

SPECIFIC PLAN (SP) FOR CRAIGMEADE DRIVE OFFICE BUILDING

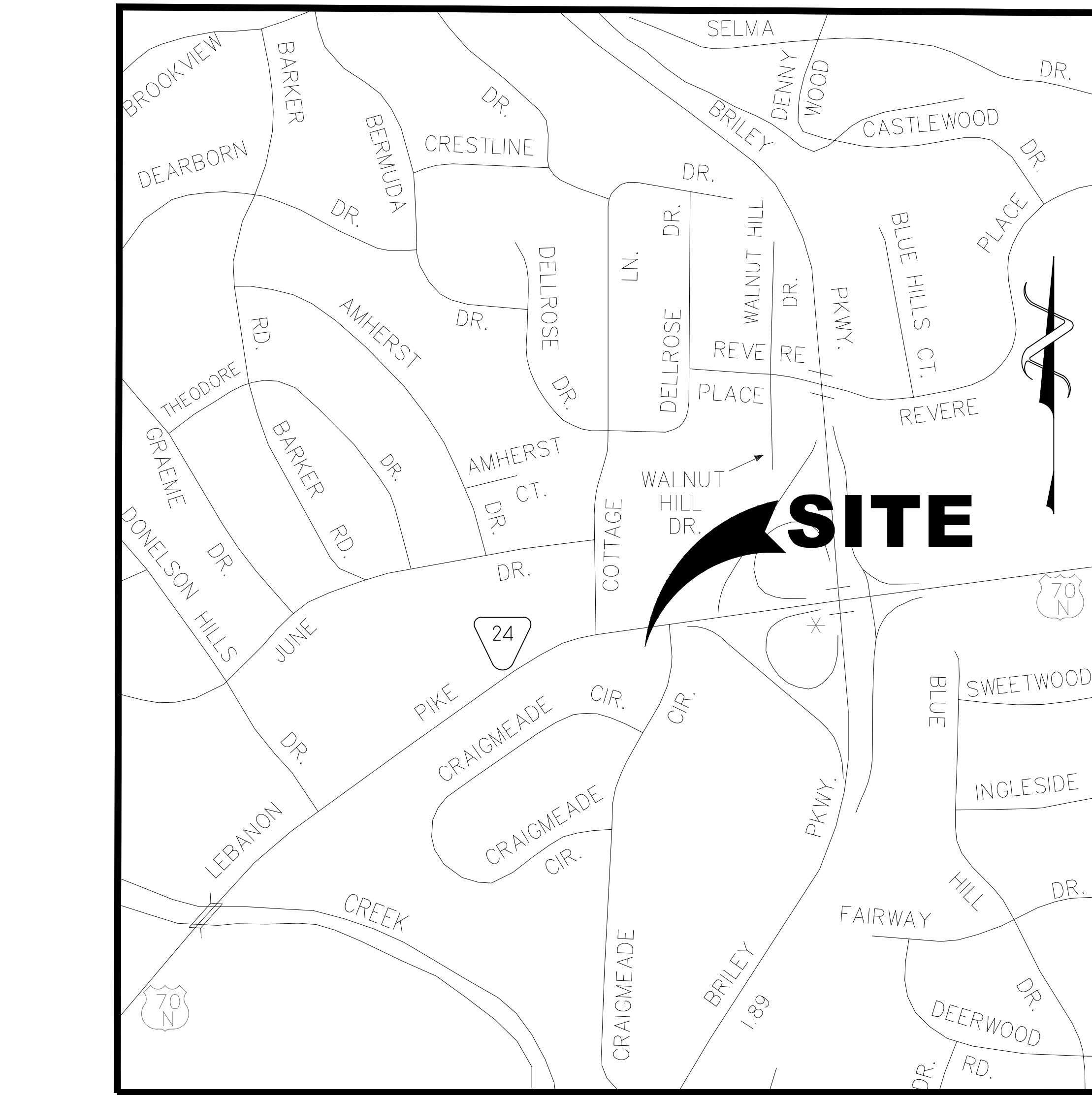
200 CRAIGMEADE DRIVE NASHVILLE, TENNESSEE

DAVIDSON COUNTY, CRAIGMEAD SUBDIVISION LOT #26, PARCEL 4800

WITHERINGTON LAW
200 CRAIGMEADE DRIVE
 OFFICE BUILDING
 200 CRAIGMEADE DRIVE
 NASHVILLE, TN 37214
 www.gilme.com
 T. 615.322.9649 F. 615.425.2085
 2305 KLINE AVENUE, SUITE 200, NASHVILLE, TN 37211
GILBERT | McLAUGHLIN | CASSELLA
Architects

SP PURPOSE NOTE:	
THE PURPOSE OF THIS SP IS TO REZONE 1.0+/- ACRES FROM RS10 TO SP TO ALLOW FOR A 6,000 SF OFFICE BUILDING.	
SITE DATA TABLE	
OWNER:	WITHERINGTON LAW, PLLC 300 JAMES ROBERTSON PARKWAY, SUITE 200 NASHVILLE, TN.
PROPERTY ADDRESS:	200 CRAIGMEADE DRIVE NASHVILLE, TN 37214
PROPERTY DESCRIPTION:	LOT 26 SECTION 1 CRAIGMEADE SUBDIVISION, PARCEL 265
EXISTING PROPERTY ZONING:	RS10 + (AIRPORT IMPACT OVERLAY) (OV-AIR)
COUNCIL DISTRICT:	15th (JEFF SYRACUSE)
PROPOSED LAND USE	COMMERCIAL
TOTAL ACREAGE OF SITE	1.0± ACRES
TOTAL SQUARE FOOTAGE OF SITE	43,670± SF
PROPOSED F.A.R.	---
MINIMUM REQUIRED BUILDING SETBACKS	
FRONT SETBACK REQ'D/PROVIDED:	0'
SIDE SETBACK REQ'D/PROVIDED:	5'
REAR SETBACK REQ'D/PROVIDED:	20'
PROPOSED BUILDING AREA:	6,114± SF
MAXIMUM BUILDING HEIGHT:	1 STORY (20' HIGH FROM FFE)
BUILDING HEIGHT PROVIDED:	1 STORIES
ON-SITE PARKING:	
ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE	
REQUIRED PARKING: 6,000 SQ FT / 300 = 20 SPACES	
ACCESSIBLE PARKING SPACES REQUIRED = 1	
PROPOSED PARKING:	
STANDARD PARKING PROVIDED = 19 SPACES	
ACCESSIBLE PARKING PROVIDED = 1 VAN ACCESSIBLE SPACE	
TOTAL PARKING SPACES PROVIDED = 20 SPACES	
FEMA NOTE:	
THIS PROPERTY DOES NOT LIE WITHIN FLOOD HAZARD AREAS AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL MAP NUMBERS: 47037C0262H, DATED: APRIL 05, 2017	
PUBLIC WORKS NOTE:	
<ol style="list-style-type: none"> THE FINAL SITE PLAN / BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP FRONTAGE 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. WHERE FEASIBLE, VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE. PARKING RATIOS SHALL BE PROVIDED AT OR ABOVE THE METRO ZONING CODE UZO PARKING STANDARDS. ANY REQUIRED RIGHT-OF-WAY WITHIN THE PROJECT SITE THAT IS IDENTIFIED AS NECESSARY TO MEET THE ADOPTED ROADWAY PLANS SHALL BE DEDICATED. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN, OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. THE DESIGN OF THE PUBLIC INFRASTRUCTURE IS TO BE COORDINATED WITH THE FINAL SP, THE ROADS, PEDESTRIAN INFRASTRUCTURE, BICYCLE ROUTES, ETC. ARE TO BE DESIGNED AND CONSTRUCTED PER MPW STANDARDS AND SPECIFICATIONS. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS. ALL STREETS AND ALLEYS TO BE PER METRO PUBLIC WORKS STANDARDS ALL SIDEWALKS ON THE PROPERTY FRONTAGE ARE TO BE ADA COMPLIANT PRIOR TO UO PERMIT. MPW TRAFFIC & PARKING CONDITIONS <ol style="list-style-type: none"> DEVELOPMENT WILL PROVIDE A CONTINUOUS PEDESTRIAN PATH, SEPARATED FROM VEHICULAR TRAVEL, FROM WHITES CREEK PIKE TO DEVELOPMENT / GREENWAY EXTENSION EXTEND SIDEWALK WITHIN FURNISHING ZONE AT THE WEGO BUS STOPS NEAR WHITE BRIDGE PIKE AT POST ROAD. RELOCATE CURB RAMP IN SOUTHBOUND RIGHT-TURN SLIP LANE AT WHITE BRIDGE PIKE AT POST ROAD TO ALIGN PEDESTRIAN CURB RAMP. 	
METRO WATER SERVICES NOTES:	
<ol style="list-style-type: none"> 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. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY. 	
LANDSCAPE NOTE:	
THIS DEVELOPMENT SHALL MEET THE REQUIREMENTS OF SECTION 17.24 OF THE METRO ZONING ORDINANCE, LANDSCAPE, BUFFERING AND TREE REPLACEMENT.	

GENERAL SP NOTE:	
THE DEVELOPER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO SITE LAYOUT, LANDSCAPE, GRADING, AND UTILITY FEATURES AS NEEDED TO RESPOND TO BASIC DEVELOPMENT OF DESIGN INTENT, UNFORESEEN CONDITIONS, OR EXISTING CONDITIONS.	
STORMWATER NOTES:	
<ol style="list-style-type: none"> 78-840 NOTE: ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES. PRELIMINARY PLAN NOTE: THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE FINAL APPLICATION. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THE SITE. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" CMP.) STORMWATER QUALITY CONCEPT WILL BE A COMBINATION OF LID (BIORETENTION & PAVERS) AND/OR WATER QUALITY VAULT IF APPROVED BY VARIANCE. 	
FIRE MARSHAL NOTES:	
<ol style="list-style-type: none"> New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H. To see Table H go to: (http://www.nashfire.org/preview/tableH51.htm) Project Engineer needs to meet with the Fire Marshals office concerning this project. No part of any building shall be more than 500 ft from a fire hydrant via hard surface road. Metro Ordinance 095-1541 Sec. 1568.02(b). All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.6 feet. All dead end roads over 150 ft in length require a 100 ft diameter turnaround, this includes temporary turnarounds. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office. If more than three stories above grade, Class 1 standpipe system shall be installed. If more than one story below grade, Class 1 standpipe system shall be installed. When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards. A fire hydrant shall be provided within a 100 ft of the fire department connection. Fire hydrants shall be in-service before any combustible material is brought on site. 	
NES NOTES:	
<ol style="list-style-type: none"> Developer's drawing does not show any existing utility poles or easements on the properties. Developer to provide a civil duct and gear (pad/switch) locations for NES review and approval. This shall cover the entire project area. NES can meet with developer/engineer upon request to determine electrical service options. If a central metering room is required, NES Meter Department approval of planned location and access method. NES needs any drawings that will cover any road improvements to Metro r-o-w that Public Works will require to evaluate possible relocations of existing or proposed electrical facilities for this project. Developer shall work with Metro PW on street lighting. This is urban services area and must be lit to Metro's minimum requirements. NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27; and NESC Section 15-152.A.2 for complete rules (see NES Construction Guidelines) under "Builders and Contractors" tab @ www.nespower.com NES needs to know if the developer has other options on additional property next to this area, if so NES needs an overall concept plan. <p>TO APPLY FOR SERVICE:</p> <ul style="list-style-type: none"> -Developer to provide construction drawings and a digital .dwg file @ state plane coordinates (TN83F) that contains the civil site information (Engineer shall provide approved plans by Metro Planning w/ any changes from other departments) -Developer to provide a proposed easement drawing for the electric, phone and CATV. -All street lighting shall meet Metro's requirements and be installed by developer. <p>Go to www.nespower.com click on the "BUILDERS & CONTRACTORS" tab. Next click on the "Apply for Residential Subdivision" fill out the form. Then follow the direction for sending the digital drawing and the forms.</p>	



SITE VICINITY MAP
(N T S)

Note:
IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

PLANNING NOTES:	
<ol style="list-style-type: none"> MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED EXCEPT THROUGH AN ORDINANCE APPROVE BY METRO COUNCIL THAT INCREASED THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT APPROVED. 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 FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE. 	

SHEET LIST	
COVER SHEET	C0.0
SITE PLAN	C1.0
GRADING & DRAINAGE PLAN	C2.0
ARCHITECTURAL ELEVATION SHEET	A1.0
ARCHITECTURAL ELEVATION SHEET	A2.0
LANDSCAPE DEMO PLAN	L1.0

SITE DATA:	
PROPERTY DESCRIPTION:	LOT 26 SECTION 1 CRAIGMEADE SUBDIVISION SITE AREA: 38,387 SQ PROJECT AREA: 0.99 ±AC
CITY:	NASHVILLE
COUNTY:	DAVIDSON
STATE:	TENNESSEE
SITE LOCATION:	200 CRAIGMEADE DRIVE NASHVILLE, TN 37214
OWNER:	PATRIC WORTHINGTON 273 CUMBERLAND CIR. NASHVILLE, TN 37214
APPLICANT:	BARGE CAUTHEN & ASSOCIATES, INC. 6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TN 37209 (615) 356-9911 CONTACT: DAN BARGE, P.E.

ARCHITECT INFORMATION:	
ARCHITECT NAME:	GILBERT McLAUGHLIN CASSELLA, LLC
ARCHITECT ADDRESS:	2305 KLINE AVE, SUITE 200 NASHVILLE, TN 37211
CIVIL ENGINEER INFORMATION:	
COMPANY NAME:	BARGE CAUTHEN & ASSOCIATES, INC.
COMPANY ADDRESS:	6606 CHARLOTTE PIKE, SUITE 210 NASHVILLE, TENNESSEE 37209 COMPANY PHONE: 615-356-9911
LAND SURVEYOR INFORMATION:	
COMPANY NAME:	CHERRY LAND SURVEYING, INC.
COMPANY ADDRESS:	622 WEST IRIS DRIVE NASHVILLE, TN 37204
LANDSCAPE ARCHITECT INFORMATION	
COMPANY NAME:	AL WILKINSON LANDSCAPE ARCHITECT
CONTACT:	MR. AL WILKINSON
CONTACT EMAIL:	AWILKINSON@ALWILKINSONLA.COM

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SP# 2021SP-017-001

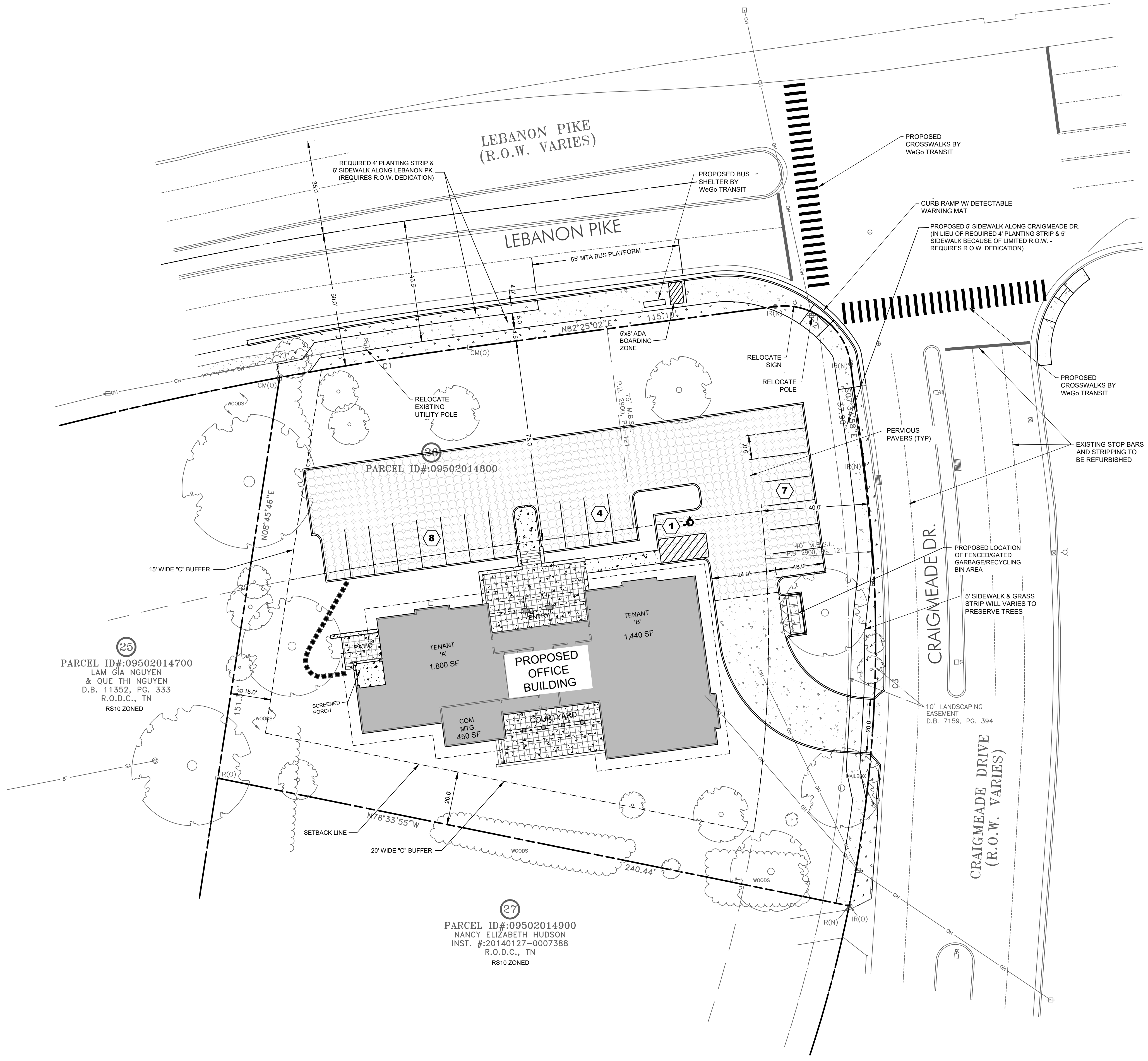
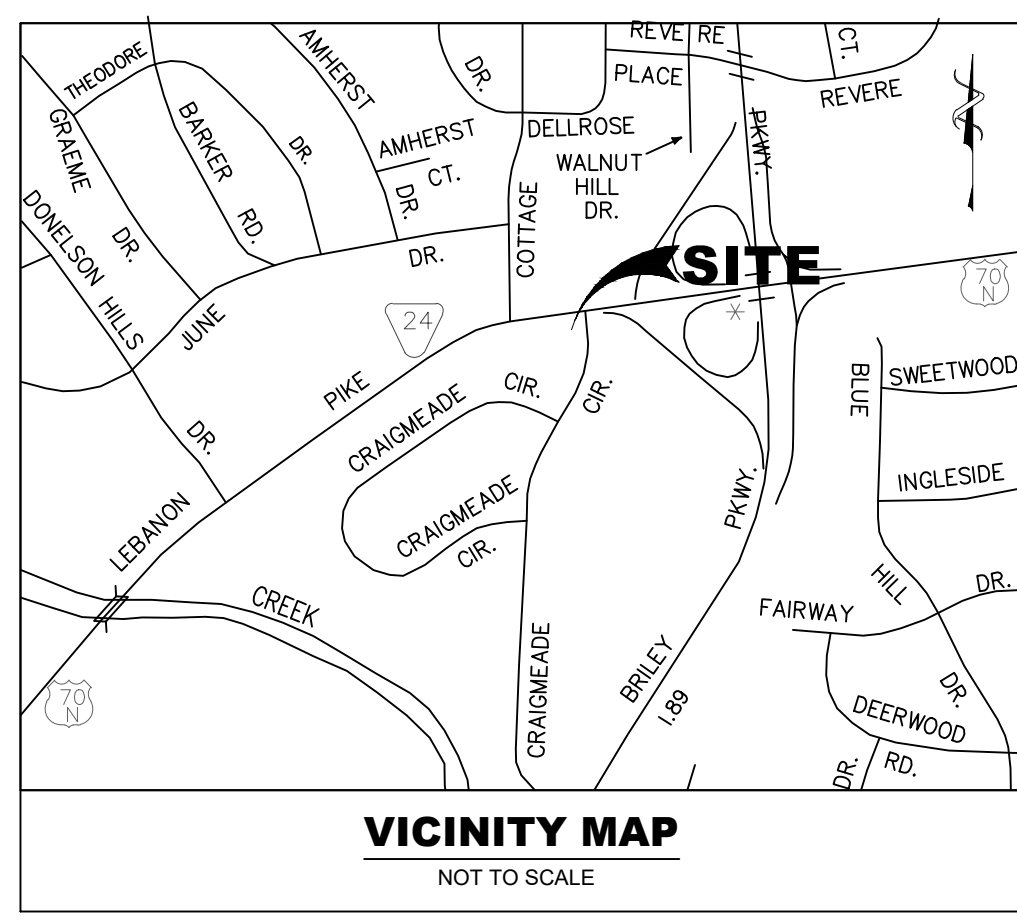
03-03-21
**PRELIMINARY SP
RESUBMITTAL**

Barge Cauthen & Associates
 CIVIL ENGINEERS
 6606 CHARLOTTE PIKE, STE 210
 NASHVILLE, TENNESSEE 37209
 615.356.9911 PHONE
 615.352.8737 F A X
 BCA FILE NO. 2964-01

ISSUED:	XX.XX.21
PROJECT #:	XXXX MLR
REVISED:	

COVER SHEET

C.0



SITE DATA:

PROPERTY DISCRPTION: LOT 26 SECTION 1 CRAIGMEADE SUBDIVISION
 SITE AREA: 38,387 SQ
 PROJECT AREA: 0.99 ±AC

CITY: NASHVILLE
 COUNTY: DAVIDSON
 STATE: TENNESSEE

SITE LOCATION: 200 CRAIGMEADE DRIVE
 NASHVILLE, TN 37214

OWNER: PATRIC WORTHINGTON
 273 CLIMBERLAND CIR.
 NASHVILLE, TN 37214

APPLICANT: BARGE CAUTHEN & ASSOCIATES, INC.
 6606 CHARLOTTE PIKE, SUITE 210
 NASHVILLE, TN 37209
 (615) 356-9911
 CONTACT: DAN BARGE, P.E.

SITE:

LOT AREA = 43,670 sq.ft. (1.00 acre)

BUILDING:
 6,000 SF

PARKING:
 6,000 SQ.FT. / 300 = 20 SPACES REQ.
 PROVIDED = 20
 ADA PARKING SPACES REQ. = 1
 (MUST BE VAN ACCESSIBLE)

ARCHITECT INFORMATION:
 ARCHITECT NAME: GILBERT | McLAUGHLIN | CASELLA, LLC
 ARCHITECT ADDRESS: 2305 KLINE AVE, SUITE 200
 NASHVILLE, TN 37211

CIVIL ENGINEER INFORMATION:
 COMPANY NAME: BARGE CAUTHEN & ASSOCIATES, INC.
 COMPANY ADDRESS: 6606 CHARLOTT PIKE, SUITE 210
 NASHVILLE, TENNESSEE 37209
 COMPANY PHONE: 615-356-9911

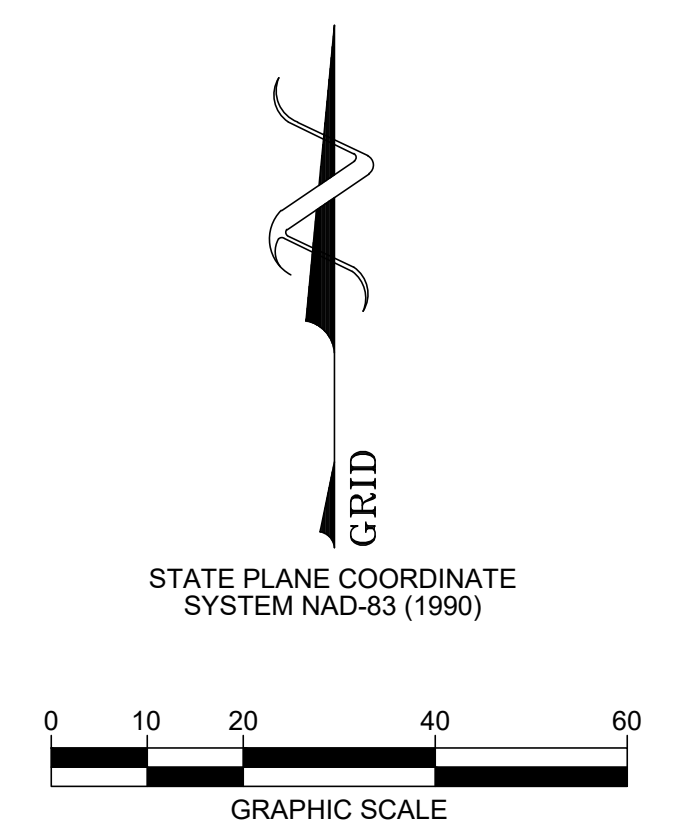
LAND SURVEYOR INFORMATION:
 COMPANY NAME: CHERRY LAND SURVEYING, INC.
 COMPANY ADDRESS: 622 WEST IRIS DRIVE
 NASHVILLE, TN 37204

LANDSCAPE ARCHITECT INFORMATION
 COMPANY NAME: AL WILKINSON LANDSCAPE ARCHITECT
 CONTACT: MR. AL WILKINSON
 CONTACT EMAIL: AWILKINSON@ALWILKINSONLA.COM

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CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	71.86'	1382.40'	S80°55'41"W	71.85'	02°58'41"
C2	39.27'	25.00'	N52°34'58"W	35.36'	90°00'00"
C3	165.58'	499.27'	N01°55'05"E	164.82'	19°00'06"



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WITHERINGTON LAW
200 CRAIGMEADE DRIVE
 OFFICE BUILDING
 200 CRAIGMEADE DRIVE
 NASHVILLE, TN 37214

03-03-21
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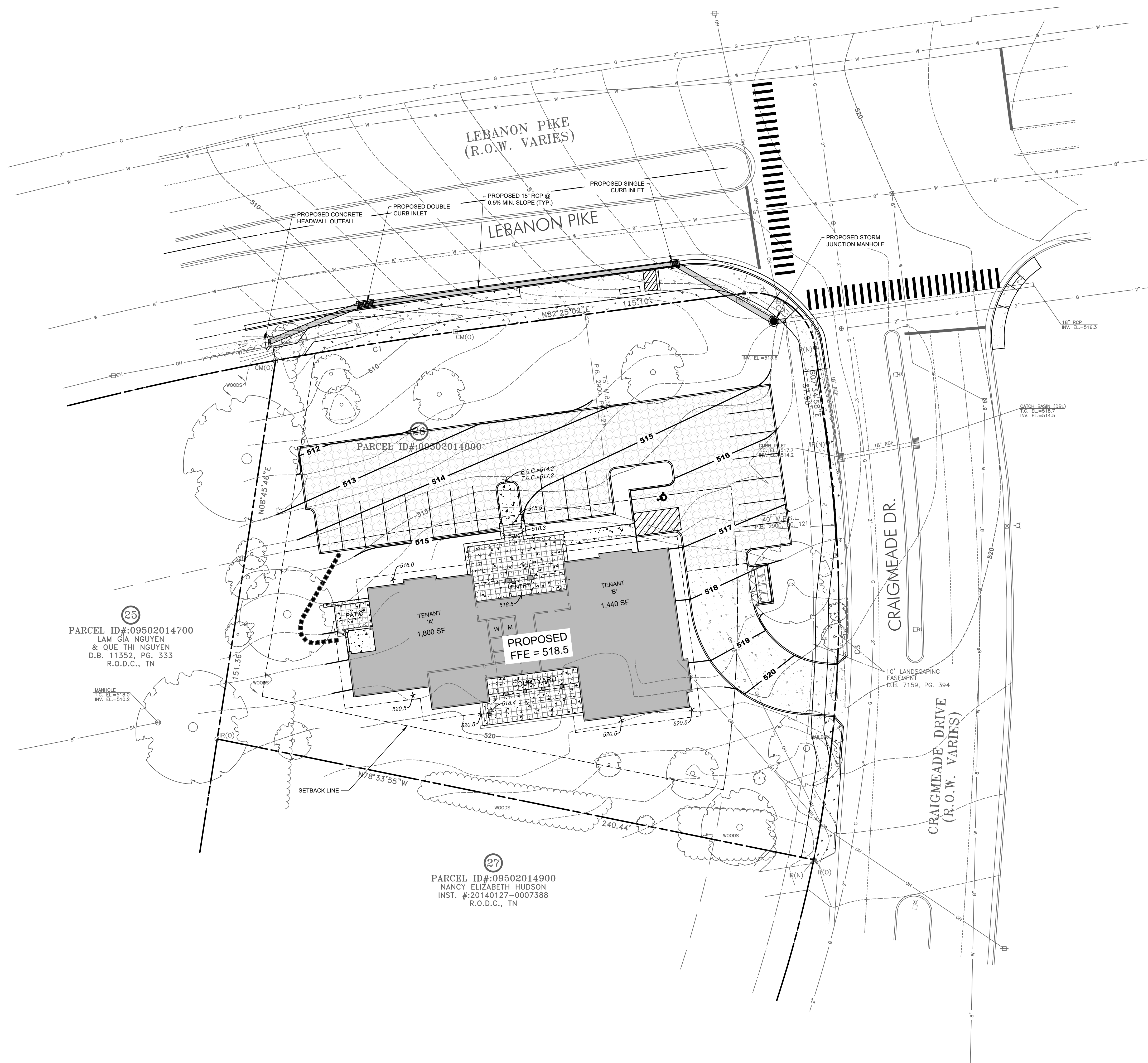
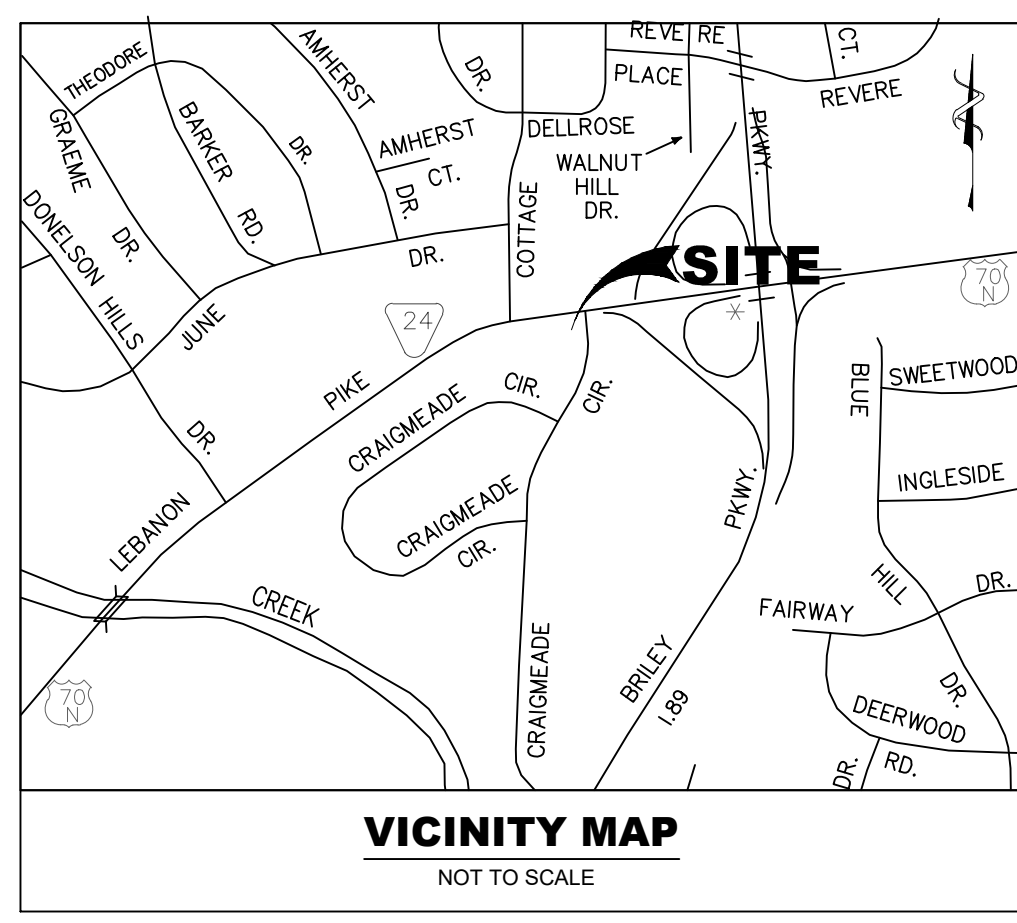


ISSUED: XXXX.21
 PROJECT #: XXXX MLR
 REVISED:

SITE PLAN

C1.0

T. 615.322.9649 F. 615.425.2085
 2305 Kline Avenue, Suite 200, Nashville, TN 37211
GILBERT | McLAUGHLIN | CASELLA
 Architects



PARCEL ID#:09502014700
 LAM GIA NGUYEN
 & QUE THI NGUYEN
 D.B. 11352, PG. 533
 R.O.D.C., TN

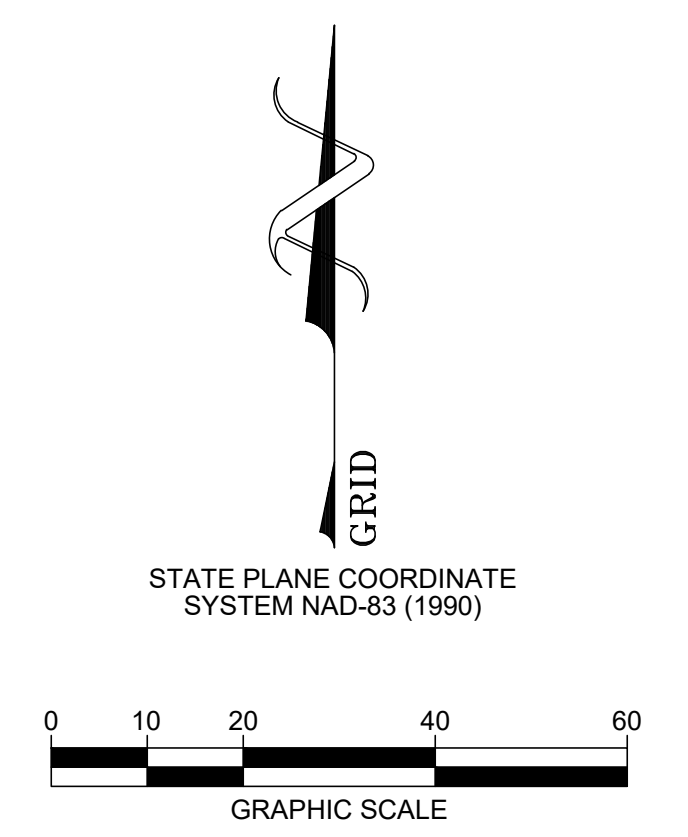
PARCEL ID#:09502014900
 NANCY ELIZABETH HUDSON
 INST. #:20140127-0007388
 R.O.D.C., TN

CURVE TABLE

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 NASHVILLE, TN 37214

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SITE GRADING AND DRAINAGE PLAN

C2.0

GILBERT | M c L A U G H L I N | C A S E L L A
 Architects
 T. 615.322.9649 F. 615.425.2085
 2303 Kline Avenue, Suite 200, Nashville, TN 37211
 www.gilmc.com

P:\2884-Witherington Law\2884-01 New Oic Bldg\DWG\C2-GRAD 2884-01.dwg-C2.0



CONCEPTUAL EXTERIOR IMAGE

OFFICE BUILDING STUDY
200 CRAIGMEADE DRIVE

DATE: 02.10.21
615 322 9644
2305 Kline Ave., Suite 200, Nashville, TN 37211
architects
GILBERT | McLAUGHLIN | CASELLA

SP# 2021SP-017-001

WITHERINGTON LAW
200 CRAIGMEADE DRIVE
 OFFICE BUILDING
 200 CRAIGMEADE DRIVE
 NASHVILLE, TN 37214

03-03-21
 PRELIMINARY SP
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Barge
Cauthen
& ASSOCIATES
CIVIL ENGINEERS
8006 CHARLOTTE PKWY, STE 210
NASHVILLE, TENNESSEE 37209
615-352-8911 PHONE
615-352-8737 F A X
BCA FILE NO. 2964-01

ISSUED: XXXX.21
 PROJECT #: XXXX MLR
 REVISED:

ARCHITECTURAL ELEVATION

A1.0



CONCEPTUAL FRONT ELEVATION

OFFICE BUILDING STUDY
200 CRAIGMEADE DRIVE

DATE: 02.10.21 gilm.co
615 322 9644
2305 Kline Ave., Suite 200, Nashville, TN 37211
GILBERT | M c L A U G H L I N | C A S E L L A

SP# 2021SP-017-001

WITHERINGTON LAW
200 CRAIGMEADE DRIVE
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NASHVILLE, TN 37214

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CIVIL ENGINEERS
8006 CHARLOTTE PKWY, STE 210
NASHVILLE, TENNESSEE 37209
615-352-8911 PHONE
615-352-8737 F A X
BCA FILE NO. 2964-01

ISSUED: XXXX.21
PROJECT #: XXXX MLR
REVISED:

ARCHITECTURAL ELEVATION

A2.0

T. 615 322 9649 F. 615 425 2085
2305 Kline Avenue, Suite 200, Nashville, TN 37211
www.gilm.co.com
architects
GILBERT | M c L A U G H L I N | C A S E L L A

Date: 3-3-2021
 Map: Parcel: ID #09502014800
 Application Number: TBD
 Project Name: Office at 200 Craigmeade Drive
 Address: 200 Craigmeade Drive

1	Acreage (area of parcel including building site)	0.99
2	Minus Building Coverage Area	(-) 0.14
3	Equals Adjusted Acreage	(=) 0.85
4	Multiply by Required Tree Density Unit per acre choose one	(x) 22 All but Single Family and 1 & 2 Family
5	Required TDU for Project	(=) 18.7

HERITAGE TREE(S) RETAINED

DBH	# of Trees	Value	TDU
8"		x 3.2	0
10"		x 4.0	0
12"		x 4.8	0
14"		x 5.6	0
16"		x 6.4	0
18"		x 7.2	0
20"		x 8.0	0
22"		x 8.8	0
24"		x 9.6	0
*Greater than 24" equals DBH x .5 per inch			
total			0

add total to line 6

RETAINED TREE(S)

DBH	# of Trees	Value	TDU
6"	2	x 1.8	3.6
8"		x 2.4	0
10"	2	x 3.0	6
12"	3	x 3.6	10.8
14"		x 4.2	0
16"	1	x 4.8	4.8
18"	3	x 5.4	16.2
20"		x 6.0	0
22"	1	x 6.6	6.6
total			48

add total to line 6

RETAINED TREE(S)

DBH	# of Trees	Value	TDU
24"	2	x 8.4	16.8
26"		x 9.1	0
28"		x 9.8	0
30"		x 10.5	0
32"		x 11.2	0
34"		x 11.9	0
36"	1	x 12.6	12.6
38"		x 13.3	0
40"		x 20.0	0
total			29.4

add total to line 6

RETAINED TREE(S)

DBH	# of Trees	Value	TDU
42"		x 23.1	0
44"		x 26.1	0
46"		x 27.6	0
48"		x 28.8	0
50"		x 30.0	0
52"		x 31.2	0
54"		x 35.1	0
56"		x 36.4	0
58"		x 37.7	0
60"		x 42.0	0
total			0

add total to line 6

REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES

DBH	# of Trees	Value	TDU
2"	11	x .5	5.5
3"	11	x .6	6.6
4"		x .7	0
5"		x .9	0
6"		x 1.0	0
7"		x 1.2	0
8"		x 1.3	0
total			12.1

add total to line 7

REPLACEMENT TREE(S)- LARGE & MEDIUM COLUMNAR, SMALL UNDERSTORY TREES and STREET TREES*

DBH	# of Trees	Value	TDU
2"	11	x .25	2.75
3"		x .3	0
4"		x .4	0
5"		x .5	0
6"		x .5	0
7"		x .6	0
8"		x .7	0
total			2.75

add total to line 7

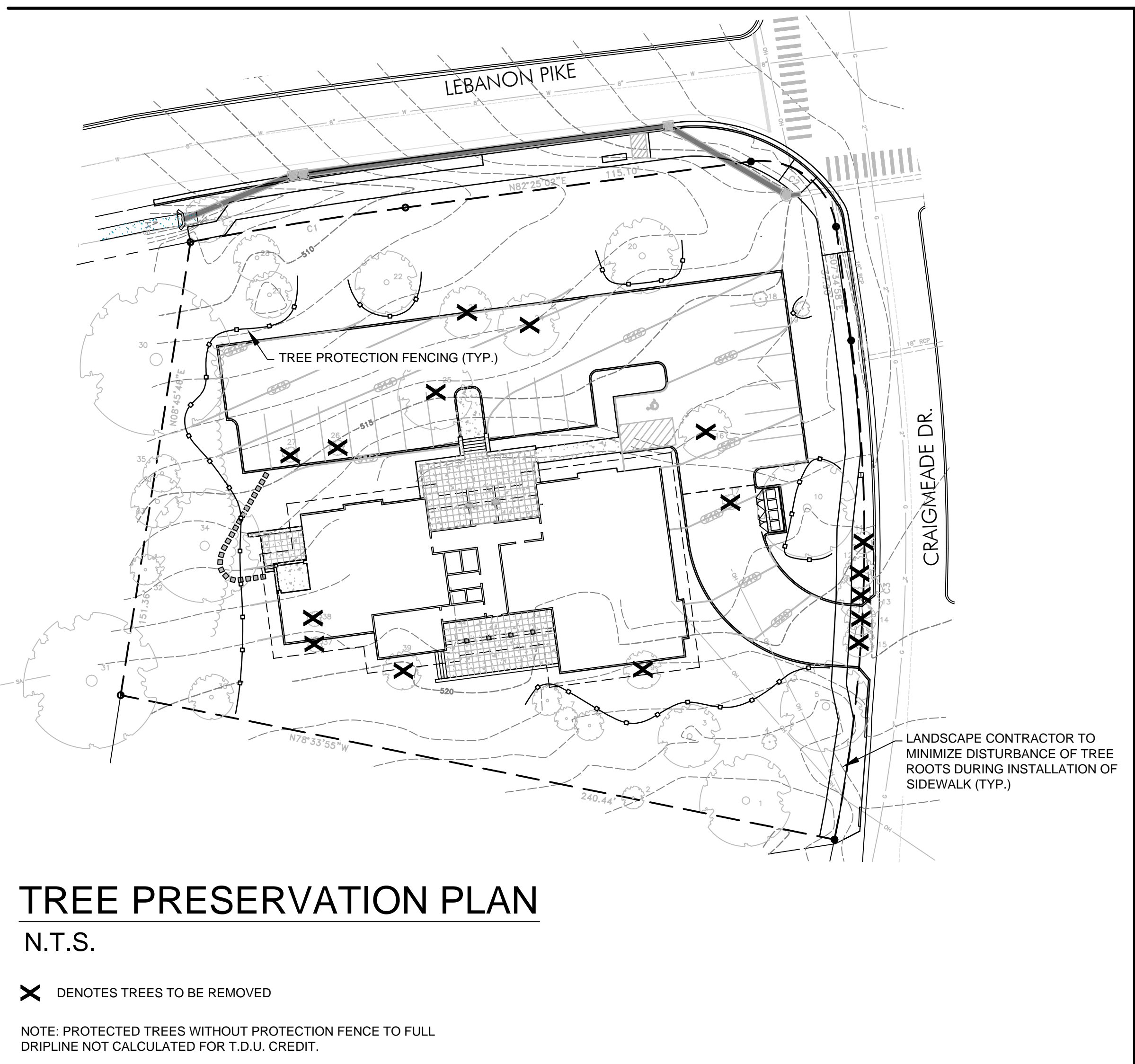
EXAMPLES but not limited to:
 Deciduous- Oak, Maple, Poplar, Planetree, Ginkgo
 Evergreen- Am. Holly, So. Magnolia, Pine, Hemlock, Spruce, Cedar
 Mature height greater than 30'

EXAMPLES but not limited to:
 Columnar (Fastigate)-Deciduous: Slender Silhouette Sweetgum, Arnold Tulip Poplar, Princeton Sentry Ginkgo
 Understory Deciduous-Deciduous- Redbud, Dogwood, Flowering Cherry, Japanese Magnolia, Japanese Maple
 Understory Evergreen- Dwarf Magnolia, Hybrid Holly, Cherry Laurel (tree form)
 Mature height avg. 30' or less.
 Small Understory Columnar varieties receive no TDU credit

6	Total TDU Retained on-site	77.4
7	Total TDU for Replacement Trees- On-site	(+) 14.85
8	Total Credits Paid to Tree Mitigation Bank*	(+) 1 Credit = 1 TDU = \$725.00
9	Total Density Units Provided	(=) 92.25 total must exceed lines 5

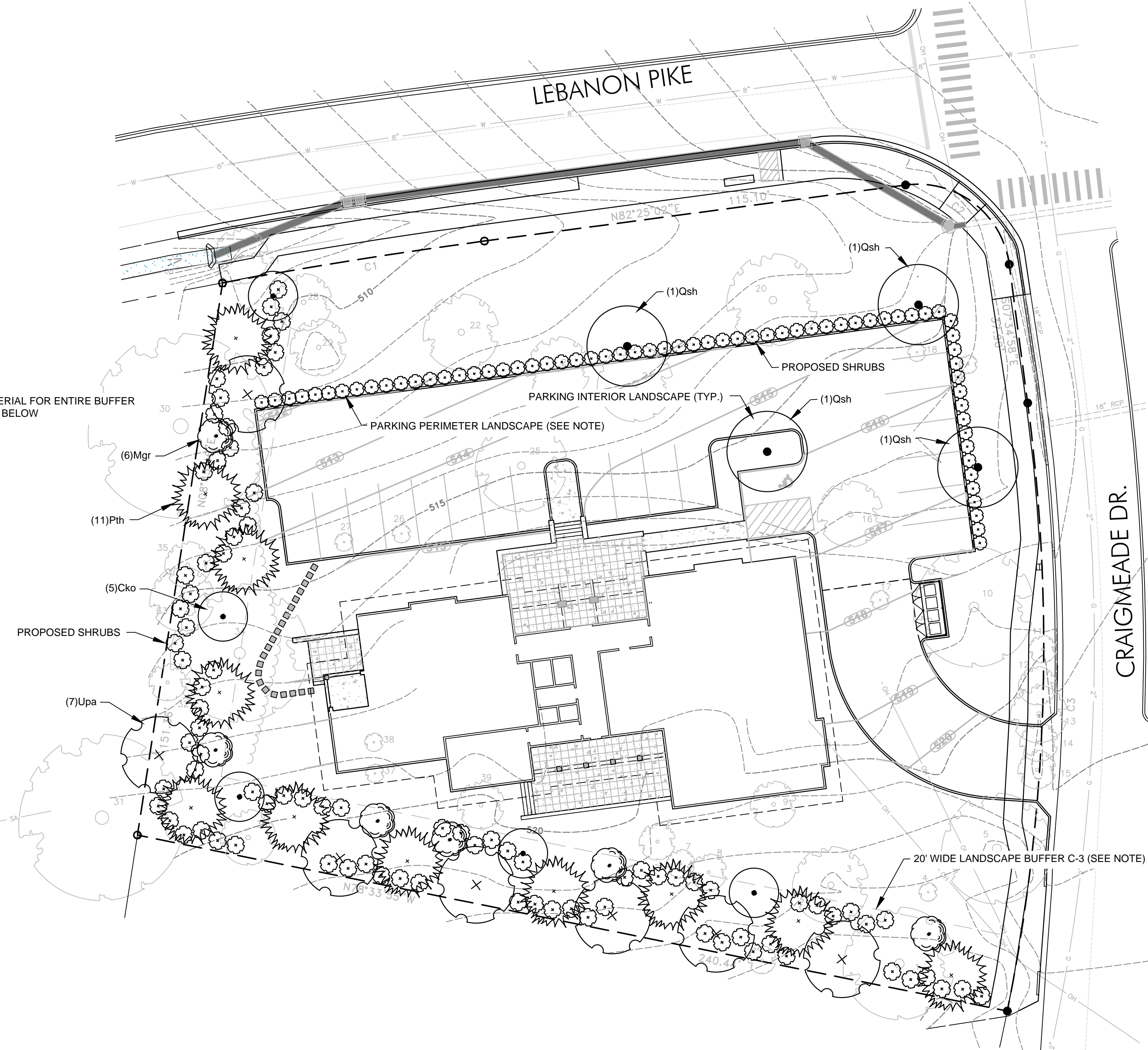
The total density units provided (line 9) must equal or exceed the requirements of line 5 above.

All Retained and Replacement trees must be shown on site plan.
 Trees not protected in accordance with 17.24.110 - Protection of trees during development activities, cannot be counted towards TDU.
 Canopy Street Trees with less than 600 c.f. or Understory with less than 400 c.f. root volume receive no TDU credit.
 * Tree Bank cannot be used for Buffer, Screening, Frontage, Perimeter or other requirements. Only for balancing Required TDU.



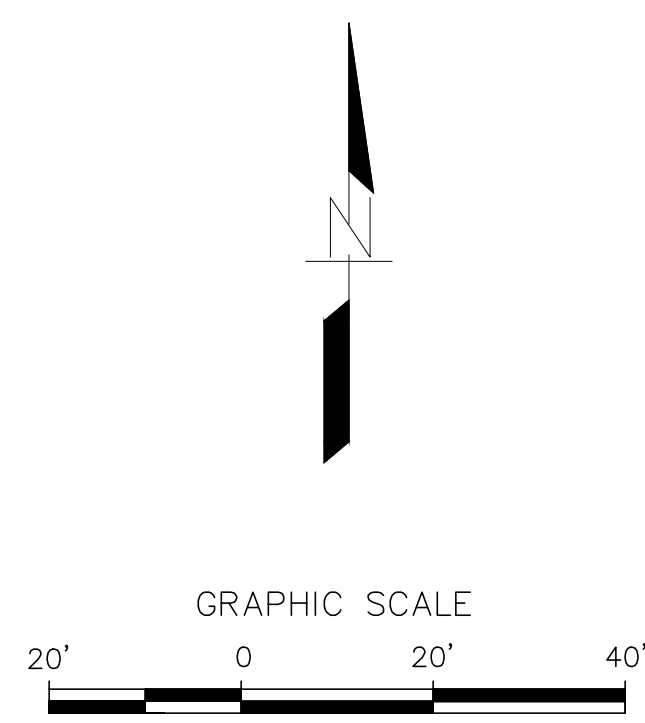
TREE TABLE

NO.	SIZE	TYPE
1	36"	HACKBERRY
2	9"	DOGWOOD
3	24"	MAPLE
4	6"	PINE
5	36"	MAPLE
6	12"	PINE
7	12"	PINE
8	12"	PINE
9	15"	DOGWOOD
10	39"	ELM
11	9"	HEMLOCK
12	12"	PINE
13	18"	PINE
14	12"	PINE
15	12"	PINE
16	21"	DOGWOOD
17	6"	HEMLOCK
18	6"	DOGWOOD
19	6"	DOGWOOD
20	30"	MAPLE
21	18"	ASH
22	24"	PINE
23	21"	PINE
24	24"	PINE
25	30"	MAPLE
26	6"	HEMLOCK
27	6"	TULIP
28	18"	PINE
29	18"	PINE
30	60"	OAK
31	54"	POPLAR
32	12"	ASH
33	21"	ASH
34	45"	WALNUT
35	15"	SYCAMORE
36	18"	TREE
37	6"	HOLLY
38	6"	HOLLY
39	15"	TREE



PLANT SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	CONT.	T.D.U. VALUE	REMARKS
Qsh	4	Shumard Oak	Quercus shumardii	3' Cal.	12'-14'	B&B	0.6	
Upa	7	Allee Elm	Ulmus parvifolia 'Emmer II'	3' Cal.	12'-14'	B&B	0.6	
Pth	11	Japanese Black Pine	Pinus thunbergiana	2' Cal.	6'-7'	B&B	0.5	
Cko	5	Kousa Dogwood	Cornus kousa	2' Cal.	6'-10'	B&B	0.25	
Mgr	6	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	2' Cal.	6'-7'	B&B	0.25	
---		Shrubs						Species to meet code requirements



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200 CRAIGMEADE DRIVE
 OFFICE BUILDING
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 NASHVILLE, TN 37214



AL WILKINSON
 LANDSCAPE ARCHITECT
 3057 LIGHTS CHAPEL ROAD
 GREENBRIER, TENNESSEE 37073
 615-574-0252
 awilkinson@alwilkinsonla.com
 AWLA PROJECT #2106-21

ISSUED: XX.XX.21
 PROJECT #: XXXX MLR
 REVISED:

LANDSCAPE PLAN

L1.0

CASE # 2021SP-017-001

GILBERT | M c L A U G H L I N | C A S E L L A
 Architects
 2305 Kline Avenue, Suite 200, Nashville, TN
 T. 615.322.9649 F. 615.425.2085
 www.gilmc.com