

PRELIMINARY SP SUBMITTAL FOR TULIP SPRINGS TOWNHOMES

SITE DATA:

SP NAME: TULIP SPRINGS TOWNHOMES
 SP NUMBER: 2020SP-035-001
 COUNCIL DISTRICT: 11
 COUNCIL MEMBER: LARRY H. HAGAR
 TAX MAP: 76
 PARCEL ID: 07600000300 AND 07600014900
 SITE ADDRESS: 703 TULIP GROVE ROAD
 HERMITAGE, TN 37076
 SITE ACREAGE: 13.2 AC (574,992 SQFT)
 OPEN SPACE: 9.35 AC (407,218 SQFT)
 EXISTING ZONING: RM-6 OV-FLD
 PROPOSED USE: TOWNHOMES
 PROPOSED UNITS: 58 UNITS
 22'X40' - 9 UNITS - LINCOLN PARK
 24'X50' - 49 UNITS- WALNUT GROVE
 PROPOSED MAX. BUILDING HEIGHT: 2 STORY
 BUILDING SQUARE FOOTAGE: 112,990 SQUARE FEET

RESIDENTIAL PARKING REQUIREMENTS:

METRO CODE REQUIRED:
 1 SPACE PER BEDROOM UP TO 2 BEDROOMS; .5 SPACES PER
 BEDROOM FOR EACH ADDITIONAL BEDROOM

2 BEDROOM - 2 SPACES 2 X 9 = 18 SPACES
 3 BEDROOM - 2.5 SPACES 2.5 X 49 = 123 SPACES
 141 REQUIRED SPACES

PARKING PROVIDED: 58 GARAGE SPACES
 58 DRIVEWAY SPACES
 35 SURFACE SPACES
 151 SPACES

PROSED DENSITY: 4.39 UNITS / ACRE
 FLOOR AREA RATIO (FAR): 19.6%
 IMPERVIOUS SURFACE RATIO (ISR):
 BUILDINGS 11.01% (63,276 SQFT)
 ROADS, SIDEWALKS, DRIVES 15.51% (81,581 SQFT)

OWNER: ODELL BRADLEY JR (PARCEL 07600000300)
 703 TULIP GROVE RD
 HERMITAGE, TN 37076
 CYNTHIA LUDLOW (PARCEL 07600014900)
 725 TULIP GROVE RD
 HERMITAGE, TN 37076

PROJECT REPRESENTATIVE: ENFIELD CONSTRUCTION AND ENGINEERING
 503 EAST IRIS DRIVE
 NASHVILLE, TN 37204
 615-915-1941
 CONTACT:
 GREGG HARRIS
 GHARRIS@ENFIELD-GROUP.COM

DEVELOPER: VASTLAND COMMUNITIES
 1720 WEST END AVENUE, SUITE 600
 NASHVILLE, TN 37203
 MACK McCLUNG - 615-359-1720 EXT. 251

FEMA FIRM PANEL:

A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS
 DETERMINED TO BE IN ZONE AE AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY
 FIRM PANEL NO. 47037C0279H EFF. 4/5/2017.

**703 TULIP GROVE ROAD
 HERMITAGE, TN 37076**

CASE NO. 2020SP-035-001



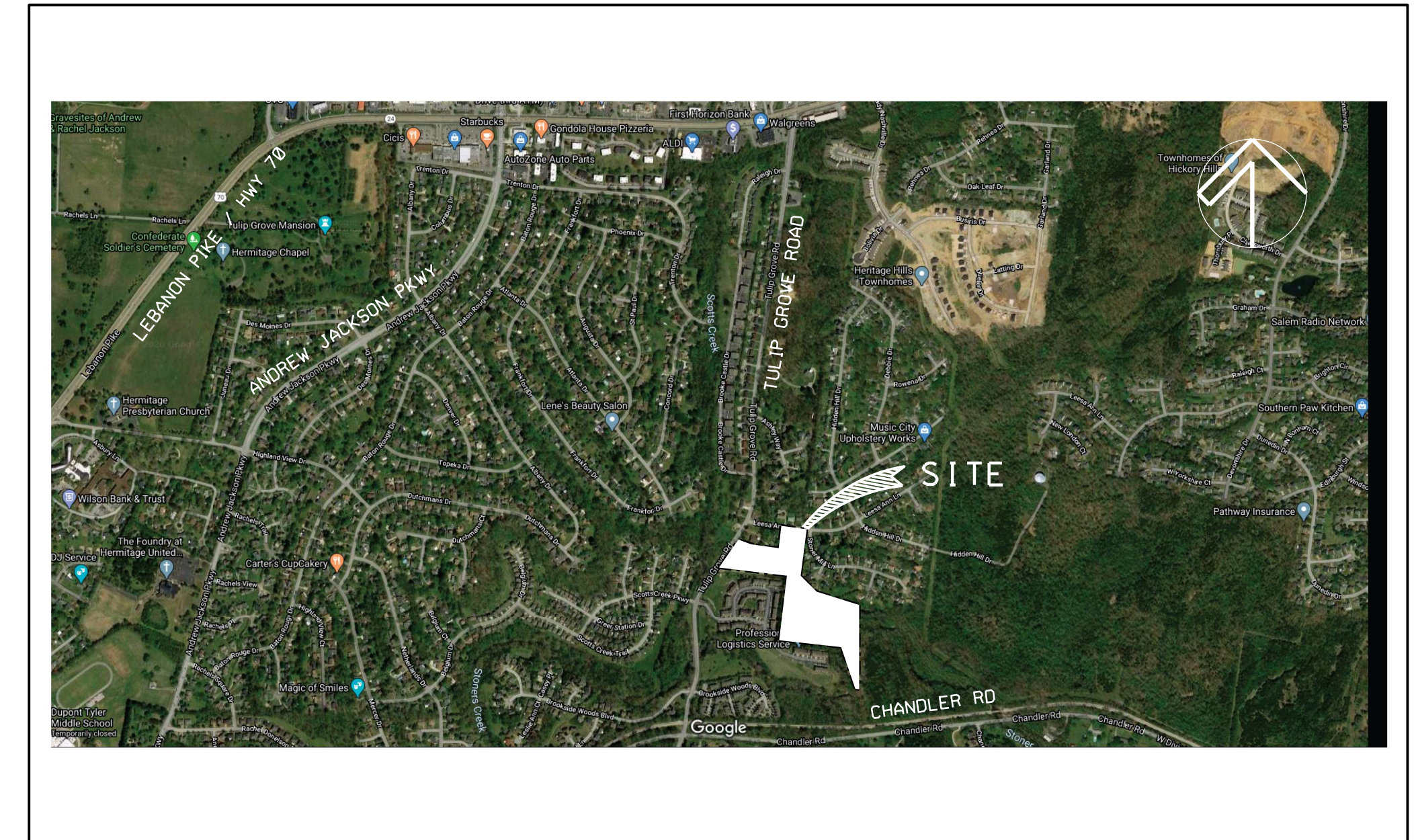
503 EAST IRIS DRIVE
 NASHVILLE, TENNESSEE
 37204

(O) (615) 915-1941
 (F) (615) 915-1949

REAL ESTATE
 CONSTRUCTION
 ENGINEERING

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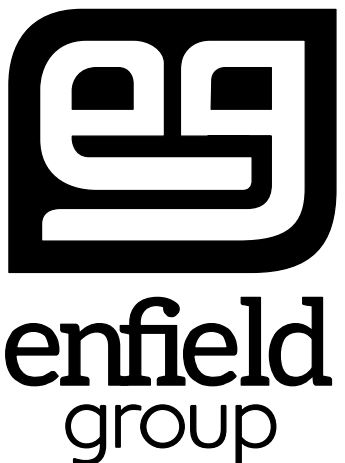
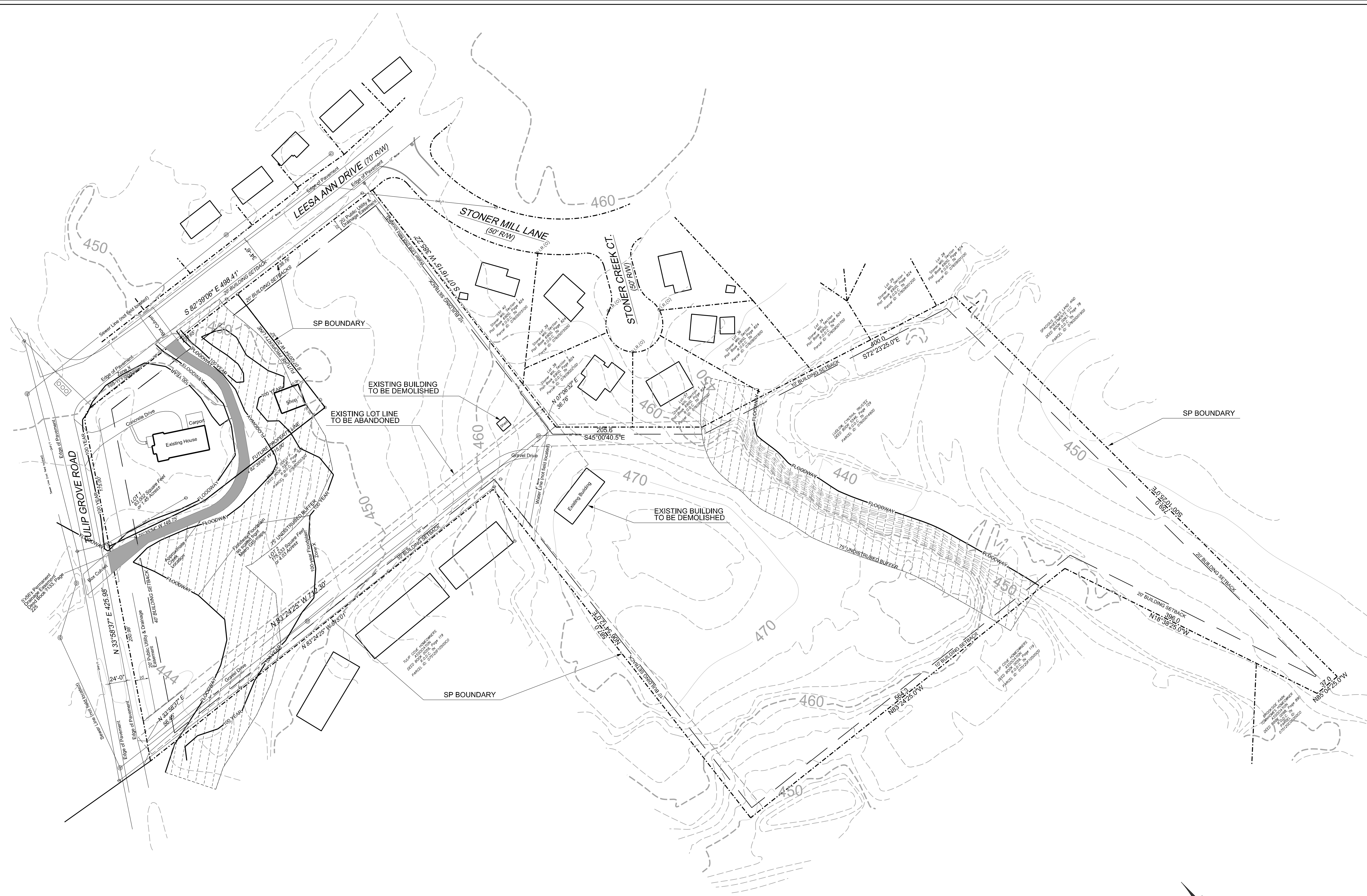


LOCATION MAP

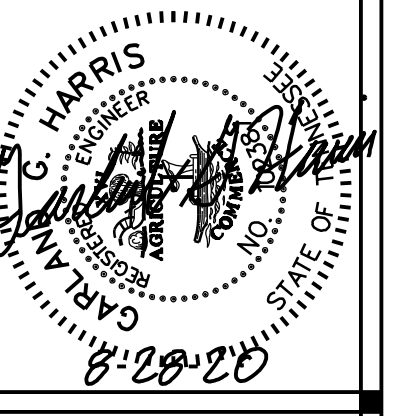
LIST OF CODE EDITIONS ADOPTED BY
 METRO GOVERNMENT:

- CODES:
- 2012 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS•
 - 2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS•
 - 2012 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2009 ICC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
 - 2012 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS•
 - 2012 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS•
 - 2012 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS•
 - 2011 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS•
 - 2012 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS••
 - 2012 LIFE SAFETY CODE (NFPA 101) WITH LOCAL AMENDMENTS••





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TULIP SPRINGS TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN

**EXISTING
 CONDITIONS**

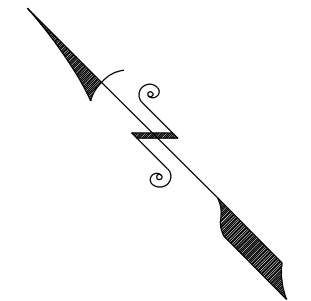
PROJ NO: 19153

DATE: 01/28/20

REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

C-1

1 EXISTING CONDITIONS
 SCALE: 1"=60'-0"



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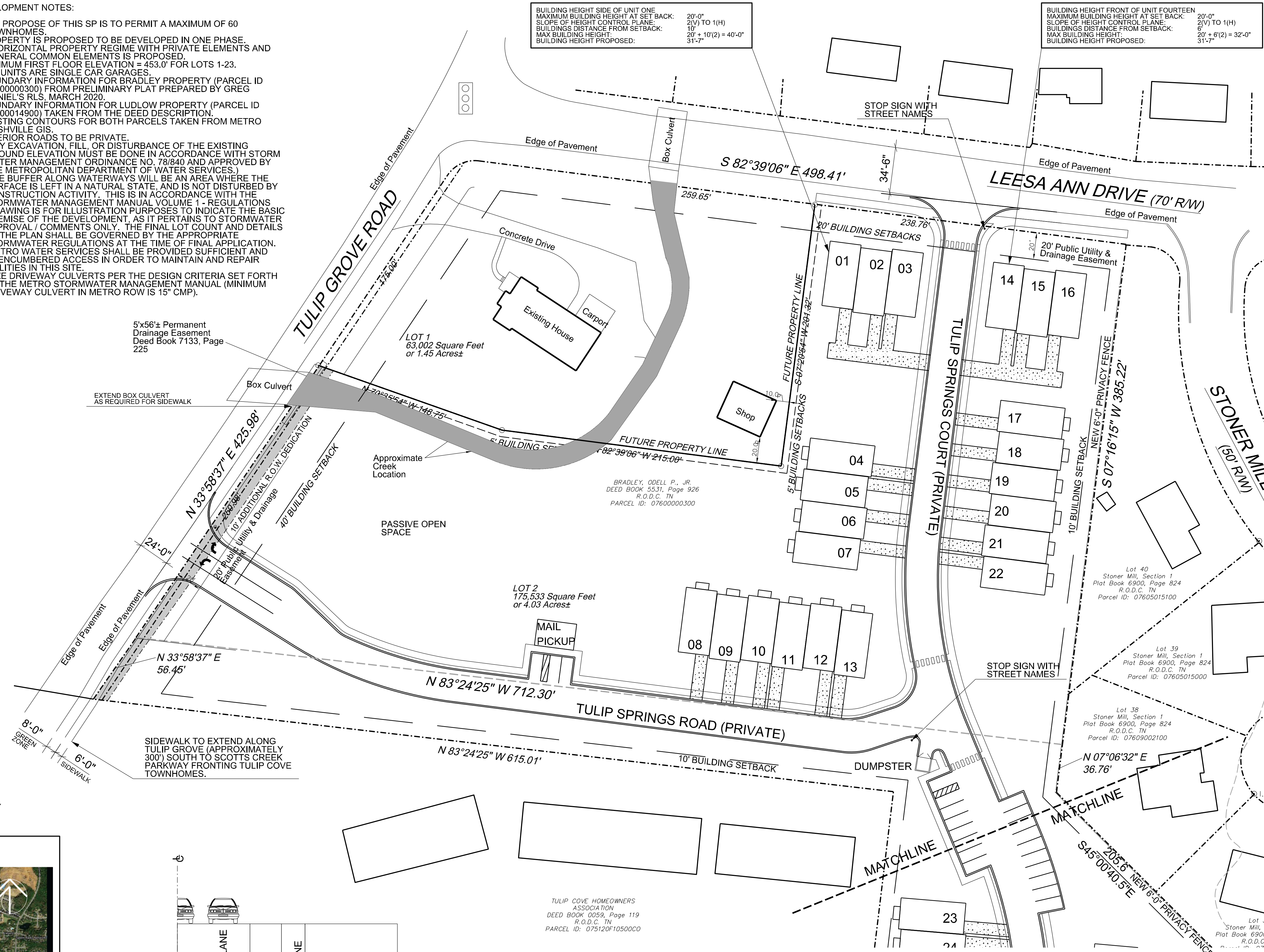
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DEVELOPMENT NOTES:

1. THE PROPOSE OF THIS SP IS TO PERMIT A MAXIMUM OF 60 TOWNHOMES.
2. PROPERTY IS PROPOSED TO BE DEVELOPED IN ONE PHASE.
3. A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AND GENERAL COMMON ELEMENTS IS PROPOSED.
4. MINIMUM FIRST FLOOR ELEVATION = 453.0' FOR LOTS 1-23.
5. ALL UNITS ARE SINGLE CAR GARAGES.
6. BOUNDARY INFORMATION FOR BRADLEY PROPERTY (PARCEL ID 07600000300) FROM PRELIMINARY PLAT PREPARED BY GREG DANIEL'S RLS, MARCH 2020.
7. BOUNDARY INFORMATION FOR LUDLOW PROPERTY (PARCEL ID 07600014900) TAKEN FROM THE DEED DESCRIPTION.
8. EXISTING CONTOURS FOR BOTH PARCELS TAKEN FROM METRO NASHVILLE GIS.
9. INTERIOR ROADS TO BE PRIVATE.
10. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
11. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.
12. DRAWINGS IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL / COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
13. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
14. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

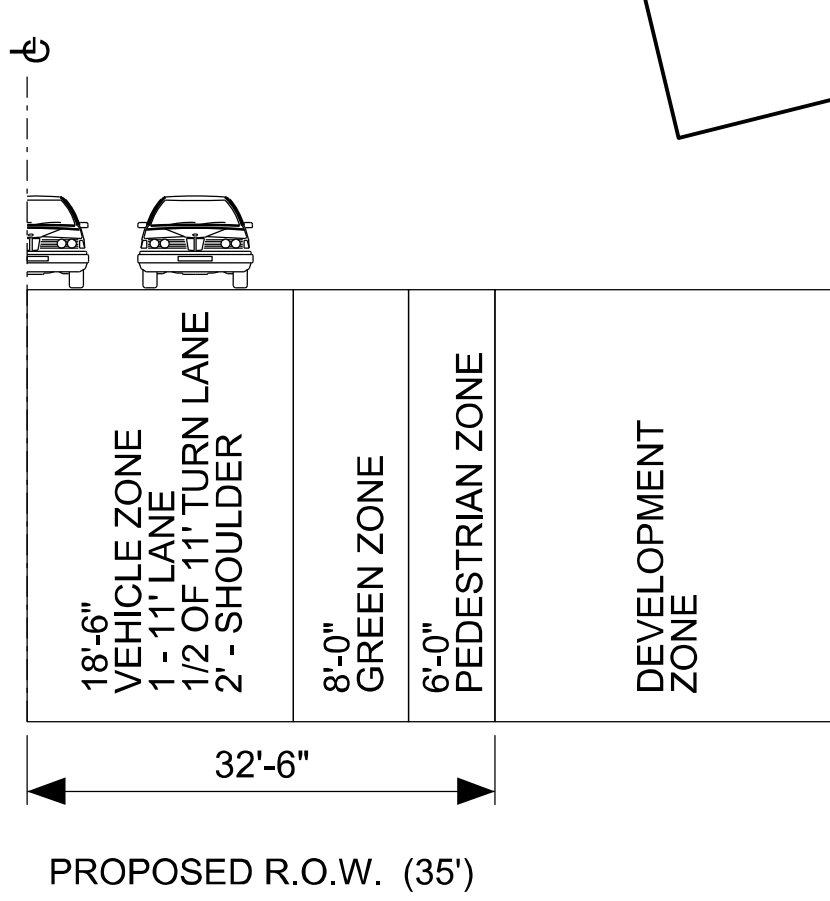


BUILDING HEIGHT SIDE OF UNIT ONE
 MAXIMUM BUILDING HEIGHT AT SET BACK: 20'-0"
 SLOPE OF HEIGHT CONTROL PLANE: 2(V) TO 1(H)
 BUILDINGS DISTANCE FROM SETBACK: 10'
 MAX BUILDING HEIGHT: 20' + 6'(2) = 40'-0"
 BUILDING HEIGHT PROPOSED: 31'-7"

BUILDING HEIGHT FRONT OF UNIT FOURTEEN
 MAXIMUM BUILDING HEIGHT AT SET BACK: 20'-0"
 SLOPE OF HEIGHT CONTROL PLANE: 2(V) TO 1(H)
 BUILDINGS DISTANCE FROM SETBACK: 6'
 MAX BUILDING HEIGHT: 20' + 6'(2) = 32'-0"
 BUILDING HEIGHT PROPOSED: 31'-7"

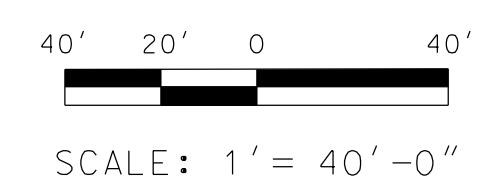


LOCATION MAP



PROPOSED R.O.W. T3-R-AB3 SCALE: N.T.S.

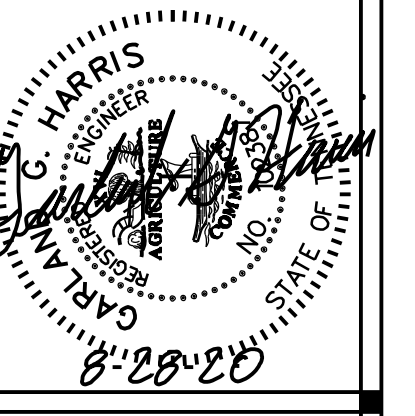
1 SITE PLAN SCALE: 1"=40'-0"



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 ENGINEERING



TULIP SPRINGS TOWNHOMES
 TULIP GROVE ROAD
 NASHVILLE, TN

SITE PLAN

PROJ NO: 19153

DATE: 06/24/20

REVISIONS
CITY COMMENTS - 08-04-20
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C-2

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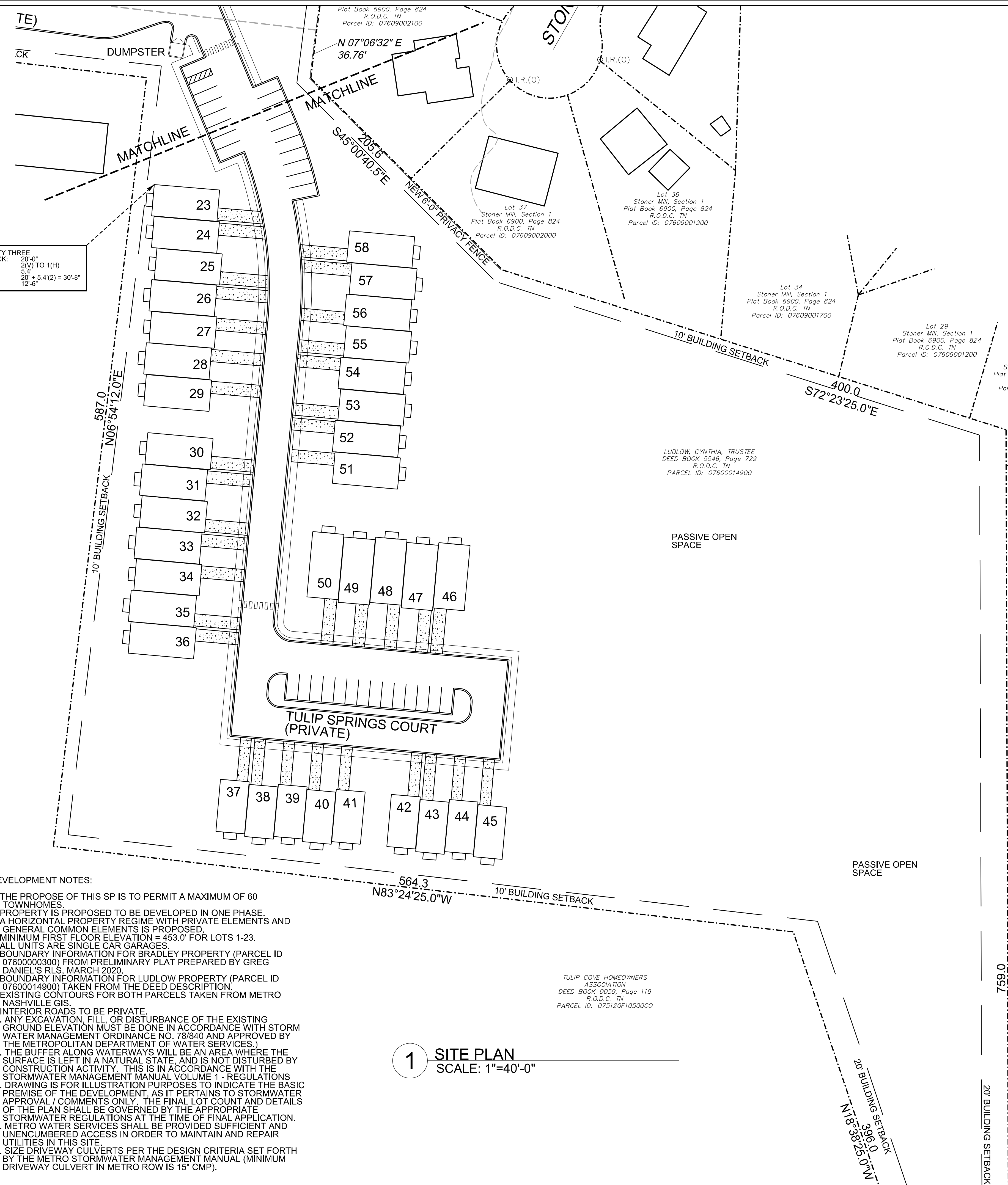
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BUILDING HEIGHT REAR OF UNIT TWENTY THREE
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 SLOPE OF HEIGHT CONTROL PLANE: 20' TO 1(H)
 BUILDINGS DISTANCE FROM SETBACK: 5'-1"
 MAX BUILDING HEIGHT: 20' + 5.4'(2) = 30'-8"
 BUILDING HEIGHT PROPOSED: 12'-6"



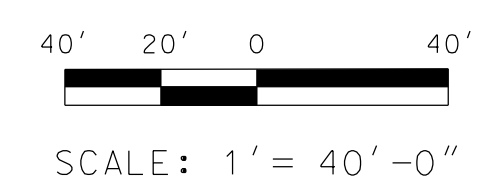
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1 SITE PLAN
 SCALE: 1"=40'-0"



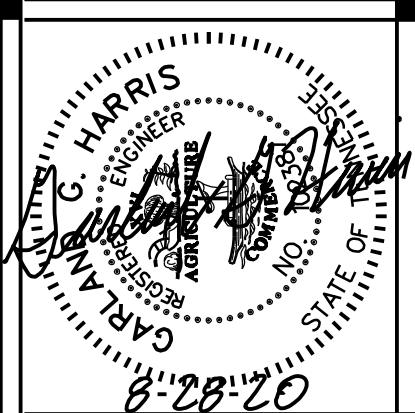
LOCATION MAP



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TULIP SPRINGS
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SITE PLAN

PROJ NO: 19153

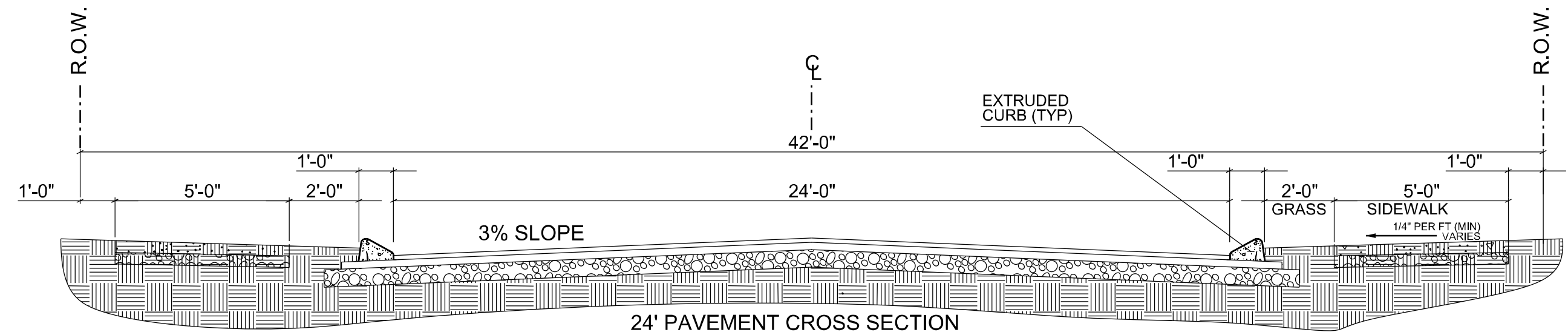
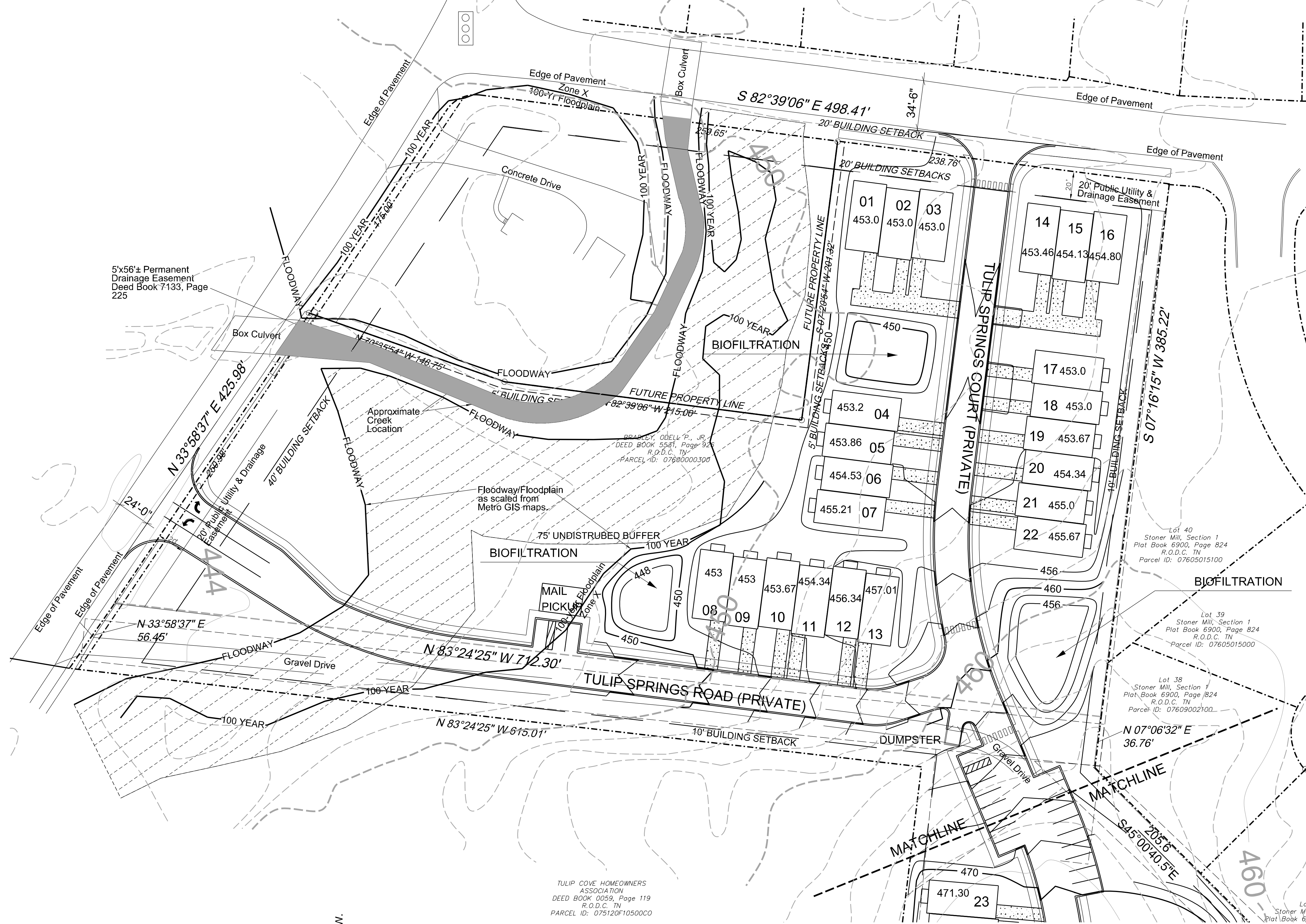
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REVISIONS
CITY COMMENTS - 08-04-20
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C-3

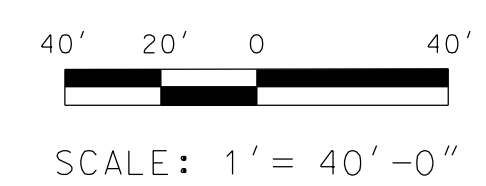
LOT INFORMATION			
LOT NUMBER	PLAN NAME	PLAN SIZE	F.F.E.
1	WALNUT GROVE	24'X50'	+ 453.00'
2	WALNUT GROVE	24'X50'	+ 453.00'
3	WALNUT GROVE	24'X50'	+ 453.00'
4	WALNUT GROVE	24'X50'	+ 453.20'
5	WALNUT GROVE	24'X50'	+ 453.86'
6	WALNUT GROVE	24'X50'	+ 454.53'
7	WALNUT GROVE	24'X50'	+ 455.21'
8	WALNUT GROVE	24'X50'	+ 453.00'
9	WALNUT GROVE	24'X50'	+ 453.00'
10	WALNUT GROVE	24'X50'	+ 453.67'
11	WALNUT GROVE	24'X50'	+ 453.34'
12	WALNUT GROVE	24'X50'	+ 454.34'
13	WALNUT GROVE	24'X50'	+ 457.01'
14	WALNUT GROVE	24'X50'	+ 453.46'
15	WALNUT GROVE	24'X50'	+ 454.13'
16	WALNUT GROVE	24'X50'	+ 454.80'
17	WALNUT GROVE	24'X50'	+ 453.00'
18	WALNUT GROVE	24'X50'	+ 453.00'
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20	WALNUT GROVE	24'X50'	+ 454.34'
21	WALNUT GROVE	24'X50'	+ 455.00'
22	WALNUT GROVE	24'X50'	+ 456.67'
23	WALNUT GROVE	24'X50'	+ 471.30'
24	WALNUT GROVE	24'X50'	471.97'
25	WALNUT GROVE	24'X50'	473.30'
26	WALNUT GROVE	24'X50'	473.97'
27	WALNUT GROVE	24'X50'	473.97'
28	WALNUT GROVE	24'X50'	473.97'
29	WALNUT GROVE	24'X50'	473.97'
30	WALNUT GROVE	24'X50'	472.38'
31	WALNUT GROVE	24'X50'	471.71'
32	WALNUT GROVE	24'X50'	471.04'
33	WALNUT GROVE	24'X50'	470.37'
34	WALNUT GROVE	24'X50'	469.70'
35	WALNUT GROVE	24'X50'	468.37'
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40	LINCOLN PARK	22'X40'	466.97'
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43	LINCOLN PARK	22'X40'	466.30'
44	LINCOLN PARK	22'X40'	466.30'
45	LINCOLN PARK	22'X40'	466.30'
46	WALNUT GROVE	24'X50'	467.50'
47	WALNUT GROVE	24'X50'	468.17'
48	WALNUT GROVE	24'X50'	468.17'
49	WALNUT GROVE	24'X50'	468.17'
50	WALNUT GROVE	24'X50'	468.84'
51	WALNUT GROVE	24'X50'	472.60'
52	WALNUT GROVE	24'X50'	473.27'
53	WALNUT GROVE	24'X50'	473.94'
54	WALNUT GROVE	24'X50'	473.94'
55	WALNUT GROVE	24'X50'	473.94'
56	WALNUT GROVE	24'X50'	473.94'
57	WALNUT GROVE	24'X50'	473.27'
58	WALNUT GROVE	24'X50'	473.60'

* MIN. FFE = 453.00'



- PAVEMENT SCHEDULE**
- ① 1 1/2" APHALTIC CONCRETE SURFACE (411D)
 - ② TACK COAT (SS-1)
 - ③ 2 1/2" BITUMINOUS BINDER (B-M2)
 - ④ PRIME COAT (RS-2)
 - ⑤ 6" STONE (GRADING D PUG MIL MIX)

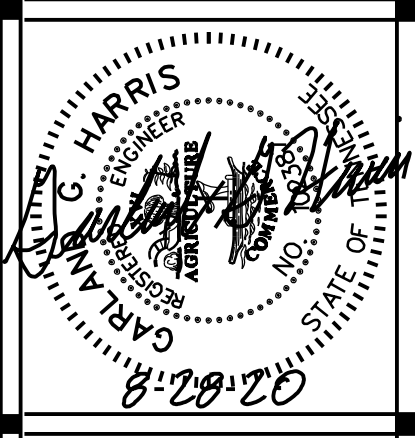
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**GRADING AND
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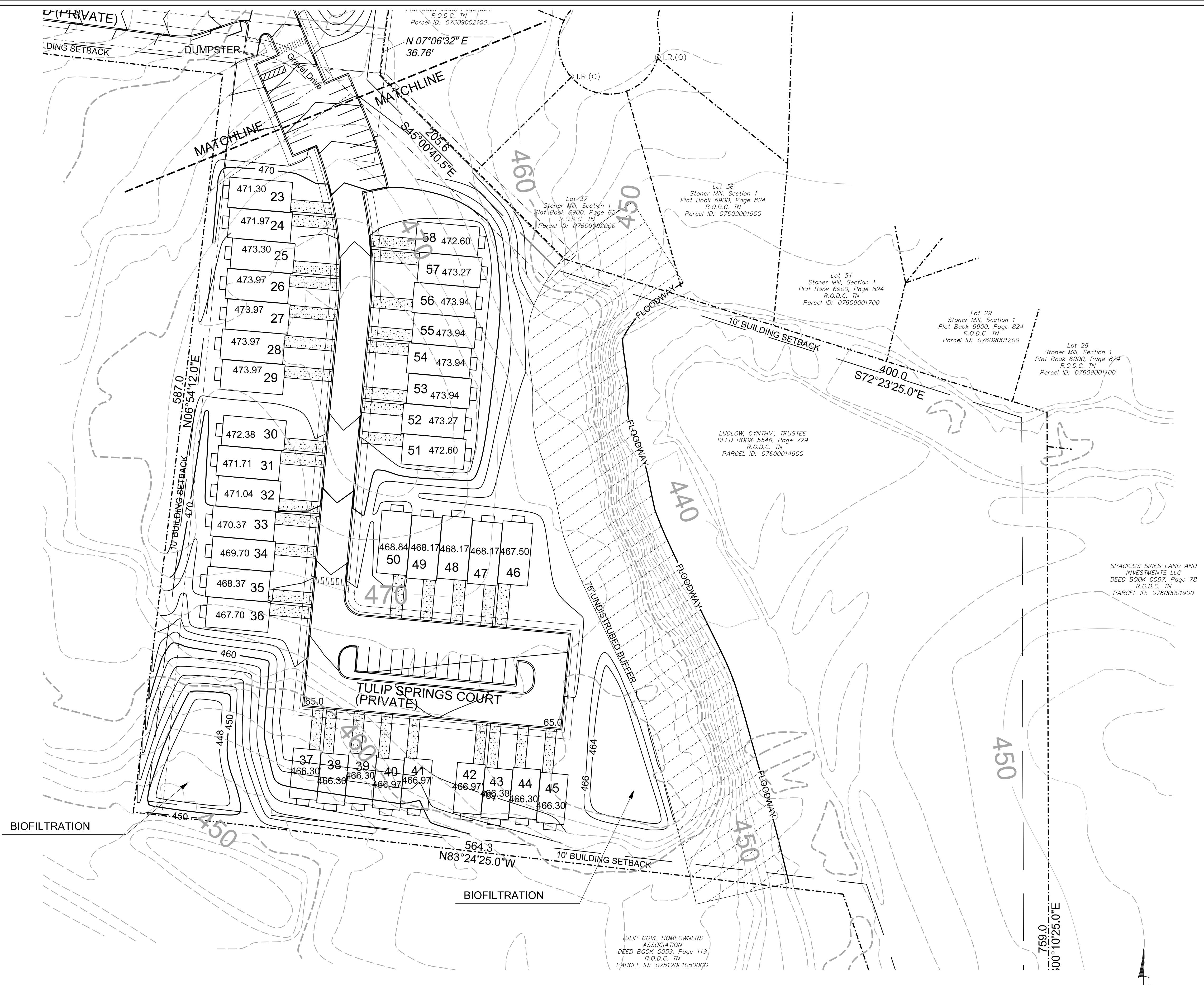
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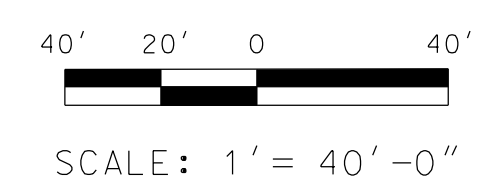
C-4

LOT INFORMATION			
LOT NUMBER	PLAN NAME	PLAN SIZE	F.F.E.
1	WALNUT GROVE	24'X50'	+ 453.00'
2	WALNUT GROVE	24'X50'	+ 453.00'
3	WALNUT GROVE	24'X50'	+ 453.00'
4	WALNUT GROVE	24'X50'	+ 453.20'
5	WALNUT GROVE	24'X50'	+ 453.86'
6	WALNUT GROVE	24'X50'	+ 454.53'
7	WALNUT GROVE	24'X50'	+ 455.21'
8	WALNUT GROVE	24'X50'	+ 453.00'
9	WALNUT GROVE	24'X50'	+ 453.00'
10	WALNUT GROVE	24'X50'	+ 453.67'
11	WALNUT GROVE	24'X50'	+ 453.34'
12	WALNUT GROVE	24'X50'	+ 454.34'
13	WALNUT GROVE	24'X50'	+ 457.01'
14	WALNUT GROVE	24'X50'	+ 453.46'
15	WALNUT GROVE	24'X50'	+ 454.13'
16	WALNUT GROVE	24'X50'	+ 454.80'
17	WALNUT GROVE	24'X50'	+ 453.00'
18	WALNUT GROVE	24'X50'	+ 453.00'
19	WALNUT GROVE	24'X50'	+ 453.67'
20	WALNUT GROVE	24'X50'	+ 454.34'
21	WALNUT GROVE	24'X50'	+ 455.00'
22	WALNUT GROVE	24'X50'	+ 456.67'
23	WALNUT GROVE	24'X50'	+ 471.30'
24	WALNUT GROVE	24'X50'	471.97'
25	WALNUT GROVE	24'X50'	473.30'
26	WALNUT GROVE	24'X50'	473.97'
27	WALNUT GROVE	24'X50'	473.97'
28	WALNUT GROVE	24'X50'	473.97'
29	WALNUT GROVE	24'X50'	473.97'
30	WALNUT GROVE	24'X50'	472.38'
31	WALNUT GROVE	24'X50'	471.71'
32	WALNUT GROVE	24'X50'	471.04'
33	WALNUT GROVE	24'X50'	470.37'
34	WALNUT GROVE	24'X50'	469.70'
35	WALNUT GROVE	24'X50'	468.37'
36	WALNUT GROVE	24'X50'	467.70'
37	LINCOLN PARK	22'X40'	466.30'
38	LINCOLN PARK	22'X40'	466.30'
39	LINCOLN PARK	22'X40'	466.30'
40	LINCOLN PARK	22'X40'	466.97'
41	LINCOLN PARK	22'X40'	466.97'
42	LINCOLN PARK	22'X40'	466.97'
43	LINCOLN PARK	22'X40'	466.30'
44	LINCOLN PARK	22'X40'	466.30'
45	LINCOLN PARK	22'X40'	466.30'
46	WALNUT GROVE	24'X50'	467.50'
47	WALNUT GROVE	24'X50'	468.17'
48	WALNUT GROVE	24'X50'	468.17'
49	WALNUT GROVE	24'X50'	468.17'
50	WALNUT GROVE	24'X50'	468.84'
51	WALNUT GROVE	24'X50'	472.60'
52	WALNUT GROVE	24'X50'	473.27'
53	WALNUT GROVE	24'X50'	473.94'
54	WALNUT GROVE	24'X50'	473.94'
55	WALNUT GROVE	24'X50'	473.94'
56	WALNUT GROVE	24'X50'	473.94'
57	WALNUT GROVE	24'X50'	473.27'
58	WALNUT GROVE	24'X50'	473.60'

* MIN. FFE = 453.00'



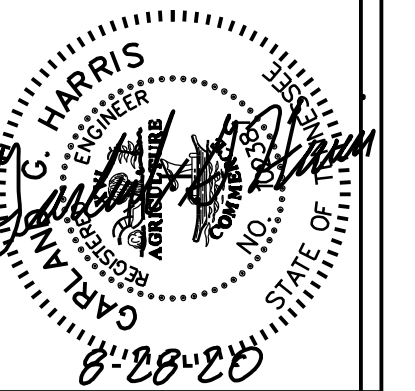
1 GRADING AND DRAINAGE PLAN
SCALE: 1"=40'-0"



CASE NO. 2020SP-035-001



503 EAST IRIS DRIVE
NASHVILLE, TENNESSEE
37204
(D) (615) 915-1941
(F) (615) 915-1949
REAL ESTATE
CONSTRUCTION
ENGINEERING



**TULIP SPRINGS
TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN**

**GRADING AND
DRAINAGE PLAN**

PROJ NO: 19153

DATE: 06/24/20

REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

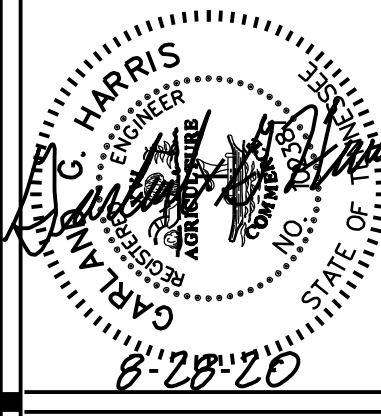
C-5



503 EAST IRIS DRIVE
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37204

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REAL ESTATE
CONSTRUCTION
ENGINEERING



**TULIP SPRINGS
TOWNHOMES**
TULIP GROVE ROAD
NASHVILLE, TN

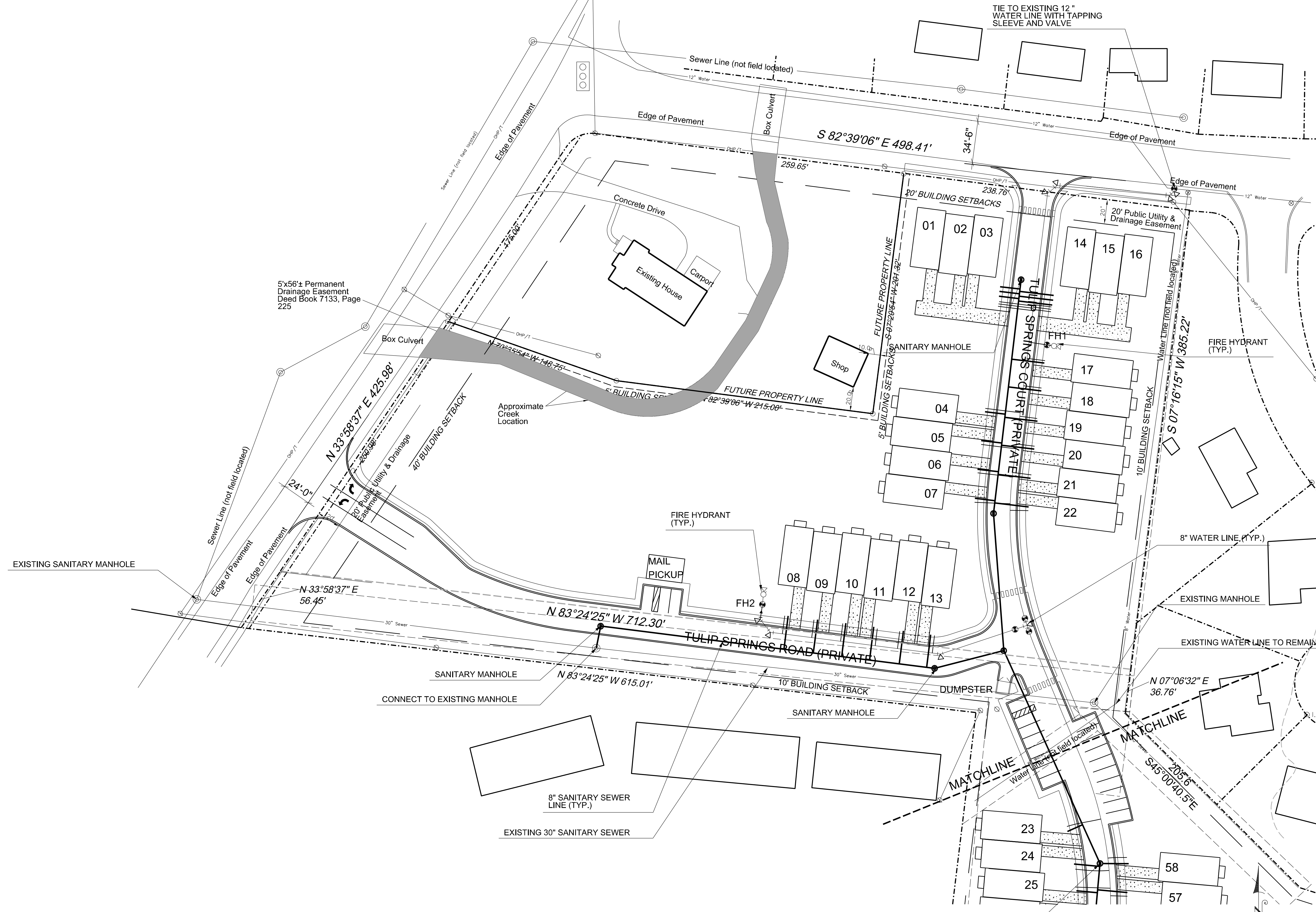
UTILITY PLAN

PROJ NO: 19153

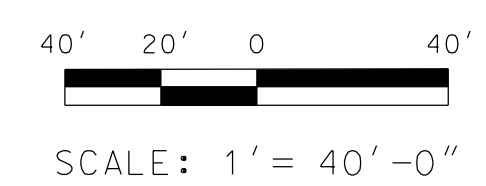
DATE: 06/24/20

REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

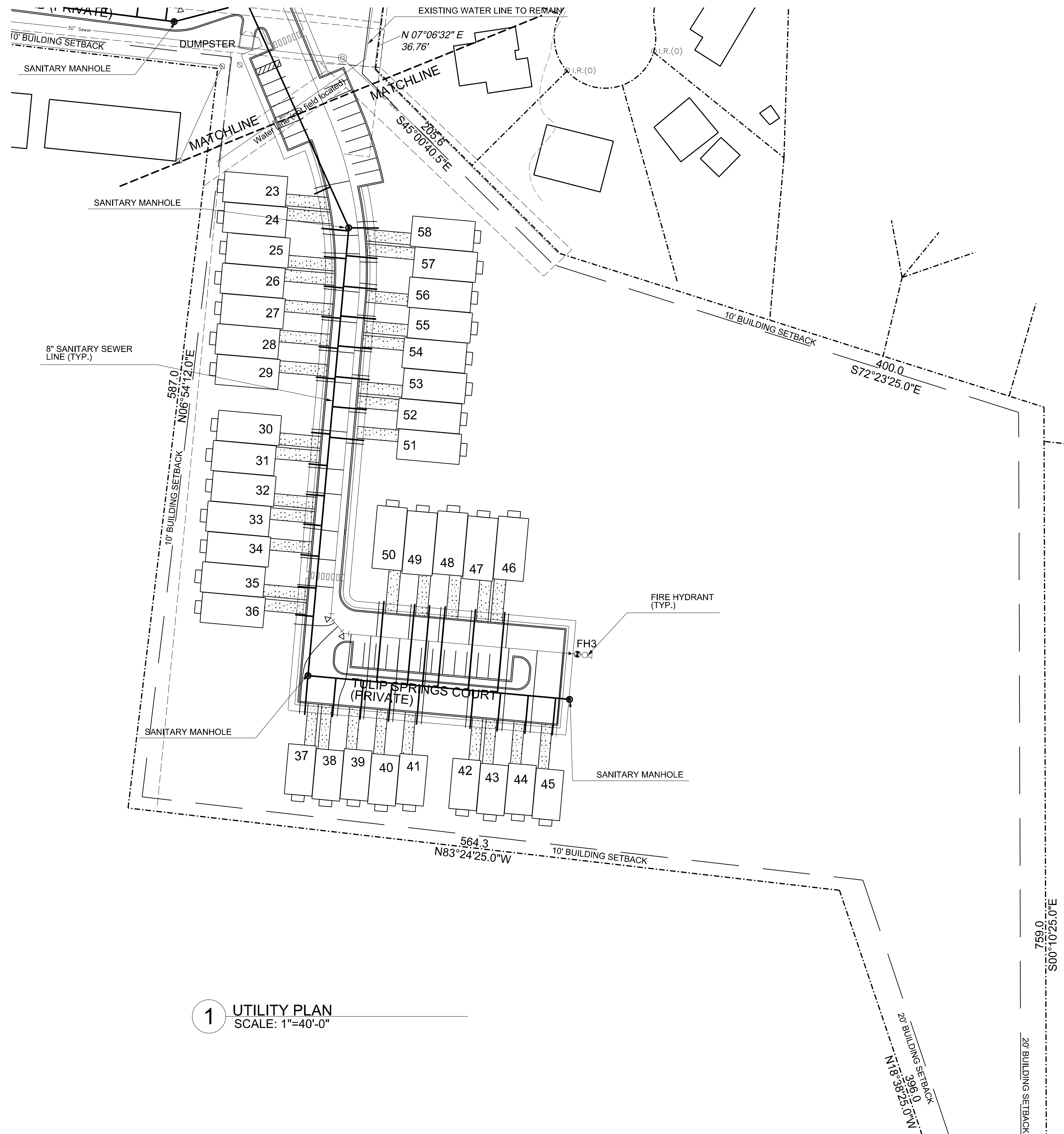
C-6



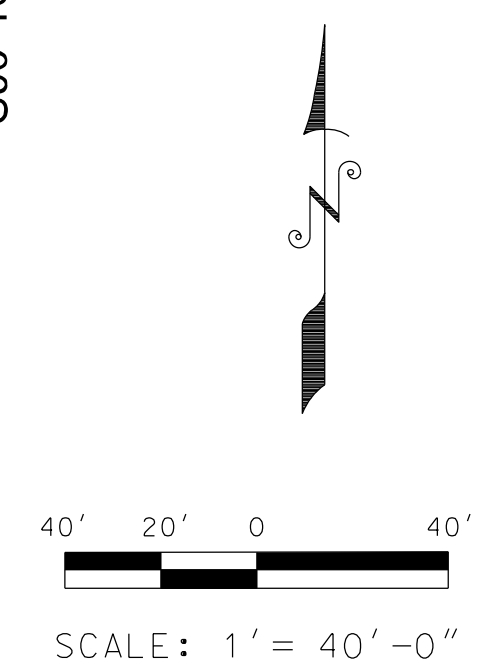
1 UTILITY PLAN
SCALE: 1"=40'-0"



CASE NO. 2020SP-035-001



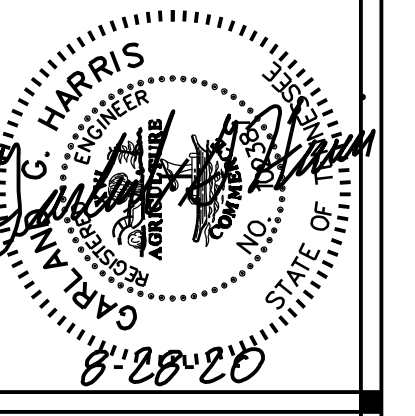
1 UTILITY PLAN
SCALE: 1"=40'-0"



CASE NO. 2020SP-035-001



503 EAST IRIS DRIVE
NASHVILLE, TENNESSEE
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ENGINEERING



**TULIP SPRINGS
TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN**

UTILITY PLAN

PROJ NO: 19153

DATE: 06/24/20

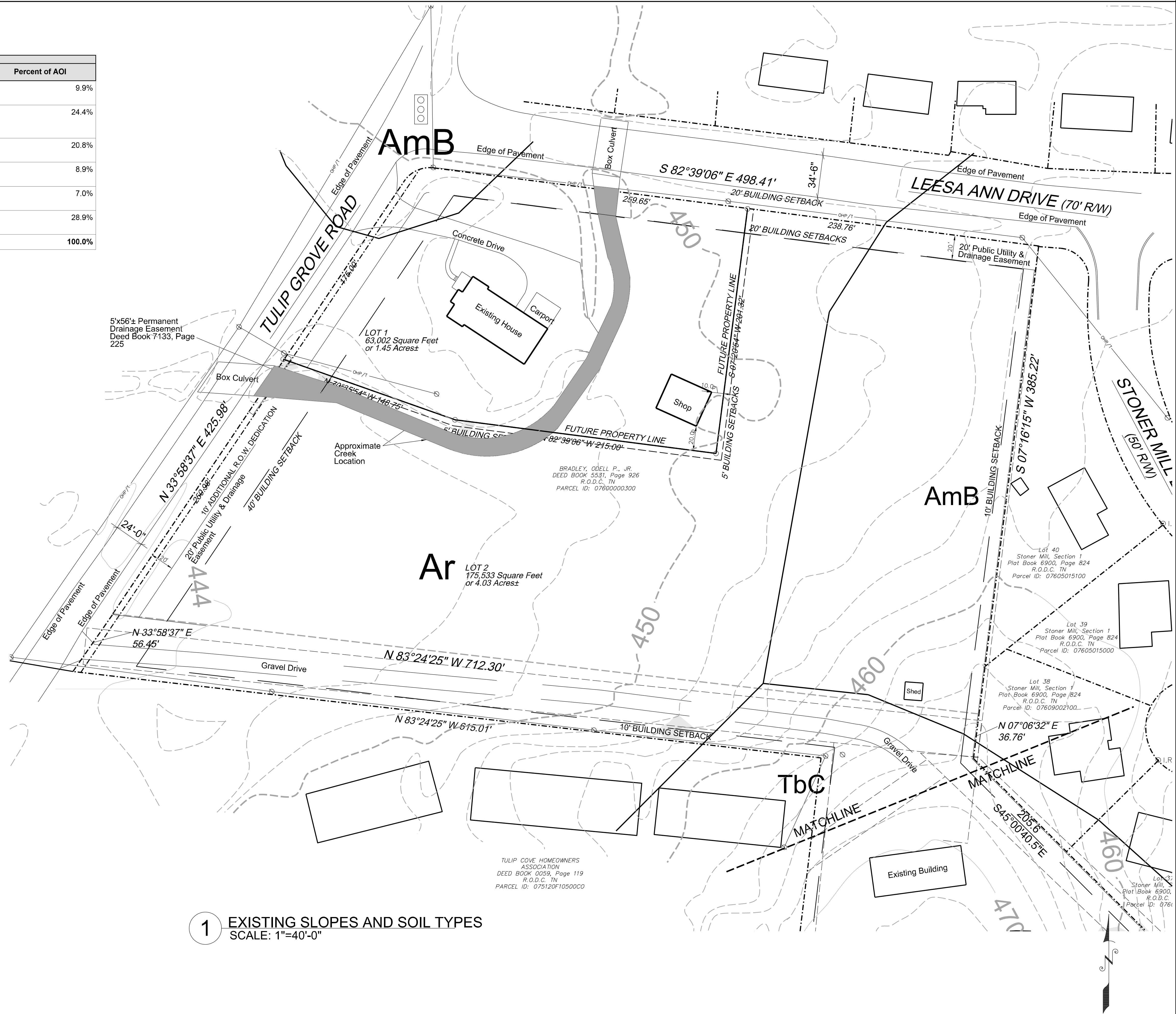
REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

C-7

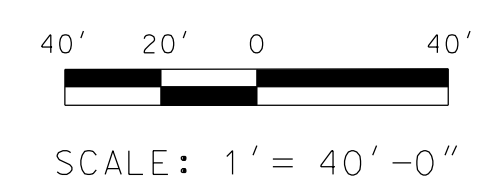
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	
AmB	Armour silt loam, 2 to 5 percent slopes	1.4	9.9%	
Ar	Arrington silt loam, 0 to 2 percent slopes, occasionally flooded	3.4	24.4%	
Ld	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded	2.9	20.8%	
RtC	Rock outcrop-Talbot complex, 5 to 15 percent slopes	1.2	8.9%	
TbC	Talbot silt loam, 2 to 10 percent slopes	1.0	7.0%	
TrC	Talbot-Rock outcrop complex, 5 to 15 percent slopes	4.0	28.9%	
Totals for Area of Interest		13.9	100.0%	

SLOPE TABLE				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	COLOR
1	15.00%	20.00%	16,785 SQFT	
2	25.00%	100.00%	30,284 SQFT	



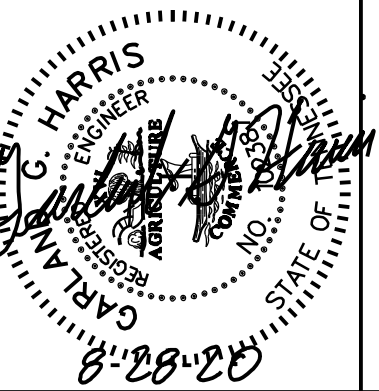
1 EXISTING SLOPES AND SOIL TYPES
SCALE: 1"=40'-0"



CASE NO. 2020SP-035-001



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ENGINEERING



**TULIP SPRINGS
TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN**

**EXISTING SLOPES
AND
SOIL TYPES**

PROJ NO: 19153

DATE: 06/24/20

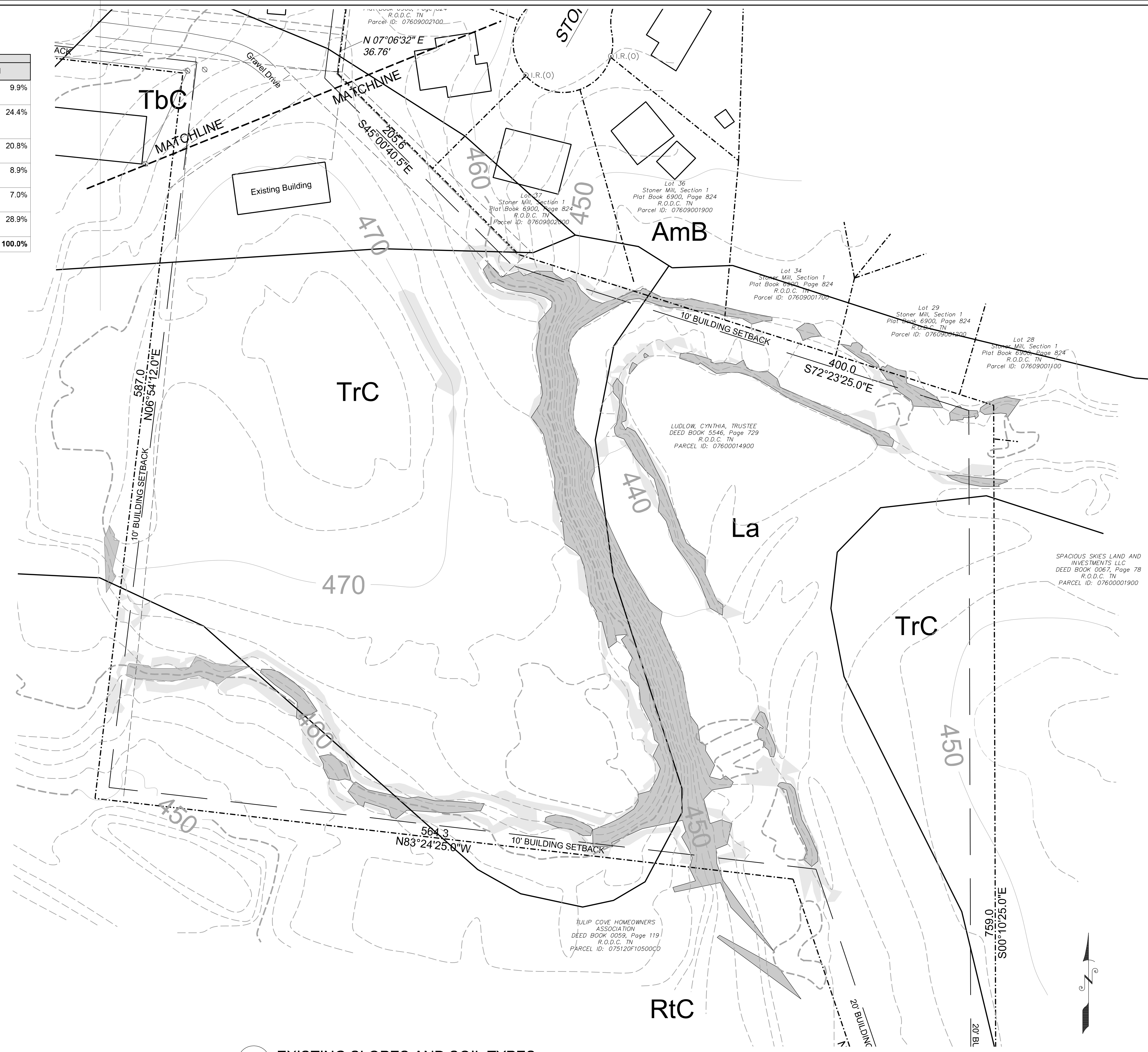
REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

C-8

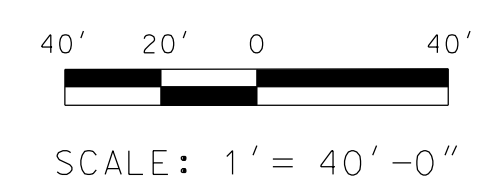
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Totals for Area of Interest		13.9	100.0%	

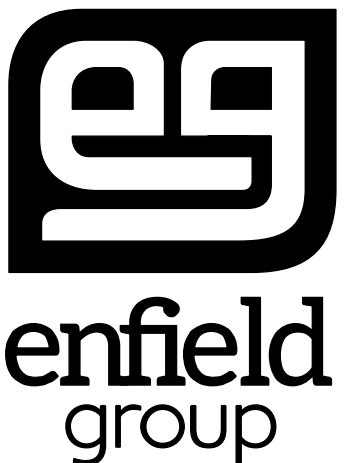
SLOPE TABLE				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	COLOR
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2	25.00%	100.00%	30,284 SQFT	



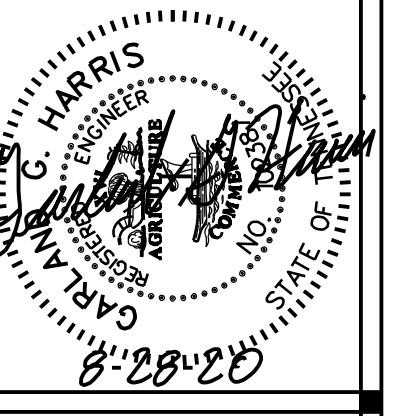
1 EXISTING SLOPES AND SOIL TYPES
SCALE: 1"=40'-0"



CASE NO. 2020SP-035-001



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ENGINEERING



**TULIP SPRINGS
TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN**

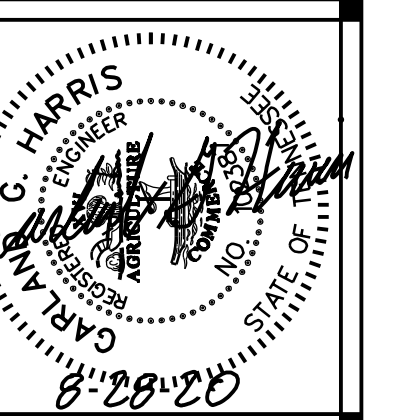
**EXISTING SLOPES
AND
SOIL TYPES**

PROJ NO: 19153

DATE: 06/24/20

REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

C-9



COMPANY NAME
COMPANY ADDRESS
NASHVILLE, TN

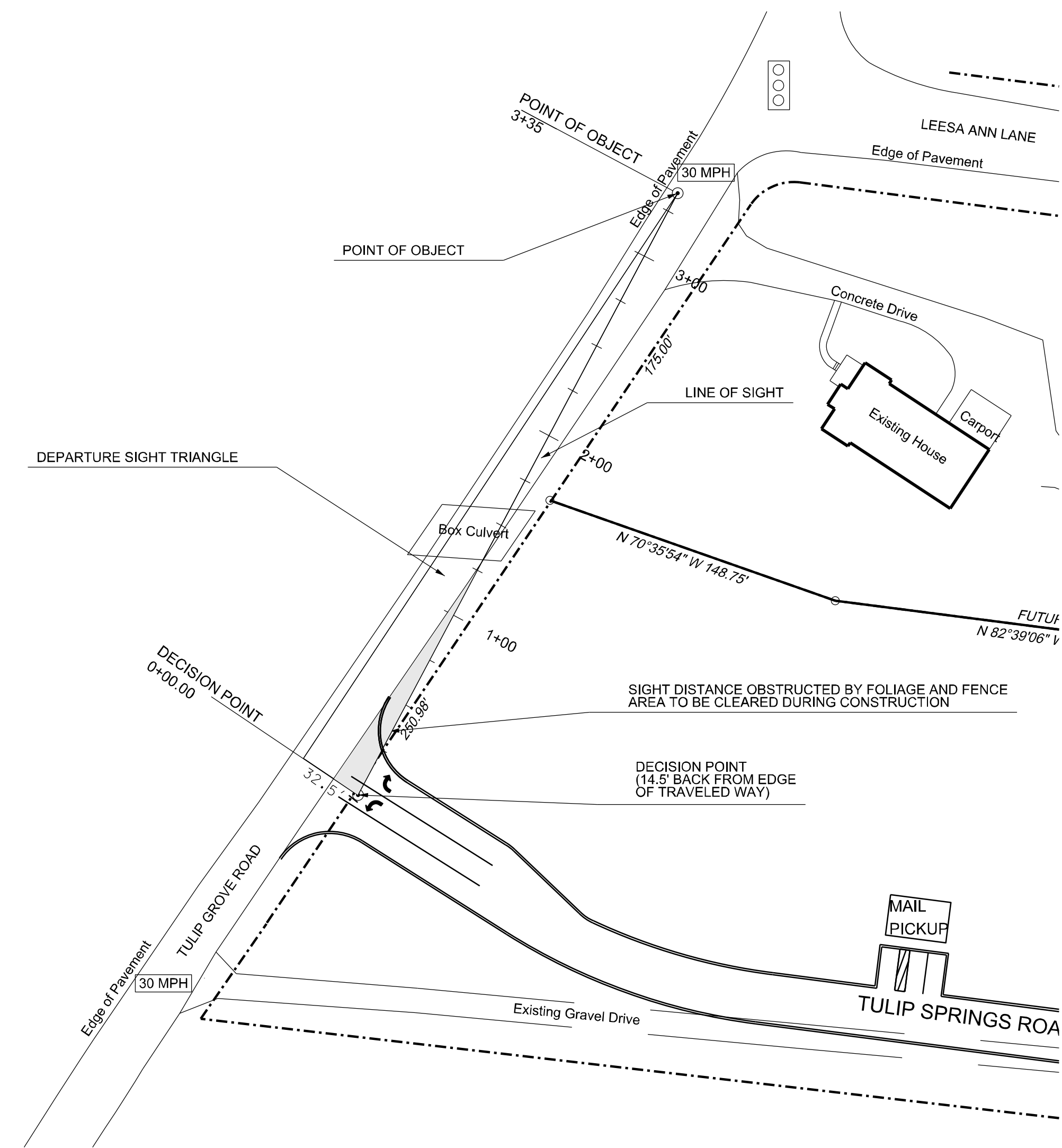
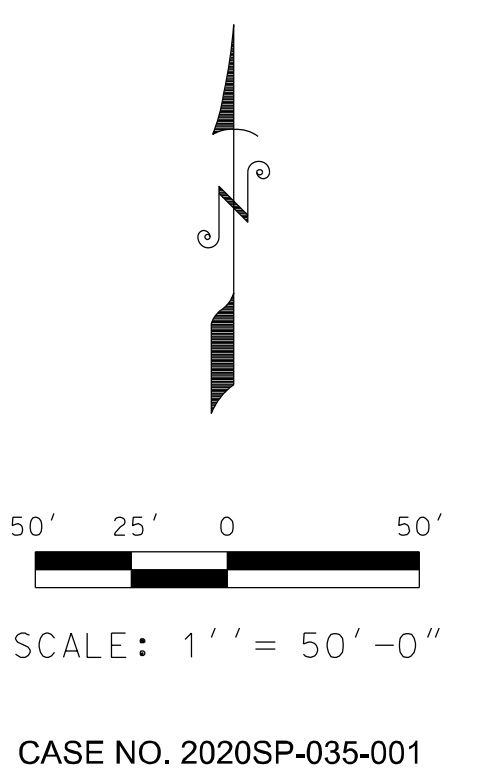
**LEFT TURN
SIGHT TRIANGLE**

PROJ NO: 0928

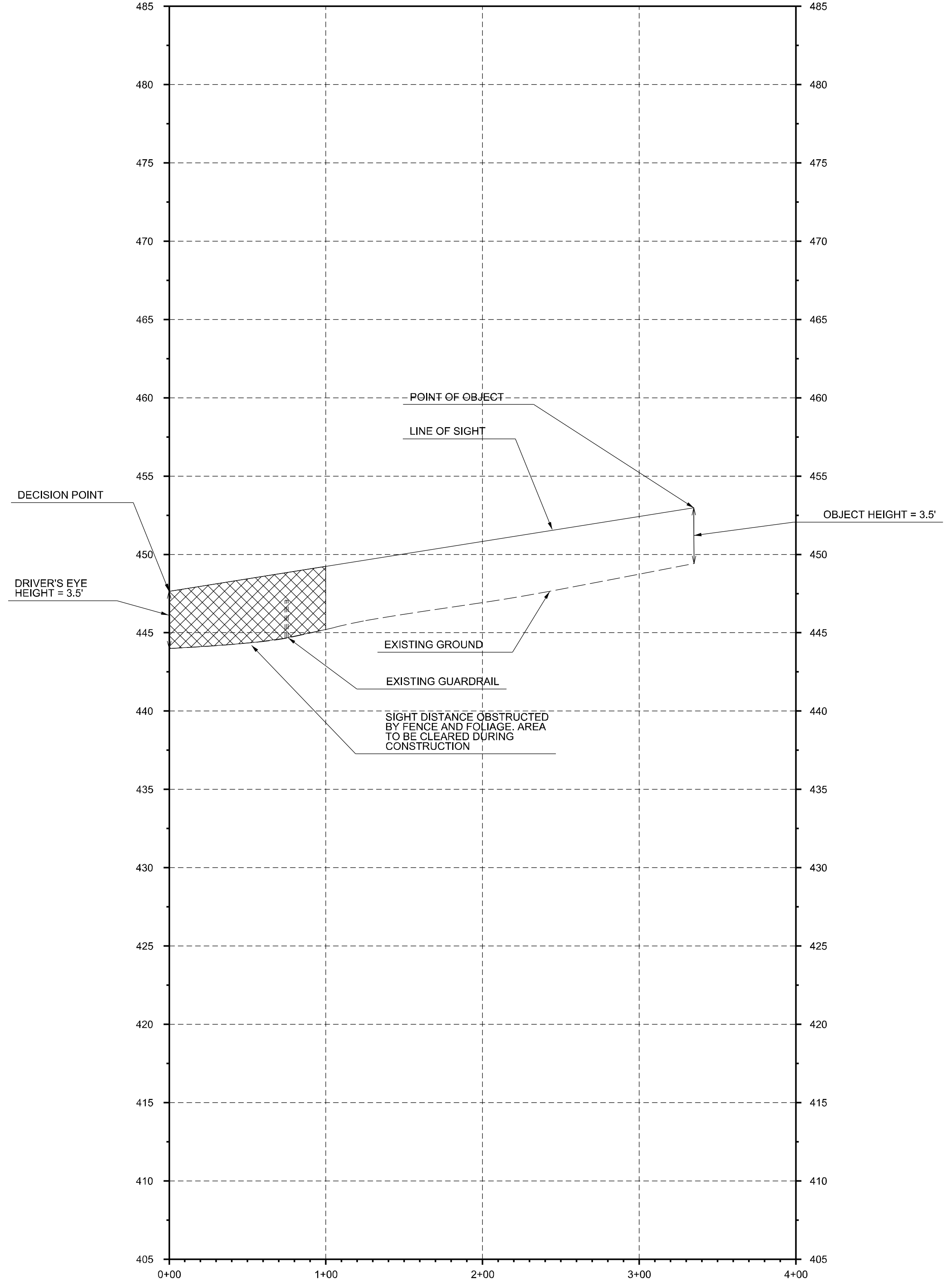
DATE: 05/26/09

REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

C-10



1 LEFT TURN SIGHT TRIANGLE
SCALE: 1"=50'-0"



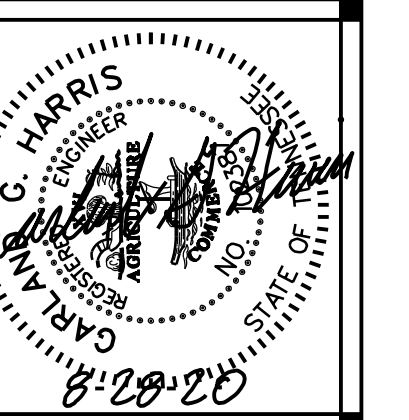
2 LEFT TURN PROFILE
SCALE: H: 1"=40', V: 1"=4'



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REAL ESTATE
CONSTRUCTION
ENGINEERING



COMPANY NAME
COMPANY ADDRESS
NASHVILLE, TN

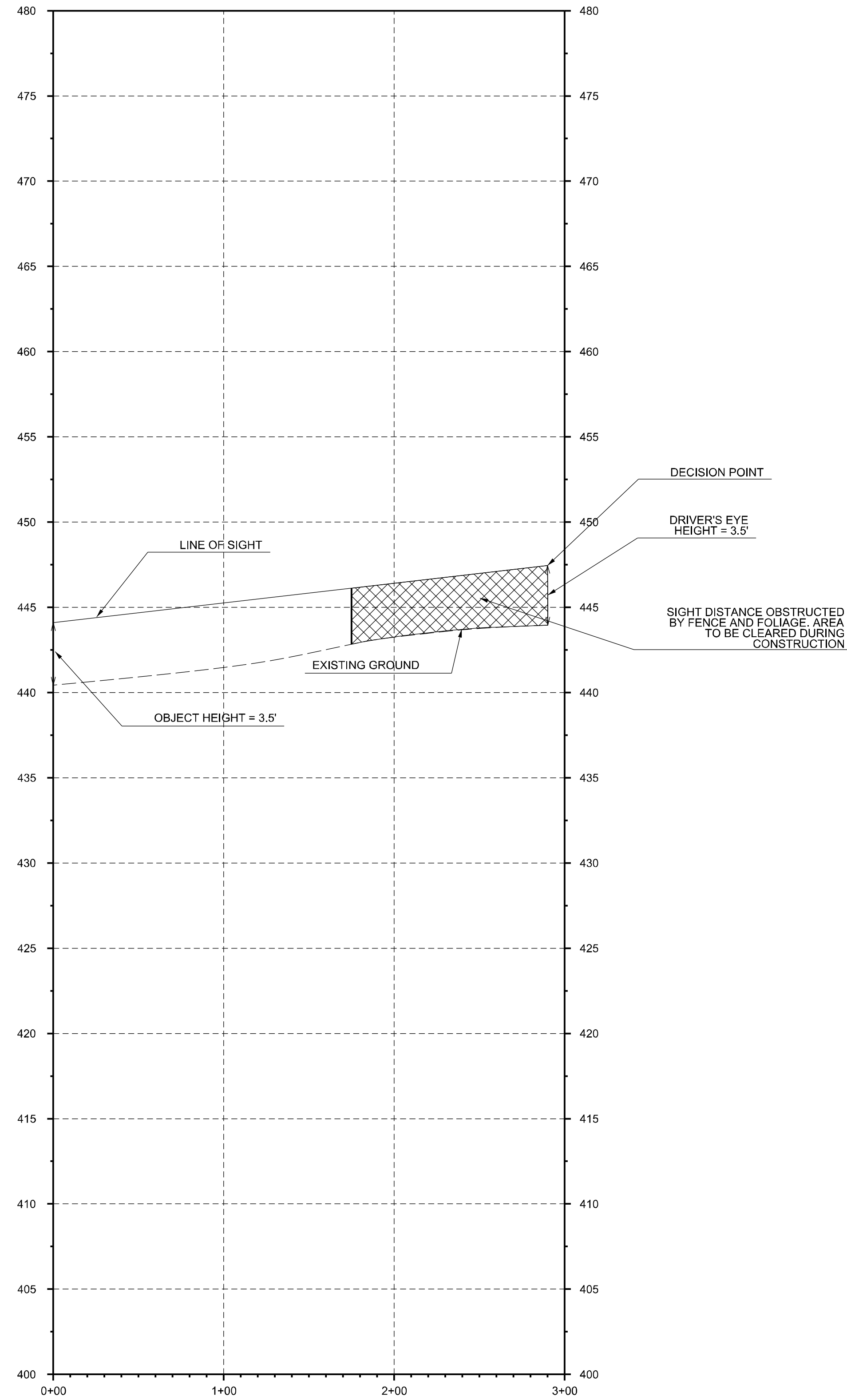
RIGHT TURN
SIGHT TRIANGLE

PROJ NO: 0928

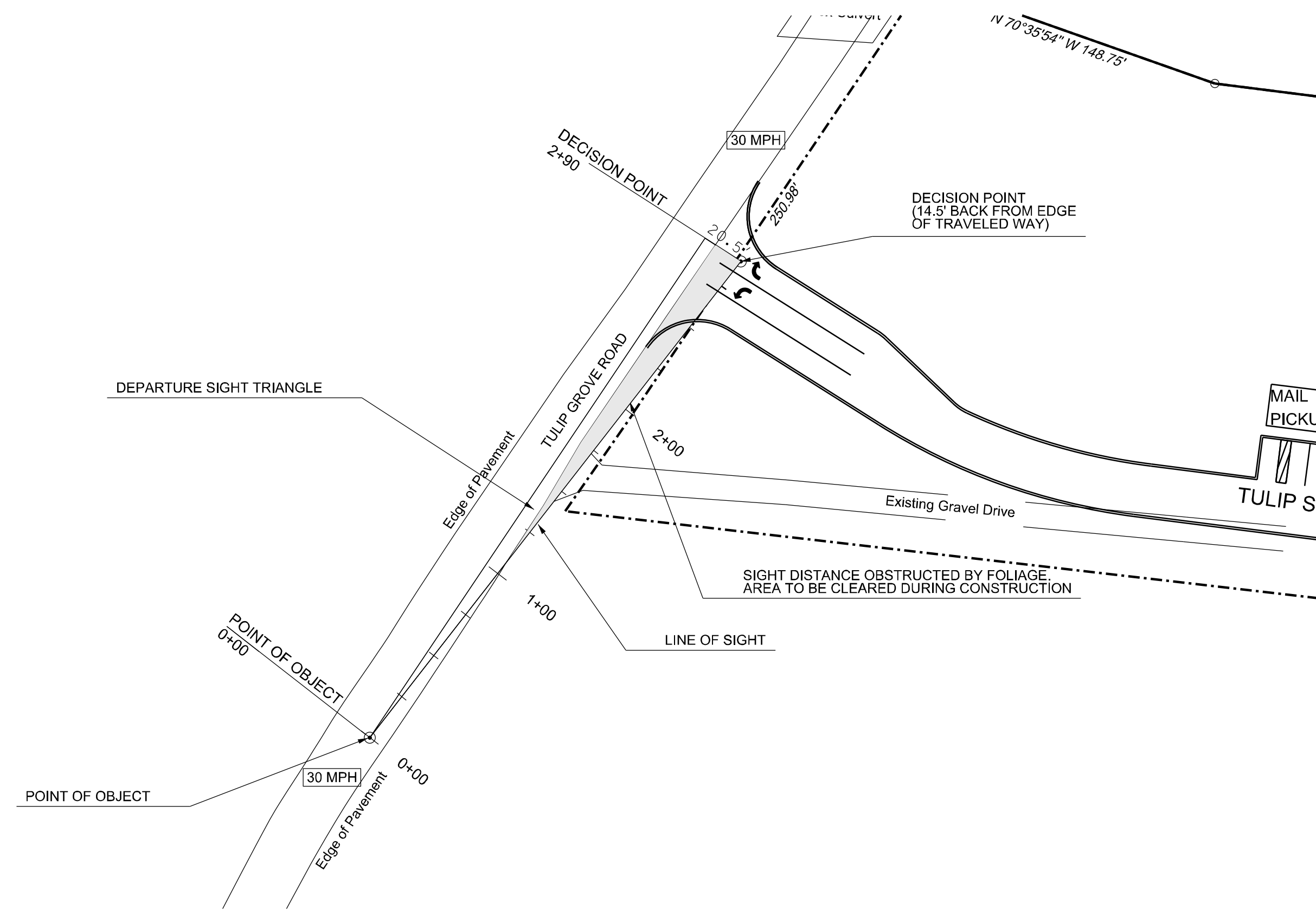
DATE: 05/26/09

REVISIONS
CITY COMMENTS - 08-04-20
CITY COMMENTS - 08-18-20

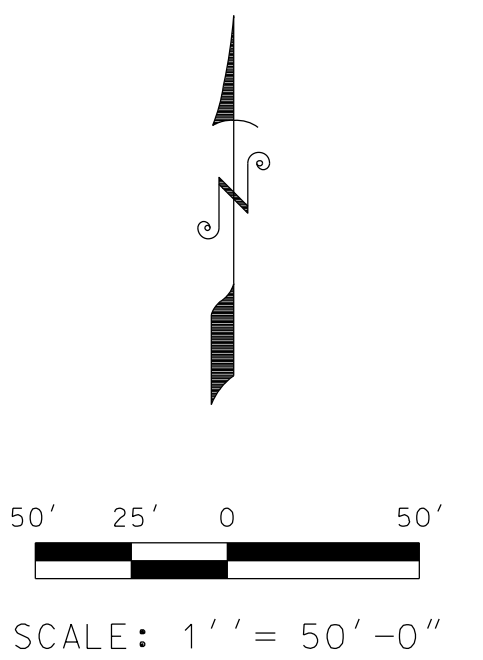
C-11



2 RIGHT TURN PROFILE
SCALE: H: 1"=40', V: 1"=4'



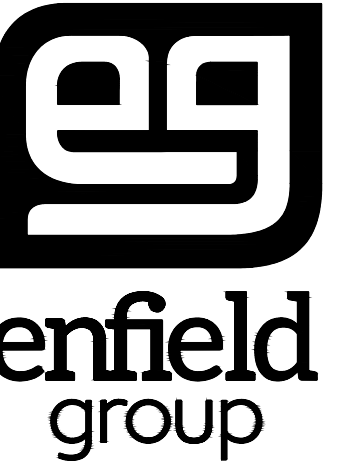
1 RIGHT TURN SIGHT TRIANGLE
SCALE: 1"=50'-0"



CASE NO. 2020SP-035-001

PARCEL ID: 0760000300
07600014900

TREE PROTECTION AREAS
VERY IMPORTANT
DO NOT
- WASH OUT CONCRETE TRUCKS
- DISPOSE OF ANY CHEMICALS
OR PAINT
- STOCKPILE SOIL
- STORE CONSTRUCTION
MATERIALS OF ANY KIND



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Real Estate
Construction
Engineering



TULIP SPRINGS
TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN

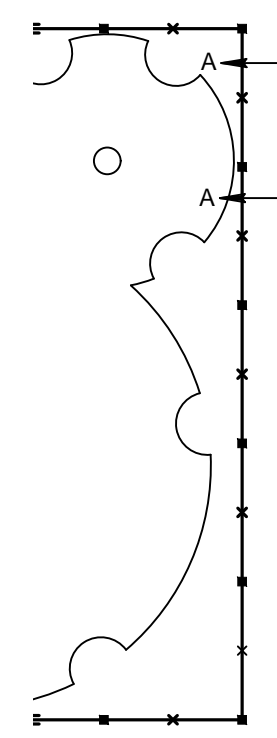
TREE REMOVAL
PLAN

PROJ NO: 19153

DATE: 06/24/20

REVISIONS

L-1



NG

18,243 SF	14	Single Family and 1 & 2 Family
3,400 SF		
4,843 SF		
single and 1 family		
(+)		

TREES	VAULE	TDU
22	x 1.8	39.6
14	x 2.4	33.6
6	x 3.0	18
9	x 3.6	32.4
5	x 4.2	21
5	x 4.8	24
2	x 5.4	10.8
7	x 6.0	42
1	x 6.6	6.6
total		228
add total to line 6		

TREES	VAULE	TDU
2	x 23.1	0
	x 26.1	0
	x 27.6	0
	x 28.8	57.6
	x 30.0	0
	x 31.2	0
	x 35.1	0
	x 36.4	0
	x 37.7	0
	x 42.0	42
total		99.6
add total to line 6		

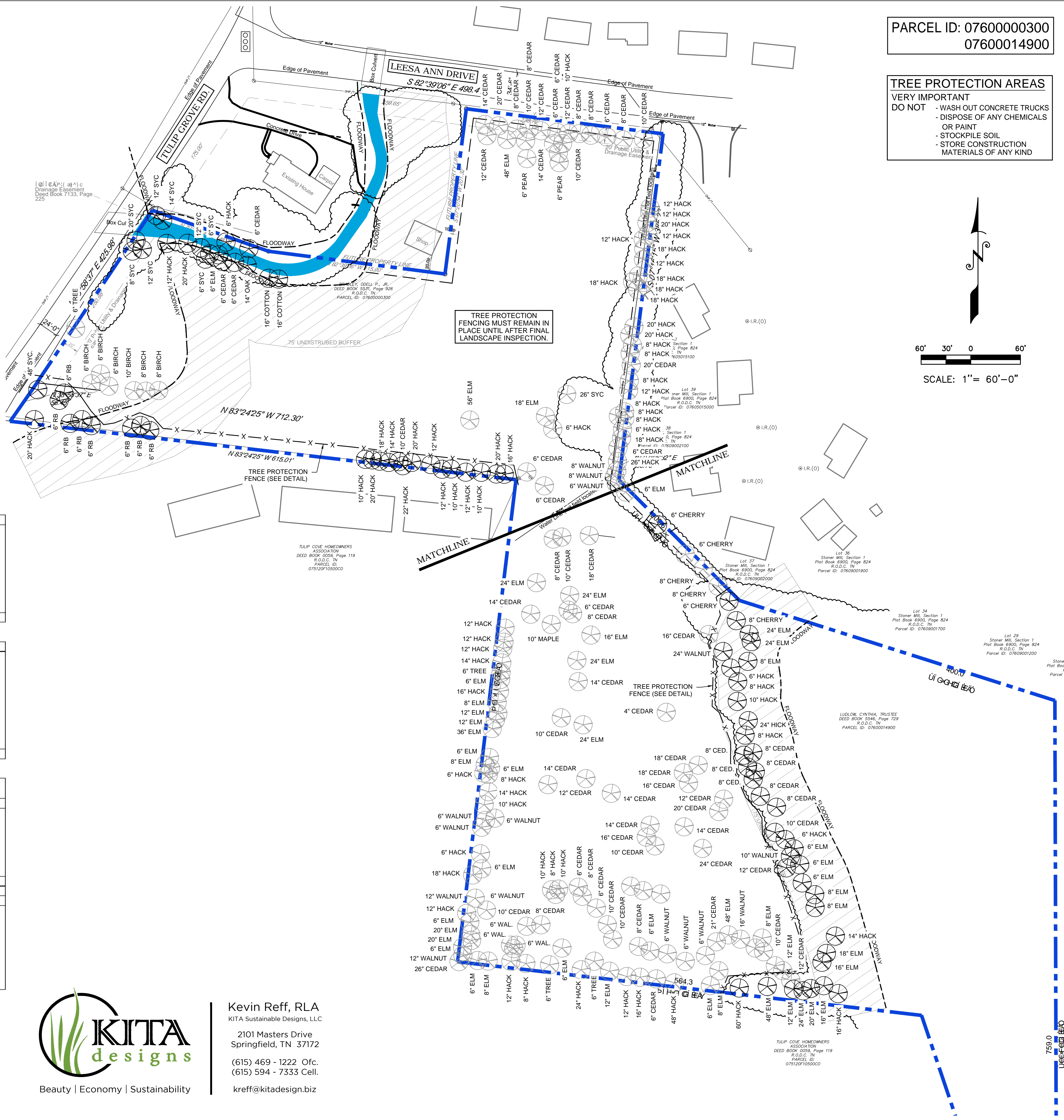
1/2" = 1' (S) - LARGE & MEDIUM COLUMNAR, SMALL STORY TREES and STREET TREES*

TREES	VAULE	TDU
	x 0.3	0
	x 0.3	0
	x 0.4	0
	x 0.5	0
	x 0.5	0
	x 0.6	0
	x 0.7	0
total		0
add total to line 7		

Noted to:
- Deciduous: Slender Silhouette Sweetgum, Princeton Sentry Ginkgo
- Deciduous- Redbud, Dogwood, Flowering Magnolia, Japanese Maple
- Dwarf Magnolia, Hybrid Holly, Cherry
1" or less.
Columnar varieties receive no TDU credit

15.00
15.5

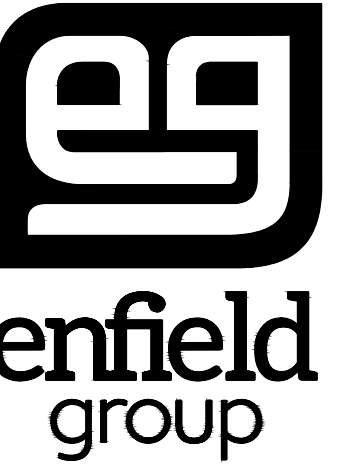
counted towards TDU.
dit.
Required TDU.



Kevin Reff, RLA
KITA Sustainable Designs, LLC
2101 Masters Drive
Springfield, TN 37172
(615) 469 - 1222 Ofc.
(615) 594 - 7333 Cell.
kreff@kitadesign.biz

PARCEL ID: 0760000300
07600014900

TREE PROTECTION AREAS
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Construction
Engineering



TULIP SPRINGS
TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN

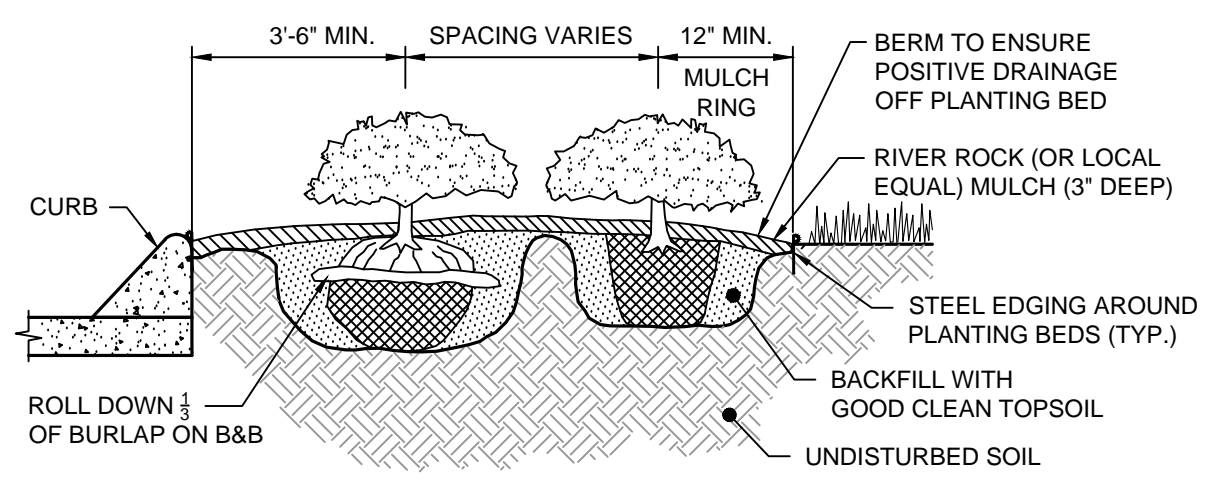
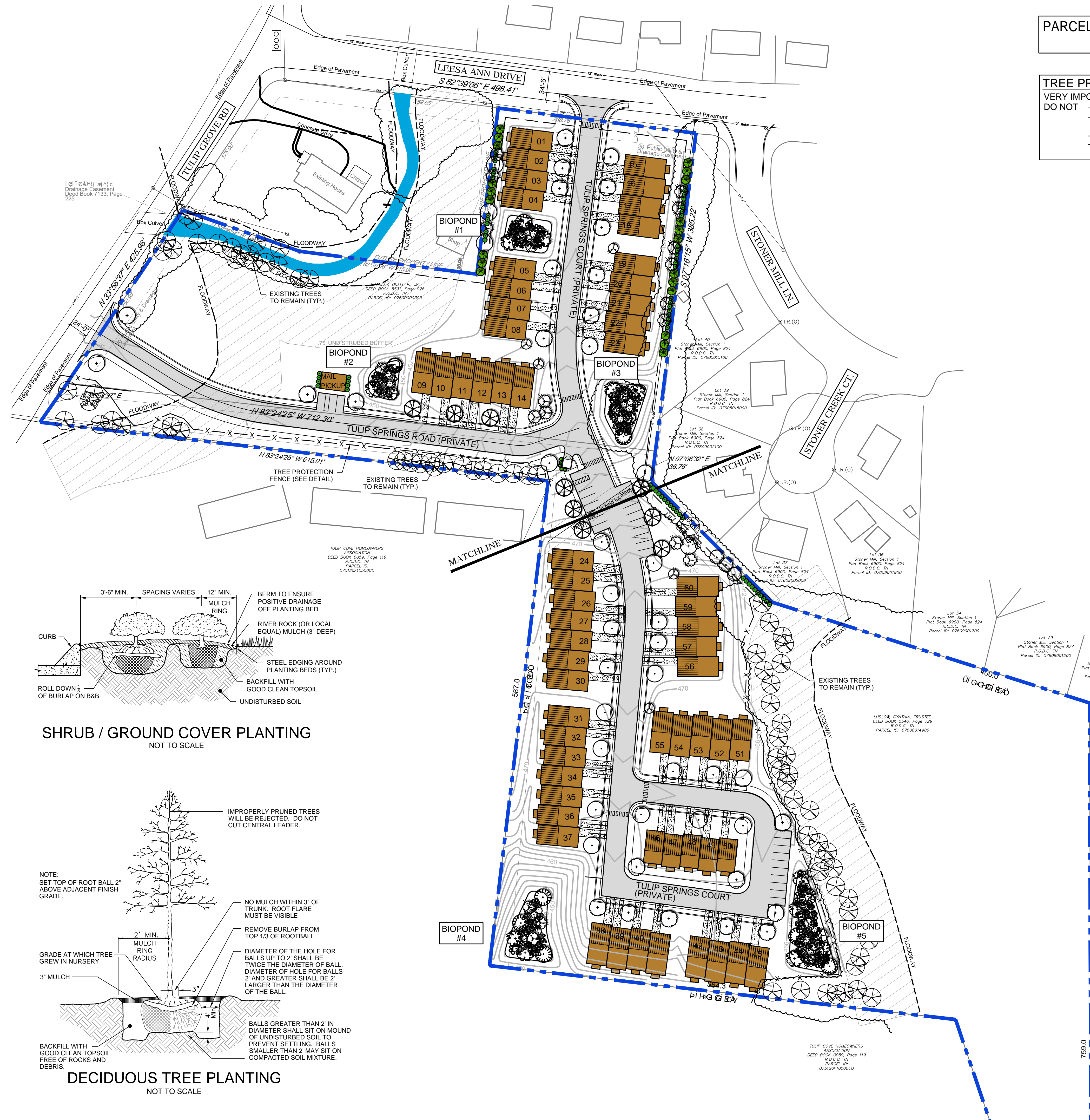
OVERALL
LANDSCAPE PLAN

PROJ NO: 19153

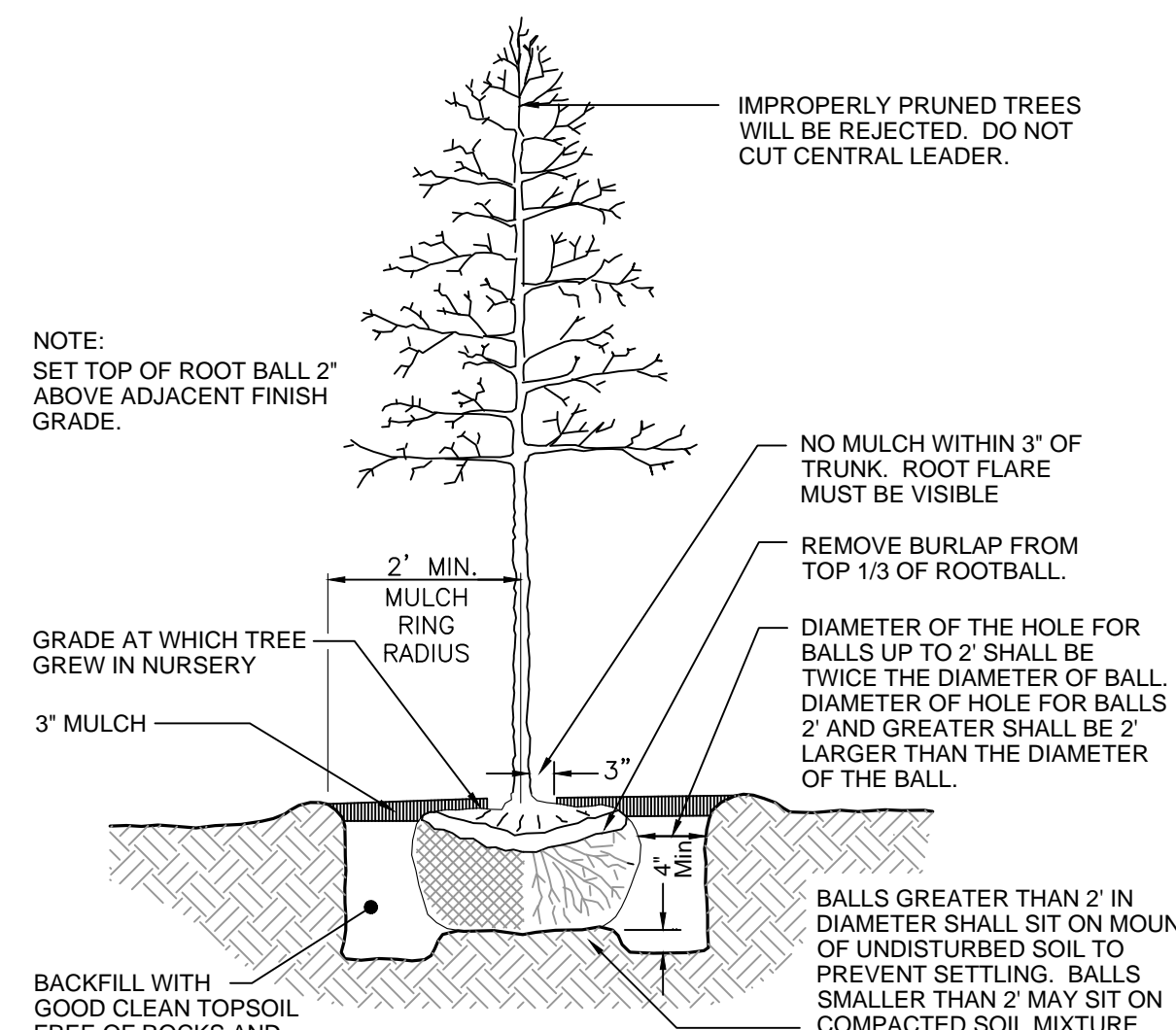
DATE: 06/24/20

REVISIONS

L-2

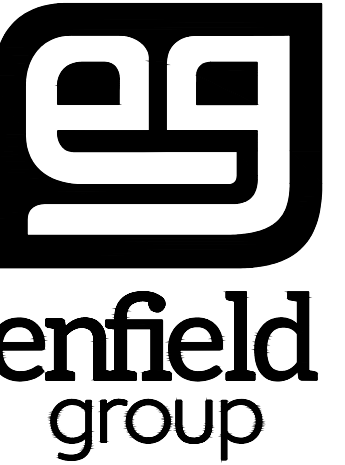


SHRUB / GROUND COVER PLANTING
NOT TO SCALE

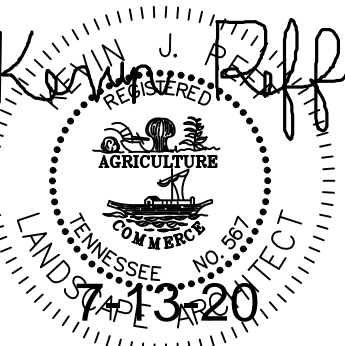


DECIDUOUS TREE PLANTING
NOT TO SCALE

PARCEL ID: 0760000300
07600014900



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TULIP SPRINGS
TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN

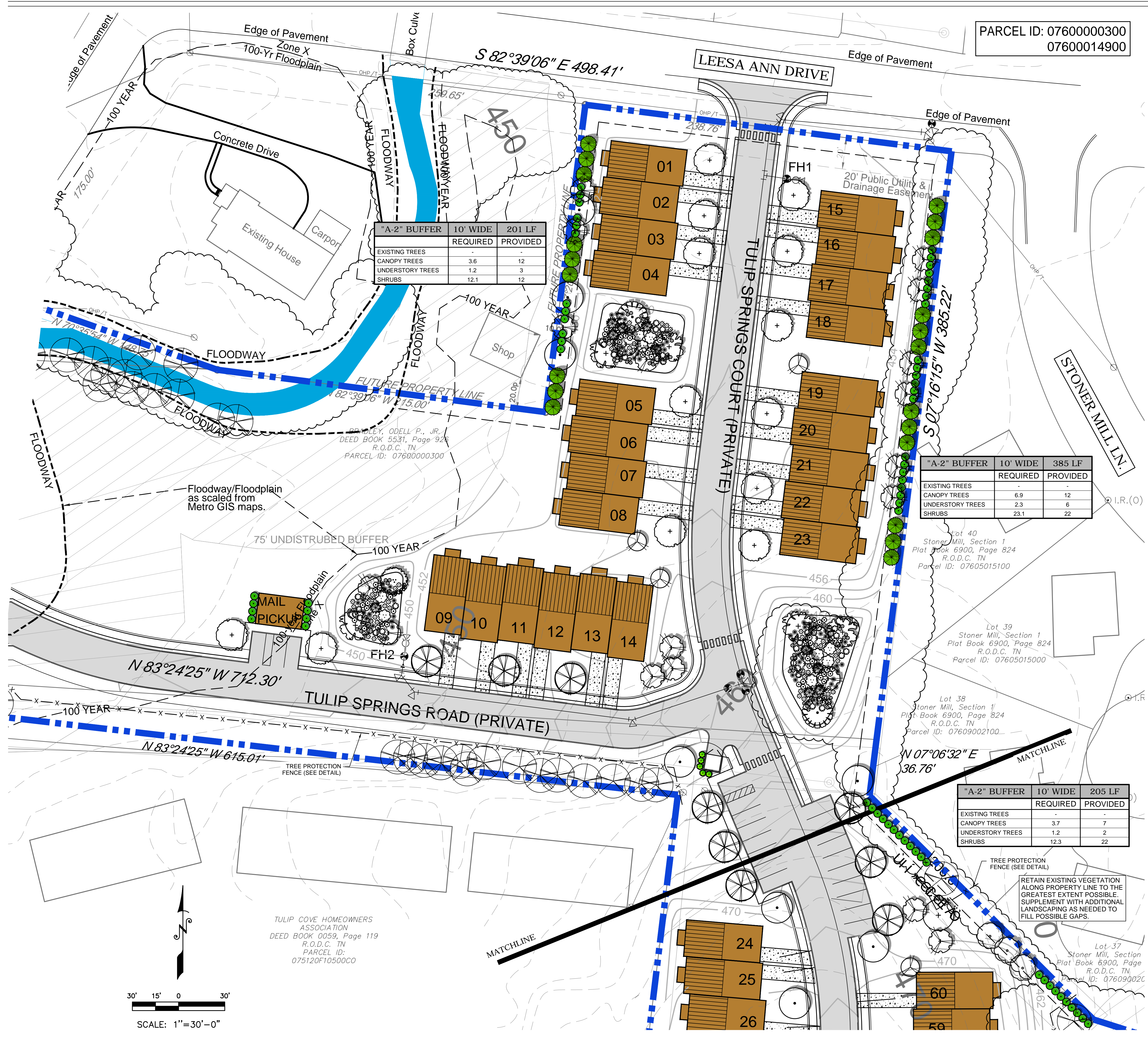
LANDSCAPE PLAN

PROJ NO: 19153

DATE: 06/24/20

REVISIONS

L-3



"A-2" BUFFER	10' WIDE	201 LF
EXISTING TREES	REQUIRED	PROVIDED
CANOPY TREES	3.6	12
UNDERSTORY TREES	1.2	3
SHRUBS	12.1	12

"A-2" BUFFER	10' WIDE	385 LF
EXISTING TREES	REQUIRED	PROVIDED
CANOPY TREES	6.9	12
UNDERSTORY TREES	2.3	6
SHRUBS	23.1	22

"A-2" BUFFER	10' WIDE	205 LF
EXISTING TREES	REQUIRED	PROVIDED
CANOPY TREES	3.7	7
UNDERSTORY TREES	1.2	2
SHRUBS	12.3	22

RETAIN EXISTING VEGETATION ALONG PROPERTY LINE TO THE GREATEST EXTENT POSSIBLE. SUPPLEMENT WITH ADDITIONAL LANDSCAPING AS NEEDED TO FILL POSSIBLE GAPS.

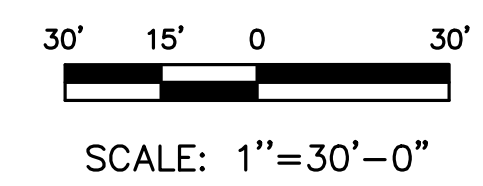
TULIP COVE HOMEOWNERS ASSOCIATION
DEED BOOK 0059, Page 119
R.O.D.C. TN
PARCEL ID: 075120F10500C0

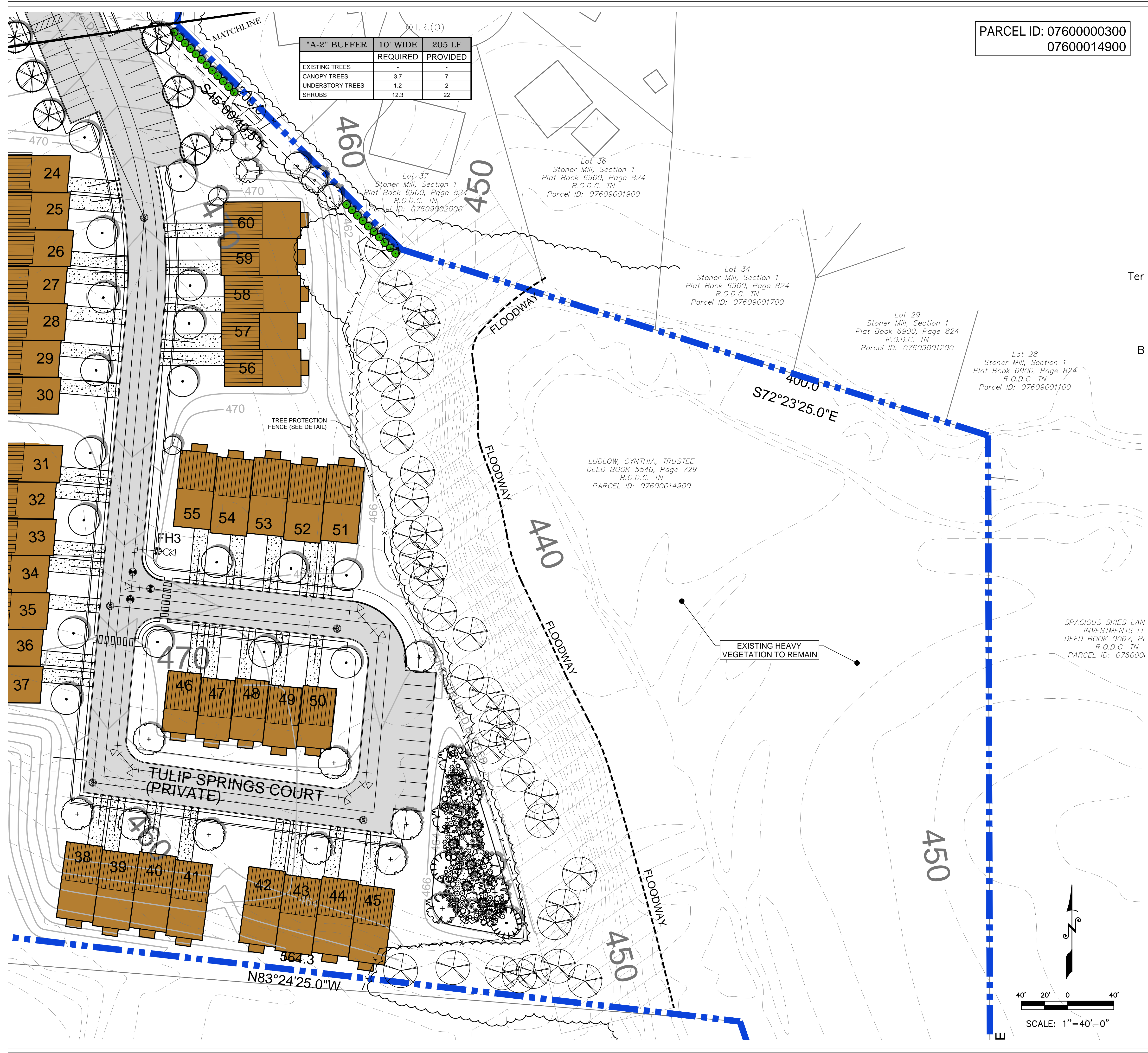
Lot 40
Stoner Mill, Section 1
Plat Book 6900, Page 824
R.O.D.C. TN
Parcel ID: 07605015100

Lot 39
Stoner Mill, Section 1
Plat Book 6900, Page 824
R.O.D.C. TN
Parcel ID: 07605015000

Lot 38
Stoner Mill, Section 1
Plat Book 6900, Page 824
R.O.D.C. TN
Parcel ID: 07609002100

Lot 37
Stoner Mill, Section 1
Plat Book 6900, Page 824
R.O.D.C. TN
Parcel ID: 07609002000



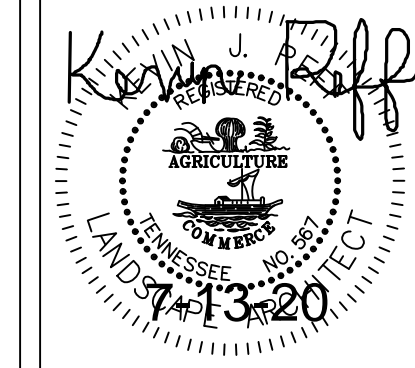


"A-2" BUFFER	10' WIDE	205 LF
EXISTING TREES	REQUIRED	PROVIDED
CANOPY TREES	3.7	7
UNDERSTORY TREES	1.2	2
SHRUBS	12.3	22

PARCEL ID: 0760000300
07600014900



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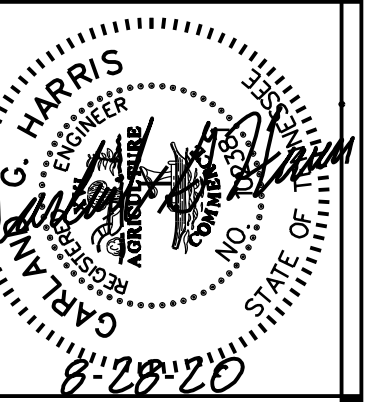
LANDSCAPE PLAN

PROJ NO: 19153

DATE: 06/24/20

REVISIONS

L-4



**TULIP SPRINGS
TOWNHOMES
TULIP GROVE ROAD
NASHVILLE, TN**

**LINCOLN PARK
ELEVATIONS**

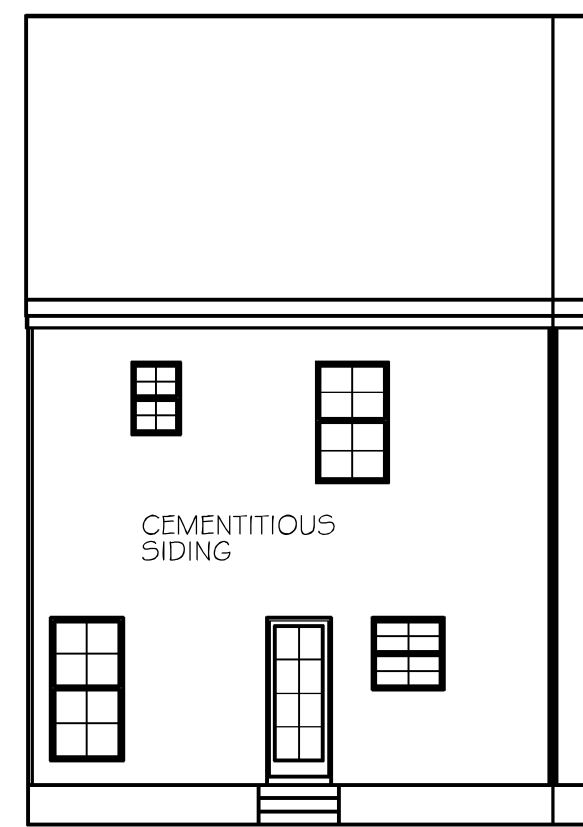
PROJ NO: 19153

DATE: 07-13-2020

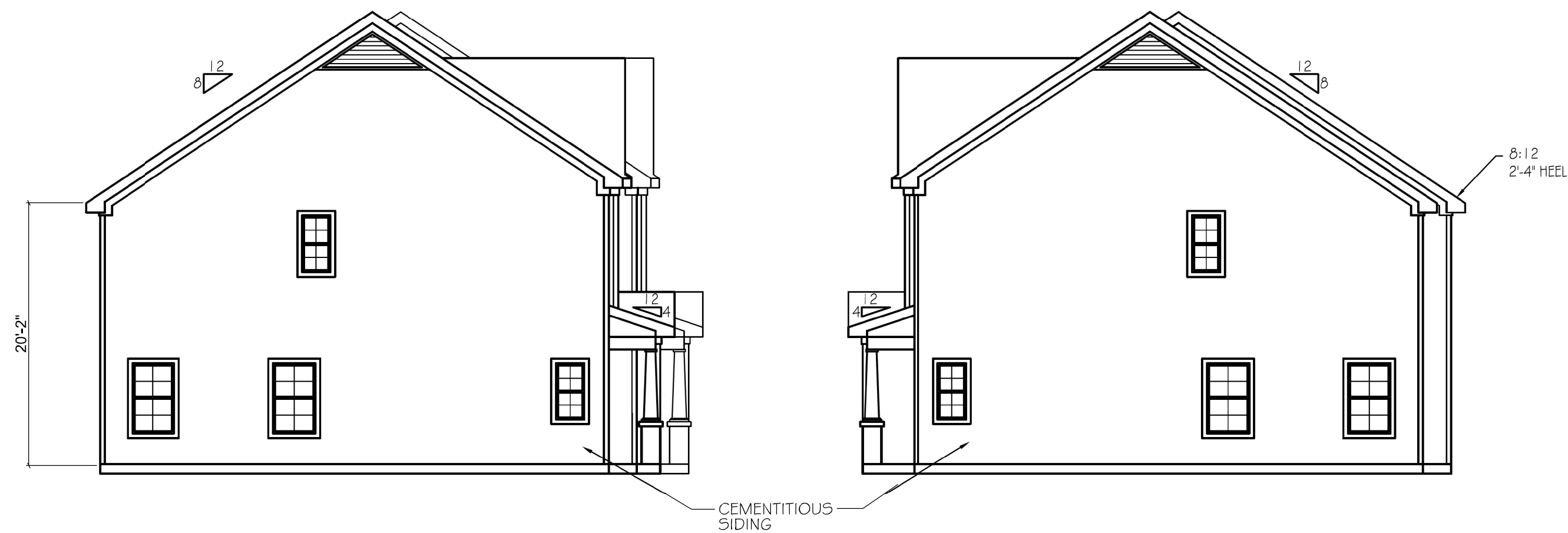
REVISIONS
CITY COMMENTS - 08-18-20

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SHEET 1 OF 1



2 TYP/ REAR ELEVATION
SCALE: 1/8"=1'-0"



3 SIDE ELEVATIONS
SCALE: 1/8"=1'-0"



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