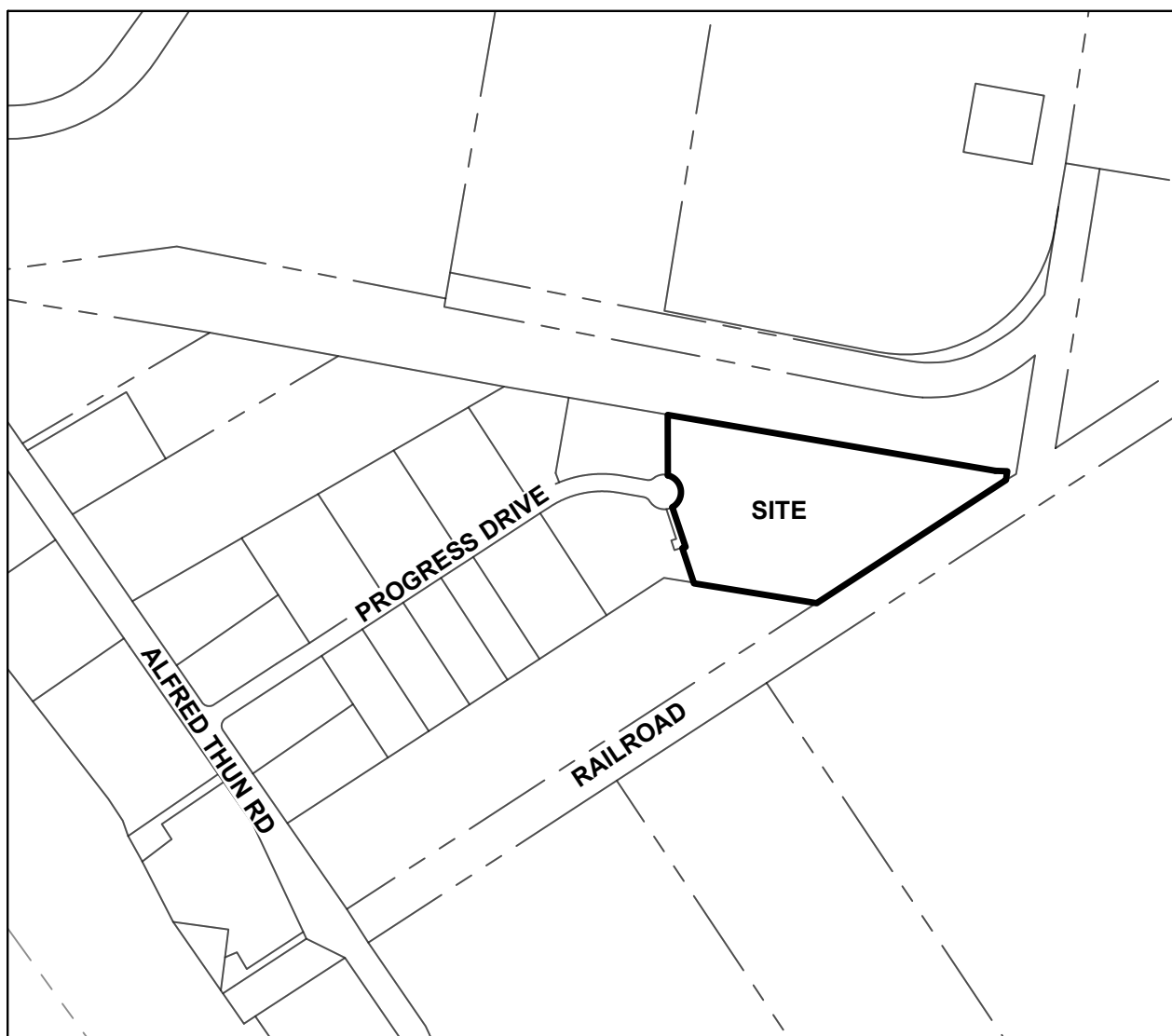
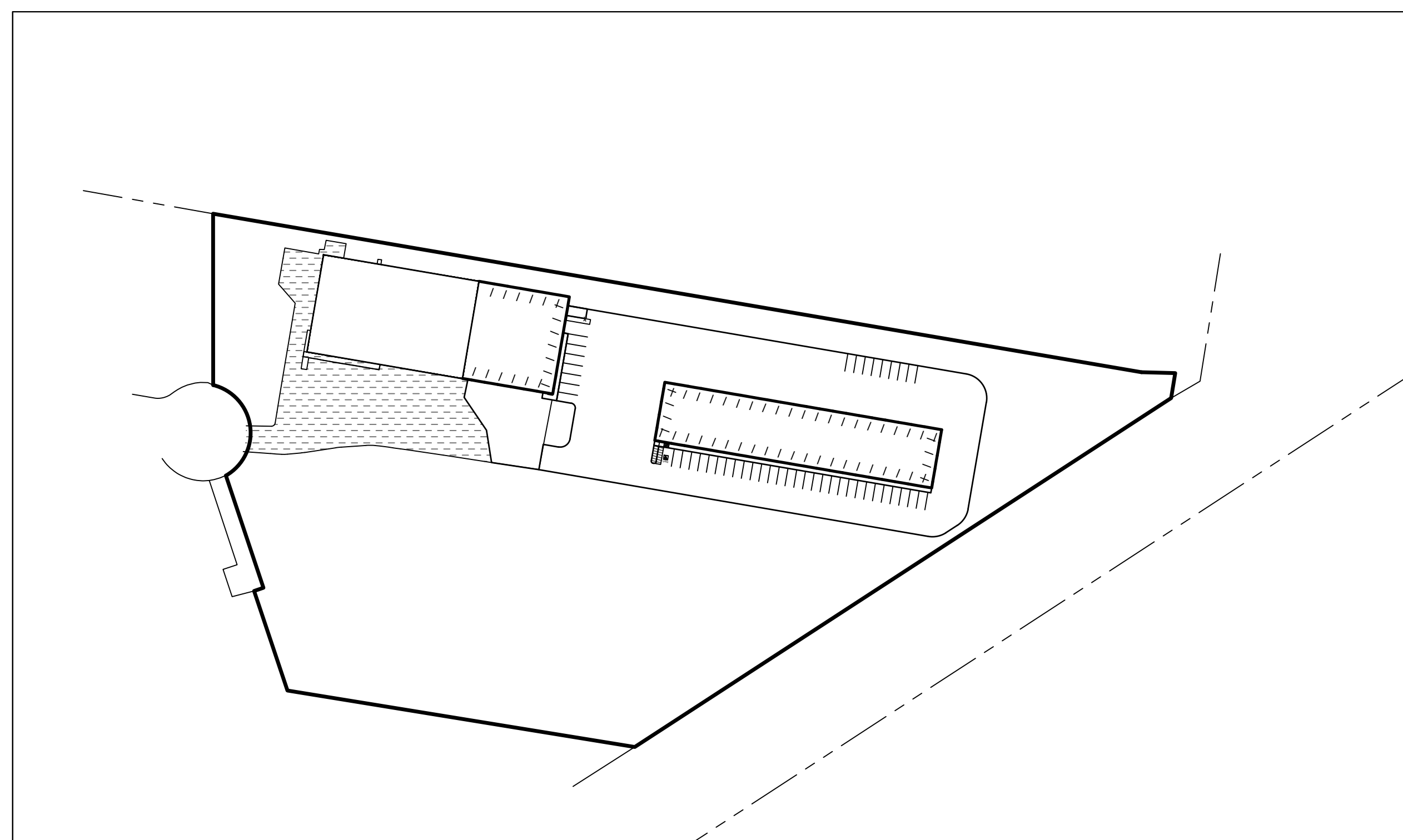


# COVER SHEET FOR LUSSO GRANITE, INC. MONTGOMERY CO., TENNESSEE



VICINITY MAP  
(NOT TO SCALE)



SITE LEGEND	
—	LOT LINE
- - - -	PROPERTY LINE
—	BOUNDARY LINE
—	TREE LINE
—	ROADWAY CENTERLINE
G	GAS MAIN & SERVICE LINE
UE	UNDERGROUND ELECTRIC
W	WATER MAIN & SERVICE LINE
SA	SANITARY SEWER MAIN & SERVICE
—	STORM SEWER LINE
P	OVERHEAD POWER LINE
E	UNDERGROUND ELECTRIC
- - - -	PUDE
- - - -	MBSL
X	FENCELINE
—	STREAM LINE
SF	SILT FENCE
- - - -	EXISTING CURB
T	UNDERGROUND TELEPHONE
W	PROPOSED WATER MAIN (SIZE TBD)
SA	PROPOSED SANITARY SEWER
●	EXISTING IRON PIN
○	PROPOSED IRON PIN
*	STREET LIGHT
⊙	UTILITY POLE
⊕	POWER POLE
⊗	SANITARY SEWER MANHOLE
⊗	STORM SEWER INLET
⊕	BENCHMARK
⊕	WATER VALVE
⊕	WATER METER
⊕	FIRE HYDRANT
⊕	ELECTRICAL TRANSFORMER
⊕	TELEPHONE BOX

**GENERAL SITE INFORMATION:**

OWNER:  
LUSSO ENTERPRISE LLC  
1070 PROGRESS DR.  
CLARKSVILLE, TN 37040

CURRENT ZONING: M-1  
CIVIL DISTRICT: 6th  
DEED REF. # O.R.V. 2126, PG. 2114  
TAX MAP NO. 33J 'A', PARCEL NO. 11.00  
TOTAL ACREAGE: 322,020 SF (7.38 ± ACRES)

DESIGN STANDARDS: "CITY OF CLARKSVILLE STORM WATER MANAGEMENT MANUAL, JUNE 2014"

INDEX OF SHEETS	
SHEET #	SHEET NAME
C 0.10	EXISTING CONDITIONS & DEMOLITION PLAN
C 1.00	SITE & UTILITY PLAN LAYOUT
C 2.00	OVERALL GRADING & DRAINAGE PLAN
C 2.01	EROSION PREVENTION & SEDIMENT CONTROL PHASE I
C 2.02	EROSION PREVENTION & SEDIMENT CONTROL PHASE II & III
STANDARD DETAILS	

**LOCAL UTILITIES**

**CITY STREETS:**  
CLARKSVILLE STREET DEPARTMENT  
PH: 931-645-7464  
CONTACT: DAVID SHEPARD (DIRECTOR)

**COUNTY ROADS:**  
MONTGOMERY COUNTY HIGHWAY DEPARTMENT  
PH: 931-648-5740  
CONTACT: JEFF BRYANT (HIGHWAY COMMISSIONER)

**STATE ROADS AND STREETS:**  
TENNESSEE DEPARTMENT OF TRANSPORTATION  
PH: 931-648-5570

**CITY BUILDING AND CODES DEPARTMENT:**  
CLARKSVILLE BUILDING CODES DEPARTMENT  
PH: 931-645-7426  
CONTACT: JUSTIN CROSBY

**PLANNING COMMISSION:**  
MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION  
PH: 931-645-7448  
CONTACT: JEFFREY TYNDALL (DIRECTOR)

**WATER AND SANITARY SEWER:**  
CLARKSVILLE GAS AND WATER DEPARTMENT  
PH: 931-645-7418  
CONTACT: PAT CHESNEY

**ELECTRICITY: (INSIDE CITY LIMITS)**  
CLARKSVILLE DEPARTMENT OF ELECTRICITY  
PH: 931-648-8151  
CONTACT: TERRY RESHA

**ELECTRICITY: (OUTSIDE CITY LIMITS)**  
CUMBERLAND ELECTRIC MEMBERSHIP COOPERATIVE  
PH: 931-645-2841  
CONTACT: MATT BAKER

**NATURAL GAS:**  
CLARKSVILLE GAS AND WATER DEPARTMENT  
PH: 931-645-7422  
CONTACT: MARK RIGGINS

**CITY FIRE DEPT:**  
CLARKSVILLE FIRE RESCUE  
PH: 931-645-7462  
CONTACT: FIRE MARSHALL JOBE MOORE

FOR PERMITTING ONLY



DATE	REVISIONS	COMMENTS
9/26/2024		PROPOSED MAIN TO TIE INTO EXISTING 6" WATER VALVE

**LUSSO GRANITE, INC.**

**COVER SHEET**

1070 PROGRESS DRIVE, CLARKSVILLE  
MONTGOMERY COUNTY, TENNESSEE  
September 26, 2024

1545 Madison Street  
Clarksville, TN 37040  
Ph # 931-245-3095

**MCKAY-BURCHETT & COMPANY ENGINEERS**

PREPARED BY: E. HOOVER  
CHECKED BY: C. BURCHETT

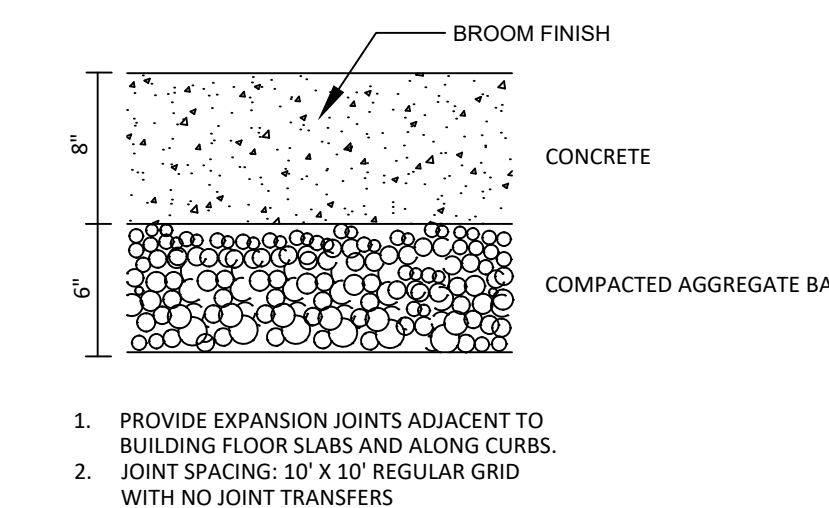
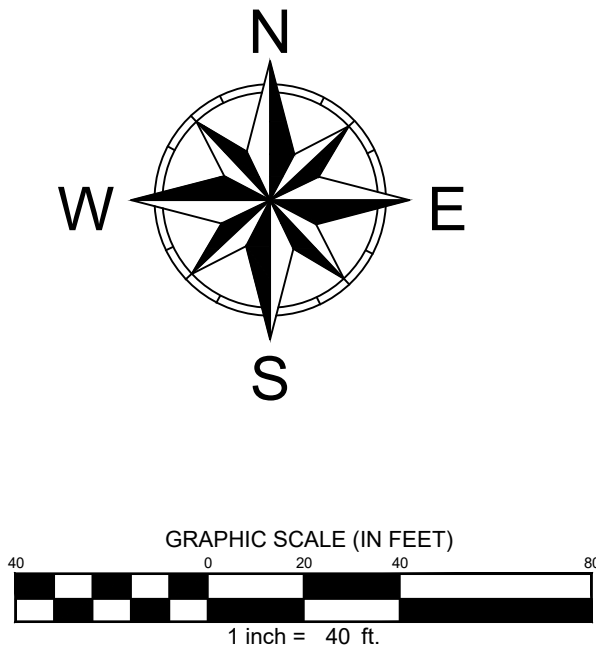
FILE: 20190905202005422  
(Lusso Granite Expansion, 1070 Progress) (Lusso) (Lusso)

**SHEET: COVER**

209 LF 6" WATER MAIN  
3 WATER SERVICES  
1 SEWER SERVICES

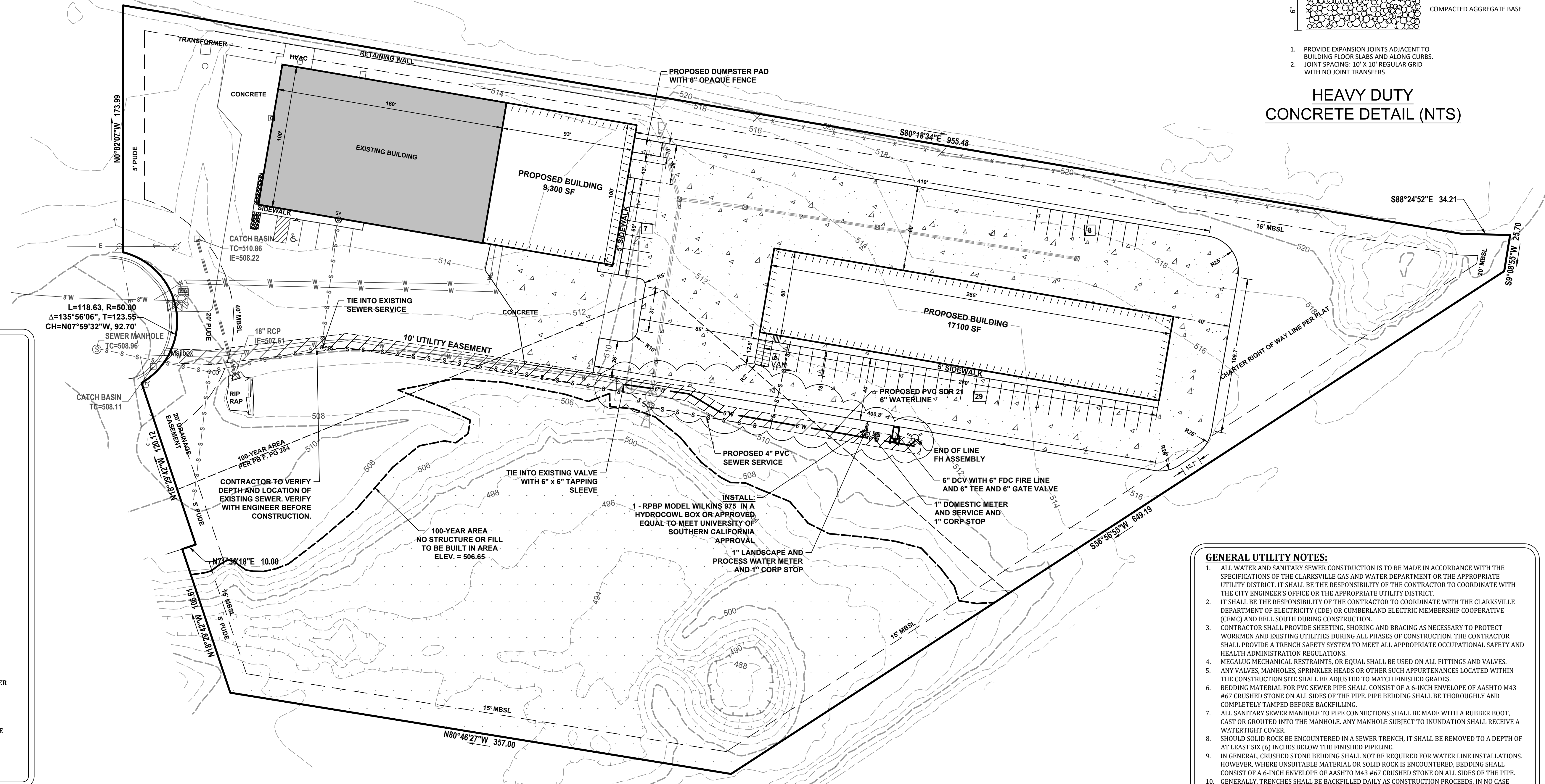
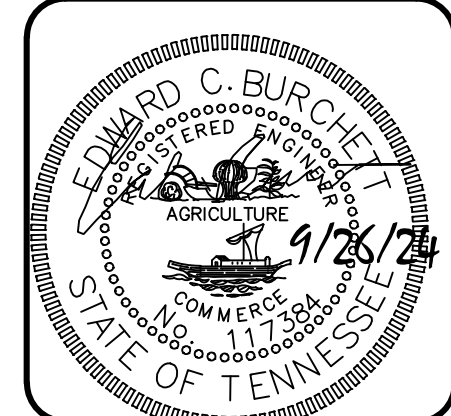


# FOR PERMITTING ONLY



**HEAVY DUTY CONCRETE DETAIL (NTS)**

- PROVIDE EXPANSION JOINTS ADJACENT TO BUILDING FLOOR SLABS AND ALONG CURBS.
- JOINT SPACING: 10' X 10' REGULAR GRID WITH NO JOINT TRANSFERS



**SITE LEGEND**

- LOT LINE
- PROPERTY LINE
- BOUNDARY LINE
- TREE LINE
- ROADWAY CENTERLINE
- GAS MAIN & SERVICE LINE
- UNDERGROUND ELECTRIC
- WATER MAIN & SERVICE LINE
- SANITARY SEWER MAIN & SERVICE
- STORM SEWER LINE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC
- FUDE
- MBSL
- FENCELINE
- STREAM LINE
- SILT FENCE
- EXISTING CURB
- UNDERGROUND TELEPHONE
- PROPOSED WATER MAIN (SIZE TBD)
- PROPOSED SANITARY SEWER

- PROPOSED IRON PIN
- EXISTING IRON PIN
- STREET LIGHT
- UTILITY POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- STORM SEWER INLET
- BENCHMARK
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- ELECTRICAL TRANSFORMER
- TELEPHONE BOX
- EXISTING PAVEMENT
- PROPOSED CONCRETE
- 100 YEAR FLOOD AREA

**GENERAL SITE NOTES:**

- THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS GAS MAINS, WATER MAINS, ELECTRIC DUCT LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, BY ACTUAL OR FURNISHED SURVEYS, AND TAKEN FROM THE RECORDS OF THE PARENT UTILITY COMPANIES DRAWINGS OF THE EXISTING FACILITIES. HOWEVER, THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE PLANS.
- IN THE EVENT OF A CONFLICT BETWEEN THE PLANS, SPECIFICATIONS, STANDARD NOTES, OR THE REQUIREMENTS OF OFFICIALS OF INVOLVED GOVERNMENT BODIES, PLEASE CONTACT ENGINEER OF RECORD.
- THE CONTRACTOR SHALL MAKE A PHYSICAL INSPECTION OF THE SITE BEFORE SUBMITTING A PROPOSAL FOR THE PROJECT. IT IS ASSUMED THAT THE CONTRACTOR HAS EXAMINED THE PLANS, SPECIFICATIONS AND THE SITE PRIOR TO SUBMITTING A PROPOSAL. ANY ITEMS THAT WOULD BE REASONABLY REQUIRED FOR CONSTRUCTION, WHETHER OR NOT SPECIALLY DENOTED IN THE PLANS SHALL BE PROVIDED BY THE CONTRACTOR.
- WHEN THE WORK AREA IS AN AREA OF DIRECT PUBLIC ACCESS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING BARRIERS AND CONSTRUCTION WARNING SIGNS IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE INSPECTORS OF ALL CONCERNED GOVERNMENT AGENCIES DURING ALL PHASES OF CONSTRUCTION.
- BEARINGS AND/OR DISTANCES SHOWN ON THE PLANS SHALL TAKE PRECEDENCE OVER SCALE. SHOULD A CONFLICT EXIST, NOTIFY THE ENGINEER IMMEDIATELY.
- ANY TEMPORARY CONSTRUCTION DURING THIS PROJECT SHALL BE MADE IN SUCH A MANNER AS TO ADEQUATELY DRAIN AND BE DRAINAGE FOR THE LIFE OF THE TEMPORARY CONSTRUCTION, THE TERM OF THE PROJECT, OR A PERIOD OF ONE YEAR. TEMPORARY TURN AROUNDS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO ADEQUATELY DRAIN AND HAVE A SMOOTH TRANSITION FROM FINISHED PAVEMENT ELEVATIONS TO FINISHED STONE ELEVATIONS.
- ANY EXISTING OR PROPOSED VALVES, FIRE HYDRANTS, METER VAULTS, MANHOLES, SPRINKLER HEADS, ELECTRIC METERS/VAULTS, PULL BOXES, TRANSFORMERS (THIS SHALL INCLUDE ANY PADS GRATES, LIDS SIGNS, POSTS OR ANY OTHER ITEMS ASSOCIATED WITH SUCH APPURTENANCES), TELEPHONE PEDESTALS, CABLE BOXES, FIBER OPTIC VAULTS (BOXES), REMOTE FIRE DEPARTMENT CONNECTIONS, CLEANOUTS, SPIGOTS, LIGHT POLES, FLOOD LIGHTS, AREA DRAINS, CATCH BASINS OR OTHER SUCH APPURTENANCES LOCATED WITHIN THE CONSTRUCTION SITE WHICH ARE NOT SPECIFIED TO BE REMOVED SHALL BE ADJUSTED TO MATCH FINISHED GRADES.
- ANY ALTERATION TO THIS PLAN SHALL BE APPROVED BY THE ENGINEER & APPROPRIATE GOVERNING AGENCIES PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. FAILURE TO DO SO COULD RESULT IN A DELAY OR NON-ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL SITE LIGHTING SHALL BE DIRECTED INWARD ONTO SITE, TO INCLUDE SHIELDED HOODS, NO SITE LIGHTING SHALL SPILL ONTO ADJACENT PROPERTIES.
- SIGNAGE, STRIPING AND PAVEMENT OUTSIDE OF DEVELOPMENT ENTRANCE SHALL CONFORM WITH CITY OF CLARKSVILLE OR TENNESSEE DEPARTMENT OF TRANSPORTATION REQUIREMENTS AS REQUIRED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
- CONCRETE WALKS & PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE 3000 PSI UNLESS OTHERWISE NOTED. CURB RAMPS & SIDEWALK SLOPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS, IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
- CONCRETE JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS. & SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' SEGMENTS.
- ALL SIDEWALKS, CURB RAMPS AND HANDICAP PARKING SPACES SHALL MEET ALL ADA AND FAIR HOUSING ACT REQUIREMENTS.

**GENERAL SITE INFORMATION:**

**OWNER:**  
LUSSO ENTERPRISE LLC  
1070 PROGRESS DR.  
CLARKSVILLE, TN 37040

**CURRENT ZONING:** M-1  
**CIVIL DISTRICT:** 6th  
**DEED REF. #** O.R.V. 2126, PG. 2114  
**TAX MAP NO.** 33J 'A', PARCEL NO. 11.00  
**TOTAL ACREAGE:** 322,020 SF (7.38 ± ACRES)

**TOTAL ACREAGE:** 322,020 SF (7.38 ± ACRES)  
**EXISTING BUILDING COVERAGE AND RATIO:** 16,030 SF (4.97%)  
**PROPOSED BUILDING COVERAGE AND RATIO:** 26,400 SF (8.1%)  
**EXISTING IMPERVIOUS AREA AND RATIO:** 43,141 SF (13.39%)  
**PROPOSED IMPERVIOUS AREA AND RATIO:** 81,150 SF (25.20%)  
**TOTAL IMPERVIOUS AREA AND RATIO:** 124,291 SF (38.59%)  
**TOTAL PARKING REQUIRED:** 48  
**EXISTING PARKING PROVIDED:** 5  
**PROPOSED PARKING PROVIDED:** 44  
**TOTAL PARKING PROVIDED:** 49  
**BUILDING HEIGHT:** 35' MAXIMUM

**LOCAL UTILITIES**

**CITY STREETS:**  
CLARKSVILLE STREET DEPARTMENT  
PH: 931-645-7464  
CONTACT: DAVID SHEPARD (DIRECTOR)

**COUNTY ROADS:**  
MONTGOMERY COUNTY HIGHWAY DEPARTMENT  
PH: 931-648-5740  
CONTACT: JEFF BRYANT (HIGHWAY COMMISSIONER)

**STATE ROADS AND STREETS:**  
TENNESSEE DEPARTMENT OF TRANSPORTATION  
PH: 931-648-5570

**CITY BUILDING AND CODES DEPARTMENT:**  
CLARKSVILLE BUILDING CODES DEPARTMENT  
PH: 931-645-7426  
CONTACT: JUSTIN CROSBY

**PLANNING COMMISSION:**  
MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION  
PH: 931-645-7448  
CONTACT: JEFFREY TYNDALL (DIRECTOR)

**WATER AND SANITARY SEWER:**  
CLARKSVILLE GAS AND WATER DEPARTMENT  
PH: 931-645-7418  
CONTACT: PAT CHESNEY

**ELECTRICITY: (INSIDE CITY LIMITS)**  
CLARKSVILLE DEPARTMENT OF ELECTRICITY  
PH: 931-648-8151  
CONTACT: TERRY RESHA

**ELECTRICITY: (OUTSIDE CITY LIMITS)**  
CUMBERLAND ELECTRIC MEMBERSHIP COOPERATIVE  
PH: 931-645-2841  
CONTACT: MATT BAKER

**NATURAL GAS:**  
CLARKSVILLE GAS AND WATER DEPARTMENT  
PH: 931-645-7422  
CONTACT: MARK RIGGINS

**CITY FIRE DEPT:**  
CLARKSVILLE FIRE RESCUE  
PH: 931-645-7462  
CONTACT: FIRE MARSHALL JOBE MOORE

**GENERAL UTILITY NOTES:**

- ALL WATER AND SANITARY SEWER CONSTRUCTION IS TO BE MADE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CLARKSVILLE GAS AND WATER DEPARTMENT OR THE APPROPRIATE UTILITY DISTRICT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE CITY ENGINEER'S OFFICE OR THE APPROPRIATE UTILITY DISTRICT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE CLARKSVILLE DEPARTMENT OF ELECTRICITY (CDE) OR CUMBERLAND ELECTRIC MEMBERSHIP COOPERATIVE (CEMC) AND BELL SOUTH DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE SHEETING, SHORING AND BRACING AS NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET ALL APPROPRIATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
- MEGALUG MECHANICAL RESTRAINTS, OR EQUAL SHALL BE USED ON ALL FITTINGS AND VALVES.
- ANY VALVES, MANHOLES, SPRINKLER HEADS OR OTHER SUCH APPURTENANCES LOCATED WITHIN THE CONSTRUCTION SITE SHALL BE ADJUSTED TO MATCH FINISHED GRADES.
- BEDDING MATERIAL FOR PVC SEWER PIPE SHALL CONSIST OF A 6-INCH ENVELOPE OF AASHTO M43 #67 CRUSHED STONE ON ALL SIDES OF THE PIPE. PIPE BEDDING SHALL BE THOROUGHLY AND COMPLETELY TAMPED BEFORE BACKFILLING.
- ALL SANITARY SEWER MANHOLE TO PIPE CONNECTIONS SHALL BE MADE WITH A RUBBER BOOT, SHOULD SOLID ROCK BE ENCOUNTERED IN A SEWER TRENCH, IT SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE FINISHED PIPELINE.
- IN GENERAL, CRUSHED STONE BEDDING SHALL NOT BE REQUIRED FOR WATER LINE INSTALLATIONS. HOWEVER, WHERE UNSUITABLE MATERIAL OR SOLID ROCK IS ENCOUNTERED, BEDDING SHALL CONSIST OF A 6-INCH ENVELOPE OF AASHTO M43 #67 CRUSHED STONE ON ALL SIDES OF THE PIPE. GENERALLY, TRENCHES SHALL BE BACKFILLED DAILY AS CONSTRUCTION PROCEEDS. IN NO CASE SHALL A TRENCH BE LEFT OPEN FOR MORE THAN SEVEN (7) DAYS. BACKFILL UNDER PAVEMENT: THE CONTRACTOR SHALL PLACE AND COMPACT AASHTO M43 #67. IN LIFTS NOT EXCEEDING 6 INCHES FROM THE TOP OF THE BEDDING ENVELOPE TO THE BASE OF THE PAVEMENT.
- BACKFILL IN UNIMPROVED AREAS: THE CONTRACTOR SHALL PLACE AND COMPACT MATERIAL CONSISTENT WITH EITHER FINE, LOOSE EARTH OR GRANULAR MATERIAL THAT IS FREE FROM CLODS, VEGETABLE MATTER, DEBRIS, STONE, AND/OR OTHER OBJECTIONABLE MATERIALS IN 12 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR (ASTM D698).
- WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWER FACILITIES A MINIMUM OF 10 FEET, MEASURED EDGE TO EDGE. WHEN CONDITIONS EXIST THAT PREVENT A HORIZONTAL SEPARATION OF 10 FEET, CLOSER INSTALLATIONS MAY BE MADE IF THE BOTTOM OF THE WATER MAIN IS 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER FACILITY.
- ALL WATERLINE PIPING PAST THE "POINT OF SERVICE" INCLUDING UNDERGROUND USED FOR SPRINKLER OR STANDPIPE SYSTEM MUST BE INSTALLED BY A TENNESSEE REGISTERED SPRINKLER CONTRACTOR. (INFA RULE 0700-2-7-08)
- PIPE TRENCHES SHALL NOT BE EXCAVATED MORE THAN 200 FEET AHEAD OF PIPE INSTALLATION.
- BEDDING MATERIAL FOR RIGID SEWER PIPE (RCP, DUCTILE IRON, CAST IRON) SHALL CONSIST OF A 6-INCH ENVELOPE OF AASHTO M43 #67 CRUSHED STONE ON ALL SIDES OF THE PIPE. PIPE BEDDING SHALL BE THOROUGHLY AND COMPLETELY TAMPED BEFORE BACKFILLING.
- ALL SANITARY SEWER CLEANOUTS IN CONCRETE OR PAVEMENT AREAS SHALL BE IN A MB-9 LITTLE RHINO METER/VALVE BOX, ITEM NUMBER S5-L-SV, OR APPROVED EQUIVALENT.
- MECHANICAL RESTRAINT SHALL BE USED ON ALL FITTINGS AND VALVES.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND AS PER ORDINANCE 116-1006-07.
- CONTRACTOR TO ENSURE THAT ALL GRADING IS TO SUBGRADE PRIOR TO INSTALLATION OF UTILITY LINES.
- ANY PVC GRAVITY SEWER PIPE INSTALLED AT DEPTHS GREATER THAN 12 FEET SHALL CONFORM TO SDR 26 OR PS 115.
- ALL WATER MAIN INSTALLATION SHALL CONFORM TO AAWWA C605 FOR PVC AND AAWWA C600 FOR DUCTILE IRON PIPE. ALL MATERIAL SHALL BE ASTM D02241 OR AAWWA C900 FOR PVC AND ANSI A21.51 (AWWA C151) FOR DUCTILE IRON PIPE.
- ALL SANITARY SEWER MAIN PIPE SHALL MEET OR EXCEED ASTM D3034-SDR35 STANDARDS AND BE GREEN IN COLOR.
- CONTRACTOR TO VERIFY DEPTH, LOCATION, AND SIZE OF EXISTING UTILITIES PRIOR TO ORDERING MATERIALS.
- UTILITY LOCATIONS ARE TO BE STAMPED IN CURB IN ACCORDANCE WITH UTILITY DEPT.
- WATER SERVICE PIPE MATERIAL MAY BE MUNICIPEX CROSS LINKED POLYETHYLENE (PEX) BY REHAU OR ALTERNATIVELY MAY BE TYPE K SOFT COPPER.
- TRACER WIRE SHALL BE INSTALLED ALONG ALL WATER MAIN, WATER SERVICES, AND SEWER FORCE MAIN AND FORCE MAIN SERVICES. TRACER WIRE SHALL BE COPPERHEAD 1230-HS, 12 AWG COPPER CLAD STEEL TRACER WIRE WITH 30 MIL HDPE COATING. NO SUBSTITUTIONS ALLOWED. CONNECTORS AT SERVICE CONNECTIONS AND TEE'S SHALL BE DRYCONN DIRECT BURY LUG AQUA BY KING INNOVATION AND AT THE MAIN LINE SPLICES SHALL BE DRYCONN KING 6 BLUE BY KING INNOVATION. NO SUBSTITUTIONS ALLOWED. TRACER WIRE SHALL EXTEND AT LEAST 5 FEET BEYOND WATER SERVICE STUB TERMINATIONS. A PIECE OF PVC PIPE SHALL BE BURIED VERTICALLY AGAINST THE 4" X 4" MARKER POST EXTENDING ABOUT 2' ABOVE GROUND LEVEL. THE TRACER WIRE SHALL BE FED THROUGH THE PVC PIPE WITH END OF WIRE ABOUT 2" ABOVE THE END OF THE PIPE AND THE REMAINDER COILED AND BURIED BENEATH IT. A PERFORMANCE TEST WILL BE PERFORMED ON THE COMPACTED TRACER WIRE SYSTEM TO ENSURE THE ENTIRE SYSTEM IS TRACKABLE. ANY PART OF THE SYSTEM THAT IS NOT TRACKABLE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR UNTIL IT IS TRACKABLE PRIOR TO FINAL ACCEPTANCE OF UTILITIES.

**REVISIONS**

DATE	COMMENTS
9/26/2024	PROPOSED MAIN TO TIE INTO EXISTING 6" WATER VALVE

**LUSSO GRANITE, INC.**  
**SITE & UTILITY LAYOUT PLAN**  
1070 PROGRESS DRIVE, CLARKSVILLE  
MONTGOMERY COUNTY, TENNESSEE  
September 26, 2024

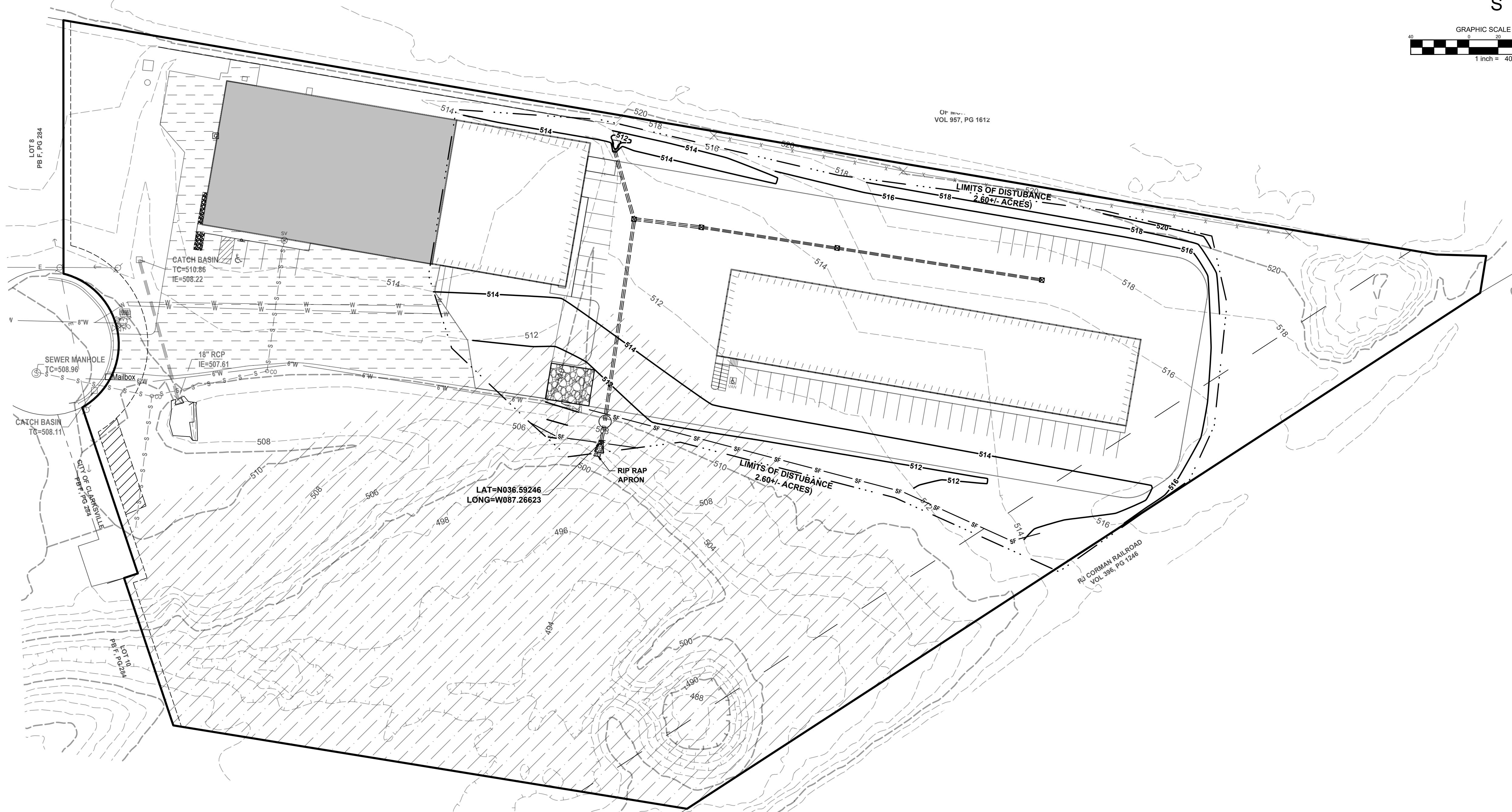
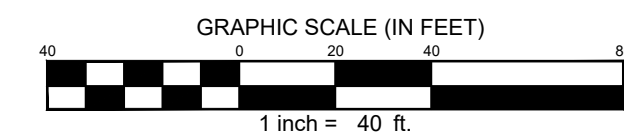
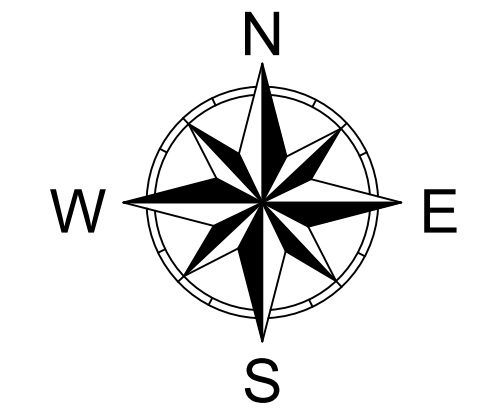
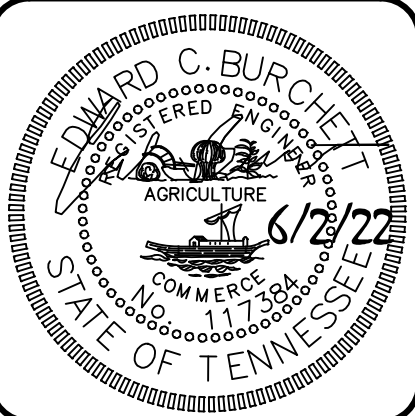
**MCKAY-BURCHETT & COMPANY ENGINEERS**  
1545 Madison Street  
Clarksville, TN 37040  
Ph # 931-245-3095

DATE: 9/26/2024  
PROJECT: LUSSO GRANITE EXPANSION 1070 PROGRESS DRIVE, CLARKSVILLE, TN

**SHEET: C.1.00**







**FOR PERMITTING ONLY**

REVISIONS	COMMENTS
DATE	

**LUSSO GRANITE, INC.**  
**EROSION CONTROL PLAN PHASE II & III**  
 1070 PROGRESS DRIVE, CLARKSVILLE  
 MONTGOMERY COUNTY, TENNESSEE  
 June 2, 2022

**TEMPORARY COVER SEEDING MIXTURES**

SEEDING DATES	GRASS SEED	PERCENTAGES
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan- Sorghum	100%
May 1 to July 15	StarrMillet	100%
July 15 to January 1	Balboa Rye	67%
	Italian Rye	33%

**PERMANENT COVER SEEDING MIXTURES**

SEEDING DATES	GRASS SEED	PERCENTAGES
February 1 to July 1	Kentucky 31 Fescue	80%
	Korean Lespedeza	15%
	English Rye	5%
June 1 to August 15	Kentucky 31 Fescue	55%
	English Rye	20%
	Korean Lespedeza	15%
April 15 to August 15	Bermudagrass (hulled)	70%
	Annual Lespedeza	30%
	August 1 to December 1	Kentucky 31 Fescue
English Rye		20%
White Clover		10%
February 1 to December 1	Kentucky 31 Fescue	70%
	Crown Vetch	25%
	English Rye	5%

SOURCE: TDOT STANDARD SPECIFICATIONS:

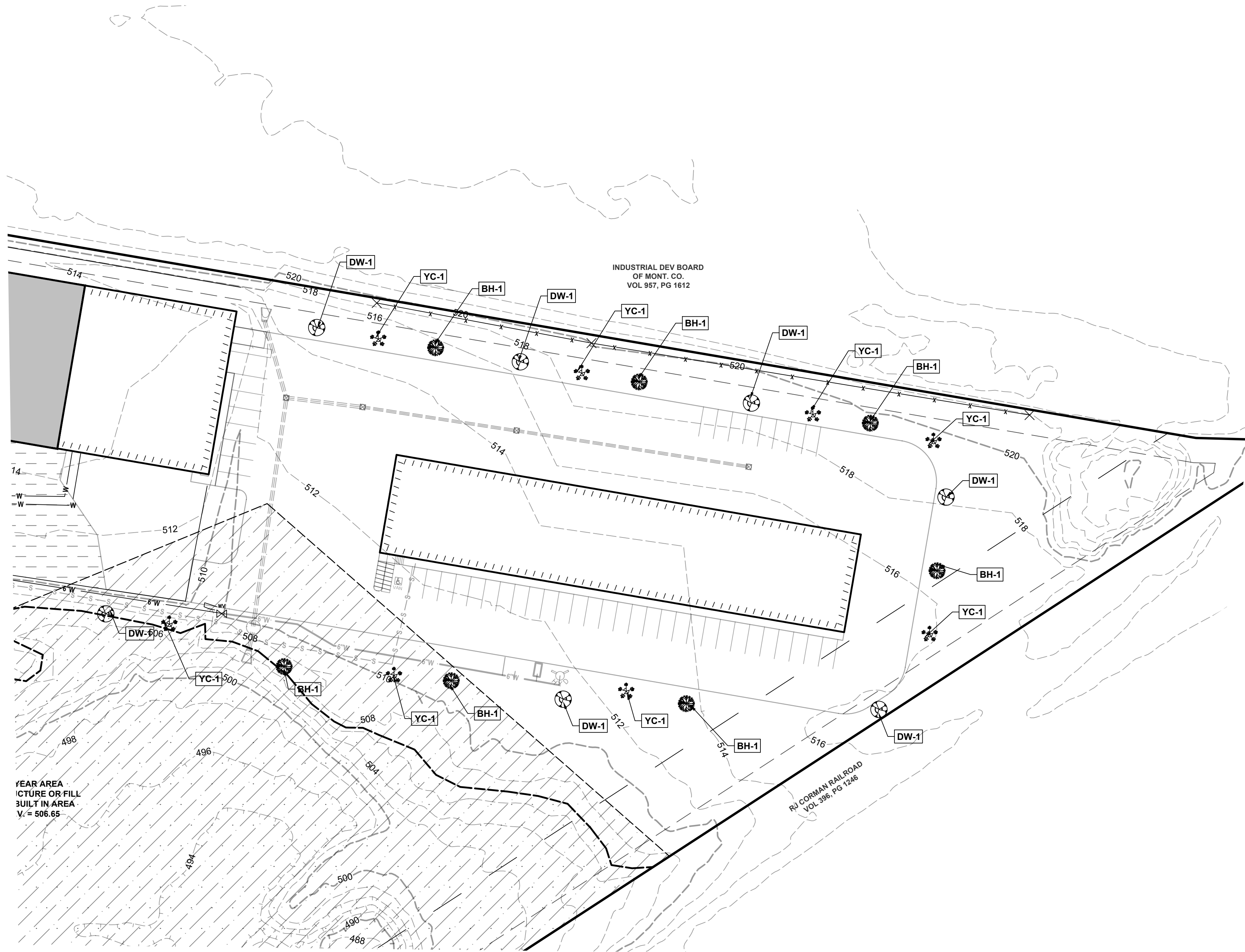
**EROSION CONTROL NOTES:**

- DITCHES AND DETENTION BASINS TO BE CONSTRUCTED PRIOR TO SITE GRADING.
- ALL SLOPES SHALL BE AS INDICATED ON PLANS.
- ALL DITCHES AND BASINS SHALL BE MATTED UNLESS OTHERWISE NOTED. MATTING SHALL BE TYPE S 150 (NORTH AMERICAN GREEN) OR EQUIVALENT AND SHOULD BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THE TDEC GENERAL NPDES PERMIT TNR10-0000.
- NO CONSTRUCTION SHALL TAKE PLACE UNTIL A PRE-CONSTRUCTION MEETING HAS TAKEN PLACE WITH APPROPRIATE AUTHORITIES AND PERMISSION HAS BEEN GRANTED.
- ALL DISTURBED AREAS SHALL BE SEEDED & STRAWED WITHIN FIFTEEN DAYS OF THE END OF FINAL GRADING.
- ALL CONSTRUCTION ENTRANCES SHALL BE STABILIZED WITH COURSE AGGREGATE TO A DEPTH OF 8" AND FOR A LENGTH OF 100'.
- ALL FILL AND/OR TRENCH BACKFILL AREAS SHALL BE COMPACTED IN 6" LIFTS TO 95% STANDARD PROCTOR WITHIN 3% OF OPTIMUM MOISTURE CONTENT.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES, OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL METHODS AS PER THE CITY OF CLARKSVILLE, MONTGOMERY COUNTY, AND STATE OF TENNESSEE REGULATIONS.
- TOPSOIL PLACEMENT: IN ACCORDANCE WITH N.P.D.E.S. REQUIREMENTS ALL DISTURBED AREAS ARE TO RECEIVE TOPSOIL REPLACEMENT TO A MINIMUM DEPTH OF 6 INCHES. THESE AREAS SHALL BE SEEDED AND STRAWED. THE TOP SOIL SHALL BE FREE OF ROCKS AND LARGE CLODS. NO EROSION WILL BE ACCEPTABLE.
- NO ADVERSE EFFECTS ON ADJOINING PROPERTIES AND ROADWAYS DURING PERIODS OF EXTREME DRYNESS, THE CONTRACTOR SHALL KEEP AREAS BEING GRADED DAMPENED BY WATER.
- LIMITS OF CLEARING SHALL BE 100 FEET ON EACH SIDE OF THE PROPOSED AND EXISTING RIGHT OF WAYS EXCEPT WHERE SHOWN AS MORE ON GRADING PLAN.
- SILT FENCE SHOULD BE PLACED ON THE BACK OF THE CURB ON ALL LOTS THAT DRAIN TO THE ROAD.

**MCKAY-BURCHETT & COMPANY ENGINEERS**  
 1545 Madison Street  
 Clarksville, TN 37040  
 Ph # 931-245-3095  
 SHEET: C.2.02  
 DRAWN BY: D. HOOVER  
 CHECKED BY: C. BURCHETT  
 FILE: 20190905202005422  
 (Lusso Granite Expansion, 1070 Progress) LussoGranite

**LANDSCAPE NOTES:**

- LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AND SHALL COORDINATE WITH PROPER UTILITY COMPANIES PRIOR TO ORDERING MATERIALS.
- STUMPS AND OTHER PLANT MATERIALS TO BE REMOVED, SHALL BE DISPOSED OFF-SITE BY CONTRACTOR.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETE IN AREA.
- PLANTING AREAS SHALL BE FERTILIZED ACCORDING TO CITY REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF OR SEED AS INDICATED ON MATERIALS SCHEDULE.
- PLANTING BEDS SHALL BE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
- NO PLANT SHALL BE LOCATED WITHIN 10' OF ANY UTILITY.
- ALL SHRUBS THAT HAVE BEEN PLANTED WITHIN SIGHT TRIANGLES SHALL MAINTAIN A MAXIMUM HEIGHT OF 3.50' ABOVE ADJACENT ROADWAY CROWN.
- ALL EXISTING PLANT MATERIALS SHALL BE PRUNED AND INJURIES REPAIRED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT CORRECT GRADES AND SPACING. THE PLANTS SHALL BE ORIENTATED AS TO GIVE BEST APPEARANCE.
- MCKAY, BURCHETT & COMPANY LLC ARE NOT PROFESSIONAL LANDSCAPE ARCHITECTS AND DO NOT CLAIM TO BE ON THIS PLAN.
- THE OWNER SHALL SUBMIT A CERTIFICATE OF LANDSCAPE COMPLIANCE TO THE THE BUILDING AND CODES DEPT. (931-645-7426) UPON COMPLETION OF LANDSCAPE INSTALLATION AND SCHEDULE A LANDSCAPE INSPECTION.
- CERTIFICATE OF OCCUPANCY SHALL BE ISSUED ONCE ALL LANDSCAPE MATERIALS ARE IN PLACE AND IN COMPLIANCE WITH APPROVED LANDSCAPE PLAN.
- ALL TREES AND SHRUBS TO BE TAGGED BASED ON SPECIES. TAGS MAY NOT BE REMOVED UNTIL SITE INSPECTION FOR CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANT MATERIALS FOR ONE YEAR OR BY NEXT GROWING SEASON. PLANTS THAT DIE SHALL BE REPLACED.
- ALL PROPOSED DECIDUOUS TREES SHALL BE MINIMUM OF 2 INCHES IN CALIPER AT PLANTING.
- ALL PROPOSED EVERGREEN TREES SHALL BE MINIMUM OF 6 FEET IN HEIGHT AT PLANTING.
- ALL PROPOSED SHRUBS SHALL BE MINIMUM OF 18 INCHES IN HEIGHT AT PLANTING.
- ANY CHANGES TO LANDSCAPE PLAN THAT REDUCES SIZE OR NUMBER OF PLANTS OR MATERIAL WILL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED BEFORE LANDSCAPE INSTALLATION.
- THE OWNER ACKNOWLEDGES THAT LANDSCAPING IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF CLARKSVILLE RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF CLARKSVILLE, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPING IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPING



LANDSCAPE CASE NUMBER \_\_\_\_\_

SITE REVIEW CASE NUMBER \_\_\_\_\_

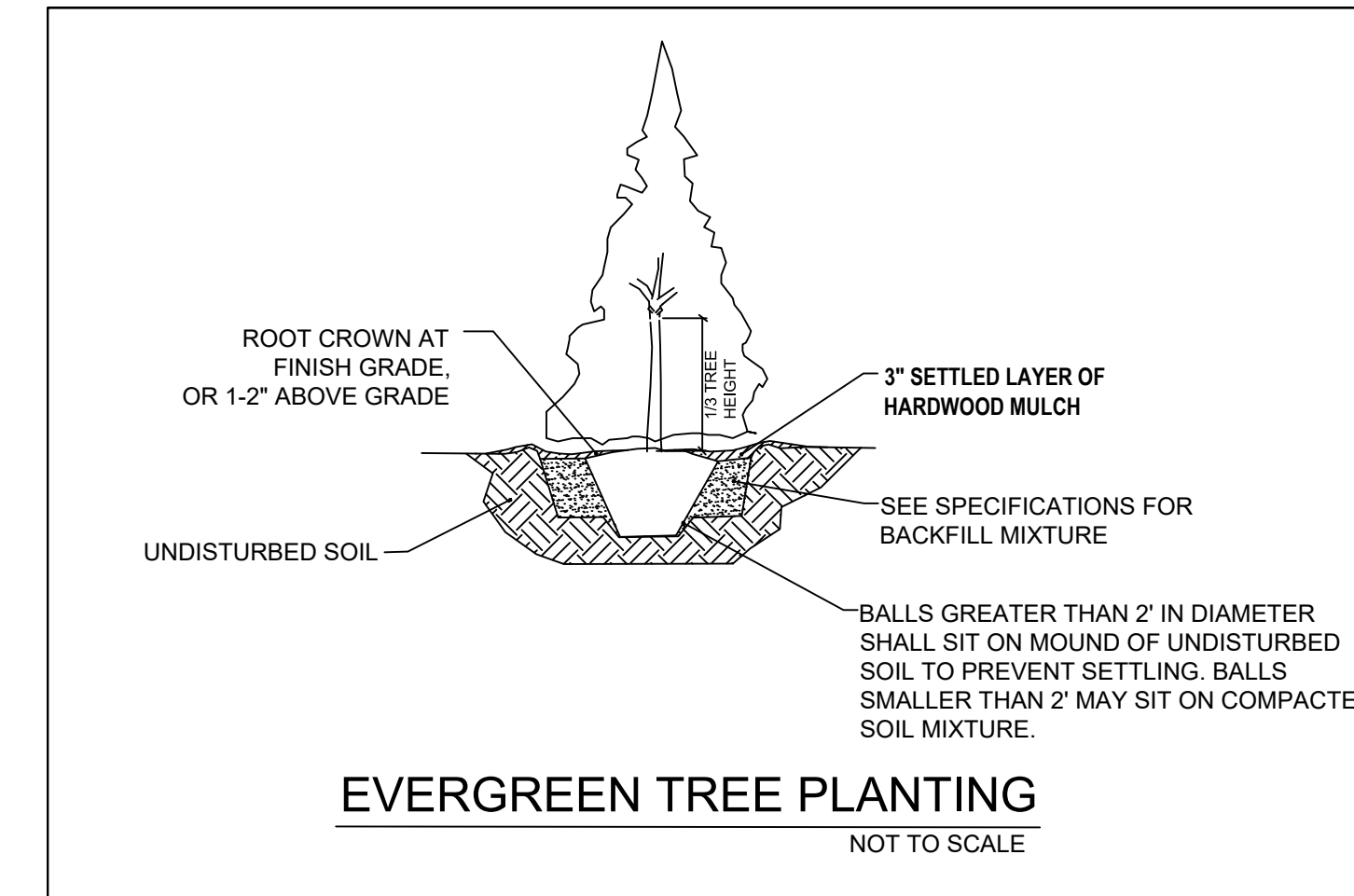
**GENERAL SITE INFORMATION:**

OWNER:  
LUSSO ENTERPRISE LLC  
1070 PROGRESS DR.  
CLARKSVILLE, TN 37040

CURRENT ZONING: M-1  
CIVIL DISTRICT: 6th  
DEED REF. # O.R.V. 2126, PG. 2114  
TAX MAP NO. 33J 'A', PARCEL NO. 1100  
TOTAL ACREAGE: 322,020 SF (7.38 ± ACRES)

**TREE & SHRUB LEGEND**

- DOGWOOD (DW)
  - BURFORD HOLLY (BH)
  - YOSHINO CHERRY (YC)
- (NOT TO DRAWING SCALE)

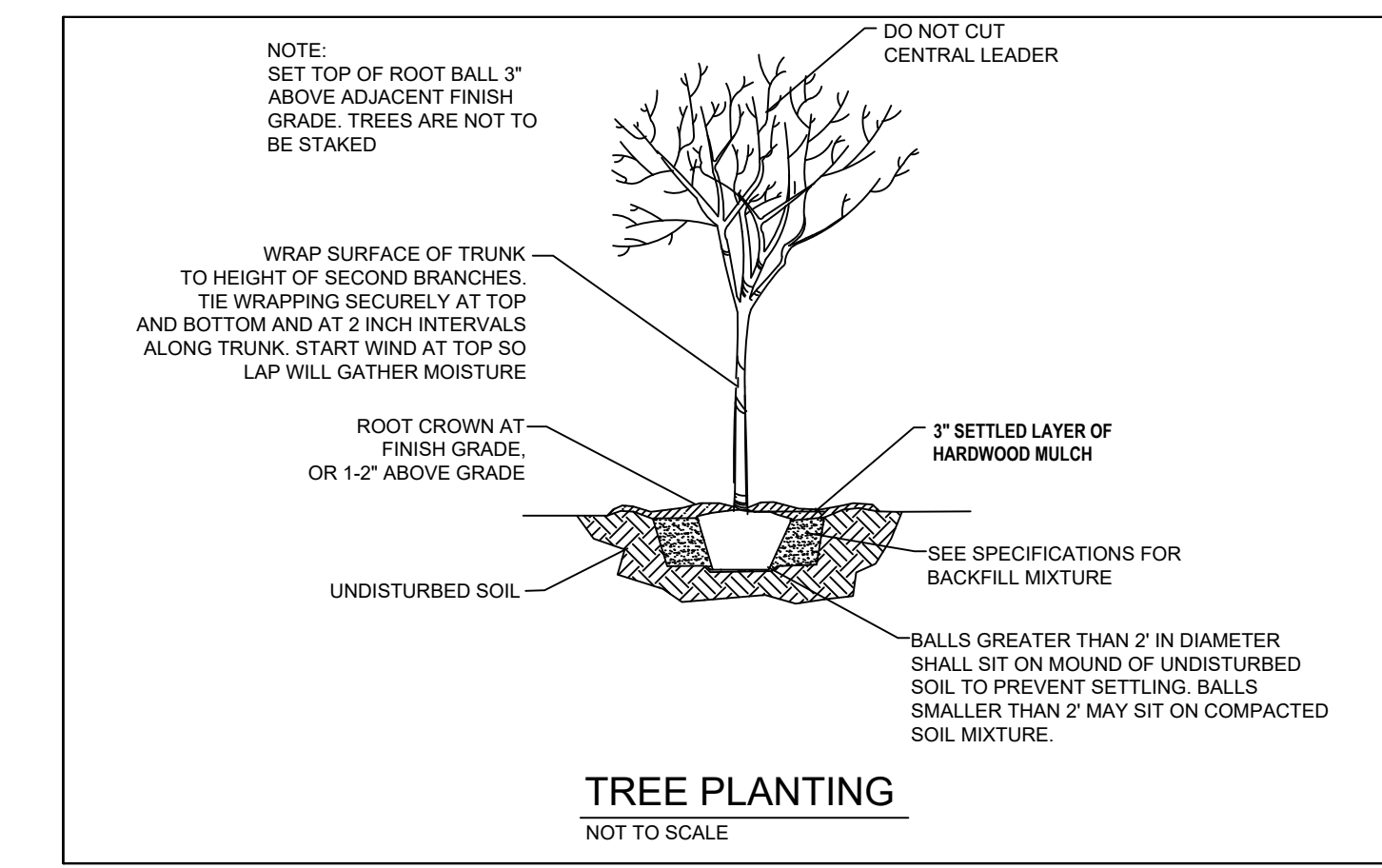
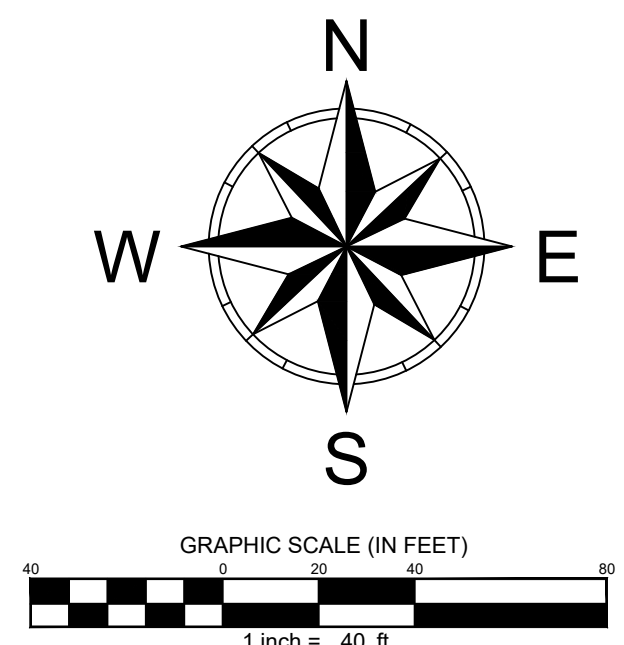


**PLANT CALCULATIONS**

430 LF NORTH FRONTAGE / 50 = 9 TREES REQUIRED	9 TREES PROVIDED
490 LF SOUTH PERIMETER / 50 = 10 TREES PROVIDED	10 TREES PROVIDED
135 LF EAST PERIMETER / 50 = 3 TREES REQUIRED	3 TREES PROVIDED
<b>TOTAL:</b>	<b>22 TREES PROVIDED</b>

**PLANT SCHEDULE**

KEY	QUANTITY	COMMON NAME	BOTANICLE NAME	HEIGHT	TRUNK	REMARKS
<b>TREES</b>						
DW	7	DOGWOOD	CORNUS KOUSA	15'-30'	2" CAL.	MINIMUM 2" CALIPER @ PLANTING
BH	7	BURFORD HOLLY	ILEX CORNUTA 'BURFORDI'	6'-10'	2" CAL.	MINIMUM 2" CALIPER @ PLANTING
YC	8	YOSHINO CHERRY	PRUNUS X YEDOENSIS	15'-30'	2" CAL.	MINIMUM 2" CALIPER @ PLANTING



**REVISIONS**

DATE	COMMENTS

LUSSO GRANITE, INC.

LANDSCAPE PLAN  
1070 PROGRESS DRIVE, CLARKSVILLE  
MONTGOMERY COUNTY, TENNESSEE  
June 7, 2022

15445 Madison Street  
Clarksville, TN 37040  
Ph # 931-245-3095

**MCKAY-BURCHETT & COMPANY ENGINEERS**

SHEET: L 1.00

CREATED BY: D. HOOPER  
CHECKED BY: C. BURCHETT  
FILE: Z:\Projects\2022\0624-22 Lusso Granite Expansion\_1070 Progress\LUSSO.dwg





