

# PRELIMINARY SP

# THE VILLAGE AT AUTUMN VIEW

SP #2023SP-016  
 MAP 181, PARCELS 52, 136 AND 137  
 PART OF MAP 181-11, GROUP D, PARCEL 9  
 6419, 6431 AND 6423 PETTUS ROAD  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

**SHEET SCHEDULE:**

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	DEMOLITION PLAN
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C2.2	SITE PLAN
C2.3	AUTO TURN PLAN
C2.4	AUTO TURN PLAN
C2.5	SITE DISTANCE TRIANGLES
C3.0	OVERALL GRADING & DRAINAGE PLAN
C3.1	GRADING & DRAINAGE PLAN
C3.2	GRADING & DRAINAGE PLAN
C4.0	OVERALL UTILITY PLAN
C4.1	UTILITY PLAN
C4.2	UTILITY PLAN
L1.0	TREE PRESERVATION
L1.1	TREE PRESERVATION ENLARGEMENT
L1.2	TREE PRESERVATION ENLARGEMENT
L2.0	OVERALL LANDSCAPE
L2.1	LANDSCAPE ENLARGEMENT
L2.2	LANDSCAPE ENLARGEMENT
L3.0	LANDSCAPE DETAILS SHEET
A1.0	PHASE 1 BUILDING 1 ELEVATIONS
A2.0	PHASE 1 BUILDING 2 ELEVATIONS
A3.0	PHASE 1 BUILDING 3 AND 4 ELEVATIONS
A4.0	PHASE 1 BUILDING 5 AND 6 ELEVATIONS
A5.0	PHASE 2 ELEVATIONS

**SP NOTES:**

1. THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF 230 MULTI-FAMILY RESIDENTIAL UNITS, AND A RESIDENTIAL OUTPARCEL.
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.

**SITE LOCATION MAP:**  
 N.T.S.



**OWNER**

GREEN TRAILS LLC  
 2925 BERRY HILL DRIVE  
 NASHVILLE, TN 37024  
 CONTACT: RICK DECKBAR  
 RICK@DECKBAR.COM  
 (615) 397-4513

**ENGINEER**

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

**SITE DATA TABLE:**

TOTAL SP ACREAGE: 29.0 ACRES  
 LOT 1 (FIRE STATION): 1.6 ACRES  
 LOT 2: RESIDENTIAL ACREAGE: 27.4 ACRES

**LOT 1(OUTPARCEL)**

PROPOSED ZONE: RS20  
 PROPOSED USE: POSSIBLE FIRE DEPARTMENT OR RESIDENTIAL  
 LOT ACREAGE: 1.6 AC

**SETBACKS**

FRONT SETBACK: 20'  
 SIDE SETBACK: 10'  
 REAR SETBACK: 20'

MAX. ISR: 0.70  
 MAX. FAR: 0.60

**LOT 2 (RESIDENTIAL):**

PROPOSED USE: MULTI-FAMILY  
 PROPOSED UNITS:  
 PHASE 1:  
 (BLDG 1-2): 120 MULTI-FAMILY UNITS  
 (BLDG 3-4): 39 MULTI-FAMILY UNITS  
 (BLDG 5-6): 16 MULTI-FAMILY UNITS  
 PHASE 2: 55 MULTI-FAMILY UNITS  
 TOTAL RESIDENTIAL UNITS: 230 UNITS

TOTAL RESIDENTIAL ACREAGE: 27.4 AC  
 ROW DEDICATION + ROAD A = 1.6 AC  
 NET RESIDENTIAL ACREAGE: 25.8 AC  
 GROSS DENSITY: 7.93 UNITS/AC

OPEN SPACE: 18.7 ACRES  
 MAX. ISR: 0.7  
 ISR PROVIDED: 0.40

BUILDING COVERAGE: 3.5 ACRES/27.4 ACRES = 0.13  
 MAX BUILDING COVERAGE: 0.40  
 MAXIMUM BUILDING HEIGHT (1-2): 3 STORIES OVER PODIUM GARAGE (SEE SHEETS A1.0 AND A2.0.)  
 MAXIMUM BUILDING HEIGHT (ALL BUT 1-2): 3 STORIES (45' MAX)

**SETBACKS**

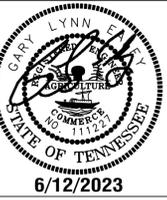
FRONT SETBACK: 20' (30' AGAINST WARBLER WAY)  
 SIDE SETBACKS: 5' AND 10'  
 REAR SETBACK: 20'

**PARKING CALCULATIONS**

PARKING REQUIRED: (10 SINGLE FAMILY X 2) + (61 TOWNHOME 3 BR UNITS X 2.5) + (117 2 BR UNITS X 2) + (42 1 BR UNITS X 1) = 449 SPACES  
 PROPOSED PODIUM PARKING= 166 SPACES  
 PROPOSED DRIVEWAY PARKING: 97  
 PROPOSED SURFACE PARKING SPACES= 188 SPACES  
 TOTAL PARKING PROVIDED= 451 SPACES

**FLOODNOTE**

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEMA MAP 47037C0456H DATED APRIL 5, 2017, FEMA MAP 47037C0393H DATED 4/5/2017, FEMA MAP 47037C0389J DATED 2/25/2022, FEMA MAP 47037C04523 DATED 2/25/2022.



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 MAP 181, PARCELS 52, 136 AND 137  
 PART OF MAP 181-11, GROUP D, PARCEL 9  
 6419, 6431 AND 6423 PETTUS ROAD  
 ANTIPOCH, DAVIDSON COUNTY, TENNESSEE

**ISSUANCE/REVISION NOTES:**  
 - INITIAL PLAN DATE: 12/12/2022  
 - PRELIMINARY SP RESUBMITTAL MARCH 20, 2023  
 - PRELIMINARY SP RESUBMITTAL APRIL 18, 2023  
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 - PRELIMINARY SP RESUBMITTAL MAY 30, 2023  
 - PRELIMINARY SP RESUBMITTAL JUNE 12, 2023

COVER SHEET

C0.0

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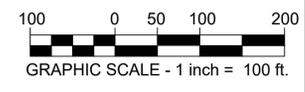
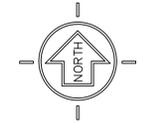
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**EXISTING CONDITIONS**  
**C1.0**



**LEGEND:**

- SLOPES GREATER THAN 25%
- SLOPES FROM 15% TO 25%





6/12/2023



2925 Berry Hill Drive, Nashville, TN 37204

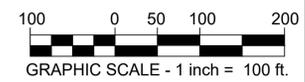
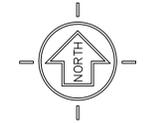
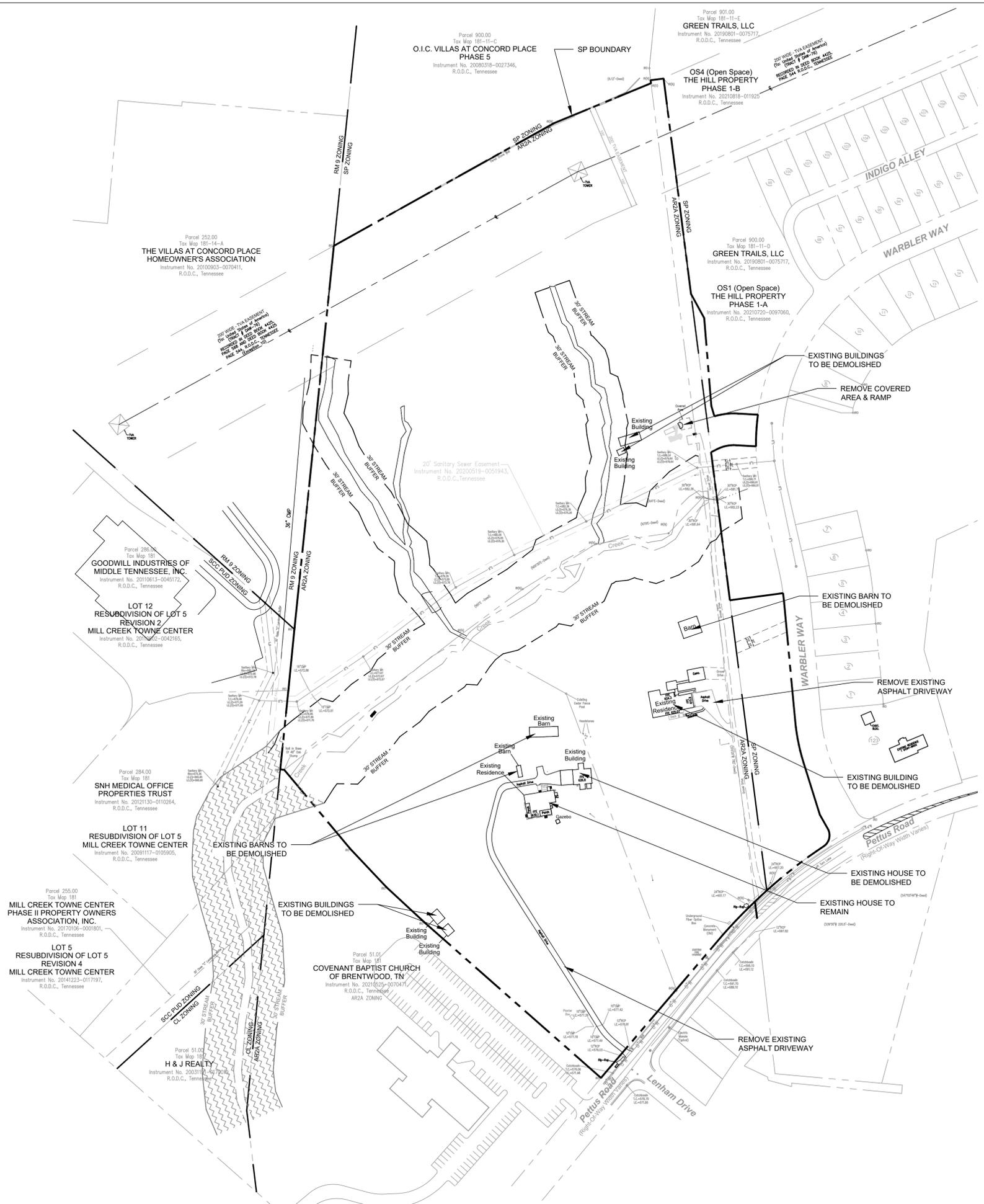
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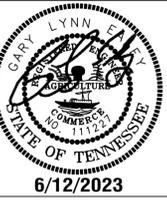
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## DEMOLITION PLAN C1.1

LSC 20002





**PRELIMINARY SP**  
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OVERALL SITE PLAN

C2.0

LSC 20002

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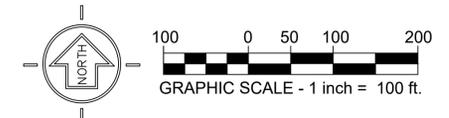
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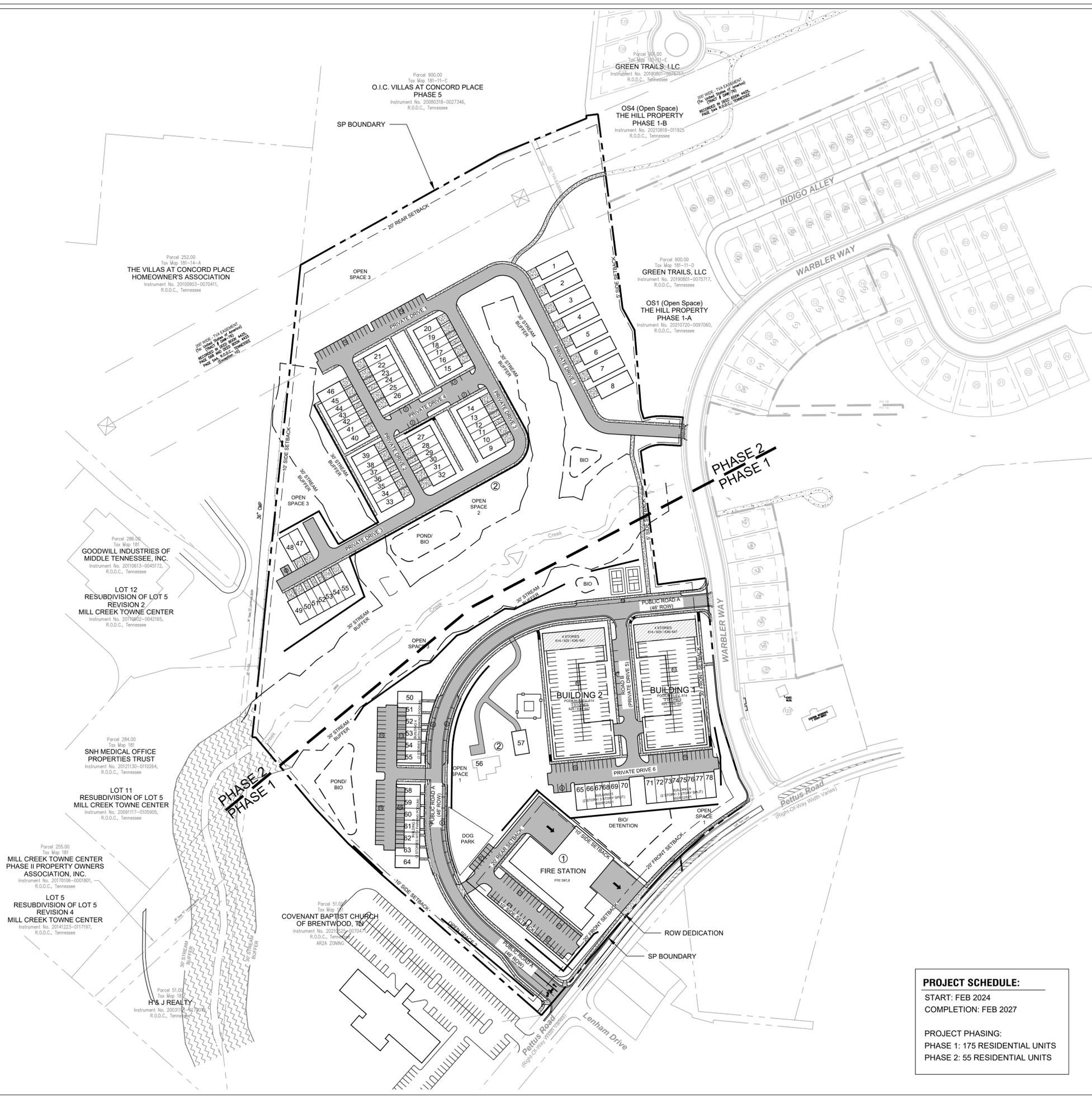
- BUILDING HEIGHT MEASURED FROM AVERAGE ELEVATION (AVERAGE OF 4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE (FINAL GROUND ELEVATION). BUILDING HEIGHT SHALL BE MEASURED TO THE MIDPOINT OF THE PRIMARY ROOF PITCH (THE VERTICAL DISTANCE FROM EAVE TO MIDPOINT) OR TO THE TOP OF HTE PARAPET FOR A FLAT ROOF. ANCILLARY ROOFS SHALL NOT BE TALLER THAN HTE PRIMARY ROOF.
- BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.



**PROJECT SCHEDULE:**

START: FEB 2024  
 COMPLETION: FEB 2027

PROJECT PHASING:  
 PHASE 1: 175 RESIDENTIAL UNITS  
 PHASE 2: 55 RESIDENTIAL UNITS



Parcel 252.00  
 Tax Map 181-14-a  
**THE VILLAS AT CONCORD PLACE HOMEOWNER'S ASSOCIATION**  
 Instrument No. 2010093-0070411,  
 R.O.D.C., Tennessee

Parcel 286.00  
 Tax Map 181  
**GOODWILL INDUSTRIES OF MIDDLE TENNESSEE, INC.**  
 Instrument No. 2010813-046172,  
 R.O.D.C., Tennessee

**LOT 12 RESUBDIVISION OF LOT 5 REVISION 2 MILL CREEK TOWNE CENTER**  
 Instrument No. 2011862-042165,  
 R.O.D.C., Tennessee

Parcel 284.00  
 Tax Map 181  
**SNH MEDICAL OFFICE PROPERTIES TRUST**  
 Instrument No. 2012130-010264,  
 R.O.D.C., Tennessee

**LOT 11 RESUBDIVISION OF LOT 5 MILL CREEK TOWNE CENTER**  
 Instrument No. 2009117-0105905,  
 R.O.D.C., Tennessee

Parcel 255.00  
 Tax Map 181  
**MILL CREEK TOWNE CENTER PHASE II PROPERTY OWNERS ASSOCIATION, INC.**  
 Instrument No. 2017016-007801,  
 R.O.D.C., Tennessee

**LOT 5 RESUBDIVISION OF LOT 5 REVISION 4 MILL CREEK TOWNE CENTER**  
 Instrument No. 2014223-011797,  
 R.O.D.C., Tennessee

Parcel 51.00  
 Tax Map 181  
**H & J REALTY**  
 Instrument No. 2003112-067016,  
 R.O.D.C., Tennessee

Parcel 51.00  
 Tax Map 181  
**COVENANT BAPTIST CHURCH OF BRENTWOOD, TN**  
 Instrument No. 2021225-007047,  
 R.O.D.C., Tennessee  
 ARZA ZONING

Parcel 900.00  
 Tax Map 181-11-c  
**GREEN TRAILS-LLC**  
 Instrument No. 2019381-004213,  
 R.O.D.C., Tennessee

**OS4 (Open Space) THE HILL PROPERTY PHASE 1-B**  
 Instrument No. 2010261-011925,  
 R.O.D.C., Tennessee

Parcel 900.00  
 Tax Map 181-11-c  
**GREEN TRAILS, LLC**  
 Instrument No. 2019381-0070717,  
 R.O.D.C., Tennessee

**OS1 (Open Space) THE HILL PROPERTY PHASE 1-A**  
 Instrument No. 2020729-0207060,  
 R.O.D.C., Tennessee

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 COMPLETION: FEB 2027  
  
 PROJECT PHASING:  
 PHASE 1: 175 RESIDENTIAL UNITS  
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Instrument No. 20080318-0027346,  
R.O.D.C., Tennessee

**OS4 (Open Space)  
THE HILL PROPERTY  
PHASE 1-B**

Instrument No. 20210818-011925  
R.O.D.C., Tennessee  
CONNECT TO PEDESTRIAN PATH OF  
ADJACENT SUBDIVISION

(To: U.S. (TRACT #)  
RECORDED IN DEED  
PAGE 544 R.O.D.C., TENN.

**SITE PLAN NOTES:**

1. RETAINING WALLS TO BE LOCATED AT A MINIMUM DISTANCE FROM THE ROW EQUAL TO THE HEIGHT OF THE WALL.



**LAND SOLUTIONS**  
2925 Berry Hill Drive, Nashville, TN 37204

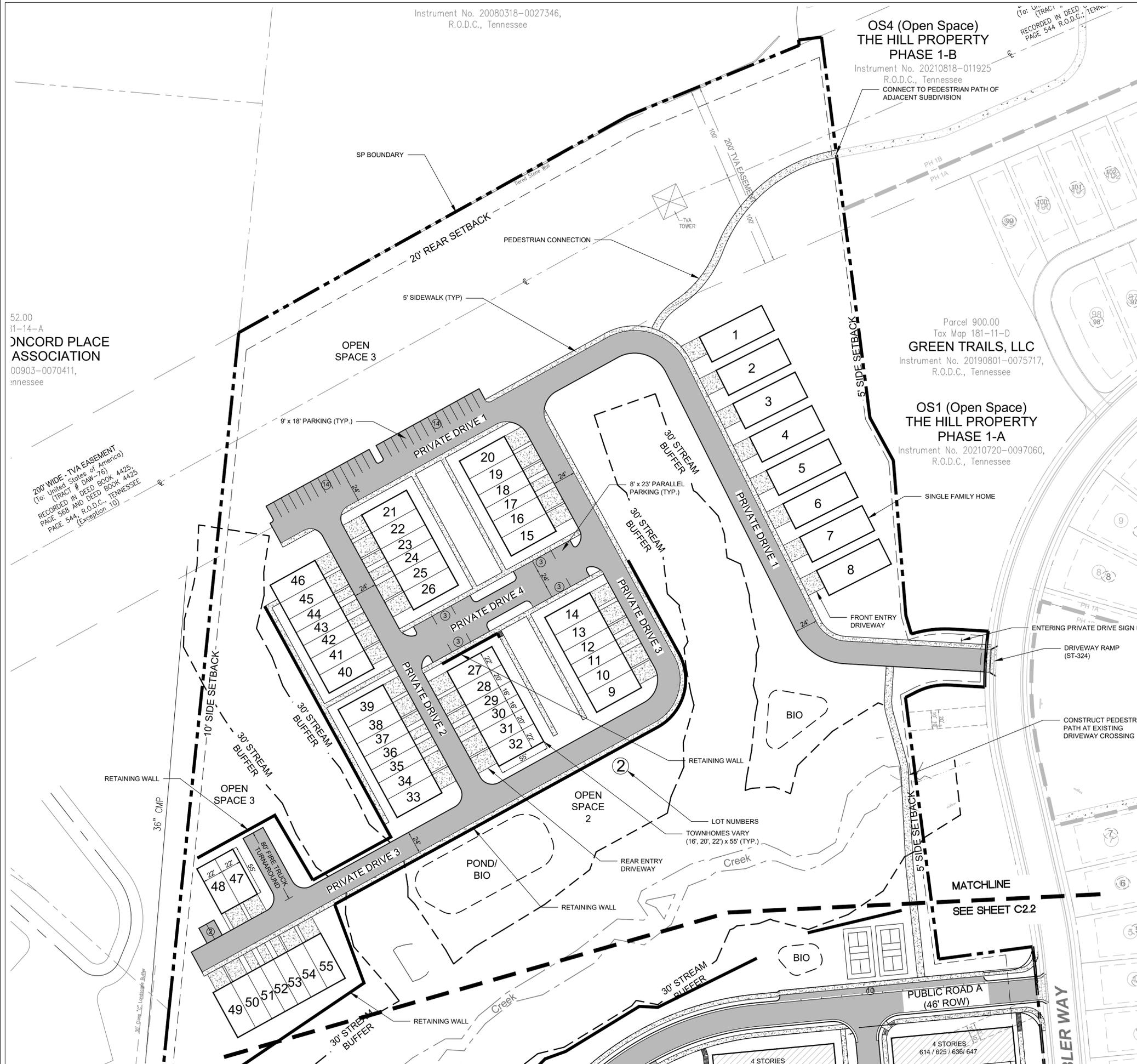
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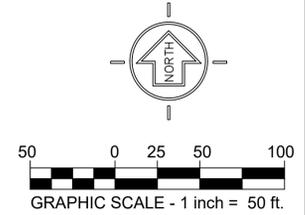
**SITE PLAN  
C2.1**

LSC 20002



52.00  
11-14-A  
**CONCORD PLACE  
ASSOCIATION**  
00903-0070411,  
Tennessee

200' WIDE - TVA EASEMENT  
(To: United States of America)  
(TRACT # DAN-76)  
RECORDED IN DEED BOOK 4425,  
PAGE 568 AND DEED BOOK 4425  
PAGE 544, R.O.D.C., TENNESSEE  
(Exception 10)





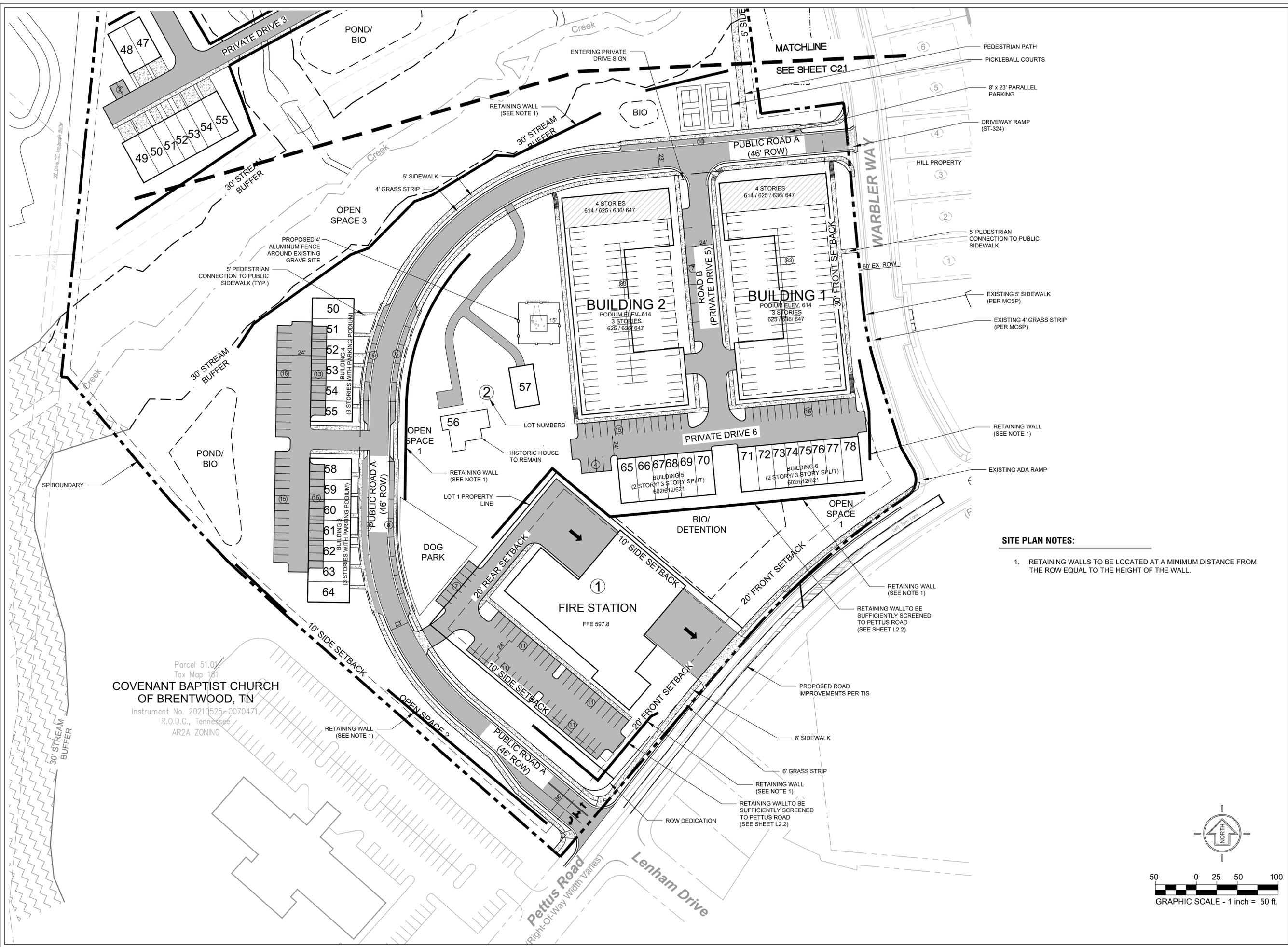
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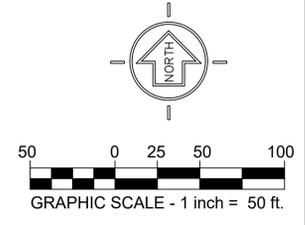
**SITE PLAN**  
**C2.2**

LSC 20002



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Parcel 51.0)  
Tax Map 131  
**COVENANT BAPTIST CHURCH**  
**OF BRENTWOOD, TN**  
Instrument No. 20210525-0070471  
R.O.D.C., Tennessee  
AR2A ZONING



Instrument No. 20080318-0027346,  
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OS4 (Open Space)  
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PHASE 1-B

Instrument No. 20210818-011925  
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(To: (TRAC...  
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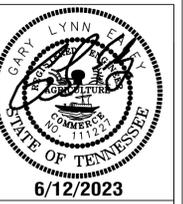
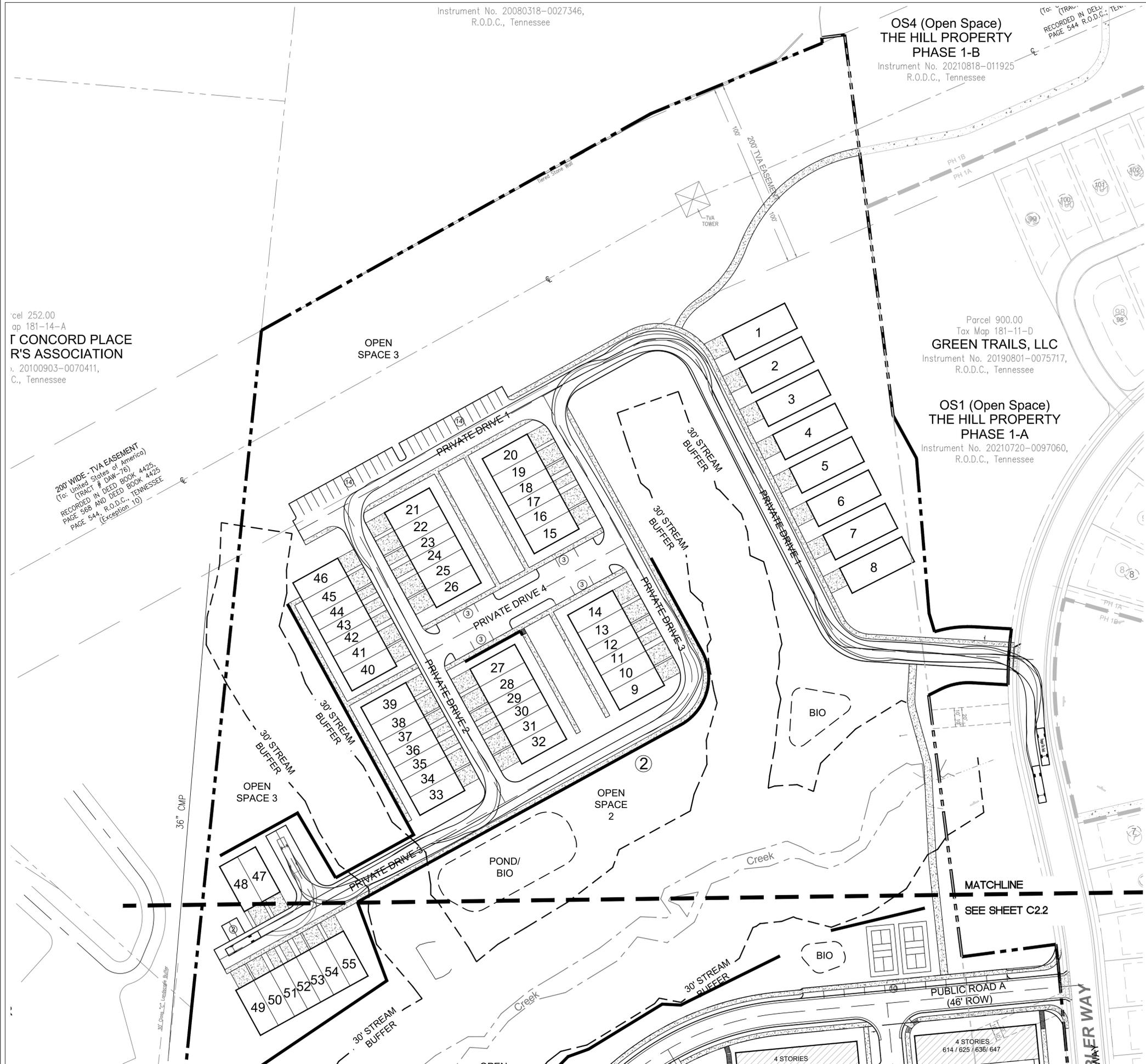
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OPEN SPACE 3

Parcel 900.00  
Tax Map 181-11-D  
GREEN TRAILS, LLC  
Instrument No. 20190801-0075717,  
R.O.D.C., Tennessee

OS1 (Open Space)  
THE HILL PROPERTY  
PHASE 1-A  
Instrument No. 20210720-0097060,  
R.O.D.C., Tennessee

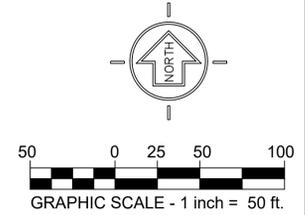
200' WIDE - TVA EASEMENT  
(For: United States of America)  
RECORDED IN DEED BOOK 4425  
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  - PRELIMINARY SP RESUBMITTAL: MAY 16, 2023
  - PRELIMINARY SP RESUBMITTAL: MAY 22, 2023
  - PRELIMINARY SP RESUBMITTAL: MAY 30, 2023
  - PRELIMINARY SP RESUBMITTAL: JUNE 12, 2023



**AUTO TURN PLAN**  
**C2.3**



6/12/2023

**ISLAND SOLUTIONS**  
2925 Berry Hill Drive, Nashville, TN 37204

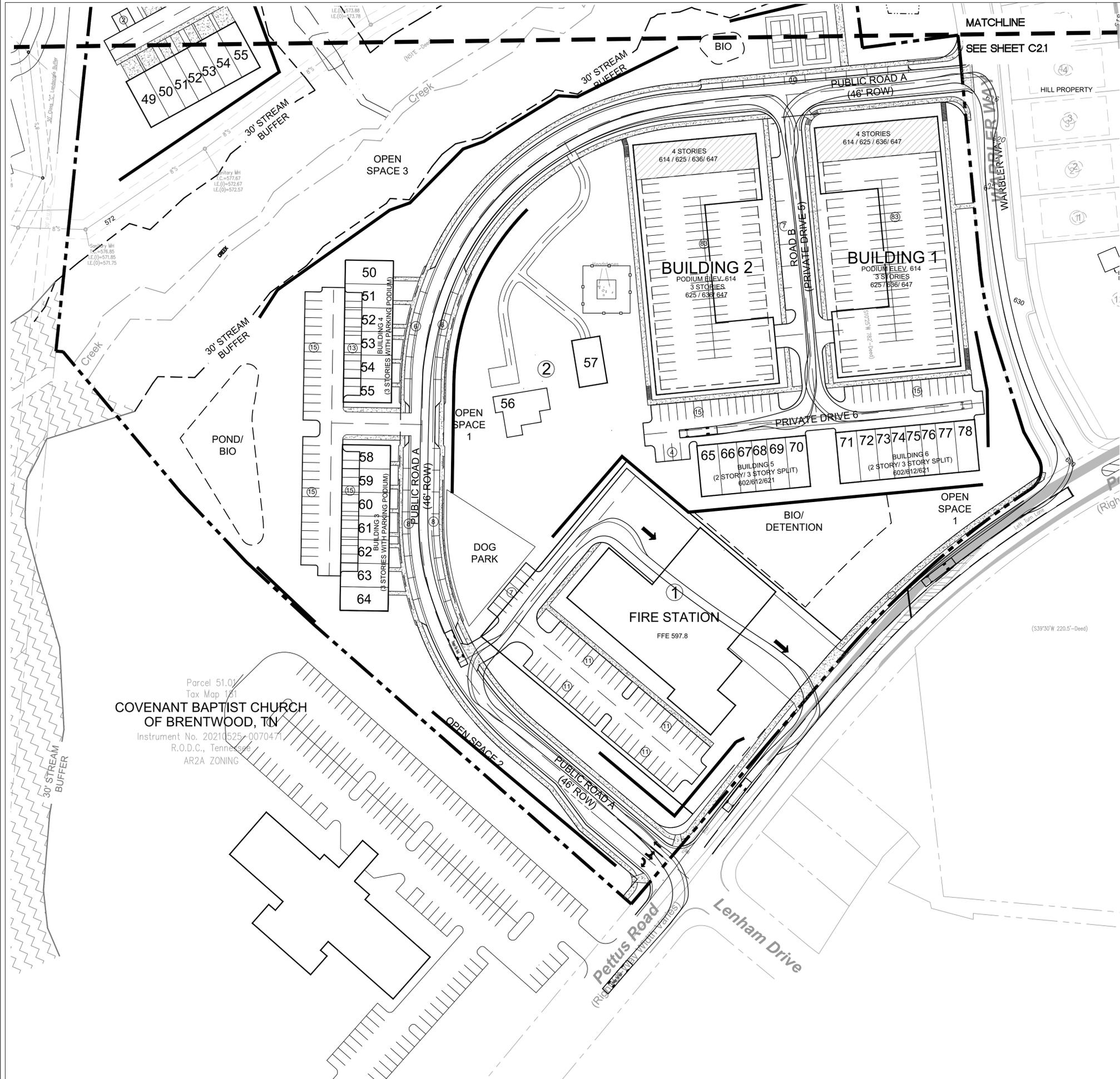
# PRELIMINARY SP THE VILLAGE AT AUTUMN VIEW

SP #2023SP-16  
MAP 181, PARCELS 52, 136 AND 137  
PART OF MAP 181-11, GROUP D, PARCEL 9  
6419, 6431 AND 6423 PETTUS ROAD  
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

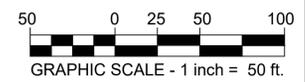
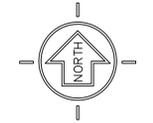
- ISSUANCE/REVISION NOTES:
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  - PRELIMINARY SP RESUBMITTAL MAY 30, 2023
  - PRELIMINARY SP RESUBMITTAL JUNE 12, 2023

AUTO TURN PLAN  
C2.4

LSC 20002



Parcel 51.01  
Tax Map 181  
**COVENANT BAPTIST CHURCH  
OF BRENTWOOD, TN**  
Instrument No. 20210525-007047  
R.O.D.C., Tennessee  
AR2A ZONING





6/12/2023



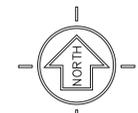
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  - PRELIMINARY SP RESUBMITTAL JUNE 12, 2023

SIGHT  
DISTANCE  
TRIANGLES  
**C2.5**

LSC 20002





6/12/2023

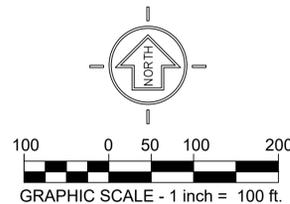
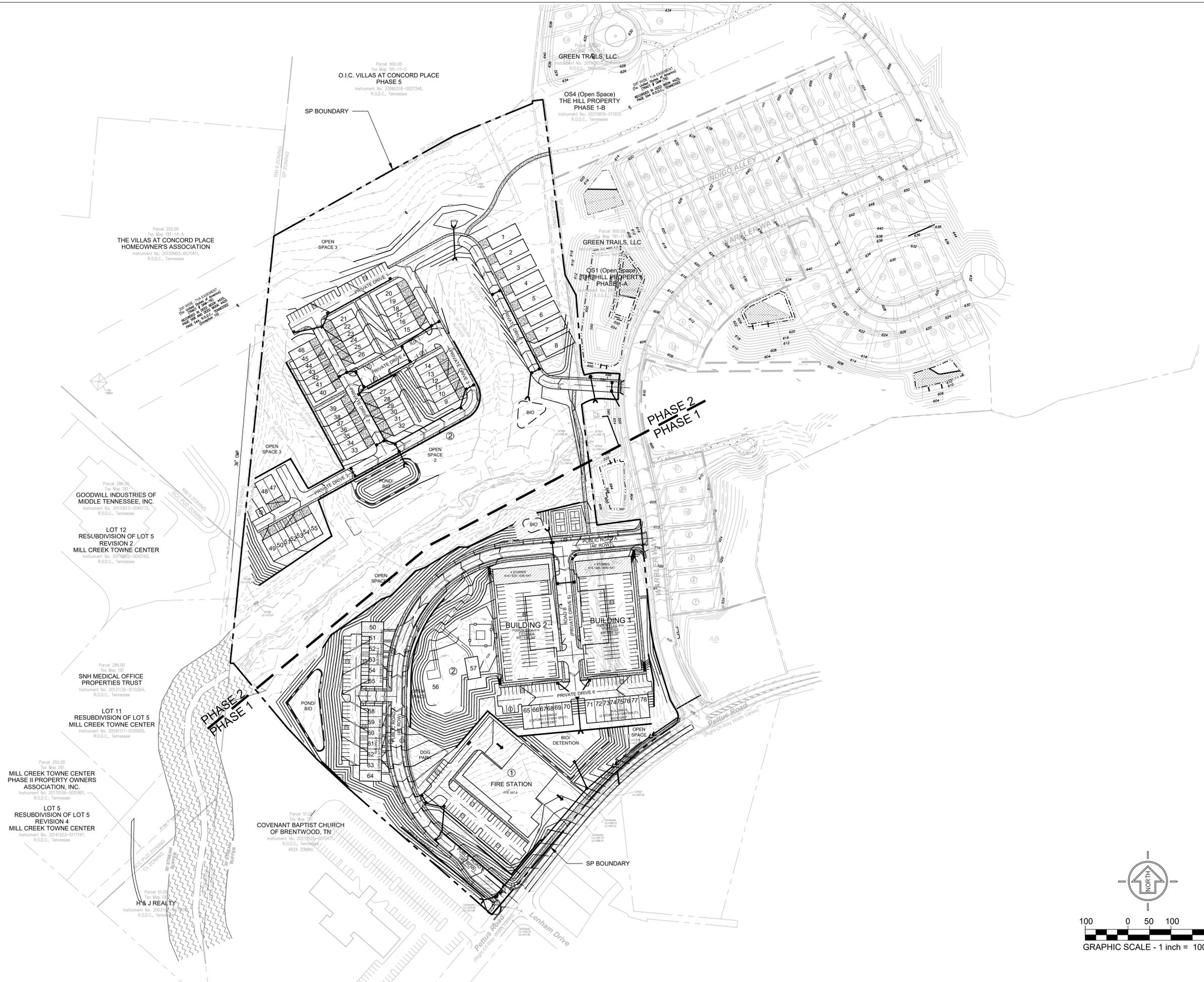
**LAND SOLUTIONS**  
2925 Berry Hill Drive, Nashville, TN 37204

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  - PRELIMINARY SP RESUBMITTAL MAY 30, 2023
  - PRELIMINARY SP RESUBMITTAL JUNE 12, 2023

**OVERALL GRADING AND DRAINAGE PLAN**  
**C3.0**

LSC 20002



Parcel 252.00  
Tax Map 181-11-C  
**THE VILLAS AT CONCORD PLACE HOMEOWNER'S ASSOCIATION**  
Instrument No. 20100903-0070411,  
R.O.D.C., Tennessee

Parcel 900.00  
Tax Map 181-11-C  
**O.I.C. VILLAS AT CONCORD PLACE PHASE 5**  
Instrument No. 20050318-0027346,  
R.O.D.C., Tennessee

Parcel 900.00  
Tax Map 181-11-C  
**OS4 (Open Space) THE HILL PROPERTY PHASE 1-B**  
Instrument No. 20210818-011925,  
R.O.D.C., Tennessee

Parcel 900.00  
Tax Map 181-11-C  
**GREEN TRAILS, LLC**  
**OS1 (Open Space) THE HILL PROPERTY PHASE 1-A**  
Instrument No. 20210818-011925,  
R.O.D.C., Tennessee

Parcel 282.00  
Tax Map 181  
**GOODWILL INDUSTRIES OF MIDDLE TENNESSEE, INC.**  
Instrument No. 2010615-0445172,  
R.O.D.C., Tennessee

**LOT 12 RESUBDIVISION OF LOT 5 REVISION 2 MILL CREEK TOWNE CENTER**  
Instrument No. 2010612-0442165,  
R.O.D.C., Tennessee

Parcel 284.00  
Tax Map 181  
**SNH MEDICAL OFFICE PROPERTIES TRUST**  
Instrument No. 2012130-0110264,  
R.O.D.C., Tennessee

**LOT 11 RESUBDIVISION OF LOT 5 MILL CREEK TOWNE CENTER**  
Instrument No. 2009117-0159205,  
R.O.D.C., Tennessee

Parcel 255.00  
Tax Map 181  
**MILL CREEK TOWNE CENTER PHASE II PROPERTY OWNERS ASSOCIATION, INC.**  
Instrument No. 20170106-0001801,  
R.O.D.C., Tennessee

Parcel 255.00  
Tax Map 181  
**LOT 5 RESUBDIVISION OF LOT 5 REVISION 4 MILL CREEK TOWNE CENTER**  
Instrument No. 20141223-017197,  
R.O.D.C., Tennessee

Parcel 51.00  
Tax Map 181  
**H&J REALTY**  
Instrument No. 2021112-017197,  
R.O.D.C., Tennessee

Parcel 51.00  
Tax Map 181  
**COVENANT BAPTIST CHURCH OF BRENTWOOD, TN**  
Instrument No. 20210229-017197,  
R.O.D.C., Tennessee  
AR2A ZONING

Parcel 900.00  
Tax Map 181-11-C  
**GREEN TRAILS, LLC**  
**OS1 (Open Space) THE HILL PROPERTY PHASE 1-A**  
Instrument No. 20210818-011925,  
R.O.D.C., Tennessee

Parcel 900.00  
Tax Map 181-11-C  
**O.I.C. VILLAS AT CONCORD PLACE  
PHASE 5**  
Instrument No. 20080318-0027346,  
R.O.D.C., Tennessee

**GREEN TRAILS, LLC**  
Instrument No. 20190801-0075717  
R.O.D.C., Tennessee

**OS4 (Open Space)  
THE HILL PROPERTY  
PHASE 1-B**  
Instrument No. 20210818-011925  
R.O.D.C., Tennessee

Parcel 900.00  
Tax Map 181-11-C  
**GREEN TRAILS, LLC**  
Instrument No. 20190801-0075717  
R.O.D.C., Tennessee

**OS1 (Open Space)  
THE HILL PROPERTY  
PHASE 1-A**  
Instrument No. 20210818-011925  
R.O.D.C., Tennessee

- NOTES:**
- 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.
  - 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 STORM WATER MANAGEMENT MANUAL VOLUME 1 REGULATIONS.
  - SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' RCP).



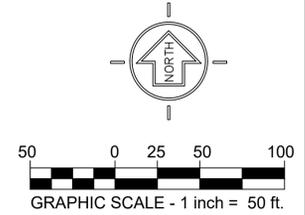
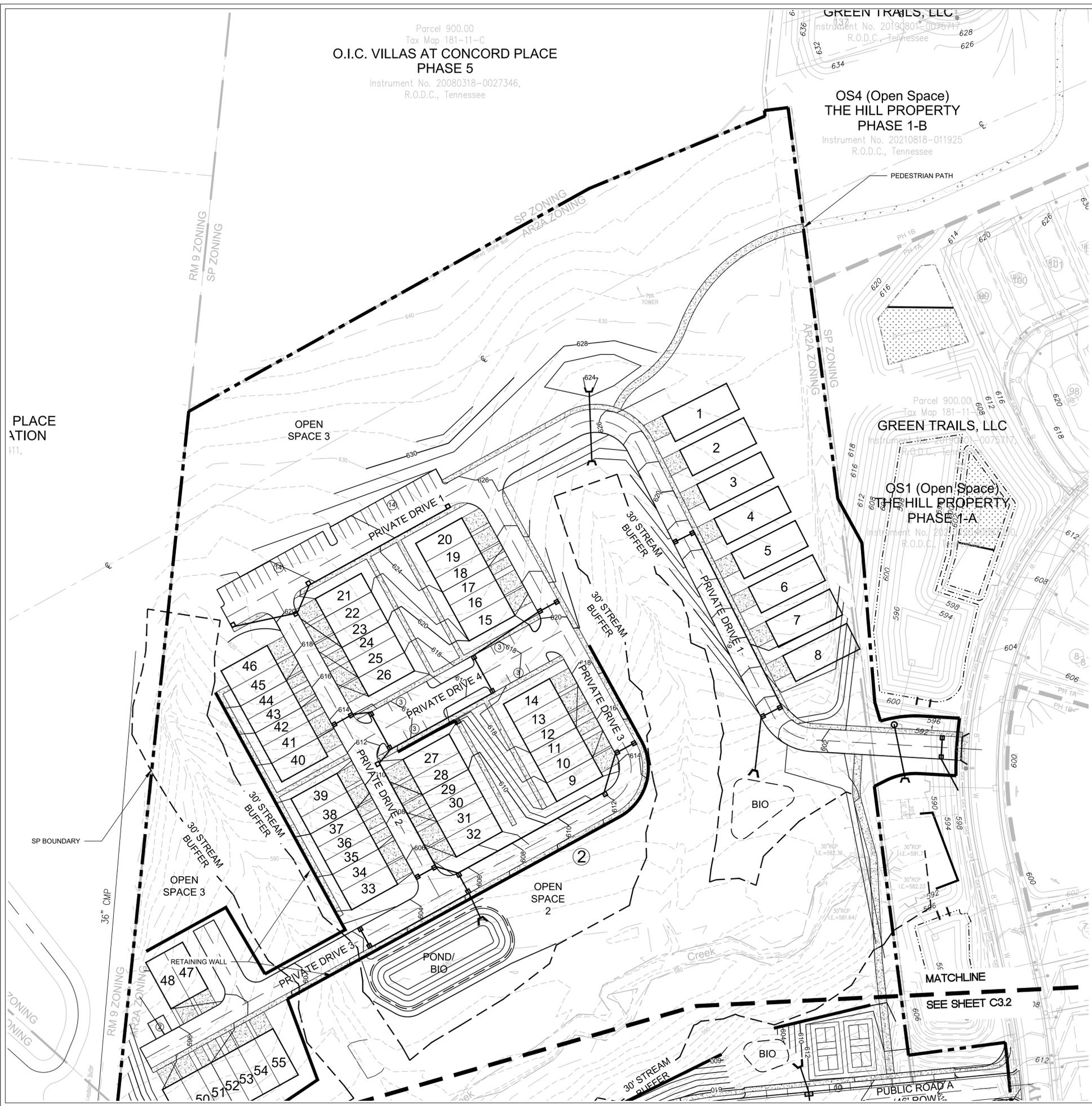
**ISLAND SOLUTIONS**  
2925 Berry Hill Drive, Nashville, TN 37204

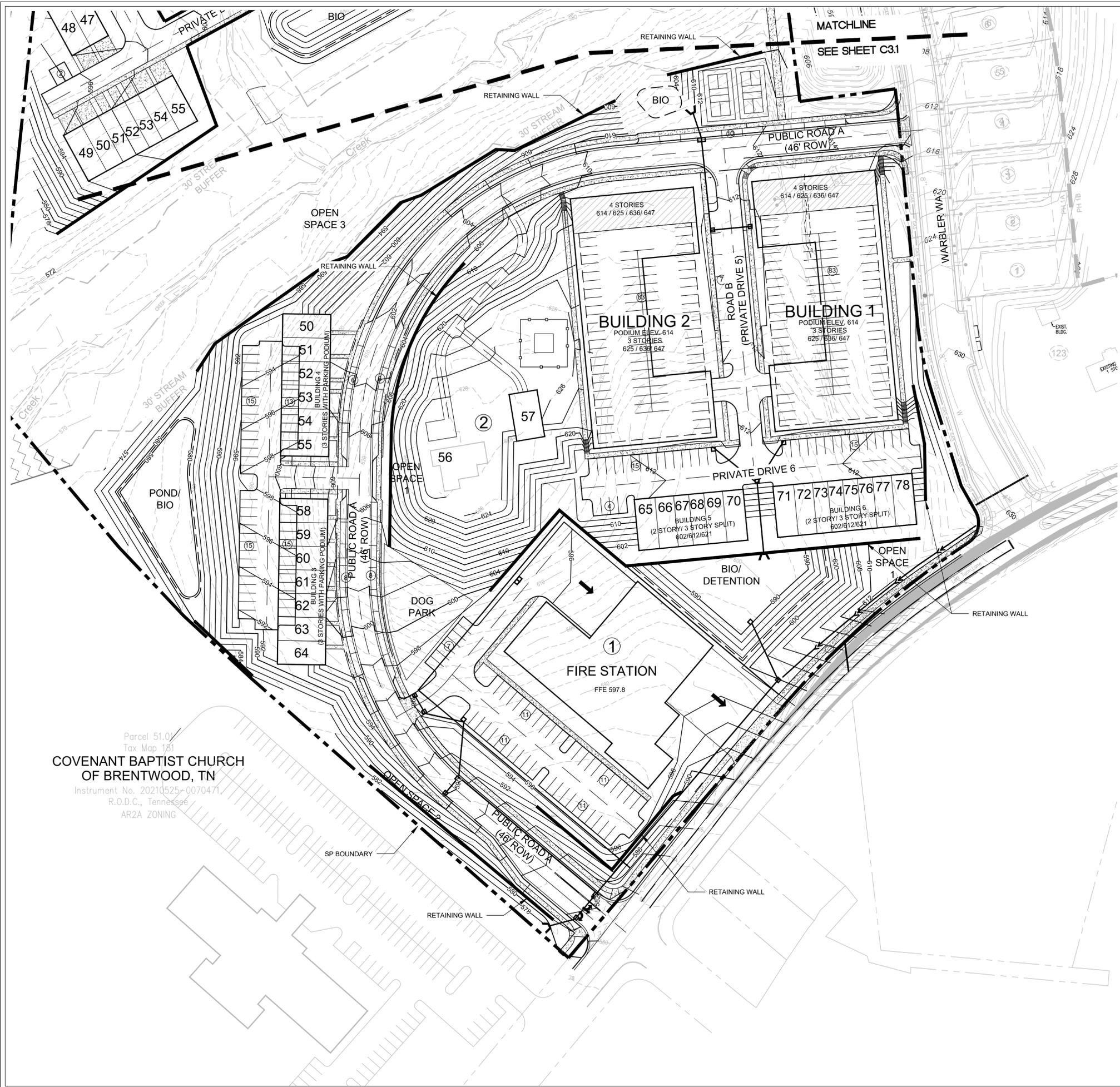
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  - PRELIMINARY SP RESUBMITTAL JUNE 12, 2023

**GRADING AND DRAINAGE PLAN  
C3.1**

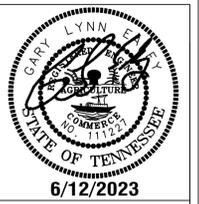
LSC 20002





**NOTES:**

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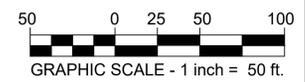
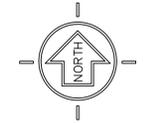


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Parcel 51.01  
Tax Map 181  
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Instrument No. 20210525-0070471  
R.O.D.C., Tennessee  
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**GRADING AND  
DRAINAGE PLAN**  
**C3.2**



6/12/2023

**LAND SOLUTIONS**  
2925 Berry Hill Drive, Nashville, TN 37204

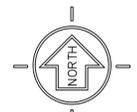
# PRELIMINARY SP THE VILLAGE AT AUTUMN VIEW

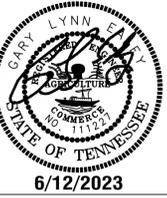
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OVERALL  
UTILITY PLAN  
C4.0

LSC 20002



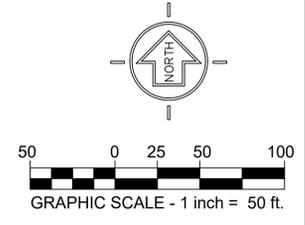


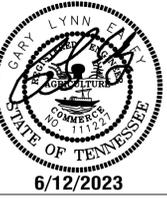
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UTILITY PLAN  
**C4.1**

LSC 20002



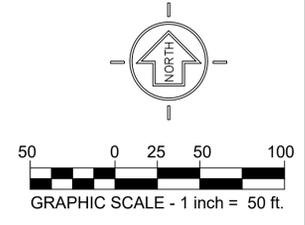
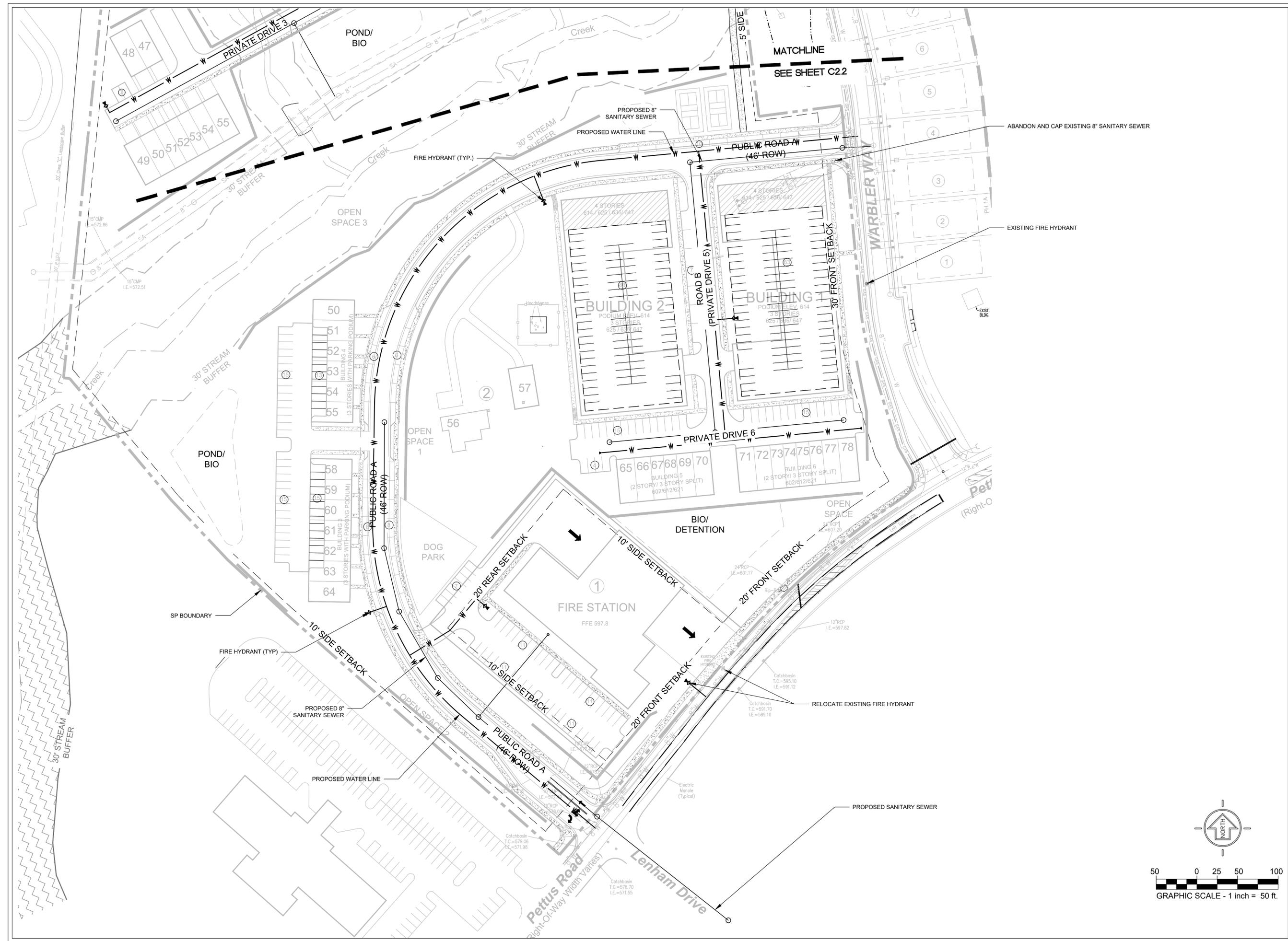


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UTILITY PLAN  
**C4.2**

LSC 20002





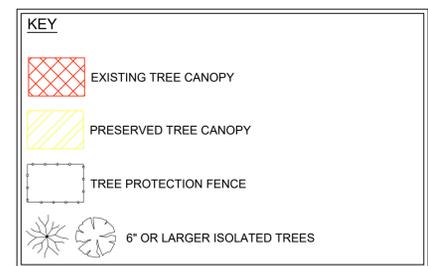
**TREE CANOPY RETENTION**

OVERALL SITE AREA = 1,261,296 SF (28.96 AC)

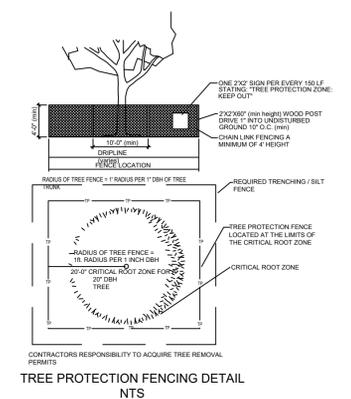
EXISTING TREE CANOPY	PRESERVED TREE CANOPY
650,610 SF (14.94 AC)	221,525 SF (5.09 AC)

**TREE CANOPY DATA:**

TOTAL EXISTING TREE CANOPY:	650,610 SF; 14.94 AC (52% OF SITE)
PROVIDED CANOPY PRESERVATION:	221,525 SF; 5.09 AC (34.07% OF EXISTING)



- TREE PROTECTION NOTES:**
- The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
  - The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
  - Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
  - The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.
  - Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



**ISLAND SOLUTIONS**  
2925 Berry Hill Drive, Nashville, TN 37204

**PRELIMINARY SP**  
**THE VILLAGE AT AUTUMN VIEW**  
SP #XXXX  
MAP 181, PARCELS 52, 136 AND 137  
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6419, 6431 AND 6423 PETTUS ROAD  
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

**ISSUANCE/REVISION NOTES**

TREE PRESERVATION SHEET  
**L1.0**





**KEY**

	EXISTING TREE CANOPY
	PRESERVED TREE CANOPY
	TREE PROTECTION FENCE
	6' OR LARGER ISOLATED TREES



DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



**PRELIMINARY SP**  
**THE VILLAGE AT AUTUMN VIEW**  
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 ANTIOCH, DAVIDSON COUNTY, TENNESSEE

**ISSUANCE/REVISION NOTES**

TREE  
 PRESERVATION  
 ENLARGEMENT  
 SHEET  
**L1.1**



MATCHLINE 1/SEE L1.1  
MATCHLINE 2/SEE L1.2

WARBLER WAY

Lenham Drive

CURVE DATA  
 $\Delta=17^{\circ}44'54''$   
 $R=915.00'$   
 $T=142.86'$   
 $L=252.60'$   
 $Chd.=232.300'$   
 $S\ 54^{\circ}58'27''W$   
 $Delta=01^{\circ}55'3''$   
 $R=915.00'$   
 $L=30.77'$   
 $T=15.39'$   
 $S47^{\circ}03'59''W$   
 $Chd.=30.77'$

$Delta=05^{\circ}28'41''$   
 $R=915.00'$   
 $L=87.48'$  (S39°30'W 220.5'-Dead)  
 $T=43.78'$   
 $S44^{\circ}06'05''W$   
 $Chd.=87.45'$

**KEY**

-  EXISTING TREE CANOPY
-  PRESERVED TREE CANOPY
-  TREE PROTECTION FENCE
-  6' OR LARGER ISOLATED TREES



**ISLAND SOLUTIONS**  
 2925 Berry Hill Drive, Nashville, TN 37204

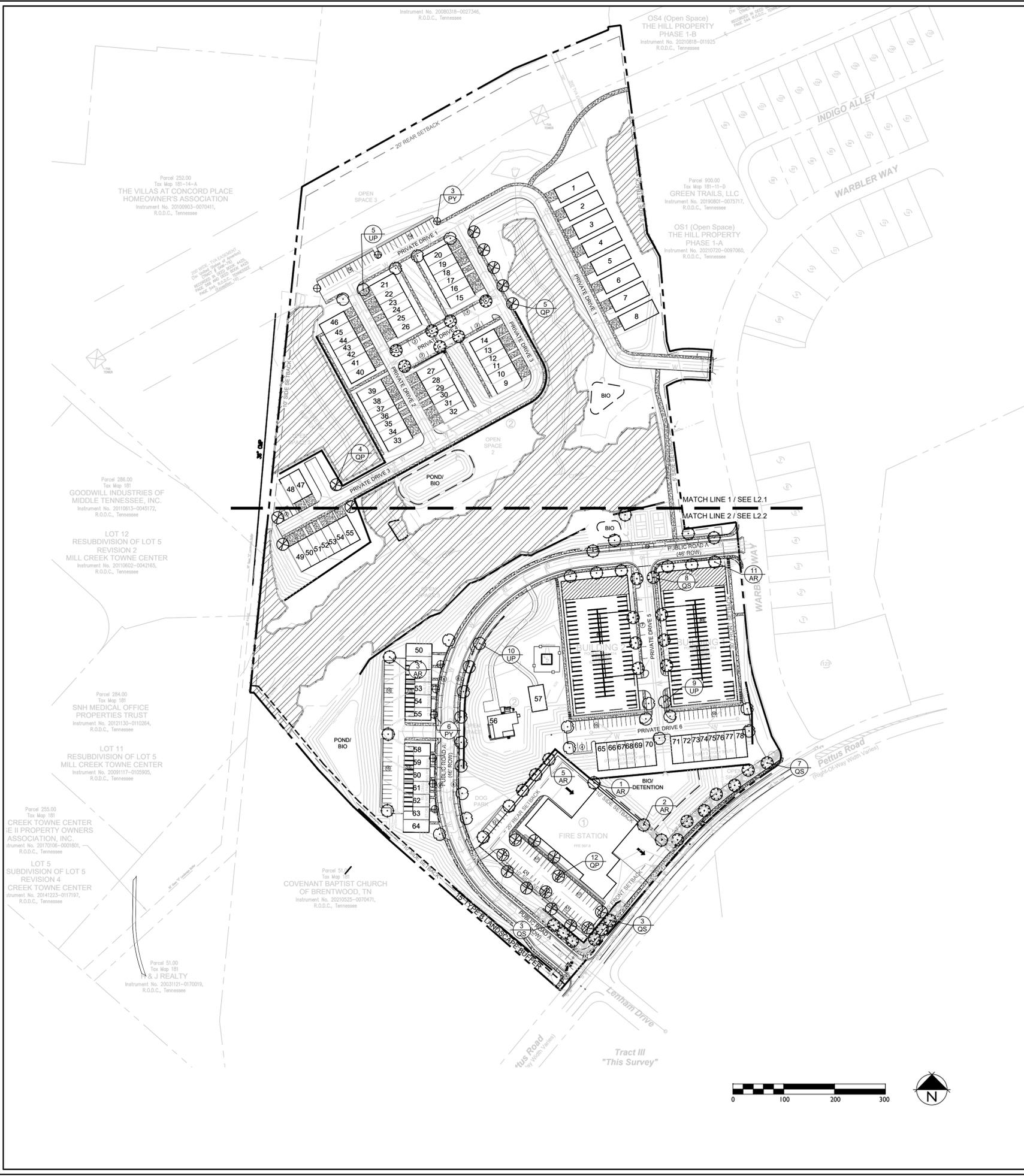
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 ANTIOCH, DAVIDSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES

TREE  
 PRESERVATION  
 ENLARGEMENT  
 SHEET  
**L1.2**



LSC 2002

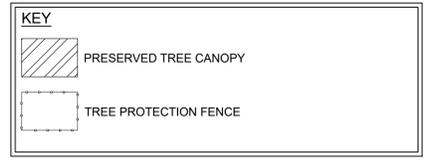


**STREET TREE PLANT SCHEDULE**

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
<b>CANOPY TREES</b>								
22	1 AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL. B/B	12'-14'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
28	QS	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL. B/B	12'-14'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
21	QP	QUERCUS PHELLOS	WILLOW OAK	3" CAL. B/B	12'-14'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
24	UP	ULMUS PARVIFOLIA	CHINESE ELM	3" CAL. B/B	12'-14'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
<b>UNDERSTORY TREES</b>								
9	PY	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2" CAL. B/B	10'-12'	DECIDUOUS AS SHOWN	BALANCED	

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

NOTE: 15' TYPE B BUFFER CONSIST OF PRESERVED TREE CANOPY AND TO BE SUPPLEMENTED WITH PLANTING AS NEEDED.



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 6419, 6431 AND 6423 PETTUS ROAD  
 ANTIOCH, DAVIDSON COUNTY, TENNESSEE

**ISSUANCE/REVISION NOTES**



Know what's below.  
 Call before you dig.

DEVELOPMENT PLANNING AND  
 LANDSCAPE ARCHITECTURE

OVERALL  
 LANDSCAPE  
 SHEET  
**L2.0**

LSC 2002

O.I.C. VILLAS AT CONCORD PLACE  
PHASE 5

Instrument No. 20080318-0027346,  
R.O.D.C., Tennessee

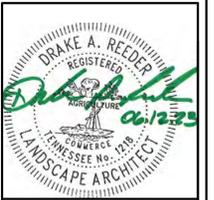
OS4 (Open Space)  
THE HILL PROPERTY  
PHASE 1-B

Instrument No. 20210818-011925  
R.O.D.C., Tennessee

200' WIDE - TVA EASEMENT  
(To: United States of America)  
(TRACT # DAW-76)  
RECORDED IN DEED BOOK 4425,  
PAGE 544 R.O.D.C., TENNESSEE

Parcel 900.00  
Tax Map 181-11-D  
GREEN TRAILS, LLC  
Instrument No. 20190801-0075717,  
R.O.D.C., Tennessee

OS1 (Open Space)  
THE HILL PROPERTY  
PHASE 1-A  
Instrument No. 20210720-0097060,  
R.O.D.C., Tennessee



**ISLAND SOLUTIONS**  
2925 Berry Hill Drive, Nashville, TN 37204

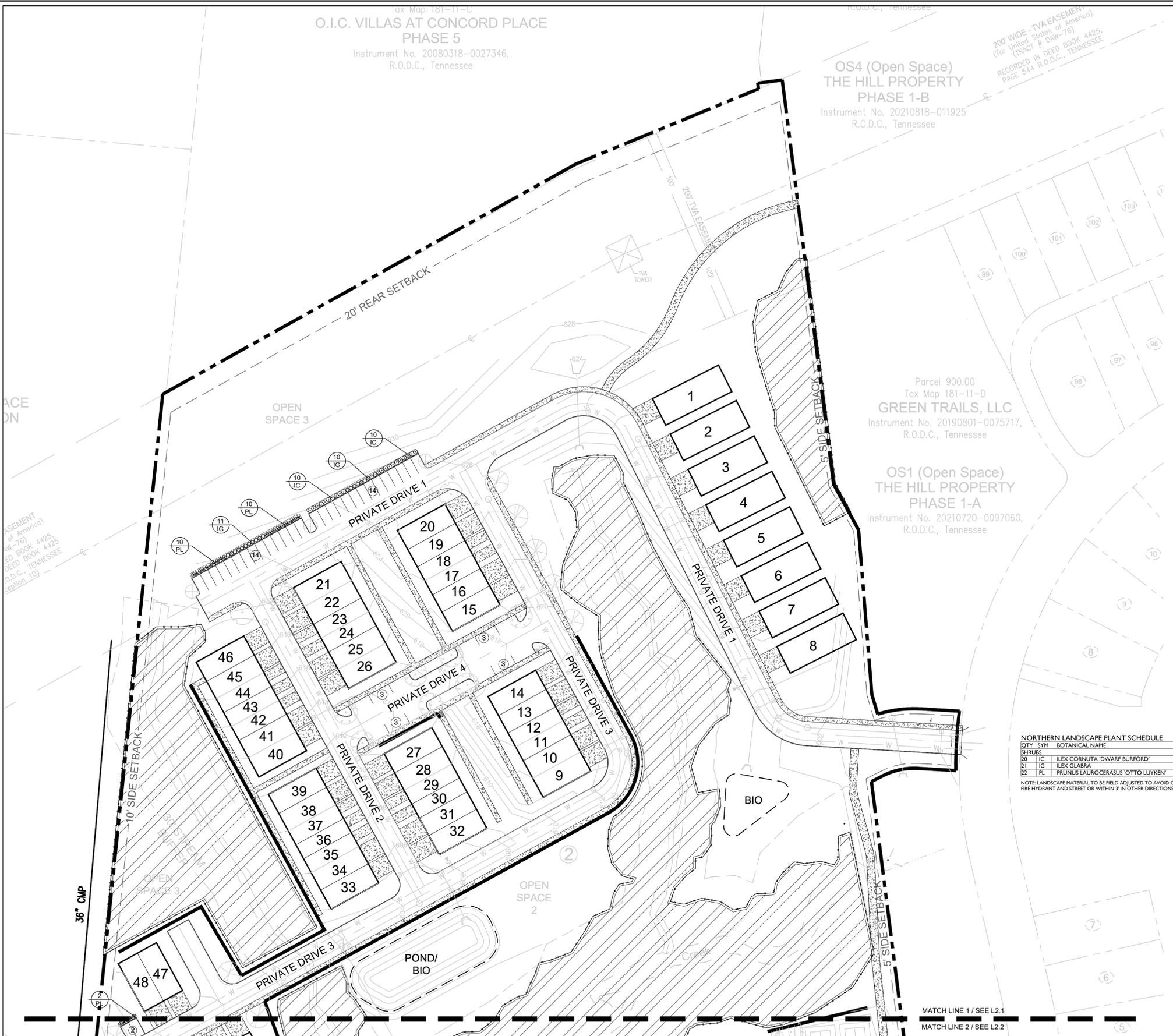
PRELIMINARY SP  
THE VILLAGE AT AUTUMN VIEW

SP #XXXX  
MAP 181, PARCELS 52, 136 AND 137  
PART OF MAP 181-11, GROUP D, PARCEL 9.0  
6419, 6431 AND 6423 PETTUS ROAD  
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES

LANDSCAPE ENLARGEMENT SHEET  
**L2.1**

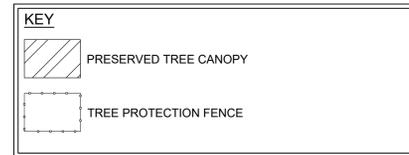
LSC 20002



NORTHERN LANDSCAPE PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
SHRUBS								
20	IC	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY		36"	EVERGREEN	48' O.C.	
21	IG	ILEX GLABRA	INKBERRY		36"	EVERGREEN	48' O.C.	
22	PL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL		36"	EVERGREEN	48' O.C.	

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



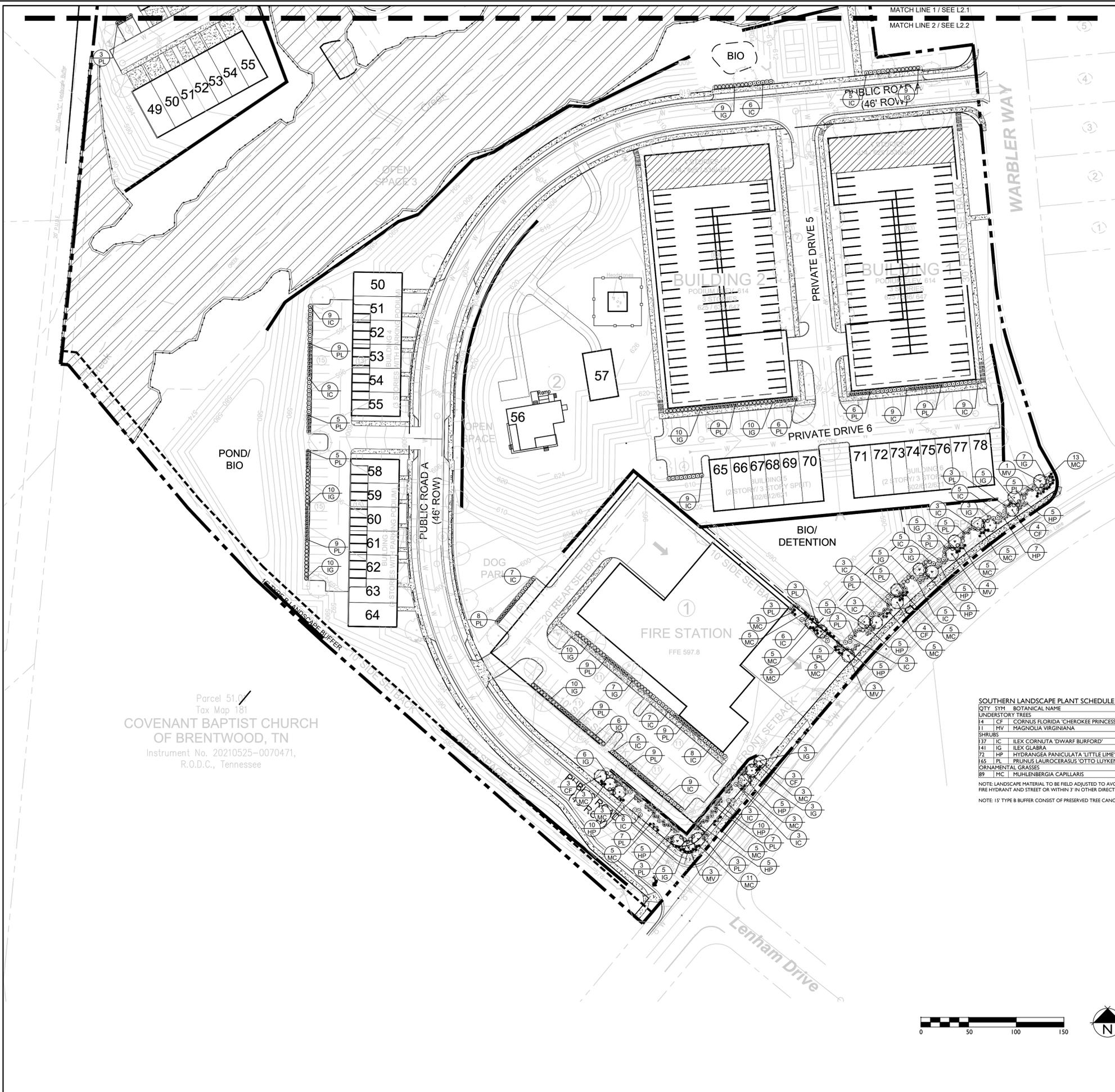
MATCH LINE 1 / SEE L2.1  
MATCH LINE 2 / SEE L2.2



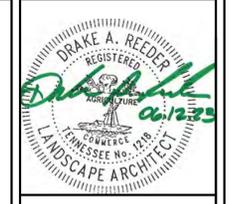
Know what's below.  
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DEVELOPMENT PLANNING AND  
LANDSCAPE ARCHITECTURE



MATCH LINE 1 / SEE L2.1  
MATCH LINE 2 / SEE L2.2



**ISLAND SOLUTIONS**  
2925 Berry Hill Drive, Nashville, TN 37204

**PRELIMINARY SP**  
**THE VILLAGE AT AUTUMN VIEW**

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ANTIOCH, DAVIDSON COUNTY, TENNESSEE

**ISSUANCE/REVISION NOTES**

LANDSCAPE ENLARGEMENT  
SHEET  
**L2.2**

LSC 2002

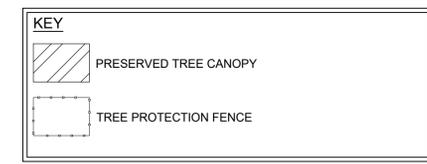
Parcel 51.0 / Tax Map 181  
**COVENANT BAPTIST CHURCH OF BRENTWOOD, TN**  
Instrument No. 20210525-0070471,  
R.O.D.C., Tennessee

**SOUTHERN LANDSCAPE PLANT SCHEDULE**

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
<b>UNDERSTORY TREES</b>								
14	CF	CORNUS FLORIDA 'CHEROKEE PRINCESS'	FLOWERING DOGWOOD	2" CAL. B/B	8'-10'	DECIDUOUS	AS SHOWN	MULTI-BRANCHED, SINGLE-TRUNK
11	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL. B/B	8'-10'	DECIDUOUS	AS SHOWN	MULTI-STEMMED, WELL-FORMED
<b>SHRUBS</b>								
137	IC	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY		36"	EVERGREEN		48" O.C.
141	IG	ILEX GLABRA	INKBERRY		36"	EVERGREEN		48" O.C.
72	HP	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA		30"	DECIDUOUS		36" O.C.
165	PL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL		36"	EVERGREEN		48" O.C.
<b>ORNAMENTAL GRASSES</b>								
89	MC	MUHLENBERGIA CAPILLARIS	MUHLY GRASS		24"			36" O.C.

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

NOTE: 15' TYPE B BUFFER, CONSIST OF PRESERVED TREE CANOPY AND TO BE SUPPLEMENTED WITH PLANTING AS NEEDED.



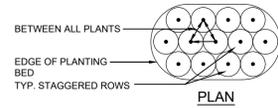
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

**TREE PROTECTION GENERAL NOTES:**

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.
2. 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.
3. 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.
4. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICTLY PROHIBITED.
5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITIES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.

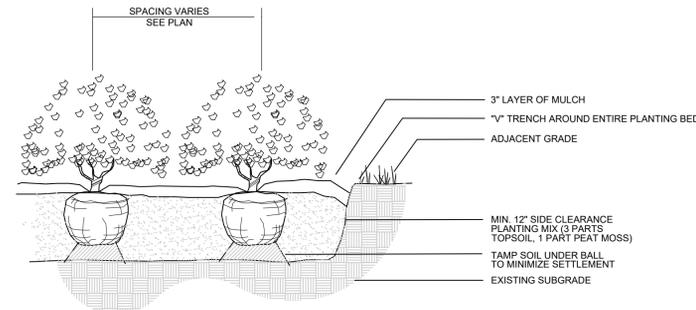
**LANDSCAPE PLANTING GENERAL NOTES:**

1. THE LANDSCAPE CONTRACTOR 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 RESUBMITAL 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 CLOUDS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.
6. ALL LARGE DIRT CLOUDS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.
7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.
8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLOUDS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.

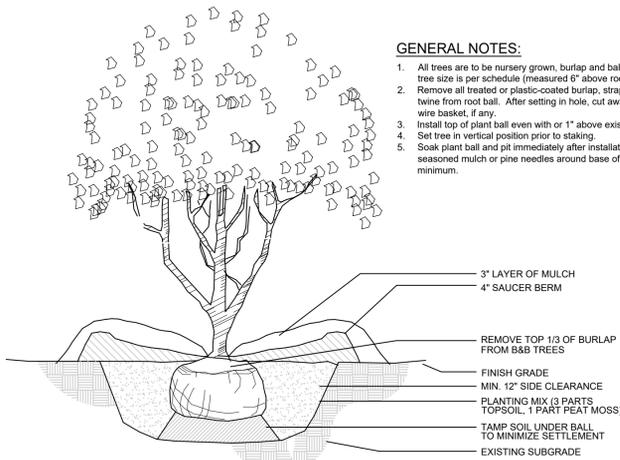


**GENERAL NOTES:**

1. Install top of plant ball 2" above adjacent grade.
2. Tamp planting mix firmly as pit is filled around each plant ball.
3. Soak each plant ball and pit immediately after installation.



**SHRUB PLANTING**

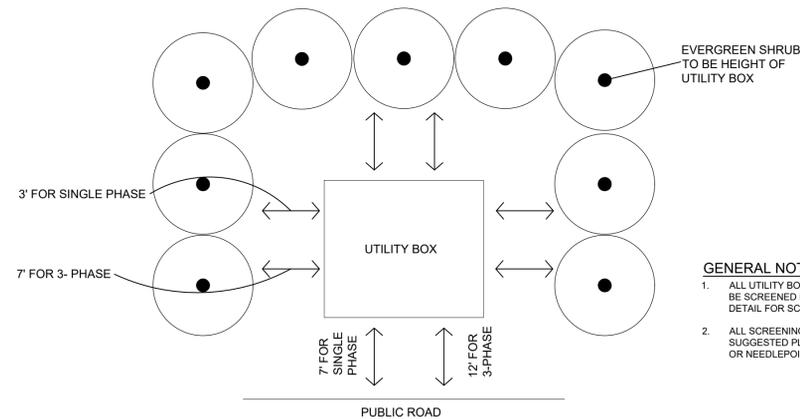


**GENERAL NOTES:**

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.

**UNDERSTORY TREE**

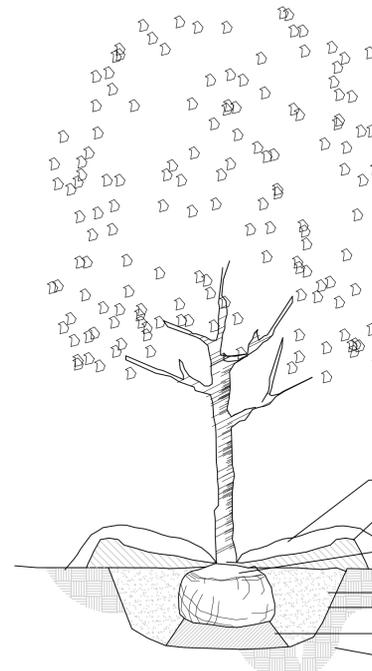
SECTION



**UTILITY BOX SCREEN**

**GENERAL NOTES:**

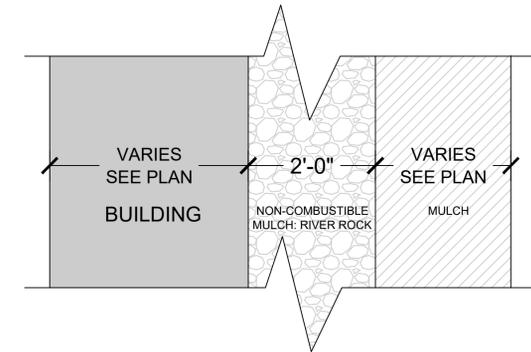
1. ALL UTILITY BOXES AND METERS MUST BE SCREENED FROM VIEW. PLEASE USE THIS STANDARD DETAIL FOR SCREENING REQUIREMENTS.
2. ALL SCREENING PLAN MATERIAL SHALL BE EVERGREEN. SUGGESTED PLAN MATERIAL TO INCLUDE: INKBERY HOLLY OR NEEDLEPOINT HOLLY.



**GENERAL NOTES:**

1. All trees are to be nursery grown, burlap and ball (B&B). Minimum tree size is per schedule (measured 6" above root ball).
2. Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
3. Install top of plant ball even with or 1" above existing grade.
4. Set tree in vertical position prior to staking.
5. Soak plant ball and pit immediately after installation. Place 4-6" of seasoned mulch or pine needles around base of tree, 3' diameter minimum.

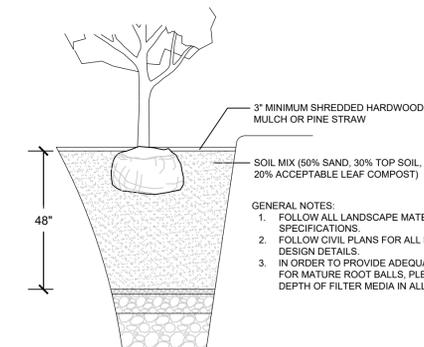
**SINGLE TRUNK DECIDUOUS TREE**



Sec. 7-231. - Combustible mulch.

Combustible mulch shall not be applied or maintained within two feet of any building around entire exterior perimeter, except one and two family dwellings, buildings with exterior walls and exterior wall coverings constructed of noncombustible materials

**NON-COMBUSTIBLE MULCH**



**BIORETENTION TREE PLANTING**

**GENERAL NOTES:**

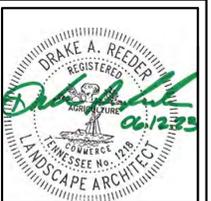
1. FOLLOW ALL LANDSCAPE MATERIAL NOTES AND SPECIFICATIONS.
2. FOLLOW CIVIL PLANS FOR ALL BIORETENTION DESIGN DETAILS.
3. IN ORDER TO PROVIDE ADEQUATE SOIL VOLUME FOR MATURE ROOT BALLS, PLEASE ALLOW 48" DEPTH OF FILTER MEDIA IN ALL TREE HOLES.



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DEVELOPMENT PLANNING AND  
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ANTIOCH, DAVIDSON COUNTY, TENNESSEE

**ISSUANCE/REVISION NOTES**

LANDSCAPE  
DETAILS  
SHEET  
**L3.0**

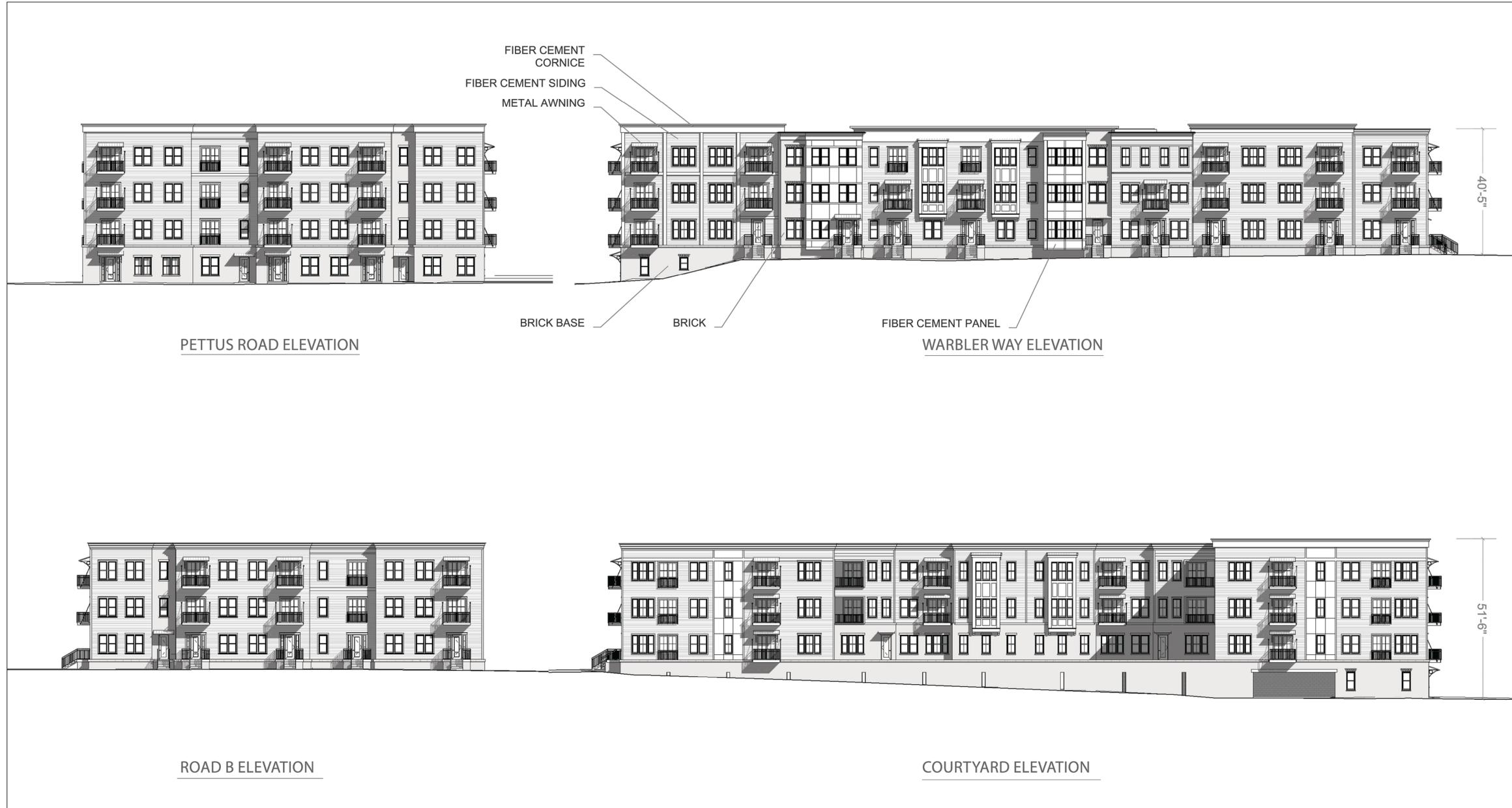
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ANTIOCH, DAVIDSON COUNTY, TENNESSEE

- ISSUANCE/REVISION NOTES:
- INITIAL PLAN DATE: 12/12/2022
  - PRELIMINARY SP RESUBMITTAL MARCH 20, 2022
  - PRELIMINARY SP RESUBMITTAL APRIL 18, 2023
  - PRELIMINARY SP RESUBMITTAL MAY 2, 2023
  - PRELIMINARY SP RESUBMITTAL MAY 16, 2023
  - PRELIMINARY SP RESUBMITTAL MAY 22, 2023
  - PRELIMINARY SP RESUBMITTAL MAY 30, 2023
  - PRELIMINARY SP RESUBMITTAL JUNE 12, 2023

PHASE 1  
BUILDING 1  
CONCEPTUAL  
ELEVATIONS

A1.0



**BUILDING 1 CONCEPTUAL ELEVATIONS**

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  - PRELIMINARY SP RESUBMITTAL MAY 30, 2023
  - PRELIMINARY SP RESUBMITTAL JUNE 12, 2023

PHASE 1  
 BUILDING 2  
 CONCEPTUAL  
 ELEVATIONS  
**A2.0**



ROAD B ELEVATION

HISTORIC HOUSE ELEVATION

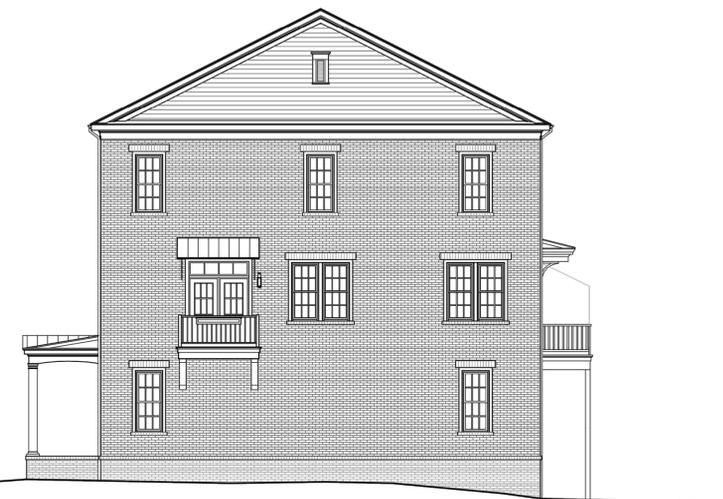
PETTUS ROAD ELEVATION

COURTYARD ELEVATION

BUILDING 2 CONCEPTUAL ELEVATIONS



HISTORIC HOUSE ELEVATION



SIDE ELEVATION

BUILDINGS 3 CONCEPTUAL ELEVATIONS



HISTORIC HOUSE ELEVATION



SIDE ELEVATION

BUILDINGS 4 CONCEPTUAL ELEVATIONS



PETTUS ROAD ELEVATION

SIDE ELEVATION

BUILDINGS 5 CONCEPTUAL ELEVATIONS



PETTUS ROAD ELEVATION

SIDE ELEVATION

BUILDINGS 6 CONCEPTUAL ELEVATIONS

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**TOWNHOME CONCEPTUAL ELEVATION**



**SINGLE FAMILY CONCEPTUAL ELEVATIONS**