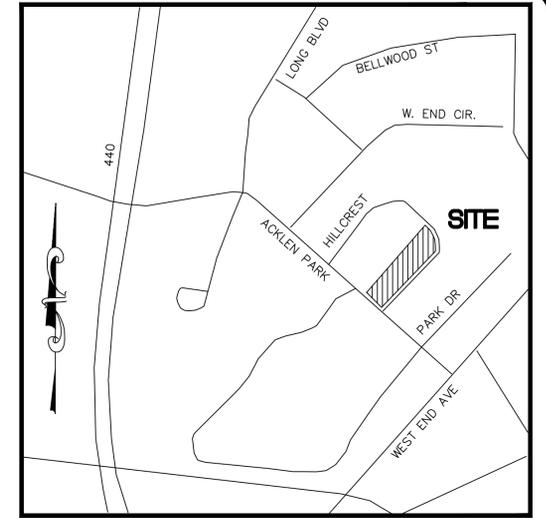


PRELIMINARY SP SITE PLAN

ACKLEN PARK DRIVE MULTIFAMILY

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

2019SP-053-001
 CATALYST PROJECT NO. 20190039
 OCTOBER 26, 2022; MAY 9, 2023; MAY 18, 2023; MAY 30, 2023



VICINITY MAP
(N.T.S.)

DEVELOPMENT SUMMARY

• SP NAME: ACKLEN PARK DRIVE MULTIFAMILY
 • SP NUMBER: 2019SP-053-001
 • COUNCIL DISTRICT: 21
 • COUNCIL MEMBER: BRANDON TAYLOR

OWNER: ACKLEN PARK PARTNERS, LLC
 ADDRESS: 3309 FAIRMONT DRIVE NASHVILLE, TN 37203
 CONTACT: [REDACTED]
 CONTACT EMAIL: [REDACTED]

PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
 ADDRESS: 5100 CENTENNIAL BLVD. NASHVILLE, TN 37209
 PHONE: 615.622.7200
 CONTACT: JACK PARKER
 CONTACT EMAIL: jparker@catalyst-dg.com

DEVELOPER: CHARTWELL RESIDENTIAL
 ADDRESS: 5000 MERIDIAN BLVD., SUITE 750 FRANKLIN, TN 37067
 PHONE: 615.550.1270
 CONTACT: BEN SCHAEDELE
 CONTACT EMAIL: bschaedele@chartwellresidential.com

• FEMA PANEL:
 THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47037C0239 H, DATED APRIL 5, 2017.

DEVELOPMENT SITE DATA

PARCEL ID.: 10402021400, 10402020700, & 10402020600
 SITE ADDRESS: 106 ACKLEN PARK DRIVE NASHVILLE, TN 37203

SITE ACREAGE (PARCELS 206, 207, & 214): 0.78 AC. (33,950 S.F.)
 R.O.W. DEDICATION: ALLEY 700 0.01 AC. (466 S.F.)
 HILLCREST DRIVE 0.04 AC. (1,807 S.F.)
 TOTAL SITE ACREAGE: 0.73 AC. (31,677 S.F.)
 EXISTING ZONING: RM 40 (RESIDENTIAL-HIGH DENSITY)
 OV-IMP (IMPROVEMENT OVERLAY)
 OV-U20 (URBAN ZONING OVERLAY)
 OV-U20 (URBAN DESIGN OVERLAY)
 TRIPLEX

EXISTING LAND USE: 100 MULTI-FAMILY UNITS
 PROPOSED LAND USE: 137 UNITS / ACRE
 FLOOR AREA RATIO (FAR): 2.90
 IMPERVIOUS SURFACE RATIO (ISR):
 BUILDINGS 79% (0.58 AC./25,087 S.F.)
 ROADS/SIDEWALKS/DRIVES 7% (0.05 AC./2,196 S.F.)
 OPEN SPACE 14% (0.10 AC./4,394 S.F.)

BUILDING DATA
 PROPOSED LAND USE: 100 MULTI-FAMILY UNITS
 NUMBER & TYPE OF UNITS:
 1 BEDROOM APARTMENT 88 UNITS
 2 BEDROOM APARTMENT 12 UNITS
 TOTAL UNITS 100 UNITS

TOTAL NUMBER OF BEDROOMS:
 (88) 1 BEDROOMS
 (12) 2 BEDROOMS
 112 BEDROOMS TOTAL

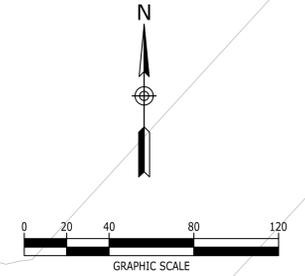
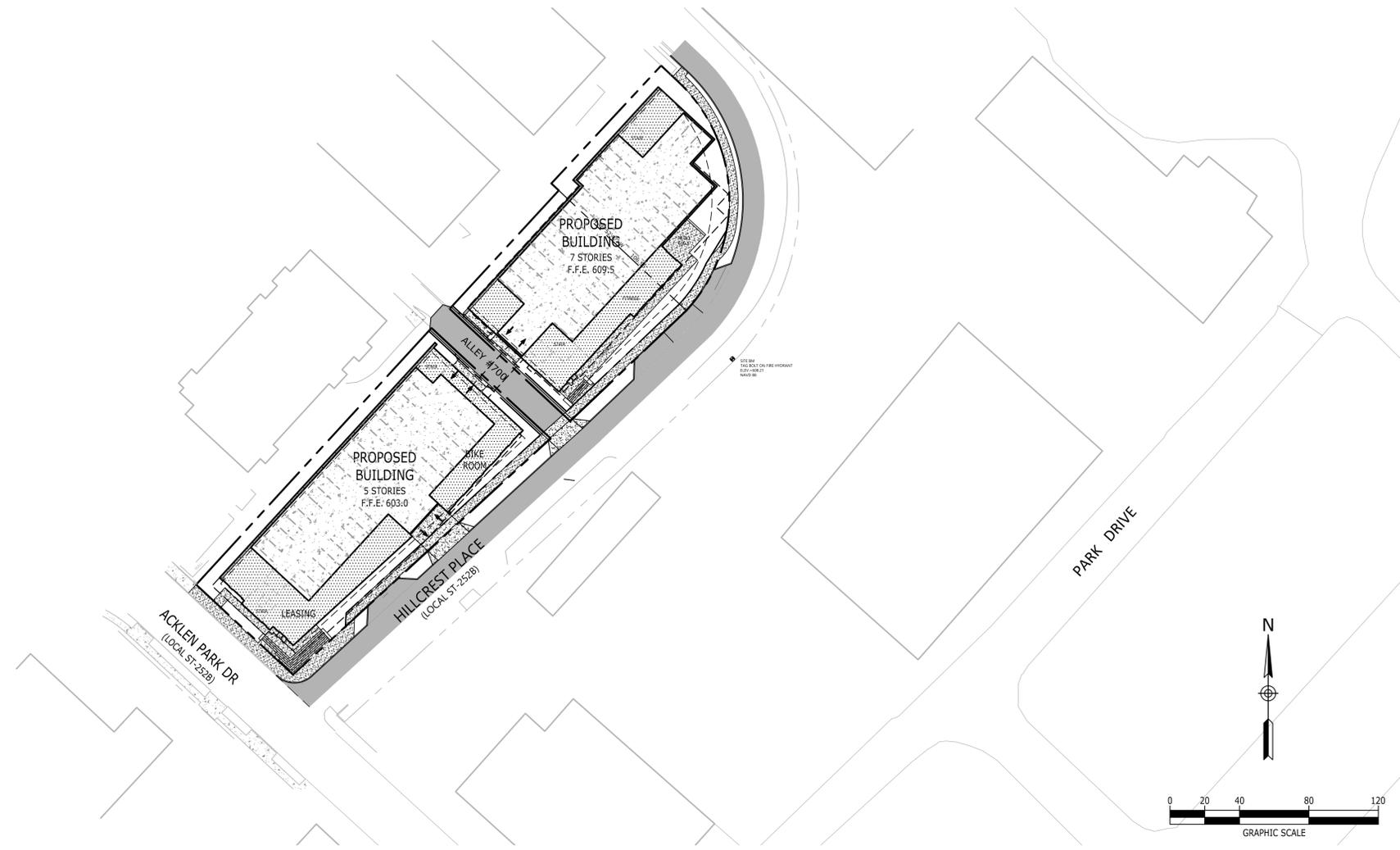
BUILDING SQUARE FOOTAGE
 RESIDENT BUILDING 1 43,708 S.F.
 RESIDENT BUILDING 2 54,494 S.F.
 TOTAL BUILDING 98,202 S.F.

GARAGE 1 17,473 SF
 GARAGE 2 17,900 S.F.
 TOTAL GARAGE 35,373 S.F.

BUILDING HEIGHT:
 PARCELS 206 & 207 7 STORIES MAX. (6 STORIES IN ARCH. BUILDING FACADE TREATMENT)
 PARCEL 214 5 STORIES MAX. (4 STORIES IN ARCH. BUILDING FACADE TREATMENT)

PARKING REQUIREMENTS:
 METRO CODE REQUIRED PARKING MAXIMUM
 1 SP/1 BEDROOM; (1 x 88) 88 SPACES
 1.5 SP/2 BEDROOM; (2 x 12) 18 SPACES
 TOTAL PARKING REQUIRED 106 SPACES

PARKING PROVIDED:
 GARAGE PARKING 112 SPACES
 TOTAL PARKING PROVIDED ON SITE 112 SPACES
 TOTAL PARKING RATIO: 1.12 SPACES / UNIT



| Sheet List Table | |
|------------------|---------------------------------------|
| Sheet Number | Sheet Title |
| C0.0 | COVER |
| C1.0 | EXISTING CONDITIONS |
| C5.0 | SITE LAYOUT |
| C6.0 | SITE GRADING & DRAINAGE |
| C6.1 | SITE GRADING & DRAINAGE |
| C7.0 | SITE UTILITIES |
| L1.0 | SITE LANDSCAPE |
| L2.0 | LANDSCAPE DETAILS |
| A201 | OVERALL SITE ELEVATIONS |
| A900 | 3D VIEWS |
| A901 | ACKLEN PARK DRIVE PERSPECTIVE |
| A902 | ACKLEN PARK DRIVE EVENING PERSPECTIVE |
| A903 | SOUTHWEST ELEVATION |
| A904 | ALLEY ENTRY |

DEVELOPMENT NOTES

- THE PURPOSE OF THIS PLAN IS FOR PRELIMINARY APPROVAL OF SPECIFIC PLAN ZONING TO PERMIT 100 RESIDENTIAL APARTMENT UNITS.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
 ADA; <http://www.ada.gov/>
 U.S. Justice Dept.: http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm
- TRASH AND RECYCLING SERVICE SHALL BE CONTRACTED THROUGH A PRIVATE COLLECTION SERVICE.
- 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 OBSTRUCTION SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, APPLIED MASONRY STUCCO, FINISHED METAL PANEL, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.

ARCHITECT
BAKER BARRIOS
 700 12TH AVE. SOUTH, SUITE 305
 NASHVILLE, TENNESSEE 37203
 615.921.0578

PREPARED FOR
CHARTWELL RESIDENTIAL
 5000 MERIDIAN BLVD., SUITE 750
 FRANKLIN, TENNESSEE 37067
 615.550.1270

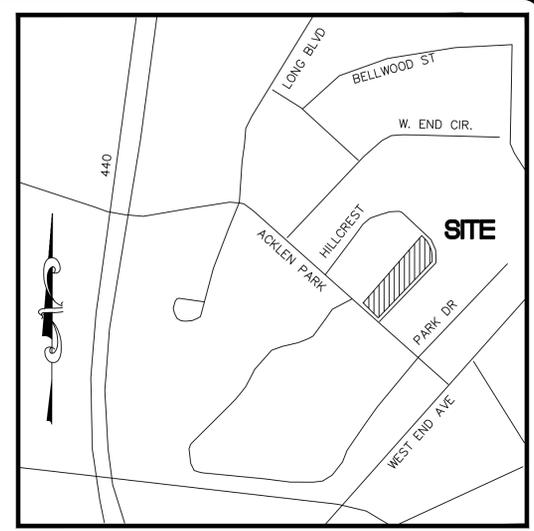
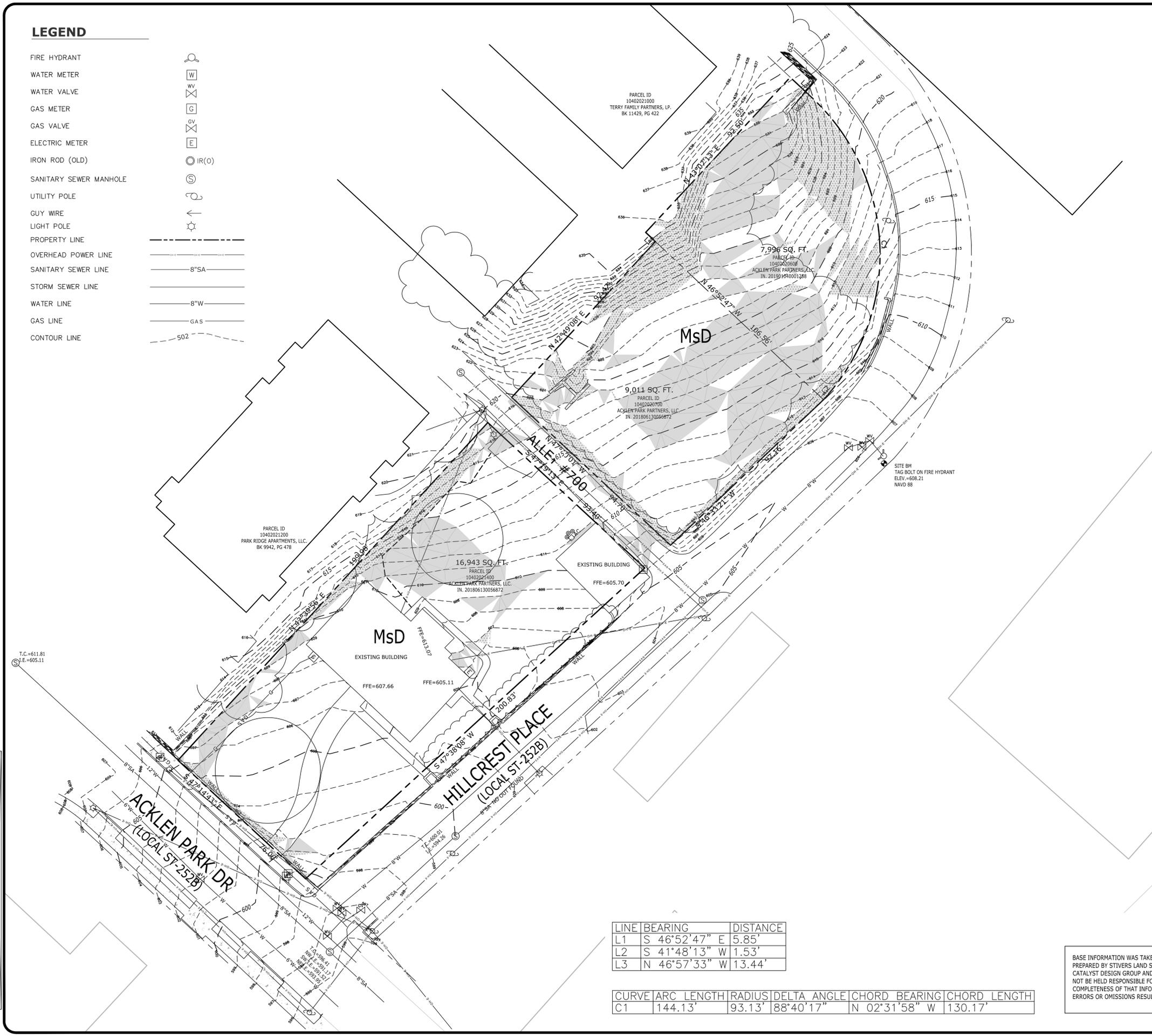


CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst
 DESIGN GROUP
 5016 CENTENNIAL BLVD., SUITE 200
 NASHVILLE, TN 37209
 (615) 866-2410



LEGEND

- FIRE HYDRANT 
- WATER METER 
- WATER VALVE 
- GAS METER 
- GAS VALVE 
- ELECTRIC METER 
- IRON ROD (OLD) 
- SANITARY SEWER MANHOLE 
- UTILITY POLE 
- GUY WIRE 
- LIGHT POLE 
- PROPERTY LINE 
- OVERHEAD POWER LINE 
- SANITARY SEWER LINE  8"SA
- STORM SEWER LINE 
- WATER LINE  8"W
- GAS LINE  GAS
- CONTOUR LINE  502



VICINITY MAP
(N.T.S.)

| Hydrologic Soil Groups | | | |
|------------------------|---|--------|-------|
| Symbol | Name and Description | Rating | Acres |
| MsD | Mimosa-Urban land complex, 2 to 15 percent slopes | C | 0.8 |

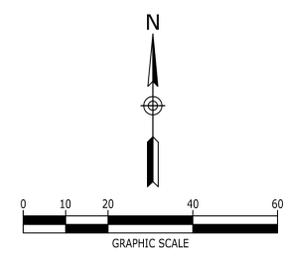
NOTE: SOIL INFORMATION ON THIS SHEET WAS OBTAINED FROM NRCS ONLINE SOIL SURVEY DATA. AREAS ARE APPROXIMATE AND ARE FOR REFERENCE ONLY.

| Slopes Table | | | | |
|--------------|---------------|---------------|---------|---|
| Number | Minimum Slope | Maximum Slope | Area | Color |
| 1 | 15.00% | 20.00% | 8529.46 |  |
| 2 | 25.00% | 99.90% | 4815.82 |  |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 46°52'47" E | 5.85' |
| L2 | S 41°48'13" W | 1.53' |
| L3 | N 46°57'33" W | 13.44' |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1 | 144.13' | 93.13' | 88°40'17" | N 02°31'58" W | 130.17' |

BASE INFORMATION WAS TAKEN FROM A BOUNDARY/TOPO SURVEY PREPARED BY STIVERS LAND SURVEYING, DATED 04/10/2019. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.



CHARTWELL RESIDENTIAL, LLC
5000 MERIDIAN BLVD., STE 750
FRANKLIN, TN 37067



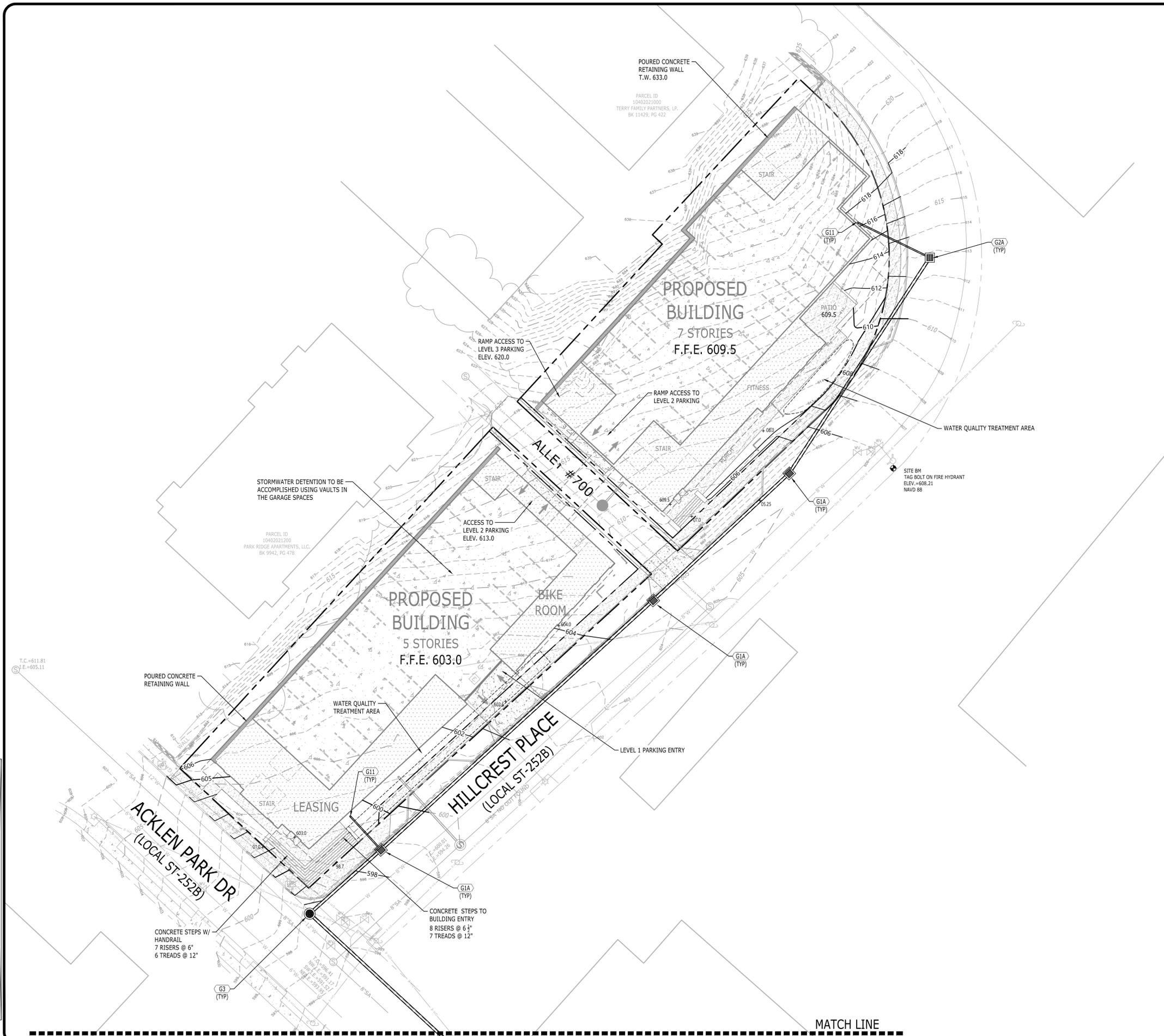
CASE NO. 2019SP-053-001
PRELIMINARY SP SITE PLAN
ACKLEN PARK DRIVE MULTIFAMILY
106 ACKLEN PARK DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

| NO. | DATE | DESCRIPTION |
|------------|------|------------------------------------|
| 2023.05.18 | | PRELIMINARY SP SITE PLAN SUBMITTAL |
| 2023.05.09 | | PRELIMINARY SP SITE PLAN SUBMITTAL |
| 2022.10.26 | | PRELIMINARY SP SITE PLAN SUBMITTAL |

DRAWING TITLE
EXISTING CONDITIONS

PROJECT NUMBER
20190039

DRAWING NUMBER
C1.0

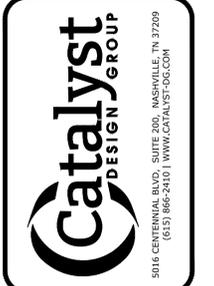
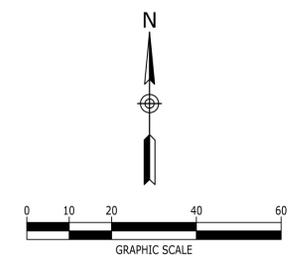


| GRADING & DRAINAGE KEYNOTES | | |
|-----------------------------|---|-------------|
| CODE | DESCRIPTION | DET #/SHT # |
| G1A | CURB INLET | |
| G1B | DOUBLE CURB INLET | |
| G2A | CATCH BASIN | |
| G2B | DOUBLE CATCH BASIN | |
| G3 | JUNCTION MANHOLE | |
| G4 | NDS DRAIN INLET | |
| G5 | CLEANOUT | |
| G6 | DETENTION POND OUTLET STRUCTURE | |
| G7 | WATER QUALITY STRUCTURE | |
| G8A | CONCRETE HEADWALL - STRAIGHT | |
| G8B | CONCRETE HEADWALL - WINGED | |
| G9 | RIPRAP AT HEADWALL | |
| G10 | RAIN GARDEN | |
| G11 | BUILDING DOWNSPOUT CONNECTION | |
| G12 | TRENCH DRAIN | |
| G13 | CONCRETE FLUME | |
| G14 | CURB CUT | |
| G15 | SIDEWALK DRAIN | |
| G16 | SILT FENCE | |
| G17 | TRANSITION FROM FLUSH CONDITION TO 6" CURB OVER XX FEET | |

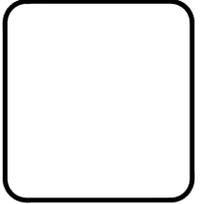
- METRO NOTES**
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
 - ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICE.
 - SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
 - DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT AS IT PERTAINS TO STORM WATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

- NOTE**
- ADDITIONAL WATER QUALITY MAY BE REQUIRED AND WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW.

| LEGEND | |
|------------------------|--|
| STORM PIPE & INLET | |
| SPOT ELEVATION | |
| PROPOSED CONTOUR ELEV. | |
| DRAINAGE STRUCTURE | |



CHARTWELL RESIDENTIAL, LLC
 5000 MERIDIAN BLVD., STE 750
 FRANKLIN, TN 37067



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ACKLEN PARK DRIVE MULTIFAMILY
 106 ACKLEN PARK DRIVE
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

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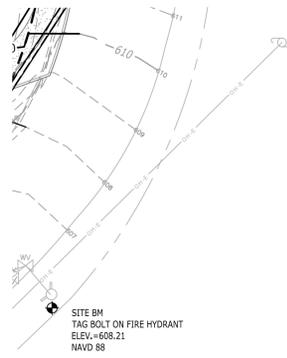
DRAWING TITLE
SITE GRADING & DRAINAGE

PROJECT NUMBER
 20190039

DRAWING NUMBER
C6.0

| GRADING & DRAINAGE KEYNOTES | | |
|-----------------------------|---|---------------|
| CODE | DESCRIPTION | DET # / SHT # |
| G1A | CURB INLET | |
| G1B | DOUBLE CURB INLET | |
| G2A | CATCH BASIN | |
| G2B | DOUBLE CATCH BASIN | |
| G3 | JUNCTION MANHOLE | |
| G4 | INDS DRAIN INLET | |
| G5 | CLEANOUT | |
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| G7 | WATER QUALITY STRUCTURE | |
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| G8B | CONCRETE HEADWALL - WINGED | |
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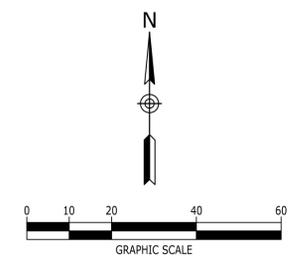
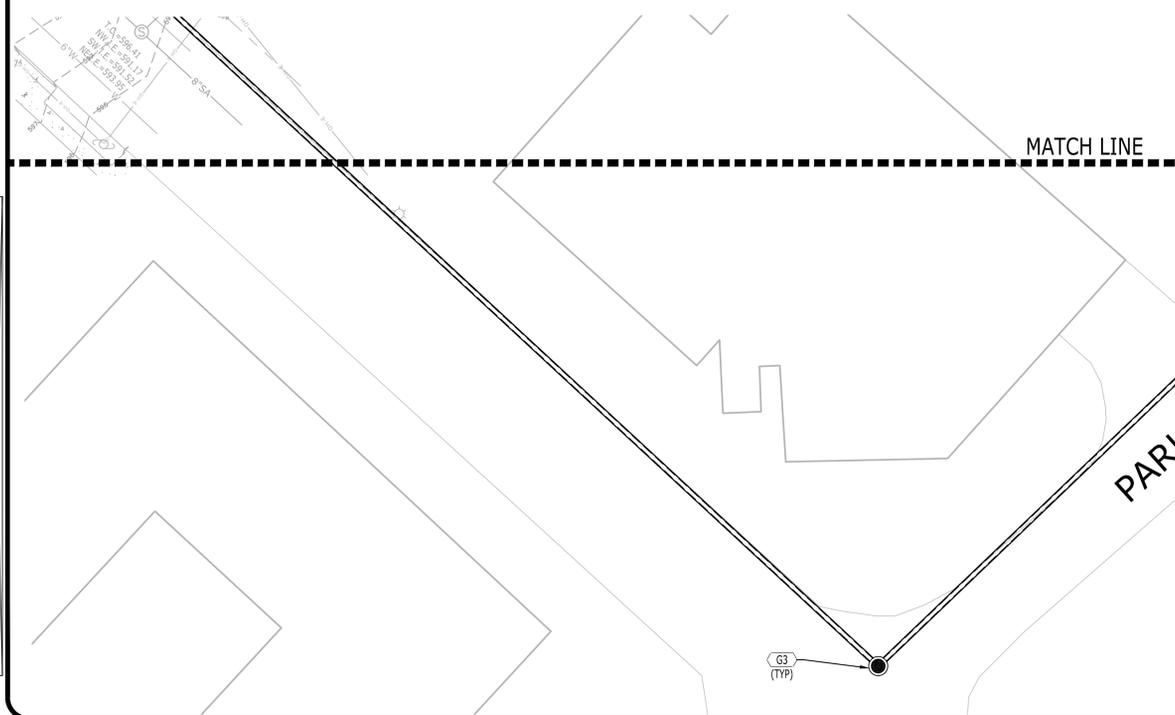
| LEGEND | |
|------------------------|-------|
| STORM PIPE & INLET | |
| SPOT ELEVATION | +0.00 |
| PROPOSED CONTOUR ELEV. | 90 |
| DRAINAGE STRUCTURE | |



TIE PROPOSED STORM SEWER TO EXISTING DOUBLE CURB INLET

METRO NOTES

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CHARTWELL RESIDENTIAL, LLC
5000 MERIDIAN BLVD., STE 750
FRANKLIN, TN 37067

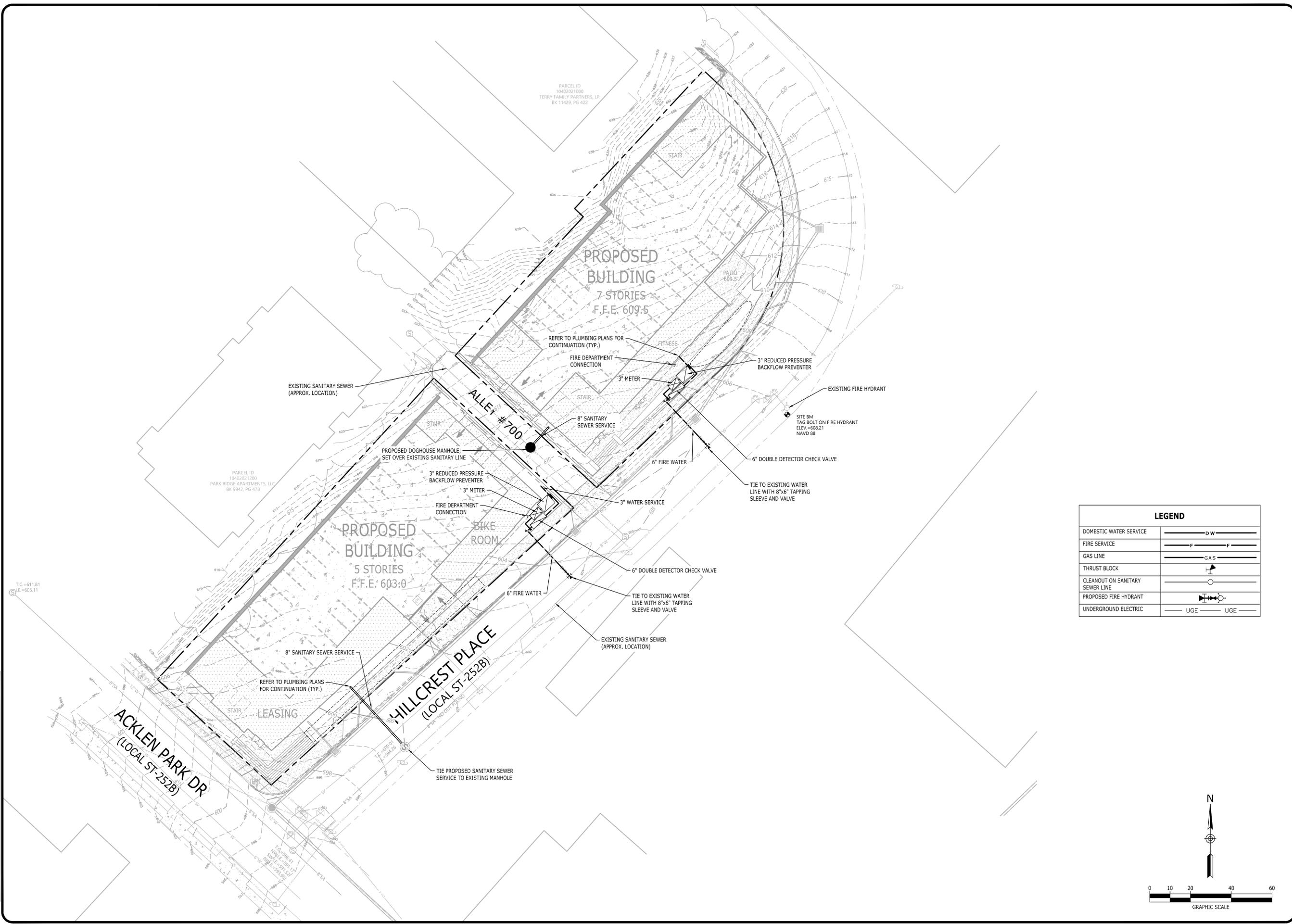
CASE NO. 2019SP-053-001
PRELIMINARY SP SITE PLAN
ACKLEN PARK DRIVE MULTIFAMILY
106 ACKLEN PARK DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

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| 1 | 2023.05.18 | PRELIMINARY SP SITE PLAN SUBMITTAL |
| 2 | 2023.05.09 | PRELIMINARY SP SITE PLAN SUBMITTAL |
| 3 | 2022.10.26 | PRELIMINARY SP SITE PLAN SUBMITTAL |

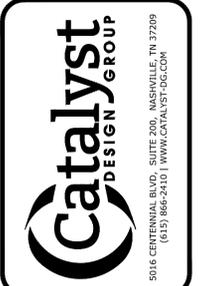
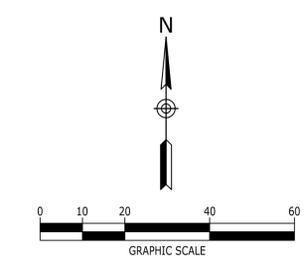
DRAWING TITLE
SITE GRADING & DRAINAGE

PROJECT NUMBER
20190039

DRAWING NUMBER
C6.1



| LEGEND | |
|---------------------------------|-------------|
| DOMESTIC WATER SERVICE | D W |
| FIRE SERVICE | F F |
| GAS LINE | G A S |
| THRUST BLOCK | ↑ |
| CLEANOUT ON SANITARY SEWER LINE | ○ |
| PROPOSED FIRE HYDRANT | ⊕ |
| UNDERGROUND ELECTRIC | U G E U G E |

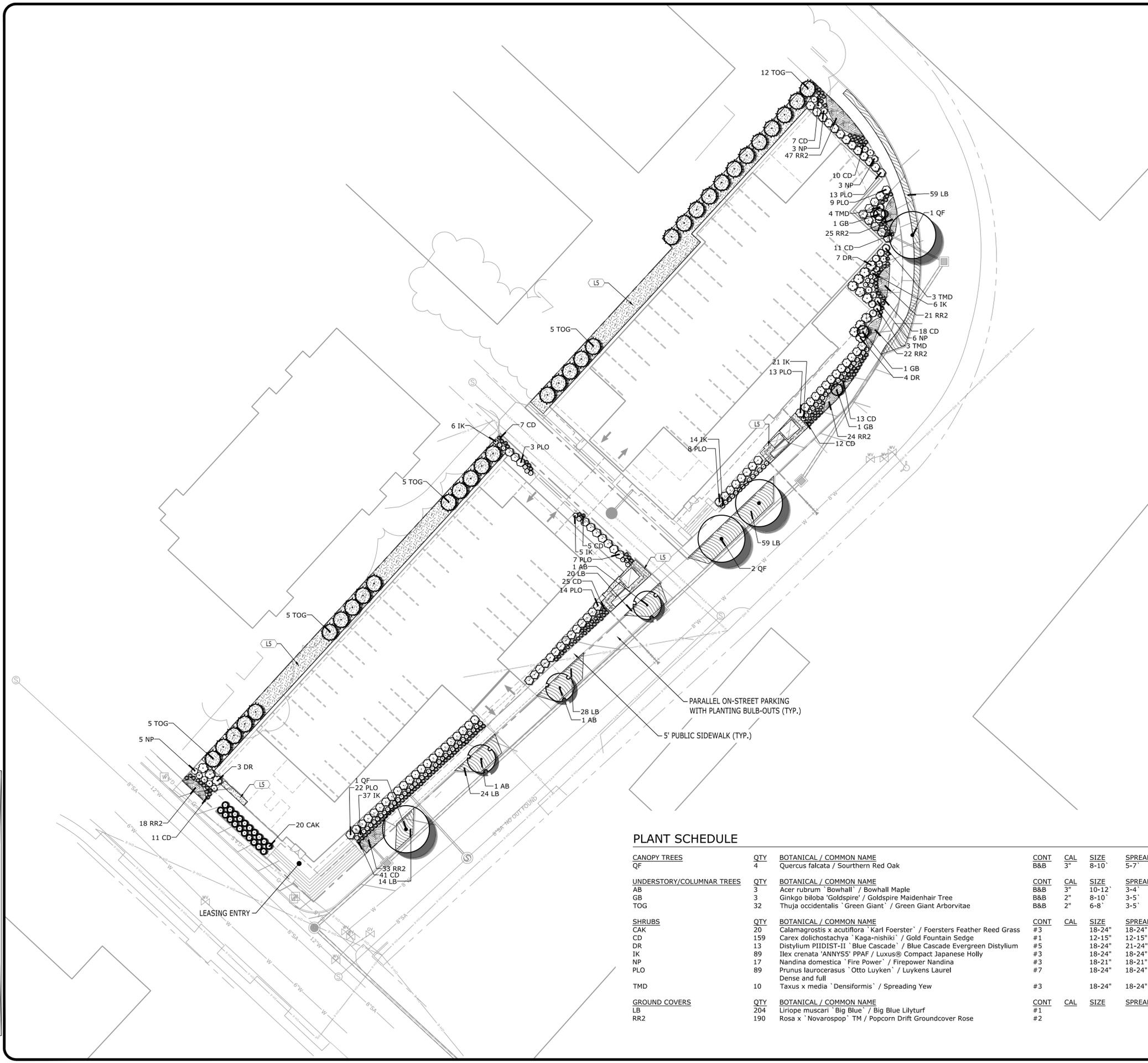


CHARTWELL RESIDENTIAL, LLC
 5000 MERIDIAN BLVD., STE 750
 FRANKLIN, TN 37067

CASE NO. 2019SP-053-001
 PRELIMINARY SP SITE PLAN
ACKLEN PARK DRIVE MULTIFAMILY
 106 ACKLEN PARK DRIVE
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

| NO. | DATE | DESCRIPTION |
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| 1 | 2023.05.18 | PRELIMINARY SP SITE PLAN SUBMITTAL |
| 2 | 2023.05.09 | PRELIMINARY SP SITE PLAN SUBMITTAL |
| 3 | 2022.10.26 | PRELIMINARY SP SITE PLAN SUBMITTAL |

DRAWING TITLE
SITE UTILITIES
 PROJECT NUMBER
 20190039
 DRAWING NUMBER
C7.0



| LANDSCAPE KEYNOTES | | |
|--------------------|------------------------------|-------------|
| CODE | DESCRIPTION | DET #/SHT # |
| L1 | PLANTING BED LIMITS | |
| L2 | IRRIGATION LIMITS | |
| L3 | AREA TO BE SEEDED | |
| L4 | AREA TO BE SODDED | |
| L5 | AREA TO BE 4"-6" SLATE CHIPS | |

| TREE DENSITY UNIT WORKSHEET | |
|-----------------------------|---|
| DATE | 10/25/2022 |
| MAP & PARCEL | 10402021400, 10402020700, 10402020600 |
| APPLICATION NUMBER | |
| PROJECT NAME | ACKLEN PARK DRIVE MULTIFAMILY |
| ADDRESS | 106 ACKLEN PARK DRIVE, NASHVILLE TN 37203 |
| ACREAGE | 0.75 |
| BUILDING COVERAGE | 0.64 |
| REQUIRED DENSITY | (0.75-0.64) x 22 |
| TOTAL REQUIRED TDU | 2.42 |

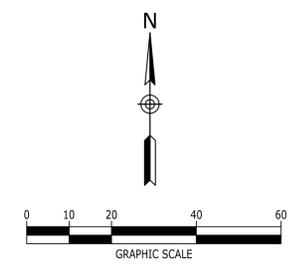
| REPLACEMENT TREES - LARGE & MEDIUM CANOPY TREES | | | |
|---|---|-------|----------|
| DBH | # | VALUE | TDU |
| 2" | 0 | 0.50 | 0.000000 |
| 3" | 4 | 0.60 | 2.400000 |

| REPLACEMENT TREES - COLUMNAR & UNDERSTORY TREES | | | |
|---|----|-------|----------|
| DBH | # | VALUE | TDU |
| 2" | 35 | 0.25 | 8.750000 |
| 3" | 3 | 0.30 | 0.900000 |

| | |
|--------------------|-----------|
| TOTAL REPLACED TDU | 12.050000 |
| TOTAL TDU PROVIDED | 12.050000 |
| TREE BANK PAYMENT | \$0 |

PLANT SCHEDULE

| CATEGORY | QTY | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | SPREAD |
|----------------------------------|-----|---|------|-----|----------|--------|
| CANOPY TREES | | | | | | |
| QF | 4 | Quercus falcata / Sourthern Red Oak | B&B | 3" | 8-10' | 5-7' |
| UNDERSTORY/COLUMNAR TREES | | | | | | |
| AB | 3 | Acer rubrum 'Bowhall' / Bowhall Maple | B&B | 3" | 10-12' | 3-4' |
| GB | 3 | Ginkgo biloba 'Goldspire' / Goldspire Maidenhair Tree | B&B | 2" | 8-10' | 3-5' |
| TOG | 32 | Thuja occidentalis 'Green Giant' / Green Giant Arborvitae | B&B | 2" | 6-8' | 3-5' |
| SHRUBS | | | | | | |
| CAK | 20 | Calamagrostis x acutiflora 'Karl Foerster' / Foersters Feather Reed Grass | #3 | | 18-24" | 18-24" |
| CD | 159 | Carex dolichostachya 'Kaga-nishiki' / Gold Fountain Sedge | #1 | | 12-15" | 12-15" |
| DR | 13 | Distylium PIIIDIST-II 'Blue Cascade' / Blue Cascade Evergreen Distylium | #5 | | 18-24" | 21-24" |
| JK | 89 | Ilex crenata 'ANNYS' PPAF / Luxus® Compact Japanese Holly | #3 | | 18-24" | 18-24" |
| NP | 17 | Nandina domestica 'Fire Power' / Firepower Nandina | #3 | | 18-21" | 18-21" |
| PLO | 89 | Prunus laurocerasus 'Otto Luyken' / Luykens Laurel | #7 | | 18-24" | 18-24" |
| | | Dense and full | | | | |
| TMD | 10 | Taxus x media 'Densiformis' / Spreading Yew | #3 | | 18-24" | 18-24" |
| GROUND COVERS | | | | | | |
| LB | 204 | Liriope muscari 'Big Blue' / Big Blue Lilyturf | #1 | | 30" o.c. | |
| RR2 | 190 | Rosa x 'Novarosop' TM / Popcorn Drift Groundcover Rose | #2 | | 18" o.c. | |



CHARTWELL RESIDENTIAL, LLC
 5000 MERIDIAN BLVD., STE 750
 FRANKLIN, TN 37067

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 106 ACKLEN PARK DRIVE
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

| NO. | DATE | DESCRIPTION |
|-----|------------|------------------------------------|
| 1 | 2022.05.18 | PRELIMINARY SP SITE PLAN SUBMITTAL |
| 2 | 2022.05.09 | PRELIMINARY SP SITE PLAN SUBMITTAL |
| 3 | 2022.10.26 | PRELIMINARY SP SITE PLAN SUBMITTAL |

DRAWING TITLE
SITE LANDSCAPE

PROJECT NUMBER
 20190039

DRAWING NUMBER
L1.0

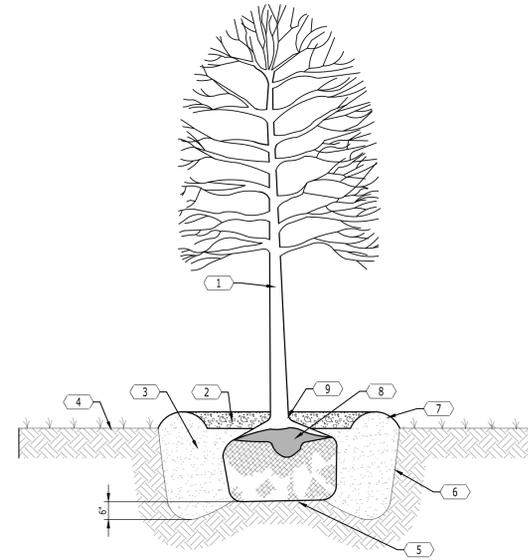
PLANTING NOTES

1. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY SURVEY COMPANY DATED SURVEY DATE. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
3. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. ALL PLANTING BEDS TO RECEIVE "CHANCELLOR" HARDWOOD MULCH. MULCH TO BE INSTALLED TO 4" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
6. NEW TREE PLANTINGS TO BE STAKED PER PLANTING DETAILS
7. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
9. ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.
10. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
11. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
12. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSEY STOCK FOR SIZE AND QUALITY.
13. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
14. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
15. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
16. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
17. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A P V C DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
18. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
19. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
20. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
21. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
22. PLANTS IDENTIFIED IN ALTERNATE AREAS ARE TO BE BID SEPARATELY.
23. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 6 CU. FT. BALE OR SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA; (25#) 10-10-10 FERTILIZER PER 1000 SQ. FT. IF AZALEAS, RHODODENDRONS OR PIERIS ARE USED, ADD 1.3 CU. FT. FINELY GROUND "PINE" BARK MULCH PER 25 SQ. FT. OF BED AREA. ALL ADDITIONS ARE TO BE SPREAD AND TILLED INTO THE SOIL UNIFORMLY.
24. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

| KEYNOTES | |
|----------|---|
| CODE | DESCRIPTION |
| 1 | CLEAN TRUNK TO HEIGHT SPECIFIED |
| 2 | 3" DEEP LAYER OF MULCH |
| 3 | BACKFILL WITH EXISTING SOIL PER METRO REQUIREMENTS. |
| 4 | FINISH GRADE |
| 5 | SET ROOT BALL ON UNDISTURBED SOIL AT BOTTOM OF PIT. |
| 6 | SLOPE AND SCARIFY SIDES OF PIT |
| 7 | FORM RAISED SOIL RING WITH TOPSOIL (MINIMUM 3" HIGH, CONTINUOUS AROUND TREE). |
| 8 | FOLD DOWN OR CUT AND REMOVE TOP THIRD OF BURLAP. IF NON-BIODEGRADABLE WRAP IS USED, REMOVE COMPLETELY. REMOVE WIRE BASKET COMPLETELY. |
| 9 | CROWN OF ROOT BALL SHALL INSTALLED 2"-4" ABOVE FINISHED GRADE ELEVATION. |

NOTES:

1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. TREE SHALL BE STOOD PLUMB.
4. REMOVE ALL TAGS, ROPE, TRUNK WRAP AND CONTAINERS.

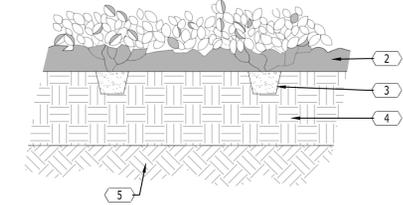
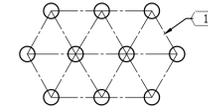


3 TREE PLANTING
NOT TO SCALE

IRRIGATION NOTES

1. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION SYSTEM ON A DESIGN/BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
3. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINBIRD. IRRIGATION CONTROLLER SHALL BE TORO VISION II MODEL OR APPROVED EQUAL.
4. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 150 PVC.
5. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
6. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
7. WIRE CONNECTIONS TO BE MADE BY USING RAINBIRD MODEL ST-103/PT-ST SNAP-TITE CONNECTIONS.
8. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
9. ALL VALVES SHALL BE LOCATED IN AMATEX 10 INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL.
10. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.

| KEYNOTES | |
|----------|--|
| CODE | DESCRIPTION |
| 1 | ALL GROUNDCOVER BEDS SHALL BE PLANTED USING TRIANGULAR SPACING, UNLESS SHOWN OTHERWISE. REFER TO THE PLANT SCHEDULE FOR SPACING. |
| 2 | 4" HARDWOOD MULCH LAYER |
| 3 | REMOVE PLASTIC POT OR SPLIT PEAT POT |
| 4 | PREPARED SOIL MIXTURE: 1 PART ORGANIC GARDEN SOIL, 1 PART SAND, 2 PARTS NATIVE TOPSOIL, THOROUGHLY BLEND SOIL MIXTURE BEFORE PLACING. |
| 5 | UNDISTURBED SUBGRADE |

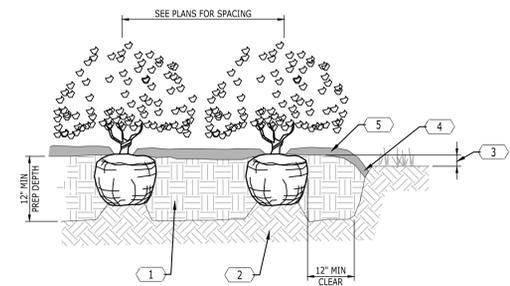


1 GROUNDCOVER PLANTING
NOT TO SCALE

| KEYNOTES | |
|----------|---|
| CODE | DESCRIPTION |
| 1 | PLANTING MIX AS SPECIFIED |
| 2 | UNDISTURBED SUBGRADE. PROVIDE SUBGRADE PEDESTAL FOR EACH SHRUB INSTALLED, TO AVOID SETTLEMENT. |
| 3 | TOP OF ROOT BALL TO BE 1"-2" HIGHER THAN THE ADJACENT GRADE |
| 4 | "V" TRENCH AROUND PLANTING BED |
| 5 | 3" HARDWOOD MULCH LAYER. CLEAR MULCH FROM WOODY SHRUB STEMS TO PREVENT FUNGAL GROWTH AND DECAY. |

NOTES:

1. TAMP PLANTING MIX AS PIT IS FILLED AROUND EACH PLANT BALL.
2. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER PLANTING.
3. SCARIFY THE ROOT BALL IF ROOT-BOUND IN ITS CONTAINER.
4. WHERE SHRUBS APPEAR IN BED AREAS, 3" OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED EDGE AS INDICATED ON THE PLANS.
5. DO NOT PRUNE BEFORE ACCEPTANCE.
6. REMOVE BURLAP FROM TOP THIRD OF ROOT BALL OR CAREFULLY REMOVE THE PLASTIC CONTAINER, IF ONE IS USED.
7. BACKFILL WITH SOIL MIXTURE AS FOLLOWS: 1 PART COMPOSTED GARDEN SOIL; 1 PART SAND AND 2 PARTS NATIVE TOPSOIL.



2 SHRUB PLANTING
NOT TO SCALE



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5000 MERIDIAN BLVD., STE 750
FRANKLIN, TN 37067

CASE NO. 2019SP-053-001
PRELIMINARY SP SITE PLAN
ACKLEN PARK DRIVE MULTIFAMILY
106 ACKLEN PARK DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

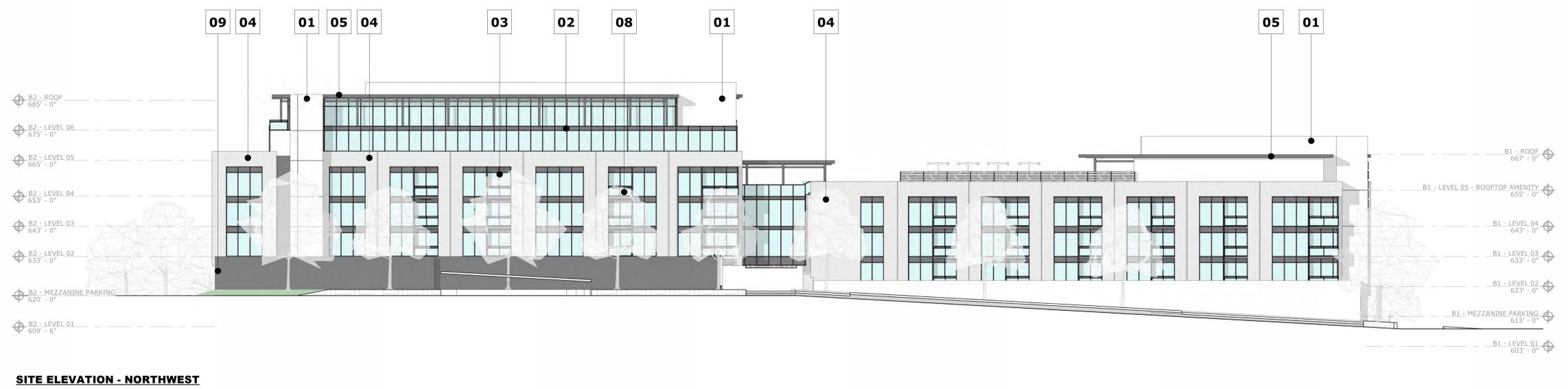
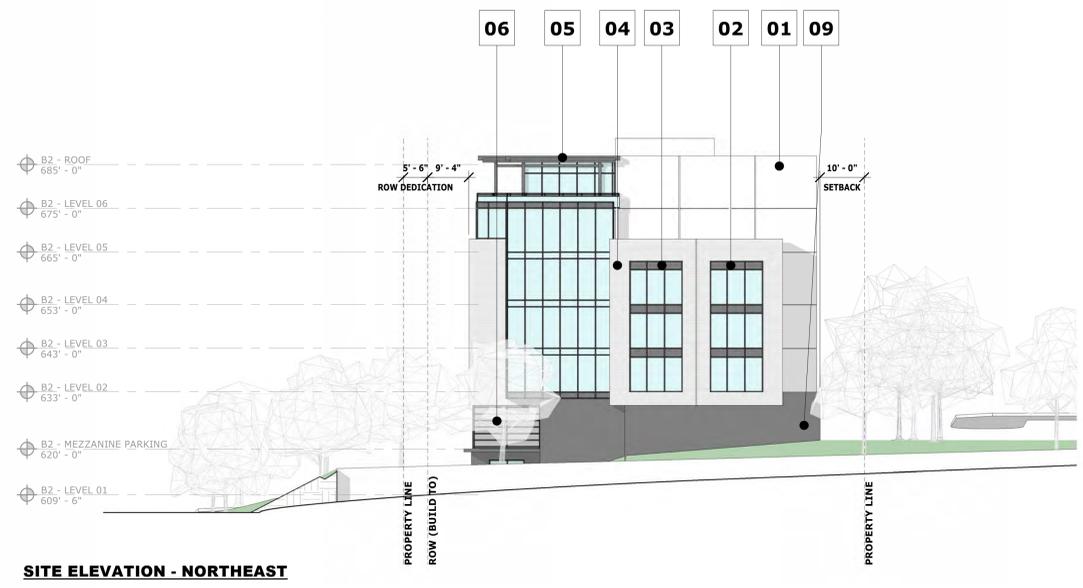
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| | 2023.05.18 | PRELIMINARY SP SITE PLAN SUBMITTAL |
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DRAWING TITLE
LANDSCAPE DETAILS

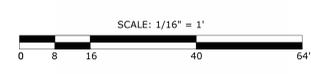
PROJECT NUMBER
20190039

DRAWING NUMBER
L2.0

| ELEVATION KEYNOTES | |
|--------------------|---|
| MARK | DESCRIPTION |
| 01 | APPLIED STUCCO ON METAL LATH; FINISH: WHITE |
| 02 | INSULATED METAL INFILL PANEL; FINISH: CHARCOAL GRAY |
| 03 | CURTAINWALL SYSTEM; FRAME: CHARCOAL GRAY; GLAZING: BLUE-TINT 1" INSULATED IGU |
| 04 | THIN-BRICK VENEER RAINSCREEN SYSTEM |
| 05 | CUSTOM ALUMINUM CANOPY; FINISH: CHARCOAL GRAY FRAME WITH FAUX WOOD SOFFIT |
| 06 | STOREFRONT SYSTEM; FRAME: CHARCOAL GRAY; GLAZING: GRAY-TINT 1" INSULATED IGU |
| 07 | EXTRUDED ALUMINUM CHANNEL LETTER SIGNAGE, LED BACK-LIT |
| 08 | GLAZED GAURDRAIL WITH CHARCOAL GRAY TOP RAIL TO MATCH FRAMING |
| 09 | THIN-SET, 1/2 RUNNING BOND, MODERN STONE TILES AT BASE OF BUILDING, TYP; FINISH: SMOOTH TEXTURE, CHARCOAL GRAY STONE, BACK MORTAR |

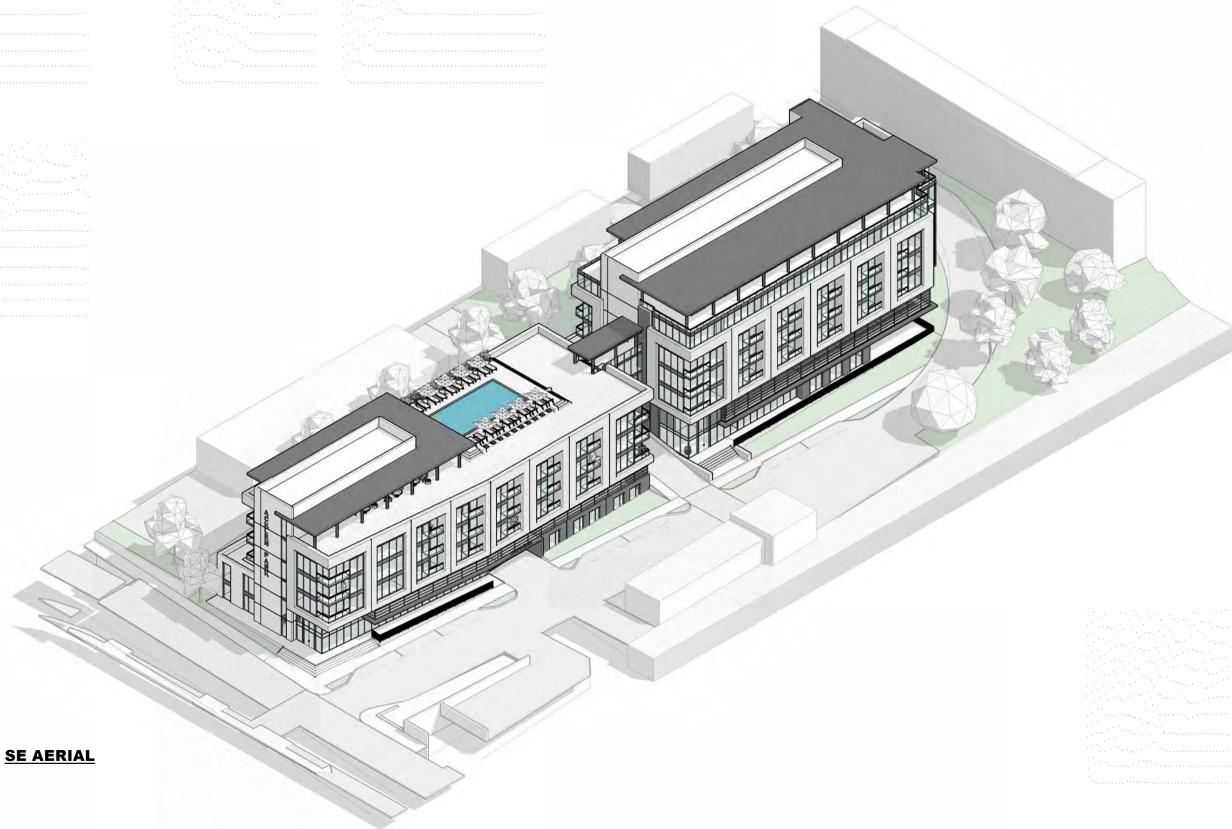


OVERALL SITE ELEVATIONS

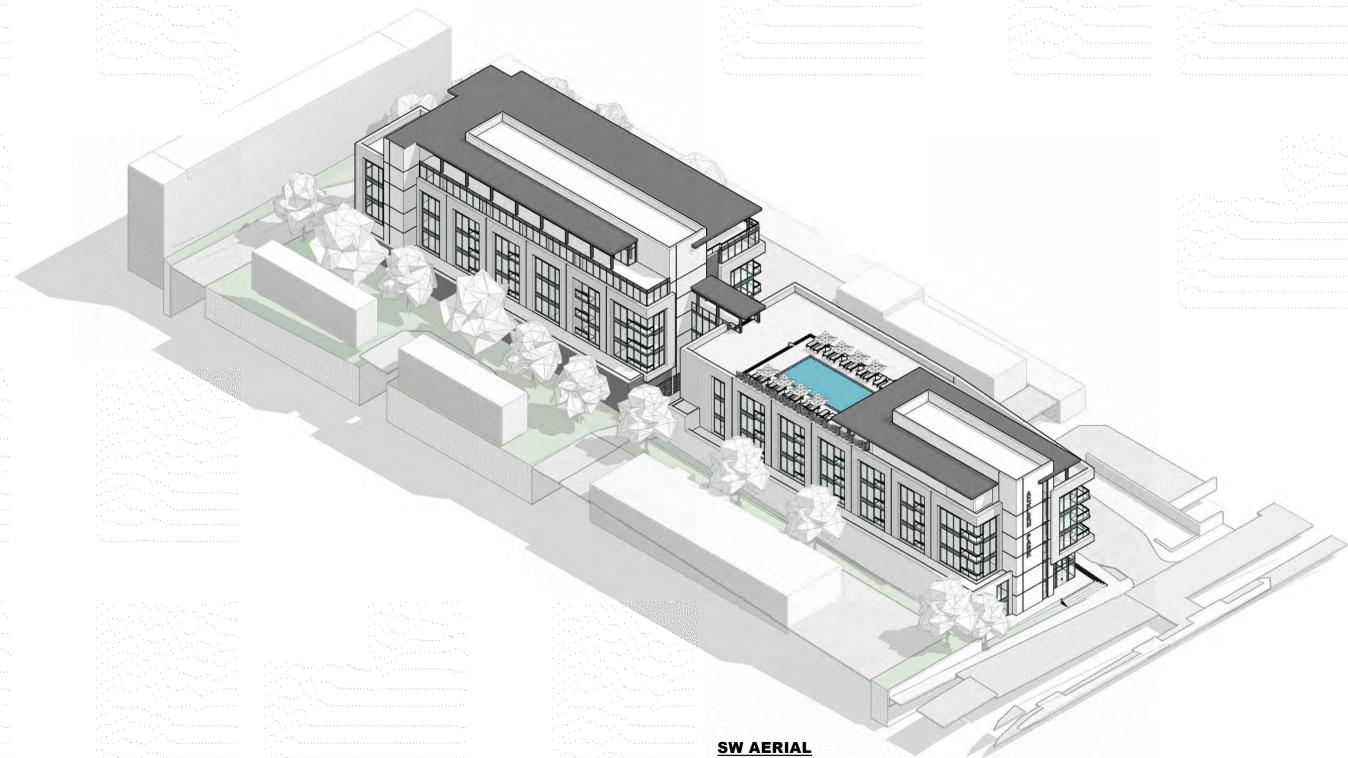


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NOT FOR CONSTRUCTION



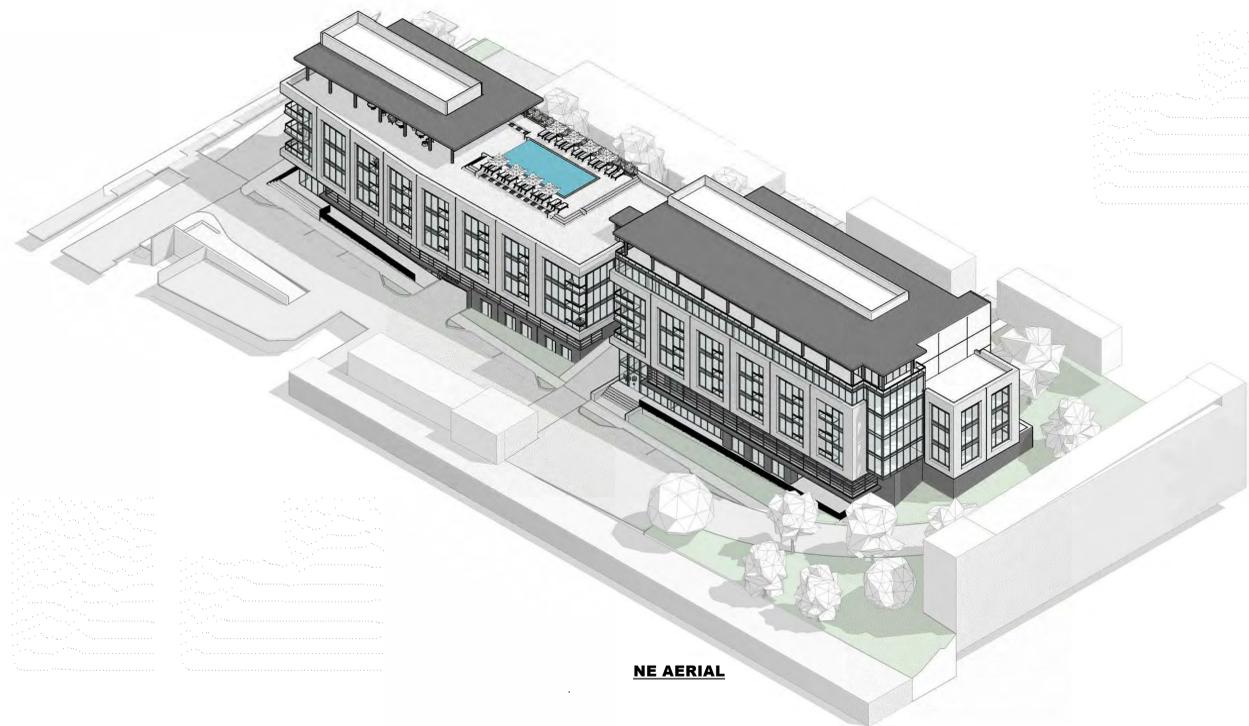
SE AERIAL



SW AERIAL



NW AERIAL



NE AERIAL

3D VIEWS

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION