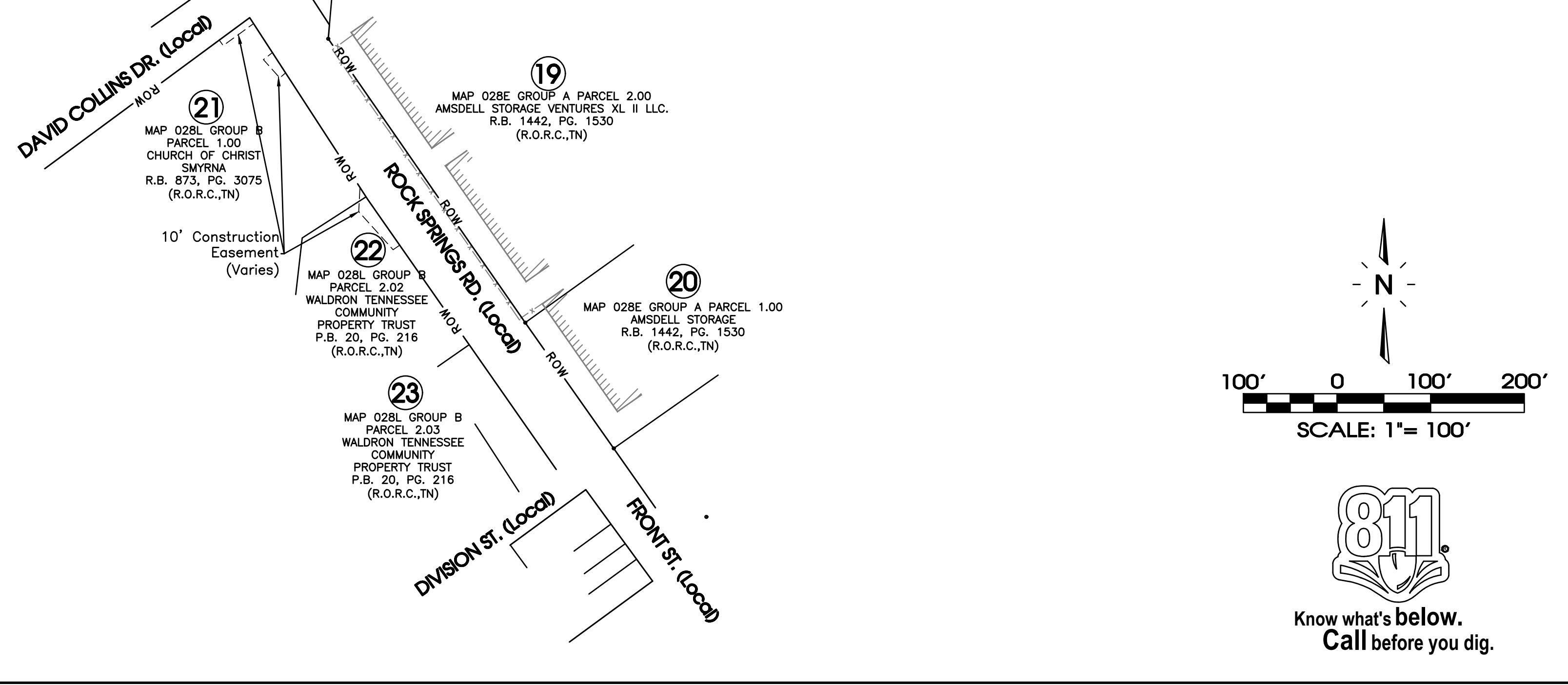


Rock Springs Road
 Sidewalk Extension
 Smyrna, Tennessee



Property Map & Acquisition Table

TRACT NO	Owner	Tax Map No	Control Map No.	Parcel No.	Group	Book	Page No.	Proposed ROW SF	AC	Construction Easement SF	AC	Drainage Easement SF	AC	Public Utility Easement SF	AC	Total Parcel Size
1	Hector Delcid	28		7		PB 18	310									
2	Crystal Bay LLC.	28		39	F	PB 16	11									
3	Andrew P. Demer	28		38	B	PB 16	11									
4	Brittany Lynne Duval	28F		42	D	RB 1587	1937									
5	McPeak Family Real Estate	28F		42.01	D	RB 869	1162							2,460.00	0.06	0.20 Ac
6	Ayoub Eshak	28		34.00		DB 2389	3178			2,805.00	0.06	2,805.00	0.06			3.90 Ac
7	Robert Vance Thomson	28		31.01		WB 75	6			3,194.13	0.07	2,838.83	0.07			32.42 Ac
8	Regent Homes LLC.	28		33.00		RB 1957	2678									
9	Carole Turner Grogan	28		19.00	A	RB 1957	2736									
10	Brown Family Land Trust	28E		18.00	A	RB 2085	2351			1,759.00	0.04	1,759.00	0.04			1.55 Ac
11	Marian Masoud	28E		17.00	A	RB 2398	1256			1,200.10	0.03	1,200.10	0.03			0.80 Ac
12	Regent Homes LLC.	28E		16.00	A	RB 1957	2678			201.36	0.00	4,844.96	0.11			17.46 Ac
13	Ghobrial Hany Etal	28E		16.05	A	RB 1575	2281									
14	Colony Square II LP	28E		16.03	A	RB 794	2503									
15	BCS America LLC.	28E		16.01	A	RB 1860	3573			1,268.20	0.03	7,904.47	0.18			15.08 Ac
16	Town of Smyrna	28E		6.00		RB 1440	1621									
17	Methodist United Church Elders Chapel	28E		4.00	A	DB 484	669									
18	Methodist United Church Elders Chapel	28E		3.00	A	DB 28	149									
19	Amsdell Storage Venures XL II LLC.	28E		2.00	A	RB 1442	1530									
20	Amsdell Storage	28E		1.00	A	RB 1442	1530									
21	Church of Christ Smyrna	28L		1.00	B	RB 873	3075			316.11	0.01					1.62 AC
22	Waldron Tennessee Community Property Trust	28L		2.02	B	PB 20	216			769.78	0.02					0.59 Ac
23	Waldron Tennessee Community Property Trust	28L		2.03	B	PB 20	216									



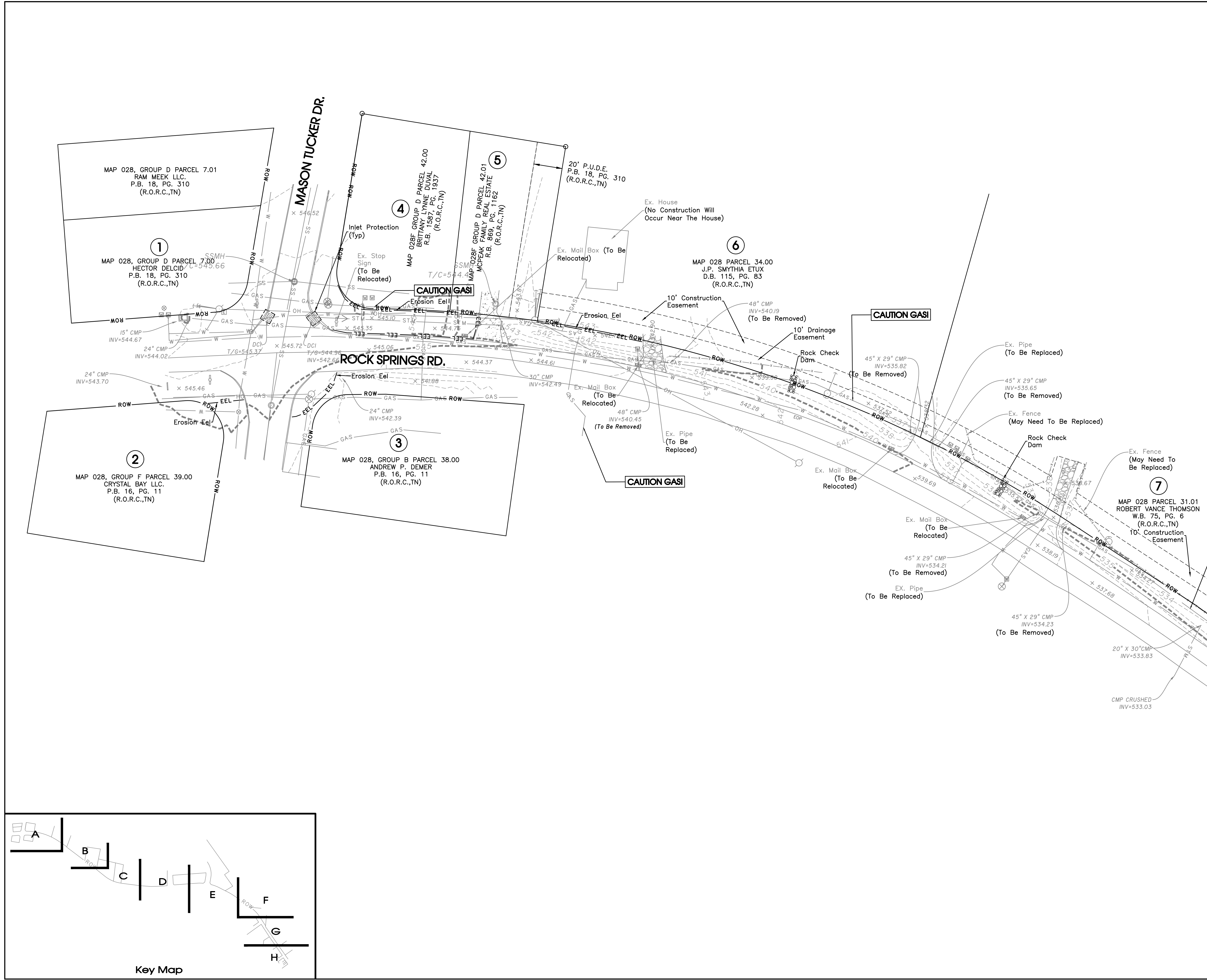
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Rock Springs Road Sidewalk Extension
 Smyrna, Tennessee

Property Map & Acquisition Table

REVISIONS:
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 DATE: 2-13-2023
 CHECKED: []
 MAT []
 FILE NAME: 22548sidewalk
 SCALE: 1"=100'
 JOB NO. 22548
 SHEET: 3A

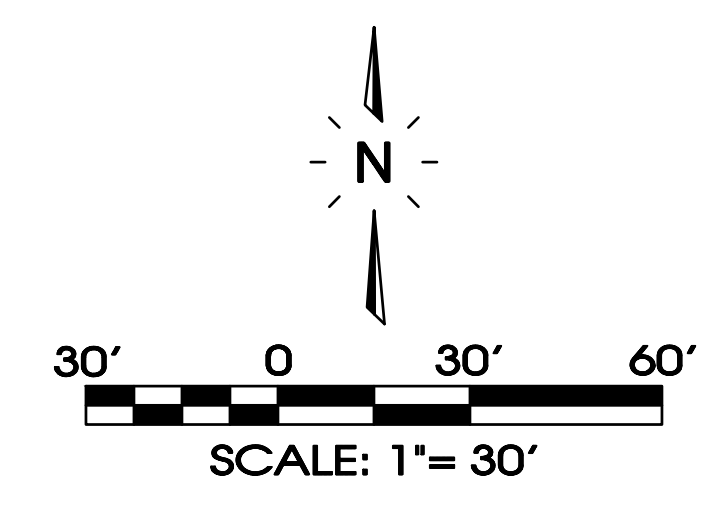
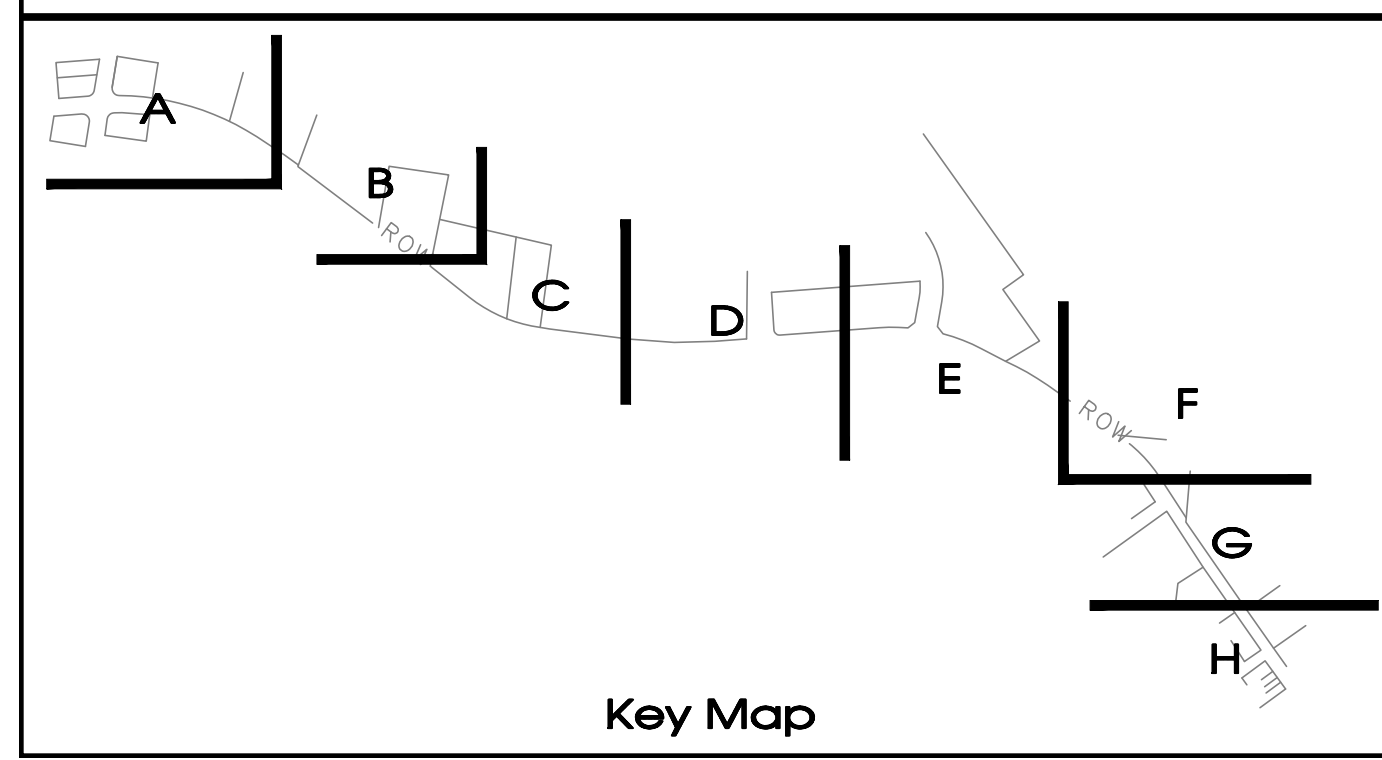
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Legend:

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

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



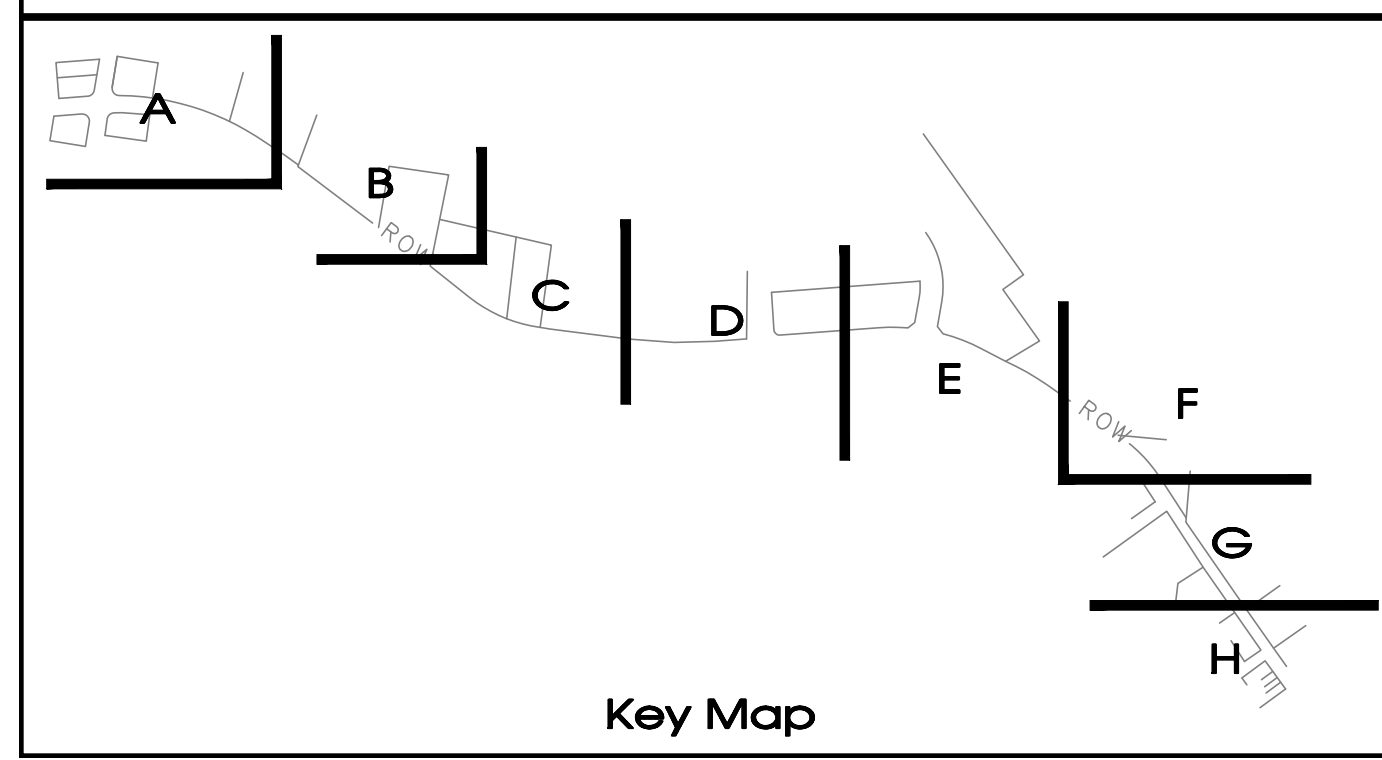
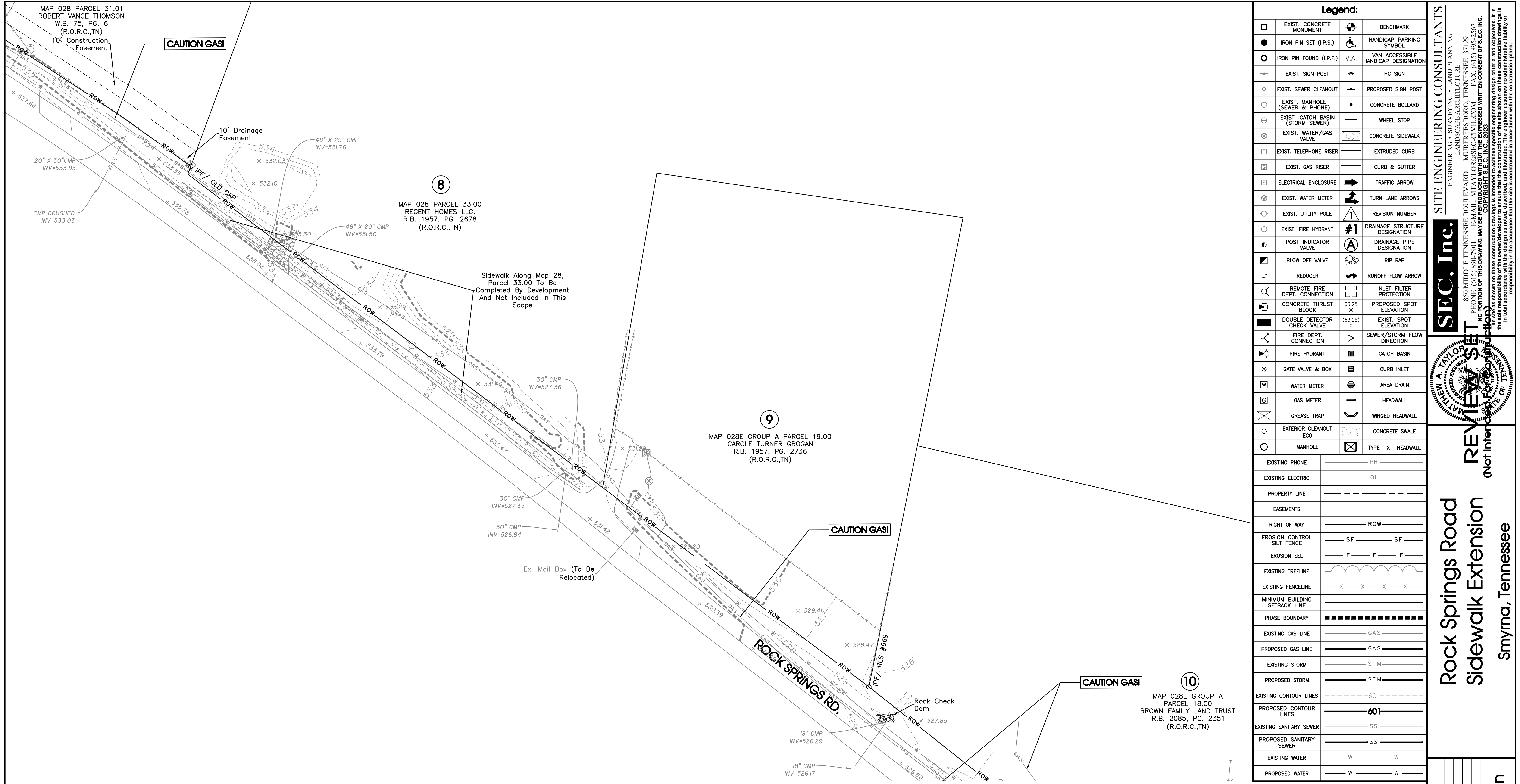
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Rock Springs Road Sidewalk Extension
 Smyrna, Tennessee

Initial EPSC & Demo Plan

REVISIONS:

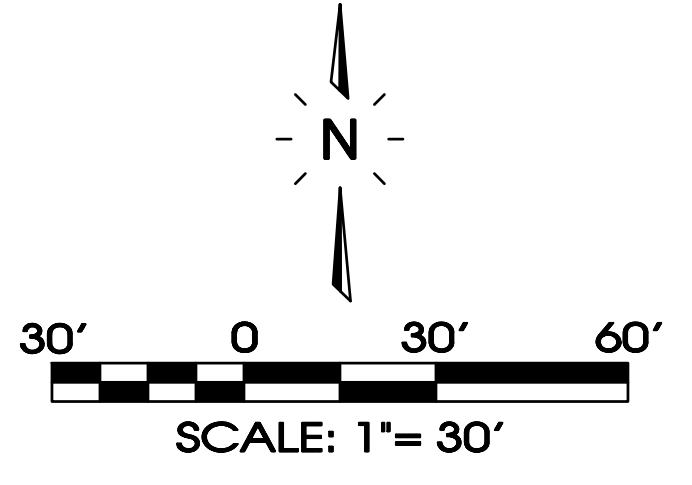
DATE:	2-13-2023
CHECKED:	MAT
FILE NAME:	22548sidewalk
SCALE:	1"=30'
JOB NO.	22548
SHEET:	4A



Legend:

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

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



Know what's below.
Call before you dig.

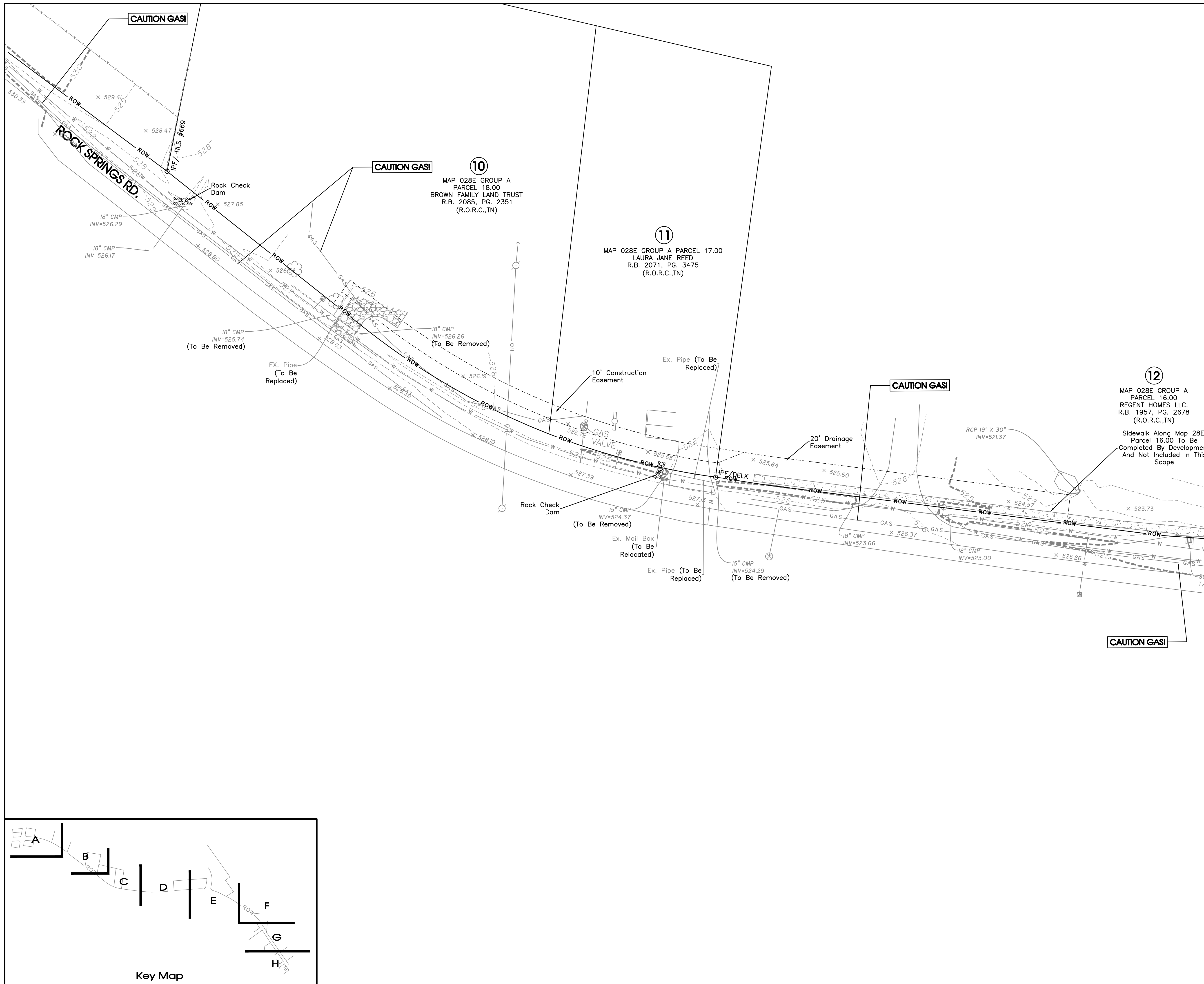
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Rock Springs Road Sidewalk Extension
Smyrna, Tennessee

Initial EPSC & Demo Plan

REVISIONS:

DRAWN:	MAT
DATE:	2-13-2023
CHECKED:	MAT
FILE NAME:	22548sidewalk
SCALE:	1"=30'
JOB NO.	22548
SHEET:	4B



Legend:

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

EXISTING PHONE _____ PH _____

EXISTING ELECTRIC _____ OH _____

PROPERTY LINE _____

EASEMENTS _____

RIGHT OF WAY _____ ROW _____

EROSION CONTROL SILT FENCE _____ SF _____ SF _____

EROSION EEL _____ E _____ E _____

EXISTING TREELINE _____

EXISTING FENCELINE _____ X _____ X _____ X _____

MINIMUM BUILDING SETBACK LINE _____

PHASE BOUNDARY _____

EXISTING GAS LINE _____ GAS _____

PROPOSED GAS LINE _____ GAS _____

EXISTING STORM _____ STM _____

PROPOSED STORM _____ STM _____

EXISTING CONTOUR LINES _____ -601- _____

PROPOSED CONTOUR LINES _____ 601 _____

EXISTING SANITARY SEWER _____ SS _____

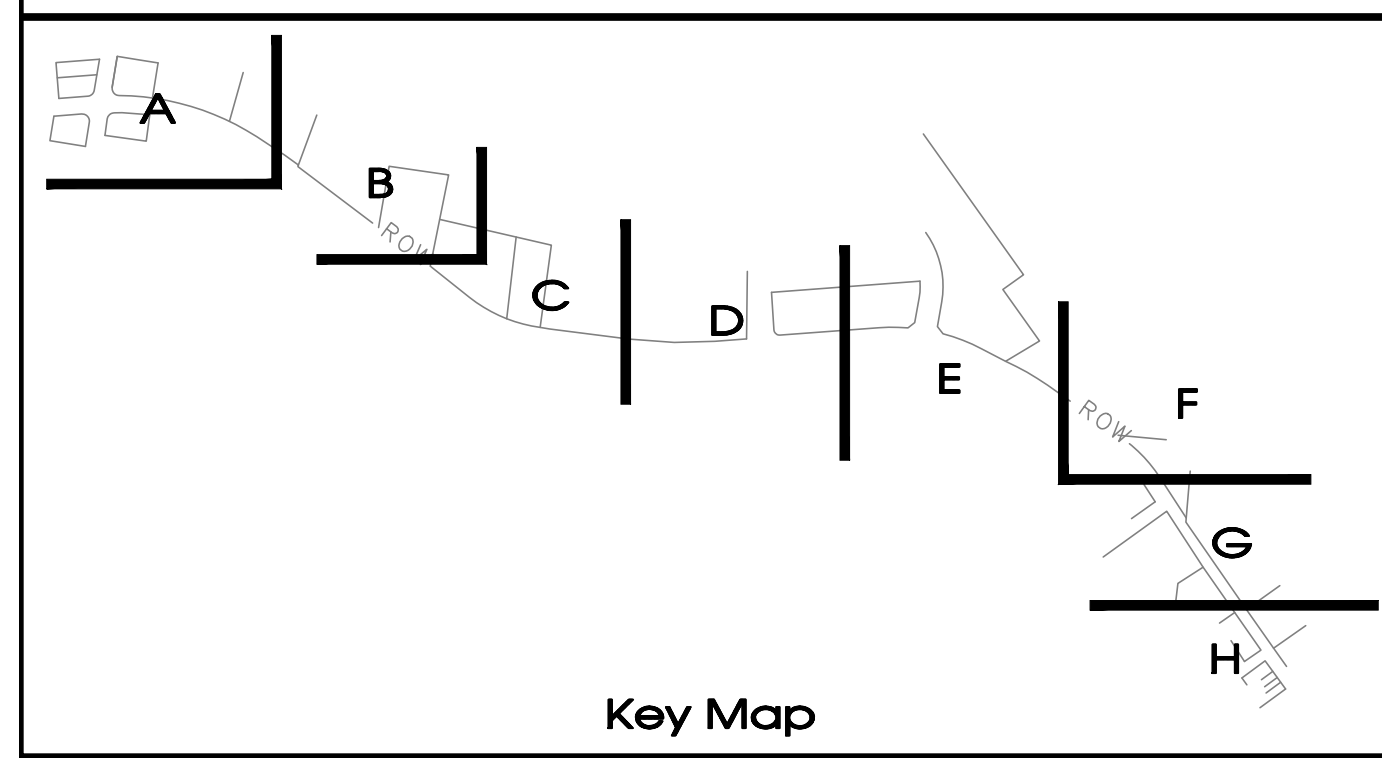
PROPOSED SANITARY SEWER _____ SS _____

EXISTING WATER _____ W _____ W _____

PROPOSED WATER _____ W _____ W _____

SCALE: 1" = 30'

 Know what's below.
 Call before you dig.



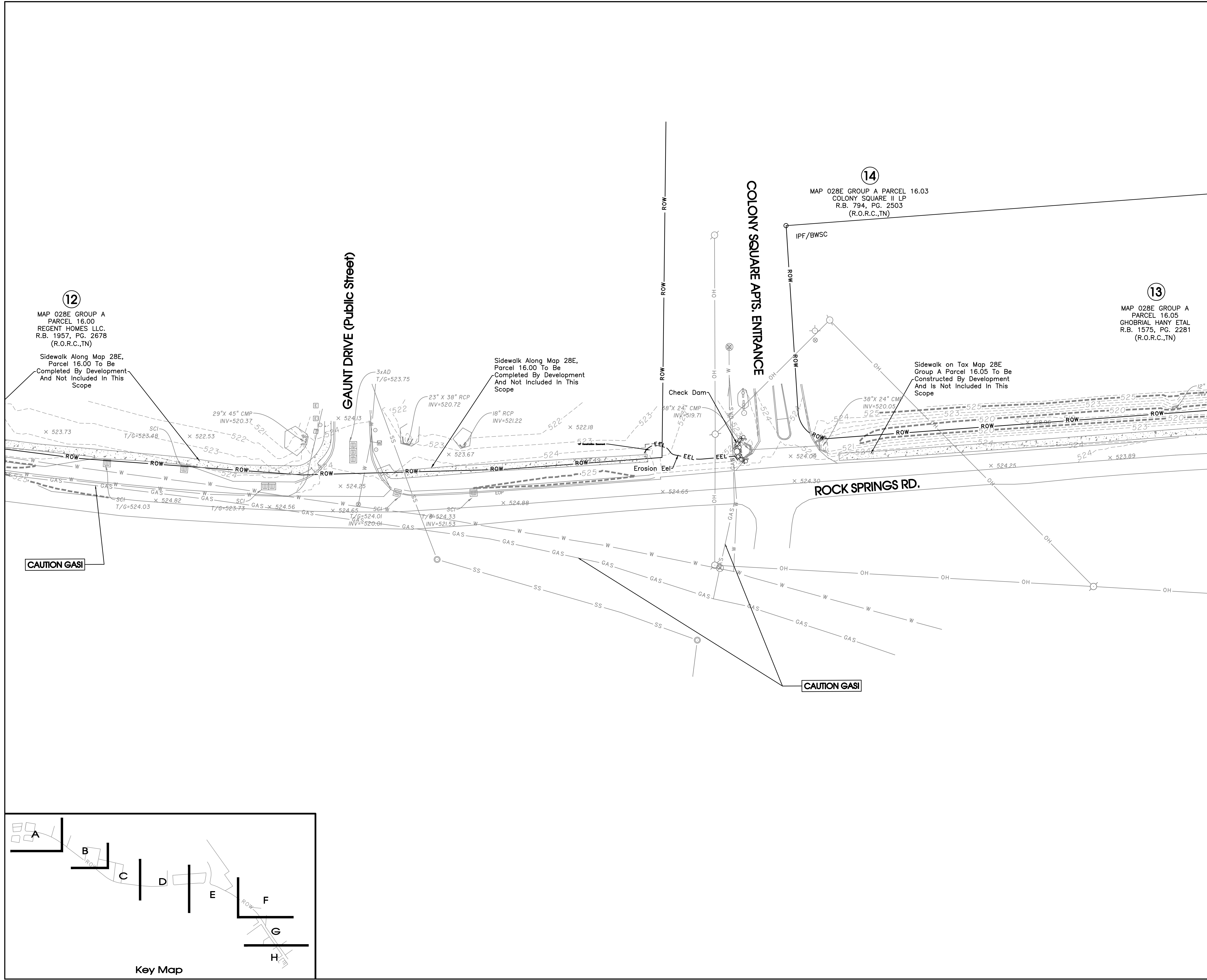
Rock Springs Road Sidewalk Extension
Smyrna, Tennessee

Initial EPSC & Demo Plan

4C

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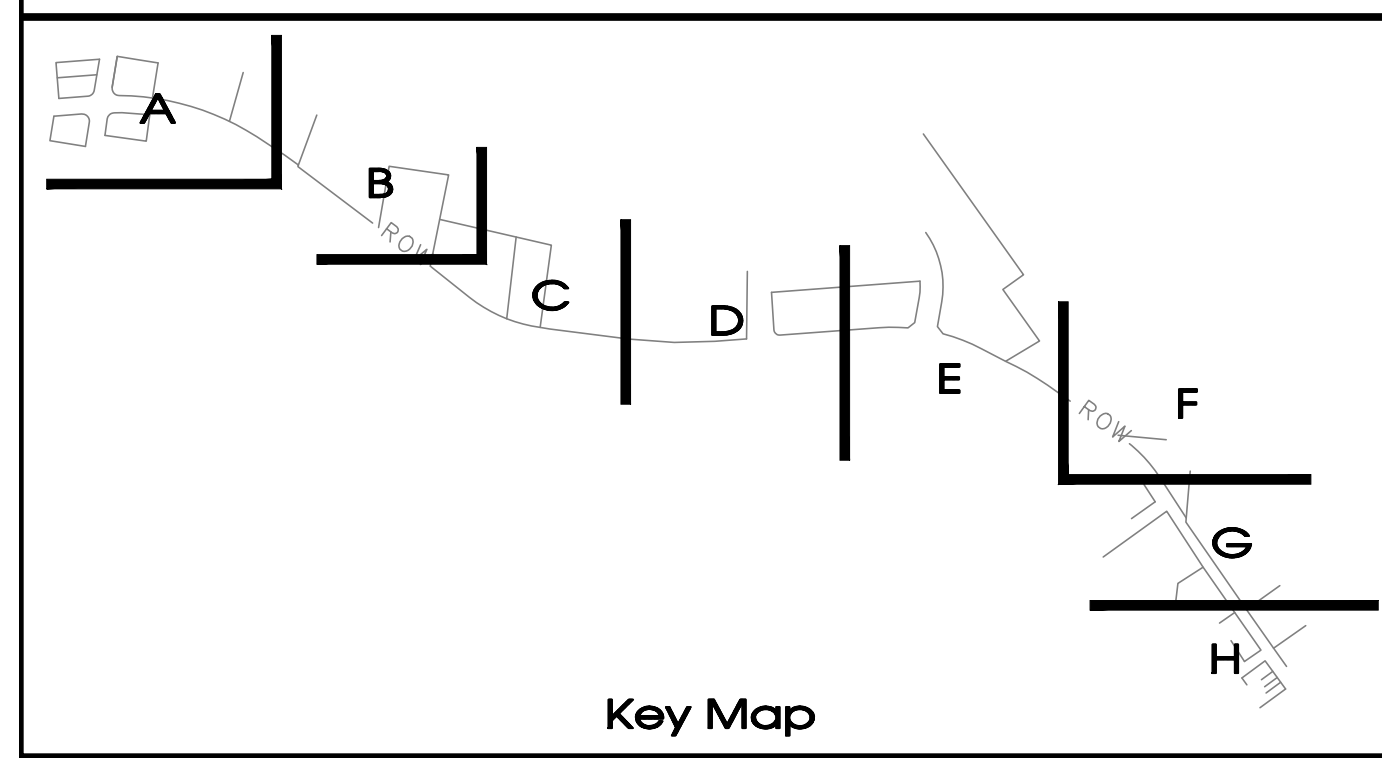
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 DATE: 2-13-2023
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 MAT _____
 FILE NAME: 22548sidewalk
 SCALE: 1"=30'
 JOB NO. 22548
 SHEET: _____



Legend:

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

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



N

30' 0 30' 60'

SCALE: 1" = 30'

811

Know what's below.
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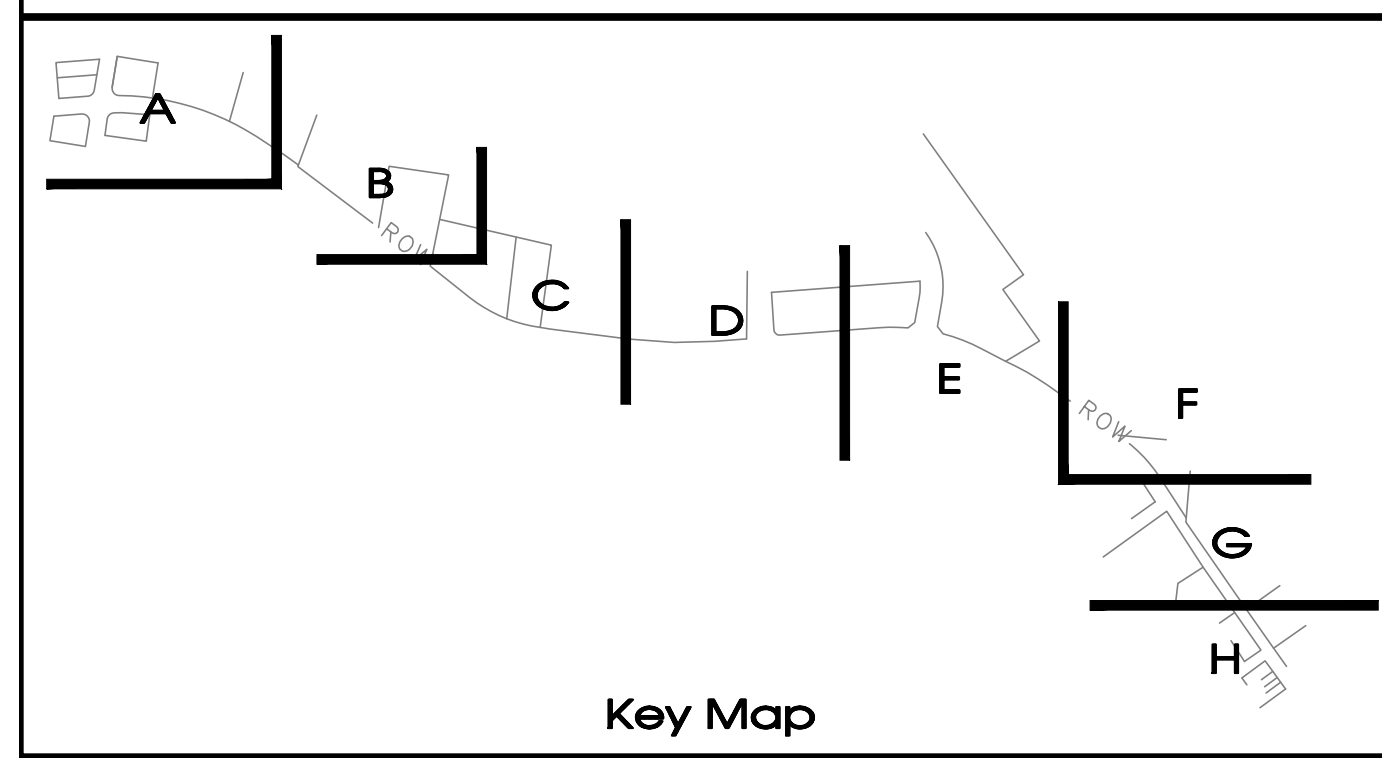
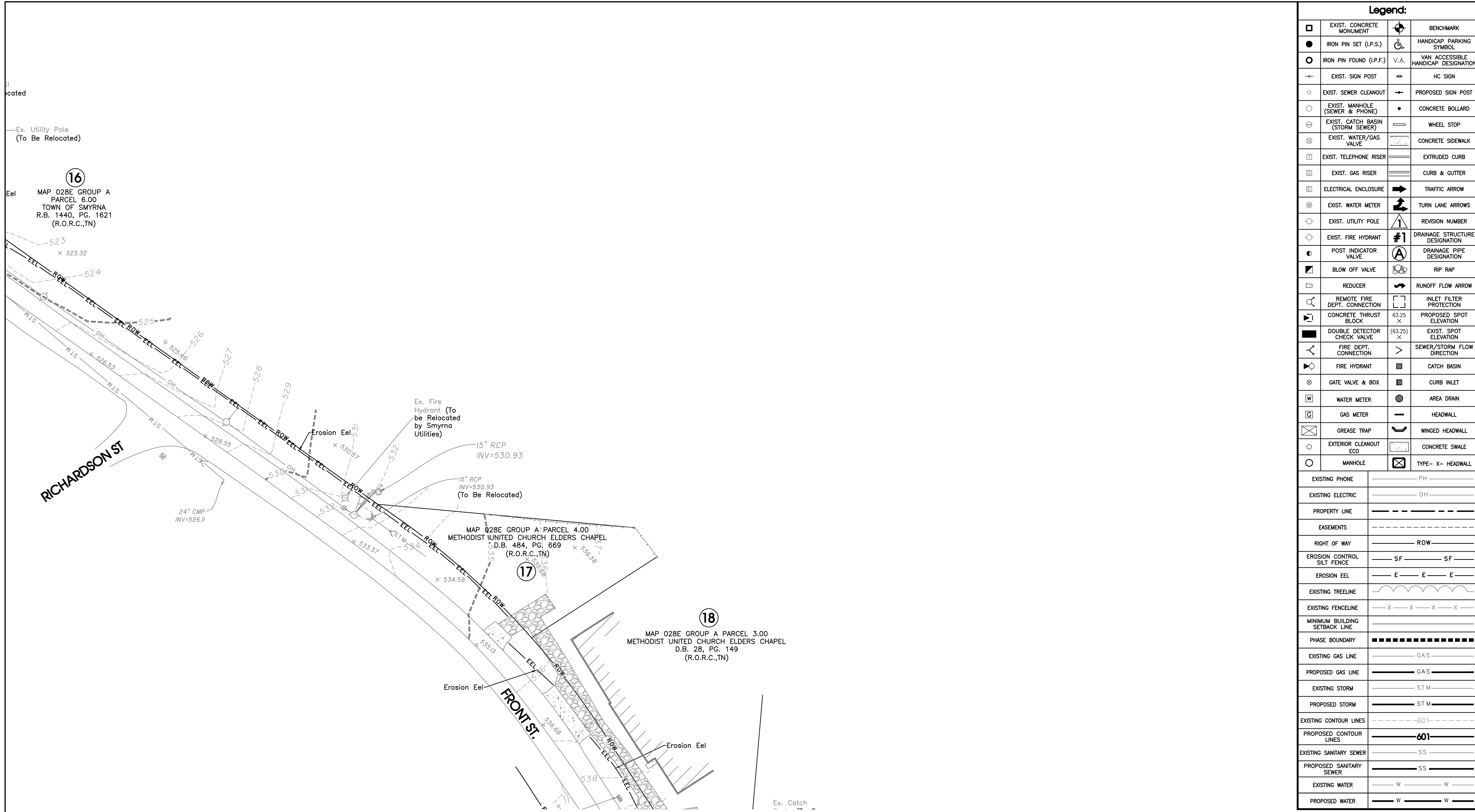
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LANDSCAPE ARCHITECTURE

Rock Springs Road Sidewalk Extension
Smyrna, Tennessee

Initial EPSC & Demo Plan

4D

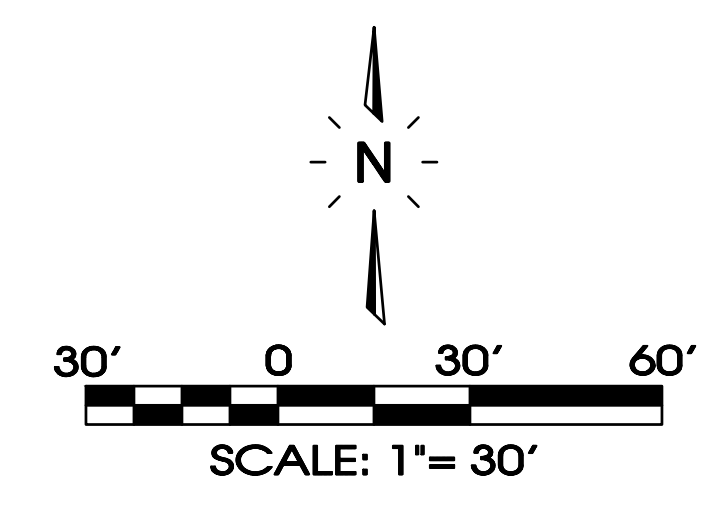
DATE: 2-13-2023
CHECKED: MAT
FILE NAME: 22548sidewalk
SCALE: 1" = 30'
JOB NO. 22548
SHEET:



Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	+	HC SIGN
○	EXIST. SEWER CLEANOUT	+	PROPOSED SIGN POST
○	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD
⊖	EXIST. CATCH BASIN (STORM SEWER)	⊖	WHEEL STOP
⊗	EXIST. WATER/GAS VALVE	▬	CONCRETE SIDEWALK
⊞	EXIST. TELEPHONE RISER	▬	EXTRUDED CURB
⊞	EXIST. GAS RISER	▬	CURB & GUTTER
⊞	ELECTRICAL ENCLOSURE	➔	TRAFFIC ARROW
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○	EXIST. UTILITY POLE	⚠	REVISION NUMBER
⊖	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
⊖	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
⊞	BLOW OFF VALVE	⊗	RIP RAP
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⊞	DOUBLE DETECTOR CHECK VALVE	(63.25) X	EXIST. SPOT ELEVATION
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⊞	GAS METER	⊞	HEADWALL
⊞	GREASE TRAP	⊞	WINGED HEADWALL
⊞	EXTERIOR CLEANOUT	⊞	CONCRETE SWALE
⊞	MANHOLE	⊞	TYPE- X- HEADWALL

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



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Rock Springs Road Sidewalk Extension
Smyrna, Tennessee

Initial EPSC & Demo Plan

4F

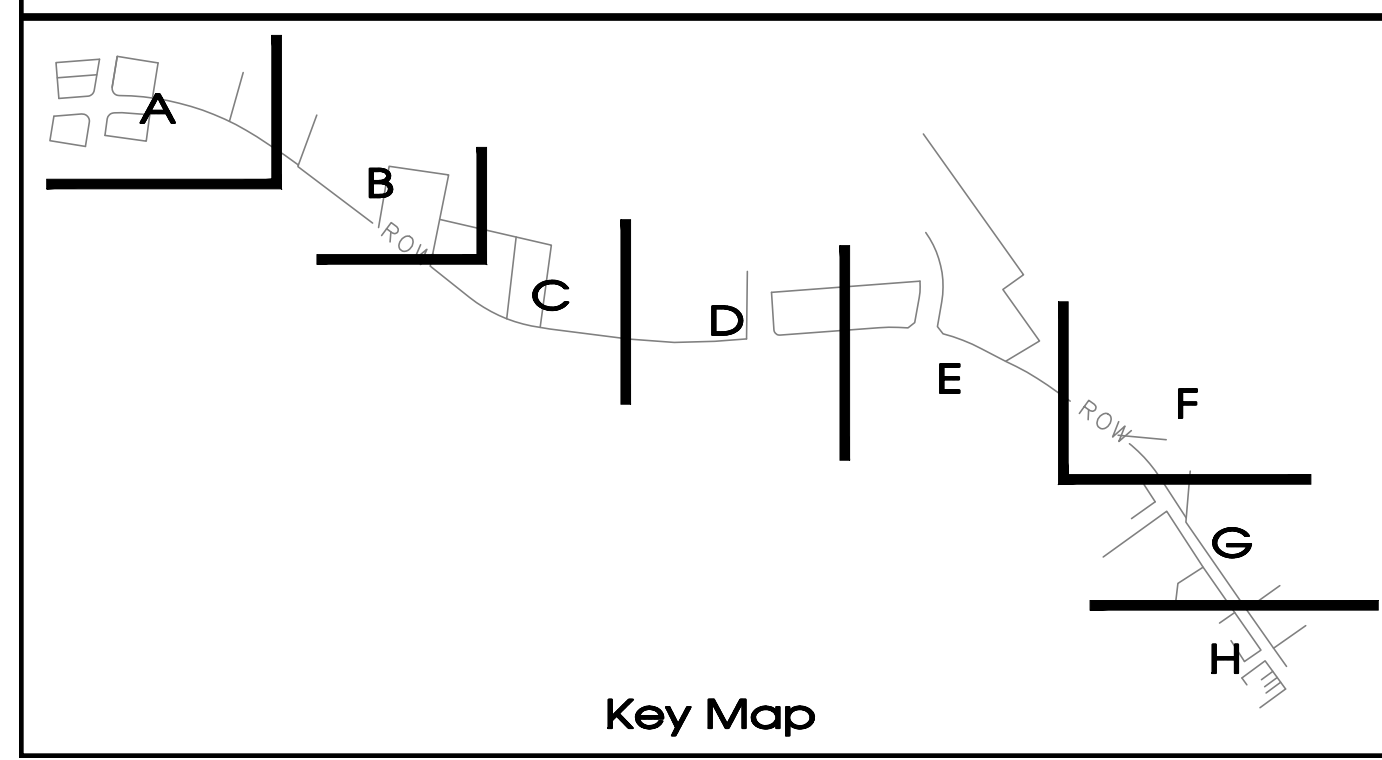
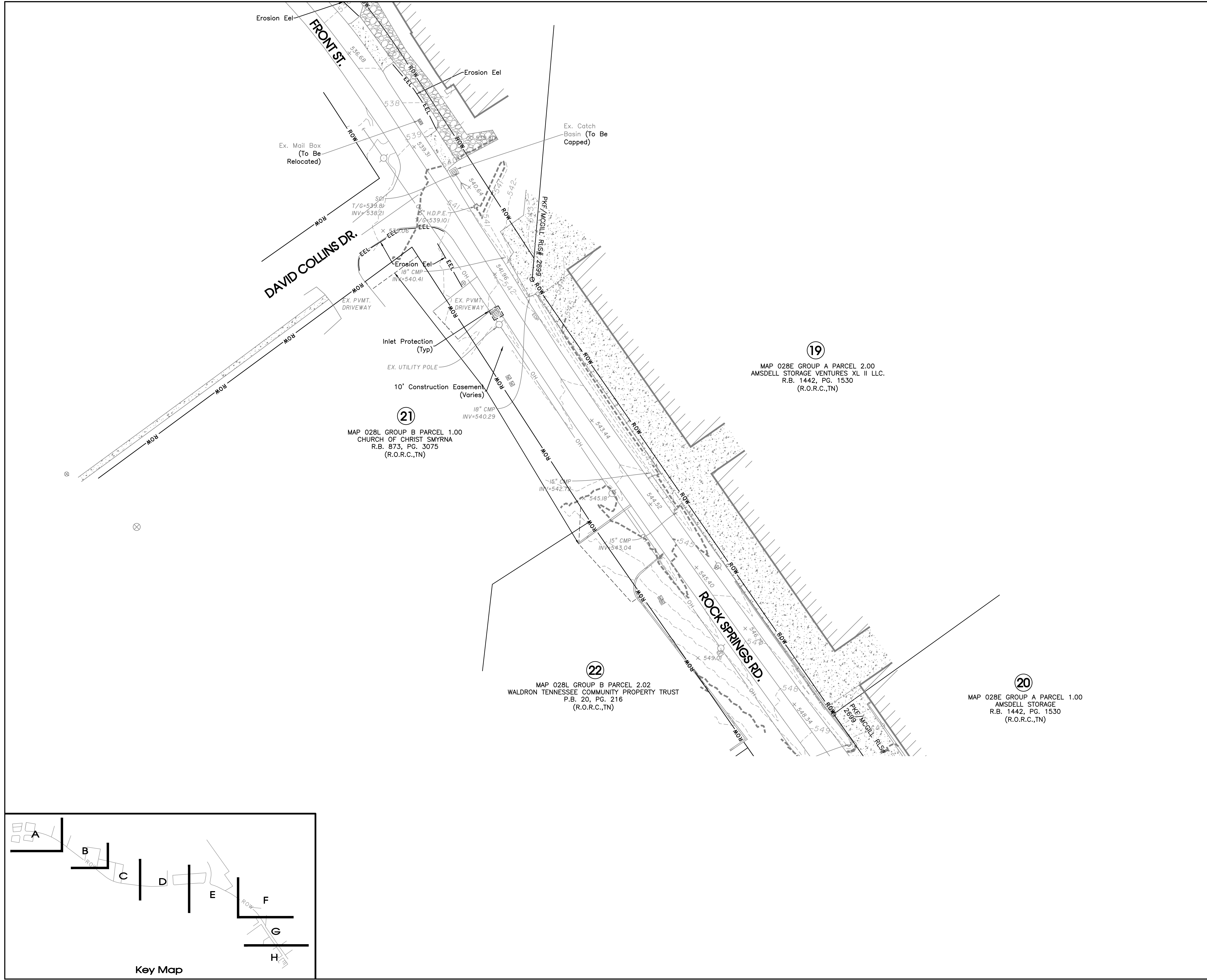
REVIEW SET
(Not Intended for Construction)

Rock Springs Road Sidewalk Extension
Smyrna, Tennessee

REVISIONS:

DATE:	2-13-2023
CHECKED:	MAT
FILE NAME:	22548sidewalk
SCALE:	1"=30'
JOB NO.	22548
SHEET:	

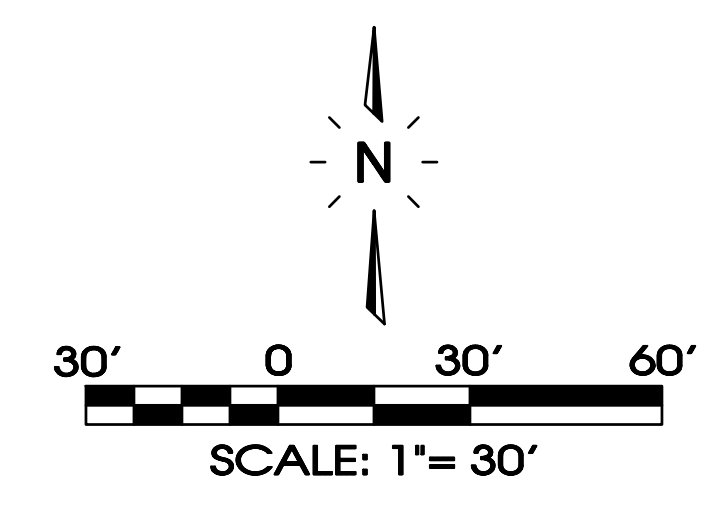
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Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	⊕	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
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⊕	REDUCER	➔	RUNOFF FLOW ARROW
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⊕	CONCRETE THRUST BLOCK	⊕	PROPOSED SPOT ELEVATION
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○	EXTERIOR CLEANOUT ECD	⊕	CONCRETE SWALE
○	MANHOLE	⊕	TYPE- X- HEADWALL

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



19
MAP 028E GROUP A PARCEL 2.00
AMSDRELL STORAGE VENTURES XL II LLC.
R.B. 1442, PG. 1530
(R.O.R.C.,TN)

21
MAP 028L GROUP B PARCEL 1.00
CHURCH OF CHRIST SMYRNA
R.B. 873, PG. 3075
(R.O.R.C.,TN)

22
MAP 028L GROUP B PARCEL 2.02
WALDRON TENNESSEE COMMUNITY PROPERTY TRUST
P.B. 20, PG. 216
(R.O.R.C.,TN)

20
MAP 028E GROUP A PARCEL 1.00
AMSDRELL STORAGE
R.B. 1442, PG. 1530
(R.O.R.C.,TN)

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LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MATTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
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Rock Springs Road Sidewalk Extension
Smyrna, Tennessee

Initial EPSC & Demo Plan

REVISIONS:

DATE:	2-13-2023
CHECKED:	MAT
FILE NAME:	22548sidewalk
SCALE:	1"=30'
JOB NO.	22548
SHEET:	4G

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22
 MAP 028L GROUP B PARCEL 2.02
 WALDRON TENNESSEE COMMUNITY PROPERTY TRUST
 P.B. 20, PG. 216
 (R.O.R.C.,TN)

20
 MAP 028E GROUP A PARCEL 1.00
 AMSDELL STORAGE
 R.B. 1442, PG. 1530
 (R.O.R.C.,TN)

23
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 WALDRON TENNESSEE COMMUNITY PROPERTY TRUST
 P.B. 20, PG. 216
 (R.O.R.C.,TN)

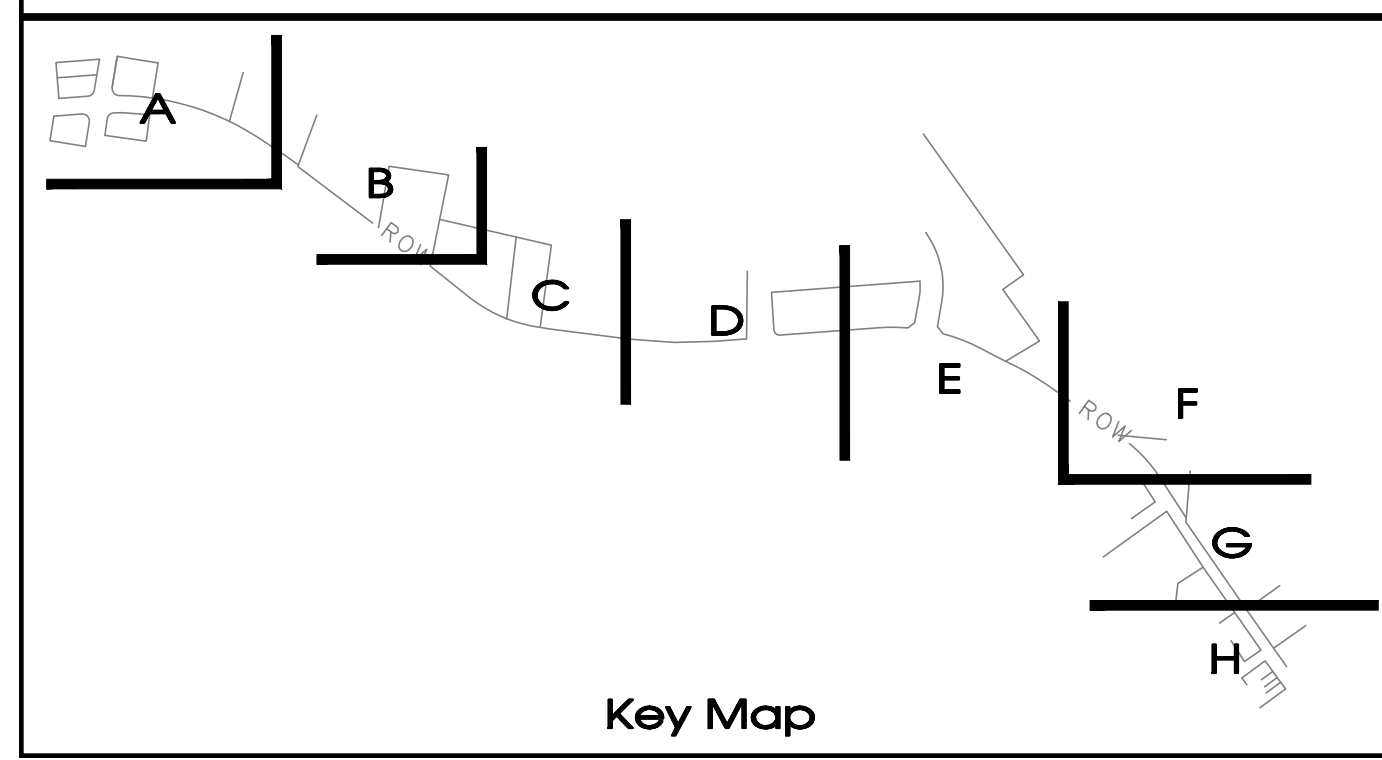
Ex. Utility Pole
 (To Be Relocated)

Ex. Utility Pole
 (To Be Relocated)

Ex. Sidewalk
 (To Be
 Removed and
 Replaced)

DIVISION ST.
 (Public Street)

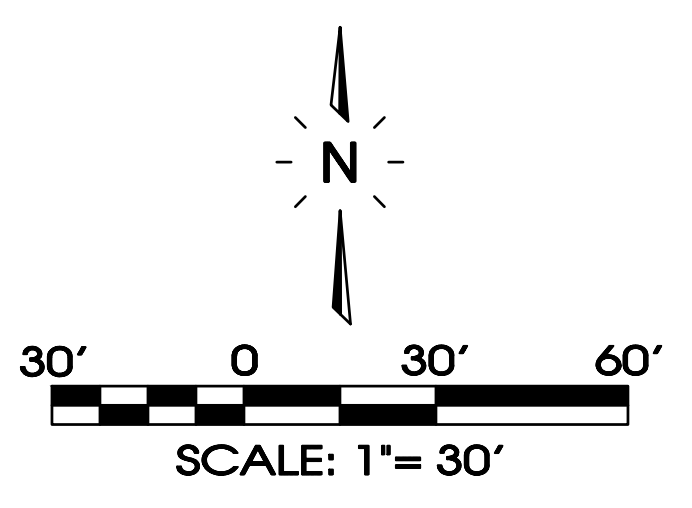
FRONT ST.



Key Map

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

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



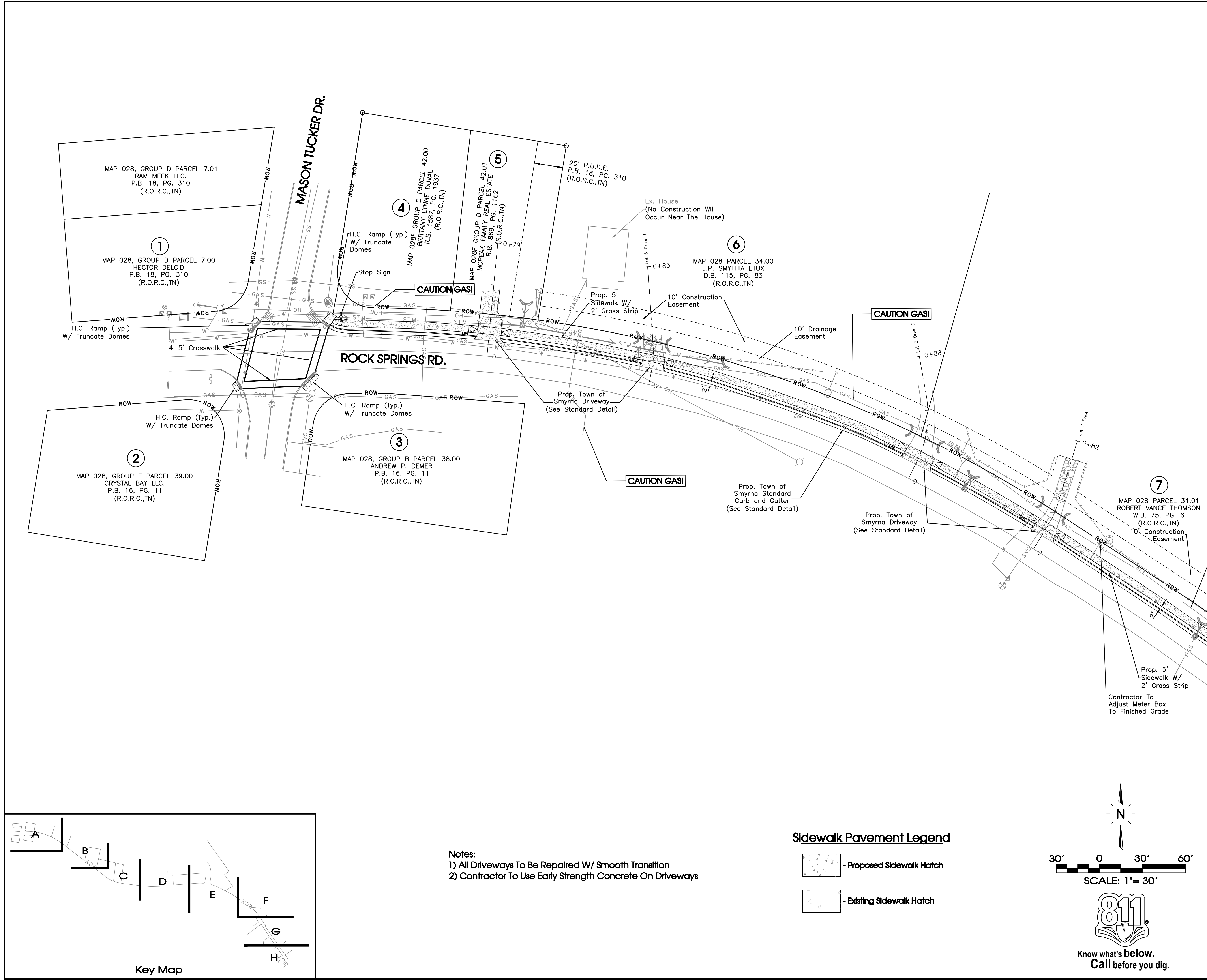
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 I hereby certify that I am a duly Licensed Professional Engineer in the State of Tennessee, License No. 34567, and I am the sole responsible person for the design and construction of the project shown on these construction drawings. I am in full compliance with the design as noted, described, and illustrated. The engineer assumes no construction liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

**Rock Springs Road
 Sidewalk Extension**
 Smyrna, Tennessee

Initial EPSC & Demo Plan

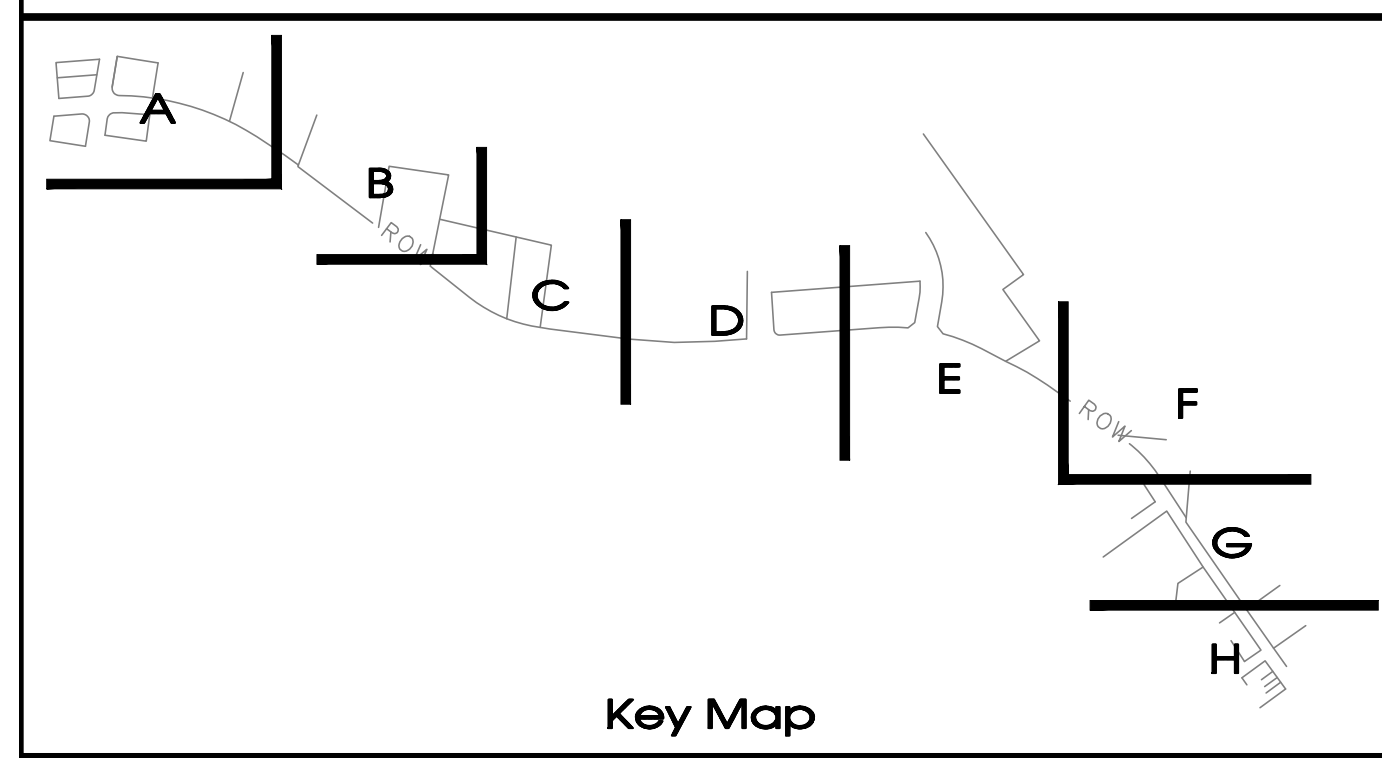
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DRAWN:	
DATE:	2-13-2023
CHECKED:	
MAT	
FILE NAME:	22548sidewalk
SCALE:	1"=30'
JOB NO.	22548
SHEET:	4H



Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
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▭	REDUCER	➔	RUNOFF FLOW ARROW
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○	MANHOLE	⊕	TYPE - X - HEADWALL

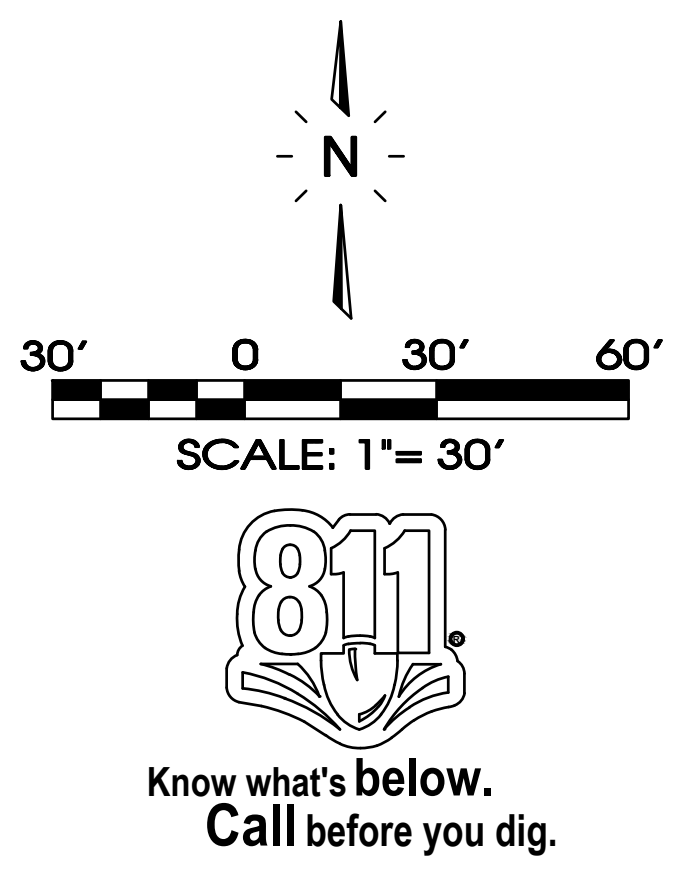
EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF
EROSION EEL	E
EXISTING TREELINE	~
EXISTING FENCELINE	X
MINIMUM BUILDING SETBACK LINE	---
PHASE BOUNDARY	▬
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM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



Notes:
 1) All Driveways To Be Repaired W/ Smooth Transition
 2) Contractor To Use Early Strength Concrete On Driveways

Sidewalk Pavement Legend

	- Proposed Sidewalk Hatch
	- Existing Sidewalk Hatch

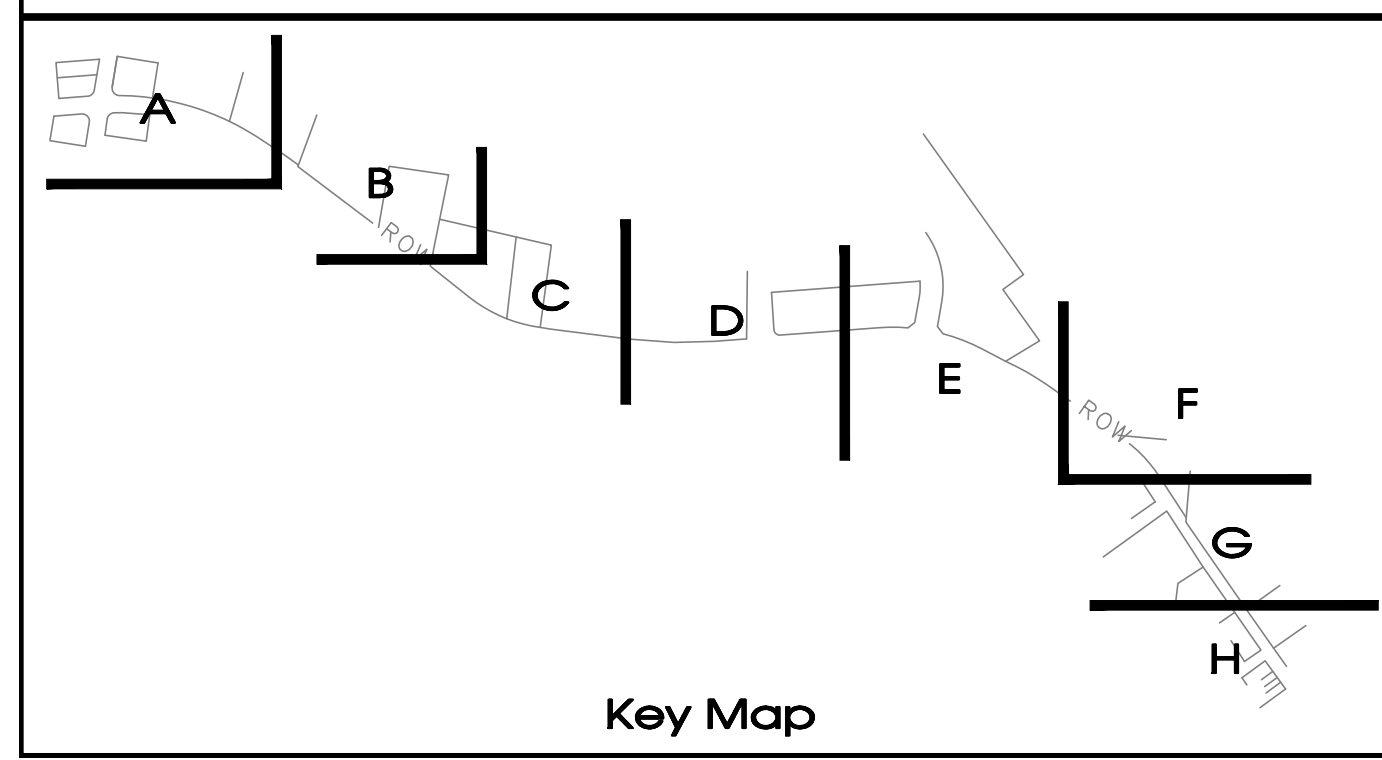
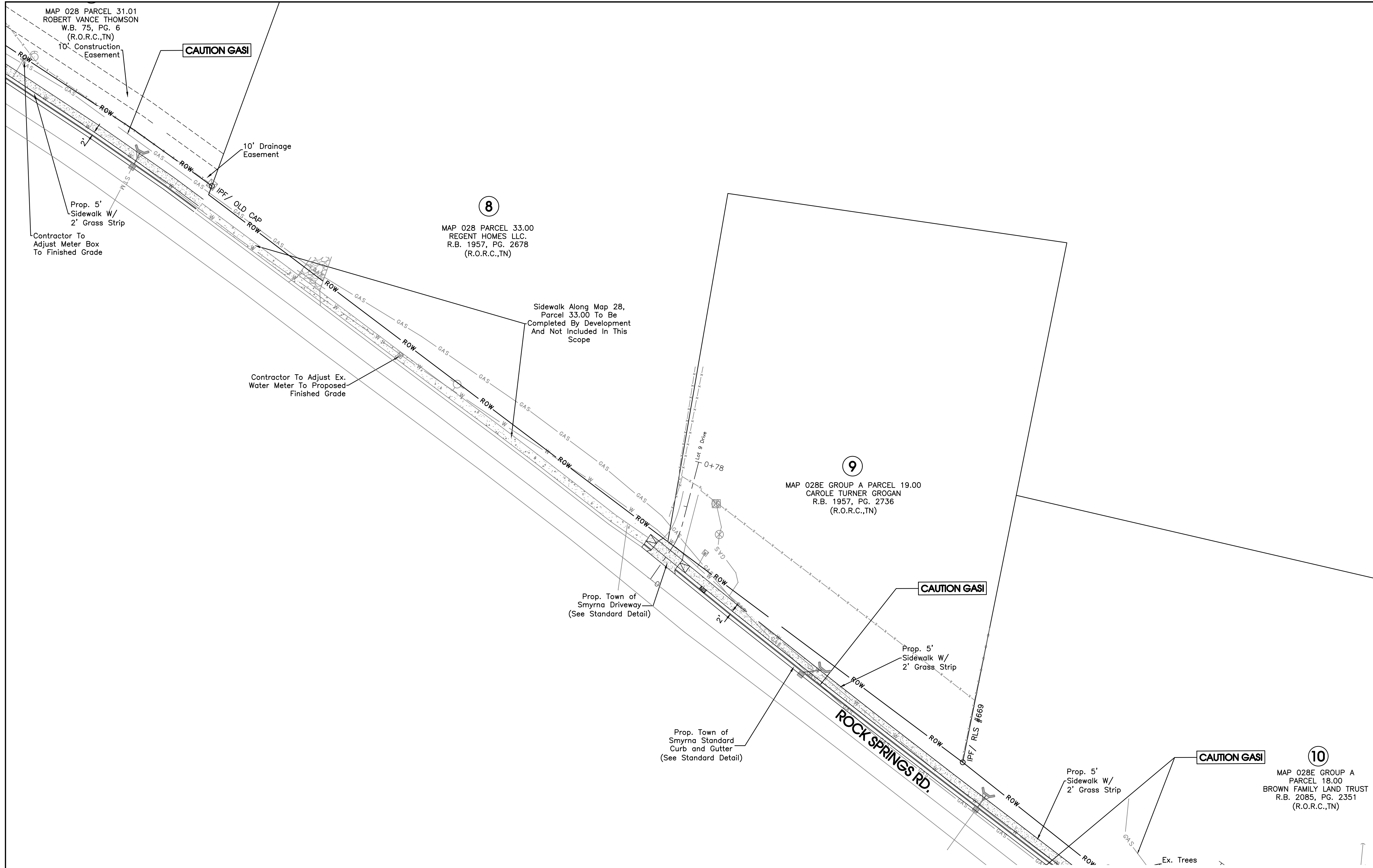


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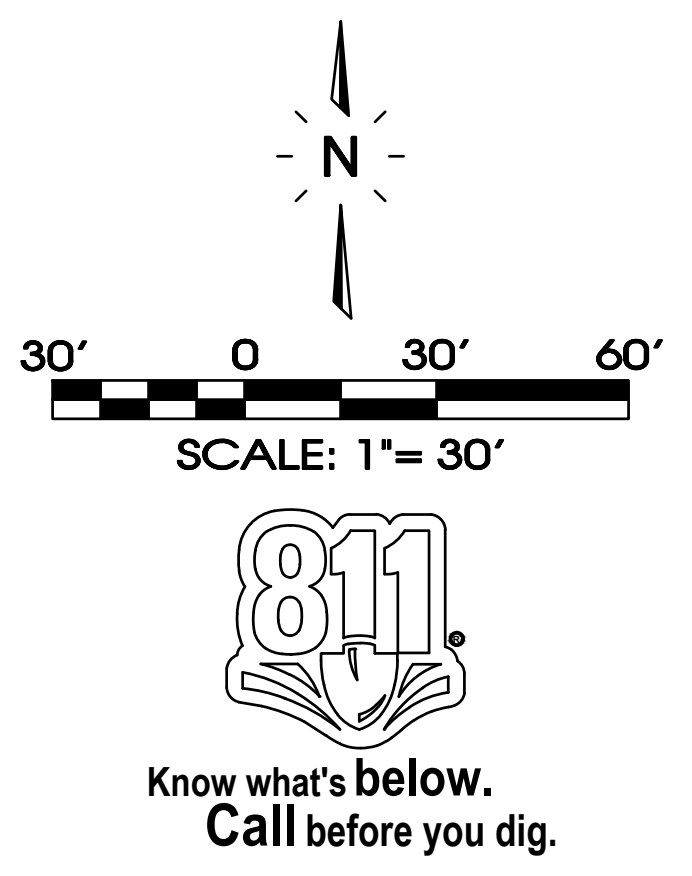
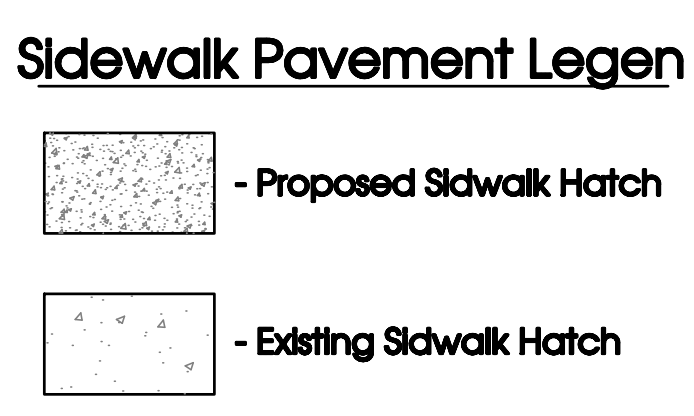
Rock Springs Road Sidewalk Extension
 Smyrna, Tennessee

Proposed Plan

DATE: 2-13-2023
 CHECKED: MAT
 FILE NAME: 22548sidewalk
 SCALE: 1"=30'
 JOB NO. 22548
 SHEET: 5A



Notes:
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○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
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⊕	WATER METER	⊕	AREA DRAIN
⊕	GAS METER	⊕	HEADWALL
⊕	GREASE TRAP	⊕	WINGED HEADWALL
○	EXTERIOR CLEANOUT ECO	⊕	CONCRETE SWALE
○	MANHOLE	⊕	TYPE- X- HEADWALL

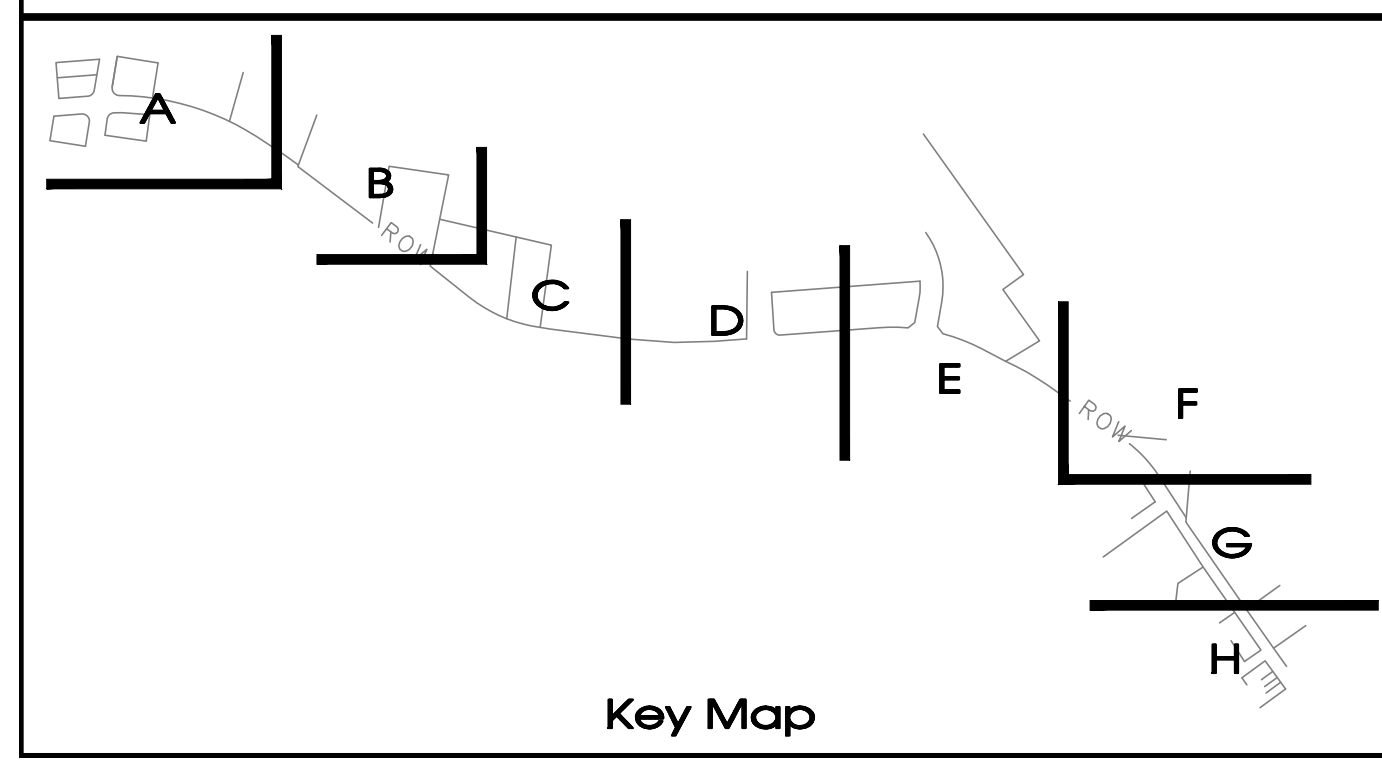
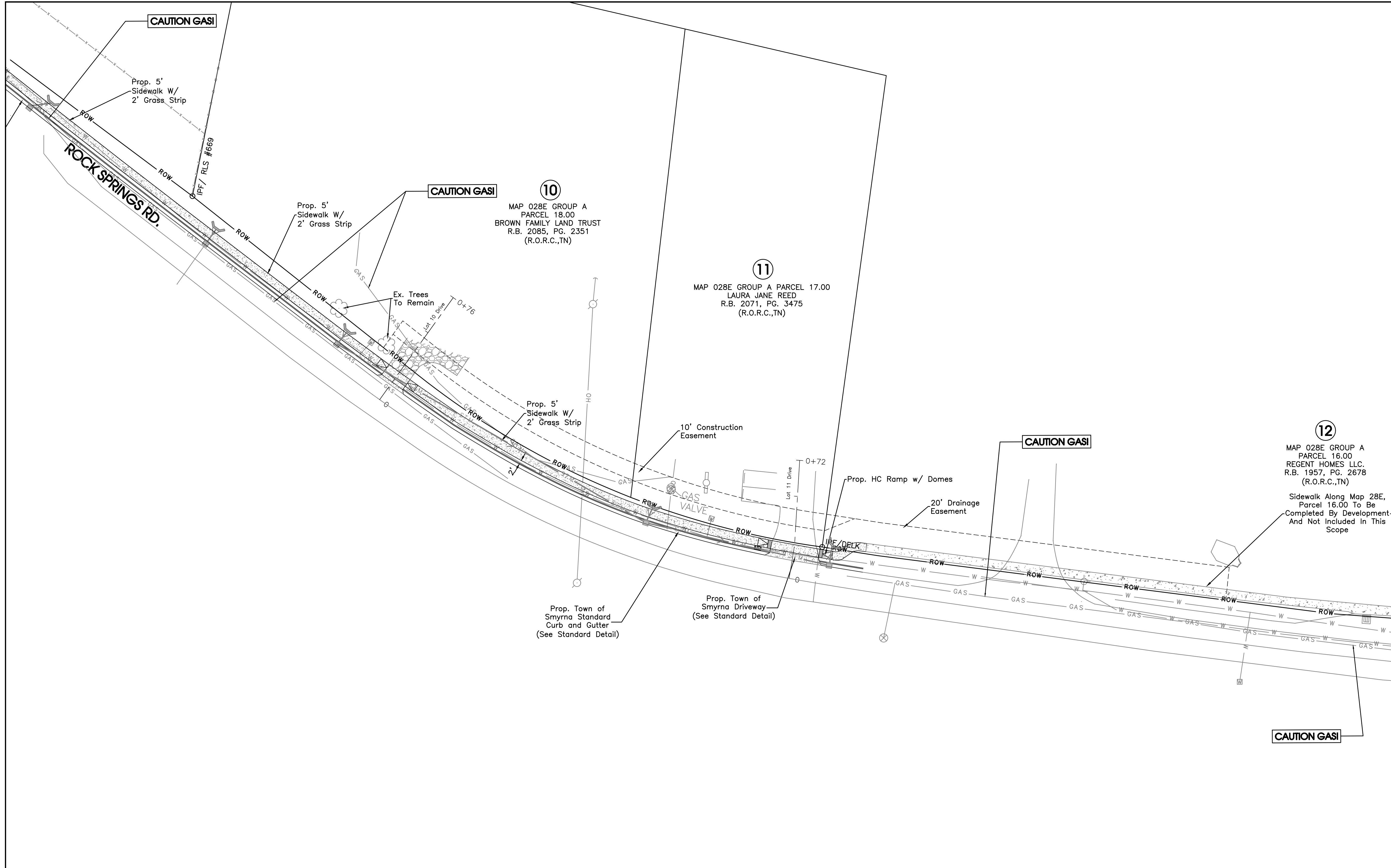
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EXISTING ELECTRIC	OH
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	~ ~ ~
EXISTING FENCELINE	-X-X-X-X-
MINIMUM BUILDING SETBACK LINE	---
PHASE BOUNDARY	-----
EXISTING GAS LINE	GAS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

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 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2467
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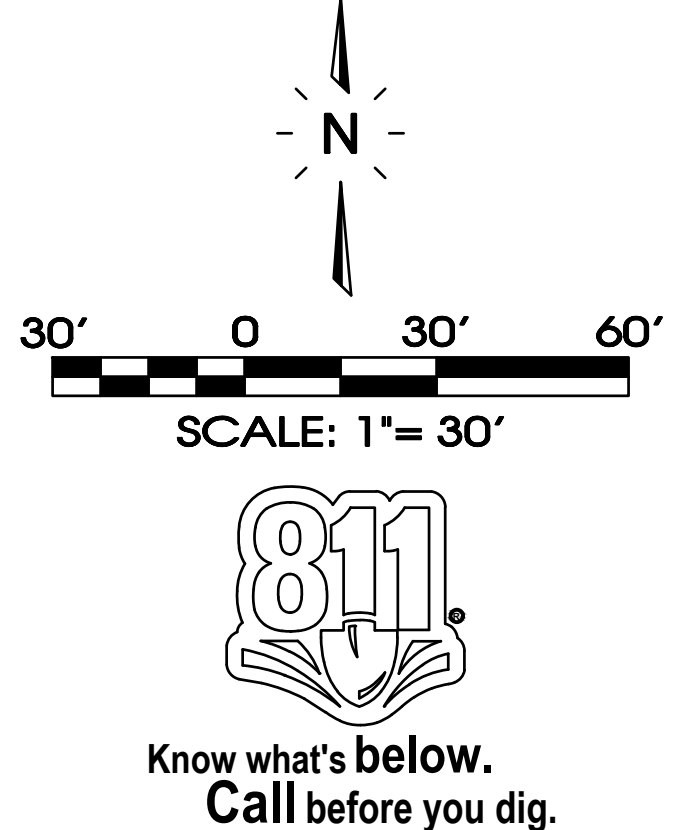
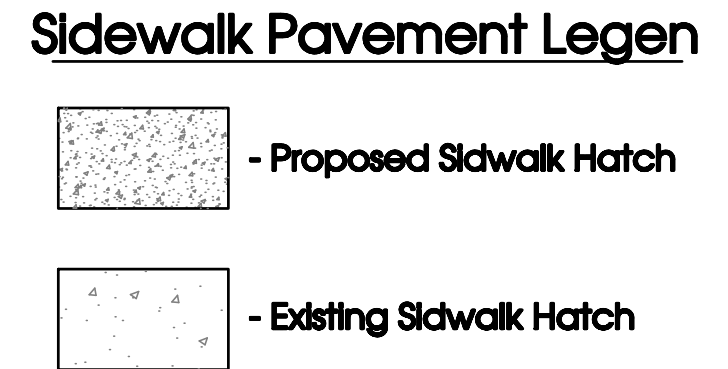
Rock Springs Road Sidewalk Extension
 Smyrna, Tennessee

Proposed Plan

REVISIONS:
 DRAWN:
 DATE: 2-13-2023
 CHECKED:
 MAT
 FILE NAME:
 22548sidewalk
 SCALE:
 1"=30'
 JOB NO.
 22548
 SHEET:
5B



Notes:
 1) All Driveways To Be Repaired W/ Smooth Transition
 2) Contractor To Use Early Strength Concrete On Driveways



Legend:

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

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

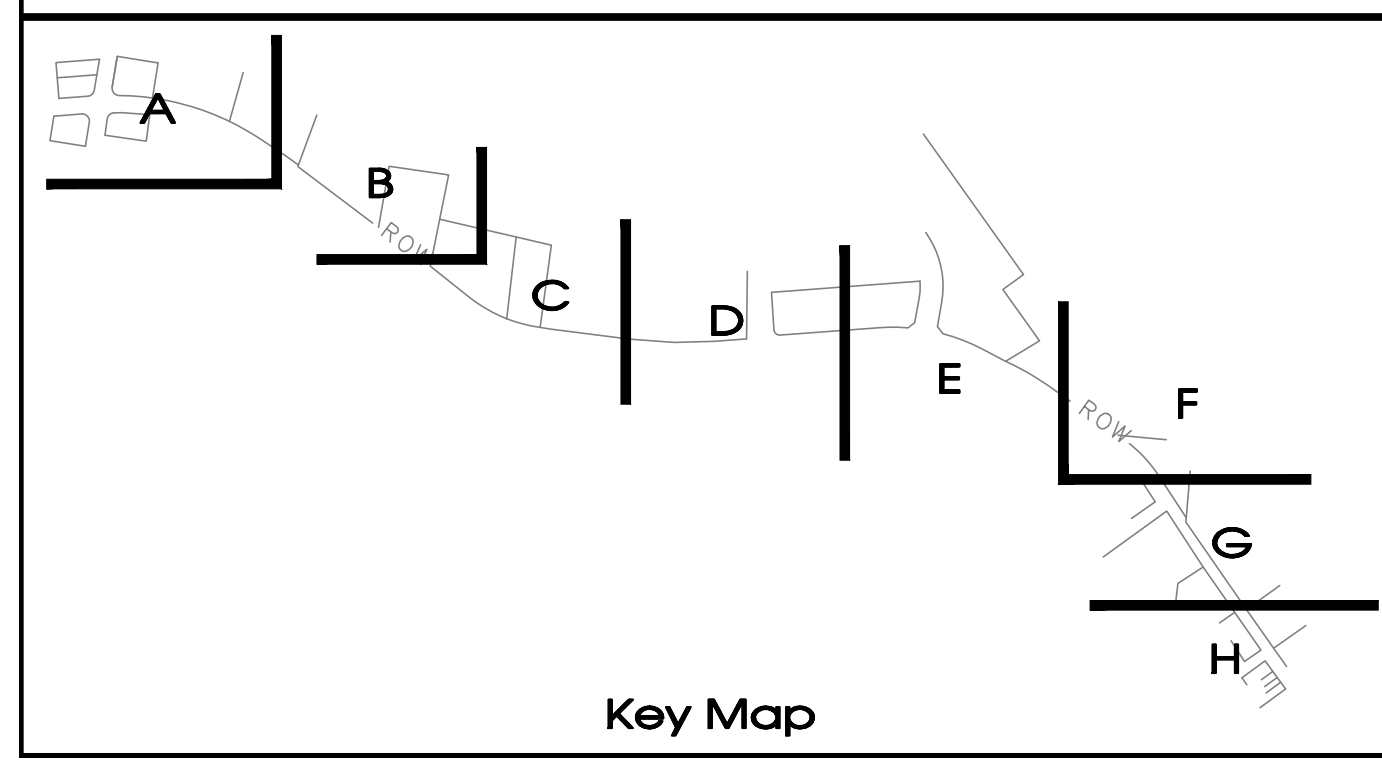
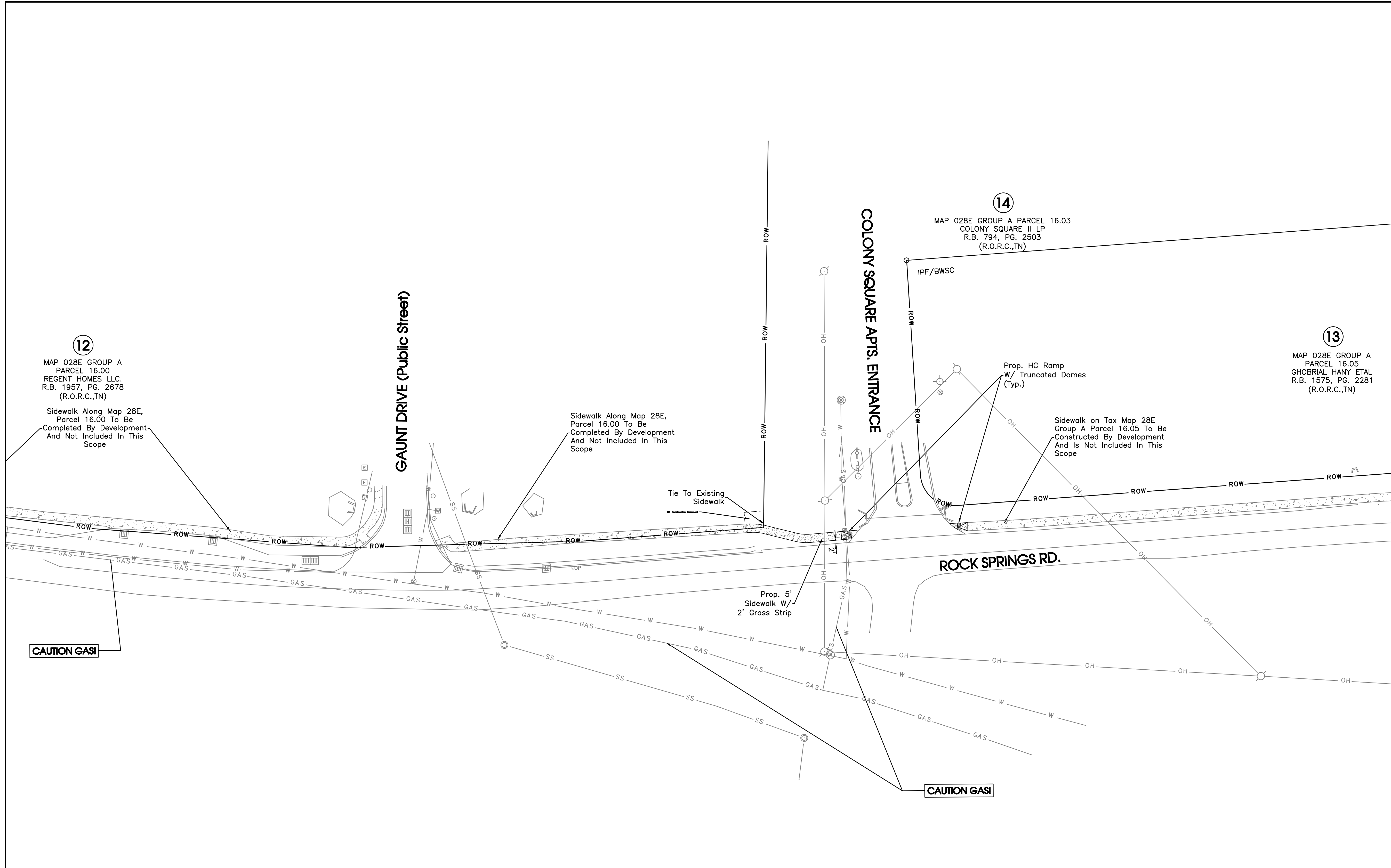
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Rock Springs Road Sidewalk Extension
 Smyrna, Tennessee

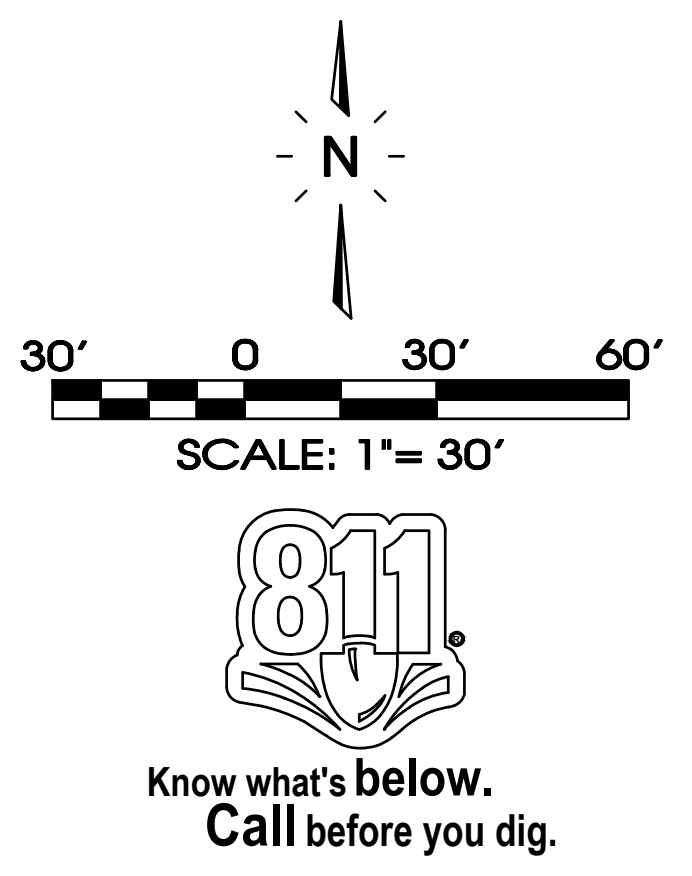
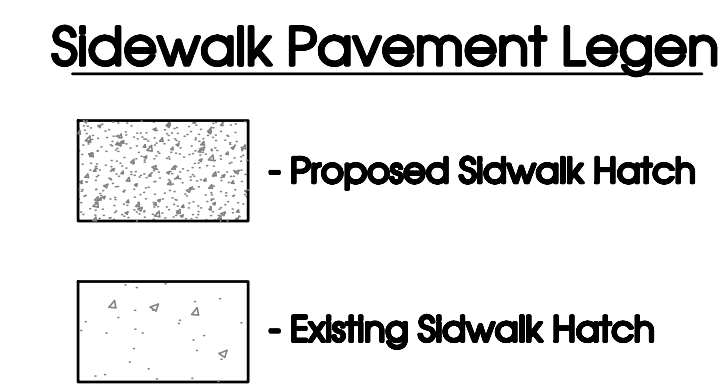
Proposed Plan

REVISIONS:

DATE:	2-13-2023
CHECKED:	MAT
FILE NAME:	22548sidewalk
SCALE:	1"=30'
JOB NO.	22548
SHEET:	50



Notes:
 1) All Driveways To Be Repaired W/ Smooth Transition
 2) Contractor To Use Early Strength Concrete On Driveways



Legend:

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

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

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Rock Springs Road Sidewalk Extension
 Smyrna, Tennessee

REVIEW SET
 (Not intended for construction)

Proposed Plan

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SHEET:	5D

13

MAP 028E GROUP A
PARCEL 16.05
GHOBRIAL HANY ETAL
R.B. 1575, PG. 2281
(R.O.R.C.,TN)

BENCHMARK
ELEV=524.64
PKS @ IMPERIAL BLVD DRIVE

Sidewalk on Tax Map 28E
Group A Parcel 16.05 To Be
Constructed By Development
And Is Not Included In This
Scope

15

MAP 028E GROUP A PARCEL 16.01
BGS AMERICA LLC.
R.B. 1860, PG. 3573
(R.O.R.C.,TN)

Prop. HC Ramp w/
Truncated Domes.
(Typ.)

Prop. 5'
Sidewalk w/
2' Grass Strip

10' Construction
Easement

Drainage
Easement

Bridge Contractor to
Tie Sidewalk
Over Bridge
With Smooth
Transition

Prop. Town of
Smyrna Standard
Curb and Gutter
(See Standard Detail)

ROCK SPRINGS RD.

HARTS BRANCH

Bridge Contractor to Tie
SW to Bridge w/
Smooth Transition

Prop. Town of
Smyrna Standard
Curb and Gutter
(See Standard Detail)

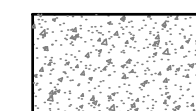

16

MAP 028E GROUP A
PARCEL 8.00
TOWN OF SMYRNA
R.B. 1440, PG. 1621
(R.O.R.C.,TN)

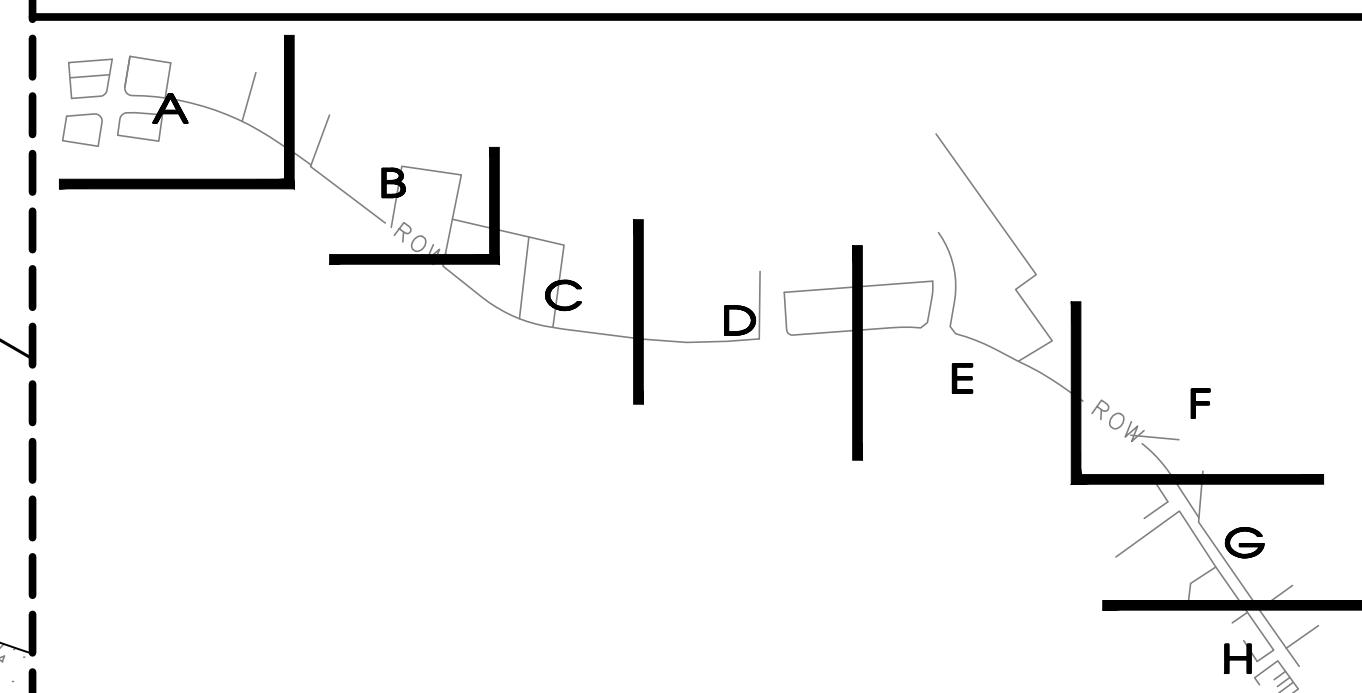
Drainage
Easement
Varies



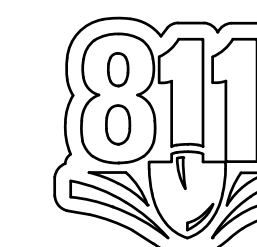
Sidewalk Pavement Legen

-  - Proposed Sidewalk Hatch
-  - Existing Sidewalk Hatch

- Notes:
- 1) All Driveways To Be Repaired W/ Smooth Transition
 - 2) Contractor To Use Early Strength Concrete On Driveways



























































Key Map



Know what's below.
Call before you dig.

Legend:

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

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

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A. TAYLOR
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
NO. 15007

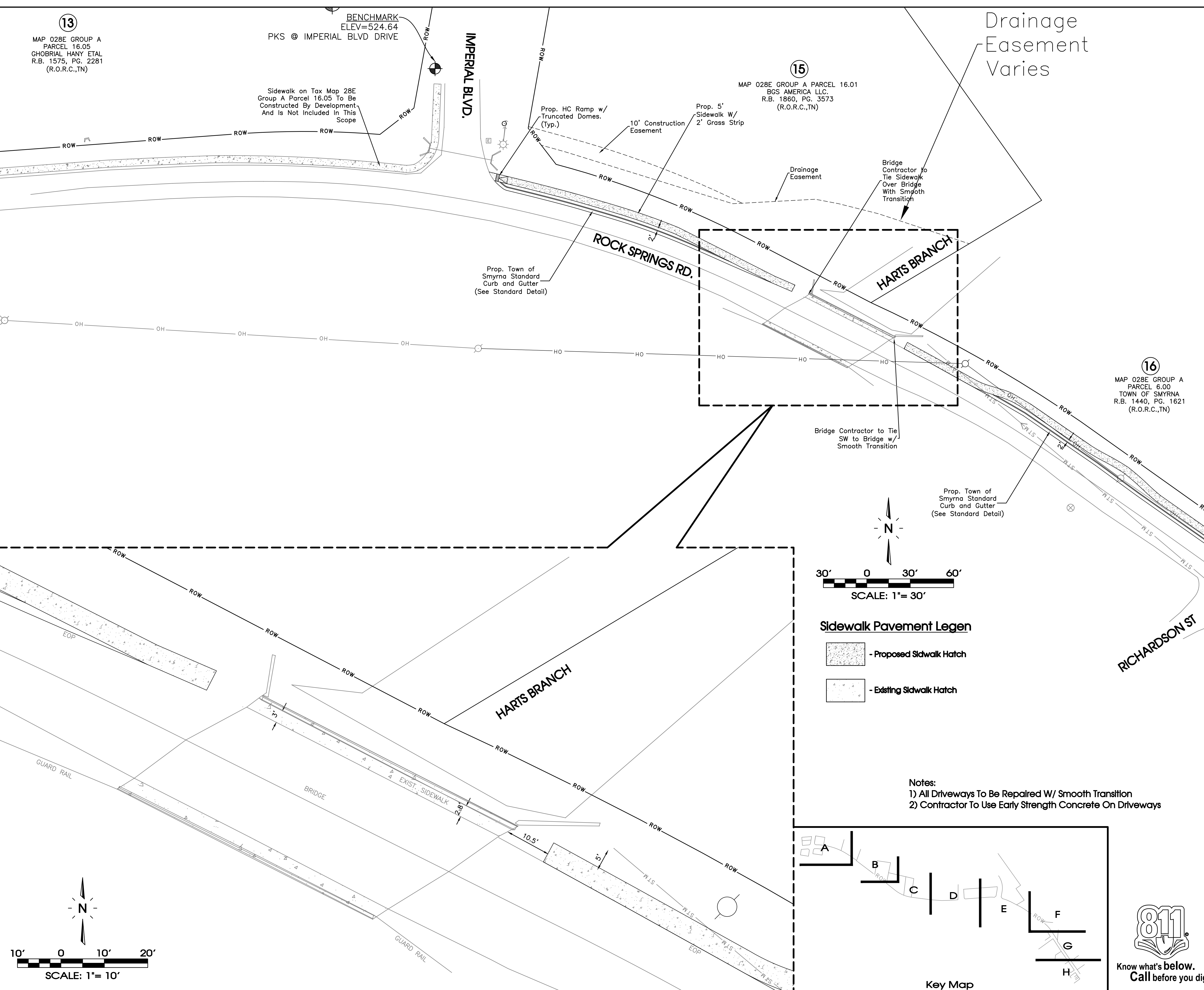
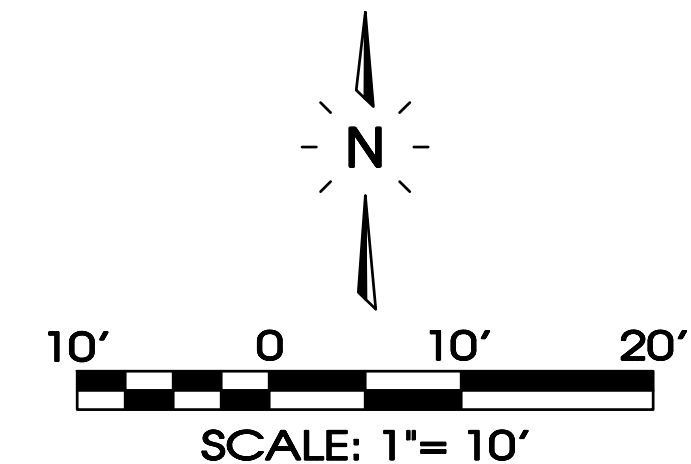
**Rock Springs Road
Sidewalk Extension**
Smyrna, Tennessee

REVIEW SET
(Not intended for construction)

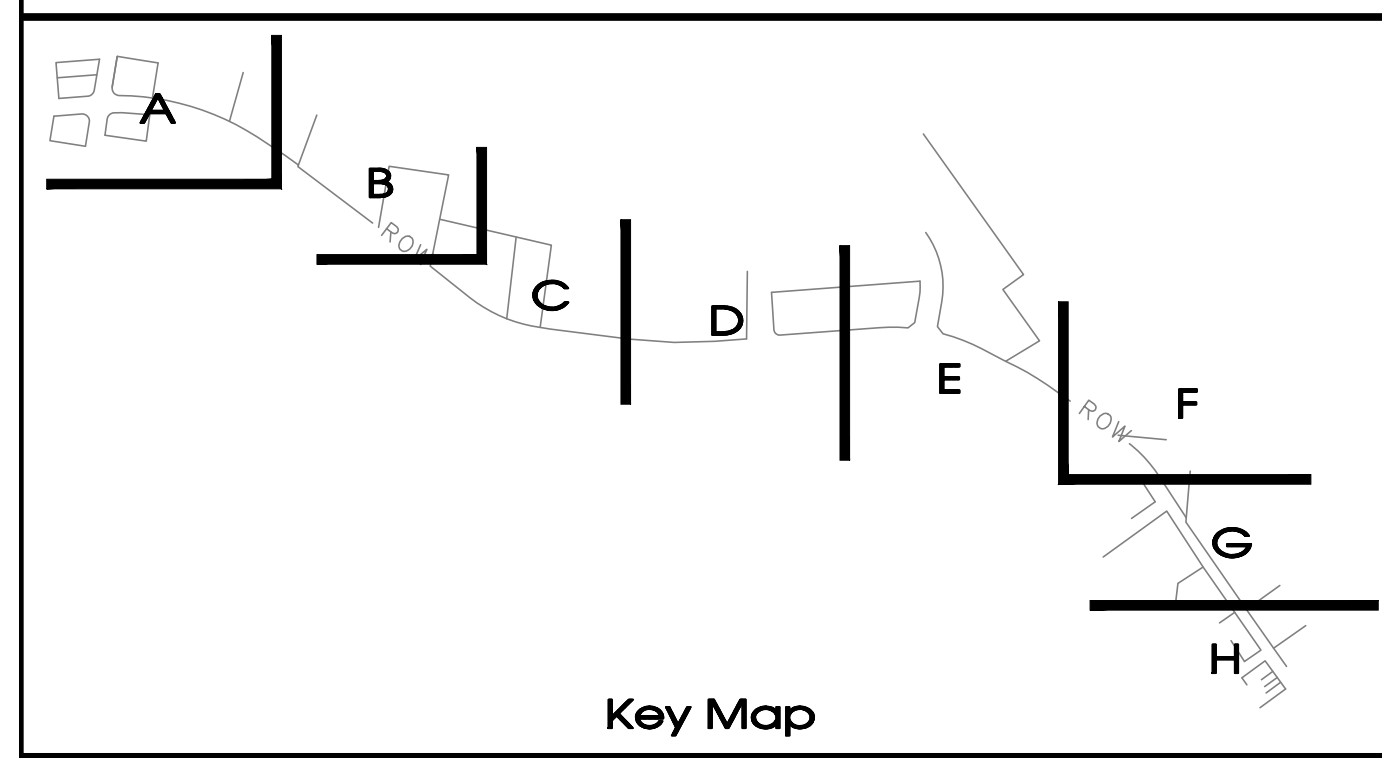
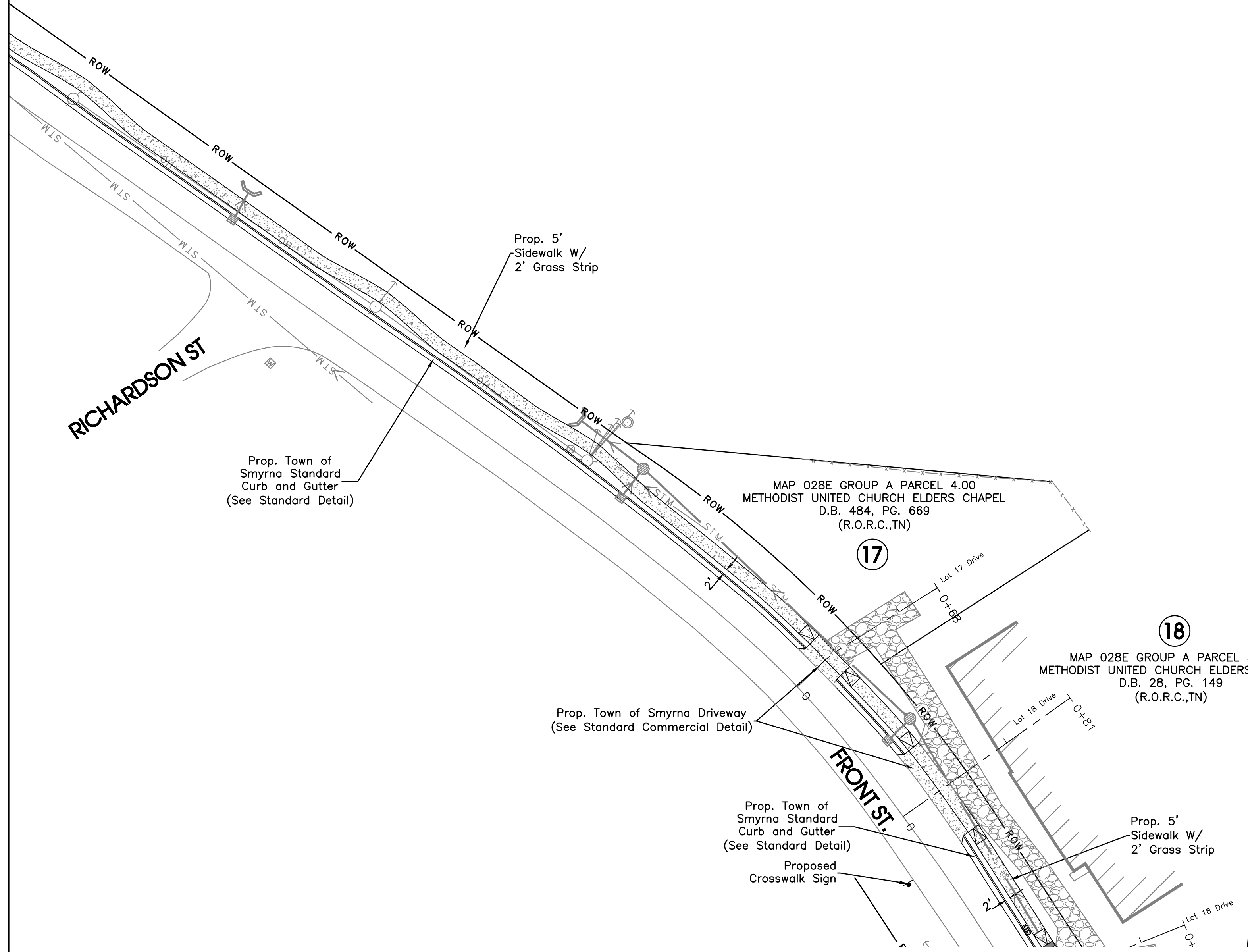
REVISIONS:

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JOB NO.	22548
SHEET:	5E

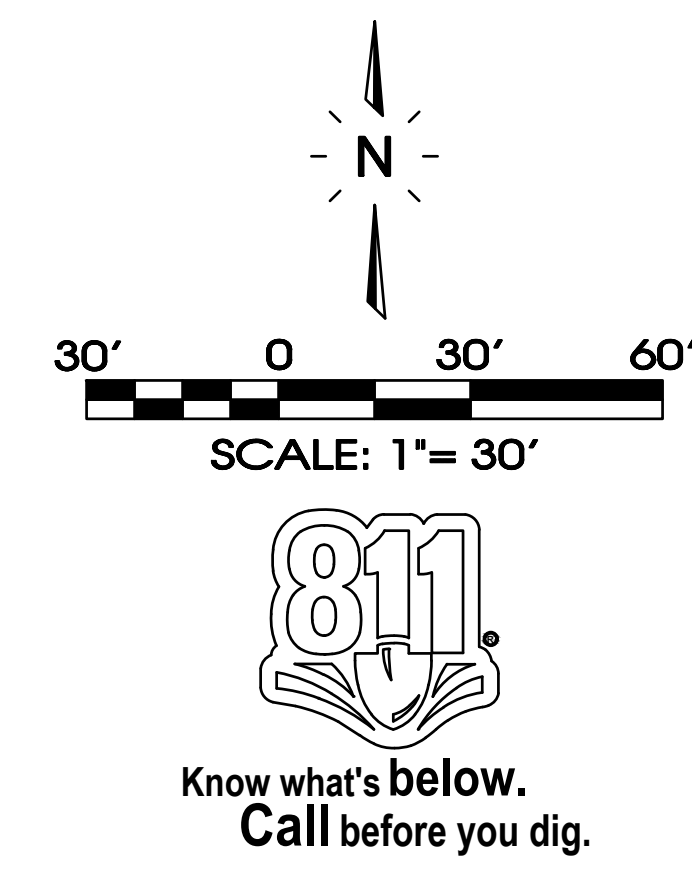
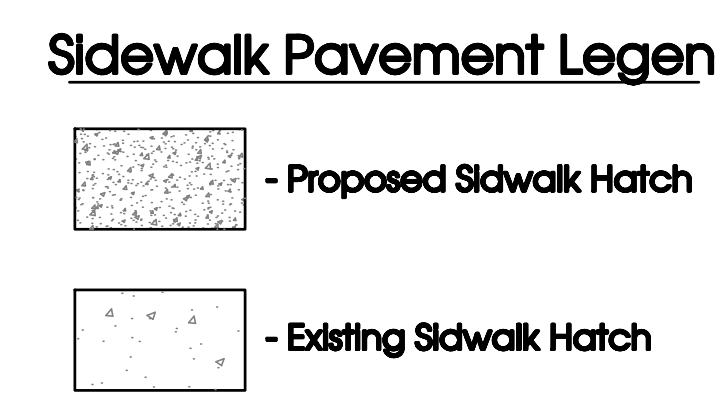
Proposed Plan



16
 MAP 028E GROUP A
 PARCEL 6.00
 TOWN OF SMYRNA
 R.B. 1440, PG. 1621
 (R.O.R.C., TN)



Notes:
 1) All Driveways To Be Repaired W/ Smooth Transition
 2) Contractor To Use Early Strength Concrete On Driveways



Legend:

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

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

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 850 MIDDLE TENNESSEE BOULEVARD
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REVIEW SET
 (Not Intended for Construction)

Rock Springs Road Sidewalk Extension
 Smyrna, Tennessee

Proposed Plan

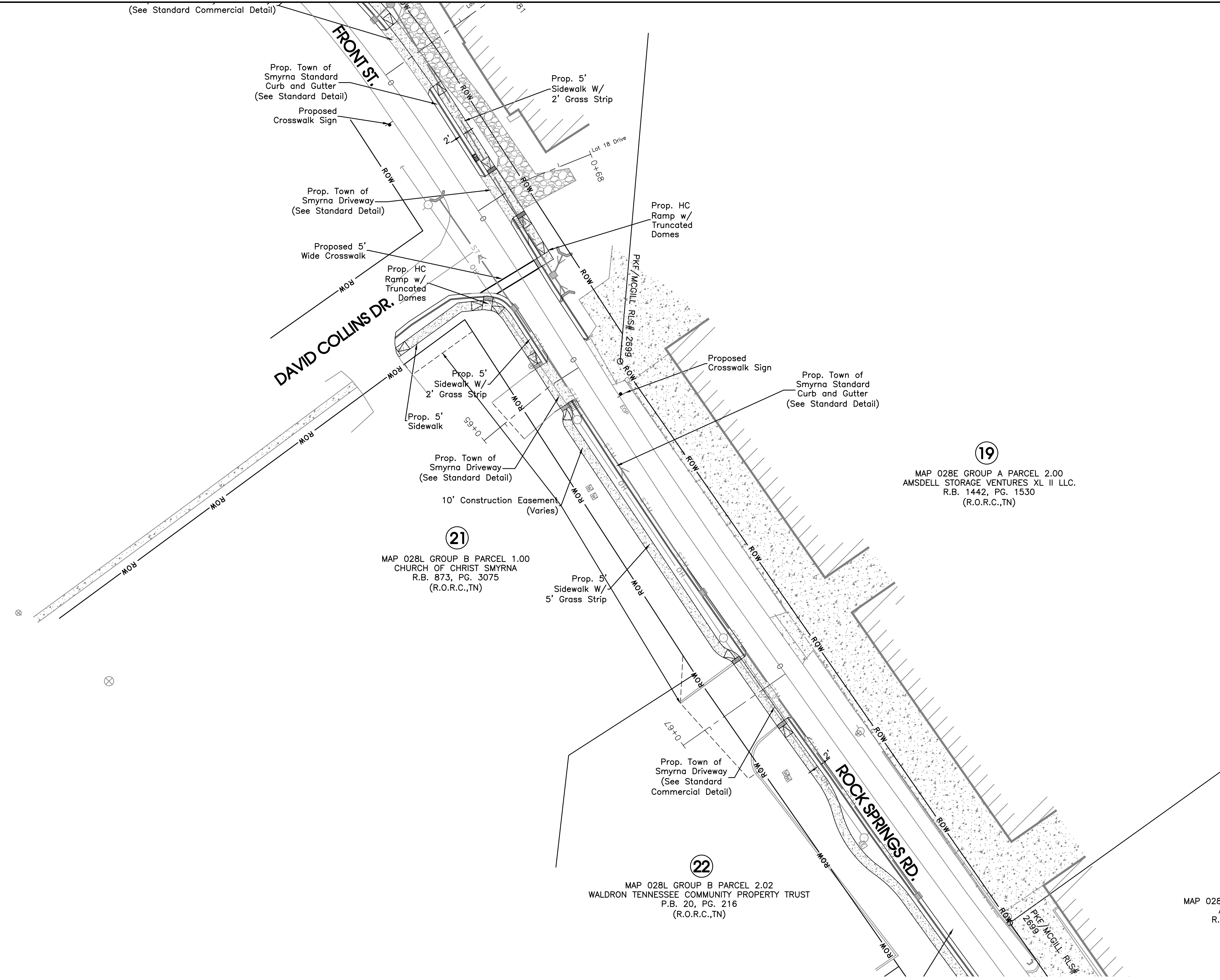
REVISIONS:

DATE:	2-13-2023
CHECKED:	MAT
FILE NAME:	22548sidewalk
SCALE:	1"=30'
JOB NO.	22548
SHEET:	5F

Proposed Plan

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

(See Standard Commercial Detail)

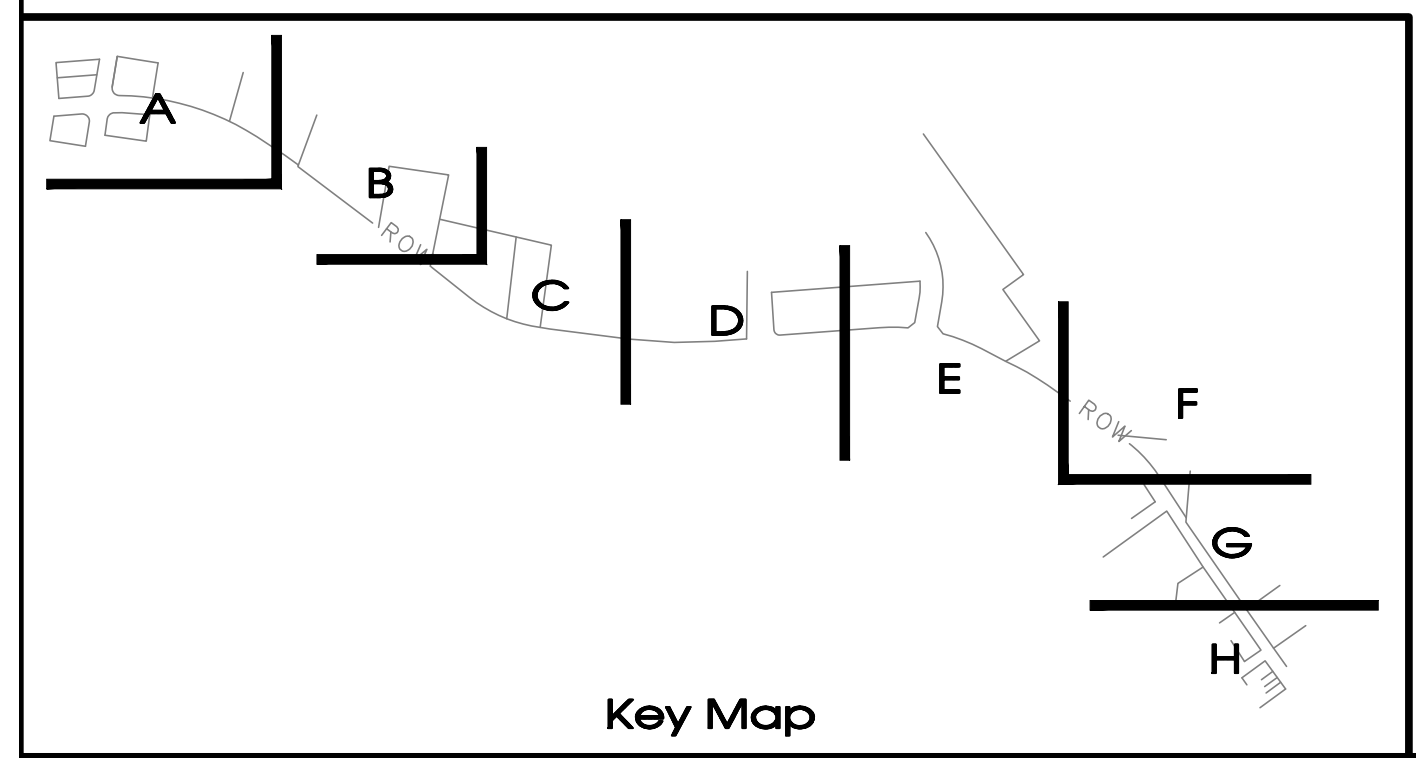


21
MAP 028L GROUP B PARCEL 1.00
CHURCH OF CHRIST SMYRNA
R.B. 873, PG. 3075
(R.O.R.C.,TN)

19
MAP 028E GROUP A PARCEL 2.00
AMSDELL STORAGE VENTURES XL II LLC.
R.B. 1442, PG. 1530
(R.O.R.C.,TN)

22
MAP 028L GROUP B PARCEL 2.02
WALDRON TENNESSEE COMMUNITY PROPERTY TRUST
P.B. 20, PG. 216
(R.O.R.C.,TN)

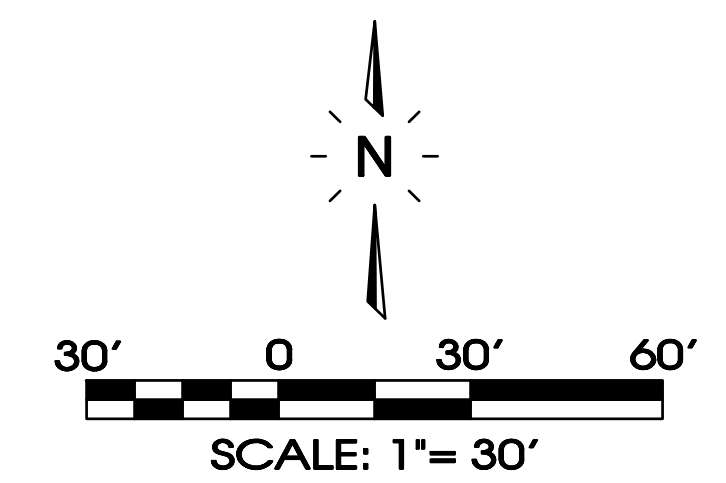
20
MAP 028E GROUP A PARCEL 1.00
AMSDELL STORAGE
R.B. 1442, PG. 1530
(R.O.R.C.,TN)



- Notes:
1) All Driveways To Be Repaired W/ Smooth Transition
2) Contractor To Use Early Strength Concrete On Driveways

Sidewalk Pavement Legen

- Proposed Sidewalk Hatch
- Existing Sidewalk Hatch



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

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

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LANDSCAPE ARCHITECTURE

SEC, Inc.

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SITE ENGINEERING CONSULTANTS

REVIEW SET

(Not Intended for Construction)

Rock Springs Road
Sidewalk Extension

Smyrna, Tennessee

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN: _____

DATE: 2-13-2023

CHECKED: _____

MAT

FILE NAME: 22548sidewalk

SCALE: 1"=30'

JOB NO. 22548

SHEET: 5G

Proposed Plan

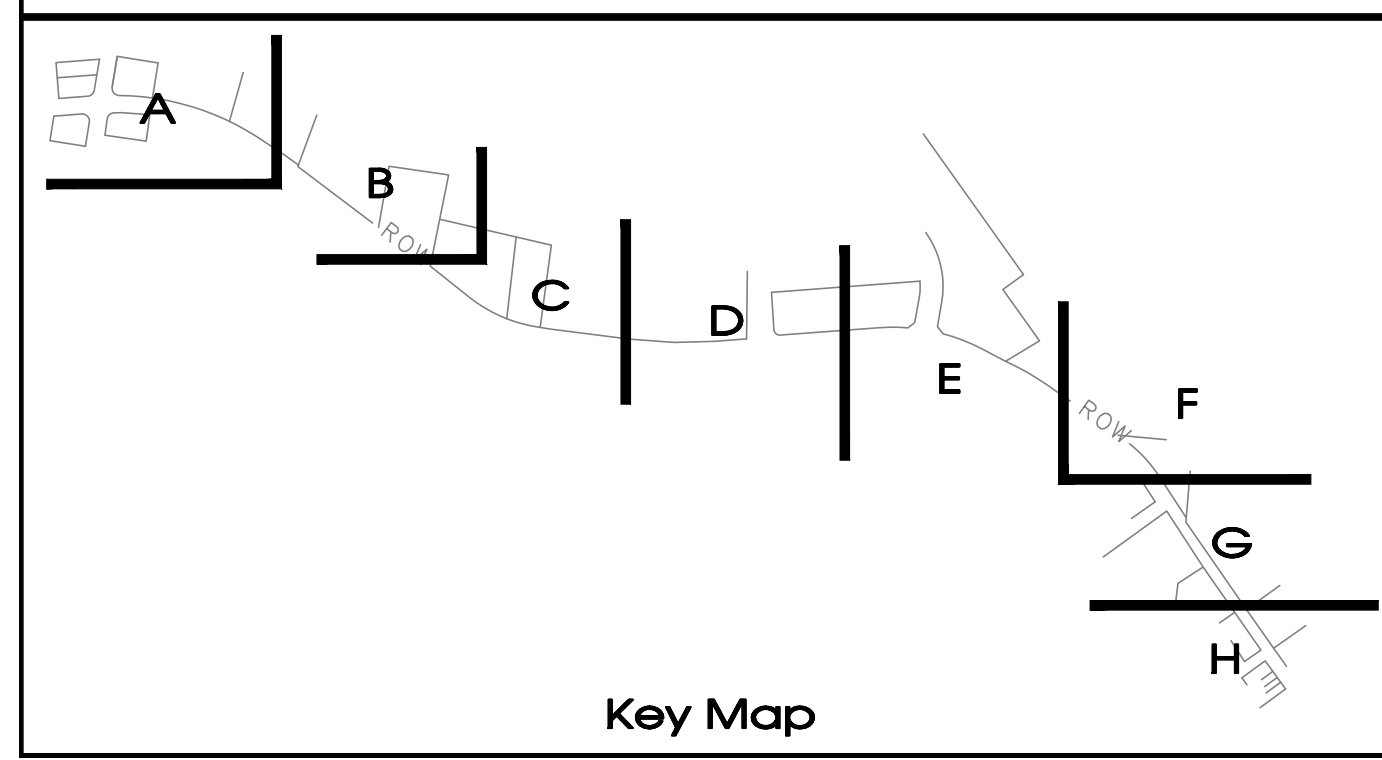
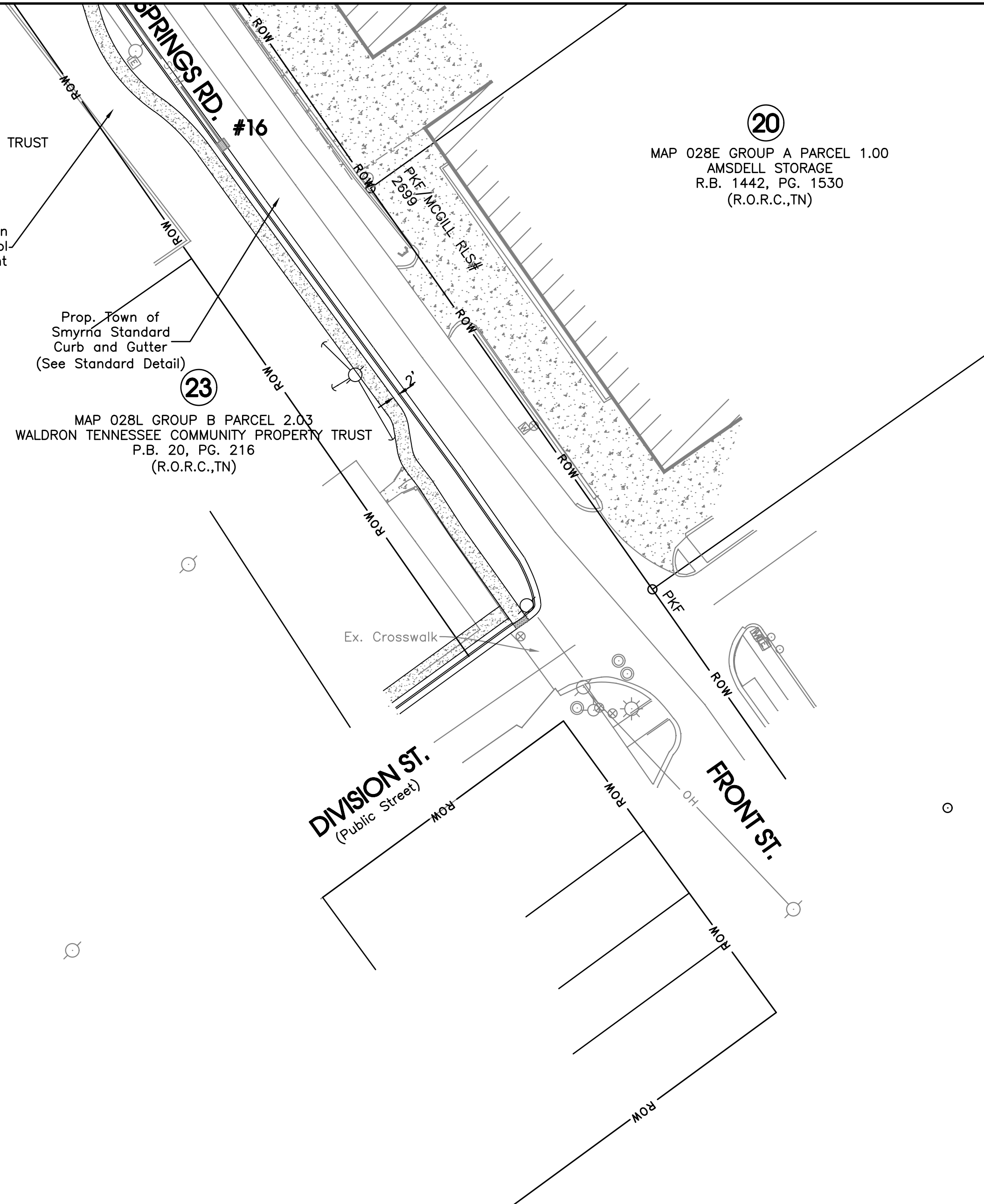
22
MAP 028L GROUP B PARCEL 2.02
WALDRON TENNESSEE COMMUNITY PROPERTY TRUST
P.B. 20, PG. 216
(R.O.R.C.,TN)

North American Green
SC150 Erosion Control
Matting Or Equivalent

Prop. Town of
Smyrna Standard
Curb and Gutter
(See Standard Detail)

23
MAP 028L GROUP B PARCEL 2.03
WALDRON TENNESSEE COMMUNITY PROPERTY TRUST
P.B. 20, PG. 216
(R.O.R.C.,TN)

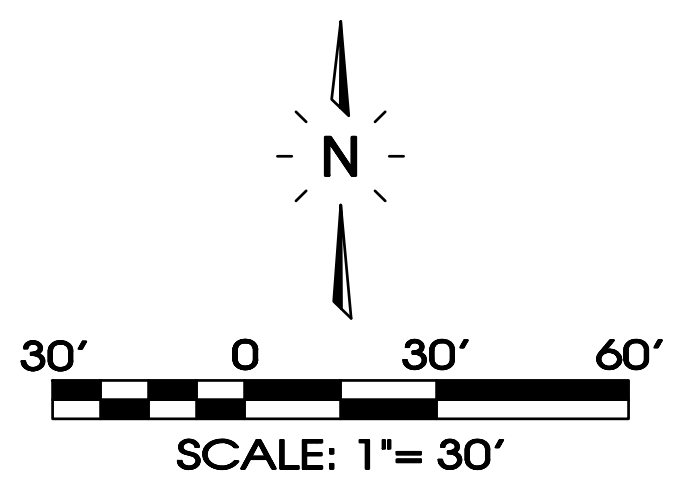
20
MAP 028E GROUP A PARCEL 1.00
AMSDELL STORAGE
R.B. 1442, PG. 1530
(R.O.R.C.,TN)



Notes:
1) All Driveways To Be Repaired W/ Smooth Transition
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Sidewalk Pavement Legen

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Legend:

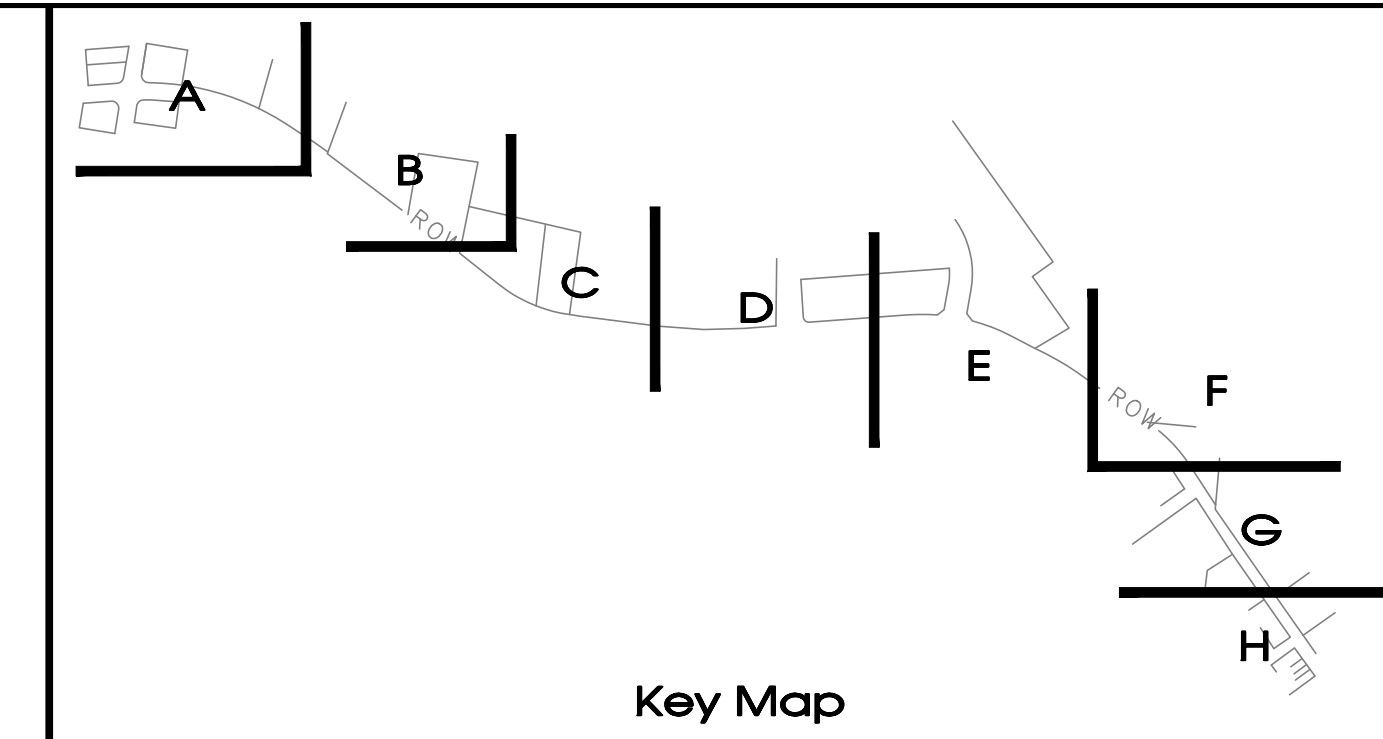
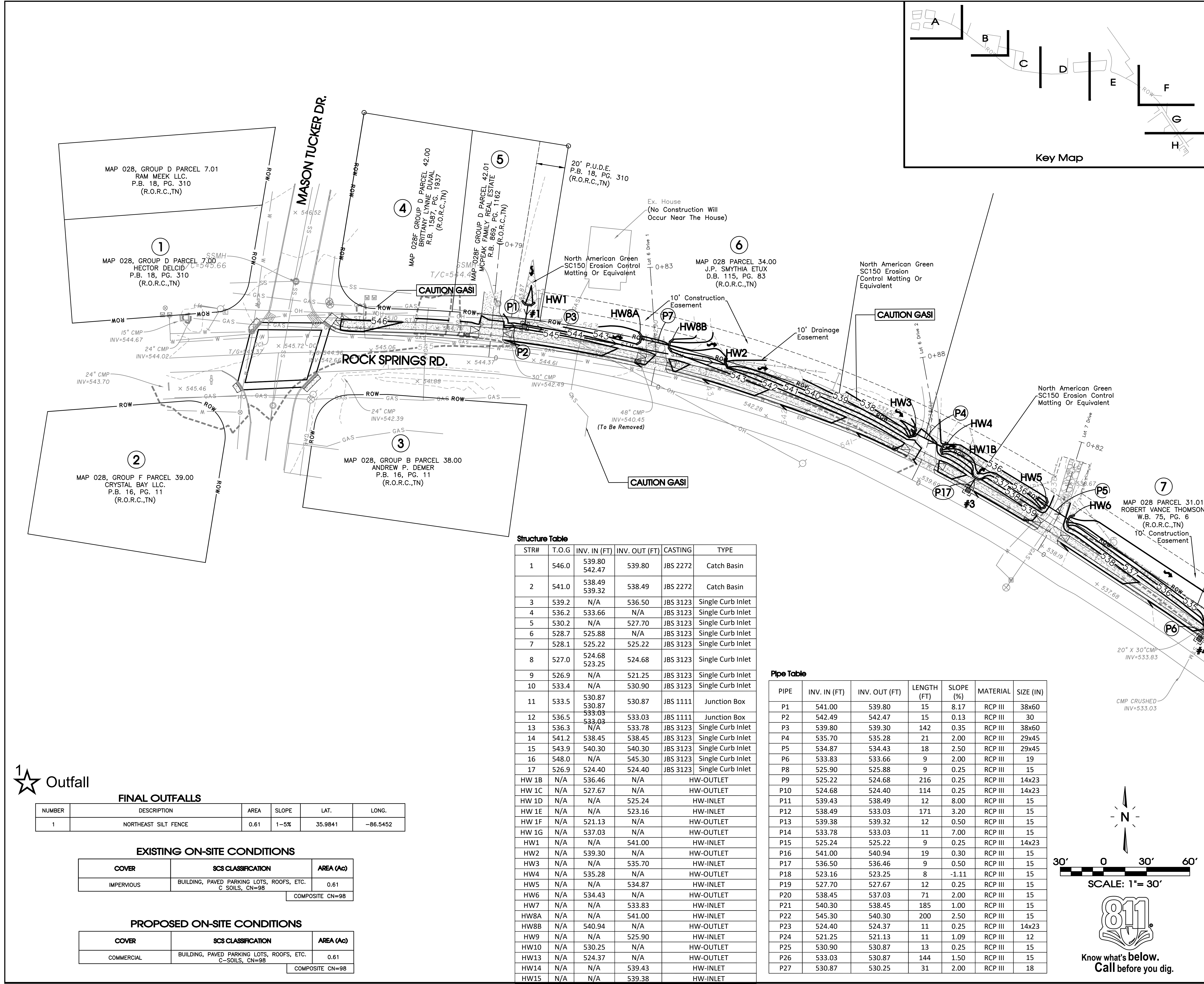
□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	⊖	HC SIGN
○	EXIST. SEWER CLEANOUT	⊕	PROPOSED SIGN POST
○	EXIST. MANHOLE (SEWER & PHONE)	●	CONCRETE BOLLARD
⊖	EXIST. CATCH BASIN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

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

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I hereby certify that I am a duly Licensed Professional Engineer in the State of Tennessee, License No. 11548, and I am responsible for the design, description, and illustration of the construction of the site shown on these construction drawings. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in full accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

Rock Springs Road Sidewalk Extension
Smyrna, Tennessee
Proposed Plan
REVIEW SET
(Not Intended for Construction)

REVISED:	
DRAWN:	
DATE:	2-13-2023
CHECKED:	
MAT	
FILE NAME:	22548sidewalk
SCALE:	1"=30'
JOB NO.	22548
SHEET:	5H



Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	♿	VAN ACCESSIBLE HANDICAP DESIGNATION
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○	EXIST. SEWER CLEANOUT	+	PROPOSED SIGN POST
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⊞	EXIST. GAS RISER	▬	CURB & GUTTER
⊞	ELECTRICAL ENCLOSURE	➔	TRAFFIC ARROW
⊞	EXIST. WATER METER	➔	TURN LANE ARROWS
○	EXIST. UTILITY POLE	⚠	REVISION NUMBER
○	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
○	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
▬	BLOW OFF VALVE	⊞	RIP RAP
▬	REDUCER	➔	RUNOFF FLOW ARROW
▬	REMOTE FIRE DEPT. CONNECTION	⊞	INLET FILTER PROTECTION
▬	CONCRETE THRUST BLOCK	⊞	PROPOSED SPOT ELEVATION
▬	DOUBLE DETECTOR CHECK VALVE	⊞	EXIST. SPOT ELEVATION
▬	FIRE DEPT. CONNECTION	➔	SEWER/STORM FLOW DIRECTION
▬	FIRE HYDRANT	⊞	CATCH BASIN
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⊞	GAS METER	▬	HEADWALL
⊞	GREASE TRAP	⊞	WINGED HEADWALL
○	EXTERIOR CLEANOUT	⊞	CONCRETE SWALE
○	MANHOLE	⊞	TYPE- X- HEADWALL

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

Structure Table

STR#	T.O.G	INV. IN (FT)	INV. OUT (FT)	CASTING	TYPE
1	546.0	539.80 542.47	539.80	JBS 2272	Catch Basin
2	541.0	538.49 539.32	538.49	JBS 2272	Catch Basin
3	539.2	N/A	536.50	JBS 3123	Single Curb Inlet
4	536.2	533.66	N/A	JBS 3123	Single Curb Inlet
5	530.2	N/A	527.70	JBS 3123	Single Curb Inlet
6	528.7	525.88	N/A	JBS 3123	Single Curb Inlet
7	528.1	525.22	525.22	JBS 3123	Single Curb Inlet
8	527.0	524.68 523.25	524.68	JBS 3123	Single Curb Inlet
9	526.9	N/A	521.25	JBS 3123	Single Curb Inlet
10	533.4	N/A	530.90	JBS 3123	Single Curb Inlet
11	533.5	530.87 530.87 533.05	530.87	JBS 1111	Junction Box
12	536.5	533.05 533.03	533.03	JBS 1111	Junction Box
13	536.3	N/A	533.78	JBS 3123	Single Curb Inlet
14	541.2	538.45	538.45	JBS 3123	Single Curb Inlet
15	543.9	540.30	540.30	JBS 3123	Single Curb Inlet
16	548.0	N/A	545.30	JBS 3123	Single Curb Inlet
17	526.9	524.40	524.40	JBS 3123	Single Curb Inlet
HW 1B	N/A	536.46	N/A	N/A	HW-OUTLET
HW 1C	N/A	527.67	N/A	N/A	HW-OUTLET
HW 1D	N/A	N/A	525.24	N/A	HW-INLET
HW 1E	N/A	N/A	523.16	N/A	HW-INLET
HW 1F	N/A	521.13	N/A	N/A	HW-OUTLET
HW 1G	N/A	537.03	N/A	N/A	HW-OUTLET
HW1	N/A	N/A	541.00	N/A	HW-INLET
HW2	N/A	539.30	N/A	N/A	HW-OUTLET
HW3	N/A	N/A	535.70	N/A	HW-INLET
HW4	N/A	535.28	N/A	N/A	HW-OUTLET
HW5	N/A	N/A	534.87	N/A	HW-INLET
HW6	N/A	534.43	N/A	N/A	HW-OUTLET
HW7	N/A	N/A	533.83	N/A	HW-INLET
HW8A	N/A	N/A	541.00	N/A	HW-INLET
HW8B	N/A	540.94	N/A	N/A	HW-OUTLET
HW9	N/A	N/A	525.90	N/A	HW-INLET
HW10	N/A	530.25	N/A	N/A	HW-OUTLET
HW13	N/A	524.37	N/A	N/A	HW-OUTLET
HW14	N/A	N/A	539.43	N/A	HW-INLET
HW15	N/A	N/A	539.38	N/A	HW-INLET

Pipe Table

PIPE	INV. IN (FT)	INV. OUT (FT)	LENGTH (FT)	SLOPE (%)	MATERIAL	SIZE (IN)
P1	541.00	539.80	15	8.17	RCP III	38x60
P2	542.49	542.47	15	0.13	RCP III	30
P3	539.80	539.30	142	0.35	RCP III	38x60
P4	535.70	535.28	21	2.00	RCP III	29x45
P5	534.87	534.43	18	2.50	RCP III	29x45
P6	533.83	533.66	9	2.00	RCP III	19
P8	525.90	525.88	9	0.25	RCP III	15
P9	525.22	524.68	216	0.25	RCP III	14x23
P10	524.68	524.40	114	0.25	RCP III	14x23
P11	539.43	538.49	12	8.00	RCP III	15
P12	538.49	533.03	171	3.20	RCP III	15
P13	539.38	539.32	12	0.50	RCP III	15
P14	533.78	533.03	11	7.00	RCP III	15
P15	525.24	525.22	9	0.25	RCP III	14x23
P16	541.00	540.94	19	0.30	RCP III	15
P17	536.50	536.46	9	0.50	RCP III	15
P18	523.16	523.25	8	-1.11	RCP III	15
P19	527.70	527.67	12	0.25	RCP III	15
P20	538.45	537.03	71	2.00	RCP III	15
P21	540.30	538.45	185	1.00	RCP III	15
P22	545.30	540.30	200	2.50	RCP III	15
P23	524.40	524.37	11	0.25	RCP III	14x23
P24	521.25	521.13	11	1.09	RCP III	12
P25	530.90	530.87	13	0.25	RCP III	15
P26	533.03	530.87	144	1.50	RCP III	15
P27	530.87	530.25	31	2.00	RCP III	18



FINAL OUTFALLS

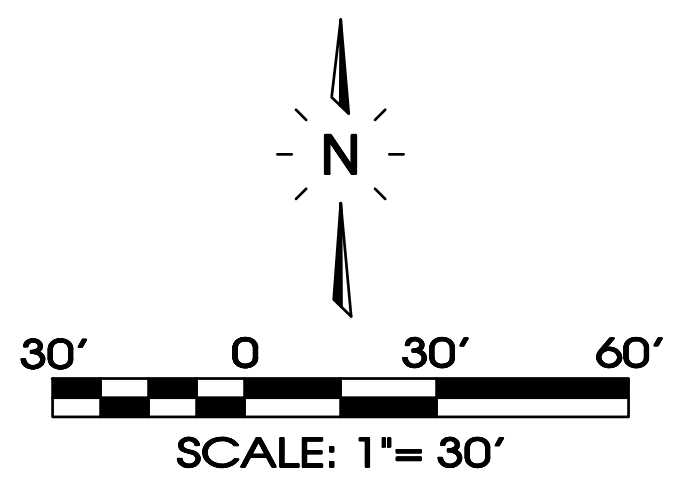
NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	NORTHEAST SILT FENCE	0.61	1-5%	35.9841	-86.5452

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
IMPERVIOUS	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.61
		COMPOSITE CN=98

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
COMMERCIAL	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.61
		COMPOSITE CN=98



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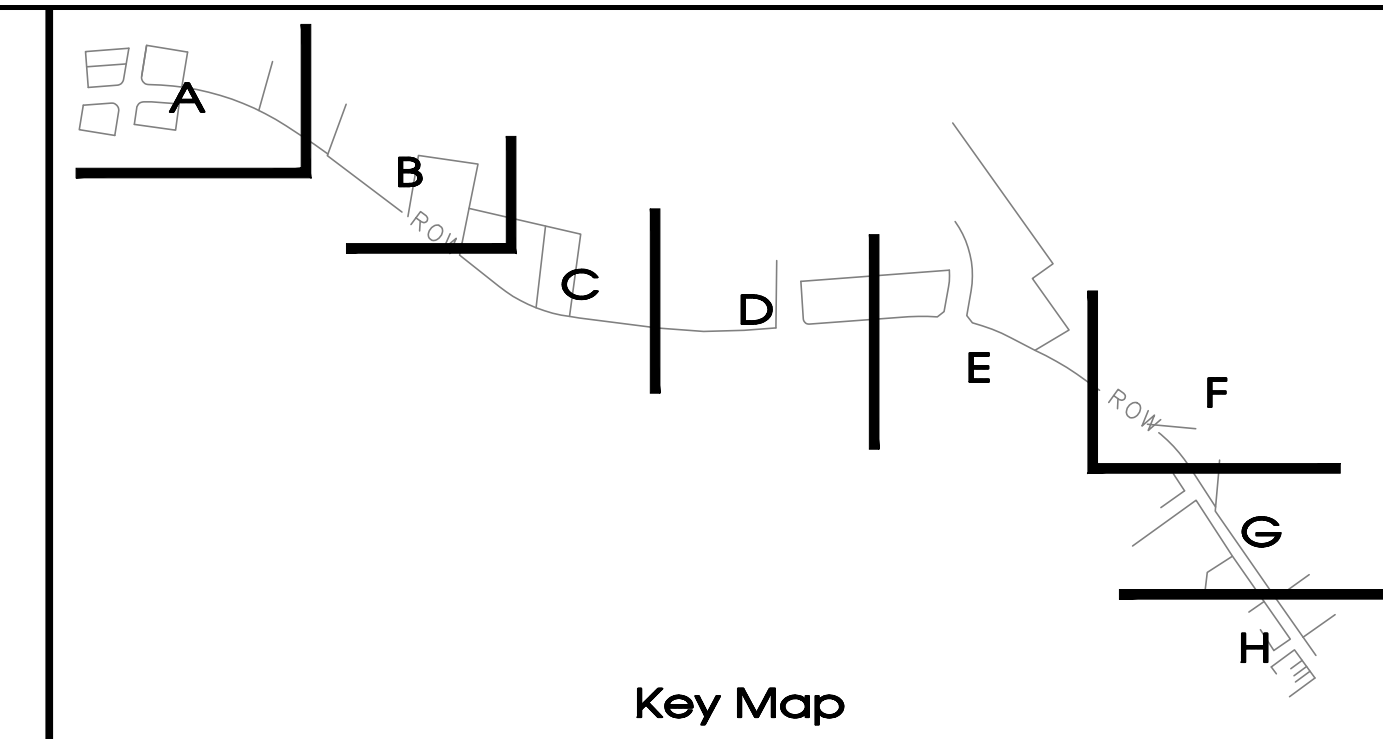
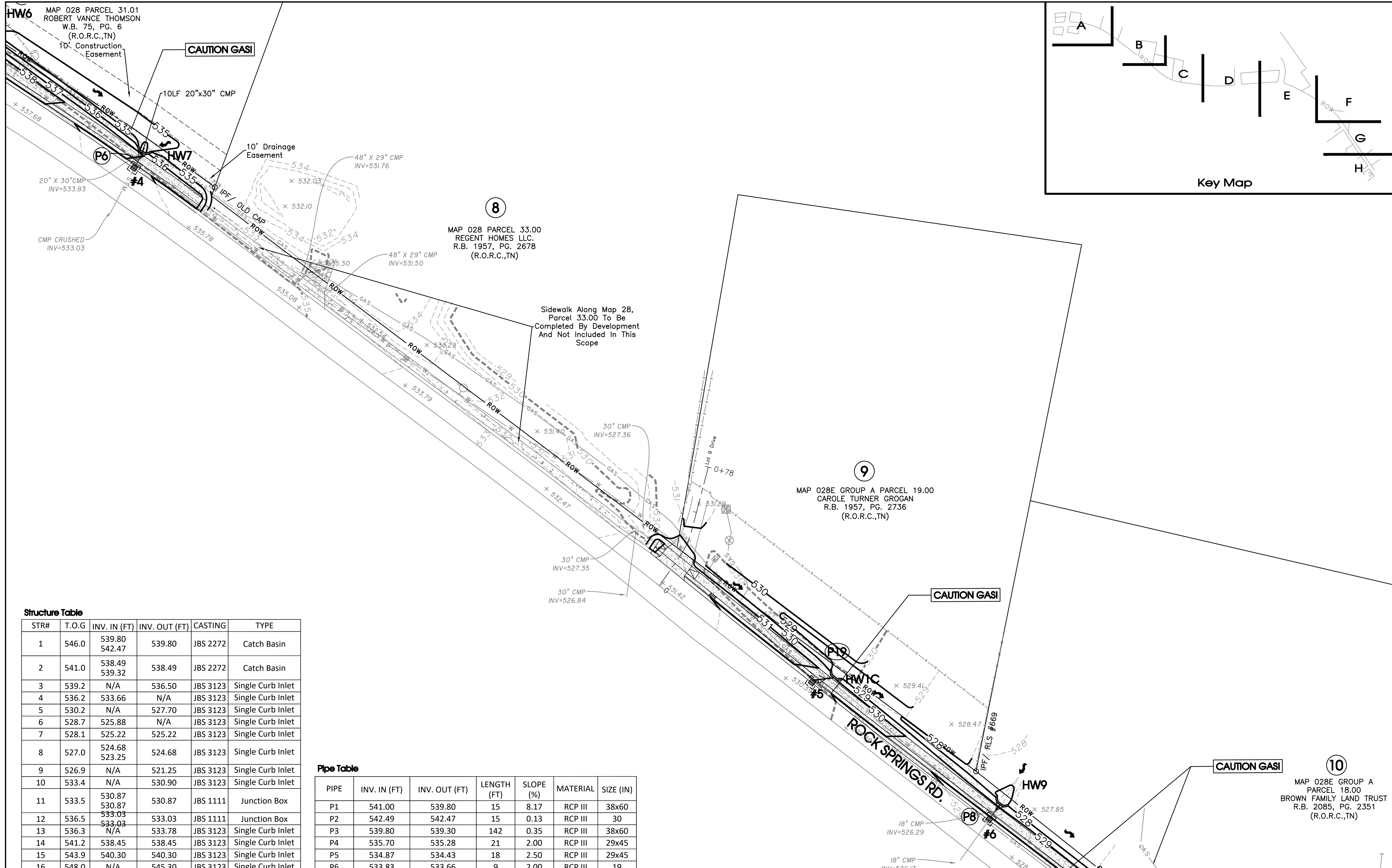
Rock Springs Road Sidewalk Extension
Smyrna, Tennessee

Grading, Drainage, & Final EPSC Plan

REVIEW SET
(Not intended for construction)

NOTES:
1) Final EPSC Measures Shown Here On Shall Be Enacted As Early As Practical During Construction. Stabilization Timing Criteria Has Been Established In The SWPPP and INCGP.
2) Inlet Protection, Erosion Blanket & Temporary Stabilization (I.E. Seed & Mulch) Will Be Installed By General Contractor. Permanent Stabilization Measure (I.E. Sod, Landscape Pavement) Will Be Installed By Contractor.
3) Contractor To Stabilize All Disturbed Areas After Construction.

REVISIONS:
DRAWN: 22548sidewalk
DATE: 2-13-2023
CHECKED: MAT
FILE NAME: 22548sidewalk
SCALE: 1"=30'
JOB NO. 22548
SHEET: 8A



Legend:

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

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

Structure Table

STR#	T.O.G	INV. IN (FT)	INV. OUT (FT)	CASTING	TYPE
1	546.0	539.80 542.47	539.80	JBS 2272	Catch Basin
2	541.0	538.49 539.32	538.49	JBS 2272	Catch Basin
3	539.2	N/A	536.50	JBS 3123	Single Curb Inlet
4	536.2	533.66	N/A	JBS 3123	Single Curb Inlet
5	530.2	N/A	527.70	JBS 3123	Single Curb Inlet
6	528.7	525.88	N/A	JBS 3123	Single Curb Inlet
7	528.1	525.22	525.22	JBS 3123	Single Curb Inlet
8	527.0	524.68 523.25	524.68	JBS 3123	Single Curb Inlet
9	526.9	N/A	521.25	JBS 3123	Single Curb Inlet
10	533.4	N/A	530.90	JBS 3123	Single Curb Inlet
11	533.5	530.87 530.87	530.87	JBS 1111	Junction Box
12	536.5	533.03 533.03	533.03	JBS 1111	Junction Box
13	536.3	N/A	533.78	JBS 3123	Single Curb Inlet
14	541.2	538.45	538.45	JBS 3123	Single Curb Inlet
15	543.9	540.30	540.30	JBS 3123	Single Curb Inlet
16	548.0	N/A	545.30	JBS 3123	Single Curb Inlet
17	526.9	524.40	524.40	JBS 3123	Single Curb Inlet
HW 1B	N/A	536.46	N/A		HW-OUTLET
HW 1C	N/A	527.67	N/A		HW-OUTLET
HW 1D	N/A	N/A	525.24		HW-INLET
HW 1E	N/A	N/A	523.16		HW-INLET
HW 1F	N/A	521.13	N/A		HW-OUTLET
HW 1G	N/A	537.03	N/A		HW-OUTLET
HW 1	N/A	N/A	541.00		HW-INLET
HW 2	N/A	539.30	N/A		HW-OUTLET
HW 3	N/A	N/A	535.70		HW-INLET
HW 4	N/A	535.28	N/A		HW-OUTLET
HW 5	N/A	N/A	534.87		HW-INLET
HW 6	N/A	534.43	N/A		HW-OUTLET
HW 7	N/A	N/A	533.83		HW-INLET
HW 8A	N/A	N/A	541.00		HW-INLET
HW 8B	N/A	540.94	N/A		HW-OUTLET
HW 9	N/A	N/A	525.90		HW-INLET
HW 10	N/A	530.25	N/A		HW-OUTLET
HW 13	N/A	524.37	N/A		HW-OUTLET
HW 14	N/A	N/A	539.43		HW-INLET
HW 15	N/A	N/A	539.38		HW-INLET

Pipe Table

PIPE	INV. IN (FT)	INV. OUT (FT)	LENGTH (FT)	SLOPE (%)	MATERIAL	SIZE (IN)
P1	541.00	539.80	15	8.17	RCP III	38x60
P2	542.49	542.47	15	0.13	RCP III	30
P3	539.80	539.30	142	0.35	RCP III	38x60
P4	535.70	535.28	21	2.00	RCP III	29x45
P5	534.87	534.43	18	2.50	RCP III	29x45
P6	533.83	533.66	9	2.00	RCP III	19
P8	525.90	525.88	9	0.25	RCP III	15
P9	525.22	524.68	216	0.25	RCP III	14x23
P10	524.68	524.40	114	0.25	RCP III	14x23
P11	539.43	538.49	12	8.00	RCP III	15
P12	538.49	533.03	171	3.20	RCP III	15
P13	539.38	539.32	12	0.50	RCP III	15
P14	533.78	533.03	11	7.00	RCP III	15
P15	525.24	525.22	9	0.25	RCP III	14x23
P16	541.00	540.94	19	0.30	RCP III	15
P17	536.50	536.46	9	0.50	RCP III	15
P18	523.16	523.25	8	-1.11	RCP III	15
P19	527.70	527.67	12	0.25	RCP III	15
P20	538.45	537.03	71	2.00	RCP III	15
P21	540.30	538.45	185	1.00	RCP III	15
P22	545.30	540.30	200	2.50	RCP III	15
P23	524.40	524.37	11	0.25	RCP III	14x23
P24	521.25	521.13	11	1.09	RCP III	12
P25	530.90	530.87	13	0.25	RCP III	15
P26	533.03	530.87	144	1.50	RCP III	15
P27	530.87	530.25	31	2.00	RCP III	18



FINAL OUTFALLS

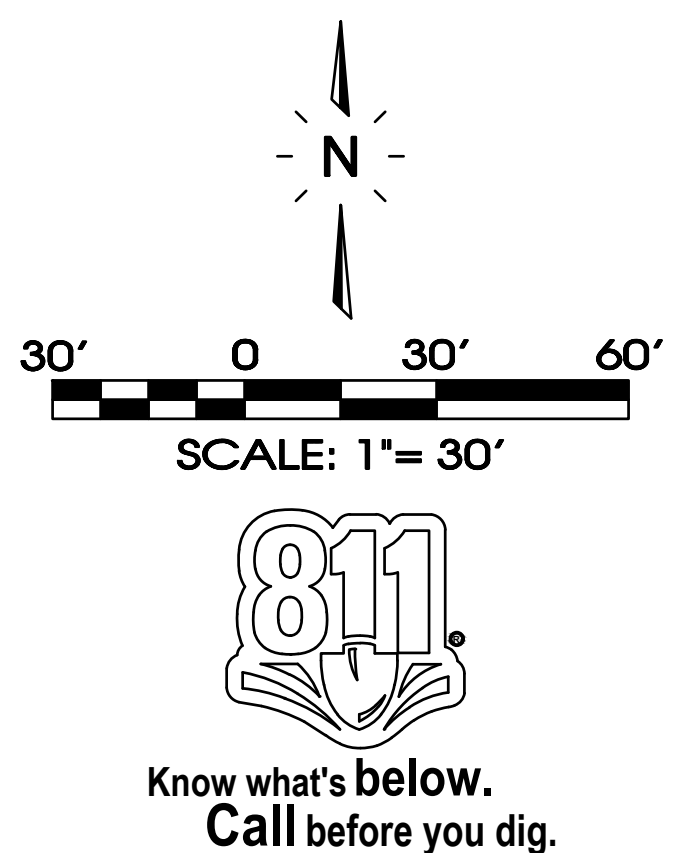
NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	NORTHEAST SILT FENCE	0.61	1-5%	35.9841	-86.5452

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
IMPERVIOUS	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.61
		COMPOSITE CN=98

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
COMMERCIAL	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.61
		COMPOSITE CN=98



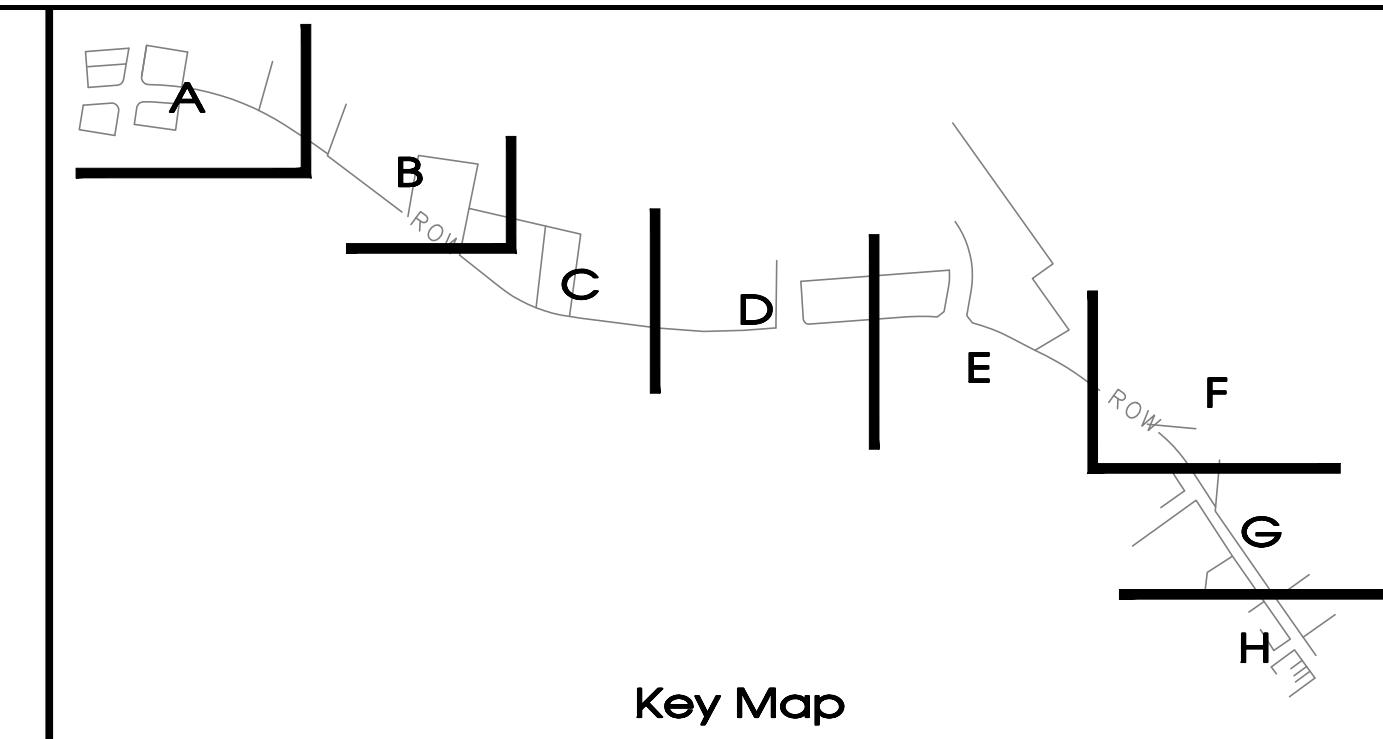
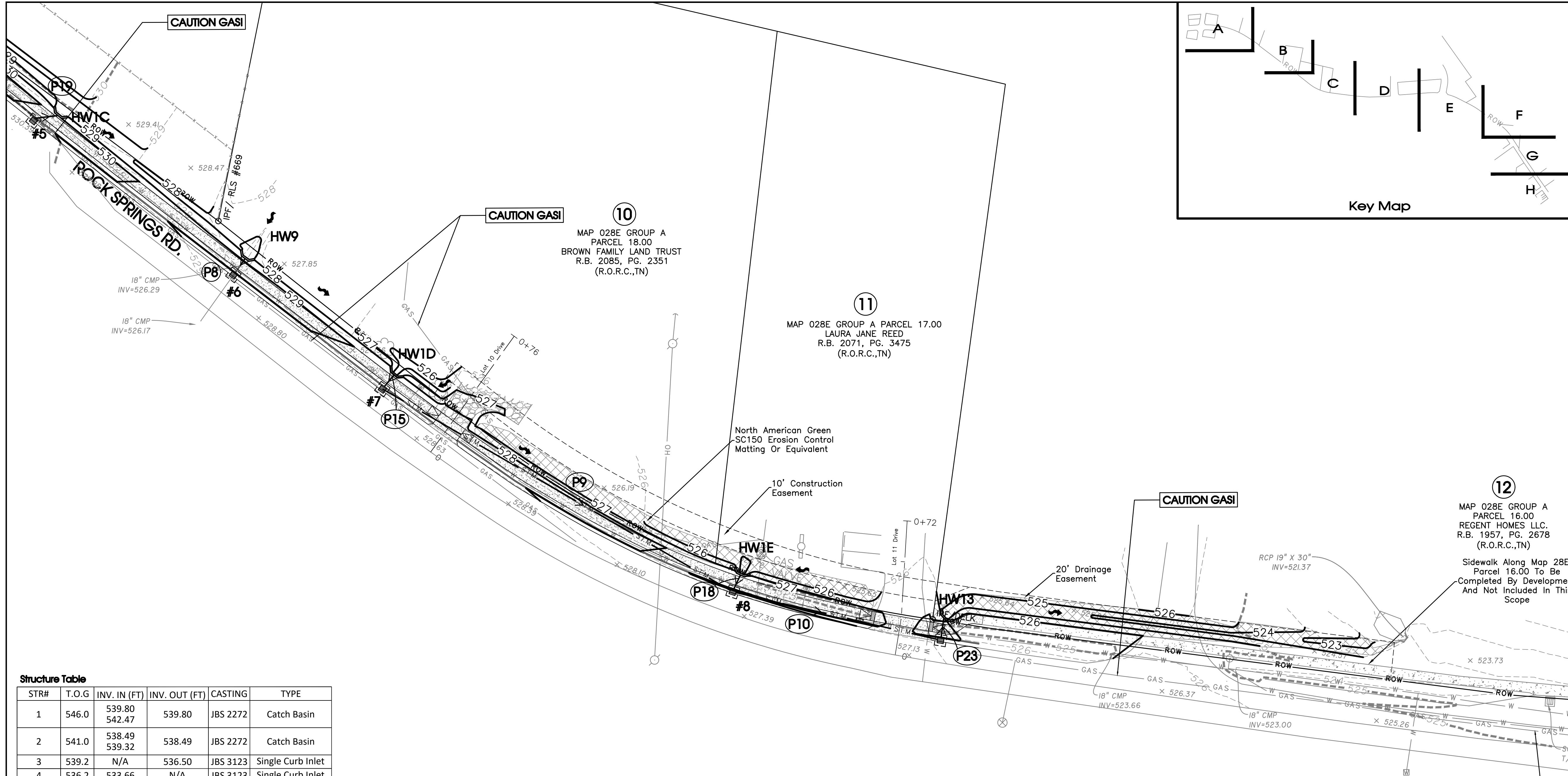
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SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MATTHEW@SEC-CIVIL.COM FAX: (615) 895-2467
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Rock Springs Road Sidewalk Extension
Smyrna, Tennessee

Grading, Drainage, & Final EPSC Plan

8B



Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	⊖	HC SIGN
—	EXIST. SEWER CLEANOUT	⊖	PROPOSED SIGN POST
○	EXIST. MANHOLE (SEWER & PHONE)	●	CONCRETE BOLLARD
⊖	EXIST. CATCH BASIN (STORM SEWER)	⊖	WHEEL STOP
⊗	EXIST. WATER/GAS VALVE	▬	CONCRETE SIDEWALK
⊕	EXIST. TELEPHONE RISER	▬	EXTRUDED CURB
⊕	EXIST. GAS RISER	▬	CURB & GUTTER
⊕	ELECTRICAL ENCLOSURE	➔	TRAFFIC ARROW
⊕	EXIST. WATER METER	➔	TURN LANE ARROWS
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⊕	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
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⊕	BLOW OFF VALVE	⊗	RIP RAP
⊕	REDUCER	➔	RUNOFF FLOW ARROW
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⊕	CONCRETE THRUST BLOCK	63.25	PROPOSED SPOT ELEVATION
⊕	DOUBLE DETECTOR CHECK VALVE	(63.25)	EXIST. SPOT ELEVATION
⊕	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
⊕	FIRE HYDRANT	⊖	CATCH BASIN
⊕	GATE VALVE & BOX	⊖	CURB INLET
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○	MANHOLE	⊖	TYPE- X- HEADWALL

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HW5	N/A	N/A	534.87		HW-INLET
HW6	N/A	534.43	N/A		HW-OUTLET
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★ Outfall

FINAL OUTFALLS

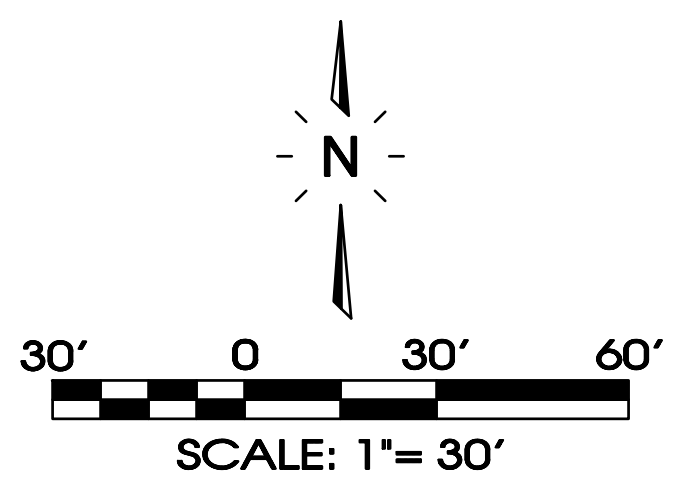
NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
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EXISTING ON-SITE CONDITIONS

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		COMPOSITE CN=98

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
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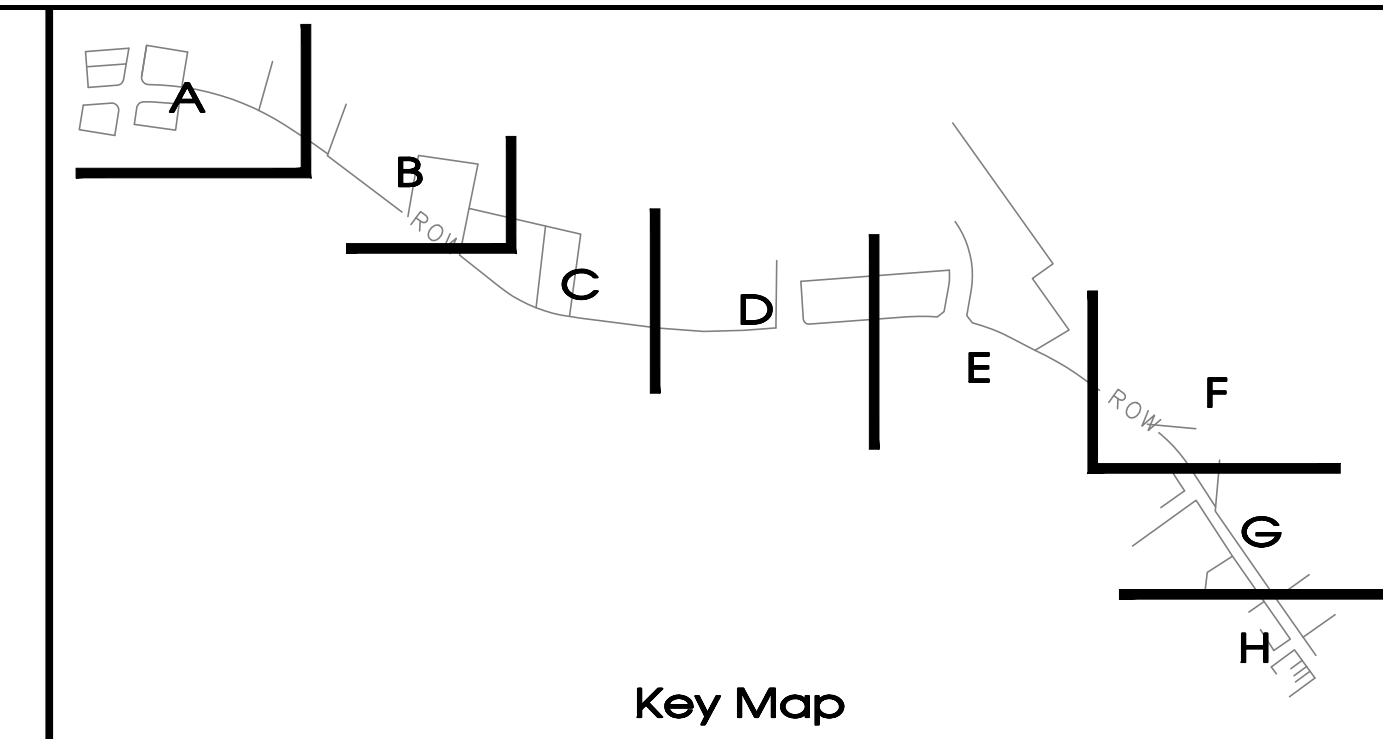
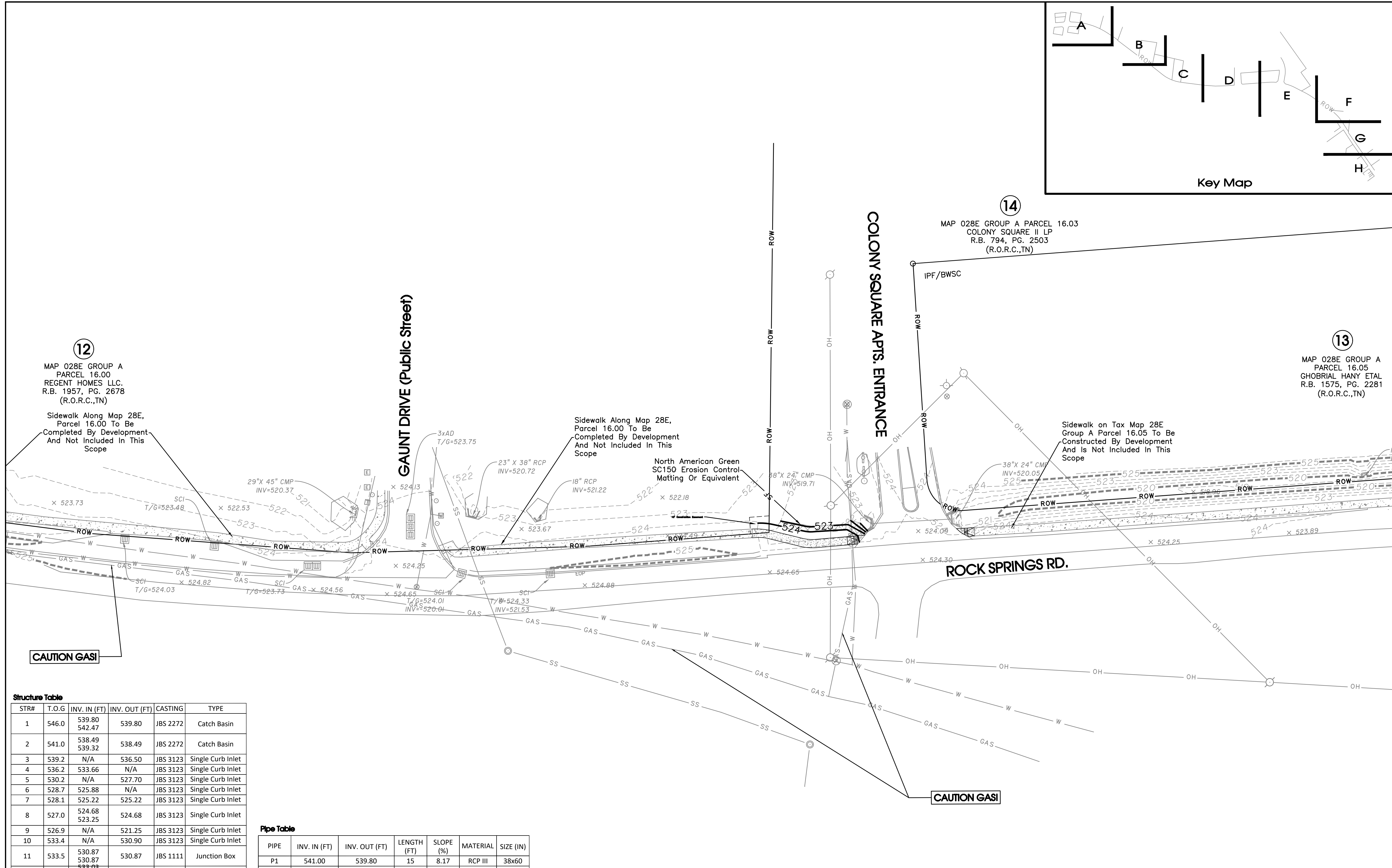
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Rock Springs Road Sidewalk Extension
Smyrna, Tennessee

Grading, Drainage, & Final EPSC Plan

DATE: 2-13-2023
CHECKED: MAT
FILE NAME: 22548sidewalk
SCALE: 1"=30'
JOB NO. 22548
SHEET: 80



Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	⊕	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	⊕	HC SIGN
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⊕	MANHOLE	⊕	TYPE- X- HEADWALL

EXISTING PHONE	PH
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PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF
EROSION EEL	E
EXISTING TREELINE	---
EXISTING FENCELINE	X
MINIMUM BUILDING SETBACK LINE	---
PHASE BOUNDARY	-----
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
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Structure Table

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HW 1E	N/A	N/A	523.16		HW-INLET
HW 1F	N/A	521.13	N/A		HW-OUTLET
HW 1G	N/A	537.03	N/A		HW-OUTLET
HW1	N/A	N/A	541.00		HW-INLET
HW2	N/A	539.30	N/A		HW-OUTLET
HW3	N/A	N/A	535.70		HW-INLET
HW4	N/A	535.28	N/A		HW-OUTLET
HW5	N/A	N/A	534.87		HW-INLET
HW6	N/A	534.43	N/A		HW-OUTLET
HW7	N/A	N/A	533.83		HW-INLET
HW8A	N/A	N/A	541.00		HW-INLET
HW8B	N/A	540.94	N/A		HW-OUTLET
HW9	N/A	N/A	525.90		HW-INLET
HW10	N/A	530.25	N/A		HW-OUTLET
HW13	N/A	524.37	N/A		HW-OUTLET
HW14	N/A	N/A	539.43		HW-INLET
HW15	N/A	N/A	539.38		HW-INLET

Pipe Table

PIPE	INV. IN (FT)	INV. OUT (FT)	LENGTH (FT)	SLOPE (%)	MATERIAL	SIZE (IN)
P1	541.00	539.80	15	8.17	RCP III	38x60
P2	542.49	542.47	15	0.13	RCP III	30
P3	539.80	539.30	142	0.35	RCP III	38x60
P4	535.70	535.28	21	2.00	RCP III	29x45
P5	534.87	534.43	18	2.50	RCP III	29x45
P6	533.83	533.66	9	2.00	RCP III	19
P8	525.90	525.88	9	0.25	RCP III	15
P9	525.22	524.68	216	0.25	RCP III	14x23
P10	524.68	524.40	114	0.25	RCP III	14x23
P11	539.43	538.49	12	8.00	RCP III	15
P12	538.49	533.03	171	3.20	RCP III	15
P13	539.38	539.32	12	0.50	RCP III	15
P14	533.78	533.03	11	7.00	RCP III	15
P15	525.24	525.22	9	0.25	RCP III	14x23
P16	541.00	540.94	19	0.30	RCP III	15
P17	536.50	536.46	9	0.50	RCP III	15
P18	523.16	523.25	8	-1.11	RCP III	15
P19	527.70	527.67	12	0.25	RCP III	15
P20	538.45	537.03	71	2.00	RCP III	15
P21	540.30	538.45	185	1.00	RCP III	15
P22	545.30	540.30	200	2.50	RCP III	15
P23	524.40	524.37	11	0.25	RCP III	14x23
P24	521.25	521.13	11	1.09	RCP III	12
P25	530.90	530.87	13	0.25	RCP III	15
P26	533.03	530.87	144	1.50	RCP III	15
P27	530.87	530.25	31	2.00	RCP III	18



FINAL OUTFALLS

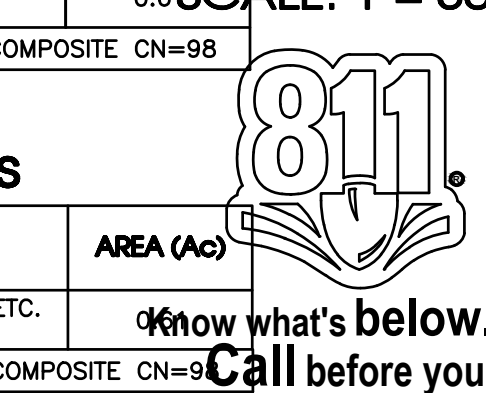
NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	NORTHEAST SILT FENCE	0.61	1-5%	35.9841	-86.5452

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
IMPERVIOUS	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C SOILS, CN=98	0.6

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
COMMERCIAL	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C SOILS, CN=98	0.6



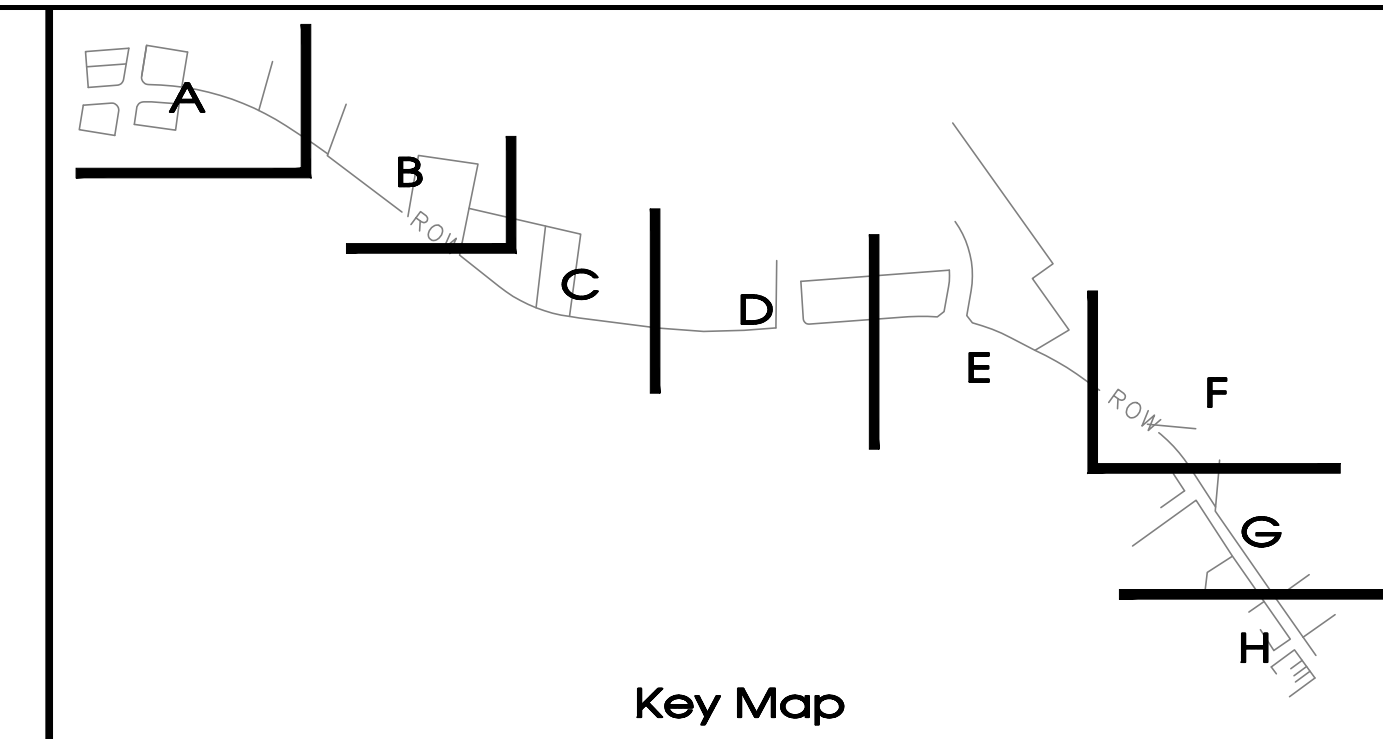
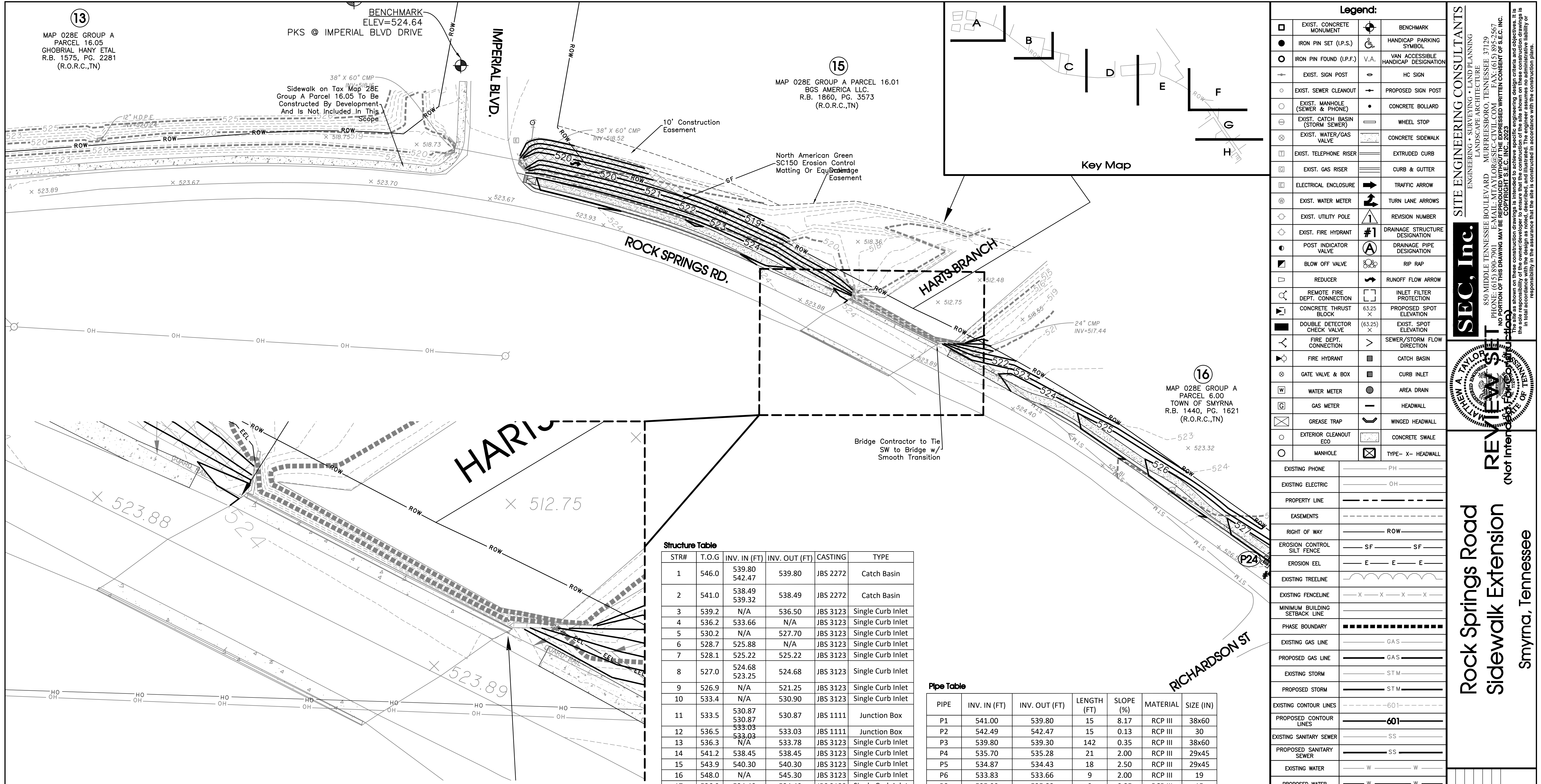
- NOTES:**
- Final EPSC Measures Shown Here On Shall Be Enacted As Early As Practical During Construction. Stabilization Timing Criteria Has Been Established In The SWPPP and TNCGP.
 - Inlet Protection, Erosion Blanket & Temporary Stabilization (I.E. Seed & Mulch) Will Be Installed By General Contractor. Permanent Stabilization Measures (I.E. Sod, Landscape Pavement) Will Be Installed By Contractor.
 - Contractor To Stabilize All Disturbed Areas After Construction.

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2467
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Rock Springs Road Sidewalk Extension
Smyrna, Tennessee

Grading, Drainage, & Final EPSC Plan

REVISIONS:
DRAWN: _____
DATE: 2-13-2023
CHECKED: _____
MAT: _____
FILE NAME: 22548sidewalk
SCALE: 1"=30'
JOB NO. 22548
SHEET: 8D



Legend:

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

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 COPYRIGHT S.E.C. INC., 2023
 I hereby certify that I am a duly Licensed Professional Engineer in the State of Tennessee, License No. 11111. I am responsible for the design, description, and illustration of the construction of the site shown on these construction drawings in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

Structure Table

STR#	T.O.G	INV. IN (FT)	INV. OUT (FT)	CASTING	TYPE
1	546.0	539.80 542.47	539.80	JBS 2272	Catch Basin
2	541.0	538.49 539.32	538.49	JBS 2272	Catch Basin
3	539.2	N/A	536.50	JBS 3123	Single Curb Inlet
4	536.2	533.66	N/A	JBS 3123	Single Curb Inlet
5	530.2	N/A	527.70	JBS 3123	Single Curb Inlet
6	528.7	525.88	N/A	JBS 3123	Single Curb Inlet
7	528.1	525.22	525.22	JBS 3123	Single Curb Inlet
8	527.0	524.68 523.25	524.68	JBS 3123	Single Curb Inlet
9	526.9	N/A	521.25	JBS 3123	Single Curb Inlet
10	533.4	N/A	530.90	JBS 3123	Single Curb Inlet
11	533.5	530.87 530.87	530.87	JBS 1111	Junction Box
12	536.5	533.03 533.03	533.03	JBS 1111	Junction Box
13	536.3	N/A	533.78	JBS 3123	Single Curb Inlet
14	541.2	538.45	538.45	JBS 3123	Single Curb Inlet
15	543.9	540.30	540.30	JBS 3123	Single Curb Inlet
16	548.0	N/A	545.30	JBS 3123	Single Curb Inlet
17	526.9	524.40	524.40	JBS 3123	Single Curb Inlet
HW 1B	N/A	536.46	N/A		HW-OUTLET
HW 1C	N/A	527.67	N/A		HW-OUTLET
HW 1D	N/A	N/A	525.24		HW-INLET
HW 1E	N/A	N/A	523.16		HW-INLET
HW 1F	N/A	521.13	N/A		HW-OUTLET
HW 1G	N/A	537.03	N/A		HW-OUTLET
HW1	N/A	N/A	541.00		HW-INLET
HW2	N/A	539.30	N/A		HW-OUTLET
HW3	N/A	N/A	535.70		HW-INLET
HW4	N/A	535.28	N/A		HW-OUTLET
HW5	N/A	N/A	534.87		HW-INLET
HW6	N/A	534.43	N/A		HW-OUTLET
HW7	N/A	N/A	533.83		HW-INLET
HW8A	N/A	N/A	541.00		HW-INLET
HW8B	N/A	540.94	N/A		HW-OUTLET
HW9	N/A	N/A	525.90		HW-INLET
HW10	N/A	530.25	N/A		HW-OUTLET
HW13	N/A	524.37	N/A		HW-OUTLET
HW14	N/A	N/A	539.43		HW-INLET
HW15	N/A	N/A	539.38		HW-INLET

Pipe Table

PIPE	INV. IN (FT)	INV. OUT (FT)	LENGTH (FT)	SLOPE (%)	MATERIAL	SIZE (IN)
P1	541.00	539.80	15	8.17	RCP III	38x60
P2	542.49	542.47	15	0.13	RCP III	30
P3	539.80	539.30	142	0.35	RCP III	38x60
P4	535.70	535.28	21	2.00	RCP III	29x45
P5	534.87	534.43	18	2.50	RCP III	29x45
P6	533.83	533.66	9	2.00	RCP III	19
P8	525.90	525.88	9	0.25	RCP III	15
P9	525.22	524.68	216	0.25	RCP III	14x23
P10	524.68	524.40	114	0.25	RCP III	14x23
P11	539.43	538.49	12	8.00	RCP III	15
P12	538.49	533.03	171	3.20	RCP III	15
P13	539.38	539.32	12	0.50	RCP III	15
P14	533.78	533.03	11	7.00	RCP III	15
P15	525.24	525.22	9	0.25	RCP III	14x23
P16	541.00	540.94	19	0.30	RCP III	15
P17	536.50	536.46	9	0.50	RCP III	15
P18	523.16	523.25	8	-1.11	RCP III	15
P19	527.70	527.67	12	0.25	RCP III	15
P20	538.45	537.03	71	2.00	RCP III	15
P21	540.30	538.45	185	1.00	RCP III	15
P22	545.30	540.30	200	2.50	RCP III	15
P23	524.40	524.37	11	0.25	RCP III	14x23
P24	521.25	521.13	11	1.09	RCP III	12
P25	530.90	530.87	13	0.25	RCP III	15
P26	533.03	530.87	144	1.50	RCP III	15
P27	530.87	530.25	31	2.00	RCP III	18

FINAL OUTFALLS

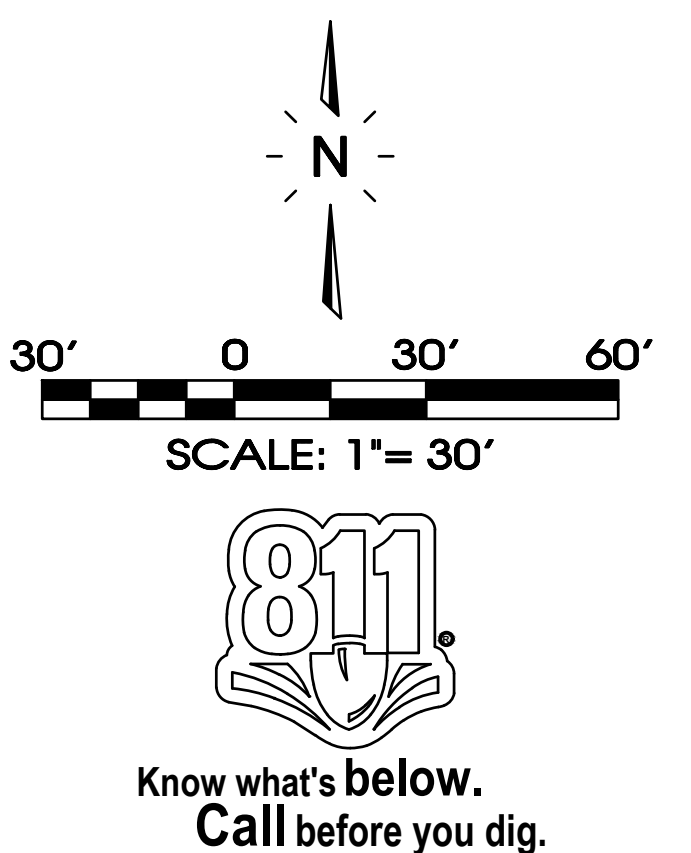
NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	NORTHEAST SILT FENCE	0.61	1-5%	35.9841	-86.5452

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
IMPERVIOUS	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.61
		COMPOSITE CN=98

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
COMMERCIAL	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.61
		COMPOSITE CN=98



Rock Springs Road Sidewalk Extension
 Smyrna, Tennessee

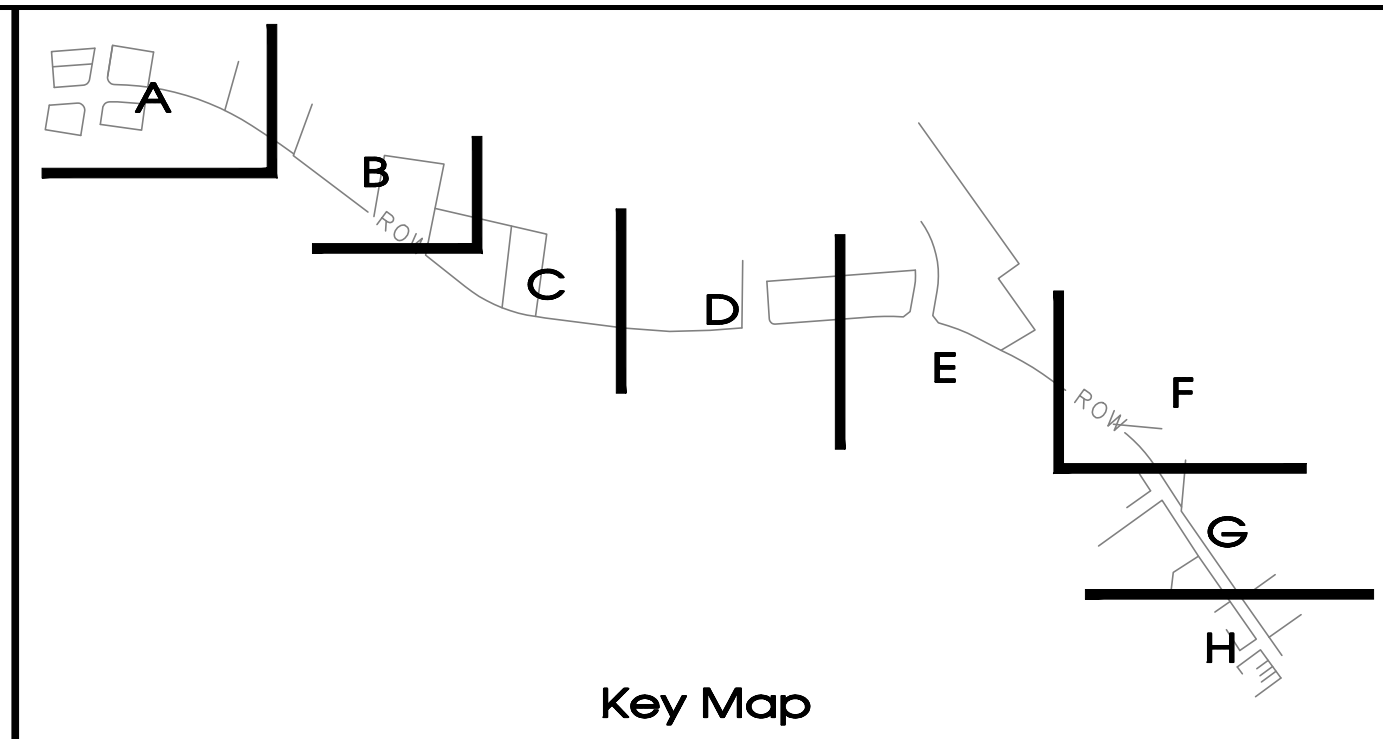
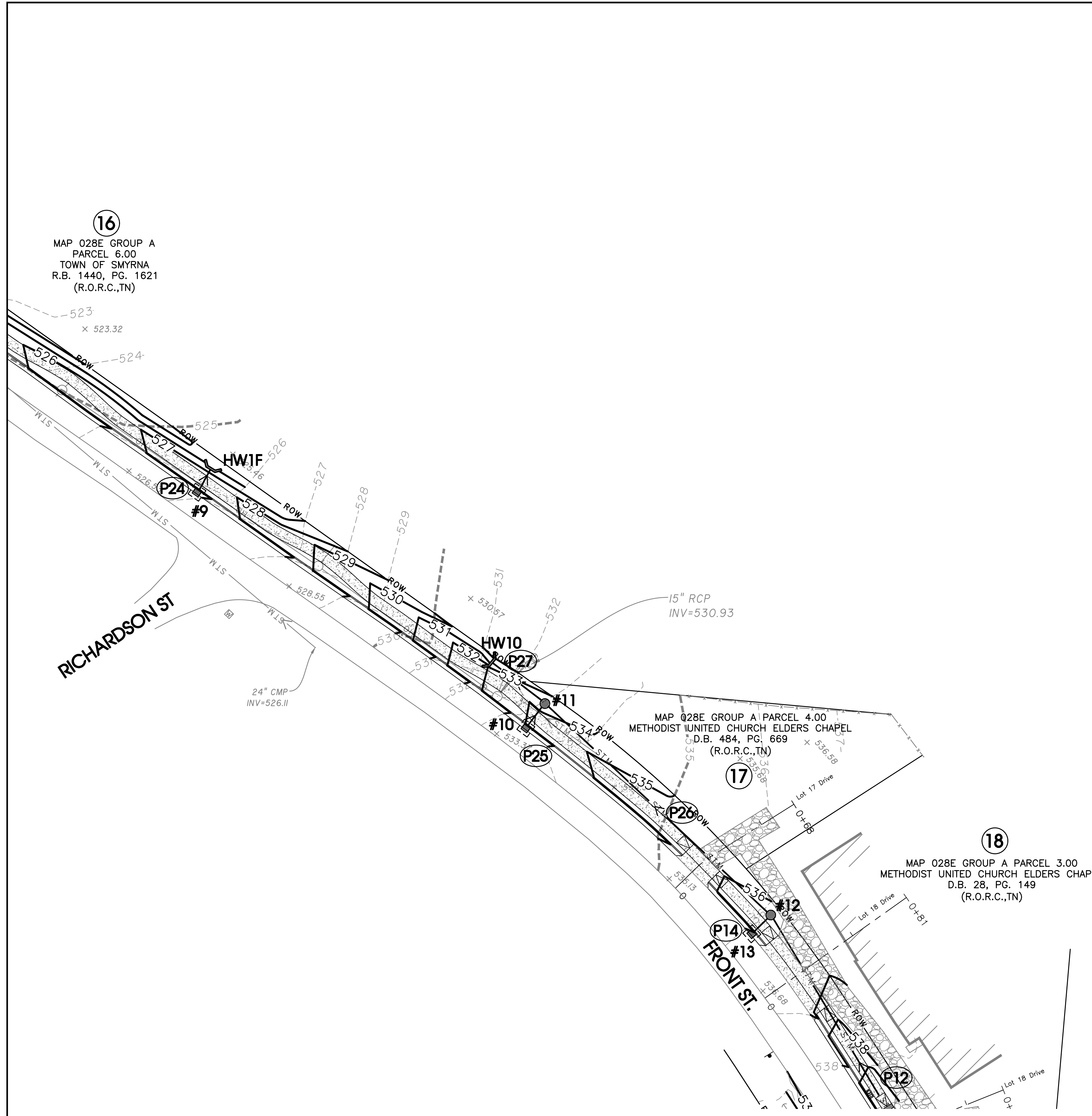
Grading, Drainage, & Final EPSC Plan

8E

NOTES:

- Final EPSC Measures Shown Here On Shall Be Enacted As Early As Practical During Construction. Stabilization Timing Criteria Has Been Established In The SWPPP and TNCGP.
- Inlet Protection, Erosion Blanket & Temporary Stabilization (I.E. Seed & Mulch) Will Be Installed By General Contractor. Permanent Stabilization Measure (I.E. Sod, Landscape Pavement) Will Be Installed By Contractor.
- Contractor To Stabilize All Disturbed Areas After Construction.

REVISIONS:
 DRAWN: _____
 DATE: 2-13-2023
 CHECKED: _____
 MAT: _____
 FILE NAME: 22548sidewalk
 SCALE: 1"=30'
 JOB NO: 22548
 SHEET: _____



Legend:

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

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 MURFREESBORO, TENNESSEE 37129
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Rock Springs Road Sidewalk Extension
 Smyrna, Tennessee

Grading, Drainage, & Final EPSC Plan

Structure Table

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2	541.0	538.49 539.32	538.49	JBS 2272	Catch Basin
3	539.2	N/A	536.50	JBS 3123	Single Curb Inlet
4	536.2	533.66	N/A	JBS 3123	Single Curb Inlet
5	530.2	N/A	527.70	JBS 3123	Single Curb Inlet
6	528.7	525.88	N/A	JBS 3123	Single Curb Inlet
7	528.1	525.22	525.22	JBS 3123	Single Curb Inlet
8	527.0	524.68 523.25	524.68	JBS 3123	Single Curb Inlet
9	526.9	N/A	521.25	JBS 3123	Single Curb Inlet
10	533.4	N/A	530.90	JBS 3123	Single Curb Inlet
11	533.5	530.87 530.87 533.03 533.03	530.87	JBS 1111	Junction Box
12	536.5	N/A	533.03	JBS 1111	Junction Box
13	536.3	N/A	533.78	JBS 3123	Single Curb Inlet
14	541.2	538.45	538.45	JBS 3123	Single Curb Inlet
15	543.9	540.30	540.30	JBS 3123	Single Curb Inlet
16	548.0	N/A	545.30	JBS 3123	Single Curb Inlet
17	526.9	524.40	524.40	JBS 3123	Single Curb Inlet
HW1B	N/A	536.46	N/A		HW-OUTLET
HW1C	N/A	527.67	N/A		HW-OUTLET
HW1D	N/A	N/A	525.24		HW-INLET
HW1E	N/A	N/A	523.16		HW-INLET
HW1F	N/A	521.13	N/A		HW-OUTLET
HW1G	N/A	537.03	N/A		HW-OUTLET
HW1	N/A	N/A	541.00		HW-INLET
HW2	N/A	539.30	N/A		HW-OUTLET
HW3	N/A	N/A	535.70		HW-INLET
HW4	N/A	535.28	N/A		HW-OUTLET
HW5	N/A	N/A	534.87		HW-INLET
HW6	N/A	534.43	N/A		HW-OUTLET
HW7	N/A	N/A	533.83		HW-INLET
HW8A	N/A	N/A	541.00		HW-INLET
HW8B	N/A	540.94	N/A		HW-OUTLET
HW9	N/A	N/A	525.90		HW-INLET
HW10	N/A	530.25	N/A		HW-OUTLET
HW13	N/A	524.37	N/A		HW-OUTLET
HW14	N/A	N/A	539.43		HW-INLET
HW15	N/A	N/A	539.38		HW-INLET

Pipe Table

PIPE	INV. IN (FT)	INV. OUT (FT)	LENGTH (FT)	SLOPE (%)	MATERIAL	SIZE (IN)
P1	541.00	539.80	15	8.17	RCP III	38x60
P2	542.49	542.47	15	0.13	RCP III	30
P3	539.80	539.30	142	0.35	RCP III	38x60
P4	535.70	535.28	21	2.00	RCP III	29x45
P5	534.87	534.43	18	2.50	RCP III	29x45
P6	533.83	533.66	9	2.00	RCP III	19
P8	525.90	525.88	9	0.25	RCP III	15
P9	525.22	524.68	216	0.25	RCP III	14x23
P10	524.68	524.40	114	0.25	RCP III	14x23
P11	539.43	538.49	12	8.00	RCP III	15
P12	538.49	533.03	171	3.20	RCP III	15
P13	539.38	539.32	12	0.50	RCP III	15
P14	533.78	533.03	11	7.00	RCP III	15
P15	525.24	525.22	9	0.25	RCP III	14x23
P16	541.00	540.94	19	0.30	RCP III	15
P17	536.50	536.46	9	0.50	RCP III	15
P18	523.16	523.25	8	-1.11	RCP III	15
P19	527.70	527.67	12	0.25	RCP III	15
P20	538.45	537.03	71	2.00	RCP III	15
P21	540.30	538.45	185	1.00	RCP III	15
P22	545.30	540.30	200	2.50	RCP III	15
P23	524.40	524.37	11	0.25	RCP III	14x23
P24	521.25	521.13	11	1.09	RCP III	12
P25	530.90	530.87	13	0.25	RCP III	15
P26	533.03	530.87	144	1.50	RCP III	15
P27	530.87	530.25	31	2.00	RCP III	18



FINAL OUTFALLS

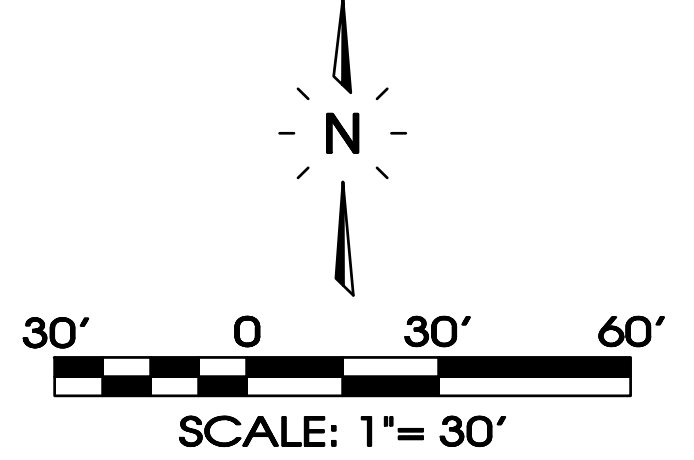
NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	NORTHEAST SILT FENCE	0.61	1-5%	35.9841	-86.5452

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
IMPERVIOUS	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.61
		COMPOSITE CN=98

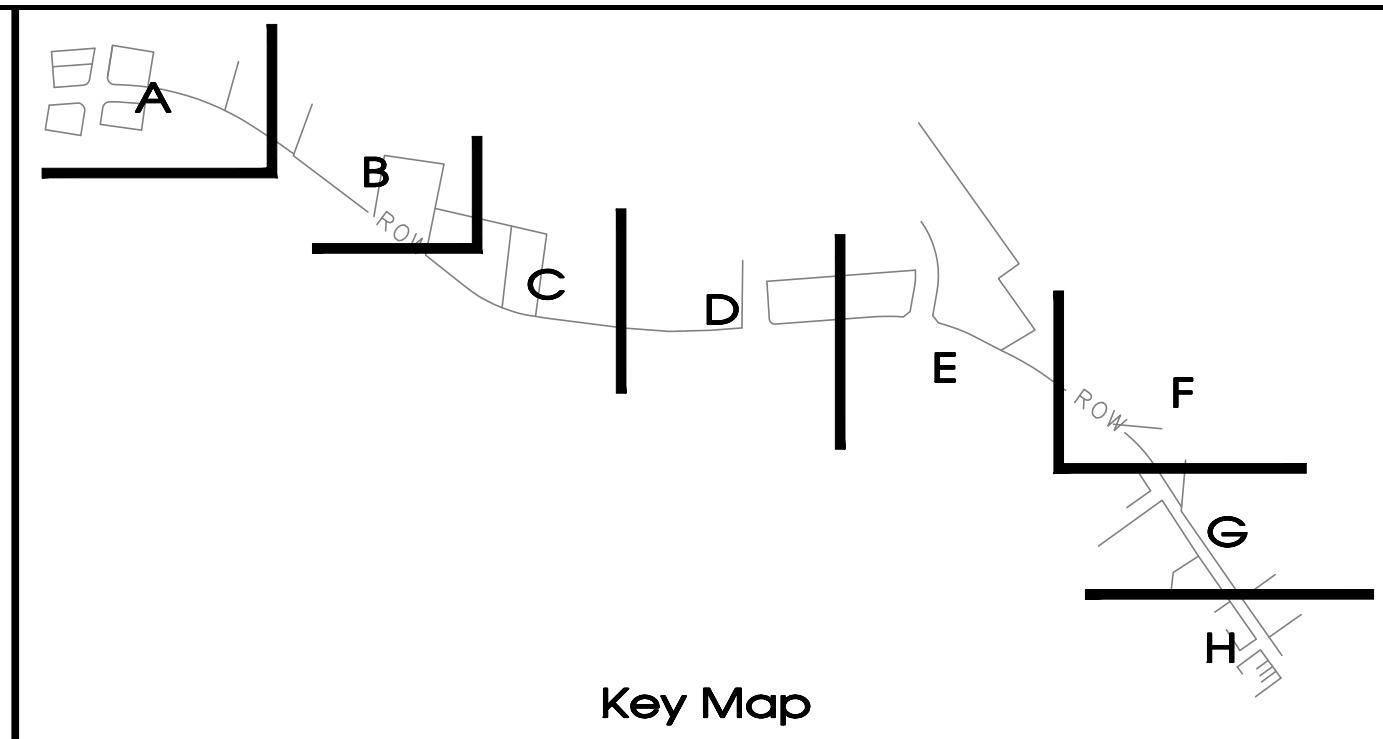
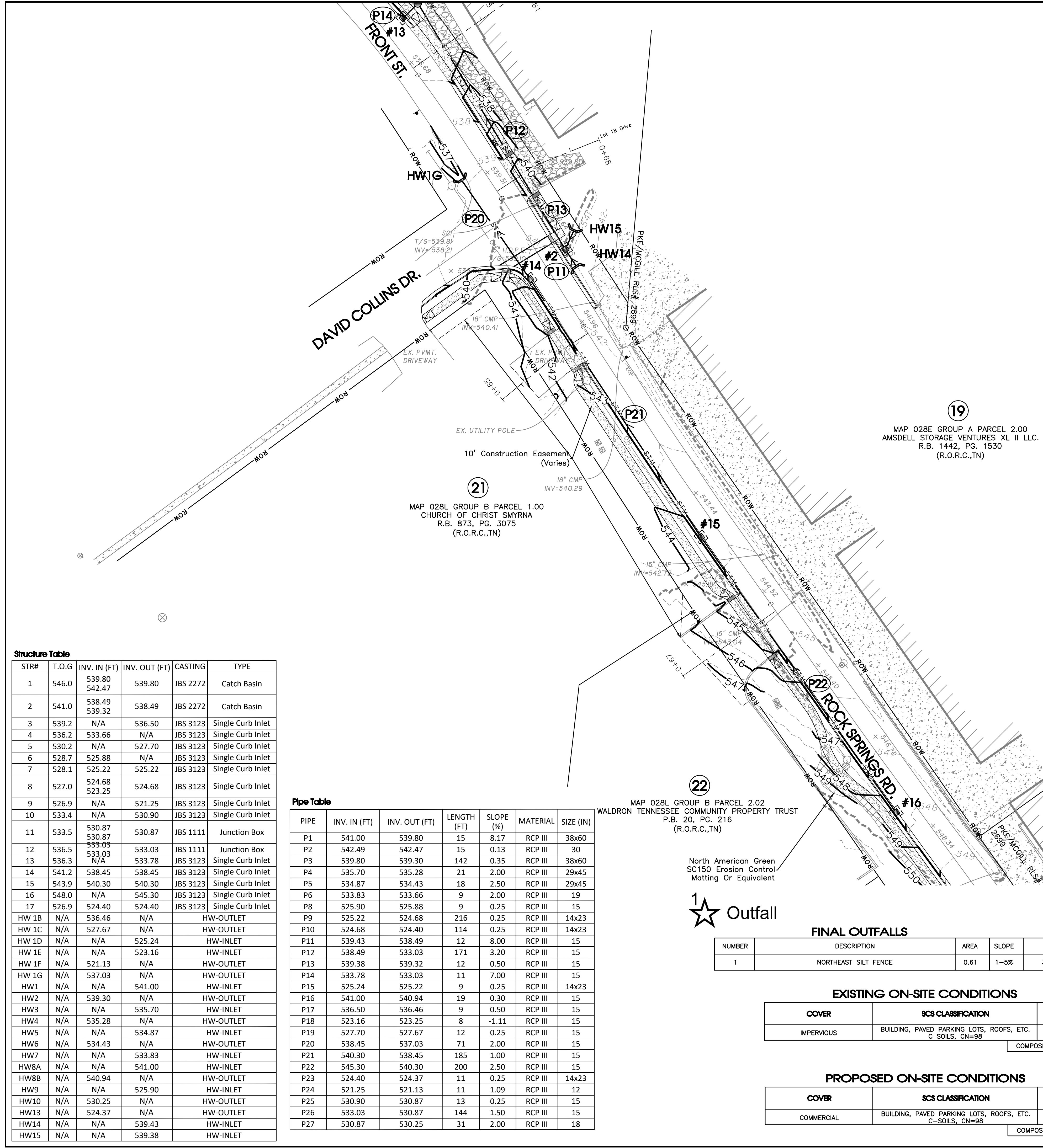
PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
COMMERCIAL	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.61
		COMPOSITE CN=98



Know what's below.
Call before you dig.

DATE: 2-13-2023
 CHECKED: MAT
 FILE NAME: 22548sidewalk
 SCALE: 1"=30'
 JOB NO: 22548
 SHEET: 8F



Legend:

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

SEC, Inc.
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
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Rock Springs Road Sidewalk Extension
 REVIEW SET
 (Not Intended for Construction)

Rock Springs Road Sidewalk Extension
 Smyrna, Tennessee

Structure Table

STR#	T.O.G	INV. IN (FT)	INV. OUT (FT)	CASTING	TYPE
1	546.0	539.80 542.47	539.80	JBS 2272	Catch Basin
2	541.0	538.49 539.32	538.49	JBS 2272	Catch Basin
3	539.2	N/A	536.50	JBS 3123	Single Curb Inlet
4	536.2	533.66	N/A	JBS 3123	Single Curb Inlet
5	530.2	N/A	527.70	JBS 3123	Single Curb Inlet
6	528.7	525.88	N/A	JBS 3123	Single Curb Inlet
7	528.1	525.22	525.22	JBS 3123	Single Curb Inlet
8	527.0	524.68 523.25	524.68	JBS 3123	Single Curb Inlet
9	526.9	N/A	521.25	JBS 3123	Single Curb Inlet
10	533.4	N/A	530.90	JBS 3123	Single Curb Inlet
11	533.5	530.87 530.87	530.87	JBS 1111	Junction Box
12	536.5	533.03 533.03	533.03	JBS 1111	Junction Box
13	536.3	N/A	533.78	JBS 3123	Single Curb Inlet
14	541.2	538.45	538.45	JBS 3123	Single Curb Inlet
15	543.9	540.30	540.30	JBS 3123	Single Curb Inlet
16	548.0	N/A	545.30	JBS 3123	Single Curb Inlet
17	526.9	524.40	524.40	JBS 3123	Single Curb Inlet
HW 1B	N/A	536.46	N/A		HW-OUTLET
HW 1C	N/A	527.67	N/A		HW-OUTLET
HW 1D	N/A	N/A	525.24		HW-INLET
HW 1E	N/A	N/A	523.16		HW-INLET
HW 1F	N/A	521.13	N/A		HW-OUTLET
HW 1G	N/A	537.03	N/A		HW-OUTLET
HW1	N/A	N/A	541.00		HW-INLET
HW2	N/A	539.30	N/A		HW-OUTLET
HW3	N/A	N/A	535.70		HW-INLET
HW4	N/A	535.28	N/A		HW-OUTLET
HW5	N/A	N/A	534.87		HW-INLET
HW6	N/A	534.43	N/A		HW-OUTLET
HW7	N/A	N/A	533.83		HW-INLET
HW8A	N/A	N/A	541.00		HW-INLET
HW8B	N/A	540.94	N/A		HW-OUTLET
HW9	N/A	N/A	525.90		HW-INLET
HW10	N/A	530.25	N/A		HW-OUTLET
HW13	N/A	524.37	N/A		HW-OUTLET
HW14	N/A	N/A	539.43		HW-INLET
HW15	N/A	N/A	539.38		HW-INLET

Pipe Table

PIPE	INV. IN (FT)	INV. OUT (FT)	LENGTH (FT)	SLOPE (%)	MATERIAL	SIZE (IN)
P1	541.00	539.80	15	8.17	RCP III	38x60
P2	542.49	542.47	15	0.13	RCP III	30
P3	539.80	539.30	142	0.35	RCP III	38x60
P4	535.70	535.28	21	2.00	RCP III	29x45
P5	534.87	534.43	18	2.50	RCP III	29x45
P6	533.83	533.66	9	2.00	RCP III	19
P8	525.90	525.88	9	0.25	RCP III	15
P9	525.22	524.68	216	0.25	RCP III	14x23
P10	524.68	524.40	114	0.25	RCP III	14x23
P11	539.43	538.49	12	8.00	RCP III	15
P12	538.49	533.03	171	3.20	RCP III	15
P13	539.38	539.32	12	0.50	RCP III	15
P14	533.78	533.03	11	7.00	RCP III	15
P15	525.24	525.22	9	0.25	RCP III	14x23
P16	541.00	540.94	19	0.30	RCP III	15
P17	536.50	536.46	9	0.50	RCP III	15
P18	523.16	523.25	8	-1.11	RCP III	15
P19	527.70	527.67	12	0.25	RCP III	15
P20	538.45	537.03	71	2.00	RCP III	15
P21	540.30	538.45	185	1.00	RCP III	15
P22	545.30	540.30	200	2.50	RCP III	15
P23	524.40	524.37	11	0.25	RCP III	14x23
P24	521.25	521.13	11	1.09	RCP III	12
P25	530.90	530.87	13	0.25	RCP III	15
P26	533.03	530.87	144	1.50	RCP III	15
P27	530.87	530.25	31	2.00	RCP III	18



FINAL OFFFALLS

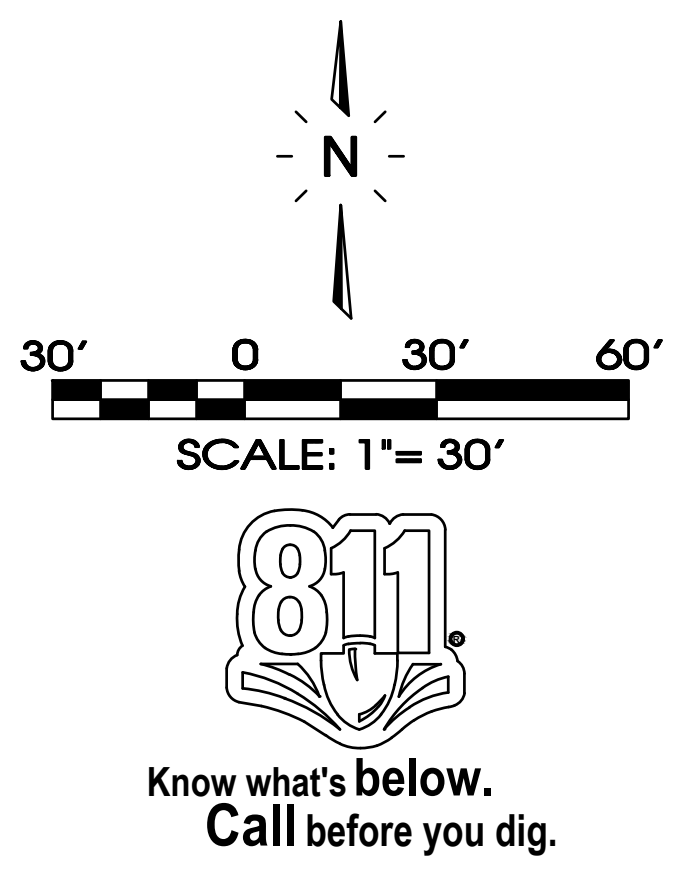
NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	NORTHEAST SILT FENCE	0.61	1-5%	35.9841	-86.5452

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
IMPERVIOUS	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.61
COMPOSITE CN=98		

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
COMMERCIAL	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.61
COMPOSITE CN=98		



- NOTES:**
- 1) Final EPSC Measures Shown Here On Shall Be Enacted As Early As Practical During Construction. Stabilization Timing Criteria Has Been Established In The SWPPP and TNCGP.
 - 2) Inlet Protection, Erosion Blanket & Temporary Stabilization (I.E. Seed & Mulch) Will Be Installed By General Contractor. Permanent Stabilization Measure (I.E. Sod, Landscape Pavement) Will Be Installed By Contractor.
 - 3) Contractor To Stabilize All Disturbed Areas After Construction.

811

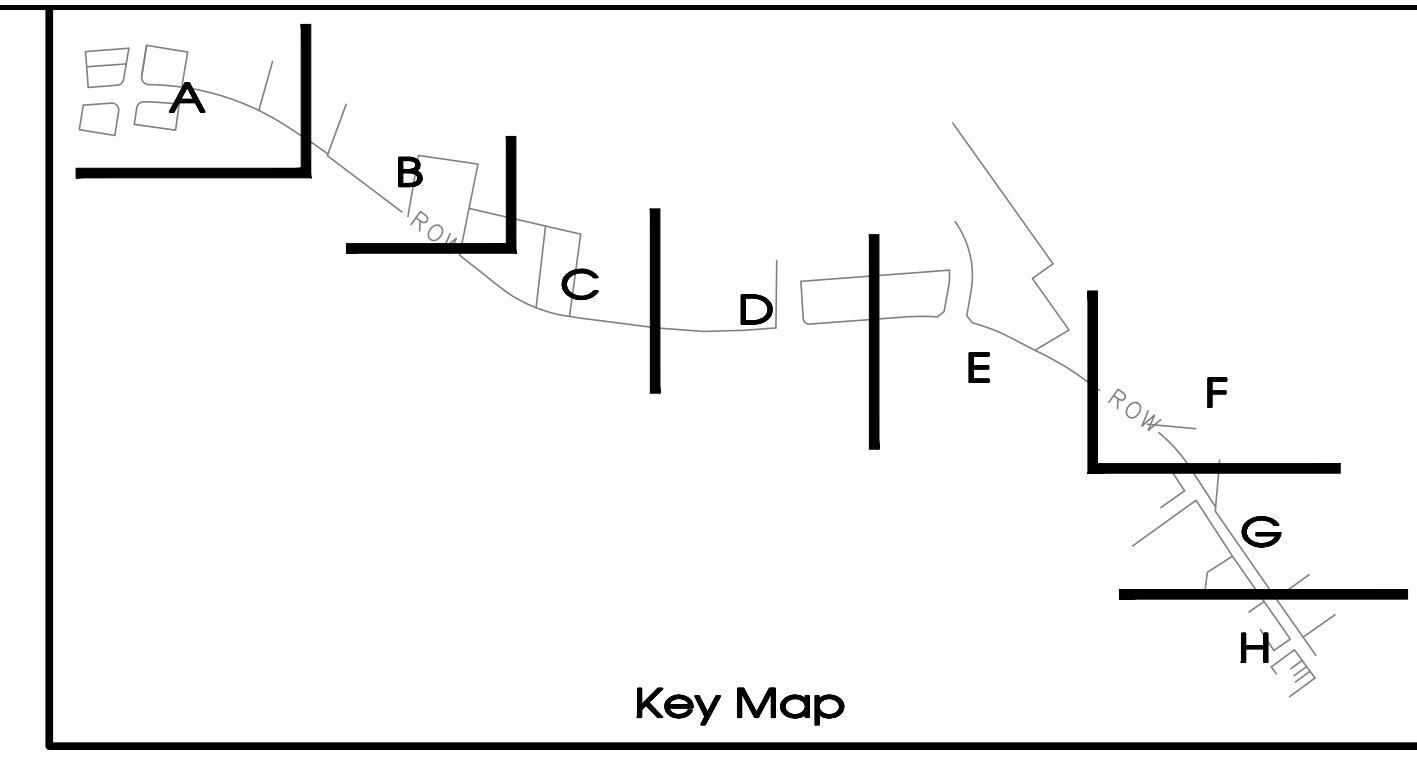
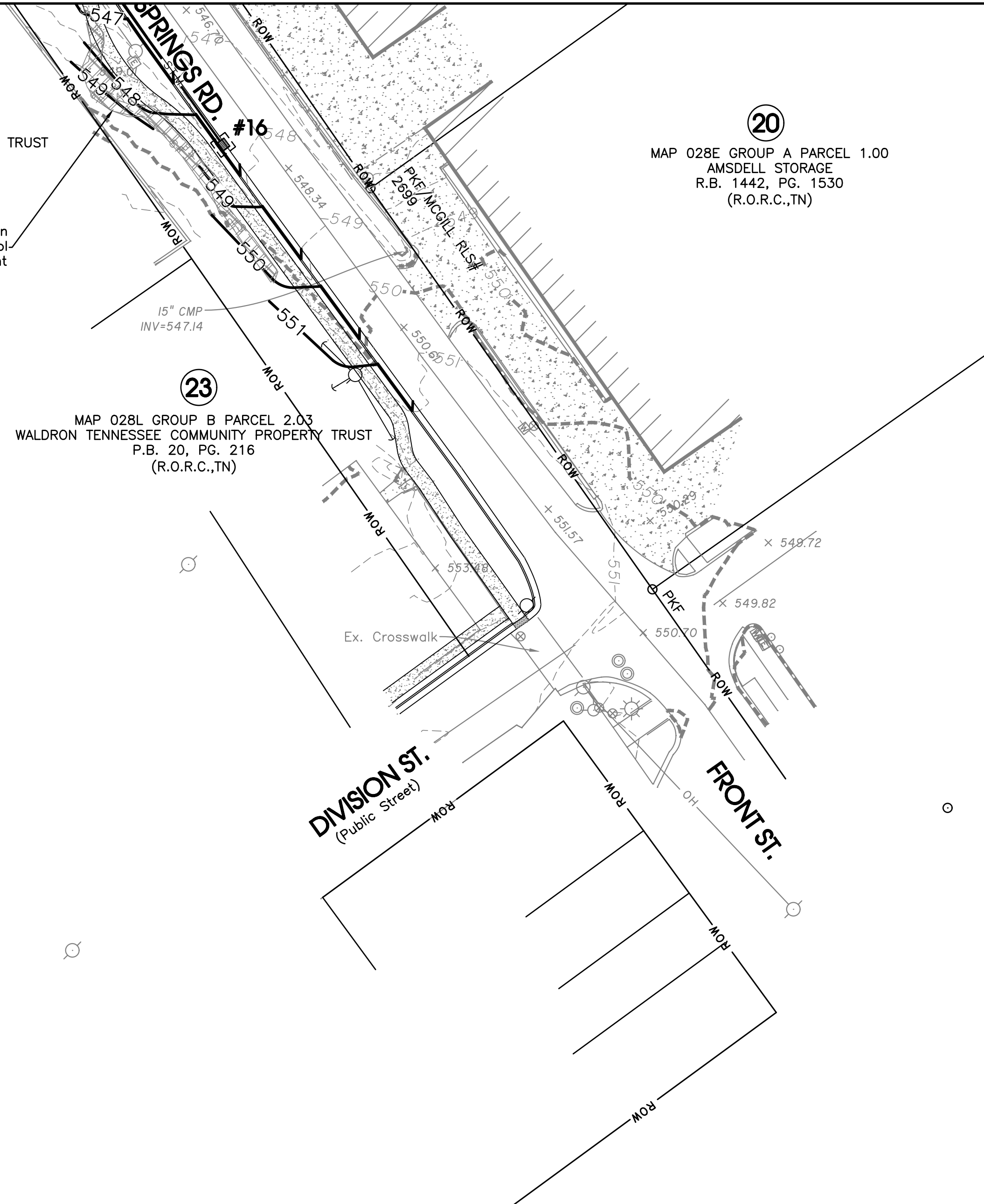
Grading, Drainage, & Final EPSC Plan

DATE: 2-13-2023
 CHECKED:
 MAT
 FILE NAME:
 22548sidewalk
 SCALE:
 1"=30'
 JOB NO.
 22548
 SHEET:

22
MAP 028L GROUP B PARCEL 2.02
WALDRON TENNESSEE COMMUNITY PROPERTY TRUST
P.B. 20, PG. 216
(R.O.R.C.,TN)

20
MAP 028E GROUP A PARCEL 1.00
AMSDELL STORAGE
R.B. 1442, PG. 1530
(R.O.R.C.,TN)

23
MAP 028L GROUP B PARCEL 2.03
WALDRON TENNESSEE COMMUNITY PROPERTY TRUST
P.B. 20, PG. 216
(R.O.R.C.,TN)



Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
+	EXIST. SIGN POST	→	HC SIGN
○	EXIST. SEWER CLEANOUT	→	PROPOSED SIGN POST
○	EXIST. MANHOLE (SEWER & PHONE)	●	CONCRETE BOLLARD
⊕	EXIST. CATCH BASIN (STORM SEWER)	—	WHEEL STOP
⊗	EXIST. WATER/GAS VALVE	—	CONCRETE SIDEWALK
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⊞	EXIST. WATER METER	→	TURN LANE ARROWS
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⊕	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
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⊕	CONCRETE THRUST BLOCK	×	PROPOSED SPOT ELEVATION
⊕	DOUBLE DETECTOR CHECK VALVE (63.25)	×	EXIST. SPOT ELEVATION
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⊕	FIRE HYDRANT	⊞	CATCH BASIN
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⊕	EXTERIOR CLEANOUT ECO	⊞	CONCRETE SWALE
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I, the undersigned, being a duly licensed Professional Engineer in the State of Tennessee, do hereby certify that I am the author of the design and drawings herein and that I am a duly licensed Professional Engineer in the State of Tennessee. I am in full compliance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

Structure Table

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P27	530.87	530.25	31	2.00	RCP III	18



Outfall

FINAL OUTFALLS

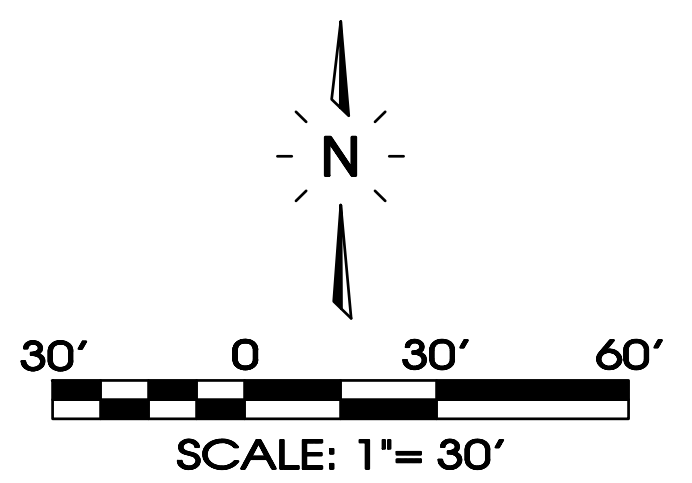
NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	NORTHEAST SILT FENCE	0.61	1-5%	35.9841	-86.5452

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
IMPERVIOUS	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.61
		COMPOSITE CN=98

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
COMMERCIAL	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.61
		COMPOSITE CN=98

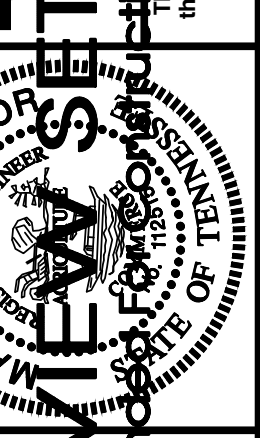


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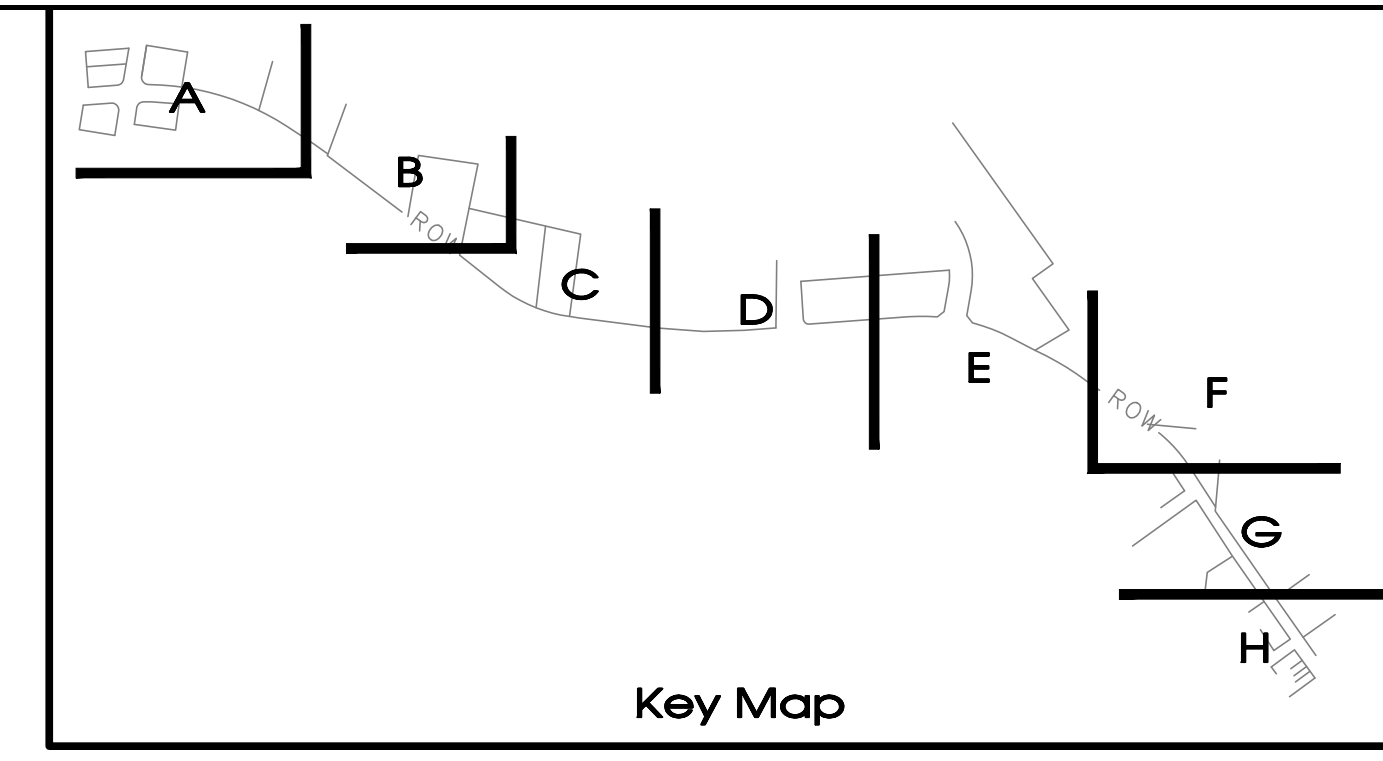
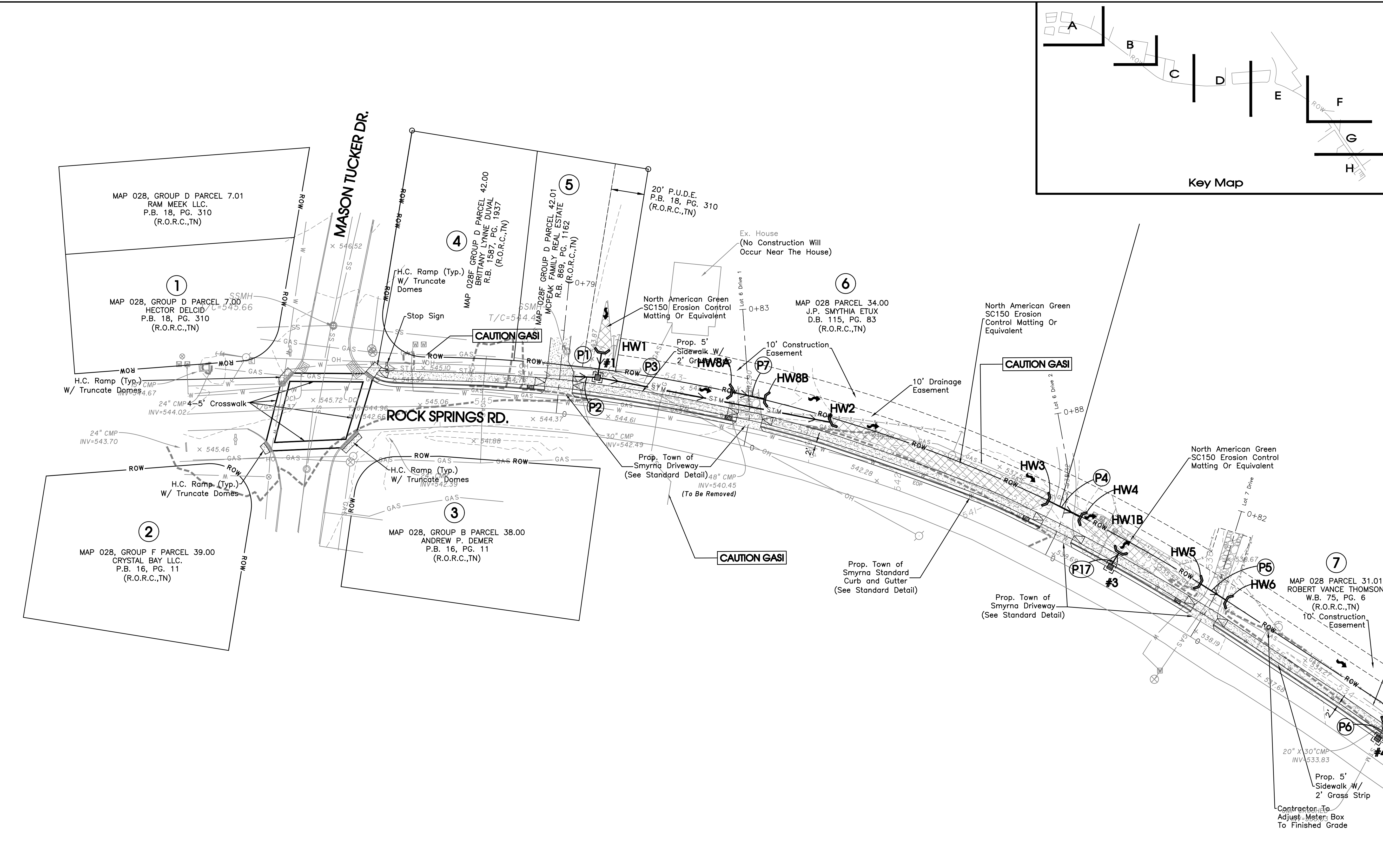
**Rock Springs Road
Sidewalk Extension**
Smyrna, Tennessee

**Grading, Drainage, &
Final EPSC Plan**

REVISIONS:
DRAWN: [blank]
DATE: 2-13-2023
CHECKED: [blank]
MAT [blank]
FILE NAME: 22548sidewalk
SCALE: 1"=30'
JOB NO. 22548
SHEET: 8H



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LANDSCAPE ARCHITECTURE
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I, the undersigned, being a duly licensed Professional Engineer in the State of Tennessee, do hereby certify that I am the author of the design and drawings herein and that I am a duly licensed Professional Engineer in the State of Tennessee. I am in full compliance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.



Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
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○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
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⊕	GAS METER	—	HEADWALL
⊕	GREASE TRAP	⊕	WINGED HEADWALL
○	EXTERIOR CLEANOUT	⊕	CONCRETE SWALE
○	MANHOLE	⊕	TYPE - X - HEADWALL

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



FINAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
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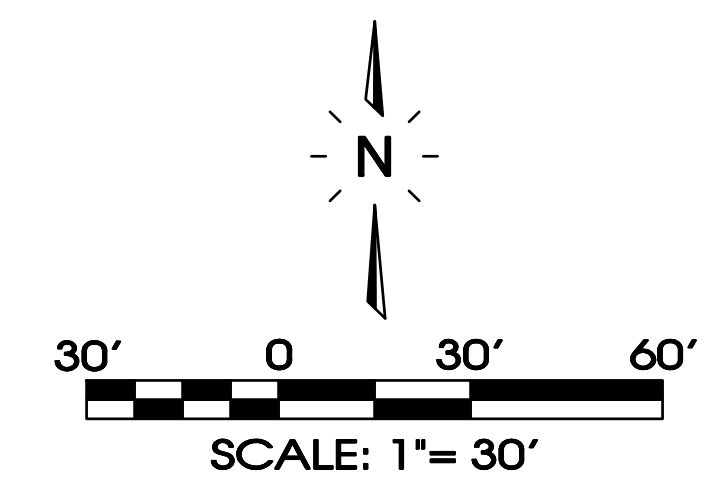
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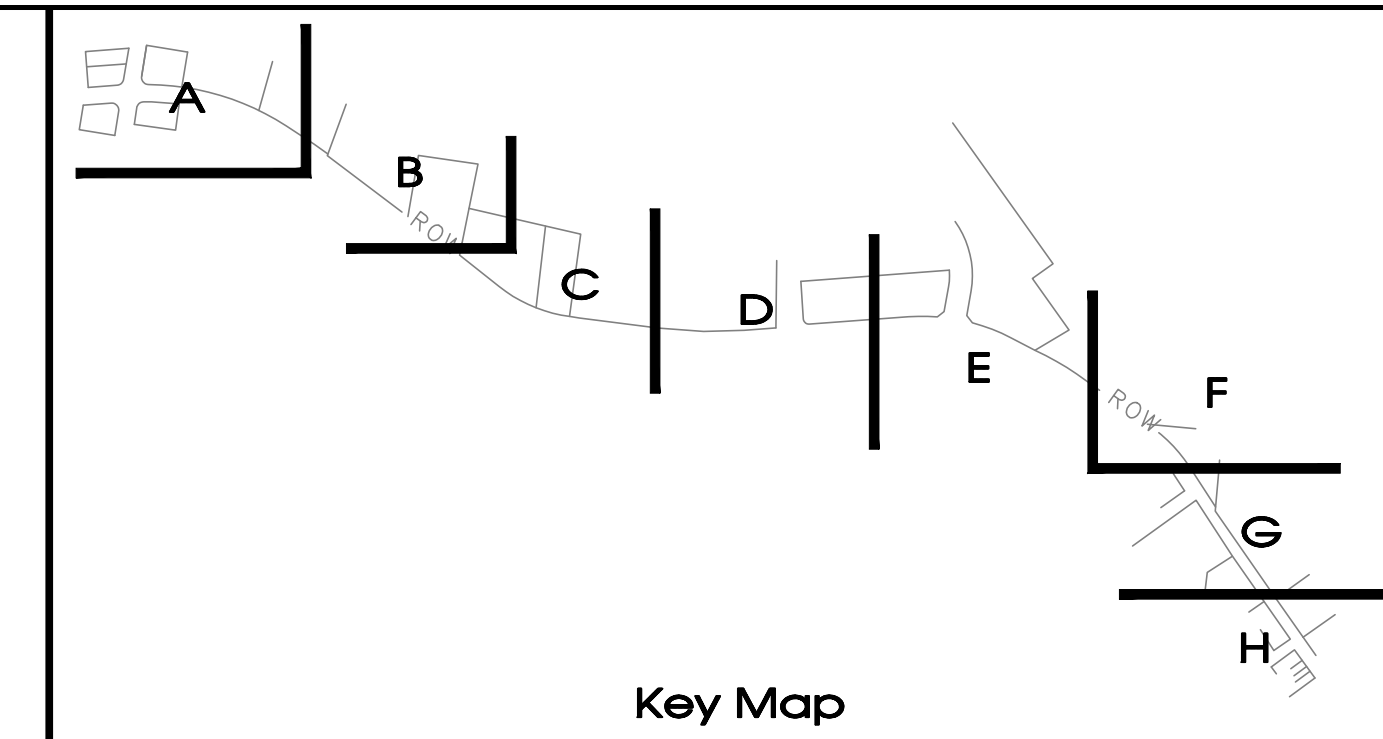
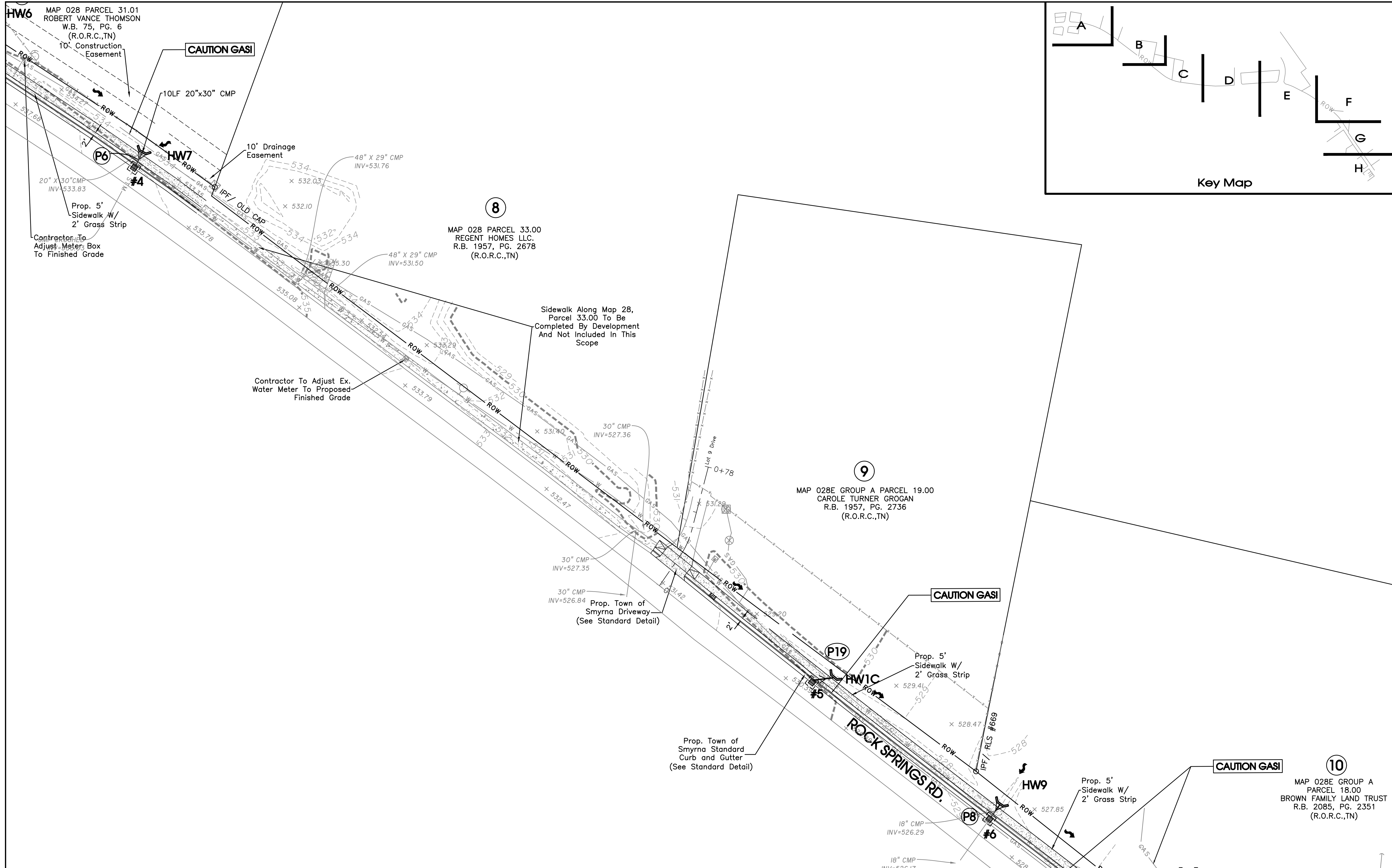


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 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
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Rock Springs Road Sidewalk Extension
 Smyrna, Tennessee

Final EPSC Plan

DATE: 2-13-2023
 CHECKED: MAT
 FILE NAME: 22548sidewalk
 SCALE: 1"=30'
 JOB NO. 22548
 SHEET: 9A



Legend:

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

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



FINAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	NORTHEAST SILT FENCE	0.61	1-5%	35.9841	-86.5452

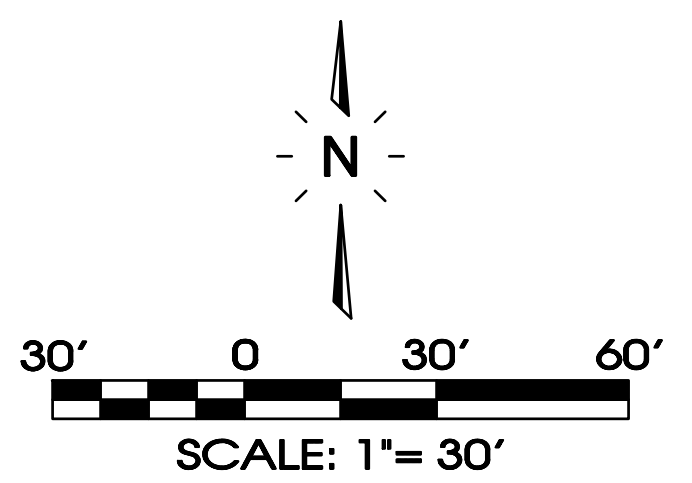
EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
IMPERVIOUS	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.61
		COMPOSITE CN=98

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
COMMERCIAL	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.61
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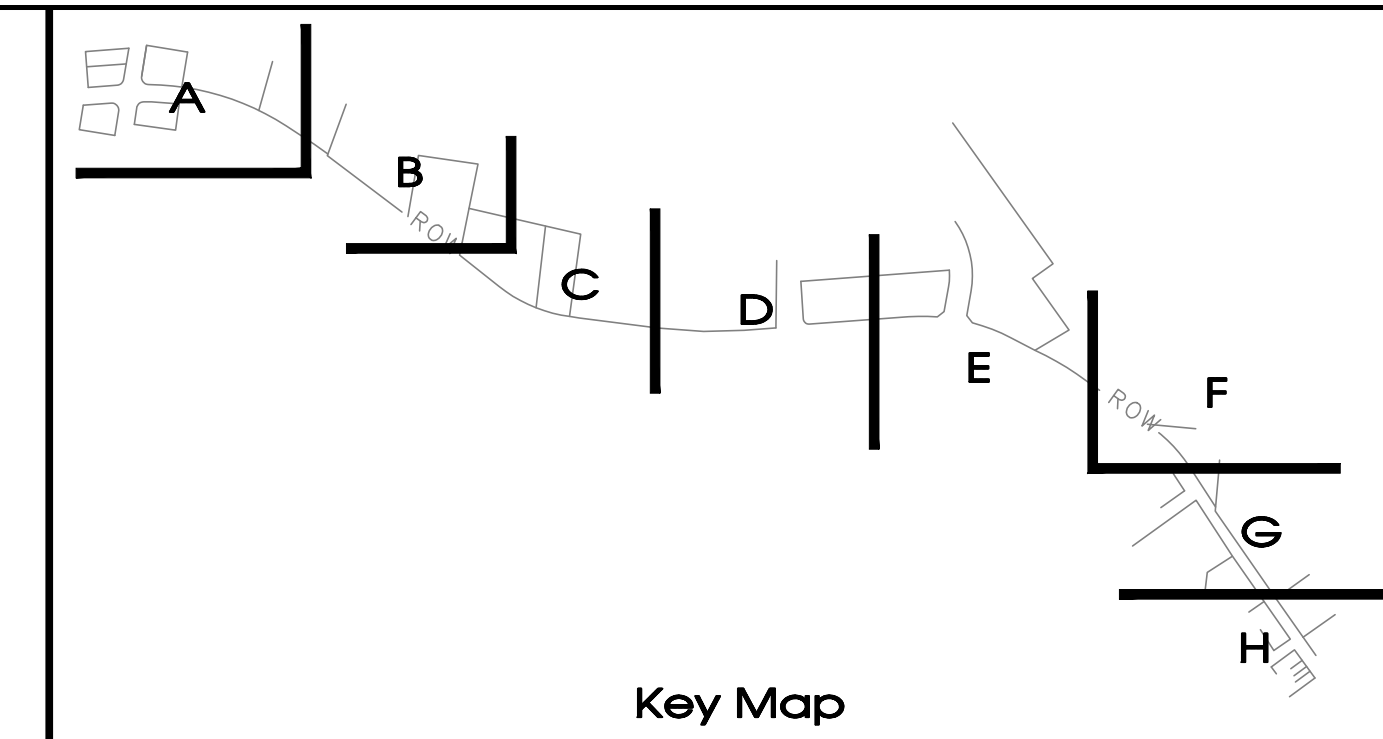
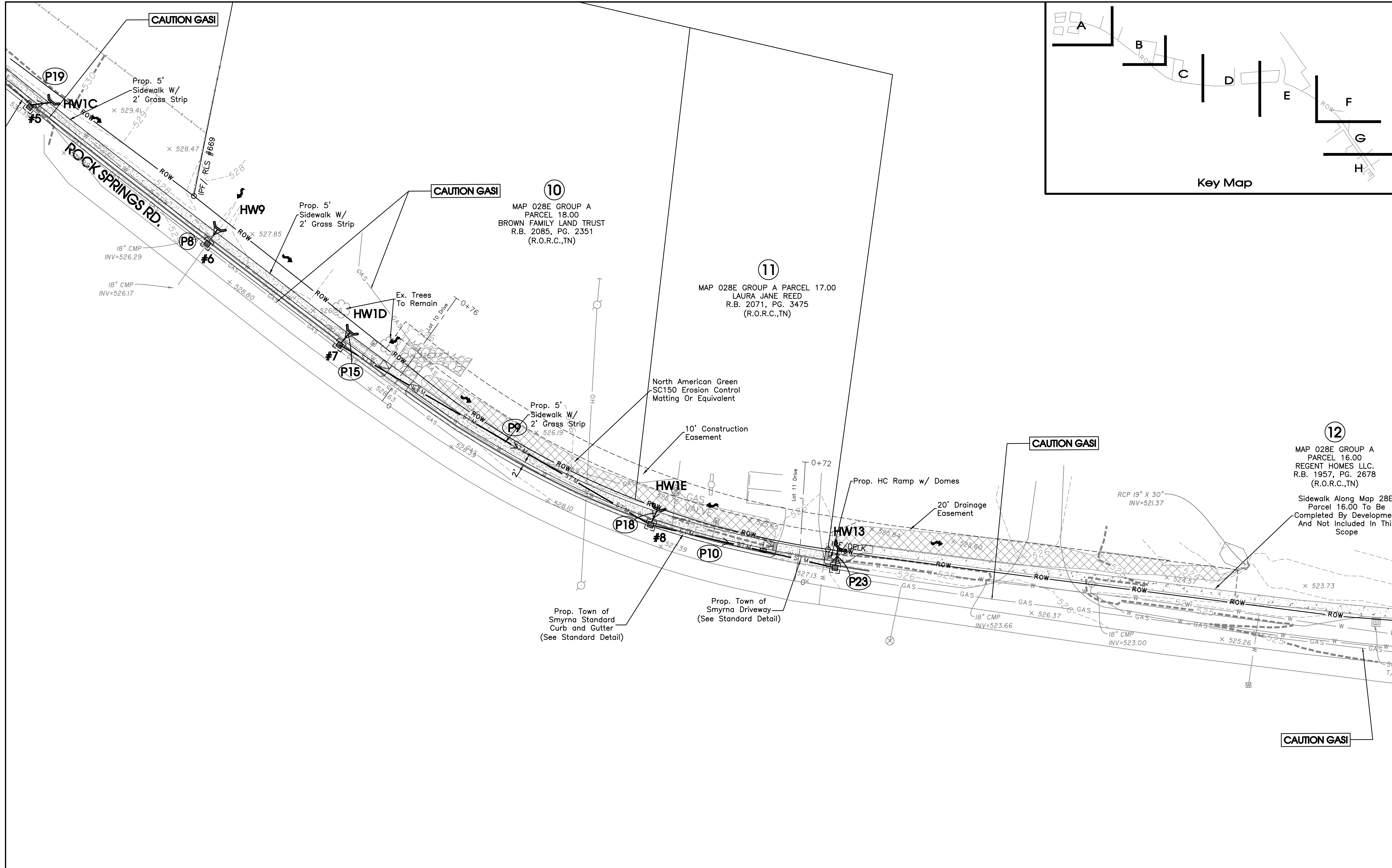


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Rock Springs Road Sidewalk Extension
 Smyrna, Tennessee

Final EPSC Plan

SHEET: **9B**



Legend:

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●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
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⊕	EXIST. TELEPHONE RISER	▬	EXTRUDED CURB
⊕	EXIST. GAS RISER	▬	CURB & GUTTER
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⊕	EXIST. WATER METER	➔	TURN LANE ARROWS
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⊕	BLOW OFF VALVE	⊗	RIP RAP
▬	REDUCER	➔	RUNOFF FLOW ARROW
⊕	REMOTE FIRE DEPT. CONNECTION	⊕	INLET FILTER PROTECTION
⊕	CONCRETE THRUST BLOCK	⊕	PROPOSED SPOT ELEVATION
⊕	DOUBLE DETECTOR CHECK VALVE	⊕	EXIST. SPOT ELEVATION
⊕	FIRE DEPT. CONNECTION	➔	SEWER/STORM FLOW DIRECTION
⊕	FIRE HYDRANT	⊕	CATCH BASIN
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○	EXTERIOR CLEANOUT ECO	▬	CONCRETE SWALE
○	MANHOLE	⊕	TYPE- X- HEADWALL

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



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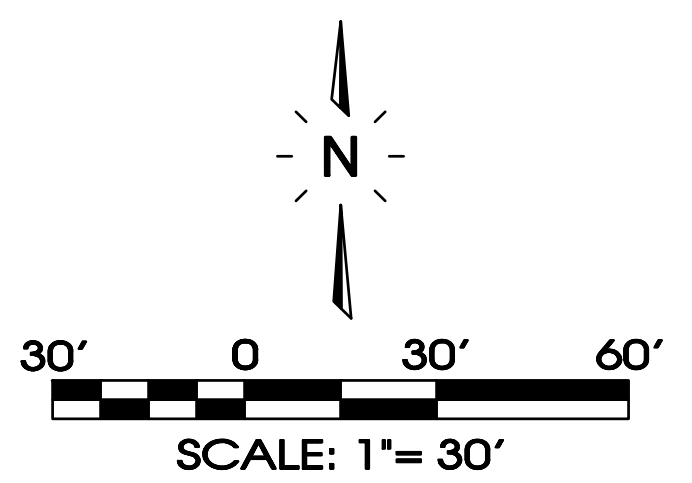
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		COMPOSITE CN=98

PROPOSED ON-SITE CONDITIONS

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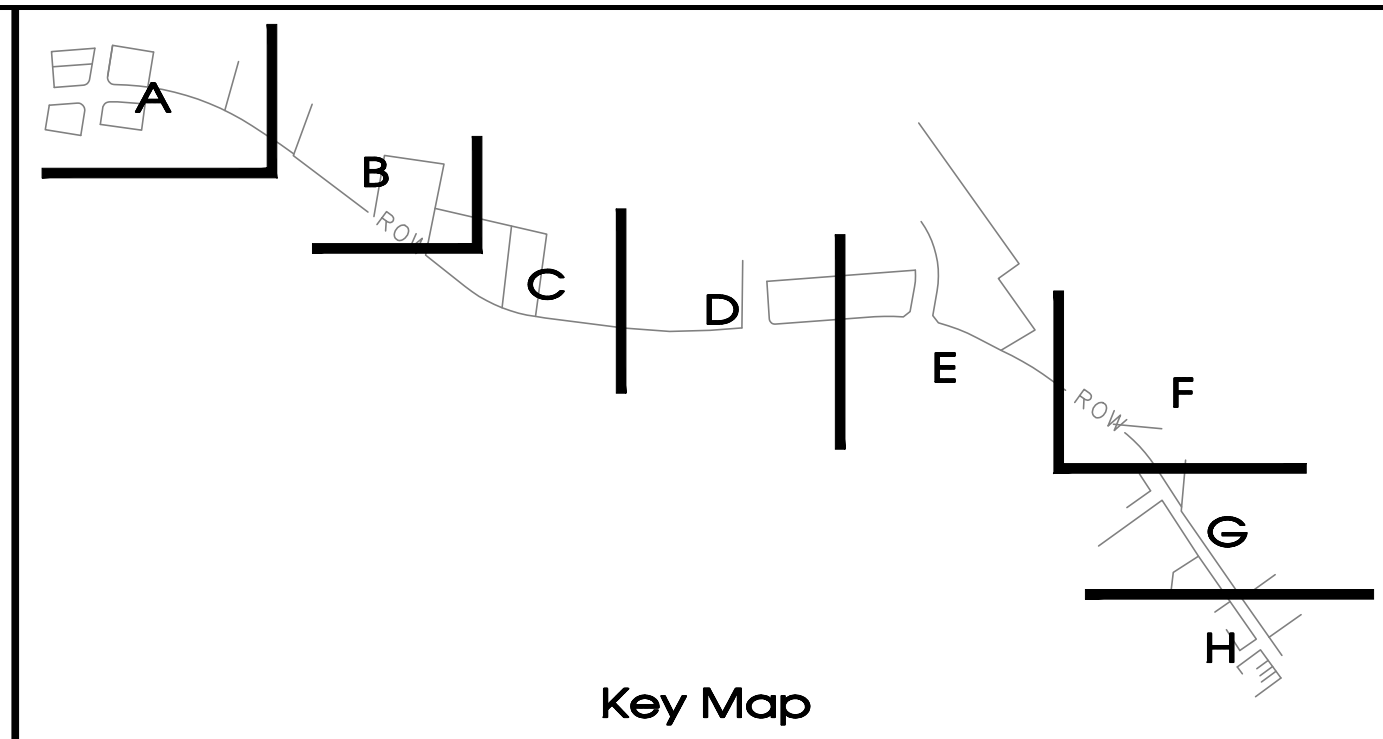
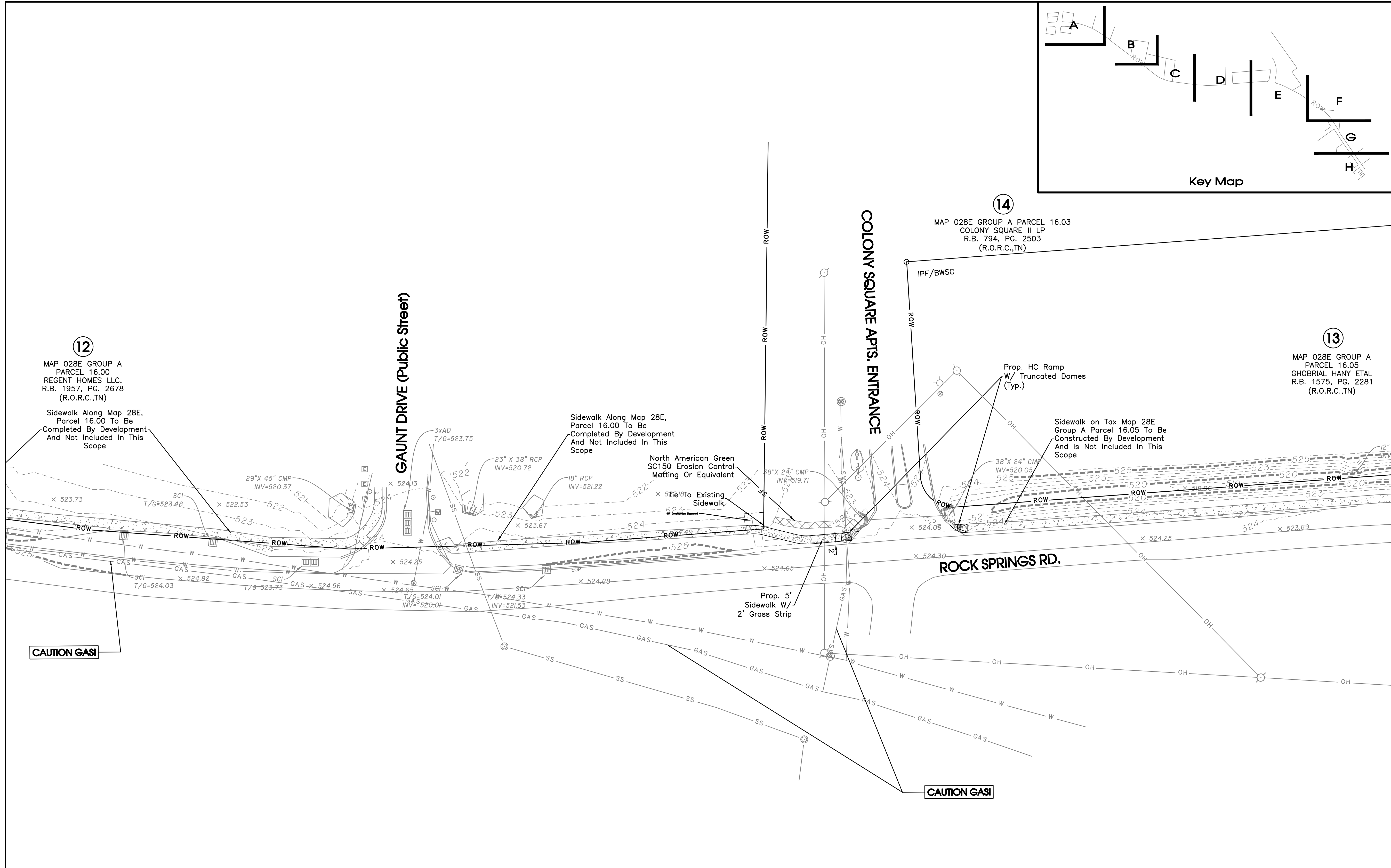


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Rock Springs Road Sidewalk Extension
Smyrna, Tennessee

Final EPSC Plan

DATE: 2-13-2023
CHECKED: MAT
FILE NAME: 22548sidewalk
SCALE: 1"=30'
JOB NO. 22548
SHEET: 90



Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	⊕	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
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○	MANHOLE	⊕	TYPE- X- HEADWALL

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

12
MAP 028E GROUP A PARCEL 16.00
REGENT HOMES LLC.
R.B. 1957, PG. 2678
(R.O.R.C.,TN)
Sidewalk Along Map 28E, Parcel 16.00 To Be Completed By Development And Not Included In This Scope

GAUNT DRIVE (Public Street)

COLONY SQUARE APTS. ENTRANCE

14
MAP 028E GROUP A PARCEL 16.03
COLONY SQUARE II LP
R.B. 794, PG. 2503
(R.O.R.C.,TN)

13
MAP 028E GROUP A PARCEL 16.05
GHOBBRIAL HANY ETAL
R.B. 1575, PG. 2281
(R.O.R.C.,TN)

ROCK SPRINGS RD.

CAUTION GAS!

CAUTION GAS!



FINAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	NORTHEAST SILT FENCE	0.61	1-5%	35.9841	-86.5452

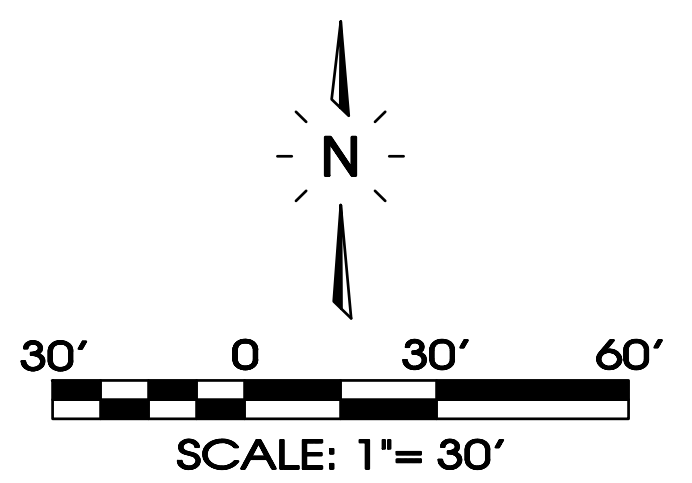
EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
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		COMPOSITE CN=98

PROPOSED ON-SITE CONDITIONS

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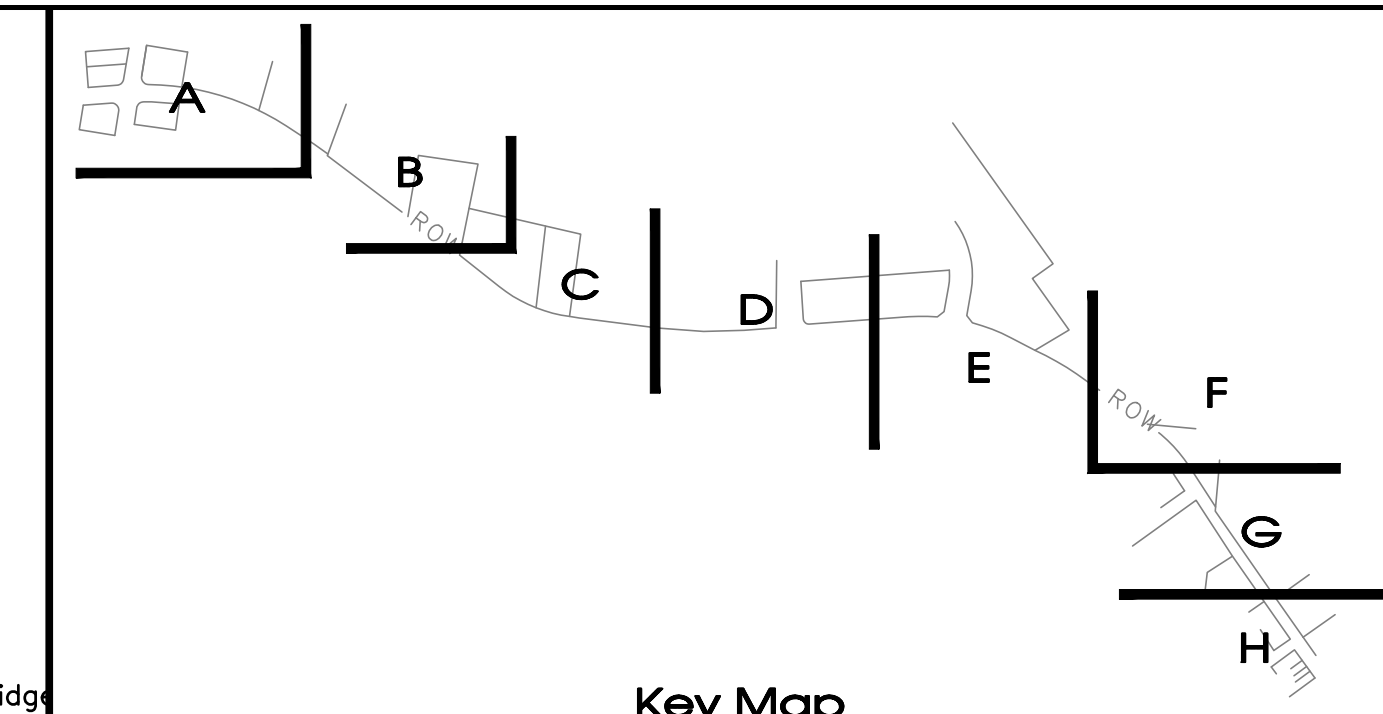
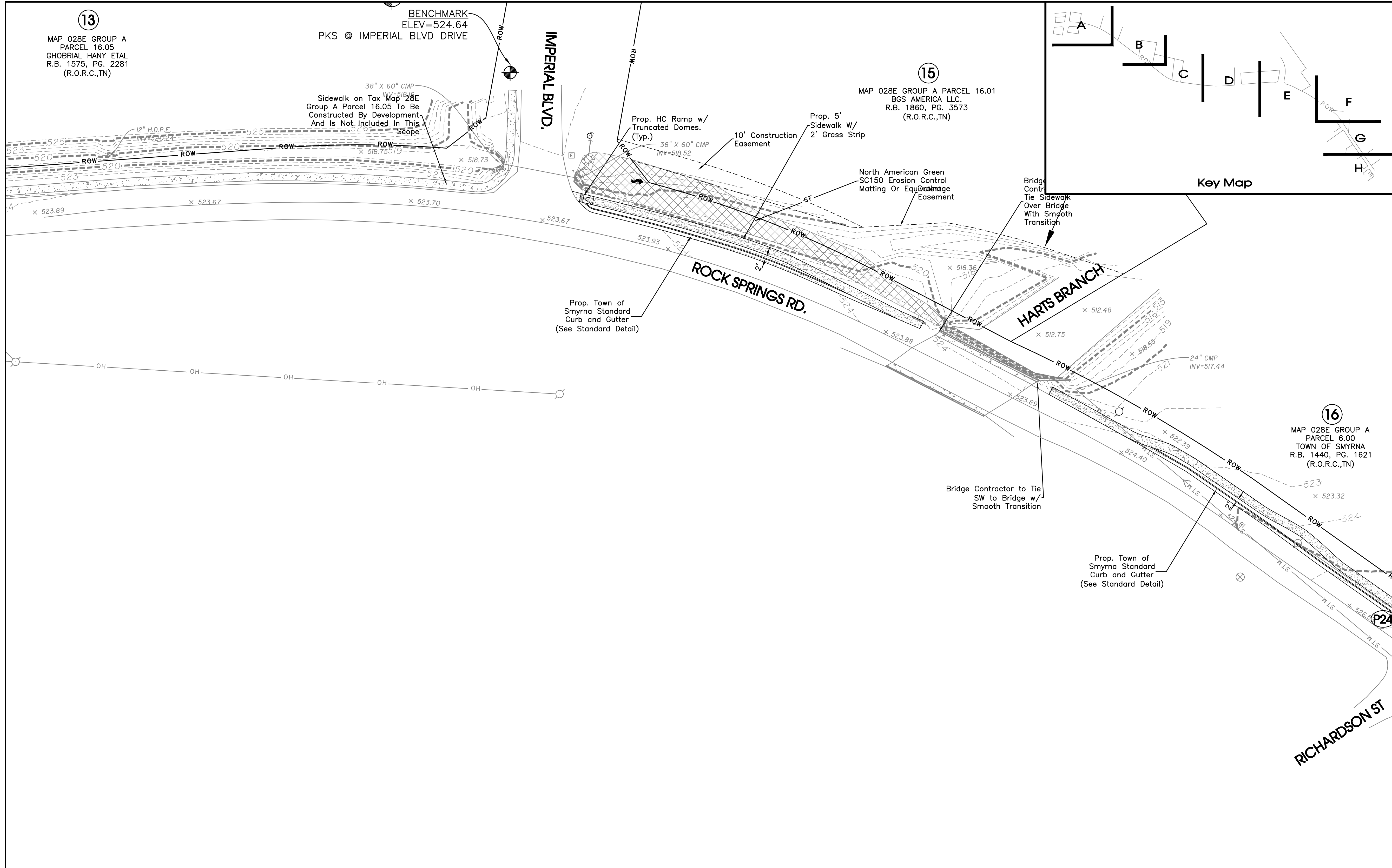
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REVIEW SET
(Not intended for construction)
Rock Springs Road
Sidewalk Extension
Smyrna, Tennessee

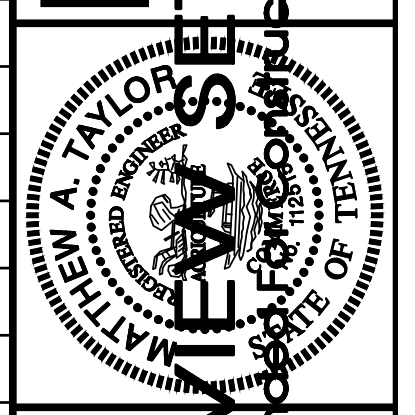
Final EPSC Plan
9D



Legend:

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Rock Springs Road Sidewalk Extension
 Smyrna, Tennessee
Final EPSC Plan

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
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EXISTING CONTOUR LINES	-----601-----
PROPOSED CONTOUR LINES	-----601-----
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PROPOSED SANITARY SEWER	---
EXISTING WATER	---W---
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FINAL OUTFALLS

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1	NORTHEAST SILT FENCE	0.61	1-5%	35.9841	-86.5452

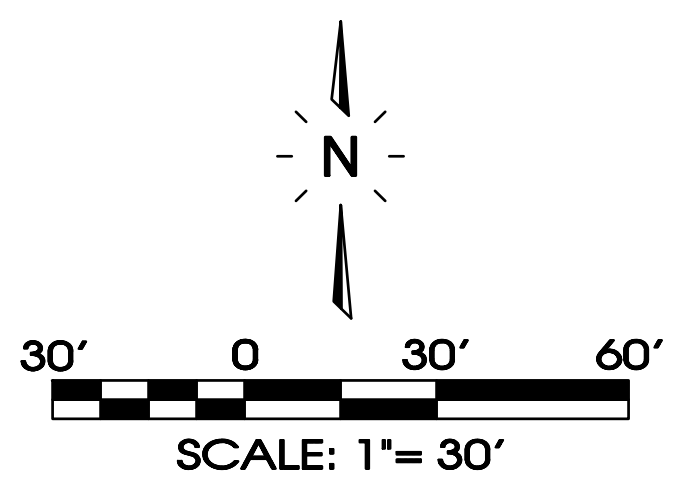
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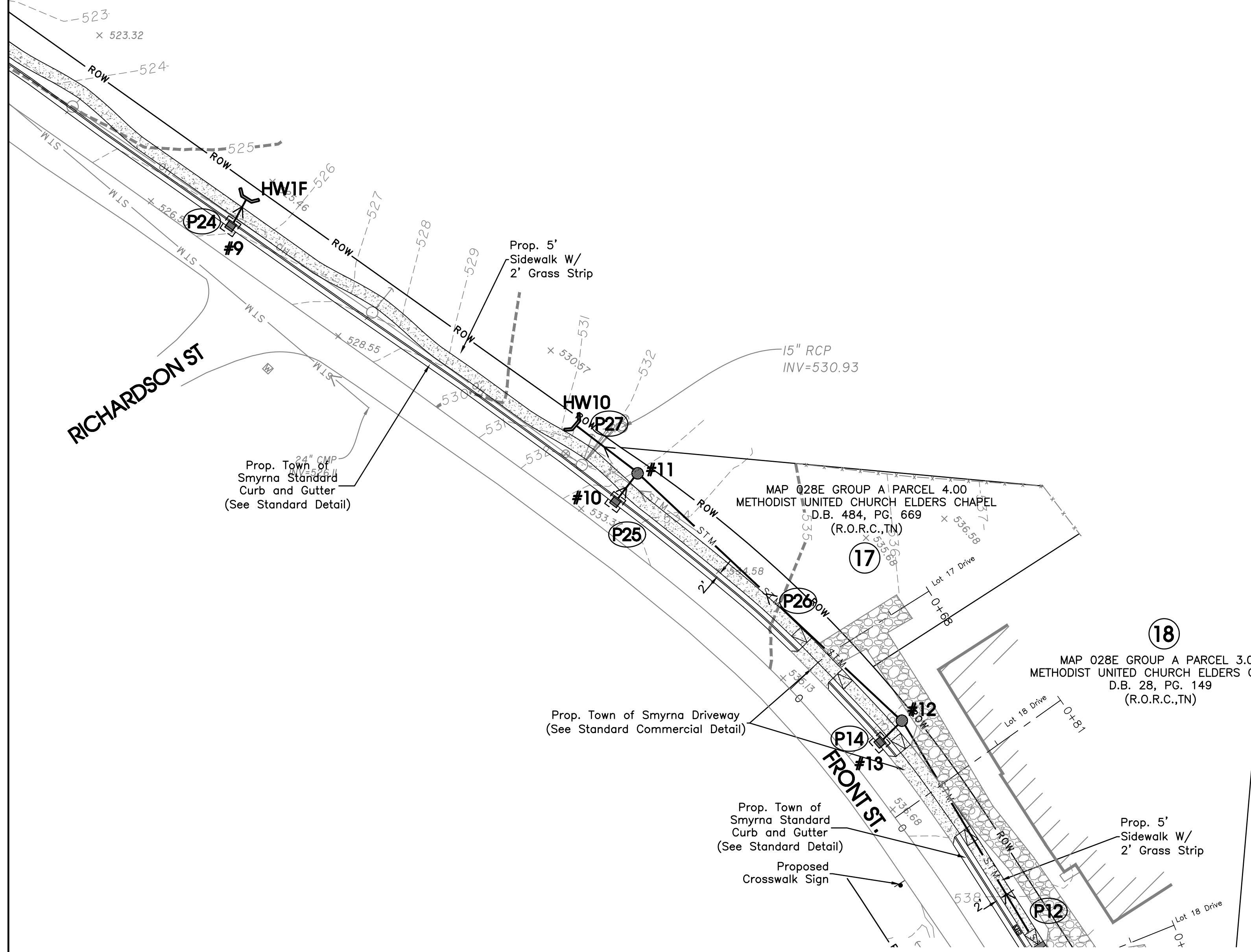
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REVISIONS:	
DRAWN:	
DATE:	2-13-2023
CHECKED:	
MAT	
FILE NAME:	22548sidewalk
SCALE:	1"=30'
JOB NO.	22548
SHEET:	

16
MAP 028E GROUP A
PARCEL 6.00
TOWN OF SMYRNA
R.B. 1440, PG. 1621
(R.O.R.C., TN)



FINAL OUTFALLS

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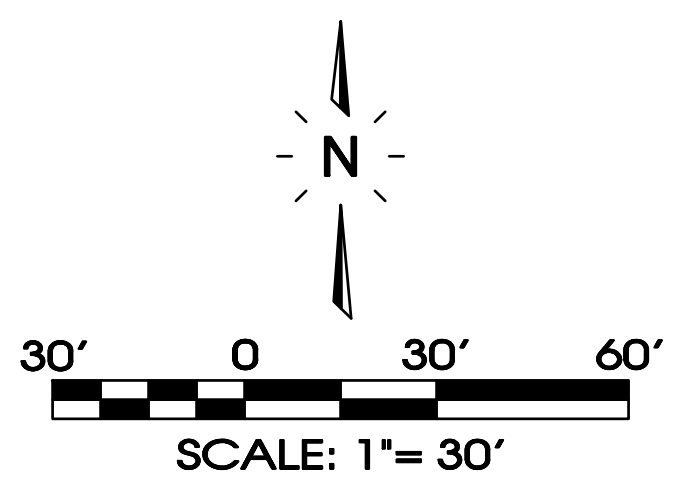
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+	EXIST. SIGN POST	+	HC SIGN
○	EXIST. SEWER CLEANOUT	+	PROPOSED SIGN POST
○	EXIST. MANHOLE (SEWER & PHONE)	●	CONCRETE BOLLARD
⊕	EXIST. CATCH BASIN (STORM SEWER)	⊕	WHEEL STOP
⊕	EXIST. WATER/GAS VALVE	⊕	CONCRETE SIDEWALK
⊕	EXIST. TELEPHONE RISER	⊕	EXTRUDED CURB
⊕	EXIST. GAS RISER	⊕	CURB & GUTTER
⊕	ELECTRICAL ENCLOSURE	→	TRAFFIC ARROW
⊕	EXIST. WATER METER	↩	TURN LANE ARROWS
○	EXIST. UTILITY POLE	⚠	REVISION NUMBER
⊕	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
⊕	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
⊕	BLOW OFF VALVE	⊕	RIP RAP
⊕	REDUCER	→	RUNOFF FLOW ARROW
⊕	REMOTE FIRE DEPT. CONNECTION	⊕	INLET FILTER PROTECTION
⊕	CONCRETE THRUST BLOCK	⊕	PROPOSED SPOT ELEVATION
⊕	DOUBLE DETECTOR CHECK VALVE (63.25)	⊕	EXIST. SPOT ELEVATION
⊕	FIRE DEPT. CONNECTION	⊕	SEWER/STORM FLOW DIRECTION
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⊕	WATER METER	⊕	AREA DRAIN
⊕	GAS METER	⊕	HEADWALL
⊕	GREASE TRAP	⊕	WINGED HEADWALL
○	EXTERIOR CLEANOUT ECO	⊕	CONCRETE SWALE
○	MANHOLE	⊕	TYPE- X- HEADWALL

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



Know what's below.
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Rock Springs Road Sidewalk Extension
 Smyrna, Tennessee

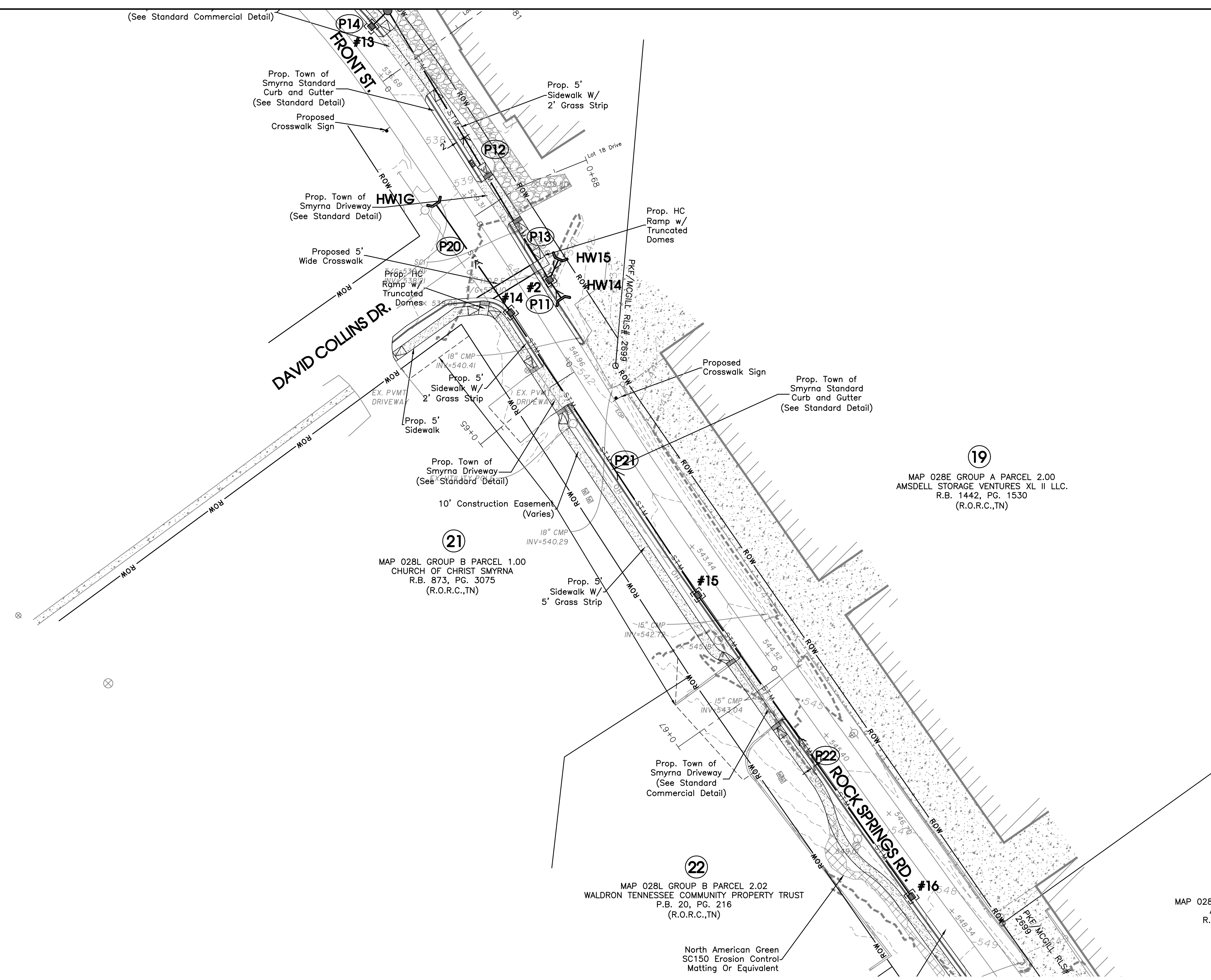
Final EPSC Plan

REVISIONS:

DATE:	2-13-2023
CHECKED:	MAT
FILE NAME:	22548sidewalk
SCALE:	1"=30'
JOB NO.	22548
SHEET:	

9F

(See Standard Commercial Detail)



19
MAP 028E GROUP A PARCEL 2.00
AMSDELL STORAGE VENTURES XL II LLC.
R.B. 1442, PG. 1530
(R.O.R.C.,TN)

21
MAP 028L GROUP B PARCEL 1.00
CHURCH OF CHRIST SMYRNA
R.B. 873, PG. 3075
(R.O.R.C.,TN)

22
MAP 028L GROUP B PARCEL 2.02
WALDRON TENNESSEE COMMUNITY PROPERTY TRUST
P.B. 20, PG. 216
(R.O.R.C.,TN)

20
MAP 028E GROUP A PARCEL 1.00
AMSDELL STORAGE
R.B. 1442, PG. 1530
(R.O.R.C.,TN)



FINAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	NORTHEAST SILT FENCE	0.61	1-5%	35.9841	-86.5452

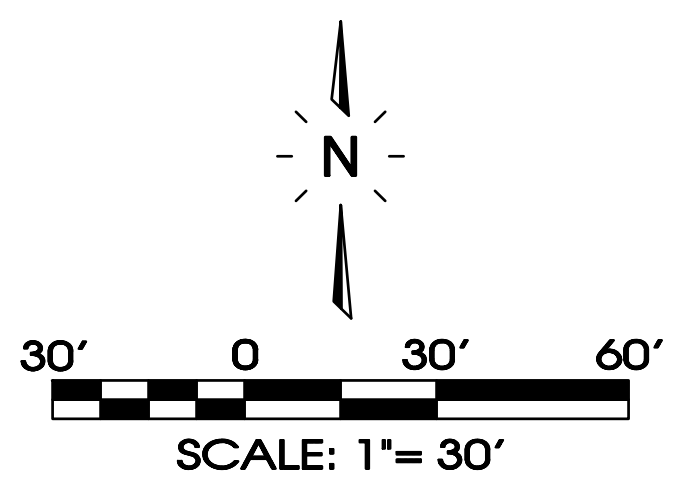
EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
IMPERVIOUS	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.61
		COMPOSITE CN=98

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
COMMERCIAL	BUILDING, PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.61
		COMPOSITE CN=98

- NOTES:**
- Final EPSC Measures Shown Here On Shall Be Enacted As Early As Practical During Construction. Stabilization Timing Criteria Has Been Established In The SWPPP and TNGCP.
 - Inlet Protection, Erosion Blanket & Temporary Stabilization (I.E. Seed & Mulch) Will Be Installed By General Contractor. Permanent Stabilization Measure (I.E. Sod, Landscape, Pavement) Will Be Installed By Contractor.
 - Contractor To Stabilize All Disturbed Areas After Construction.



Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
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○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
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⊕	EXIST. GAS RISER	⊕	CURB & GUTTER
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⊕	EXIST. WATER METER	⊕	TURN LANE ARROWS
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⊕	MANHOLE	⊕	TYPE- X- HEADWALL

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EXISTING ELECTRIC	OH
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
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EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W

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REVIEW SET
(Not intended for construction)
Rock Springs Road
Sidewalk Extension
Smyrna, Tennessee

Final EPSC Plan
DATE: 2-13-2023
CHECKED: MAT
FILE NAME: 22548sidewalk
SCALE: 1"=30'
JOB NO. 22548
SHEET: 9G

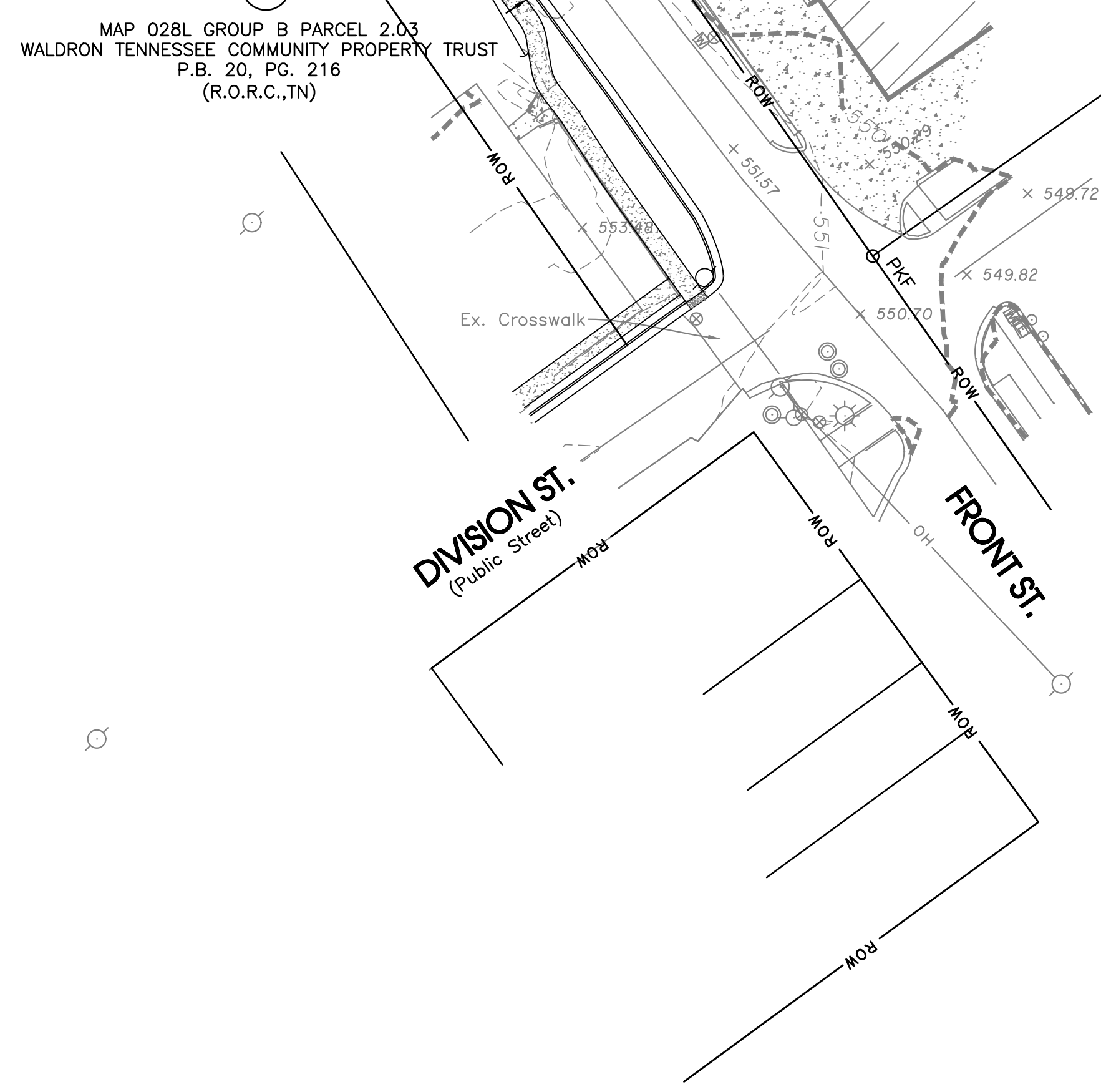
22
MAP 028L GROUP B PARCEL 2.02
WALDRON TENNESSEE COMMUNITY PROPERTY TRUST
P.B. 20, PG. 216
(R.O.R.C.,TN)

20
MAP 028E GROUP A PARCEL 1.00
AMSDELL STORAGE
R.B. 1442, PG. 1530
(R.O.R.C.,TN)

North American Green
SC150 Erosion Control
Matting Or Equivalent

Prop. Town of
Smyrna Standard
Curb and Gutter
(See Standard Detail)

23
MAP 028L GROUP B PARCEL 2.03
WALDRON TENNESSEE COMMUNITY PROPERTY TRUST
P.B. 20, PG. 216
(R.O.R.C.,TN)



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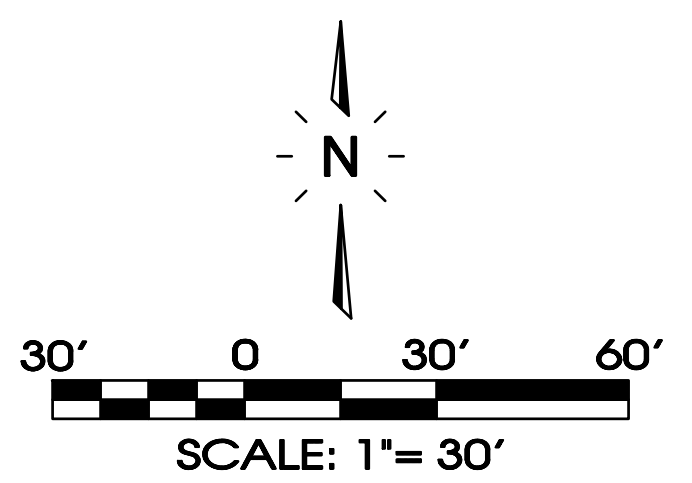
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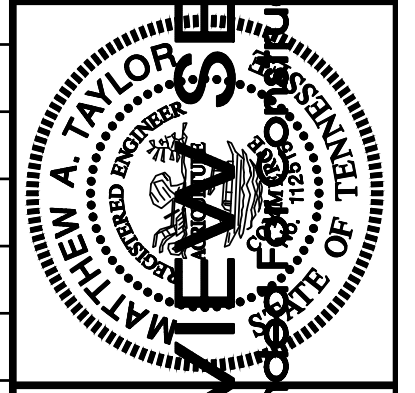
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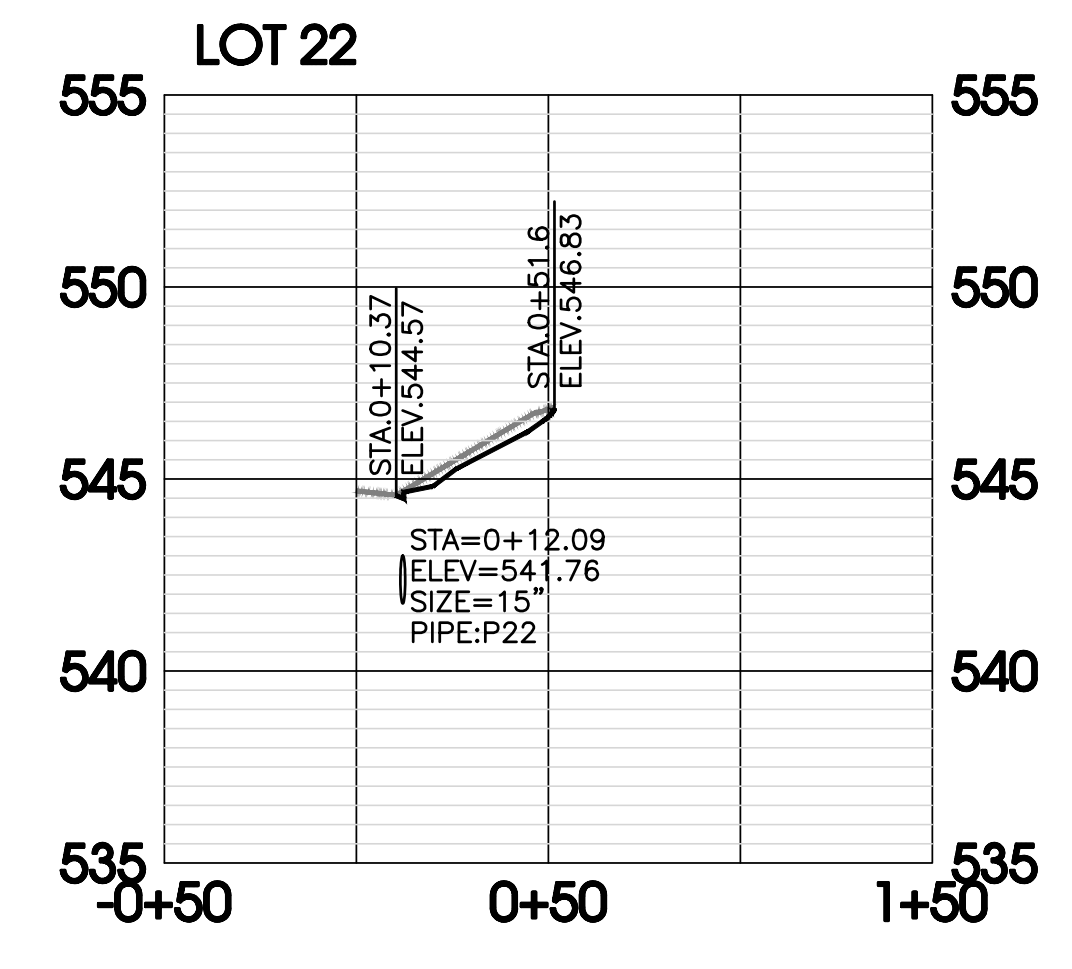
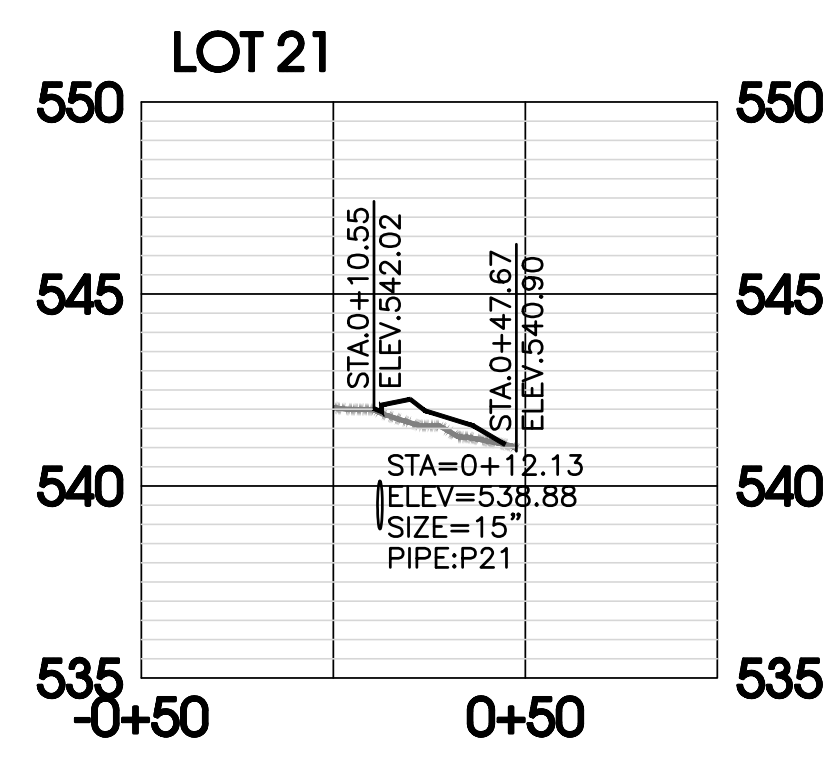
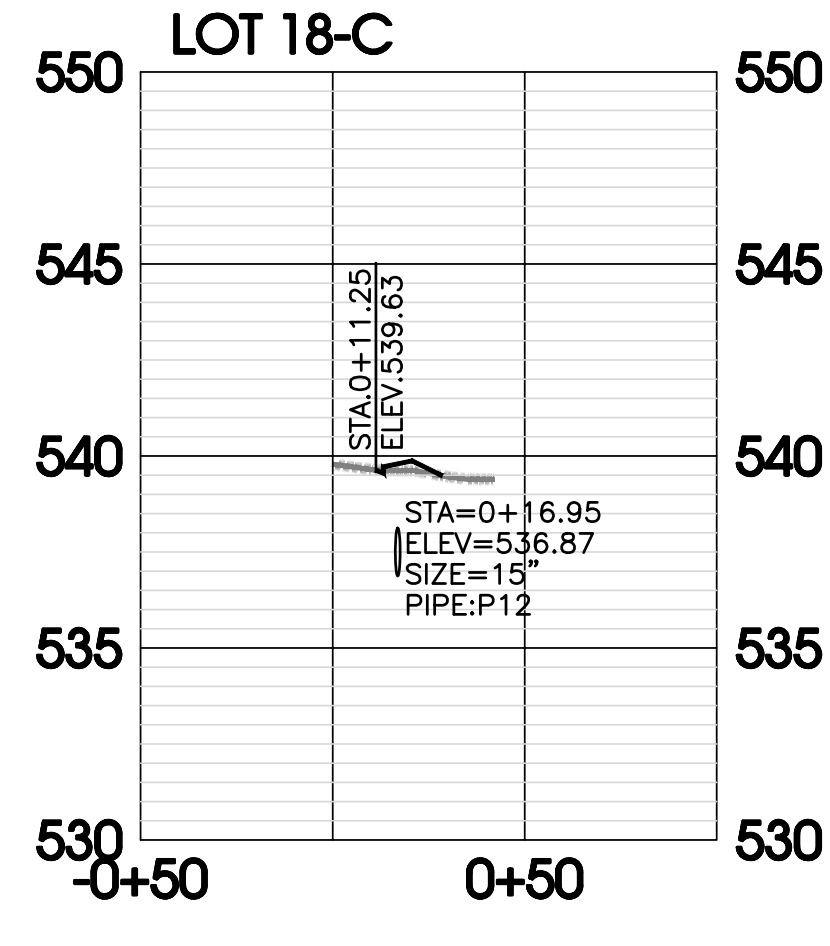
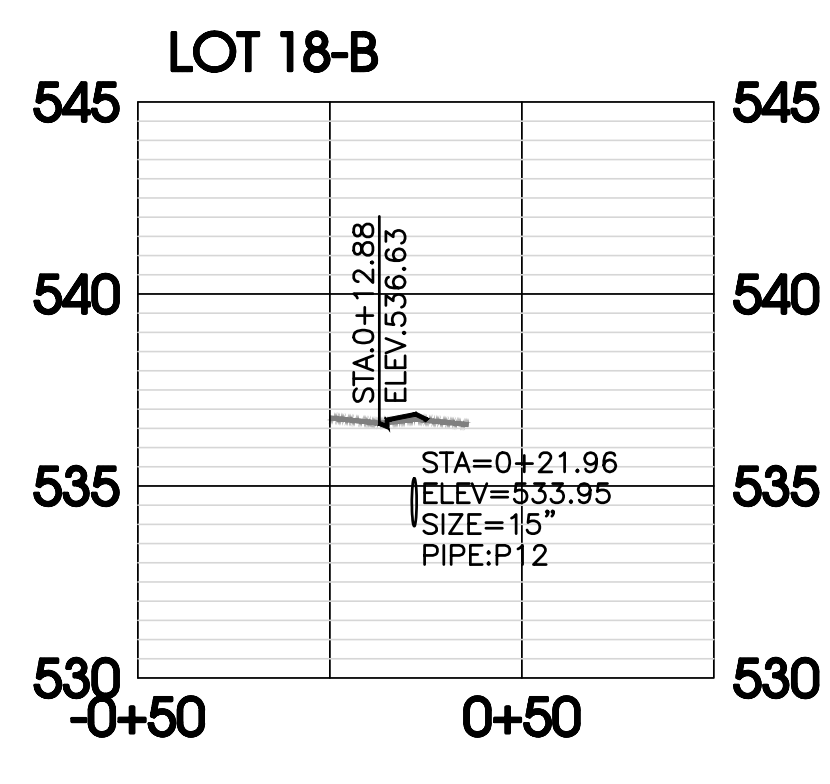
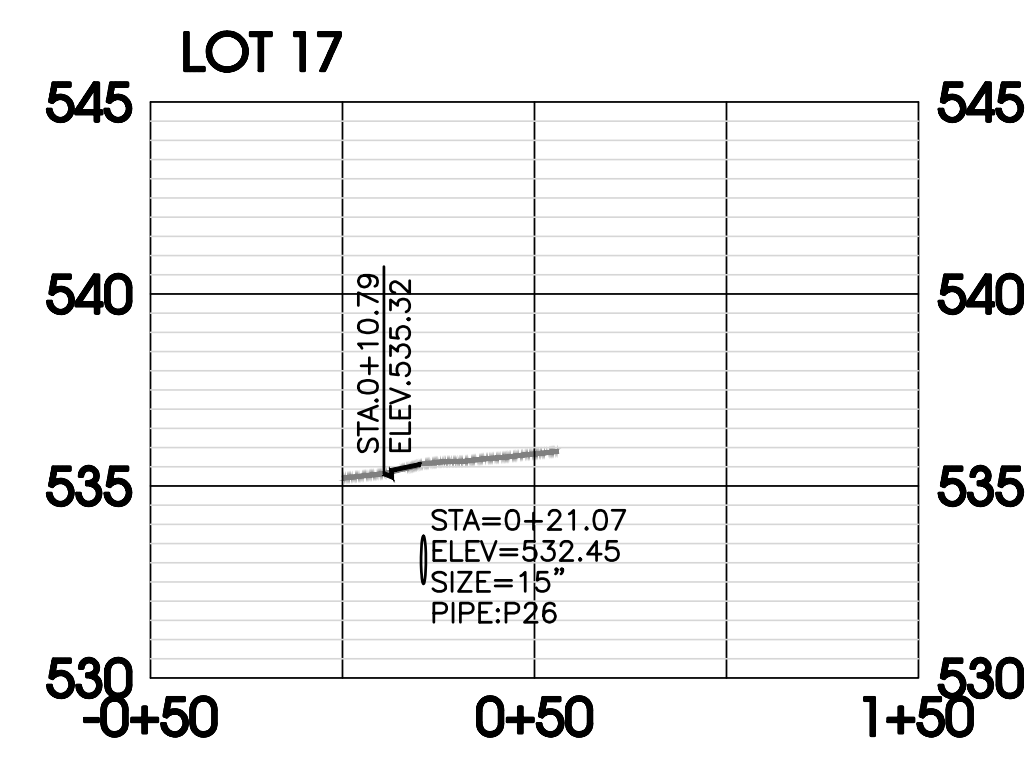
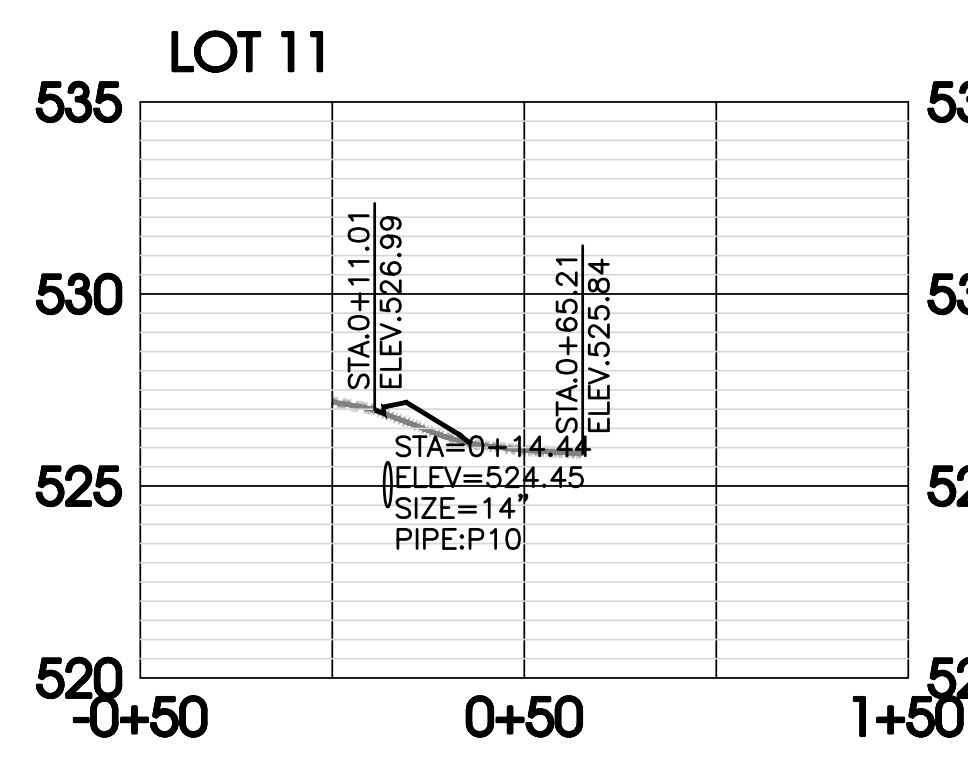
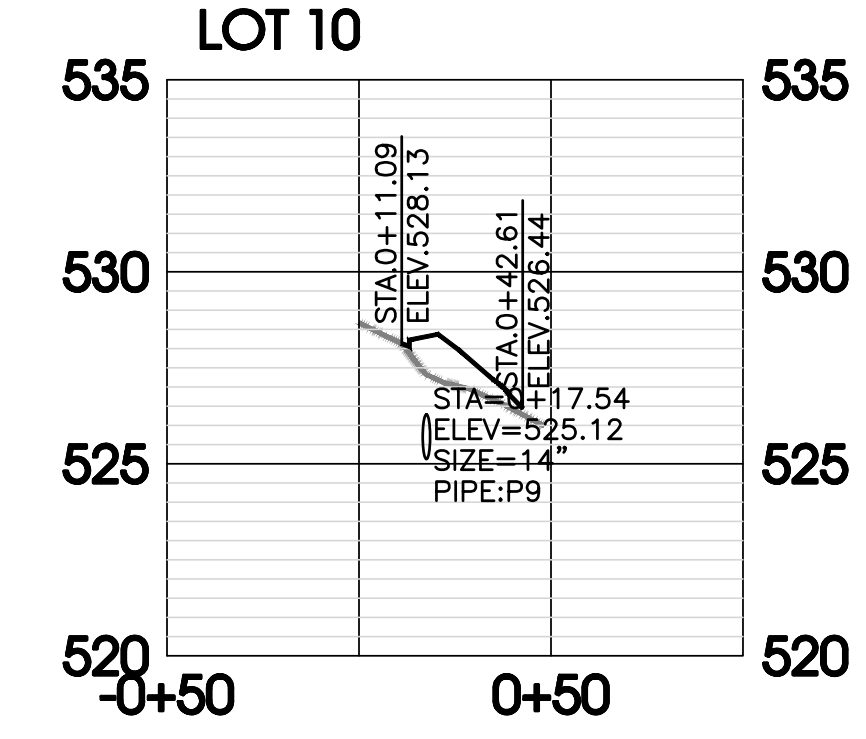
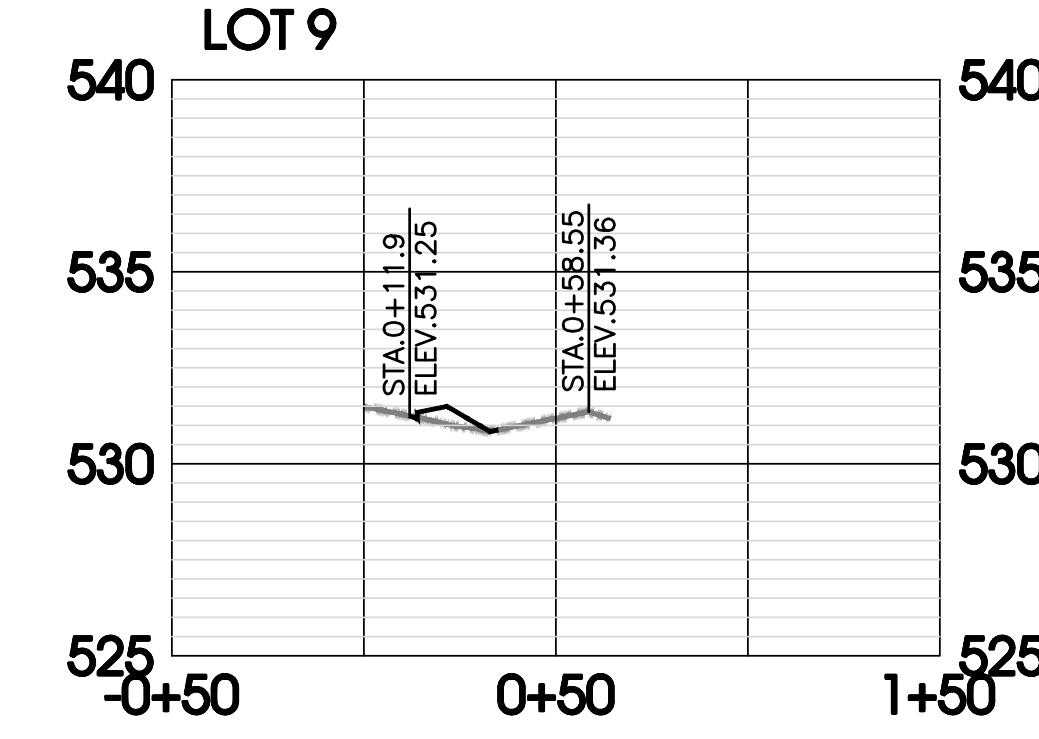
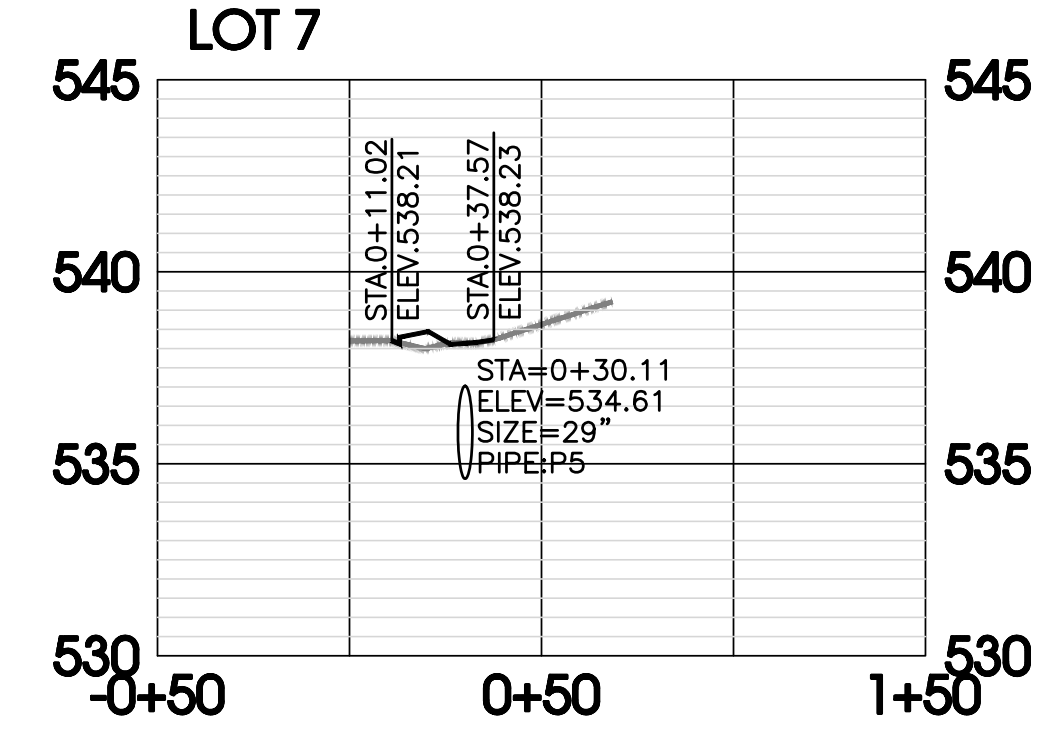
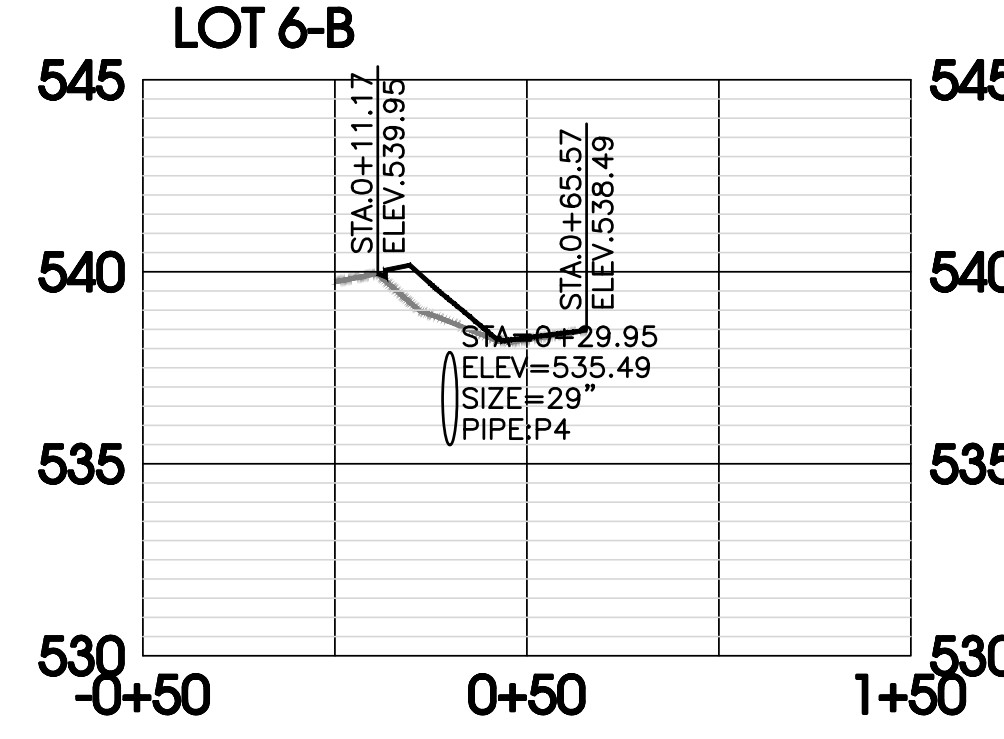
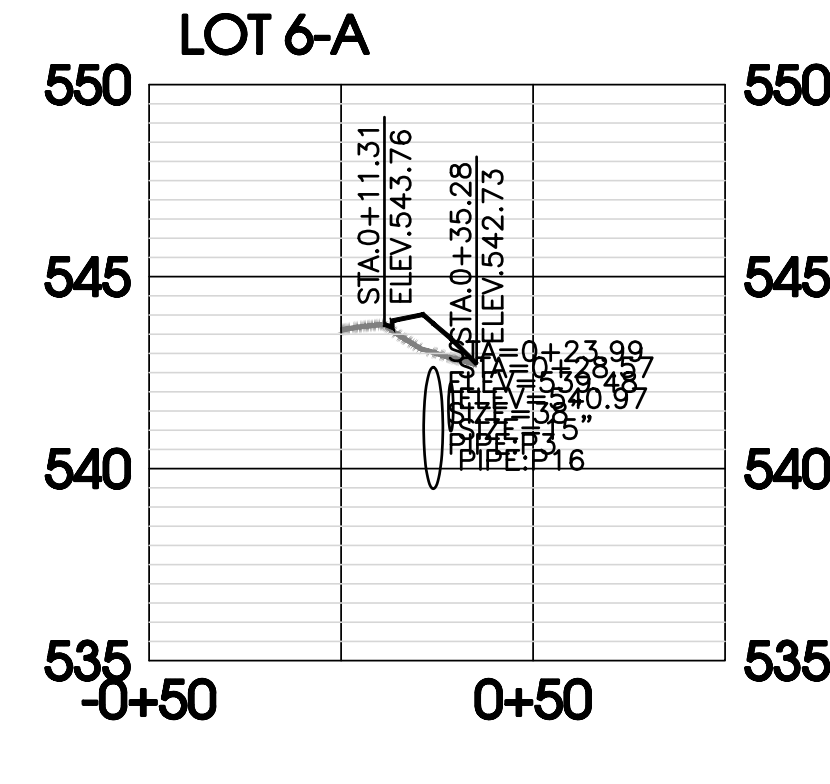
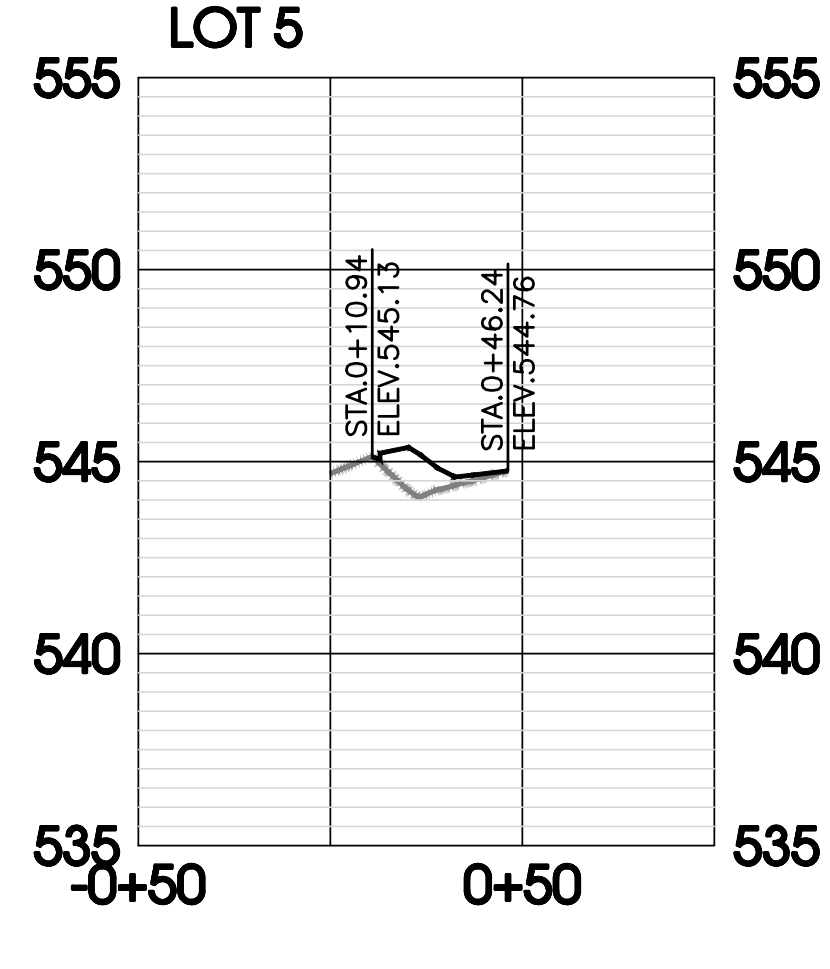
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LANDSCAPE ARCHITECTURE
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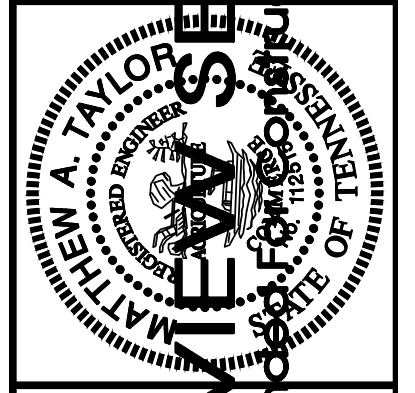
**Rock Springs Road
Sidewalk Extension**
Smyrna, Tennessee

Final EPSC Plan

DATE: 2-13-2023
CHECKED: MAT
FILE NAME: 22548sidewalk
SCALE: 1"=30'
JOB NO. 22548
SHEET: 9H



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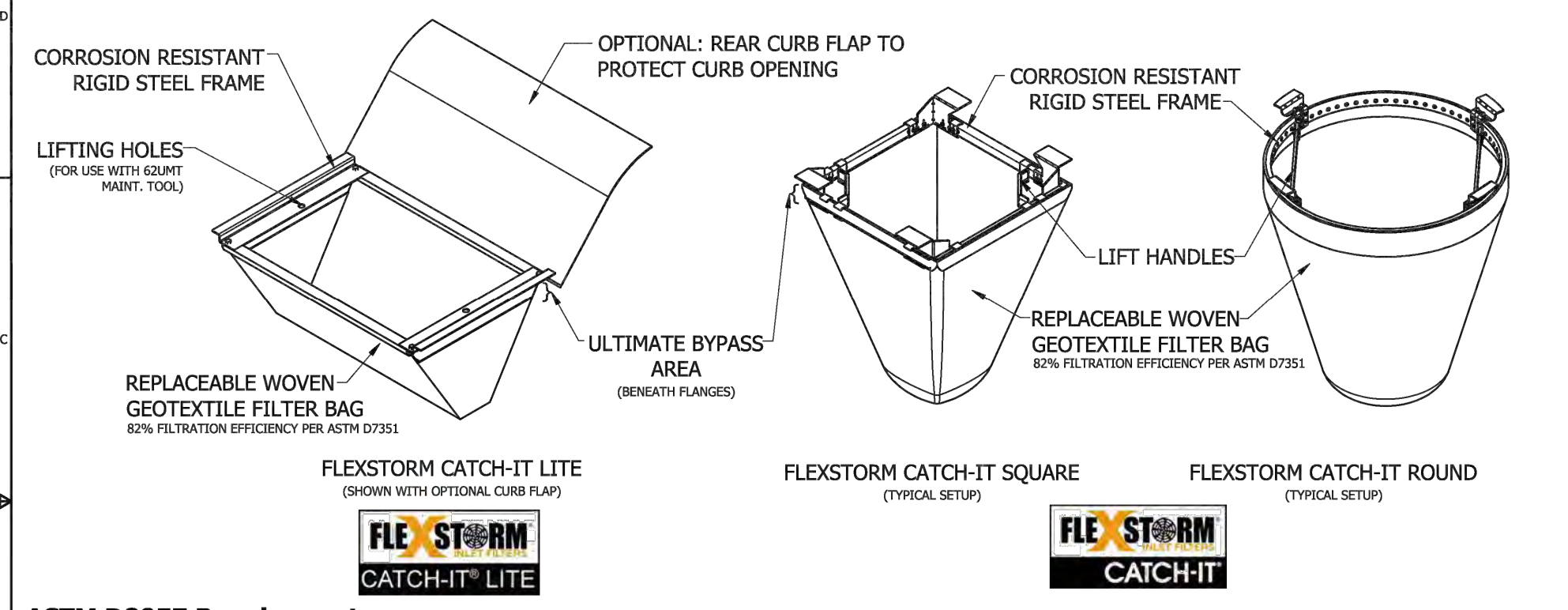


Rock Springs Road Drainage Extension
 Smyrna, Tennessee

REVISED:	
DRAWN:	
DATE:	2-13-2023
CHECKED:	
MAT	
FILE NAME:	22548sidewalk
SCALE:	1"=50' Horiz 1"=5' Vert
JOB NO.	22548
SHEET:	10

Profiles

FLEXSTORM Specification Drawing
ASTM D8057 Standard Specification for Inlet Filters with a Rigid Frame



ASTM D8057 Requirements

- > Filter system consists of rigid frame and removable geosynthetic bag
- > Filter bag sized to meet treatment flow rate of the drainage location
- > Bag maintains shape to be extracted when completely filled with sediment
- > Rigid frame capable of supporting full load of sediment with grate removed
- > Frame does not interfere or elevate grate by more than 1/8"
- > Bypass flow exceeds design flow of drainage location
- > Filter bag achieves >80% filtration efficiency per ASTM D7351

Installation Instructions:

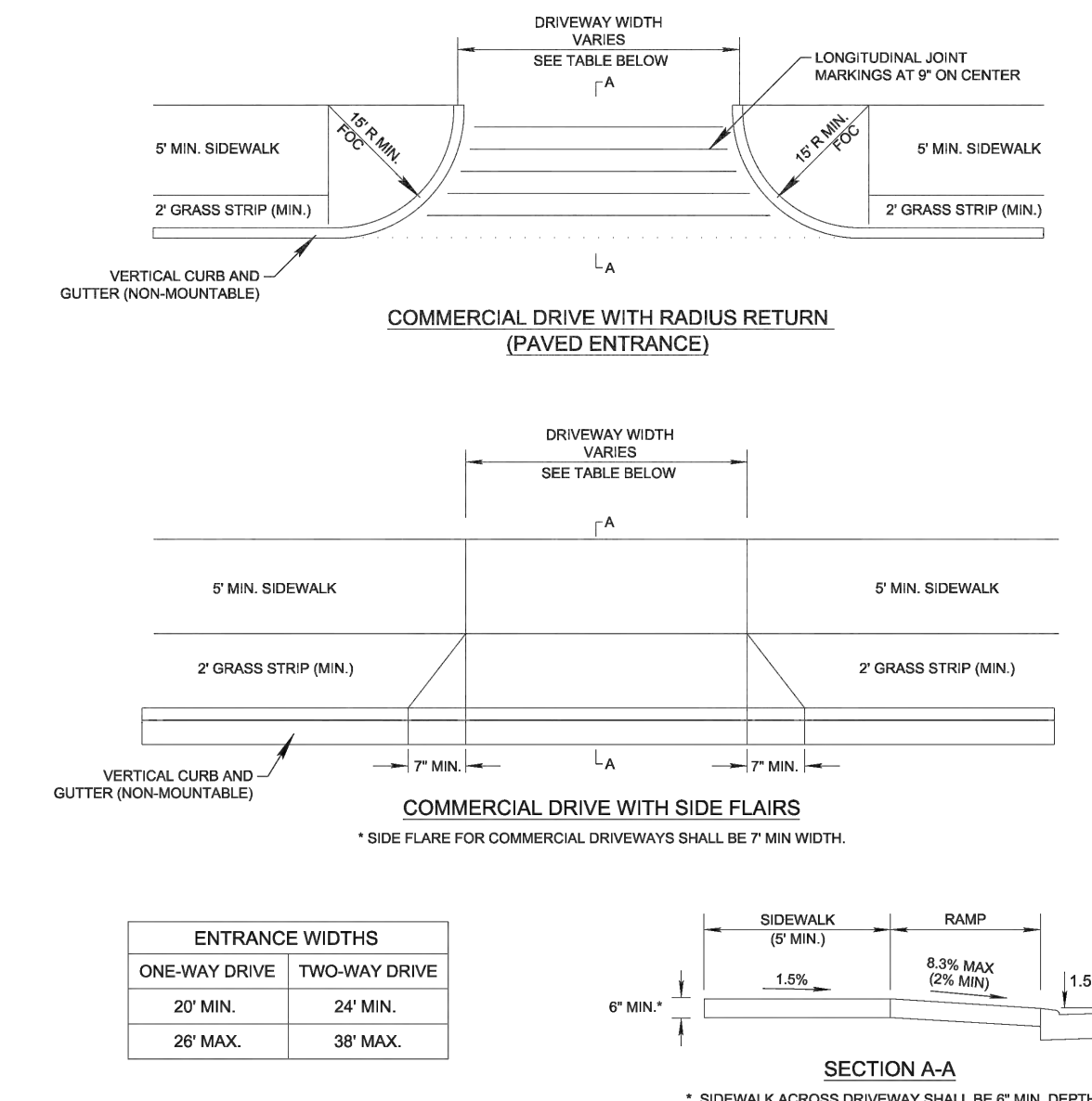
1. Remove grate from the drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the FLEXSTORM inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure
4. Replace the grate and confirm it is not elevated more than 1/8"

Maintenance Guidelines:

1. Empty the sediment bag if more than half filled with sediment and debris
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
4. Alternatively, an industrial vacuum can be used to collect sediment from filter bag

For more information contact APM@inletfilters.com

FLEXSTORM
INLET FILTERS
ASTM D8057 SPECIFICATION DRAWING



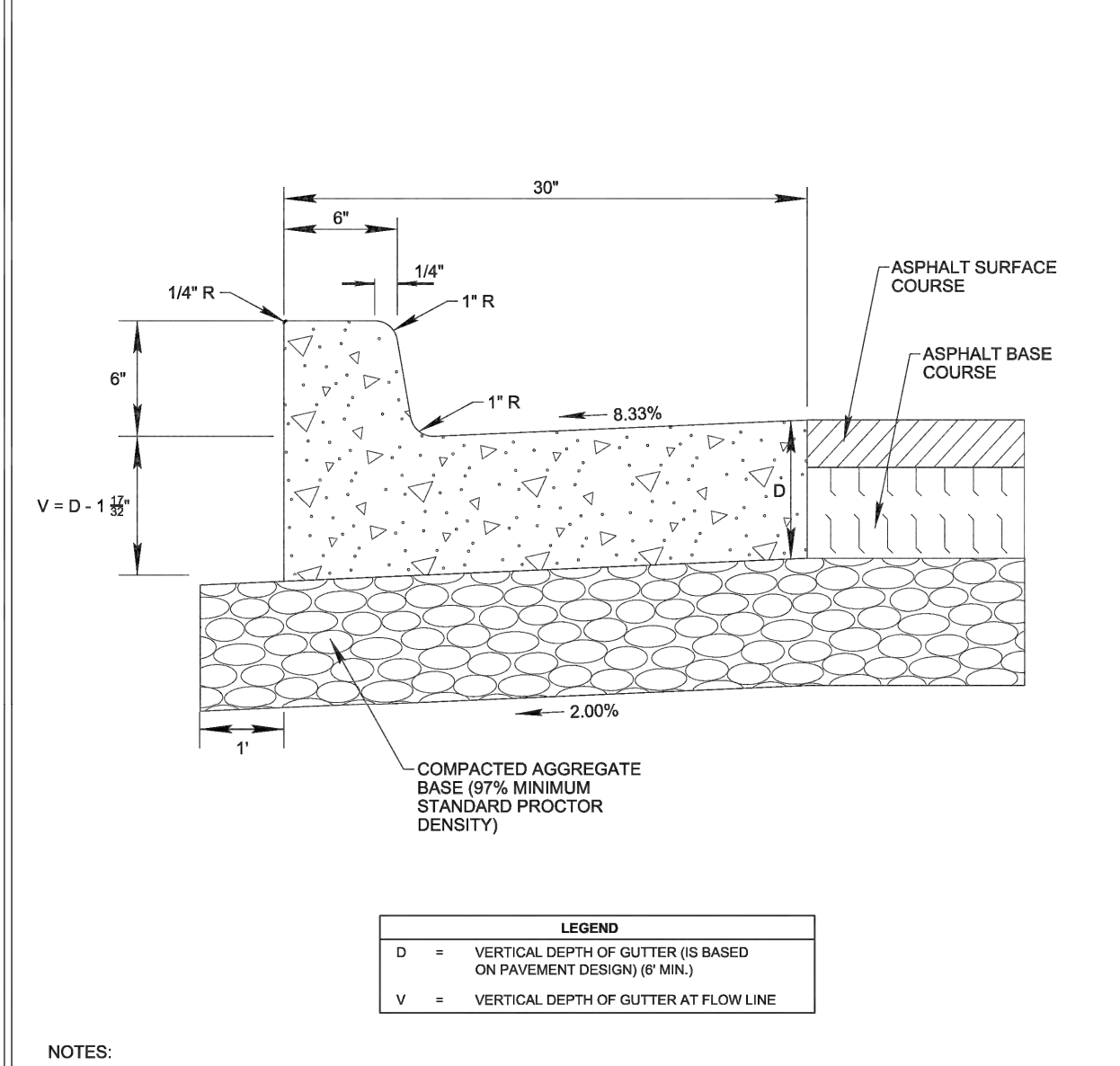
ENTRANCE WIDTHS

ONE-WAY DRIVE	TWO-WAY DRIVE
20' MIN.	24' MIN.
28' MAX.	38' MAX.

NOTES:

1. FOR PARKING LOTS LOWER THAN THE CURB, ADJUST THE SITE GRADE TO MAINTAIN CURB FLOW IN THE ROADWAY.
2. ALL CONSTRUCTED SLOPES THROUGH ACCESSIBLE PATH MUST COMPLY WITH PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN PUBLIC RIGHT-OF-WAY.
3. TRUNCATED DOMES ARE NOT REQUIRED FOR RESIDENTIAL DRIVEWAYS.
4. MAX. RESIDENTIAL DRIVEWAY SLOPE: 15%; MAX. COMMERCIAL SLOPE: 10%

NON-RESIDENTIAL DRIVEWAY LAYOUT
 DW-03 JULY 2022



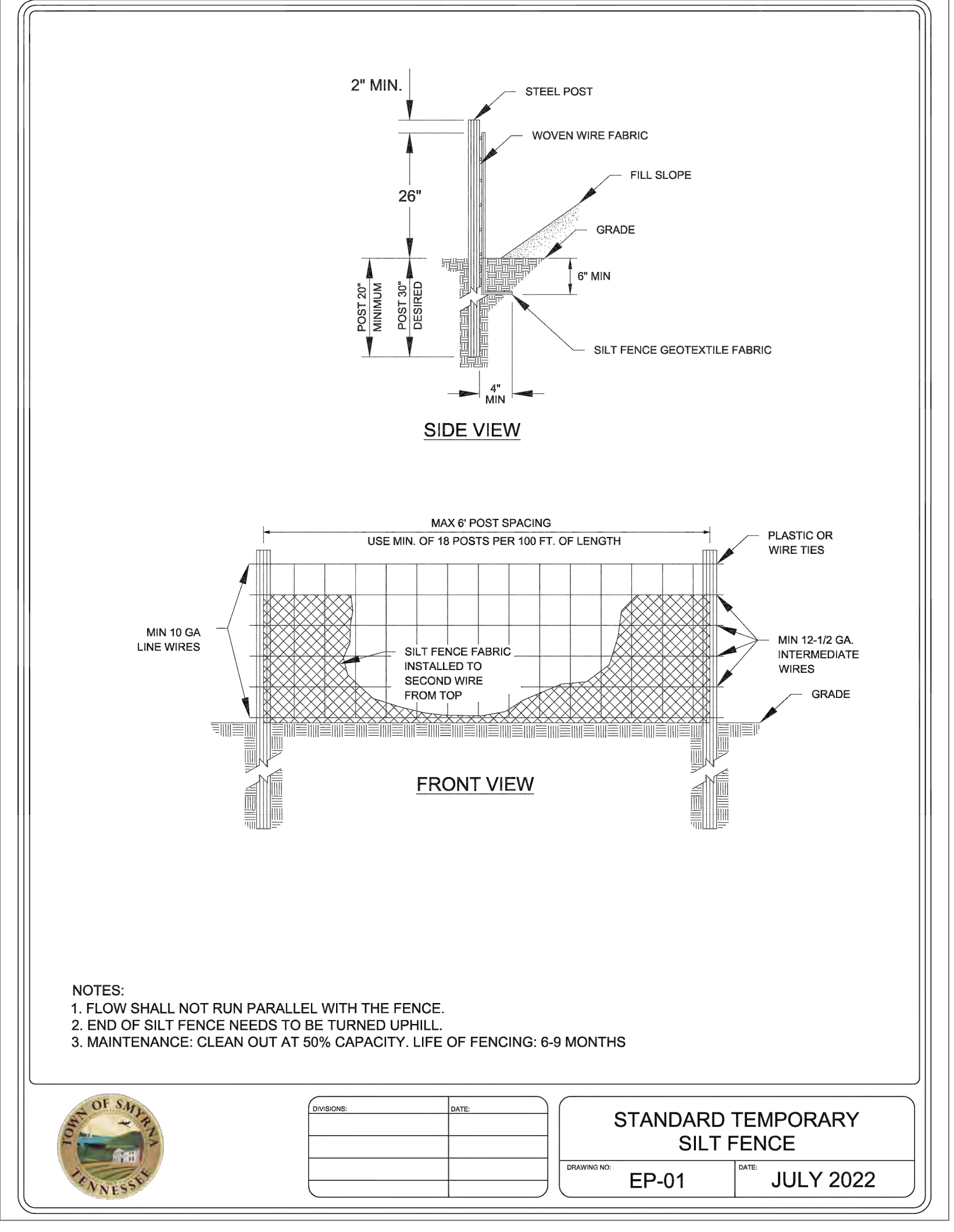
LEGEND

- D = VERTICAL DEPTH OF GUTTER (S BASED ON PAVEMENT DESIGN) (8' MIN.)
- V = VERTICAL DEPTH OF GUTTER AT FLOW LINE

NOTES:

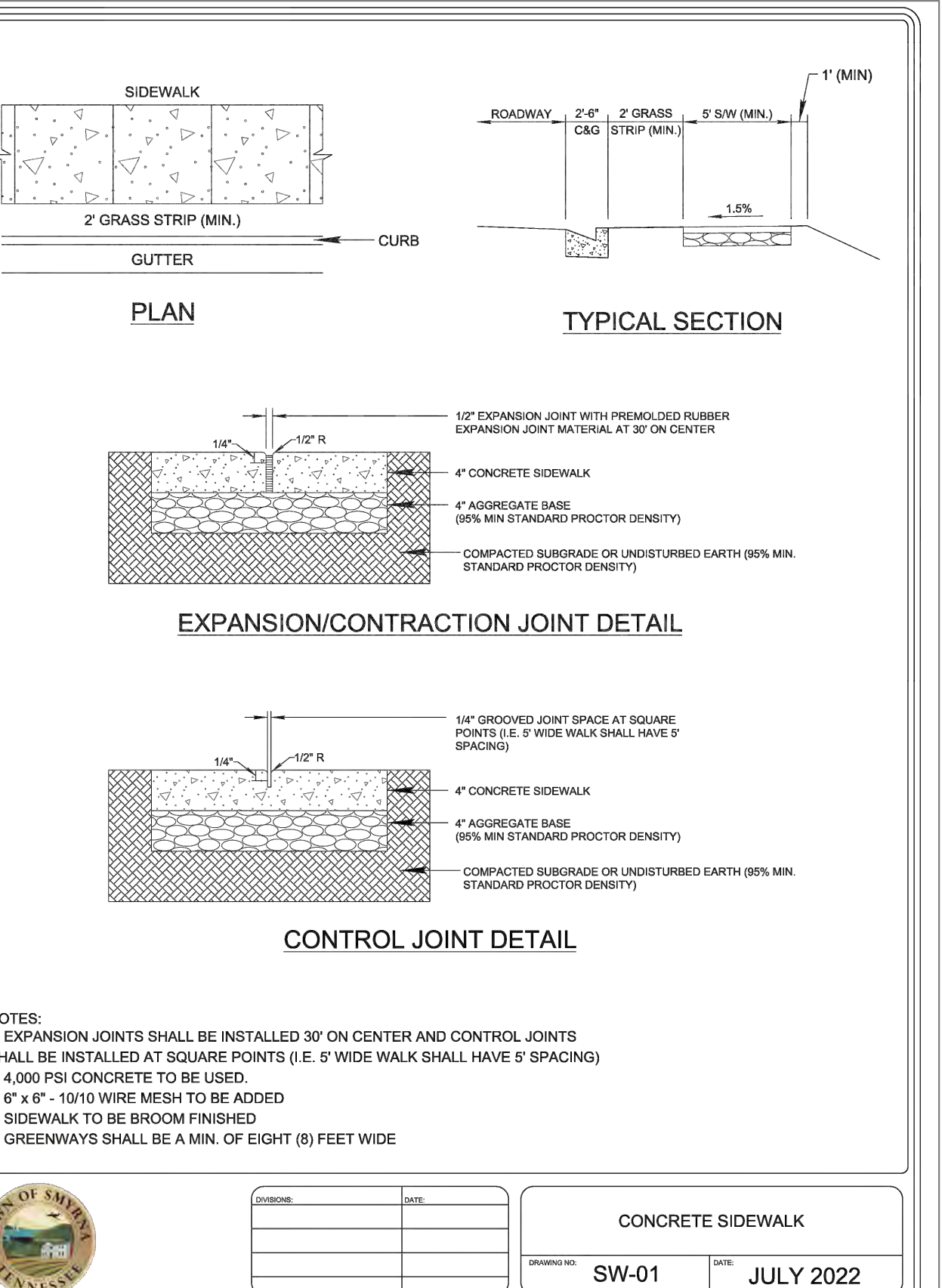
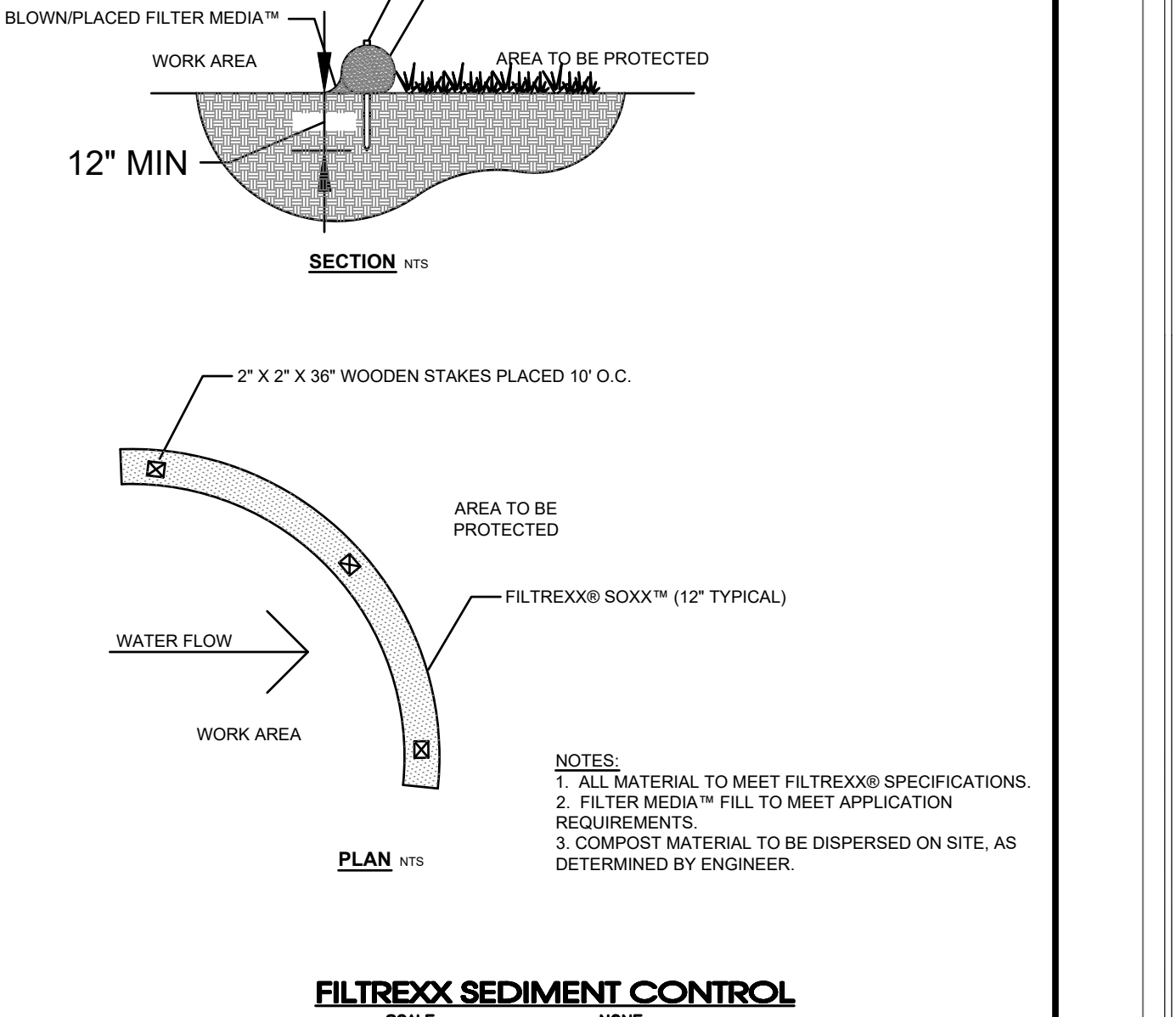
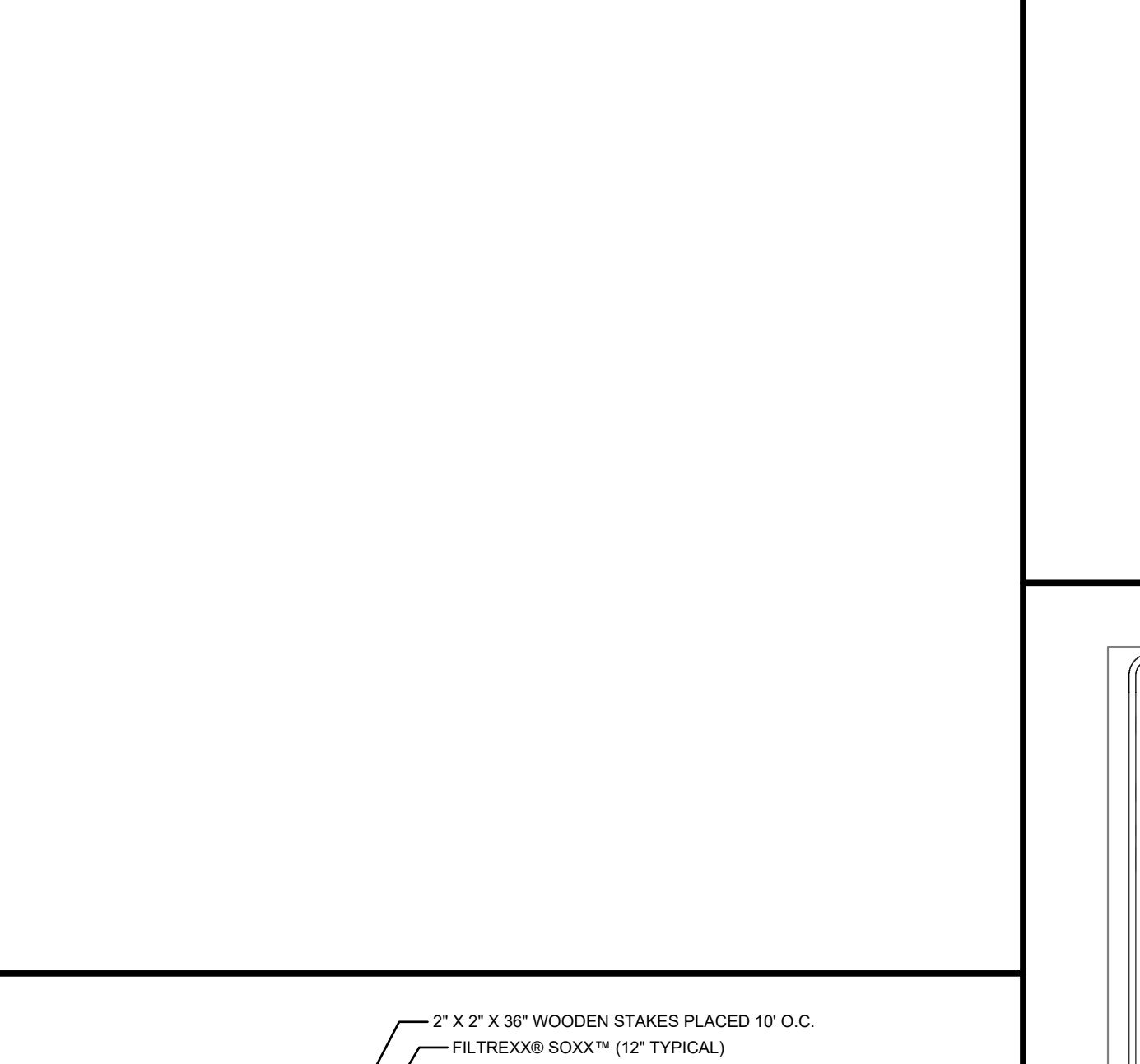
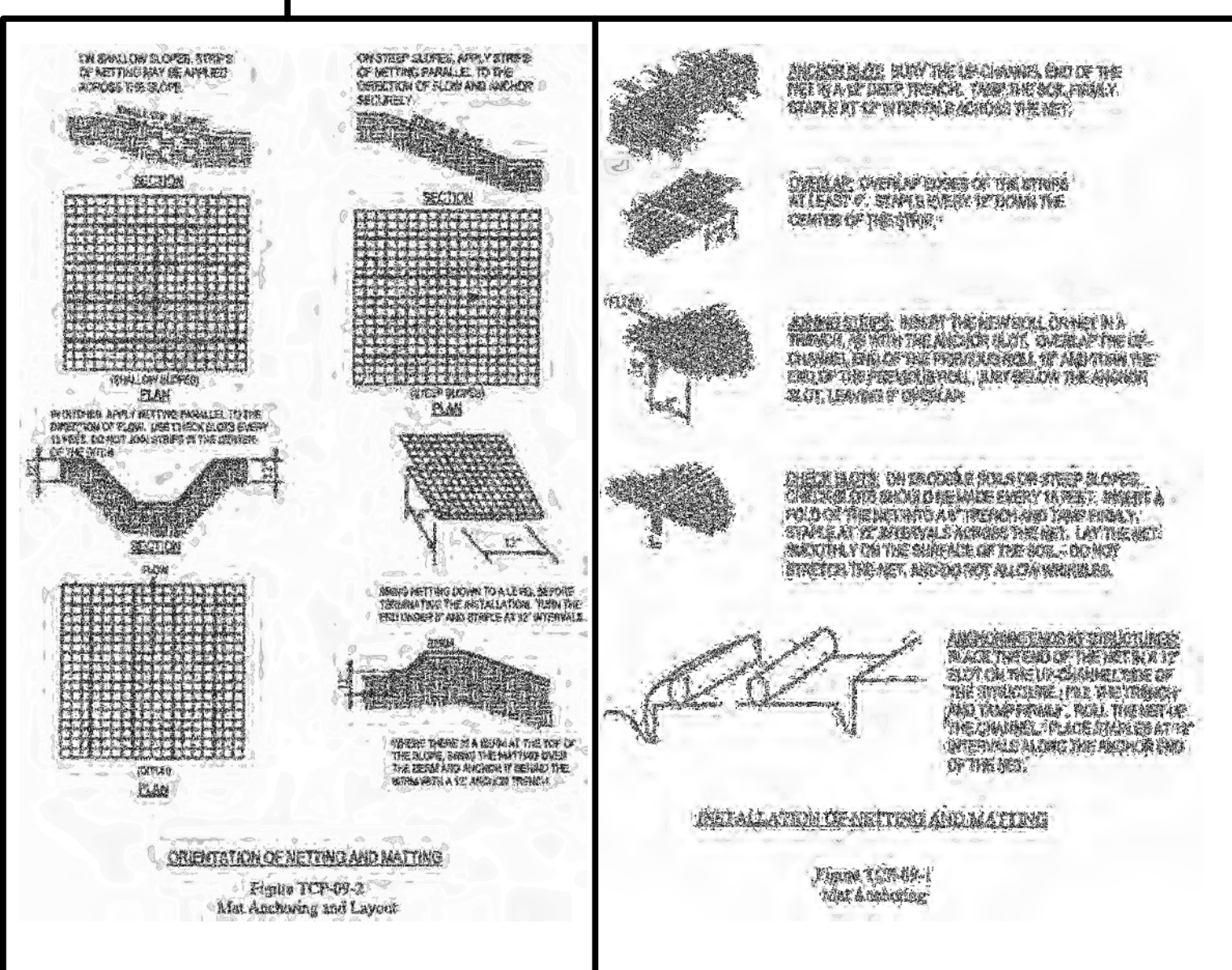
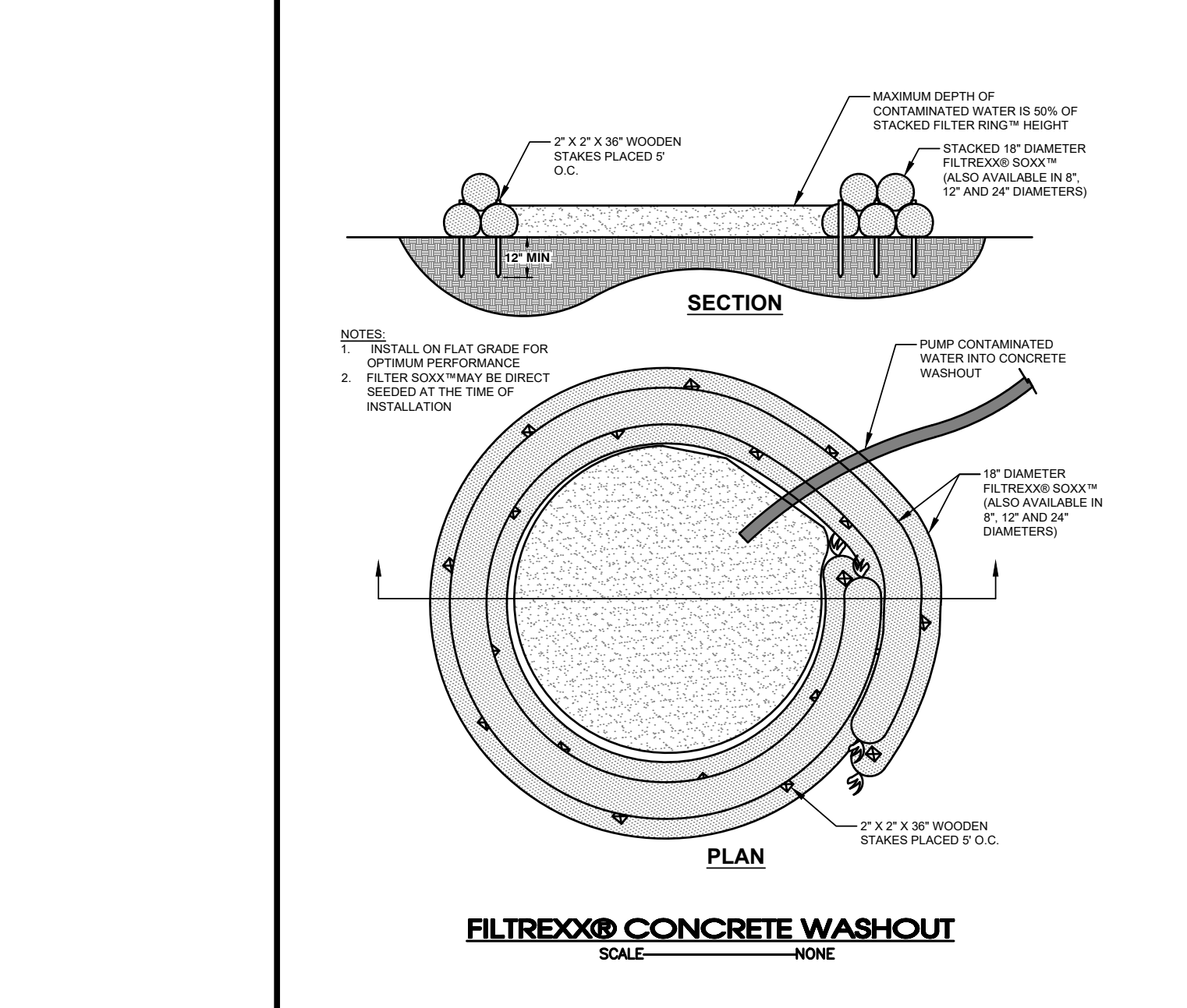
1. FOR SPECIFICATIONS SEE "STANDARD SPECS. FOR ROAD AND BRIDGE CONSTRUCTION" OF TDOT, SECTION 702 - CEMENT CURB, GUTTER, AND COMBINED CURB AND GUTTER.
2. CONTRACTION JOINTS SHALL BE 1/2" WIDE AND FULL DEPTH. JOINTS SHALL BE PLACED AT A MAXIMUM OF 50 FEET LONGITUDINAL INTERVALS AND AT ALL ABUTTING STRUCTURES, DRIVEWAYS, AND TANGENT POINTS OF RADIUS RETURNS.
3. TOOLED CURB CONTROL JOINTS SHALL BE PLACED 1/4" WIDE, 1" DEEP, AND 5 FEET ON CENTER.
4. ALL CONCRETE TO COMPLY WITH ACI 318 WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT THE 28 DAYS TEST.
5. CONCRETE TO BE AIR-ENTRAINED WITH AN AIR CONTENT OF 4-6%.
6. JOINTS TO BE FILLED WITH BITUMINOUS EXPANSION MATERIAL.

STANDARD CURB AND GUTTER
 C-01 JULY 2022



STANDARD TEMPORARY SILT FENCE

EP-01 JULY 2022



CONCRETE SIDEWALK

SW-01 JULY 2022

SEC, Inc.
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 850 MIDDLE TENNESSEE BOULEVARD
 MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 894-7901 E-MAIL: MATIAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
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REVIEW SET
 (Not Intended for Construction)

A. TAYLOR
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TENNESSEE

Rock Springs Road Sewer Extension
 Smyrna, Tennessee

Details

REVISIONS:

DATE: 2-13-2023

CHECKED: MAT

FILE NAME: 22548sidewalk

SCALE: None

JOB NO. 22548

SHEET: 11

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
4/26/2023	Gwynne Farms, Phase I, Section II / Lennar Homes, LLC	4/19/2024	Regions Bank	\$53,400

Bond is for: Roads, Water, Sewer, Stormwater

Development is 100% built out. (31 out of 31 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Some manholes and water valve boxes need adjusting.
3. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
4. All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.
5. Some areas of sidewalk are damaged and must be replaced or repaired.
6. Some areas of curb and gutter are damaged and need to be replaced.
7. Remove silt fabric from catch basins before final inspection.
8. All signage must meet MUTCD regulations.
9. Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.
10. Submit as-builts verifying elevations of detention ponds.

Utilities Department Comments:

- Manhole 52 / A50-33 has debris in the trough that needs cleaned out. We could not
1. check Manhole 55 / A50-35 due to a dumpster sitting on it.

DEVELOPER NICK BRANUM WITH LENNAR HOMES' COMMENTS:

We plan to begin work within 30-60 days and complete the work by the end of the summer.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/20/2021	Hidden Hills, Section V, Phase I / Scott Butler Development	4/20/2024	Escrow	\$12,800

Bond is for: Roads, Water, Sewer, Stormwater

Development is 100% built out. (8 out of 8 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Remove silt fabric from catch basins before final inspection.
3. Need lighting.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.

Utilities Department Comments:

- Lot 170, 116 Bonifay Dr. & Lot 167, 123 Bonifay Dr. needs the tracer wire visible in the
1. meter box.

DEVELOPER SCOTT BUTLER'S COMMENTS:

Everything should be completed this week.

RECOMMENDATION:

If everything is completed by 4/20, reduce to \$10,000 and extend one year as the maintenance bond. Otherwise, extend six months at the current amount.

Bond Report

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/21/2021	Beyer Subdivision / Phillip Beyer	4/21/2024	Escrow	\$4,500

Bond is for: Water

Utilities Department Comments:

1. No work has been done.

DEVELOPER PHILLIP BEYER'S COMMENTS:

We have not begun this work yet, but we will be installing the fire hydrant.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
4/26/2023	Gwynne Farms, Phase I, Section I / Lennar Homes, LLC	4/21/2024	Regions Bank	\$84,200

Bond is for: Roads, Water, Sewer, Stormwater

Development is 95.7% built out. (67 out of 70 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Binder is failing at phase line of Section 1 & 2.
3. Some manholes and water valve boxes need adjusting.
4. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
5. All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.
6. Some areas of sidewalk are damaged and must be replaced or repaired.
7. Some areas of curb and gutter are damaged and need to be replaced.
8. Remove silt fabric from catch basins before final inspection
9. All signage must meet MUTCD regulations.
10. Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.
11. Submit as-builts verifying elevations of detention ponds.

Utilities Department Comments:

- MH-41 Manhole A50-22 in front of lot 11 has mastic seal on the bench and the ladder
1. that needs removed.
 2. MH-25A Manhole A49-1 needs to be uncovered and raised to grade.
 3. MH-28 Manhole A157 the casting has been knocked off center. The manhole casting needs to be re-centered on the manhole.

DEVELOPER NICK BRANUM WITH LENNAR HOMES' COMMENTS:

We plan to begin work within 30-60 days and complete the work by the end of the summer.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
4/24/2018	Patton Retreat Phase I / Hollingshead Land , LLC	4/24/2024	Escrow	\$13,000

Bond is for: Roads, Water is CUD, Sewer, Stormwater

Development is 100% built out. (38 out of 38 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Remove silt fabric from catch basins before final inspection.
3. Some manholes and water valve boxes need to be adjusted before final topping.
4. Some areas of curb and gutter are damaged and need to be replaced or repaired.
5. About 50% of binder is failing in this section.
6. All detention pond structures needs to be cleaned.
7. Several areas of detention pond are eroding and need to be stabilized.
8. All P.U.D.E and drainage ditches need to be put on grade per plan.
Some areas of sidewalks are broken and need to be replaced. All sidewalks and
9. crosswalks must be ADA compliant.
10. All signage must meet MUTCD regulations.
11. Need to ditch between 302 and 304 Chicken Pike.
12. Need lighting.
13. Submit as-builts verifying elevations of detention ponds.

Utilities Department Comments:

1. Submit as-builts.

DEVELOPER GARY RINEHART WITH RHB'S COMMENTS:

We are planning on paving this section very soon.

RECOMMENDATION:

Extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/28/2019	Patton Retreat Phase II, Section I / Hollingshead Land , LLC	4/24/2024	Coffee County Bank	\$86,000

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 99% built out. (98 out of 99 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Sidewalks are not complete. All sidewalks and crosswalks must be ADA compliant.
3. All signage must meet MUTCD regulations.
4. Remove silt fabric from catch basins before final inspection.
5. Some areas of curb and gutter are damaged and need to be replaced.
6. Some manholes and water valve boxes need to be adjusted before final topping.
7. Several areas of binder are failing and need to be replaced.
8. Detention pond #2 does not match final plat.
9. Some areas of detention pond #2 are eroding and needs to be stabilized.
10. Clean all structures in detention pond.
11. All P.U.D.E. and drainage ditches need to be put on grade per plan.
12. Submit as-builts verifying elevations of detention ponds.

Utilities Department Comments:

1. Submit as-builts.

DEVELOPER COMMENTS:

We are planning on paving all or part this spring or early summer. We are getting bids now.

RECOMMENDATION:

Extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
4/27/2023	Six Cedars Business Park / Seven Oaks Investments, LLC	4/27/2024	Redstone Federal Credit Union	\$365,000

Bond is for: Water, Sewer

Development is N/A

Utilities Department Comments:

1. They are not ready for bands. They were working on manhole castings, and the second phase does not have any binder on it.

DEVELOPER COMMENTS:

The water and sewer mains are installed. We are having to redo a sewer vacuum test next week.

RECOMMENDATION:

Reduce to \$92,000 and extend one year as the maintenance bond.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/26/2020	Cedar Hills, Section 2, Phase 3 / Cedar Hills Holding, LP	4/26/2024	Escrow	\$10,000

Bond is for: Roads, Sewer, Stormwater, Offsite Road Improvements

Development is 100%

Public Works Department Comments:

1. Some areas of detention pond are eroding and need to be stabilized.
2. Clean all structures in the detention pond.
3. All P.U.D.E. and drainage ditches need to be put on grade per plan.
4. All signage must meet MUTCD regulations.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER WILL PEAY WITH TRULAND CONSULTING'S COMMENTS:

We are working to get everything wrapped up before the deadline.

RECOMMENDATION:

End of the maintenance period. Release if everything is completed. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/3/2023	Vintage Block 1 / TDK Companies	5/2/2024	First Bank	\$955,000

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out. (1 out of 1 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Some manholes and water valve boxes need adjusting.
3. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
4. All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of phase line.
5. Some areas of sidewalk are damaged and must be replaced or repaired.
6. Some areas of curb and gutter are damaged and need to be replaced.
7. Remove silt fabric from catch basins before final inspection.
8. All signage must meet MUTCD regulations.
9. Some areas of detention ponds are eroding and need to be stabilized and put on grade per plan.
10. Submit as-builts verifying elevations of detention ponds.

Utilities Department Comments:

- There was paint in several manholes. Manholes 12, 12A and 13 do not have pavement
1. around them, and were not checked.
 2. Both valves for the fire hydrant and end of the line on Old Nashville Hwy. need the casting reentered, and a concrete box is broken.
 3. All the valves need to be raised to finish asphalt grade. And make sure there is wire all the way to the casting.
 4. There is a valve in front of MH 14 that needs cleaned out so we can see the operating nut.
 5. The valves that have no binder around were not checked.

DEVELOPER ROSS BRADLEY WITH TDK'S COMMENTS:

We will pave the streets after completion of Phase 2 which should begin relatively soon.

RECOMMENDATION:

Reduce to \$300,000 and extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/3/2021	Woodcrest Subdivision, Section IV / CB Development, LLC	5/4/2024	Southern Bank of Tennessee	\$62,900

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 100% built out. (20 out of 20 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Some manholes and water valve boxes need to be adjusted before final topping.
3. Remove silt fabric from catch basins before final inspections.
4. Needs lighting.
5. Several areas of binder are failing in this section. About 70%.
6. Need to clean bottom of detention pond (silting in).
7. Clean all structures in detention pond.
8. All P.U.D.E. and drainage ditches need to be put on grade per plan.
9. Clean bottom of headwall behind lot 79.
10. Need to extend storm pipe and headwall between lots 69 & 70.
11. Ditch is eroding behind lots 68 & 69. Need to remove trees in ditch.
12. All signage must meet MUTCD regulations.
13. Submit as-builts verifying elevations of detention ponds.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

We are still working on this one.

RECOMMENDATION:

Extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/5/2019	Hunter's Point Annex, Section 3, Phase 1 / Craig Gibbs	5/5/2024	Escrow	\$9,000

Bond is for: Roads, Water, Sewer, Stormwater

Development is 100% built out. (6 out of 6 lots built)

Public Works Department Comments:

1. Some areas of detention pond are eroding and needs to be stabilized and headwall needs to be cleaned out.
2. Drainage ditch behind lots 80-77 need to be put on grade per plan.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER CRAIG GIBBS' COMMENTS:

I did not hear back from Mr. Gibbs prior to the packets being delivered.

RECOMMENDATION:

End of the maintenance period. Release if everything is completed. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/15/2019	The Villages of Greentree, Section 3 / John Holloway	5/6/2024	First Vision Bank	\$41,500

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out.

Public Works Department Comments:

1. Temporary turn around needs more stone.
2. Remove silt fabric from catch basins.
3. All P.U.D.E. and drainage ditches need to be put on grade per plan.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER JOHN HOLLOWAY'S COMMENTS:

I did not hear back from Mr. Holloway prior to the packets being delivered.

RECOMMENDATION:

End of the maintenance period. Release if everything is completed. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/10/2017	Buckingham Place Section II, Phase I / CB Development, LLC	5/10/2024	Southern Bank of Tennessee	\$10,000

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 100% built out.

Public Works Department Comments:

1. Remove silt fabric from catch basins before final inspection.
2. Some areas of sidewalk are broken and need to be replaced.
3. All P.U.D.E. and drainage ditches need to be put on grade per plan.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

We believe we have everything completed in this phase.

RECOMMENDATION:

End of the maintenance period. Release if everything is completed. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
5/12/2023	Cedar Hills 4, Phase 2 / Cedar Hills Holding, LP	5/12/2024	Escrow	\$72,800

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 38.9% built out. (28 out of 72 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Remove silt fabric from catch basins before final inspection.
3. Some manholes and water valve boxes need to be adjusted before final topping.
4. Some areas of curb and gutter are damaged and need to be replaced or repaired.
5. All P.U.D.E and drainage ditches need to be put on grade per plan.
6. Some areas of sidewalks are broken and need to be replaced. All sidewalks and
7. All signage must meet MUTCD regulations.
8. Some areas of detention ponds are eroding and need to be stabilized and put on
9. Submit as-builts verifying elevations of detention ponds.

Utilities Department Comments:

1. Manhole 63 / B60-397 has Mastic seal on the bench that needs removed.

DEVELOPER WILL PEAY WITH TRULAND CONSULTING'S COMMENTS:

Numerous lots are still yet to be sold in this section. Please extend.

RECOMMENDATION:

Extend one year.