

Z:\0707\2023\2023SP-026\000\CONSTRUCTION PLANS\2023-0000 - SP PLAN COVER SHEET.DWG - May 2, 2023 - 10:58 PM

PROJECT NAME: PRODUCTION ROW
 MAP/PARCEL: 059-00-0-065.00
 SITE ADDRESS: 4808 BUENA VISTA PIKE
 COUNCIL DISTRICT: 03
 COUNCIL MEMBER: JENNIFER GAMBLE
 OWNER: BALTZ, MARY L. & HALPIN, CECILIA C. ETAL
 4800 BUENA VISTA PK, NASHVILLE, TN 37218
 FEMA FIRM COMM. 47037C0227H EFF. 04/05/2017
 FEMA ZONE: X, AE

EXISTING USE: RESIDENTIAL
 EXISTING ZONING: R8
 ALLOWED USES: LIGHT INDUSTRIAL
 WAREHOUSING
 OFFICE (INCLUDES ALL TYPES)
 RETAIL (INCLUDES ALL TYPES)
 RESTAURANT (FAST FOOD, TAKE OUT, FULL SERVICE)
 BREWERY (NANO BREWERY, MICRO BREWERY, ARTISAN DISTILLERY, TASTING ROOM)
 EDUCATION (BUSINESS SCHOOL, VOCATIONAL SCHOOL)
 MEDICAL - MEDICAL OFFICE
 DAYCARE CENTER (UNDER 75)
 CUSTOM ASSEMBLY
 INVENTORY STOCK
 PERSONAL CARE SERVICES
 COMMUNICATIONS USES (ALL)
 MANUFACTURING, ARTISAN
 REHEARSAL HALL
 RESTRICTED USES: ALL OTHER CS USES NOT SPECIFICALLY REFERENCED ABOVE
 PROPOSED ZONING: SP
 FALLBACK ZONING: CS

FINAL SP PLANNING CASE NO. 2023SP-026-001
 METRO NASHVILLE SWGR: TBD
 METRO NASHVILLE WATER: TBD
 METRO NASHVILLE SEWER: TBD
 METRO NASHVILLE SITE UTILITY: TBD
 TDEC NOC: TBD

ZONING STANDARDS
 ACREAGE: 54.83 AC
 DENSITY: N/A
 DWELLING UNITS: N/A
 FAR: 0.40
 LOTS: N/A
 ISR: 0.47

STREET SETBACK/STREET TYPES:

WHITES CREEK PIKE: ARTERIAL BOULEVARD (T3-M-AB4):
 6FT BIKEWAY, 6FT GRASS STRIP, 8' SIDEWALK

MAX BUILDING HEIGHT: 95' ON UP TO 50,000 SF
 70' ON REMAINING BUILDINGS

GROSS BUILDING SQUARE FOOTAGE:
 BUILDING 1 MAX: 75,000 SF
 BUILDING 2 MAX: 75,000 SF
 BUILDING 3 MAX: 239,400 SF
 BUILDING 4 MAX: 220,300 SF
 TOTAL MAX: 609,700 SF

PARKING REQUIREMENTS:

FLEX OFFICE: 1 SPACE PER 300 SF
 WAREHOUSE/LIGHT INDUSTRIAL: 1 SPACE PER 2,500 SF

PARKING PROVIDED: 610 SPACES (28 ADA)

SITE STANDARDS:

- A MAXIMUM OF TWO ROWS (ONE DRIVE AISLE) OF SURFACE PARKING IS PERMITTED ON THE STREET SIDE OF ANY BUILDING THAT FRONTS WHITES CREEK PIKE.
- ALL EXTERNAL LIGHTING WILL BE DARK SKY COMPLIANT FIXTURES
- LANDSCAPE PLANTING TO EXCEED METRO ZONING MINIMUM REQUIRED TDU BY 20%.
- DEVELOPMENT OF THIS SITE WILL MEET ALL LOCAL, STATE, AND FEDERAL ARCHEOLOGICAL REGULATIONS.
- BILLBOARDS ARE PROHIBITED
- NO DRIVE-THRU ARE PERMITTED

APPLICANT

THOMAS & HUTTON
 615 MAIN STREET, SUITE 124
 NASHVILLE, TN 37206
 CONTACT: TRAVIS TODD, PE
 (615) 349-4990
 TODD.T@TANDH.COM

NOTES

- THE PURPOSE OF THIS SP IS TO PERMIT THE CONSTRUCTION OF UP TO 609,700 SQUARE FEET OF WAREHOUSE, LIGHT INDUSTRIAL, AND FLEX OFFICE BUILDINGS.
- DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
- THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE LANDSCAPING AND TREE DENSITY REQUIREMENTS PER SP NO. 082020-445.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCLUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP).
- 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.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE AMERICANS WITH DISABILITIES ACT.
- FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS AND CRITICAL LOTS.
- IT IS ANTICIPATED THAT THE PROJECT WILL BEGIN CONSTRUCTION IN JANUARY OF 2024 AND WILL TAKE APPROXIMATELY 16 MONTHS TO BE COMPLETED.
- 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.

FEMA NOTE

THIS PARCEL DESCRIBED HEREON LIES WITHIN ZONES AND X, AE IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0227H", DATED: APRIL 5th, 2017.

SPECIFIC PLAN OF PRODUCTION ROW PLANNING CASE NO. 2023SP-026-001 NASHVILLE, TN

PREPARED FOR:
AL. NEYER
 1222 DEMONBREUN STREET, SUITE 1200
 NASHVILLE, TN 37203

TM# 059-00-0-065.00

JANUARY 25, 2022

REVISED: MAY 3, 2023

J-30787.0000

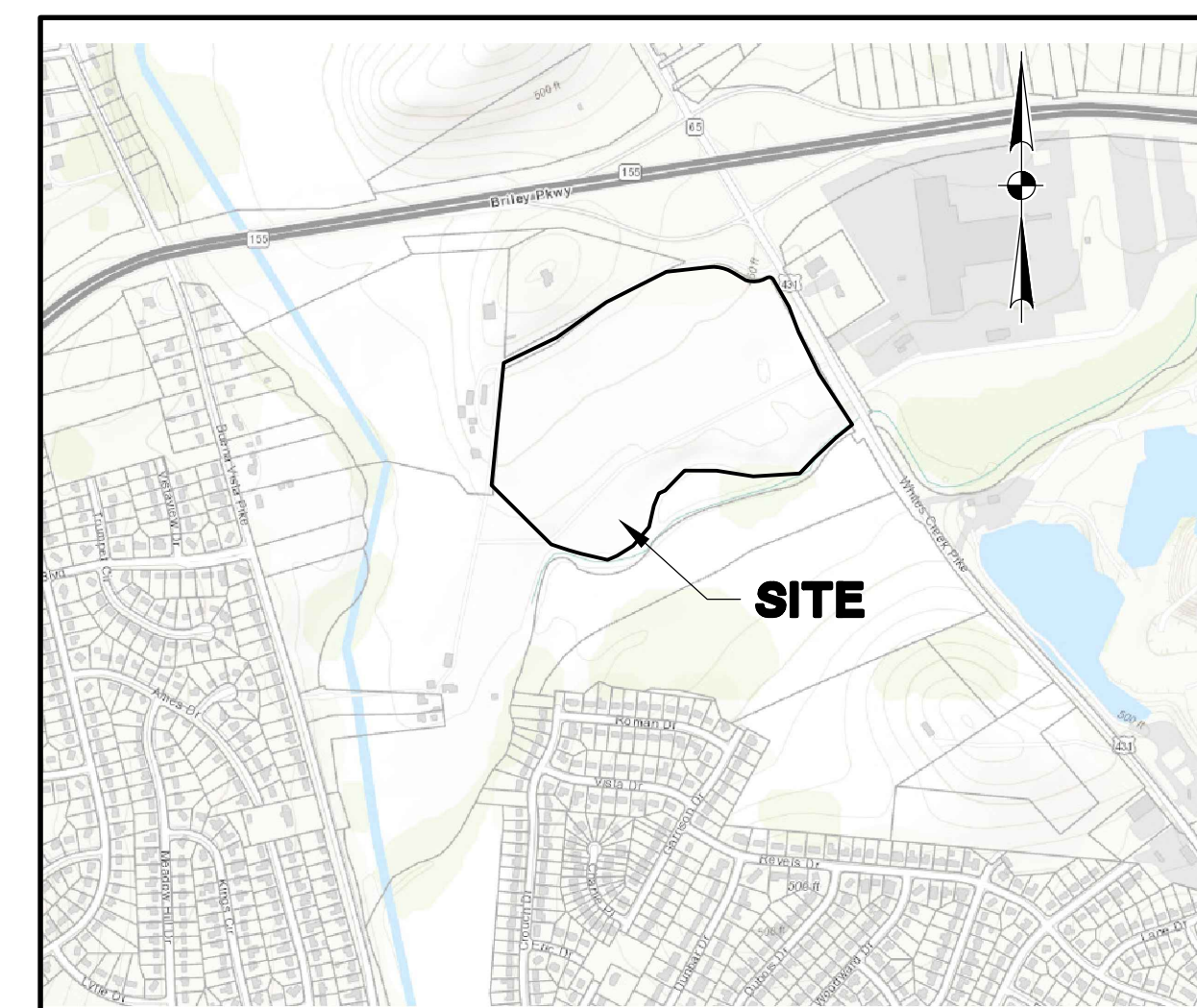
PREPARED BY:



ARCHITECTURAL STANDARD COMPLIANCE:

WAREHOUSE AND LIGHT INDUSTRIAL FLEX BUILDINGS GENERALLY TO BE ONE-STORY SHELL DEVELOPMENTS WITH OPEN FLOOR PLAN TO ALLOW FOR MAXIMUM FLEXIBILITY AND IS CONDUCIVE TO MULTIPLE TENANT OCCUPANCIES. 28' TO 36' CLEAR HEIGHTS ARE GENERALLY ANTICIPATED (WITH THE EXCEPTION OF THE SPECIALIZED HIGHER CLIENT-SPECIFIC 95' BUILDING) TO IMPROVE EFFICIENCY, MINIMIZE BUILDING FOOTPRINT SIZE AND RESPOND TO MARKET DEMAND. BUILDINGS TO BE TYPICALLY ARRANGED TO HAVE FRONT OFFICE TENANTS WITH A REAR LOADING AREA FOR TRUCKING/DELIVERIES. PROPER BUILDING SITING TO BE CONSIDERED FOR VEHICULAR TRAFFIC AND CIRCULATION AS WELL AS APPROPRIATELY SCREENING AND BUFFERS TO COMPLY WITH ZONING REQUIREMENTS.

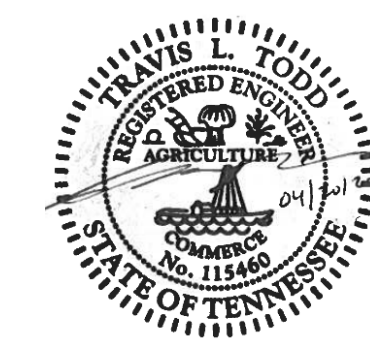
- **BUILDING DESIGN:** BUILDINGS, AS DESIGNED, ARE A DEPARTURE FROM THE STANDARD PROTOTYPICAL SPECULATIVE WAREHOUSE, WHEREBY EACH FACADE IS ASYMMETRICAL (NO BOOKEND CORNERS), WHICH CREATES VISUAL ENERGY AND DIVERSE DESIGN. ALL BUILDINGS SHALL HAVE REAR LOADED TRUCK DOCKS ONLY. CROSS-DOCK BUILDINGS ARE NOT PERMITTED. THE FOOTPRINT OF A SINGLE BUILDING SHALL NOT EXCEED 350,000 SF.
- **BUILDING CONSTRUCTION:** EXTERIOR WALLS TO BE EITHER PRECAST OR SITE-CAST POURED-IN-PLACE CONCRETE WALL PANELS WITH CONVENTIONAL STEEL STRUCTURE AND MEMBRANE ROOF. BUILDINGS GREATER THAN 50' IN HEIGHT TO BE CONSTRUCTED OF BLEND OF PRE-FINISHED DECORATIVE INSULATED METAL PANEL WITH ARTICULATION TO LIMIT UNINTERRUPTED FACADE.
- **FACADE ARTICULATION:** FACADE TREATMENT TO INCLUDE DECORATIVE REVEALS, VARIED HEIGHTS OF PANELS, PANEL LAPS, ACCENT COLORS AND ARCHITECTURAL "BLOCKING" TO AVOID UNINTERRUPTED FACADES AND MANAGE SCALE, PROPORTION AND RHYTHM.
 - a. MAX 50' UNINTERRUPTED FACADE HORIZONTALLY AND VERTICALLY UTILIZING COLOR, REVEAL PATTERNS, DECORATIVE METAL FIN, VARIED PANEL HEIGHTS OR TILT-UP PANEL LAPS.
 - b. ARCHITECTURAL METAL PANEL (AMP) TO BE INCORPORATED TO ADD VISUAL INTEREST AND ENHANCE ENTRANCE FEATURES.
 - c. PRE-FINISHED INSULATED METAL PANELS (IMP) AT BUILDING GREATER THAN 50' IN HEIGHT, WITH EITHER PRECAST OR SITE-CAST CONCRETE BASE. PANELS TO HAVE ARTICULATION AT MAXIMUM 25' VERTICALLY WITH REVEAL OR FIN TO BREAK UP OVERALL HEIGHT.
 - d. DECORATIVE METAL CANOPY CAN BE USED AT ENTRANCES TO CREATE SHADOW LINES, ADD SCALE AND PROTECTION FROM ELEMENTS.
 - e. PRE-FINISHED METAL "FIN" CAN BE USED TO OUTLINE MAIN CORNER, ADDING SHADOW LINE AND MATERIAL DIFFERENTIAL.
 - f. FORMLINERS, ENHANCED REVEAL PATTERNS AND INTEGRAL WOOD-LOOK TILE ALONG BASE OF BUILDING CAN BE USED TO PROVIDE TEXTURE AND OCCUPANT ENGAGEMENT.
- **COLORS:** A MINIMUM OF 2 COLORS, COMPLIMENTARY IN HUE AND GENERALLY COOL OR EARTH TONES. BRIGHT COLORS TO BE LIMITED TO ACCENTS ONLY. PAINT TO HAVE MEDIUM TEXTURE (SIMILAR TO STUCCO FINISH) TO ADD VISUAL INTEREST, TEXTURE AND SOFTEN CONCRETE SURFACES.
- **GLAZING:** GLAZING TO BE PROVIDED AT OFFICE AREAS ALONG THE BOTTOM 14' OF BUILDING TO MEET MINIMUM 20% OF FACADE WHERE FACING WHITES CREEK ROAD.
- **ORIENTATION:** BUILDINGS THAT FRONT WHITES CREEK PIKE SHALL ORIENT THE ARCHITECTURE OF THE BUILDING TOWARDS, AND SHALL PROVIDE PEDESTRIAN ENTRANCES ORIENTED TOWARDS WHITE CREEK PIKE. THESE PEDESTRIAN ENTRANCES SHALL PROVIDE PEDESTRIAN CONNECTIONS TO THE INTERNAL SIDEWALK NETWORK THAT EVENTUALLY CONNECTS TO WHITES CREEK PIKE.
- **ROOF-TOP SCREENING:** ROOF-TOP EQUIPMENT SCREENING IS PROVIDED AT FUTURE OFFICE AREAS WITH PARAPET WALLS (AT PRIMARY OFFICE CORNERS). WAREHOUSE ROOF-TOP EQUIPMENT WILL BE SCREENED WITH BUILDING PARAPET OR BY USING PREFABRICATED SCREENING SYSTEM (ENVISOR SCREENING SYSTEMS AS BASIS OF DESIGN) TO PROVIDE FLEXIBILITY WITH THE UNCERTAINTY OF FUTURE TENANT'S ROOF-TOP EQUIPMENT NEEDS.



VICINITY MAP
 SCALE: 1" = 1000'

Sheet List Table

SHEET NUMBER	SHEET TITLE
C0.0	SP COVER SHEET
C1.1	OVERALL SITE PLAN
C1.2	EXISTING CONDITIONS PLAN
C1.3	LAYOUT PLAN
C1.4	GRADING AND DRAINAGE PLAN
C1.5	UTILITY PLAN
L1.1	LANDSCAPE PLAN
L2.1	GENERAL PLANTING NOTES
	ARCHITECTURAL IMAGERY



REVISION HISTORY

REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY

DATE	DESCRIPTION	DATE



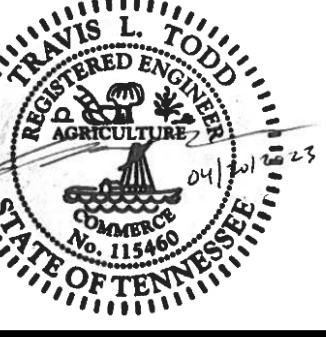
Know what's below.
 Call before you dig.



615 Main Street • Suite 124
 Nashville, TN 37206
 p.615.349.4990
 www.thomasandhutton.com

J-30787.0000 1/25/22 PRODUCTION ROW

C:\PROJECTS\2022\00000000000000000000\CONSTRUCTION\PLANS\01010000 - OVERALL SITE PLANS.DWG - May 12, 2022 - 4:02 PM



NO.	REVISIONS	BY	DATE

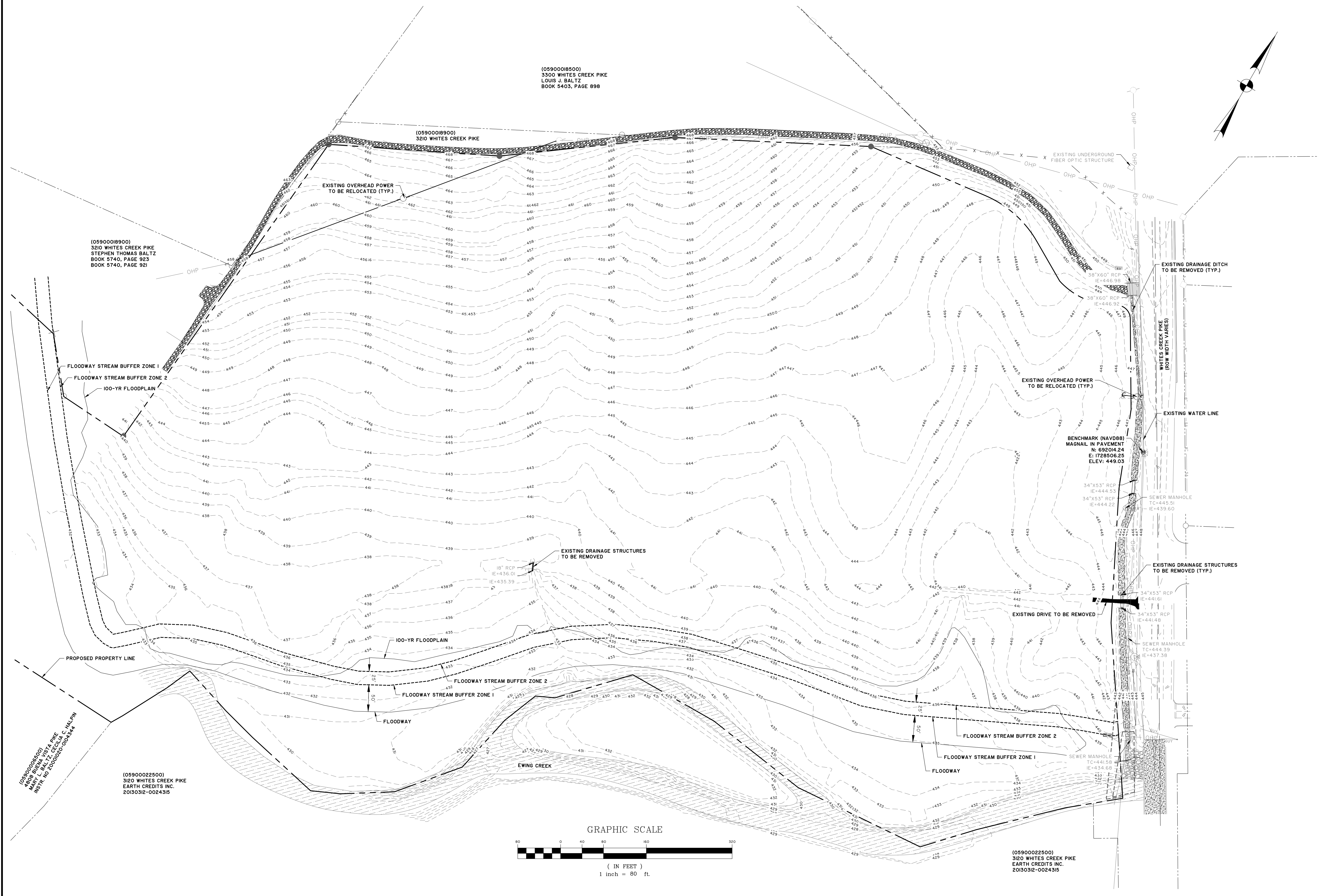
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AL. NEYER
 NASHVILLE, TN
 PRODUCTION ROW
OVERALL SITE PLAN

JOB NO: J-30787.0000
 DATE: 1/25/22
 DRAWN: CAA
 DESIGNED:
 REVIEWED: SH
 APPROVED:
 SCALE: 1" = 150'

C1.1

21071717.DWG (DWG) - 11/15/2022 10:00:00 AM - 11/15/2022 10:00:00 AM - 11/15/2022 10:00:00 AM - 11/15/2022 10:00:00 AM



(05900018500)
3300 WHITES CREEK PIKE
LOUIS J. BALTZ
BOOK 5403, PAGE 898

(05900018900)
3210 WHITES CREEK PIKE
STEPHEN THOMAS BALTZ
BOOK 5740, PAGE 923
BOOK 5740, PAGE 921

FLOODWAY STREAM BUFFER ZONE 1
FLOODWAY STREAM BUFFER ZONE 2
100-YR FLOODPLAIN

EXISTING DRAINAGE STRUCTURES
TO BE REMOVED

EXISTING OVERHEAD POWER
TO BE RELOCATED (TYP.)

EXISTING DRAINAGE DITCH
TO BE REMOVED (TYP.)

EXISTING WATER LINE

BENCHMARK (NAVD88)
MAGNAIL IN PAVEMENT
N: 69204.24
E: 1728508.25
ELEV: 449.03

SEWER MANHOLE
TC=44.51
IE=439.60

EXISTING DRAINAGE STRUCTURES
TO BE REMOVED (TYP.)

EXISTING DRIVE TO BE REMOVED

SEWER MANHOLE
TC=44.39
IE=437.38

PROPOSED PROPERTY LINE

FLOODWAY
FLOODWAY STREAM BUFFER ZONE 1
FLOODWAY STREAM BUFFER ZONE 2

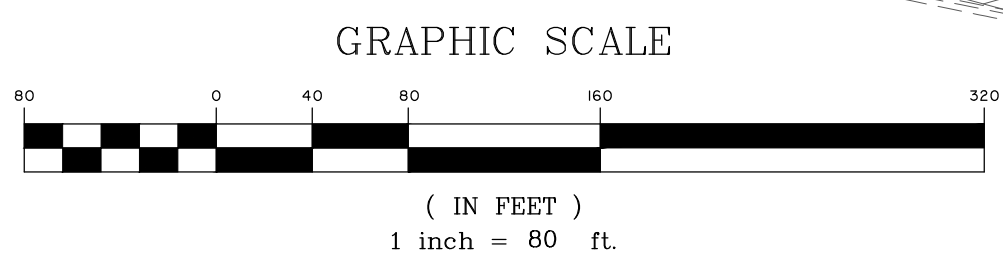
FLOODWAY STREAM BUFFER ZONE 2

FLOODWAY STREAM BUFFER ZONE 1

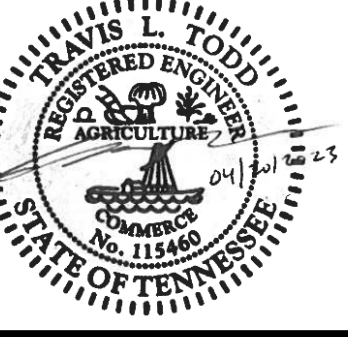
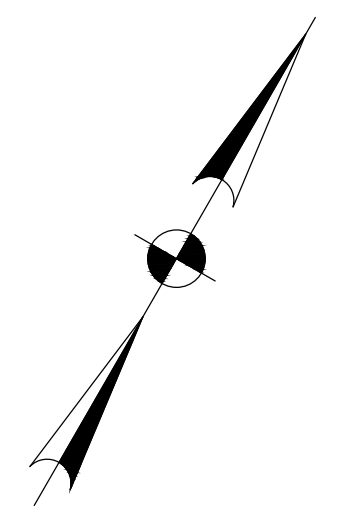
SEWER MANHOLE
TC=44.58
IE=434.68

(05900022500)
3120 WHITES CREEK PIKE
EARTH CREDITS INC.
20130312-0024315

(05900000000)
3120 WHITES CREEK PIKE
L. BALTZ
BOOK 5403, PAGE 898



(05900022500)
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20130312-0024315



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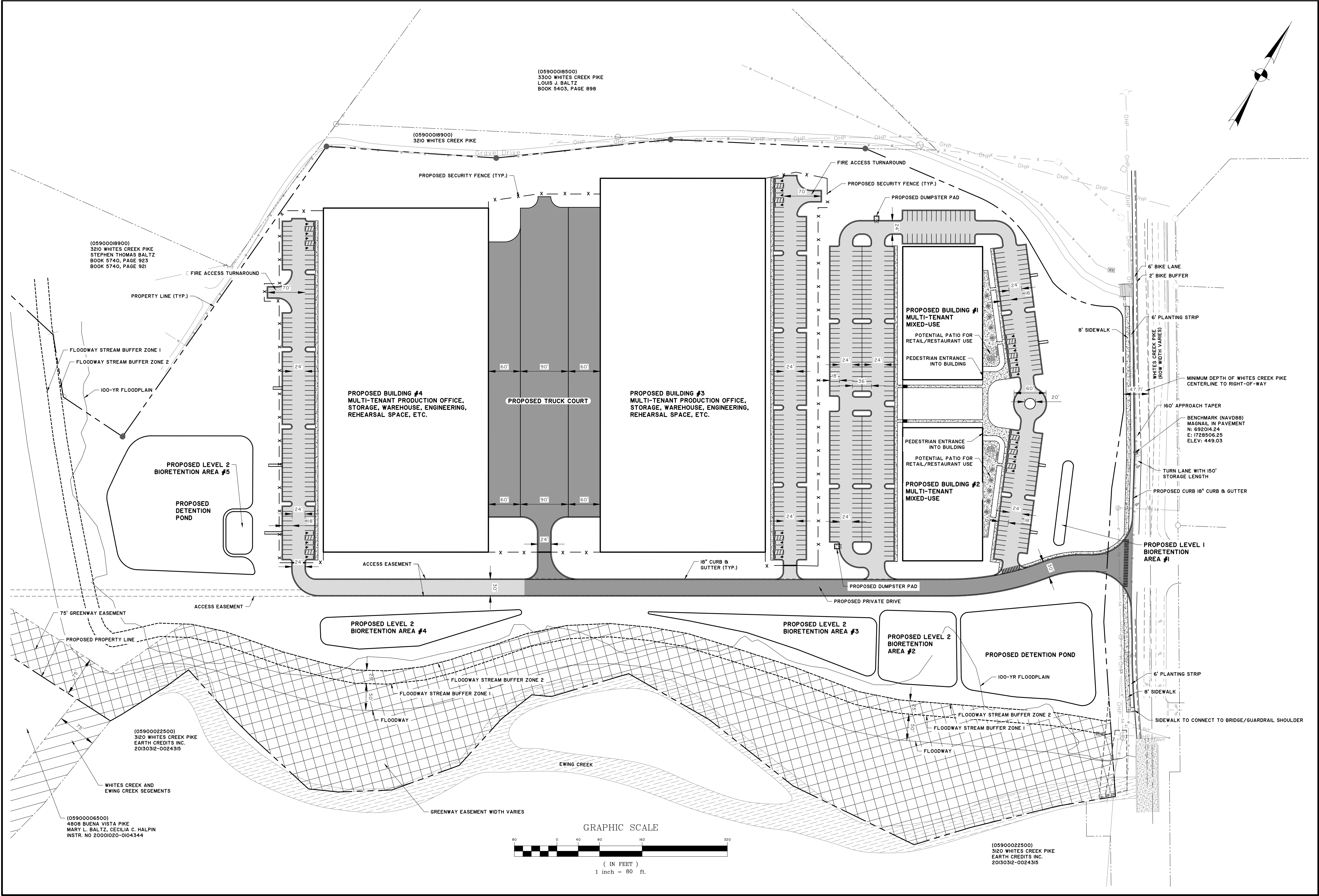
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AL. NEYER
NASHVILLE, TN
PRODUCTION ROW
EXISTING CONDITIONS PLAN

JOB NO: J-30787.0000
DATE: 1/25/22
DRAWN: CAA
DESIGNED:
REVIEWED: SH
APPROVED:
SCALE: 1" = 80'

C1.2

PLANNING AND DESIGN CONSULTANTS, INC. ENGINEERING AND ARCHITECTURE
 1000 W. BENTLEY AVENUE, SUITE 200, NASHVILLE, TN 37203-4037
 TEL: 615.259.1000 FAX: 615.259.1001 WWW.PADC.COM
 DATE: 1/25/22



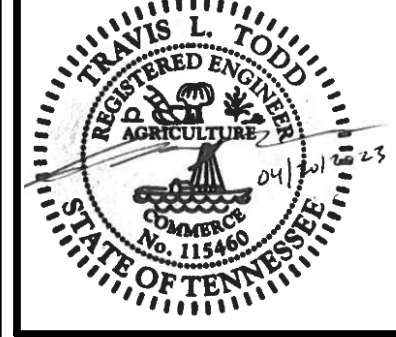
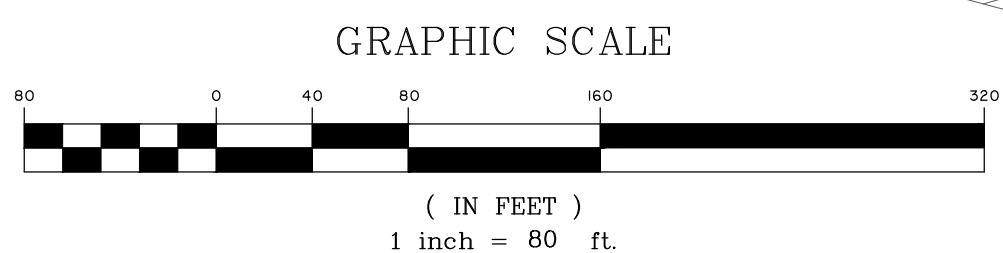
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 BOOK 5740, PAGE 921

(05900022500)
 3120 WHITES CREEK PIKE
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 20130312-0024315

(05900006500)
 4808 BUENA VISTA PIKE
 MARY L. BALTZ, CECILIA C. HALPIN
 INSTR. NO 20001020-0104344

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 3120 WHITES CREEK PIKE
 EARTH CREDITS INC.
 20130312-0024315



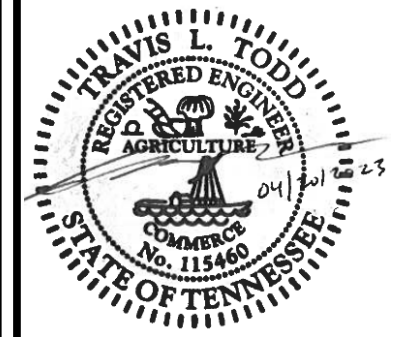
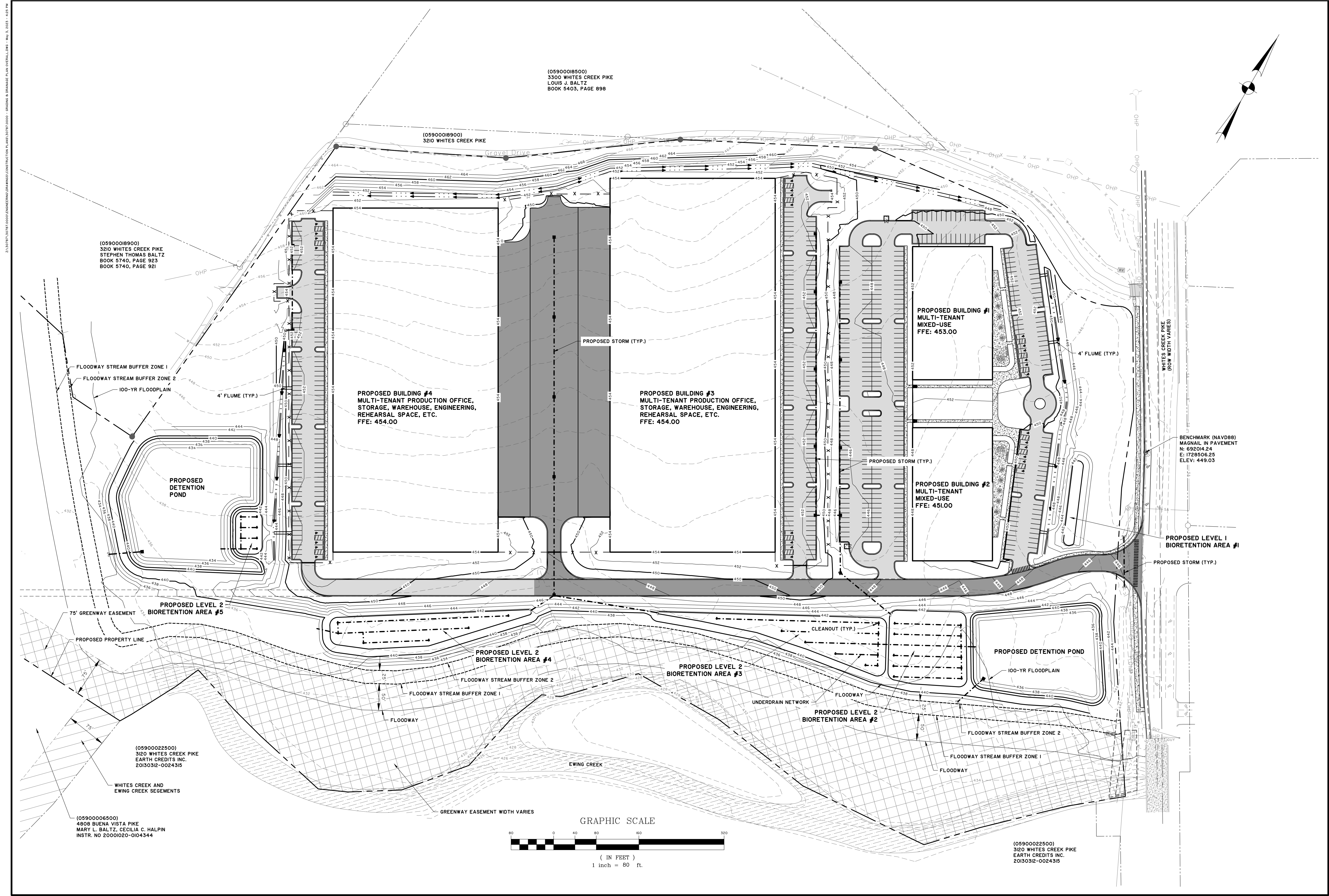
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AL. NEYER
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 PRODUCTION ROW
LAYOUT PLAN

JOB NO:	J-30787.0000
DATE:	1/25/22
DRAWN:	CAA
DESIGNED:	CAA
REVIEWED:	SH
APPROVED:	
SCALE:	1" = 80'

C1.3



NO.	REVISIONS	BY	DATE

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AL. NEYER
 NASHVILLE, TN
 PRODUCTION ROW
 GRADING AND DRAINAGE PLAN

JOB NO:	J-30787.0000
DATE:	1/25/22
DRAWN:	CAA
DESIGNED:	CAA
REVIEWED:	SH
APPROVED:	
SCALE:	1" = 80'

C1.4

(05900018500)
 3300 WHITES CREEK PIKE
 LOUIS J. BALTZ
 BOOK 5403, PAGE 898

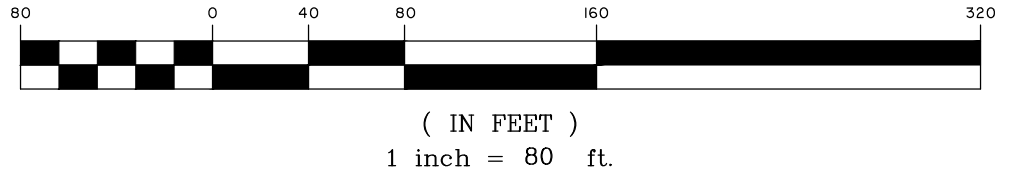
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 BOOK 5740, PAGE 923
 BOOK 5740, PAGE 921

(05900022500)
 3120 WHITES CREEK PIKE
 EARTH CREDITS INC.
 20130312-0024315

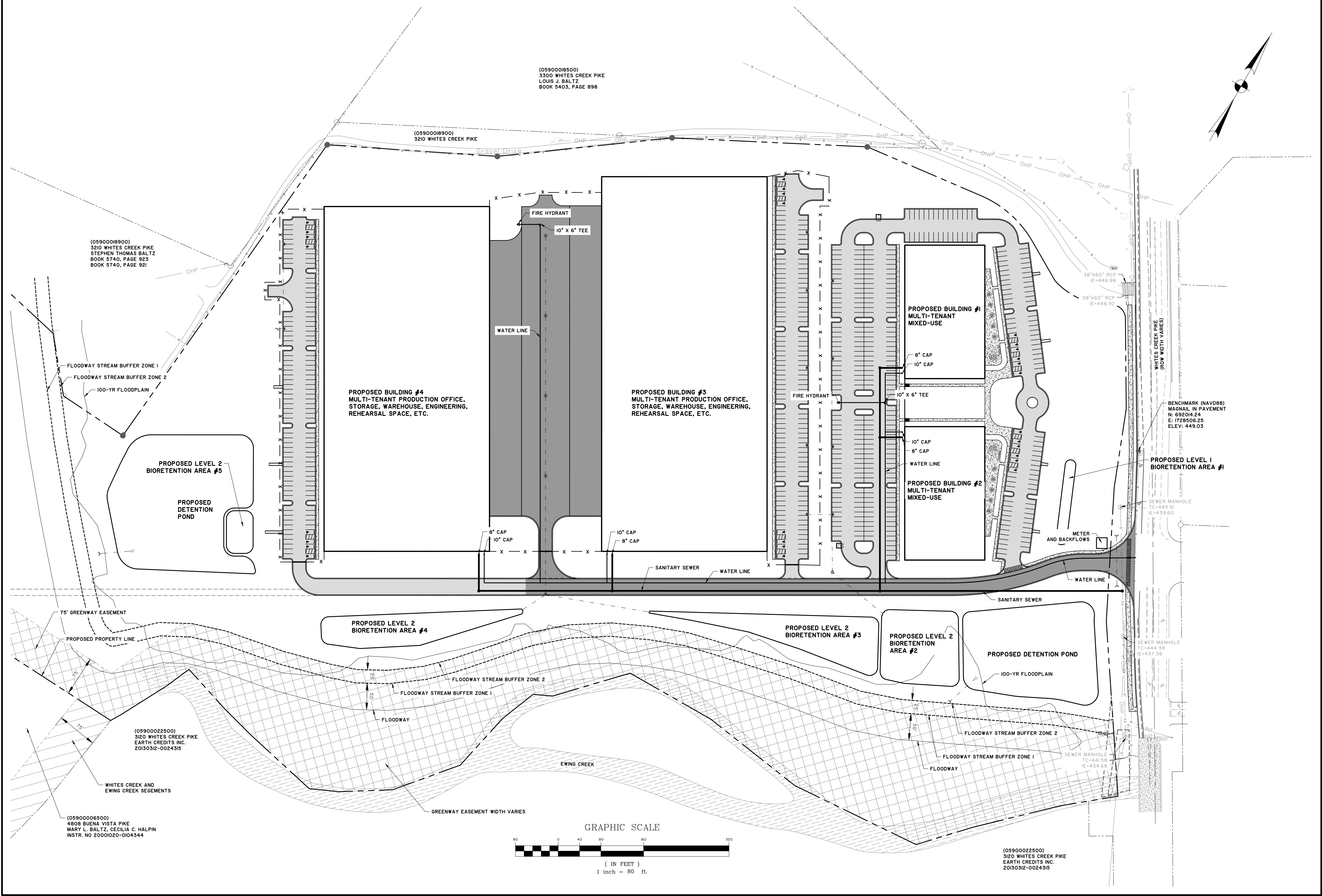
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 4808 BUENA VISTA PIKE
 MARY L. BALTZ, CECILIA C. HALPIN
 INSTR. NO 20001020-0104344

(05900022500)
 3120 WHITES CREEK PIKE
 EARTH CREDITS INC.
 20130312-0024315

GRAPHIC SCALE



21:30787.0000 (UNRECORDED) DRAINAGE CONSTRUCTION PLANS 1/25/22 09:00 - 09:00 AM - 4:02 PM
 21:30787.0000 (UNRECORDED) DRAINAGE CONSTRUCTION PLANS 1/25/22 09:00 - 09:00 AM - 4:02 PM



(05900018500)
3300 WHITES CREEK PIKE
LOUIS J. BALTZ
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STEPHEN THOMAS BALTZ
BOOK 5740, PAGE 923
BOOK 5740, PAGE 921

FLOODWAY STREAM BUFFER ZONE 1
FLOODWAY STREAM BUFFER ZONE 2
100-YR FLOODPLAIN

PROPOSED LEVEL 2
BIORETENTION AREA #5

PROPOSED
DETENTION
POND

PROPOSED BUILDING #4
MULTI-TENANT PRODUCTION OFFICE,
STORAGE, WAREHOUSE, ENGINEERING,
REHEARSAL SPACE, ETC.

PROPOSED BUILDING #3
MULTI-TENANT PRODUCTION OFFICE,
STORAGE, WAREHOUSE, ENGINEERING,
REHEARSAL SPACE, ETC.

PROPOSED BUILDING #1
MULTI-TENANT
MIXED-USE

PROPOSED BUILDING #2
MULTI-TENANT
MIXED-USE

BENCHMARK (NAVD88)
MAGNOLIA IN PAVEMENT
N: 69204.24
E: 1728506.25
ELEV: 449.03

PROPOSED LEVEL 1
BIORETENTION AREA #1

75' GREENWAY EASEMENT

PROPOSED PROPERTY LINE

PROPOSED LEVEL 2
BIORETENTION AREA #4

PROPOSED LEVEL 2
BIORETENTION AREA #3

PROPOSED LEVEL 2
BIORETENTION
AREA #2

PROPOSED DETENTION POND
100-YR FLOODPLAIN

(05900022500)
3120 WHITES CREEK PIKE
EARTH CREDITS INC.
20130312-0024315

WHITES CREEK AND
EWING CREEK SEGMENTS

(05900006500)
4808 BUENA VISTA PIKE
MARY L. BALTZ, CECILIA C. HALPIN
INSTR. NO 20001020-0104344

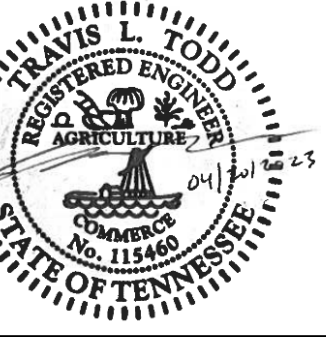
GREENWAY EASEMENT WIDTH VARIES

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

(05900022500)
3120 WHITES CREEK PIKE
EARTH CREDITS INC.
20130312-0024315



NO.	REVISIONS	BY	DATE

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AL. NEYER
NASHVILLE, TN
PRODUCTION ROW
UTILITY PLAN

JOB NO:	J-30787.0000
DATE:	1/25/22
DRAWN:	CAA
DESIGNED:	
REVIEWED:	SH
APPROVED:	
SCALE:	1" = 80'

C1.5

TREES						
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
22	AB	Acer buergerianum 'ABMTF'	Aeryn Trident Maple	B & B OR CONT. : 2" Col.	AS SHOWN	Specimen, Single Trunk
83	AR	Acer rubrum	Red Maple	B & B OR CONT. : 4" Col.	AS SHOWN	Specimen
157	BNH	Betula nigra 'Heritage'	'Heritage' River Birch	B & B OR CONT. : 4" Col.	AS SHOWN	Specimen, Multi-Trunk, 3 Trunk Min.
9	IANR	Ilex aquifolium x cornuta 'Nellie R. Stevens'	'Nellie R. Stevens' Holly	B & B OR CONT. : 2" Col.	AS SHOWN	Specimen, full to ground
54	JV	Juniperus virginiana	Eastern Red Cedar	B & B OR CONT. : 4" Col.	AS SHOWN	Full To Ground
66	NS	Nyssa sylvatica	Black Gum	B & B OR CONT. : 4" Col.	AS SHOWN	Specimen
100	QF	Quercus falcata	Southern Red Maple	B & B OR CONT. : 4" Col.	AS SHOWN	Specimen
71	QPAL	Quercus palustris	Pin Oak	B & B OR CONT. : 4" Col.	AS SHOWN	Specimen
196	QP	Quercus phellos	Willow Oak	B & B OR CONT. : 4" Col.	AS SHOWN	Specimen
68	TA	Taxodium ascendens	Pond Cypress	B & B OR CONT. : 4" Col.	AS SHOWN	Specimen
205	TD	Taxodium distichum	Bald Cypress	B & B OR CONT. : 4" Col.	AS SHOWN	Specimen

SHRUBS						
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
36	ABEG	Abelia 'Edward Goucher'	Edward Goucher Abelia	CONT. : 3 Gal.	AS SHOWN	Full to ground and well formed
41	HQSQ	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	CONT. : 3 Gal.	AS SHOWN	Full to ground and well formed
85	PLO	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	CONT. : 3 GAL.	AS SHOWN	Full to Ground and Well Formed

REQUIRED 10' TYPE A-2 BUFFER:
TOTAL LENGTH = 2,670LF

REQUIRED: PER 100 LF
1.8 CANOPY TREES
1.8 x 26.70 = 49 CANOPY TREES
0.6 UNDERSTORY TREES
0.6 x 26.70 = 17 UNDERSTORY TREES
4 SHRUBS
4 x 26.70 = 161 SHRUBS

PROVIDED:
49 CANOPY TREES
(25) - JV - EASTERN RED CEDAR
(12) - QF - SOUTHERN RED OAK
(12) - QP - WILLOW OAK
17 UNDERSTORY TREES
(8) - AB - TRIDENT MAPLE
(9) - IANR - NELLIE STEVENS HOLLY
162 SHRUBS
(36) - ABEG - ABELIA
(41) - HQSQ - OAK LEAF HYDRANGEA
(85) - PLO - OTTO LUYKEN LAUREL

BIORETENTION AREA #1: 3,120 SF
BIORETENTION AREA #2: 19,900 SF
BIORETENTION AREA #3: 21,110 SF
BIORETENTION AREA #4: 17,500 SF
BIORETENTION AREA #5: 3,800 SF

TYPE 1 DETENTION POND PLANTINGS
TYPE 2 DETENTION POND PLANTINGS

REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES			
DBH	# of Trees	Value	TDU
2"		x .5	0
3"		x .6	0
4"	990	x .7	693
5"		x .9	0
6"		x 1.0	0
7"		x 1.2	0
8"		x 1.3	0
total			693
			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'

REPLACEMENT TREE(S)- LARGE & MEDIUM COLUMNAR SMALL UNDERSTORY TREES and STREET TREES*			
DBH	# of Trees	Value	TDU
2"	31	x .25	7.7
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			7.7
			add total to line 7

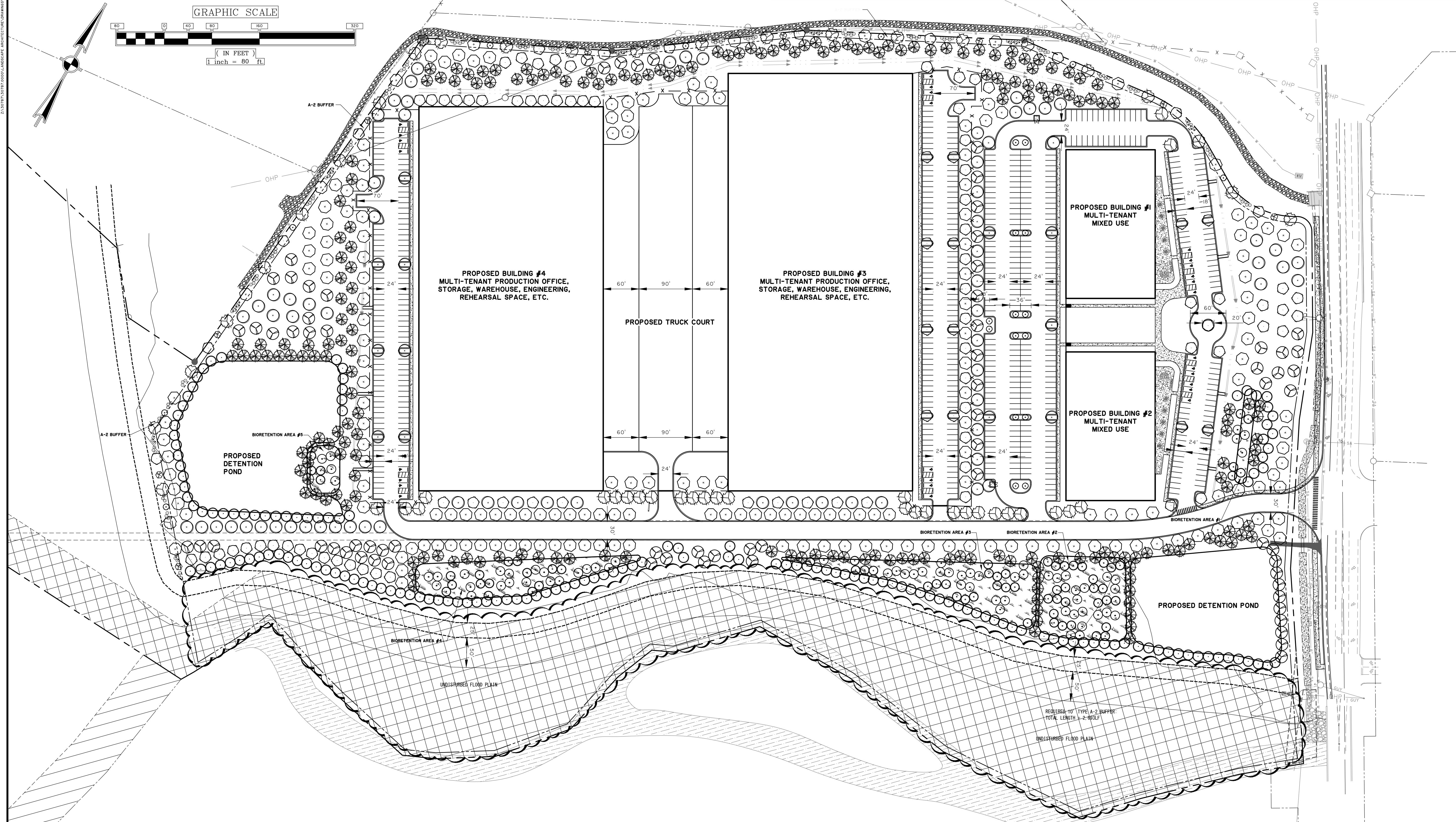
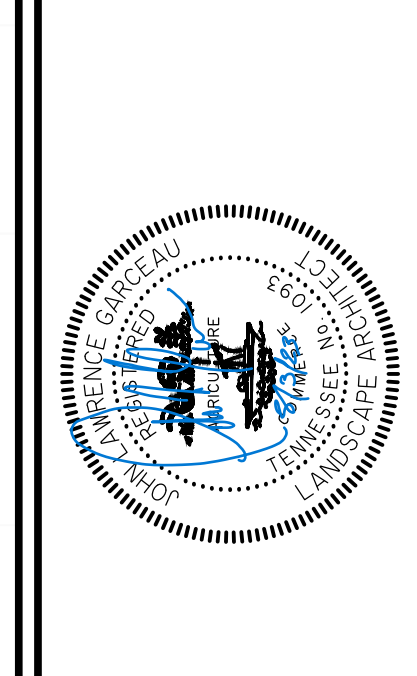
EXAMPLES but not limited to:
Columnar (Fastigate)-Deciduous: Slender Silhouette Sweetgum, Arnold Tulip Poplar, Princeton Sentry Ginkgo
Understory Deciduous-Deciduous- Redbud, Dogwood, Flowering Cherry, Japanese Magnolia, Japanese Maple
Understory Evergreen- Dwarf Magnolia, Hybrid Holly, Cherry Laurel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

1 Acreage (area of parcel including building site)	(+)	45.64
2 Minus Building Coverage Area And Undisturbed Flood Plain	(-)	18.12
3 Equals Adjusted Acreage	(=)	28.5
4 Multiply by Required Tree Density Unit per acre choose one	(x)	22
5 Required TDU for Project	(=)	583
6 Total TDU Retained on-site	(+)	0
7 Total TDU for Replacement Trees- On-site	(+)	700.7
8 Total Credits Paid to Tree Mitigation Bank*	(+)	0
9 Total Density Units Provided	(=)	700.7

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.

- 583.0 REQUIRED TDU + 700.7 PROVIDED TDU = 117.7 EXCESS
- 117.7 TDU / 583 TDU = 20%
- PROVIDED TREES EXCEED METRO ZONING MINIMUM BY 20%



NO.	REVISIONS	BY	DATE

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NASHVILLE, TN

PRODUCTION ROW

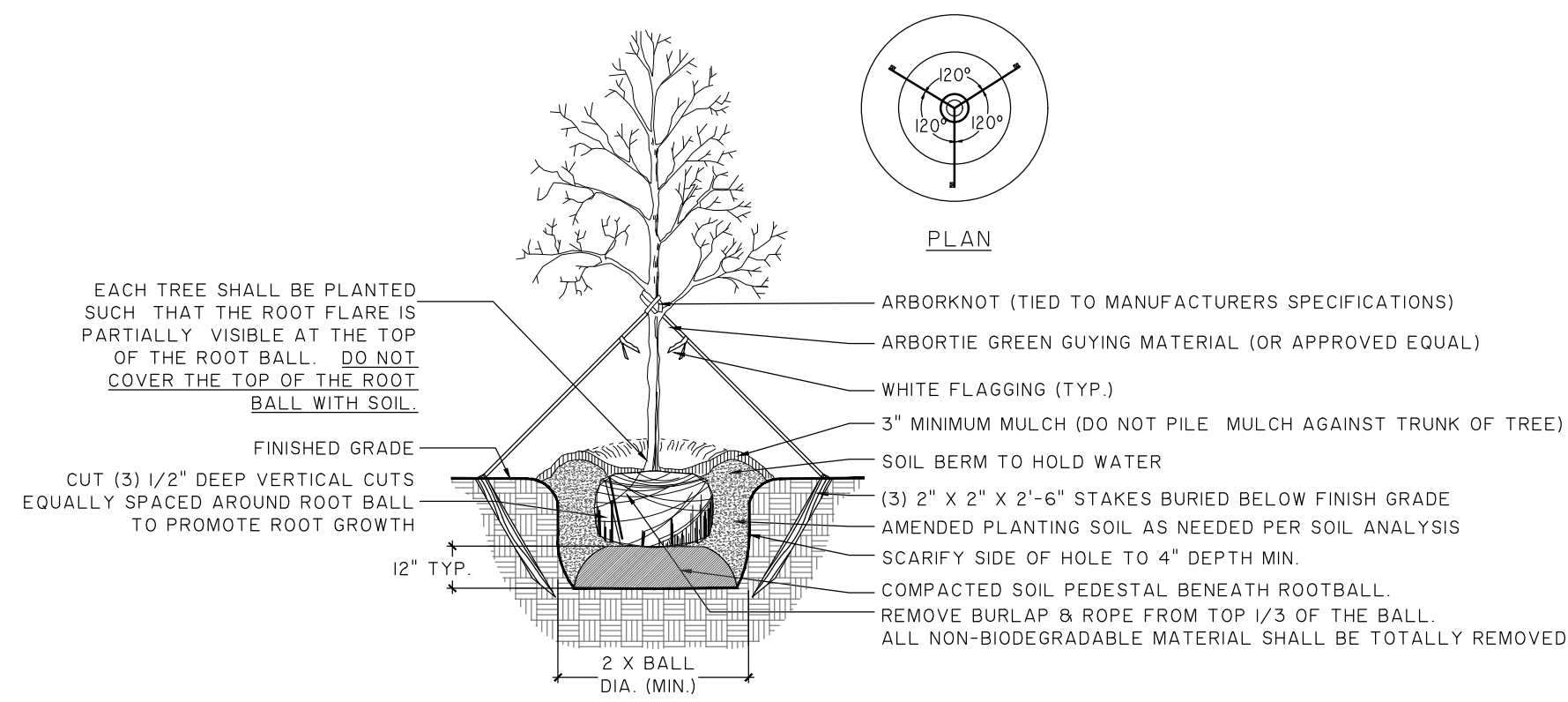
LANDSCAPE PLAN

JOB NO: J-30787.0000
DATE: 1/25/22
DRAWN: PAT
DESIGNED: PAT
REVIEWED: JAS
APPROVED: JLG
SCALE: 1" = 80'

L1.1

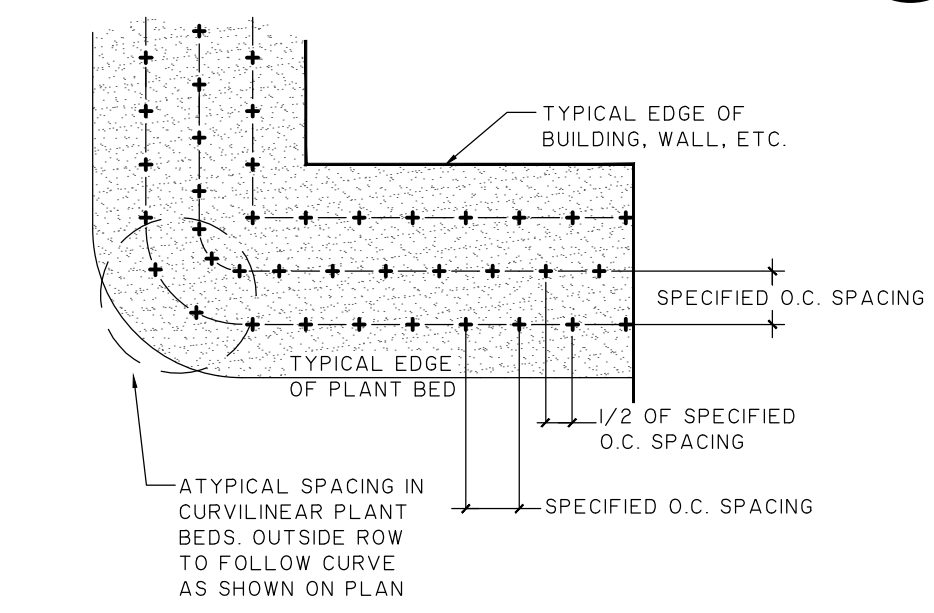


Know what's below.
Call before you dig.



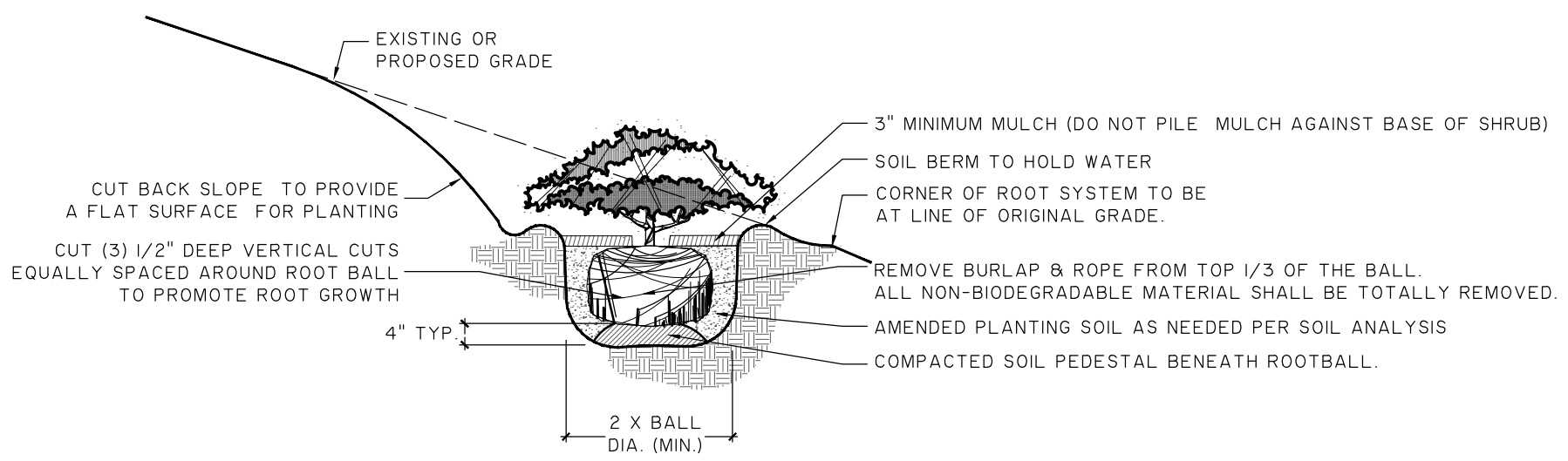
- NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE...

TREE PLANTING NOT TO SCALE



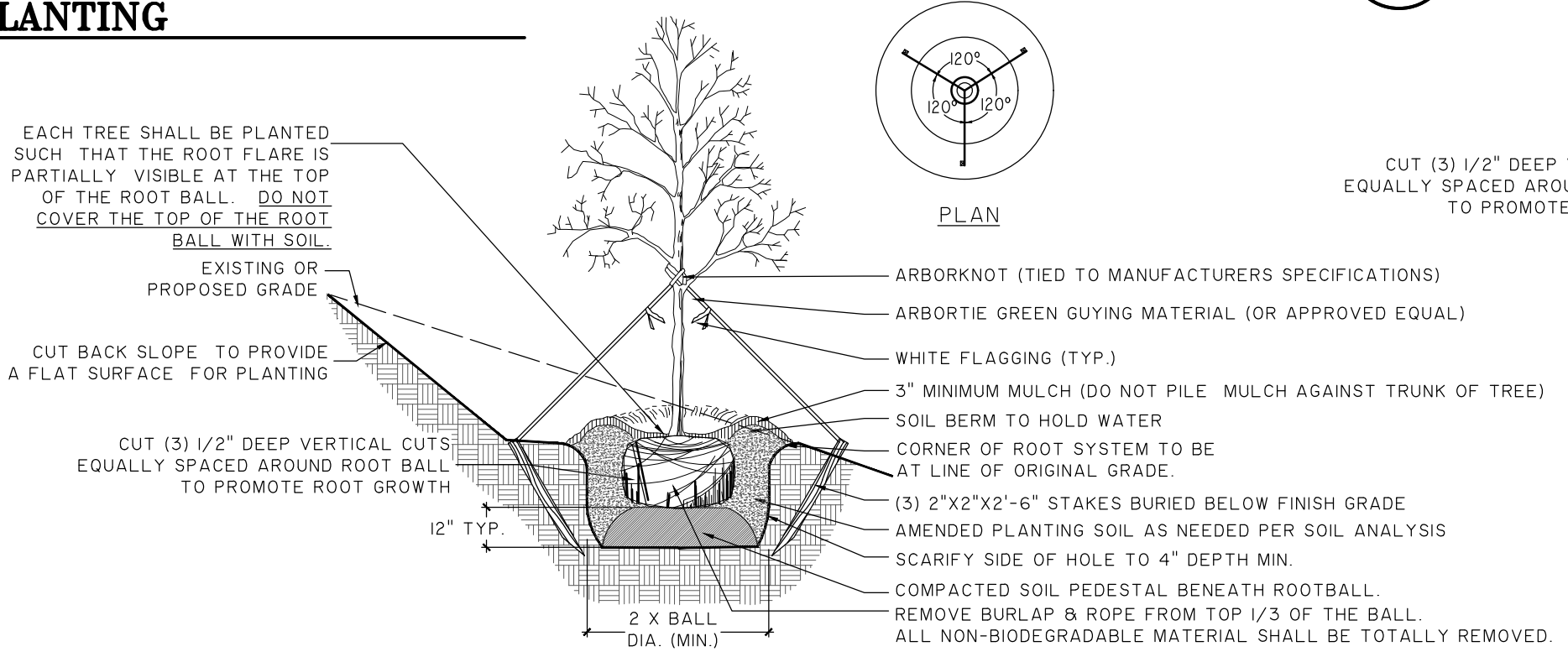
- NOTES:
1) EXCAVATE ENTIRE BED SPECIFIED FOR GROUND COVER PLANTING TO A DEPTH OF 12"

PLANT SPACING DETAIL NOT TO SCALE



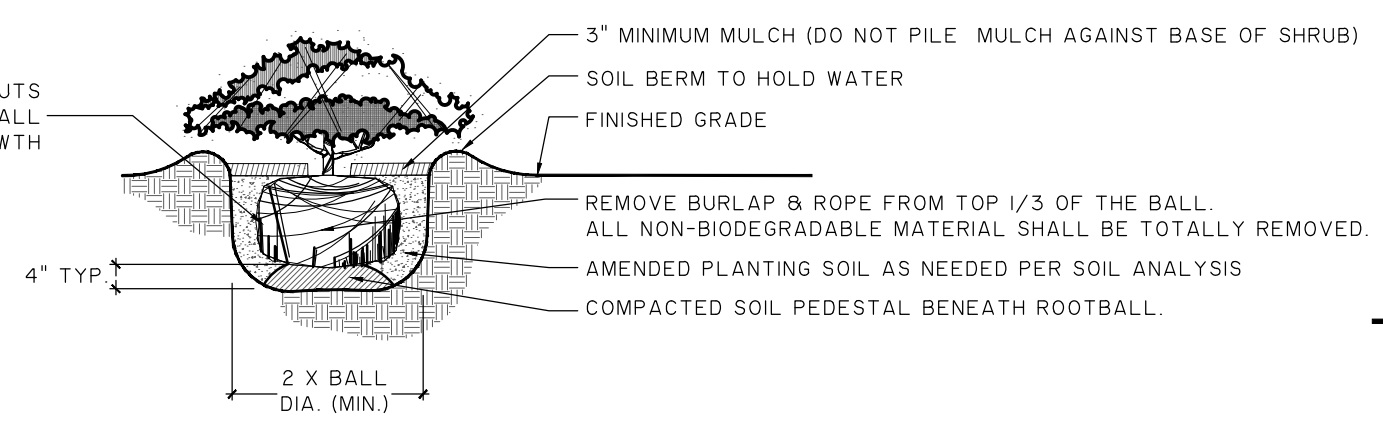
- NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) WHEN GROUND COVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS...

SHRUB PLANTING ON A SLOPE NOT TO SCALE



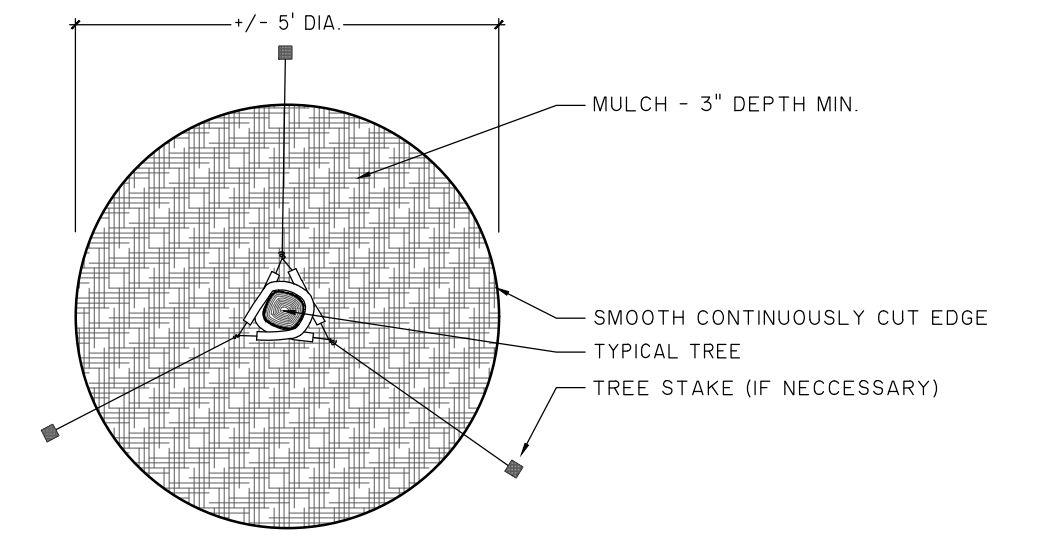
- NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE...

TREE PLANTING ON A SLOPE NOT TO SCALE



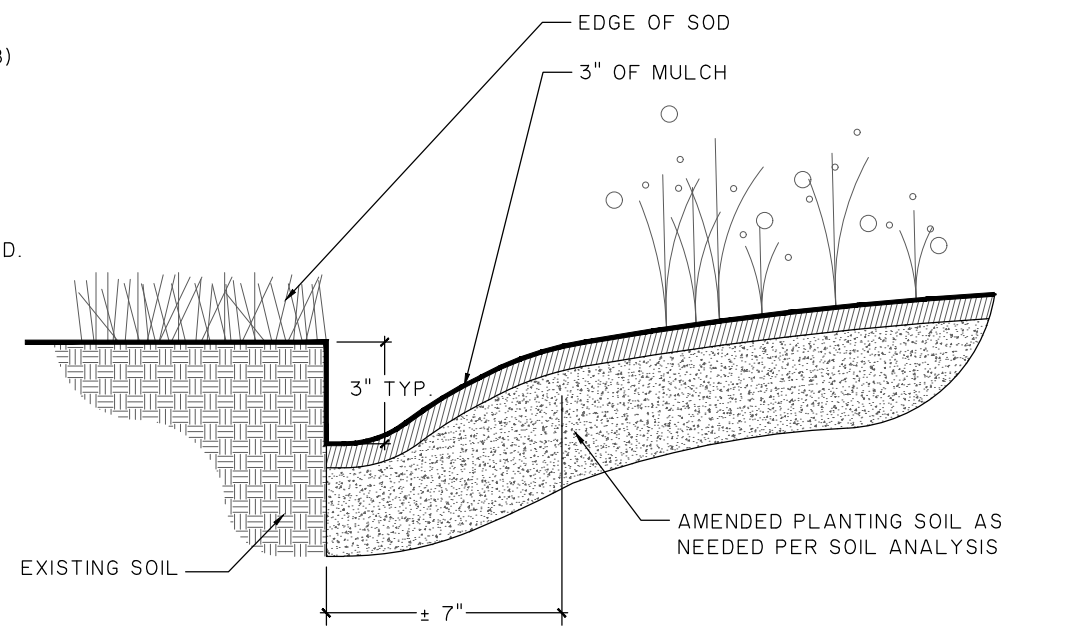
- NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) WHEN GROUND COVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS...

SHRUB PLANTING NOT TO SCALE



- NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) APPLY MULCH IN A +/- 5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDING AREA.

TREE RING NOT TO SCALE



- NOTES:
1) TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS AND ALL LAWN AREAS.

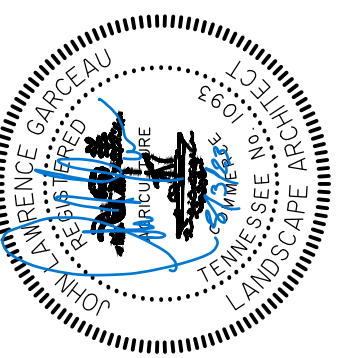
SOD TO PLANT BED EDGE NOT TO SCALE

GENERAL PLANTING / IRRIGATION NOTES:

- 1. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ASNS), UNLESS OTHERWISE SPECIFIED...
2. 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 UNDA...
3. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).

- 15. DO NOT WRAP TREES.
16. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
17. TREE GUYING MATERIAL SHALL BE "ARBOR-TIE" OR EQUIVALENT.
18. ALL PLANT BEDS TO BE MULCHED WITH 3" DEPTH OF PINE STRAW MULCH.
19. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS...

Table with 2 columns: Container Size/Amount and Caliper Size/Amount. Rows include 1 Gallon/.75 oz. (1"/3.0 oz.), 2 Gallon/1.5 oz. (2"/6.0 oz.), 3 Gallon/1.5 oz. (3"/9.0 oz.), 5 Gallon/2.0 oz. (4"/12.0 oz.), 7 Gallon/3.0 oz. (5"/15.0 oz.), 10 Gallon/3.0 oz. (6"/18.0 oz.), 15 Gallon/5.0 oz. (7"/21.0 oz.), 20 Gallon/7.0 oz. (8"/24.0 oz.).



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PRODUCTION ROW
GENERAL PLANTING NOTES

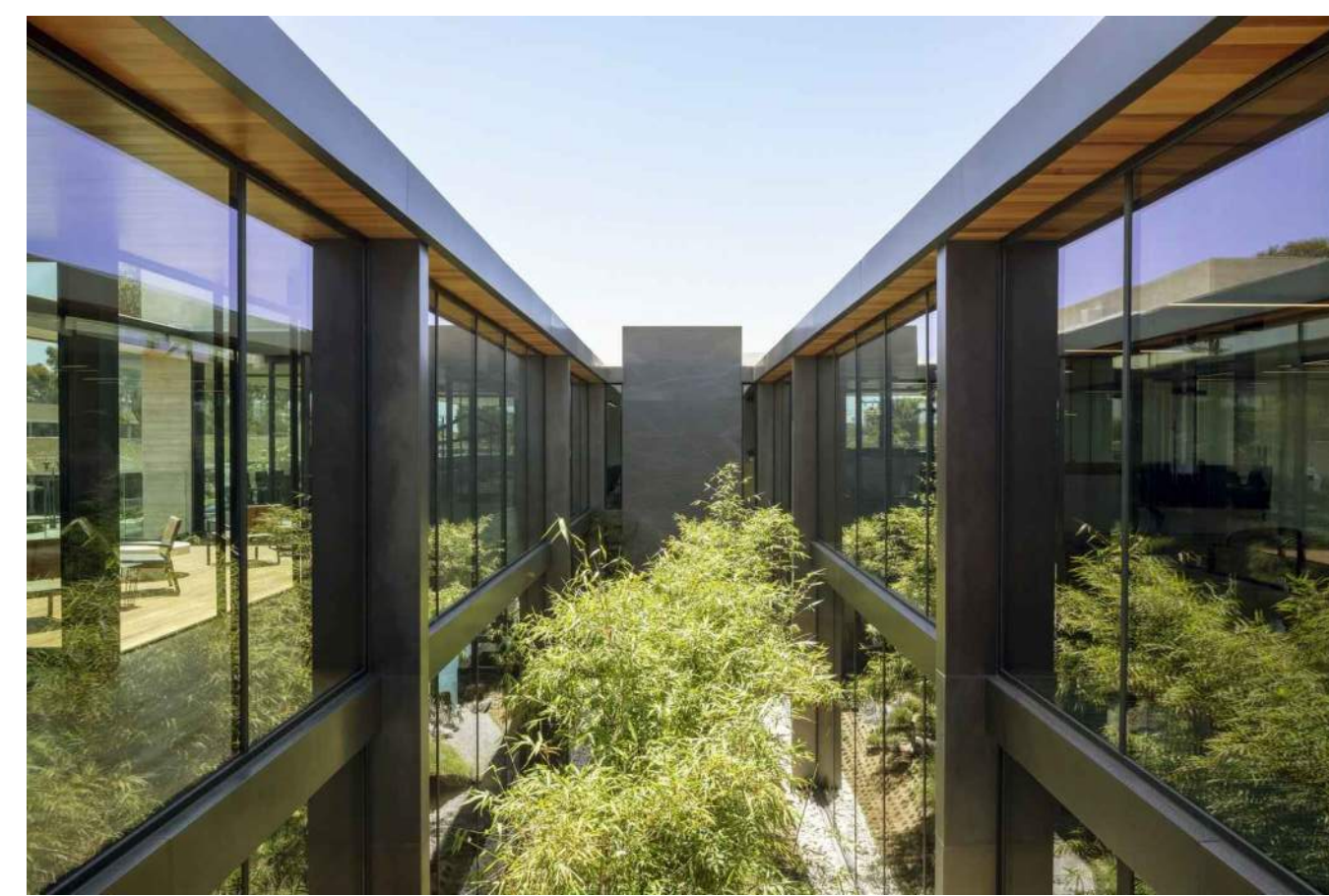
Table with 2 columns: Field and Value. Rows include JOB NO: J-30787.0000, DATE: 1/25/22, DRAWN: PAT, DESIGNED: PAT, REVIEWED: JAS, APPROVED: JLG, SCALE: *****

L2.1



PRODUCTION ROW @ WHITES CREEK
DESIGN INSPIRATION | MAY 3, 2023





PRODUCTION ROW @ WHITES CREEK
DESIGN INSPIRATION | MAY 3, 2023





PRODUCTION ROW @ WHITES CREEK
DESIGN INSPIRATION | MAY 3, 2023

