

PRELIMINARY SP

THE BOWEN HOUSE AT KNOLLMERE PLACE

SP # 2021SP-025-001

MAP 96.02, PARCEL 5
2850 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

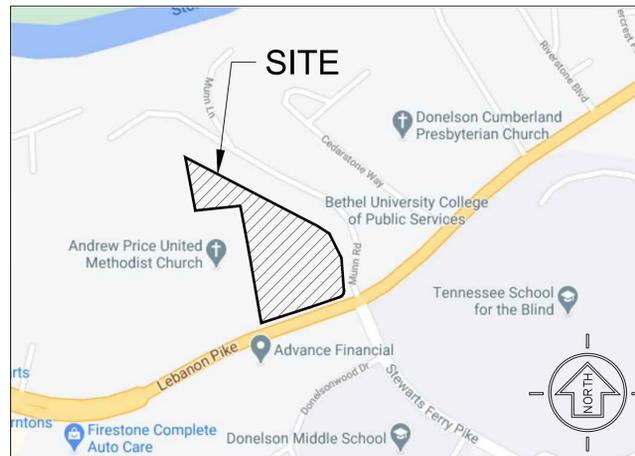
SHEET SCHEDULE:

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	UTILITY PLAN
L1.0	TREE MANAGEMENT PLAN
L2.0	LANDSCAPE PLAN
L2.1	BIORETENTION PLAN
L3.0	LANDSCAPE NOTES & DETAILS
A301	ARCHITECTURAL ELEVATION
A302	ARCHITECTURAL ELEVATION
A303	ARCHITECTURAL ELEVATION
A304	ARCHITECTURAL ELEVATION
A305	ARCHITECTURAL ELEVATION

SP NOTES:

1. THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF 68 MULTI-FAMILY RESIDENTIAL UNITS.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
3. ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
4. WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
5. FIRE-FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE - 2006 EDITION - B105.1. (THE MINIMUM FIRE-FLOW REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA WHICH DOES NOT EXCEED 3,600 SQUARE FEET SHALL BE 1,000 GALLONS PER MINUTES FOR A DURATION OF 2 HOURS.)
6. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" CMP).
7. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
8. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICES ARE REQUIRED FOR EACH PARCEL.
9. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING REQUIREMENTS.
10. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
11. THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
12. ARCHITECTURAL DESIGN TO ADHERE TO THE FOLLOWING STANDARDS:
 - a. BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
 - b. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
 - c. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
 - d. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
 - e. A RAISED FOUNDATION OF 18" - 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

SITE LOCATION MAP:
N.T.S.



SITE DATA:

MAP 96.02, PARCEL 5
 EXISTING ZONING: R10, OV-UDO (DOWNTOWN DONELSON)
 PROPOSED ZONING: SP
 SITE ACREAGE: 5.32 AC
 COUNCIL DISTRICT: 15
 COUNCILPERSON: JEFF SYRACUSE
 FEMA MAP: PORTION OF PROPERTY IN ZONE AE FLOODPLAIN ON
 FEMA MAP 47037C0266H, DATED 4/5/2017
 INITIAL PLAN SUBMITTAL DATE: MARCH 10, 2021

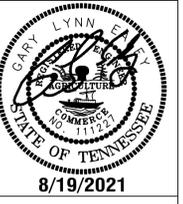
OWNER

BOWEN HOUSE VENTURES, LLC
 2925 BERRY HILL DRIVE
 NASHVILLE, TN 37204
 (615) 712-7497

APPLICANT/ENGINEER

LAND SOLUTIONS COMPANY, LLC
 2925 BERRY HILL DRIVE
 NASHVILLE, TN 37204
 CONTACT: JENNIFER SPEICH
 JENNIFER@LANDSOLUTIONSCO.NET
 (615) 712-7497

FLOODNOTE
 A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE OF A FLOOD HAZARD AREA ACCORDING TO FEMA MAP 47037C0266H DATED 4/5/17.



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 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

- ISSUANCE/REVISION NOTES:**
- ORIGINAL PLAN DATE: MARCH 10, 2021
 - REVISED PLAN DATE: MARCH 31, 2021
 - REVISED PLAN DATE: MAY 4, 2021
 - REVISED PLAN DATE: MAY 19, 2021
 - REVISED PLAN DATE: JULY 28, 2021
 - REVISED PLAN DATE: AUGUST 19, 2021

- NONE
- NONE
- NONE
- NONE



COVER SHEET
C0.0



8/19/2021



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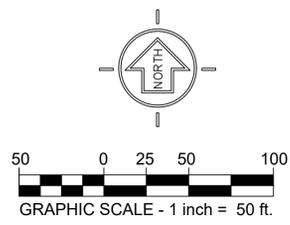
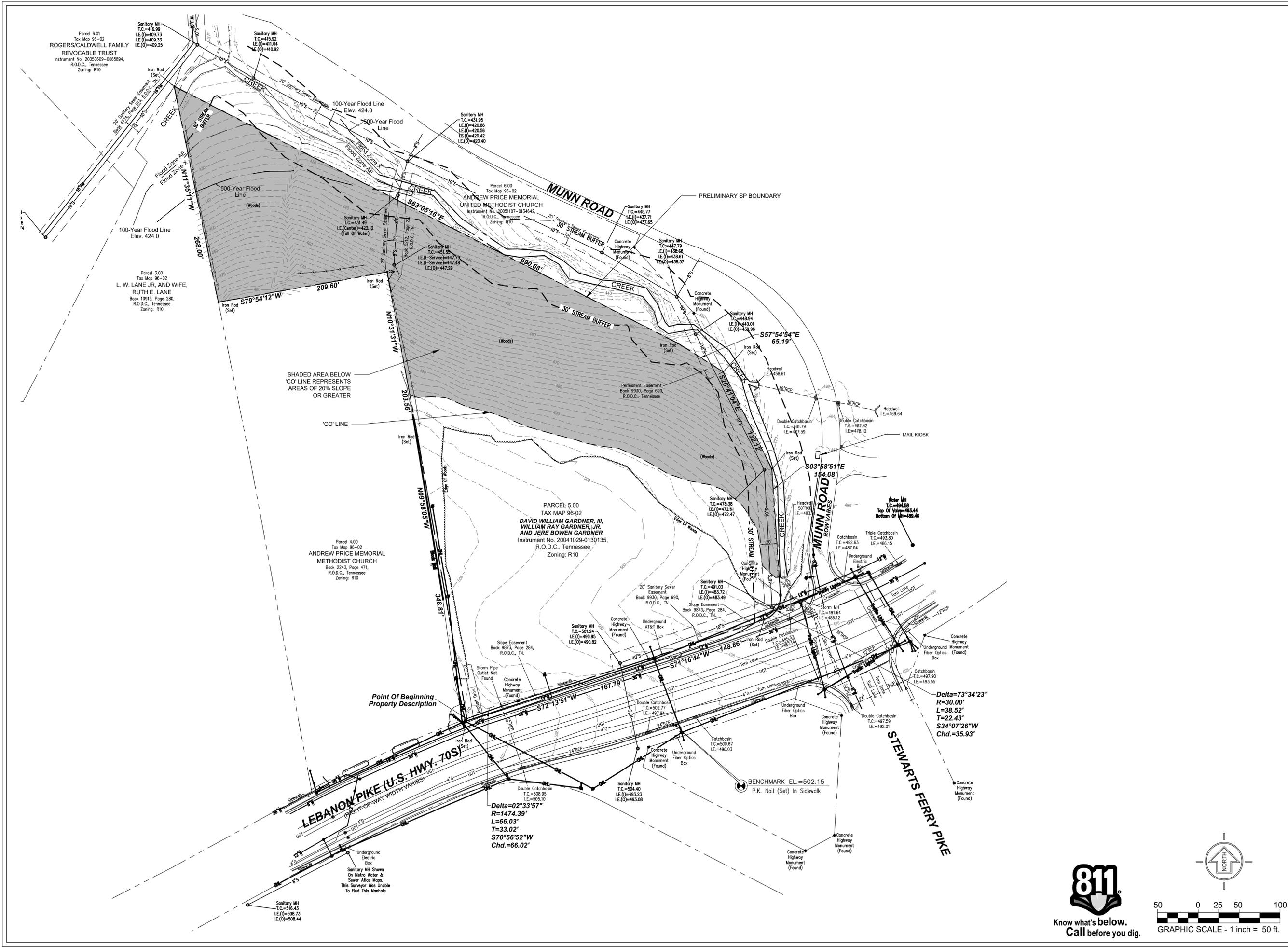
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- A NONE
- B NONE
- C NONE
- D NONE

EXISTING CONDITIONS

C1.0

LSC 20015





8/19/2021



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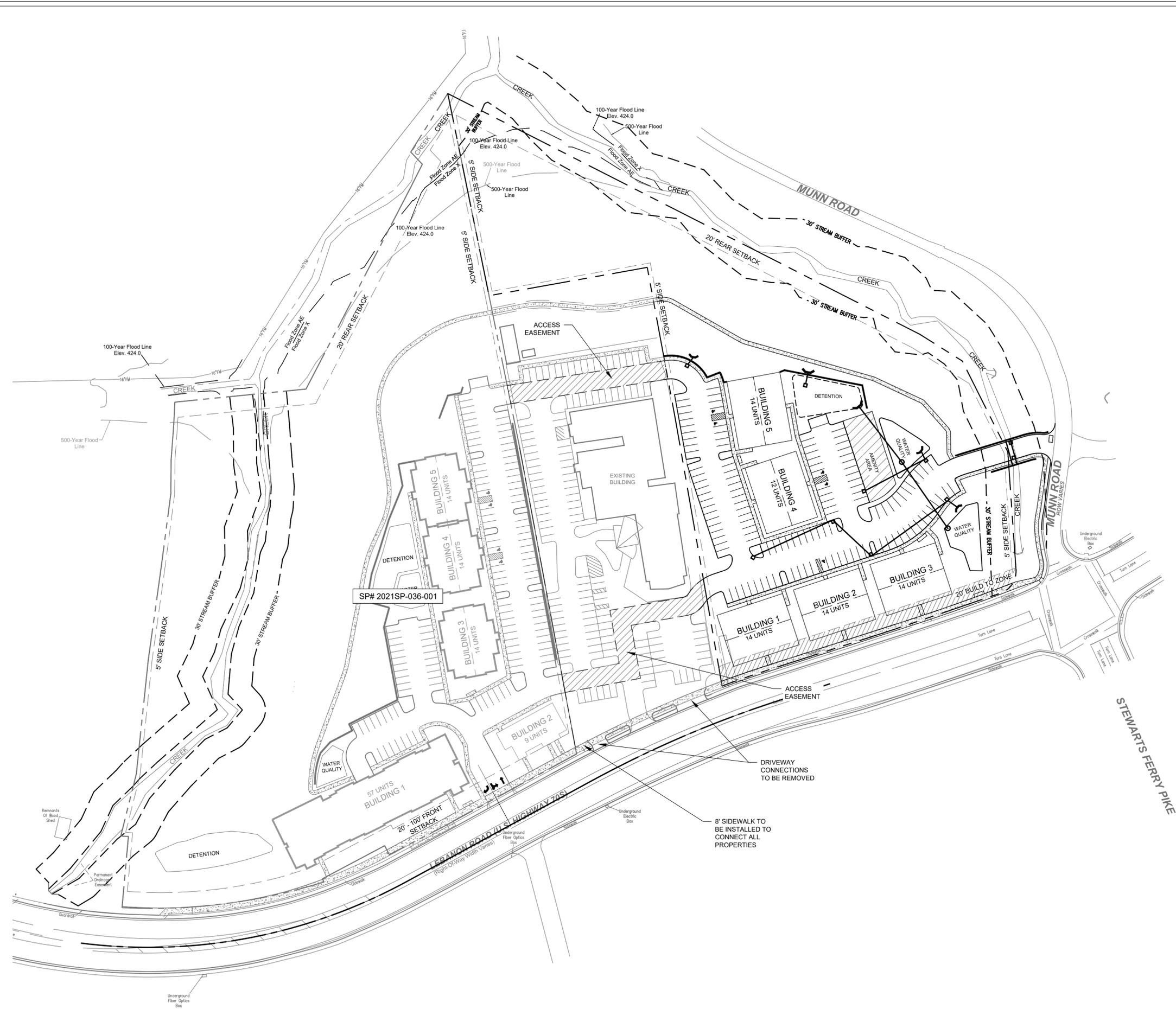
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- NONE
- NONE
- NONE
- NONE

OVERALL SITE PLAN

C2.0

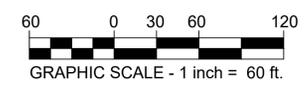
LSC 20015



PLAN IS BEING PROVIDED TO SHOW CONNECTION OF PROPERTIES BETWEEN OF SP# 2021SP-036-001, SP# 2021SP-025-001, AND ANDREW PRICE METHODIST CHURCH.



Know what's below.
 Call before you dig.



Parcel 6.01
Tax Map 96-02
ROGERS/CALDWELL FAMILY
REVOCABLE TRUST
Instrument No. 20050609-0065894,
R.O.D.C., Tennessee
Zoning: R10

Parcel 3.05
Tax Map 96-02
L. W. LANE JR. AND WIFE,
RUTH E. LANE
Book 10915, Page 280,
R.O.D.C., Tennessee
Zoning: R10

Parcel 4.00
Tax Map 96-02
ANDREW PRICE MEMORIAL
METHODIST CHURCH
Book 2243, Page 471,
R.O.D.C., Tennessee
Zoning: R10

Parcel 6.00
Map 96-02
ANDREW PRICE MEMORIAL
UNITED METHODIST CHURCH
Instrument No. 2015107-0134642,
R.O.D.C., Tennessee
Zoning: R10

PEDESTRIAN CONNECTION
TO NEIGHBORING PROJECT
2830 DONELSON
(2021SP-036-001)

SITE DATA TABLE:

SETBACKS
FRONT BUILD TO ZONE: 20'
SIDE: 5'
REAR: 20'

EXISTING USE: VACANT
PROPOSED USE: MULTI-FAMILY
UNITS PROPOSED: 68
ACREAGE: 5.32 AC
DENSITY: 12.8 UNITS / ACRE
GROSS BUILDING S.F.:
BUILDING 1: 6,300 SF X (3 STORIES) + (SPLIT 3,150 SF) = 22,050 SF
BUILDING 2: 6,300 SF X (3 STORIES) + (SPLIT 3,150 SF) = 22,050 SF
BUILDING 3: 6,300 SF X (3 STORIES) + (SPLIT 3,150 SF) = 22,050 SF
BUILDING 4: 6,300 SF X (3 STORIES) + (SPLIT 3,150 SF) = 22,050 SF
BUILDING 5: 6,300 SF X (3 STORIES) + (SPLIT 3,150 SF) = 22,050 SF
TOTAL = 110,250 SF
FAR: 110,250 SF / 231,670 SF = 0.48

IMPERVIOUS AREA: BUILDINGS (31,500 SF) + PAVEMENT (57,733 SF) = 89,233 SF
ISR: 89,233 SF / 231,670 SF = 0.39

BUILDING HEIGHTS (MAX 3 STORIES IN 45'):
BUILDING 1: 35'47"
BUILDING 2: 35'47"
BUILDING 3: 35'47"
BUILDING 4: 35'47"
BUILDING 5: 35'47"

PARKING CALCULATIONS:
2 BEDROOM: 68 UNITS X 2 SPACES / UNIT = 136
TOTAL REQUIRED: 136 SPACES

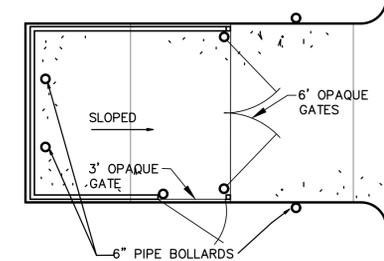
PARKING PROVIDED: 136 SPACES
ADA SPACES REQUIRED: 5 SPACES
ADA SPACES PROVIDED: 5 SPACES

BICYCLE PARKING
REQUIRED: 17 (68 UNITS/4)
PROVIDED: 17 (4 PUBLICLY AVAILABLE)

NOTES

- PER STAFF COMMENTS, A 4' GRASS STRIP AND 6' SIDEWALK ARE SHOWN ON MUNN DRIVE. THESE IMPROVEMENTS ARE SHOWN WITHIN THE EXISTING STREAM BUFFER AND WOULD REQUIRE A STORMWATER VARIANCE. IN THE EVENT A VARIANCE IS NOT GRANTED, A CONNECTION FROM THE INTERNAL SIDEWALK COULD BE PROVIDED TO LEBANON PIKE.
- ALL MECHANICAL UNITS TO BE PLACED ON THE ROOF. SOLID WASTE CONTAINERS TO BE SCREENED BY FENCING A MINIMUM OF 2' TALLER THAN SAID CONTAINER.
- RETAINING WALLS TO BE STEPPED TO NOT EXCEED 10' IN HEIGHT.

SCREENING FENCE TO BE A MINIMUM 2' HIGHER THAN DUMPSTER PER UDO DEVELOPMENT STANDARDS



SOLID WASTE SCREENING DETAIL
NOT TO SCALE



8/19/2021



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- (A) NONE
- (B) NONE
- (C) NONE
- (D) NONE

SITE PLAN

C2.1

LSC 20015



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GRAPHIC SCALE - 1 inch = 50 ft.

Parcel 6.01
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ROGERS/CALDWELL FAMILY
REVOCABLE TRUST
Instrument No. 20050609-0068894,
R.O.D.C., Tennessee
Zoning: R10

Parcel 3.00
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RUTH E. LANE
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Parcel 4.00
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ANDREW PRICE MEMORIAL
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Book 2243, Page 471,
R.O.D.C., Tennessee
Zoning: R10

STORMWATER NOTES:

1. BUFFER NOTE: 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.
2. DRAWING 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.
3. EXTENT OF STREAM BUFFERS ARE SUBJECT TO FINAL ACCEPTANCE OF THE HYDROLOGIC DETERMINATION BY TDEC OR METRO STORMWATER.



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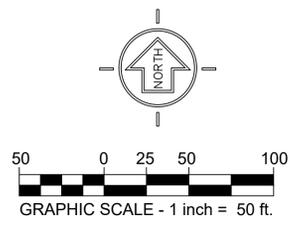
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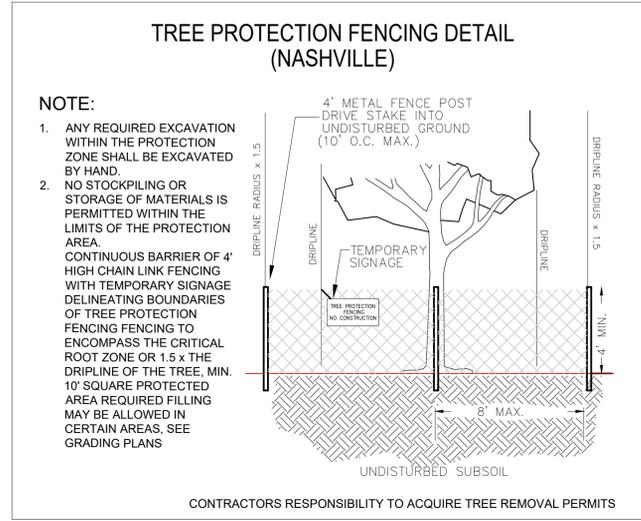
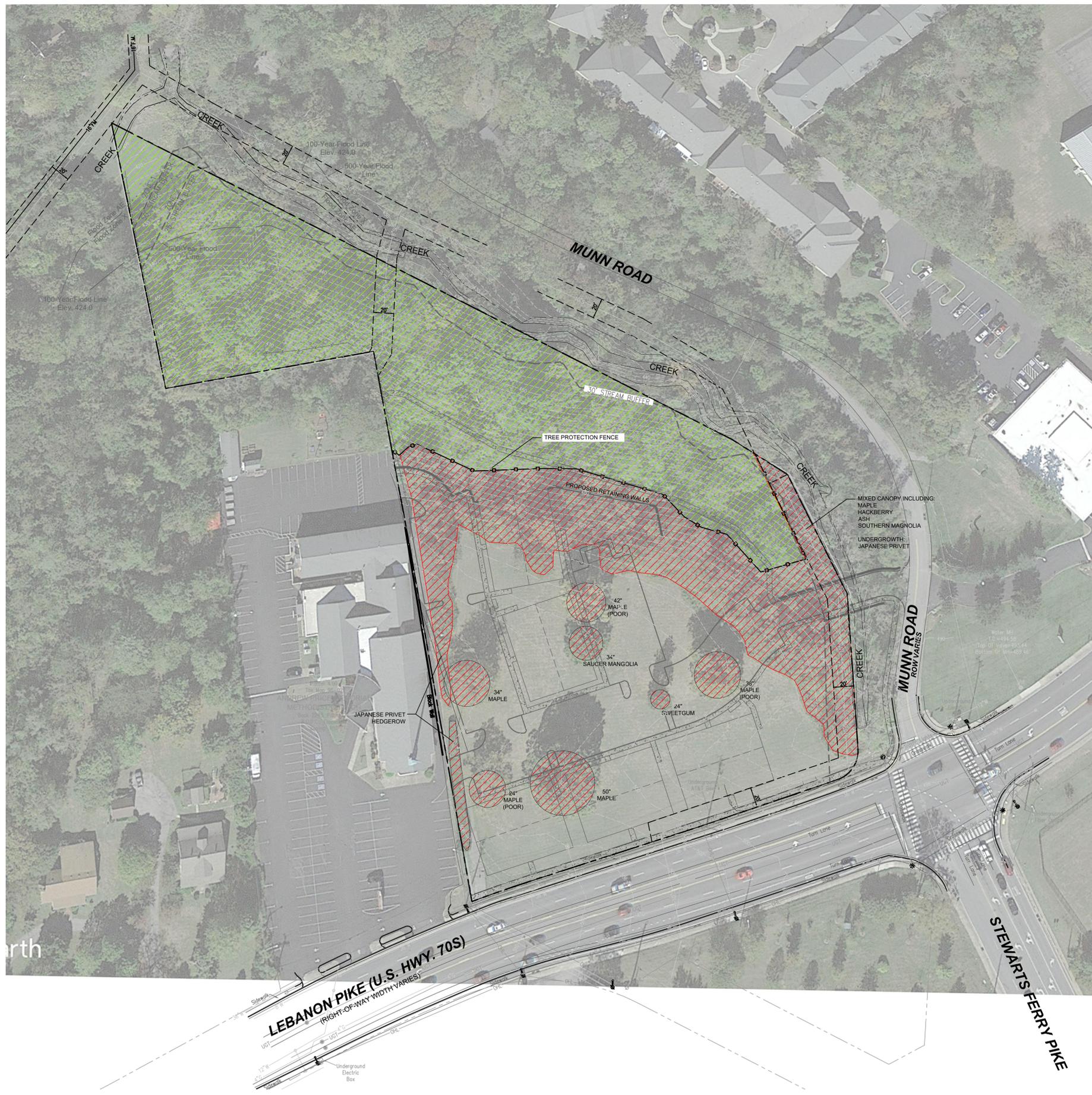
- NONE
- NONE
- NONE
- NONE

GRADING & DRAINAGE PLAN

C3.0

LSC 20015





KEY

- PRESERVED CANOPY
- REMOVED CANOPY
- TREE PROTECTION FENCE (SEE DETAIL)

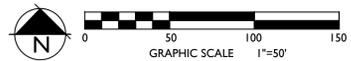
PRESERVED TREE CANOPY DESCRIPTION
 MOSTLY MIXED CANOPY TREES INCLUDING:
 MAPLE
 HACKBERRY
 ASH
 SOUTHERN MAGNOLIAS ARE PRESENT NEAR THE CORNER OF LEBANON PIKE AND MUNN ROAD
 UNDERGROWTH MOSTLY COMPOSED OF EXOTIC INVASIVES
 JAPANESE PRIVET

FINAL TREE SURVEY TO BE PROVIDED AT FINAL SITE PLAN. LANDSCAPING AND TDU SHALL BE PROVIDED PER THE METRO ZONING ORDINANCE.



ISSUED: March 10, 2021

Revision	Date
1	3/31/2021
2	5/04/2021
3	5/19/2021
4	7/28/2021
5	8/19/2021





REQUIRED PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
7	AR	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
7	OS	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
5	CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHED
7	IF	ILEX X ATTENUATA 'FOSTER'	FOSTER HOLLY	6"	6'	EVERGREEN	AS SHOWN	FULL BRANCHED
8	PK	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHED
SHRUBS								
18	AZ	RHOODODENDRON 'CONLEB' PP10581	AUTUMN EMBERS ENCORE AZALEA		18"	EVERGREEN	30" O.C.	
21	BGG	BUXUS X GREEN GEM	GREEN GEM BOXWOOD		18"	EVERGREEN	30" O.C.	
114	DEH	DISTYLUM 'EMERALD HEIGHTS'	EMERALD HEIGHTS DISTYLUM		24"	EVERGREEN	36" O.C.	
98	IDB	ILEX CORATA 'DWARF BURFORD'	DWARF BURFORD HOLLY		24"	EVERGREEN	36" O.C.	
10	TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE		4"	EVERGREEN	AS SHOWN	

- NOTE:
1. LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES
2. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

INTERIOR PARKING LANDSCAPING CHART

INTERIOR PARKING: N/A
MINIMUM REQUIRED LANDSCAPE AREA: -
PROVIDED INTERIOR LANDSCAPE AREA: -

TREE DENSITY CHART

DATE: March 10, 2021
MAP: 96.02 PARCEL 5
APPLICATION NUMBER: 2021SP-023-001
PROJECT NAME: THE BOWEN HOUSE AT KNOLLMERE PLACE
ADDRESS: 2850 LEBANON PIKE

ACREAGE (AREA OF BUILDING SITE): 5.32 AC / 231,739 SF
BUILDING COVERAGE AREA: 1.91 AC / 83,244 SF
ADJUSTED ACREAGE: 3.41 AC / 148,495 SF

REQUIRED TREE DENSITY UNITS (3.41 AC x 22) = 75
PROVIDED TREE DENSITY UNITS = 18

PROTECTED TREES (EXISTING TREES 6" DBH OR LARGER)	DBH	# OF TREES	VALUE	TOTAL UNITS
	6	-	1.2	-
	8	-	1.4	-
	12	-	1.8	-
	14	-	2.1	-
	18	-	2.8	-
	20	-	4.3	-
	24	-	5.7	-
	26	-	6.6	-
	30	-	8.4	-
	36	-	11.7	-
		TOTAL:	-	-

REPLACEMENT TREES	CAL.	# OF TREES	VALUE	TOTAL UNITS
	2"	36	0.5	18
	3"	-	0.6	-
		TOTAL:	0.6	18
		TOTAL PROVIDED UNITS:	-	18

FINAL TREE SURVEY TO BE PROVIDED AT FINAL SITE PLAN. LANDSCAPING AND TDU SHALL BE PROVIDED PER THE METRO ZONING ORDINANCE.

Parcel 4.00
Tax Map 96-02
**ANDREW PRICE MEMORIAL
METHODIST CHURCH**
Book 2243, Page 471,
R.O.D.C., Tennessee
Zoning: R10

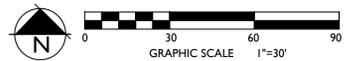
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 A 3/31/2021
 B 5/04/2021
 C 5/19/2021
 D 7/28/2021
 E 8/19/2021

LANDSCAPE PLAN

SHEET
L2.0





ISSUED: March 10, 2021

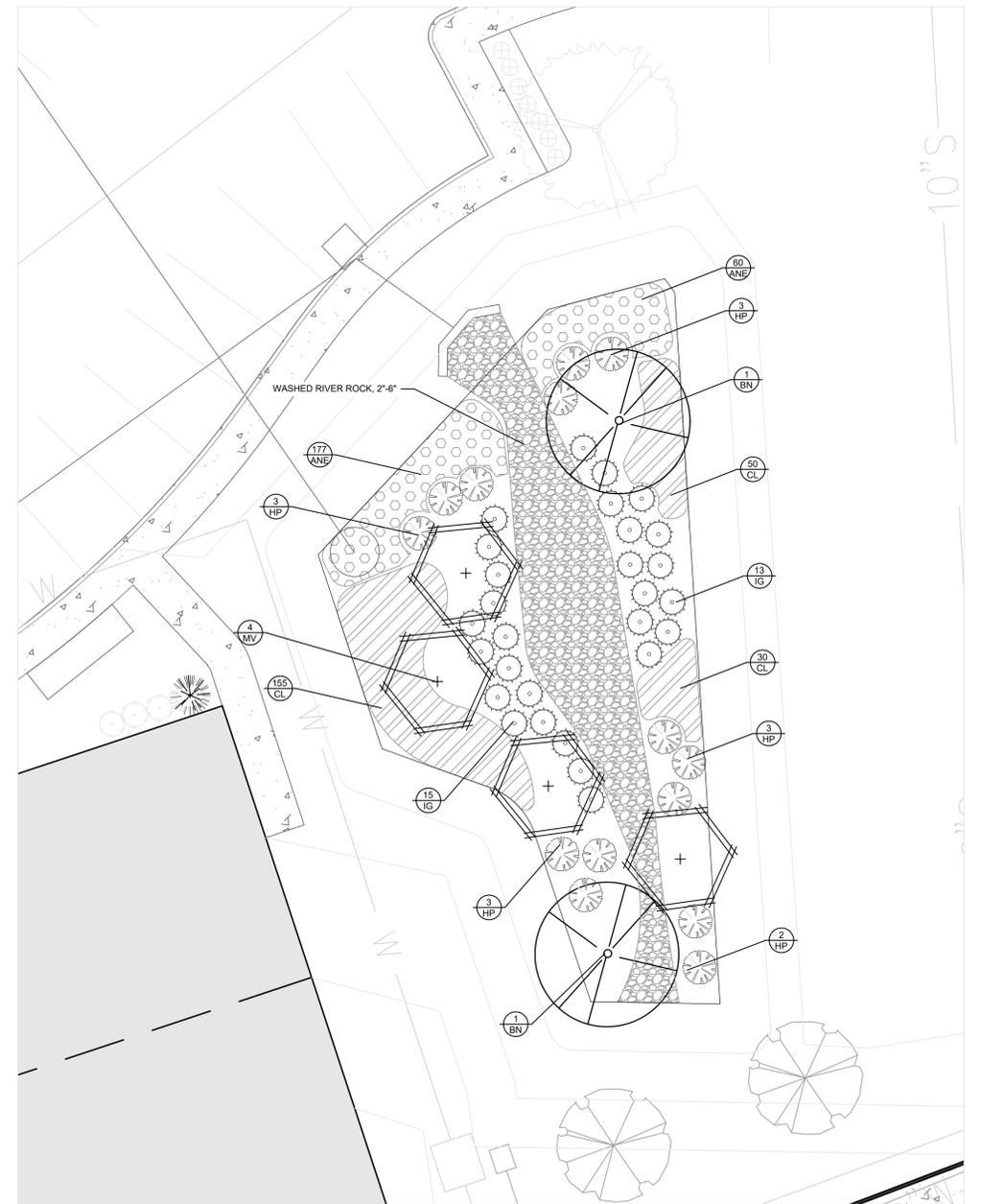
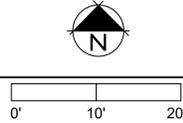
Revision	Date
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BIO-RETENTION
PLAN

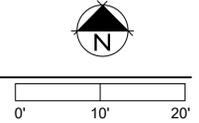
SHEET
L2.1



1 BIO-RETENTION POND - 1
L2.1 PLAN



2 BIO-RETENTION POND - 2
L2.1 PLAN



REQUIRED PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
BIO-RETENTION PLANT SCHEDULE								
CANOPY								
1	BN	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	2" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	3-CANE
UNDERSTORY TREES								
4	MV	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW SWEETBAY MAGNOLIA	2" CAL, B/B	10'-12'	SEMI-EVGN	AS SHOWN	BALANCED CANOPY
SHRUBS								
15	HP	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA		30"	DECIDUOUS	5' O.C.	
41	IG	ILEX GLABRA 'COMPACTA'	INKBERRY HOLLY		30"	EVERGREEN	3.5' O.C.	
GROUNDCOVER								
175	ANE	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL.			18" O.C.	
180	CL	CHASMANTHIUM LATIFOLIUM	UPLAND SEA OATS	1 GAL.			18" O.C.	
RIVER ROCK								
235	CL	WASHED RIVER ROCK, 4"-8"						

- NOTE:
1. LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES
2. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

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QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
BIO-RETENTION PLANT SCHEDULE								
CANOPY								
2	BN	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	2" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	3-CANE
UNDERSTORY TREES								
4	MV	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW SWEETBAY MAGNOLIA	2" CAL, B/B	10'-12'	SEMI-EVGN	AS SHOWN	BALANCED CANOPY
SHRUBS								
14	HP	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA		30"	DECIDUOUS	5' O.C.	
28	IG	ILEX GLABRA 'COMPACTA'	INKBERRY HOLLY		30"	EVERGREEN	3.5' O.C.	
GROUNDCOVER								
150	ANE	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL.			18" O.C.	
235	CL	CHASMANTHIUM LATIFOLIUM	UPLAND SEA OATS	1 GAL.			18" O.C.	
RIVER ROCK								
650	CL	WASHED RIVER ROCK, 4"-8"						

- NOTE:
1. LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES
2. NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

CITY OF NASHVILLE LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET NASHVILLE'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOT BALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL PRIOR TO THE LANDSCAPE INSTALLATION.
8. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
9. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
10. ALL PLANT MATERIAL SHALL BE FROM THE NASHVILLE PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
11. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
12. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
13. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLAN MATERIAL.
14. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF NASHVILLE'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF NASHVILLE, 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 LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

TREE PROTECTION GENERAL NOTES:

1. SEE FINAL CIVIL CONSTRUCTION PLANS FOR PLACEMENT AND DETAILS OF TREE PROTECTION FENCE.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.
3. TREE PROTECTION FENCING, ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, SHALL BE INSTALLED AND MAINTAINED AT THE LIMITS OF THE TREE PRESERVATION AREAS PRIOR TO CONSTRUCTION. REVIEW AND APPROVAL OF THE FENCING BY THE CITY OF FRANKLIN IS REQUIRED PRIOR TO GRADING PERMIT.
4. ALL GRADING WITHIN THE ROOT ZONE OF TREES WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO REDUCE DAMAGE TO THE TREE ROOTS.
5. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICTLY PROHIBITED.
6. ROOTS EXPOSED BY CONSTRUCTION ACTIVITIES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.

LANDSCAPE PLANTING GENERAL NOTES

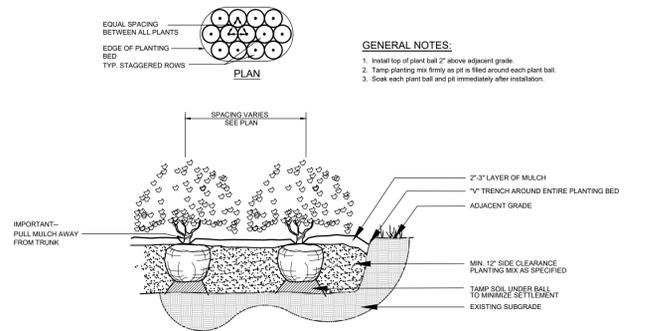
1. THE LANDSCAPE CONTACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE CITY OF FRANKLIN FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.
4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.
5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLODS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.
6. ALL LARGE DIRT CLODS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.
7. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.
10. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.
11. AREAS WITHIN THE STREAM SIDE BUFFER SHALL BE HYDRO-MULCHED PER PLAN SPECIFICATIONS. NO ADDITIONAL MULCH OR SOD ARE REQUIRED IN THESE PLANS.

IRRIGATION GENERAL NOTES:

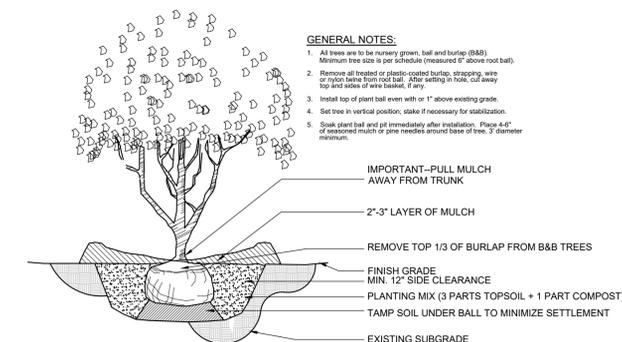
1. THERE IS NO FORMAL IRRIGATION DESIGNED FOR THIS LANDSCAPE PLAN, HOWEVER, THE FOLLOWING NOTES OUTLINE A PROGRAM THAT CAN BE FOLLOWED FOR GREATER SURVIVABILITY OF PLANT MATERIAL.
 - AFTER 2 TO 3 WEEKS, DAILY WATERING MAY BE REDUCED TO 2 TO 3 TIMES WEEKLY FOR UP TO 3 MONTHS.
 - AFTER 3 MONTHS, WATERING MAY BE REDUCED TO 1 TIME WEEKLY FOR APPROXIMATELY 1 TO 2 YEARS, ESPECIALLY DURING TIMES OF DROUGHT.
2. MULCH SHALL BE PLACED AROUND ALL NEWLY PLANTED TREES AND SHRUBS IN ORDER TO REGULATE WATER AND TO SUPPRESS COMPETING WEEDS AND TURF GRASS.
3. A NEWLY PLANTED 2" CALIPER TREE REQUIRES APPROXIMATELY 2-3 GALLONS OF WATER DAILY FOR 2 TO 3 WEEKS. THIS MAY BE ACHIEVED THROUGH A SLOW-RELEASE WATERING BAG.
 - AFTER 2 TO 3 WEEKS, DAILY WATERING MAY BE REDUCED TO 2 TO 3 TIMES WEEKLY FOR UP TO 3 MONTHS.
 - AFTER 3 MONTHS, WATERING MAY BE REDUCED TO 1 TIME WEEKLY FOR APPROXIMATELY 1 TO 2 YEARS, ESPECIALLY DURING TIMES OF DROUGHT.
4. NEWLY PLANTED SHRUBS REQUIRE ABOUT 1/3 VOLUME OF CONTAINER AT EACH WATERING. WATERING WILL NEED TO TAKE PLACE 2-3 TIMES WEEKLY FOR UP TO 3 MONTHS.
 - AFTER 3 MONTHS, WATERING MAY BE REDUCED TO 1 TIME WEEKLY FOR APPROXIMATELY 1 YEAR, ESPECIALLY DURING TIMES OF DROUGHT.
5. PLANT MATERIAL IN BIO-RETENTION AREAS FOLLOW THE SAME PRACTICES OUTLINE ABOVE. HOWEVER, IT IS EXPECTED THAT THIS PLANT MATERIAL WILL RECEIVE WATER MORE FREQUENTLY DUE TO ITS LOCATION IN A WATER TREATMENT AREA. SUPPLEMENTAL WATERING MAY BE REDUCED DURING TIMES OF NATURAL RAINFALL.

MINIMUM PLANT QUALITY AND SIZE STANDARDS

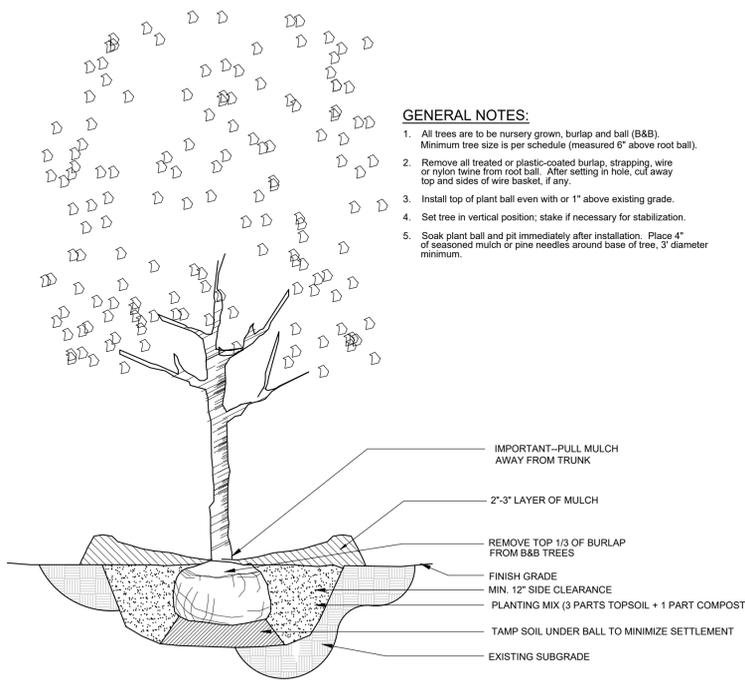
1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSIONS OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60).
2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
 - A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.
 - B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
 1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
 2. ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.
 3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.
 - C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.
 - D. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.
 - E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.
 - F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.



1 SHRUB PLANTING
L3.0 PLAN/SECTION DETAIL # NTS



2 UNDERSTORY TREE
L3.0 SECTION DETAIL # NTS



3 SINGLE TRUNK DECIDUOUS TREE
L3.0 SECTION DETAIL # NTS



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

PRELIMINARY SP
THE BOWEN HOUSE AT KNOLLMERE PLACE
2850 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



ISSUED: March 10, 2021

Revision	Date
Δ	3/31/2021
Δ	5/04/2021
Δ	5/19/2021
Δ	7/28/2021
Δ	8/19/2021

LANDSCAPE
NOTES & DETAILS

SHEET
L3.0

BUILDING 1



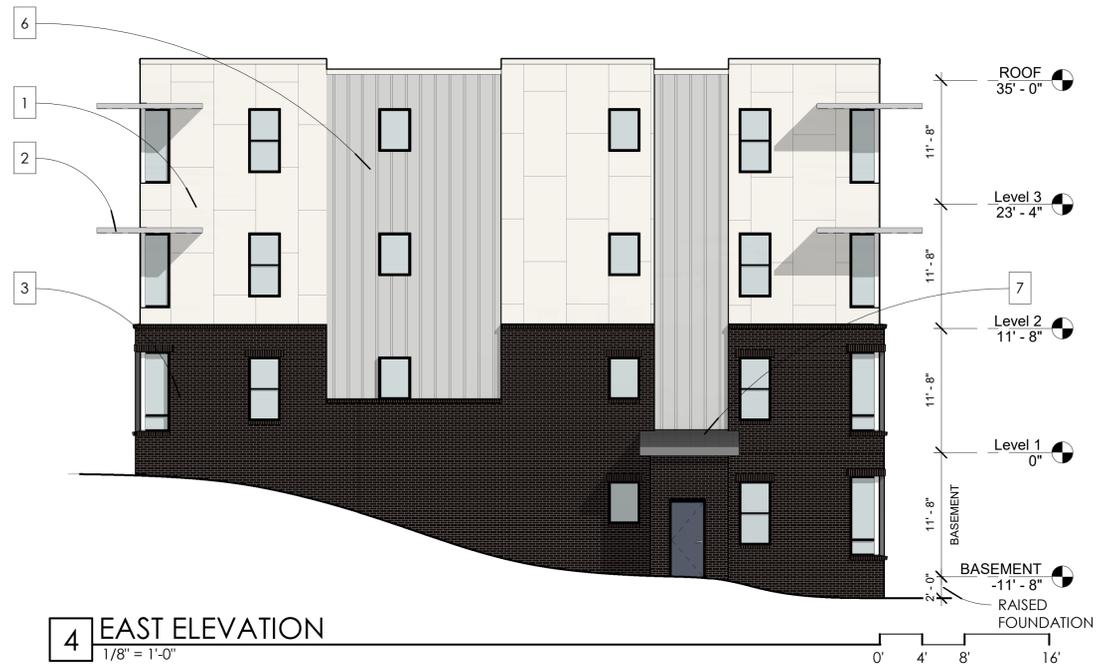
1 NORTH ELEVATION - VIEW FROM PARKING LOT
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION - VIEW FROM LEBANON PIKE
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

1. FIBER CEMENT PANEL AND CHANNEL SYSTEM ON RAINSCREEN
2. METAL LOUVERED AWNING
3. BRICK VENEER
4. CORRUGATED METAL PANEL
5. 2X2 WELDED WIRE MESH PANEL BALCONY GUARDRAILS
6. VERTICAL BOARD AND BATTEN W/ 1X2 TRIM @ 16" O.C.
7. STANDING SEAM METAL ROOF



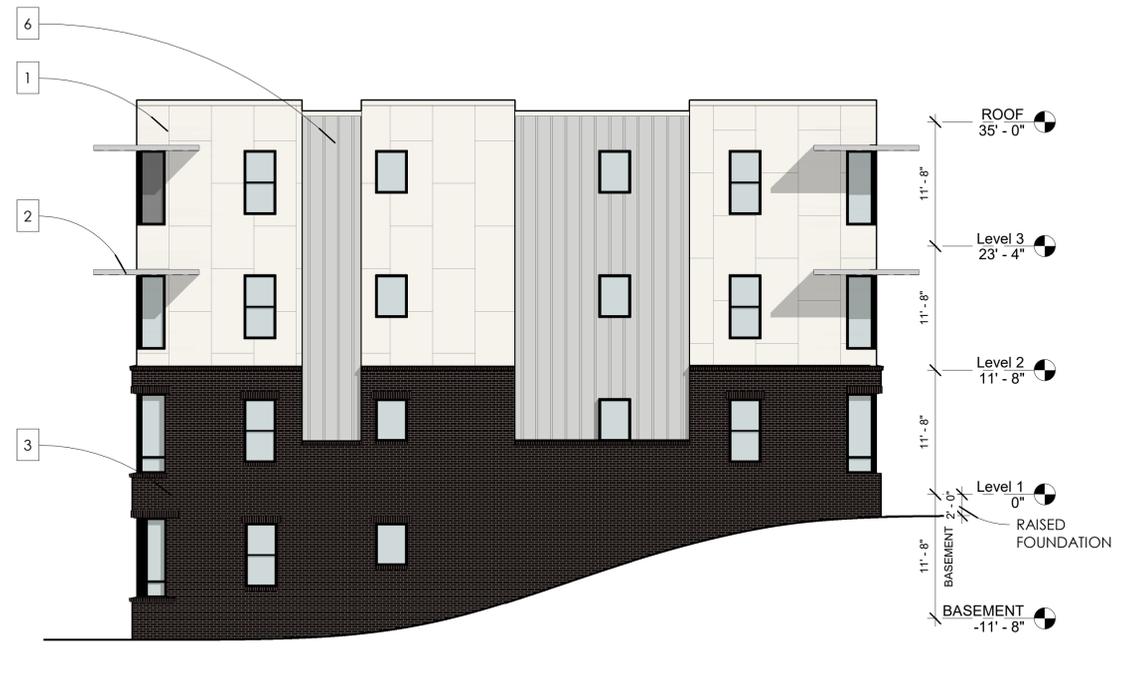
ISSUANCE/REVISION NOTES:
- ISSUE DATE: August 20, 2021

- 4 NONE
- 6 NONE
- 7 NONE
- 8 NONE

BUILDING 2



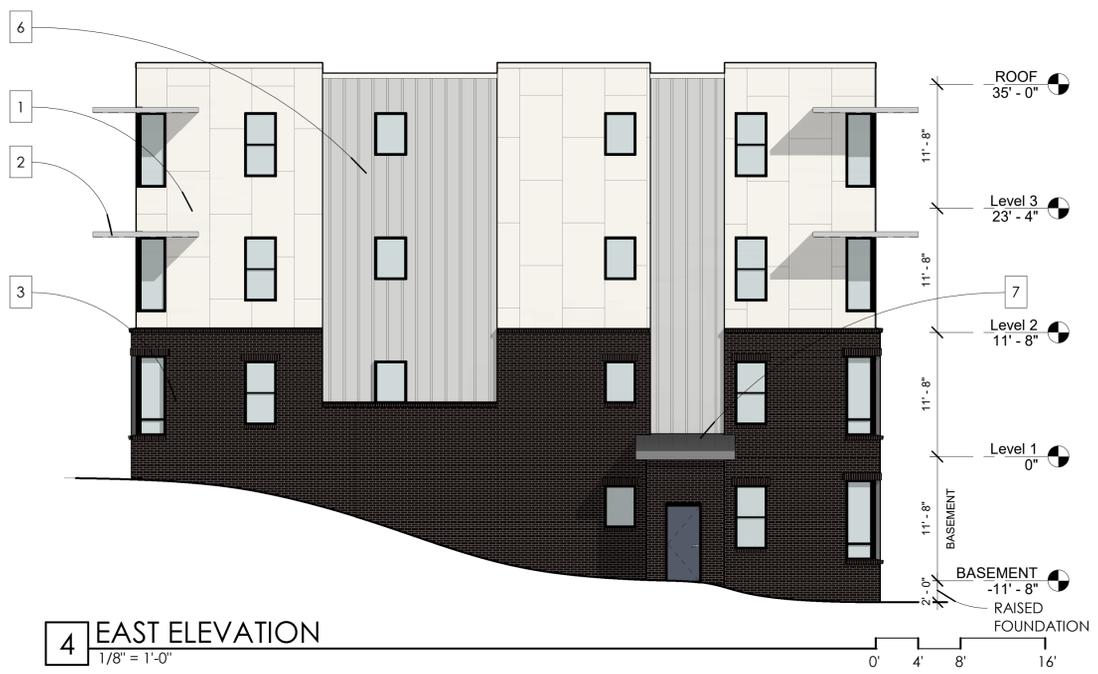
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3 SOUTH ELEVATION - VIEW FROM LEBANON PIKE
1/8" = 1'-0"



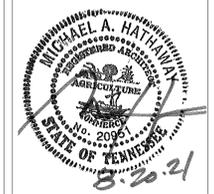
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SUBMITTAL ELEVATIONS
2850 KNOLLMERE PLACE
MAP 96.02, PARCEL 5
2850 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



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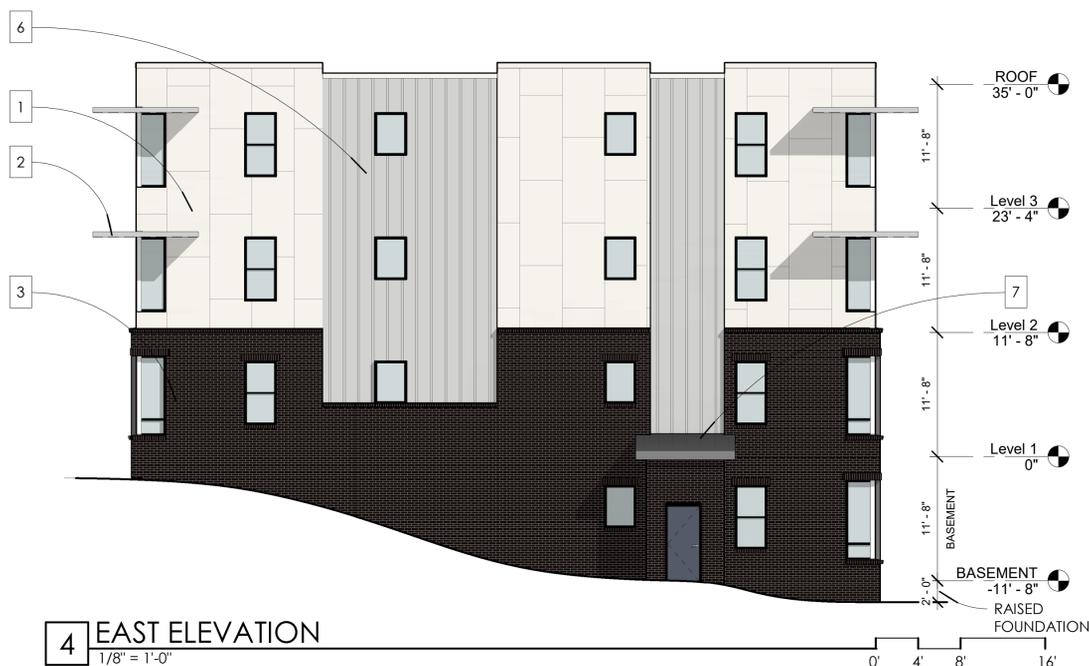
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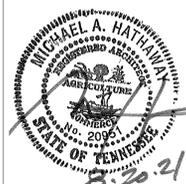
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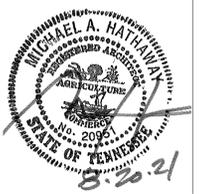
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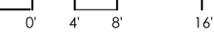


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1 WEST ELEVATION
(FACING MEMORIAL METHODIST CHURCH)
1/8" = 1'-0"



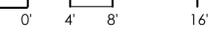
2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION (FACING MUNN ROAD)
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

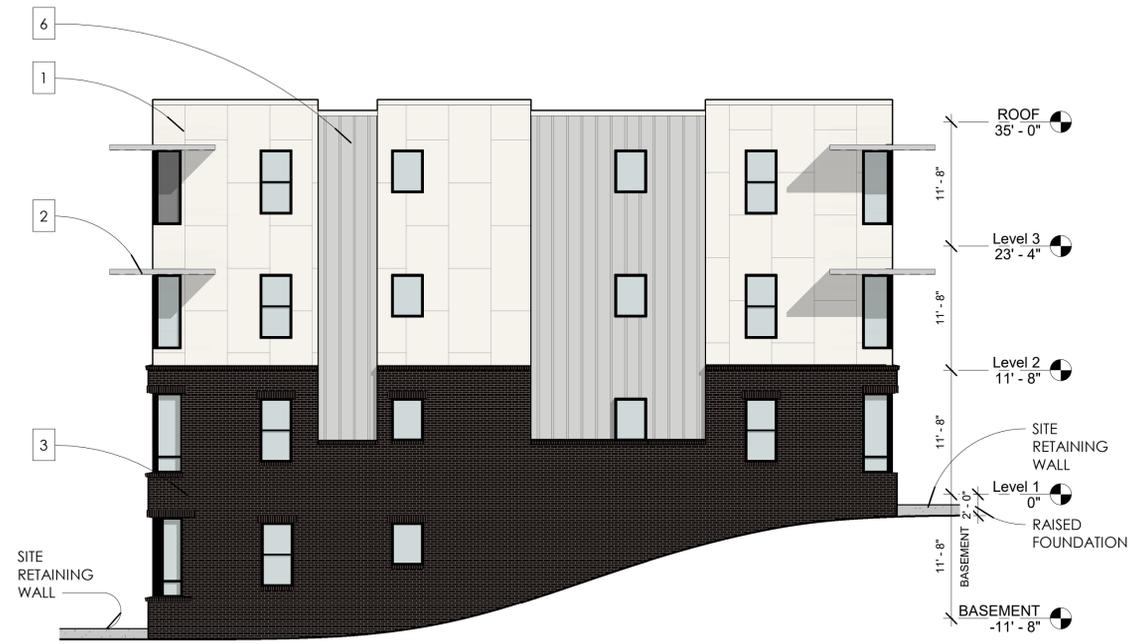


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