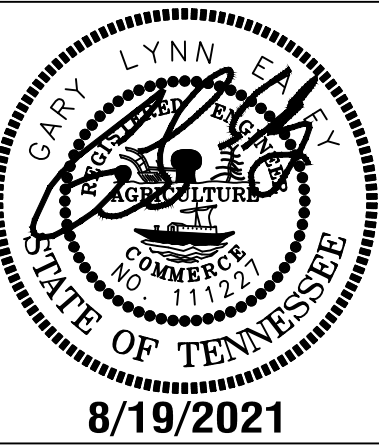


# PRELIMINARY SP

# 2830 LEBANON PLACE

## SP #2021SP-036-001

MAP 96.01, PARCEL 43, MAP 96.02, PARCELS 1, 2, 3 & 71  
 2830 LEBANON PIKE  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE



8/19/2021



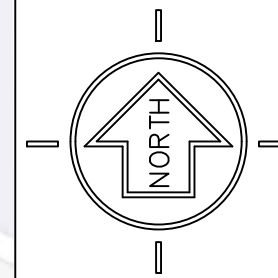
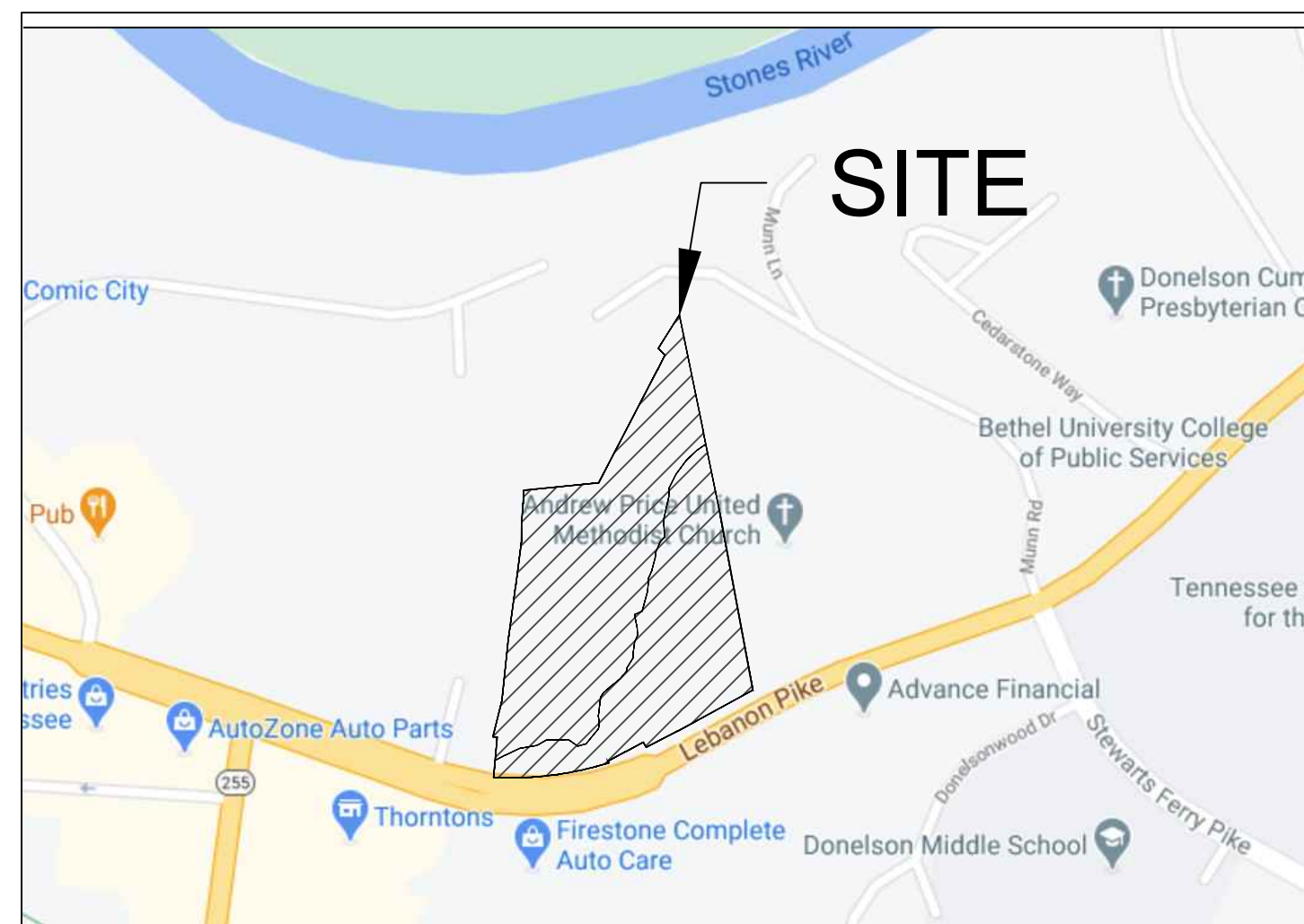
### SHEET SCHEDULE:

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C2.2	SIGHT DISTANCE PLAN
C2.3	FIRE APPARATUS PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	UTILITY PLAN
L1.0	TREE MANAGEMENT PLAN
L2.0	LANDSCAPE PLAN
L2.1	BIORETENTION PLAN
L3.0	LANDSCAPE NOTES & DETAILS
A1.0	CONCEPT ELEVATIONS
A1.1	CONCEPT ELEVATIONS
A2.0	CONCEPT ELEVATIONS
A3.0	CONCEPT ELEVATIONS
A4.0	CONCEPT ELEVATIONS
A4.1	CONCEPT ELEVATIONS

### SP NOTES:

- THE PURPOSE OF THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF 108 MULTI-FAMILY RESIDENTIAL UNITS.
- 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.
- ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 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.)
- 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).
- 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.
- INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICES ARE REQUIRED FOR EACH PARCEL.
- LANDSCAPING AND TDU REQUIREMENTS SHALL BE PROVIDED PER THE METRO ZONING ORDINANCE.
- 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.
- 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.
- ARCHITECTURAL DESIGN TO ADHERE TO THE FOLLOWING STANDARDS:
  - BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
  - WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
  - EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
  - PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
  - A RAISED FOUNDATION OF 18"- 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

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



### SITE DATA:

MAP & PARCEL: MAP 96.01, PARCEL 43, MAP 96.02, PARCELS 1, 2, 3 & 71  
 EXISTING ZONING: CS / R10, OV-UDO (DOWNTOWN DONELSON)  
 PROPOSED ZONING: SP  
 SITE ACREAGE: 8.30 AC  
 COUNCIL DISTRICT: 15  
 COUNCILPERSON: JEFF SYRACUSE  
 FEMA MAP: A PORTION OF THE PROPERTY IS IN ZONE AE FLOODPLAIN ON  
 FEMA MAP 47037C0266H, DATED 4/5/2017

### OWNERS

MAP 96-01, PARCEL 43  
 MAP 96-02, PARCELS 1 & 71  
 HARWELL PROPERTIES, LLC  
 5337 WEBER ROAD  
 HERMITAGE, TN 37076  
 ZONED: CS

MAP 96-02, PARCEL 2  
 TERRY L. AND CAROL COCKER  
 3028 LEBANON PIKE  
 NASHVILLE, TN 37214  
 ZONED CS/R10

MAP 96-02, PARCEL 3  
 L.W., JR. & RUTH E. LANE  
 2840 LEBANON PIKE  
 NASHVILLE, TN 37214  
 ZONED: CS/R10

### APPLICANT/ENGINEER

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

### FLOODNOTE

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

PRELIMINARY SP  
 2830 LEBANON PLACE  
 SP #2021SP-036-001  
 MAP 96.01, PARCEL 43, MAP 96.02, PARCELS 1, 2, 3 & 71  
 2830 LEBANON PIKE  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:  
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 - REVISED PLAN DATE- JULY 28, 2021  
 - REVISED PLAN DATE- AUGUST 19, 2021

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

COVER SHEET

C0.0

LSC 1903



Know what's below.  
 Call before you dig.



8/19/2021



2925 Berry Hill Drive, Nashville, TN 37204

**PRELIMINARY SP**  
**2830 LEBANON PLACE**  
 SP #2021SP-036-001  
 MAP 96.01, PARCEL 43, MAP 96.02, PARCELS 1, 2, 3 & 71  
 2830 LEBANON PIKE  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

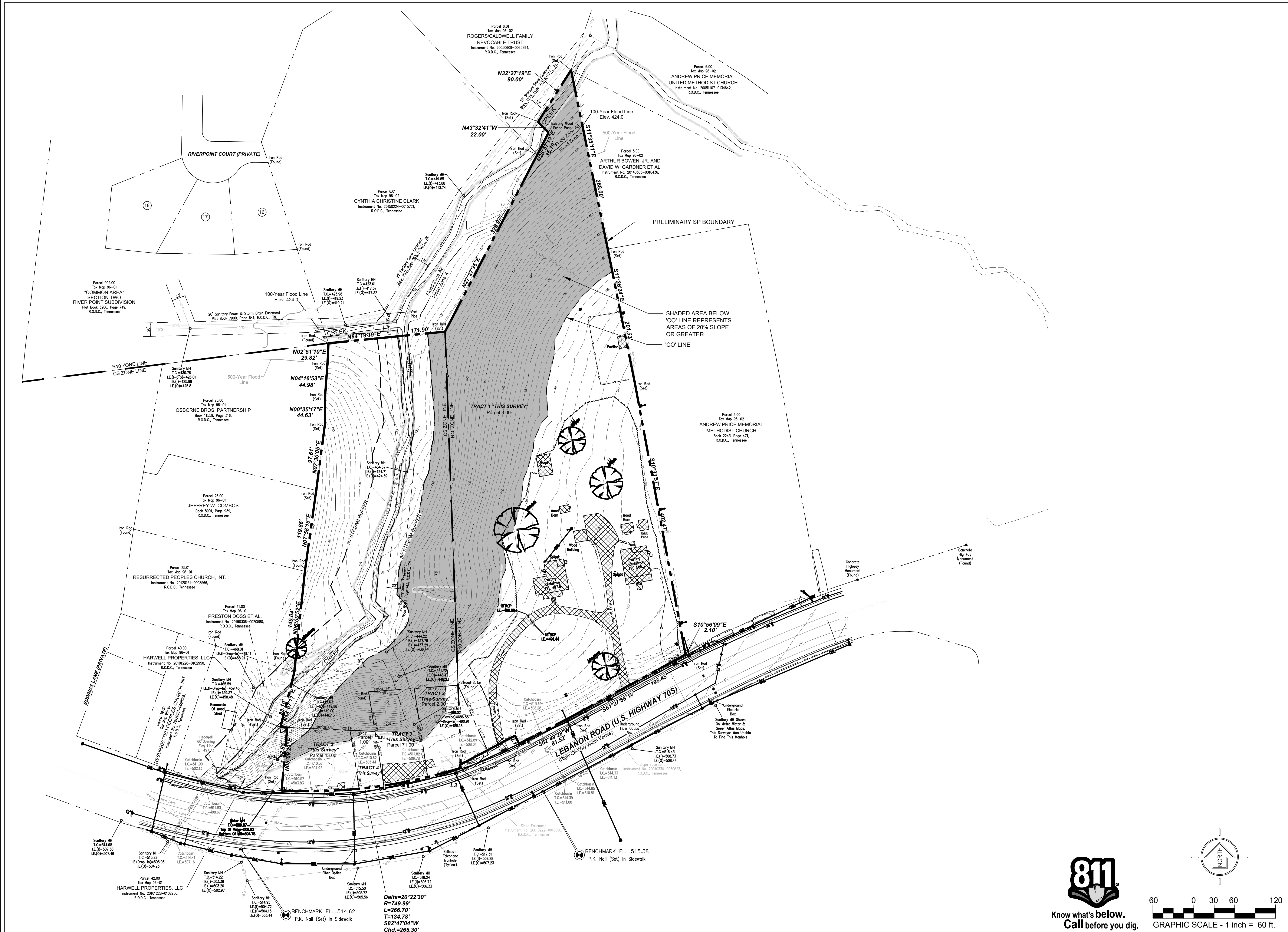
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 - REVISED PLAN DATE JULY 28, 2021  
 - REVISED PLAN DATE AUGUST 19, 2021

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

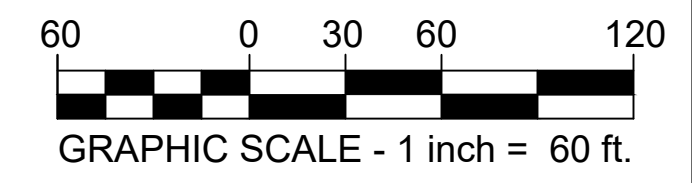
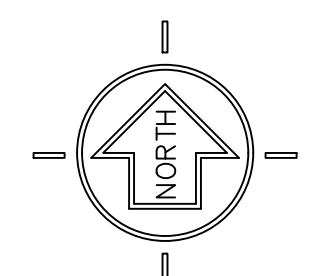
EXISTING CONDITIONS

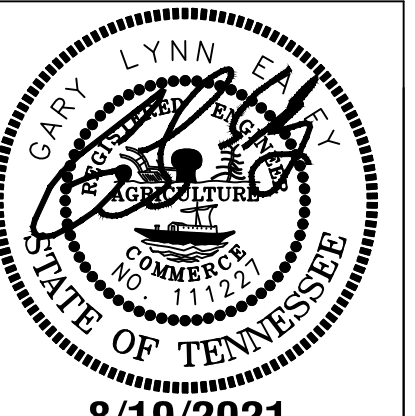
C1.0

LSC 19013



Know what's below. Call before you dig.





8/19/2021



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**2830 LEBANON PLACE**  
 SP #2021SP-036-001  
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 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

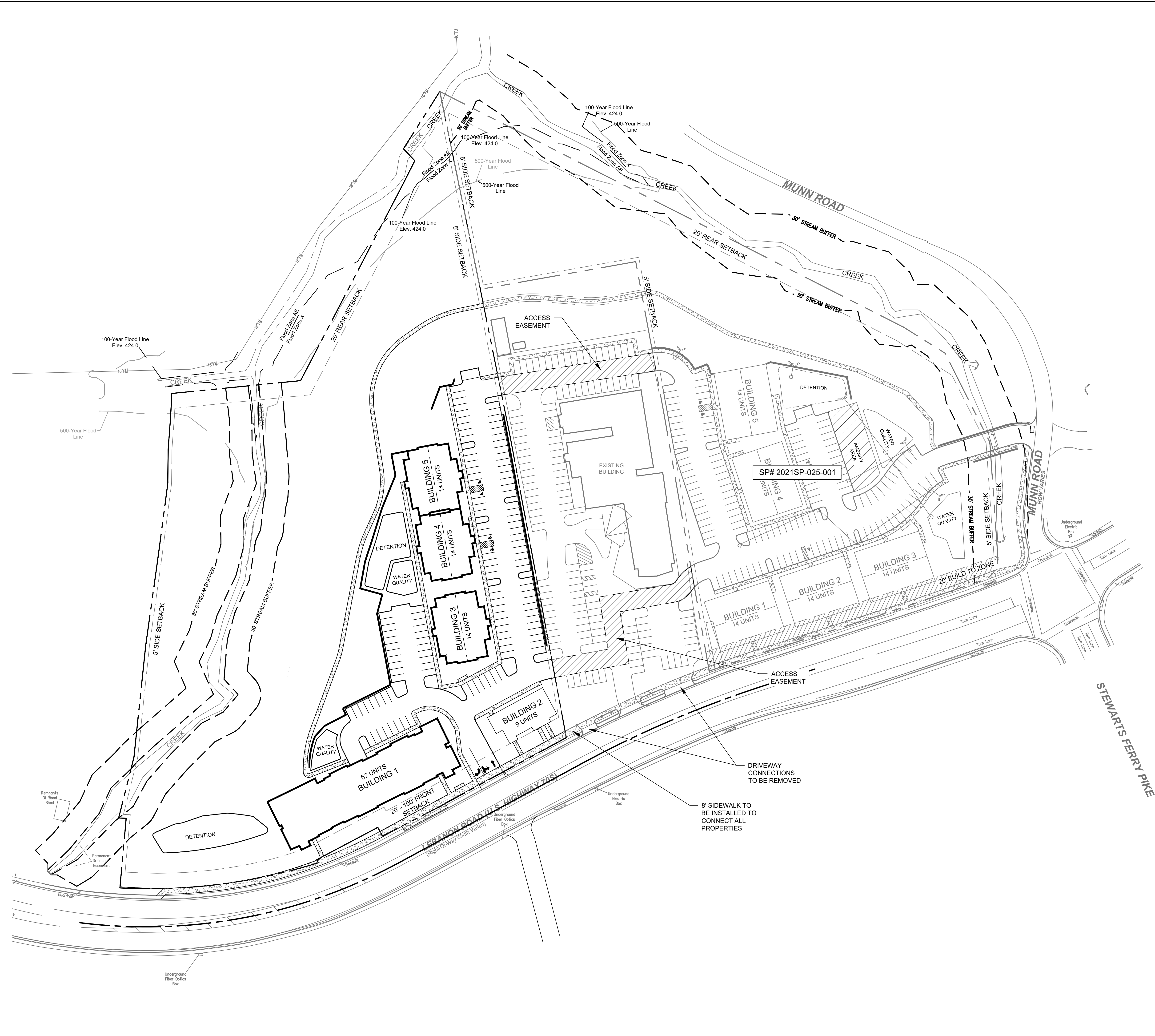
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- D NONE

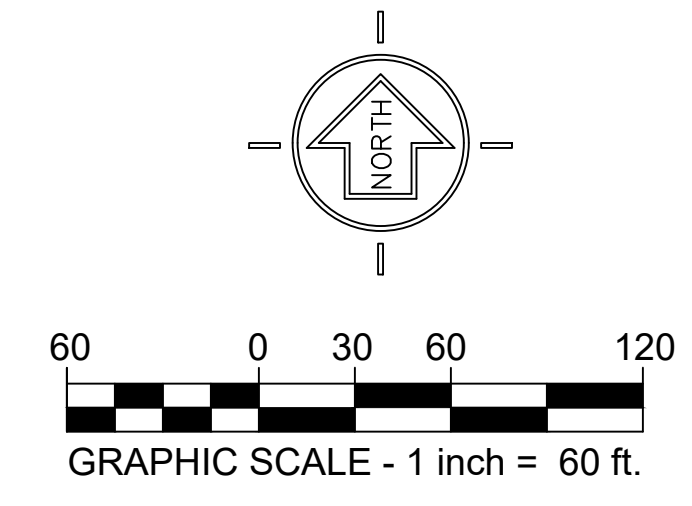
OVERALL SITE PLAN

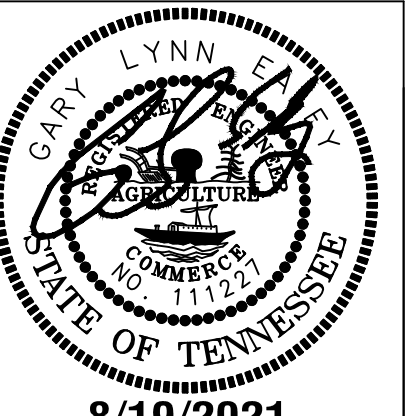
C2.0

LSC 19013



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





8/19/2021

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

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

SITE PLAN

C2.1

LSC 1903

**SITE DATA TABLE:**

**SETBACKS**  
FRONT: 20' - 100'  
SIDE: 5'  
REAR: 20'

EXISTING USE: VACANT  
PROPOSED USE: MULTI-FAMILY  
UNITS PROPOSED: 108  
ACREAGE: 8.30 AC  
DENSITY: 13.0 UNITS / ACRE

**GROSS BUILDING S.F.:**  
BUILDING 1: 16,900 SF X (3 STORIES + GARAGE) = 67,600 SF  
BUILDING 2: 3,300 SF X (3 STORIES) + (SPLIT 1,650 SF) = 11,550 SF  
BUILDING 3: 5,800 SF X (3 STORIES) + (SPLIT 2,900 SF) = 20,300 SF  
BUILDING 4: 5,800 SF X (3 STORIES) + (SPLIT 2,900 SF) = 20,300 SF  
BUILDING 5: 5,800 SF X (3 STORIES) + (SPLIT 2,900 SF) = 20,300 SF  
TOTAL = 140,050 SF  
FAR: 140,050 SF / 361,467 SF = 0.39

IMPERVIOUS AREA: BUILDINGS (37,600 SF) + PAVEMENT (54,747 SF) = 92,347 SF  
ISR: 92,347 SF / 361,467 SF = 0.26

BUILDING HEIGHTS: MAX 3 STORIES IN 45'

**PARKING CALCULATIONS:**  
1 BEDROOM: 66 UNITS X 1 SPACES / UNIT = 66  
2 BEDROOM: 42 UNITS X 2 SPACES / UNIT = 84  
TOTAL REQUIRED: 150 SPACES

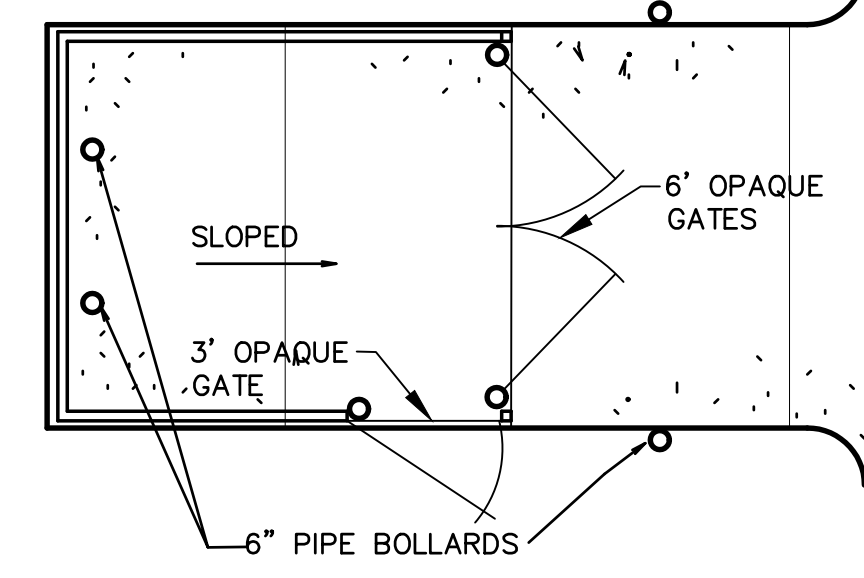
**PARKING PROVIDED:** 121 SPACES  
43 GARAGE SPACES  
TOTAL PROVIDED: 164 SPACES  
ADA SPACES REQUIRED: 6 SPACES  
ADA SPACES PROVIDED: 6 SPACES

**BICYCLE PARKING**  
REQUIRED: 27 (108 UNITS/4)  
PROVIDED: 27 (5 PUBLICLY AVAILABLE)

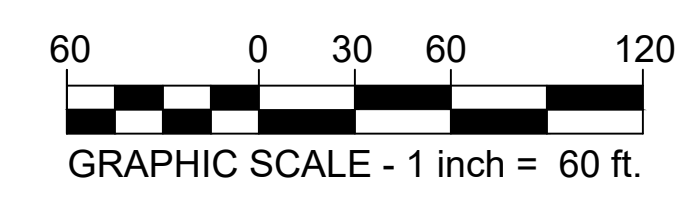
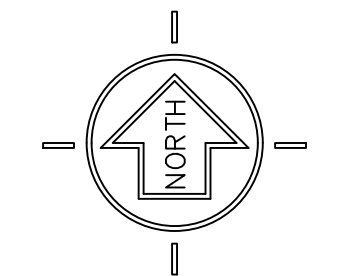
**NOTES**

1. ALL MECHANICAL UNITS TO BE PLACED ON THE ROOF. SOLID WASTE CONTAINERS TO BE SCREENED BY FENCING A MINIMUM OF 2' TALLER THAN SAID CONTAINER.
2. RETAINING WALLS TO BE STEPPED TO NOT EXCEED 10' IN HEIGHT.
3. PRIVATE HAULER REQUIRED FOR WASTE/RECYCLE DUMPSTER DISPOSAL.

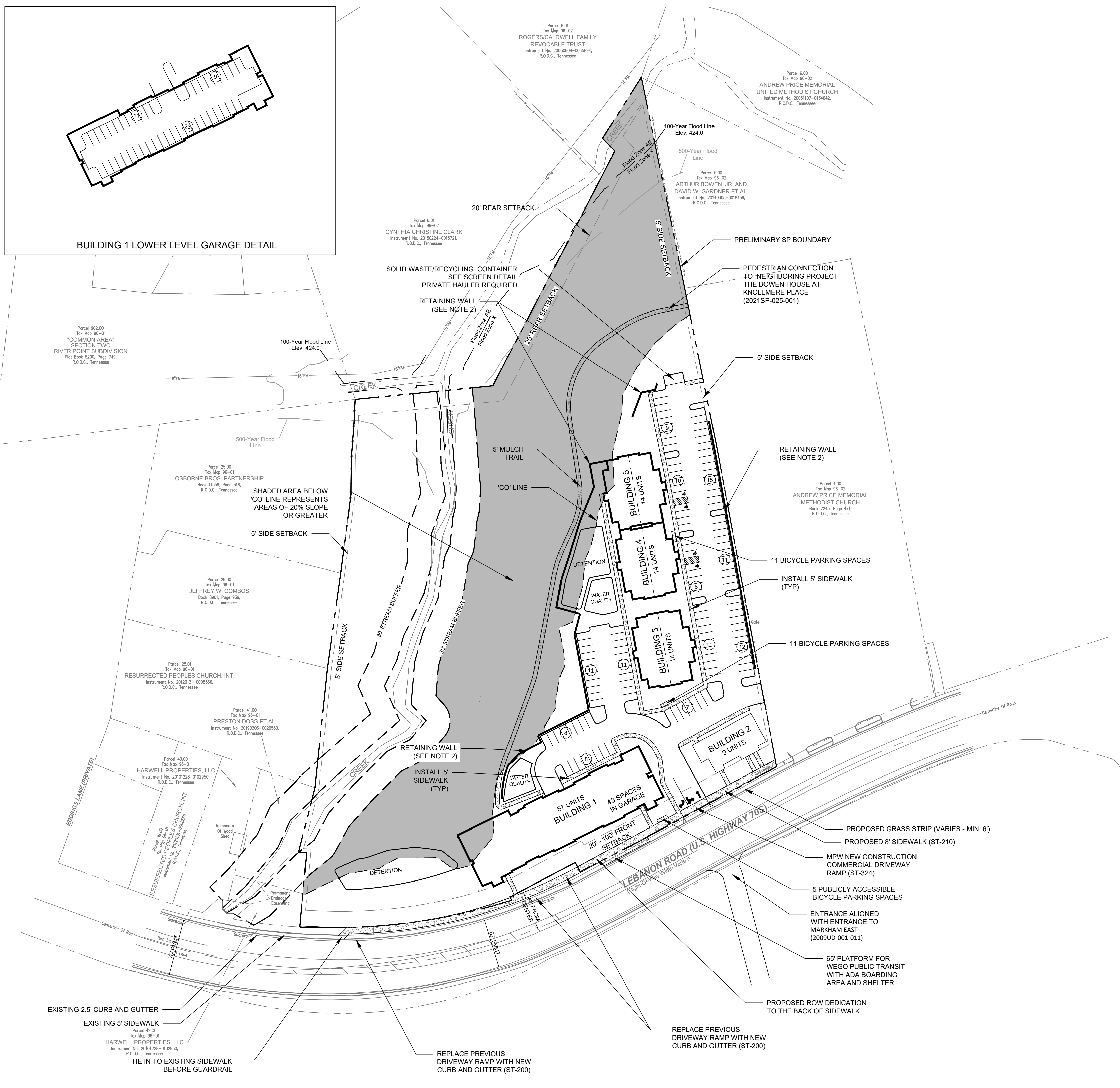
SCREENING FENCE TO BE A MINIMUM 2' HIGHER THAN DUMPSTER PER UDO DEVELOPMENT STANDARDS



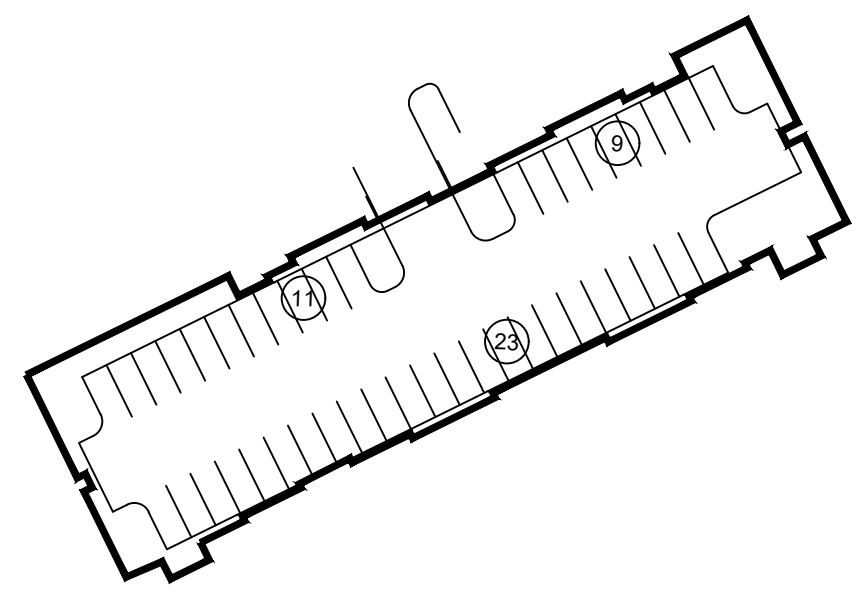
**SOLID WASTE SCREENING DETAIL**  
NOT TO SCALE

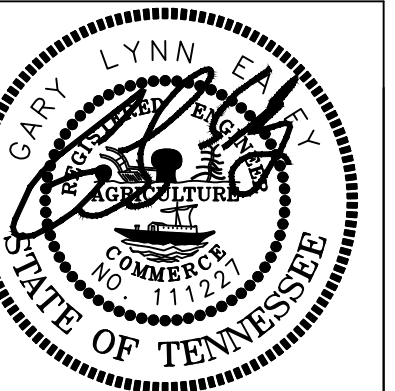


**811**  
Know what's below.  
Call before you dig.

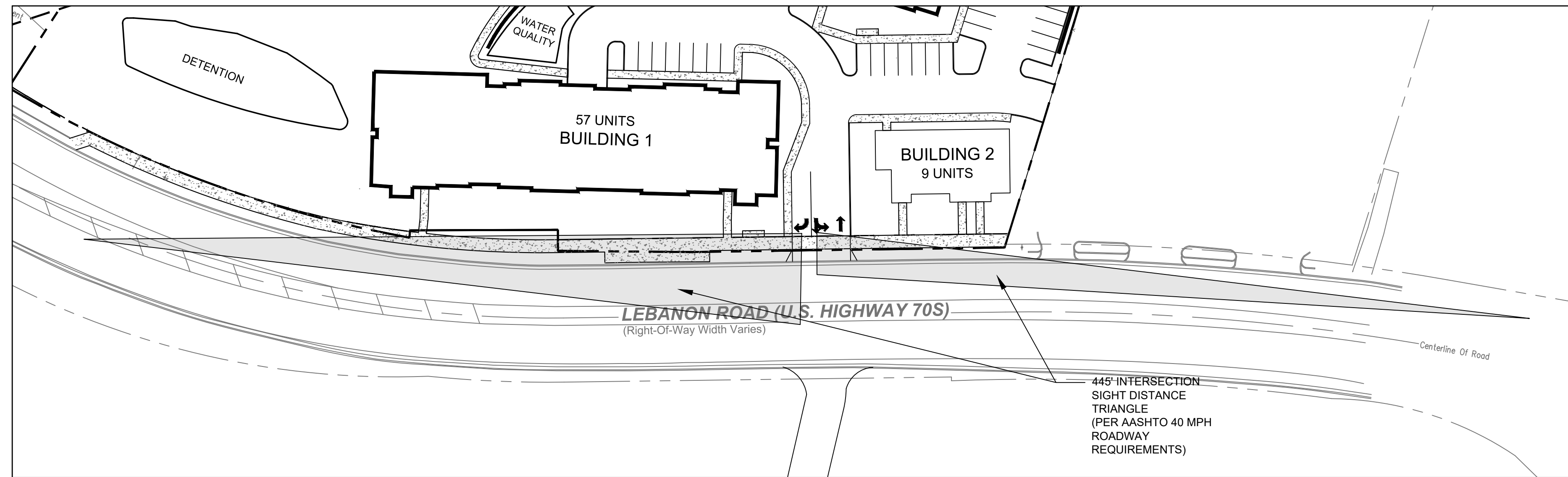


**BUILDING 1 LOWER LEVEL GARAGE DETAIL**

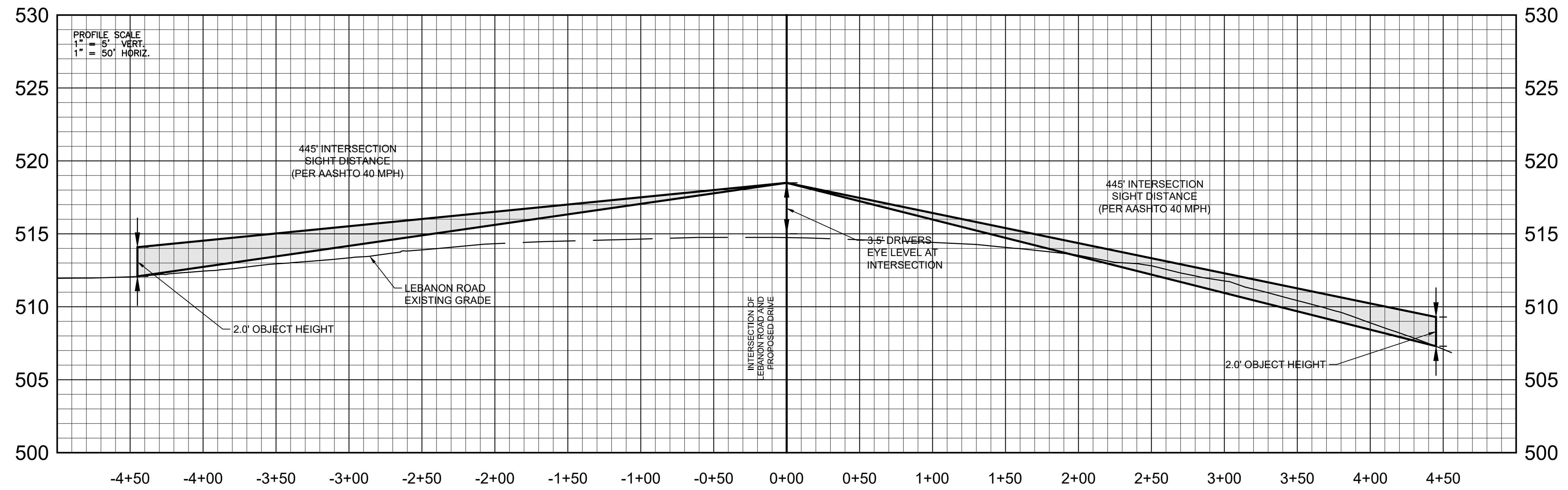




8/19/2021



HORIZONTAL INTERSECTION SIGHT DISTANCE - SCALE: 1"=50'



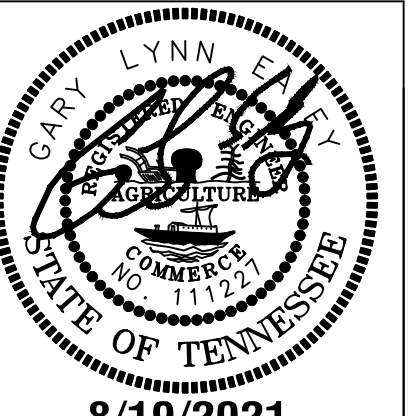
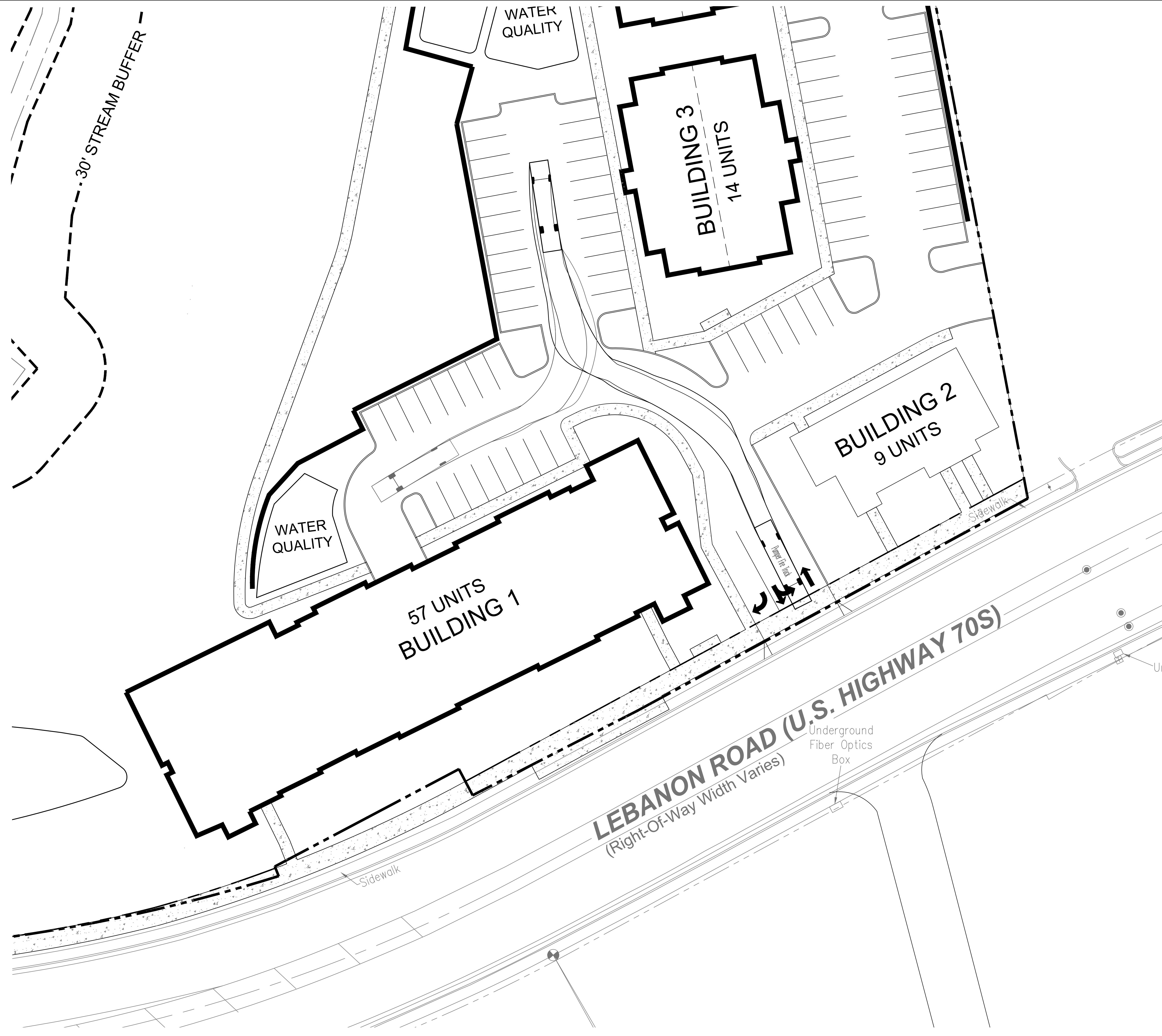
PRELIMINARY SP  
2830 LEBANON PLACE  
SP #2021SP-036-001

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NASHVILLE, DAVIDSON COUNTY, TENNESSEE

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

SIGHT DISTANCE PLAN  
C2.2



8/19/2021

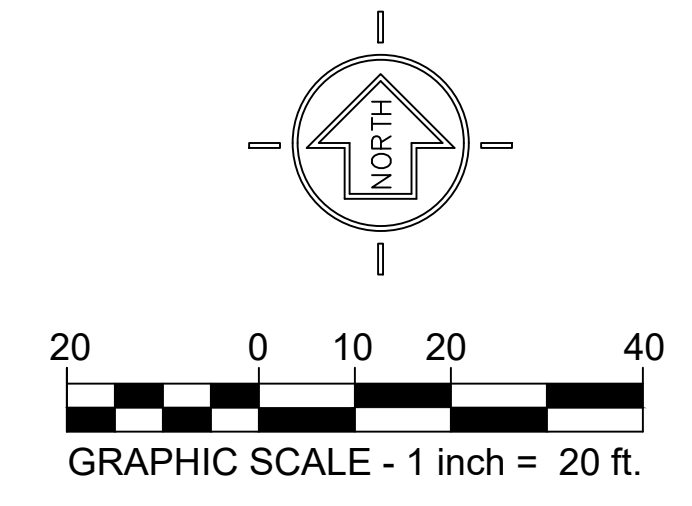


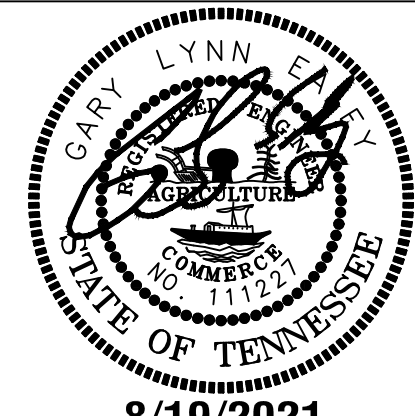
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- B NONE
- C NONE
- D NONE

**FIRE APPARATUS PLAN**  
**C2.3**  
 LSC 19013





8/19/2021



**PRELIMINARY SP**  
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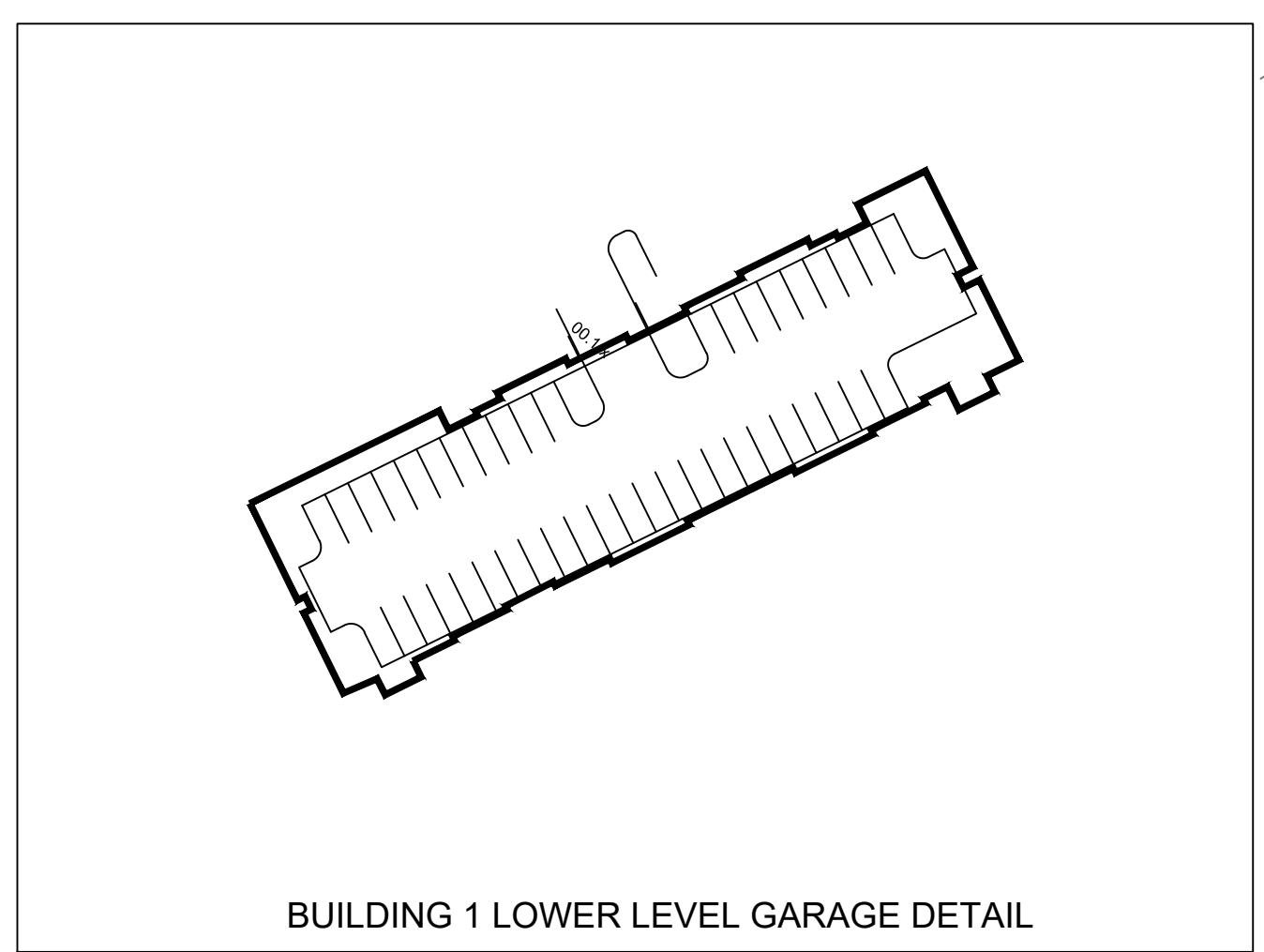
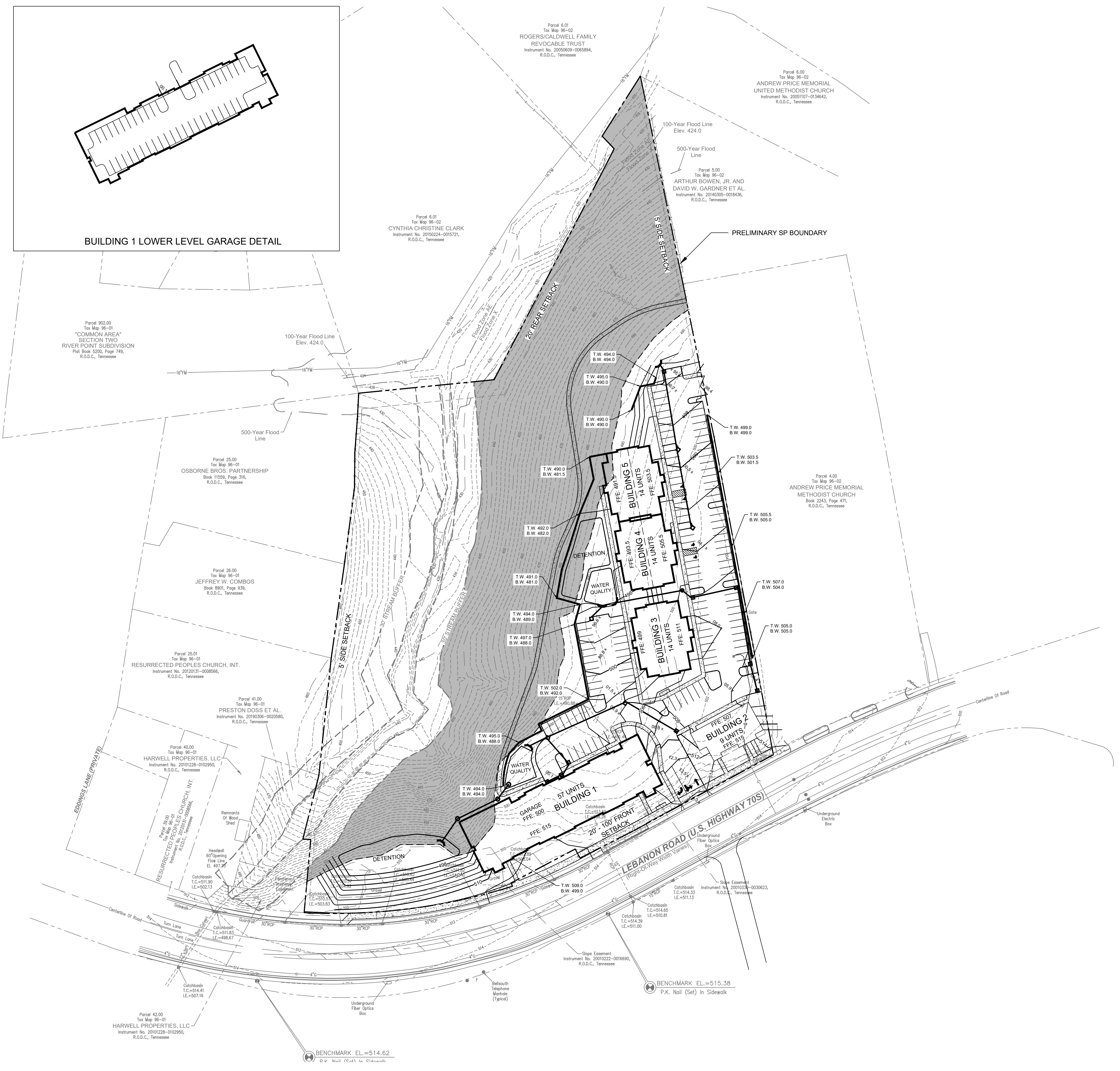
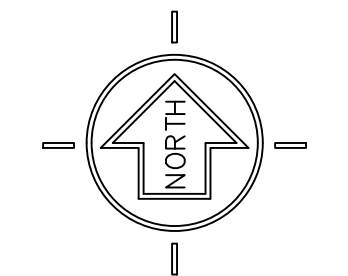
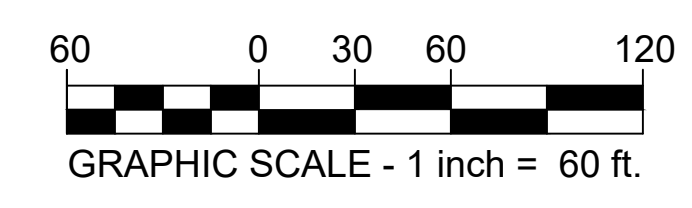
- A NONE
- B NONE
- C NONE
- D NONE

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

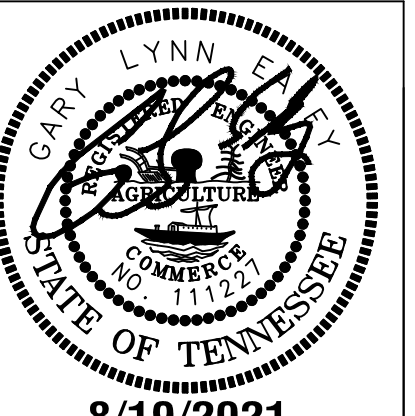
LSC 19013

**STORMWATER NOTES:**

1. BUFFER NOTE: THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.
2. DETAILS OF THE PLAN SHALL COMPLY WITH STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. EXTENT OF STREAM BUFFERS ARE SUBJECT TO FINAL ACCEPTANCE OF THE HYDROLOGIC DETERMINATION BY TDEC OR METRO STORMWATER.



BUILDING 1 LOWER LEVEL GARAGE DETAIL



8/19/2021



2925 Berry Hill Drive, Nashville, TN 37204

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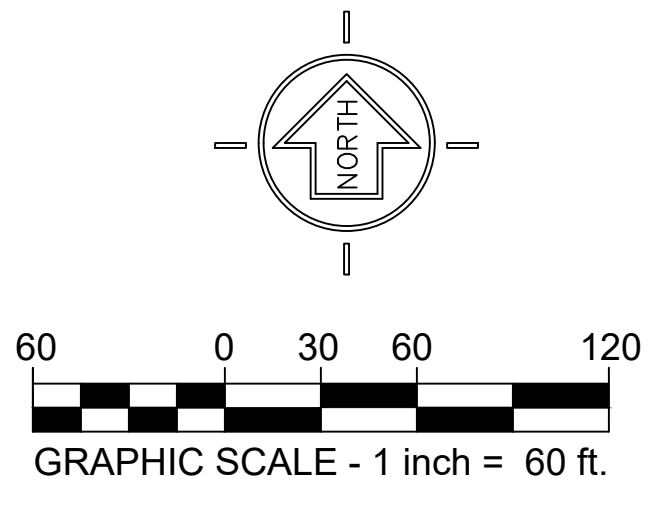
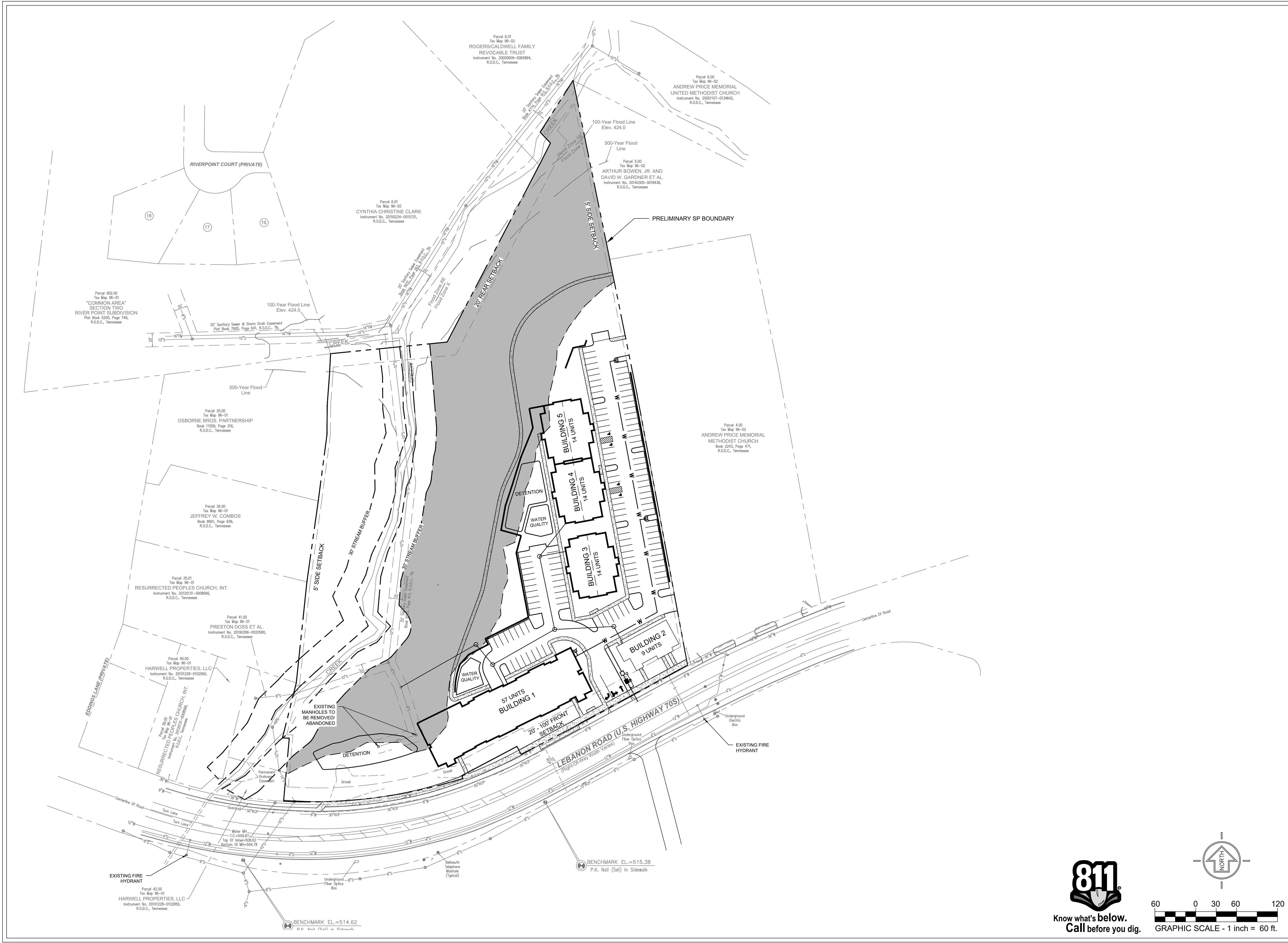
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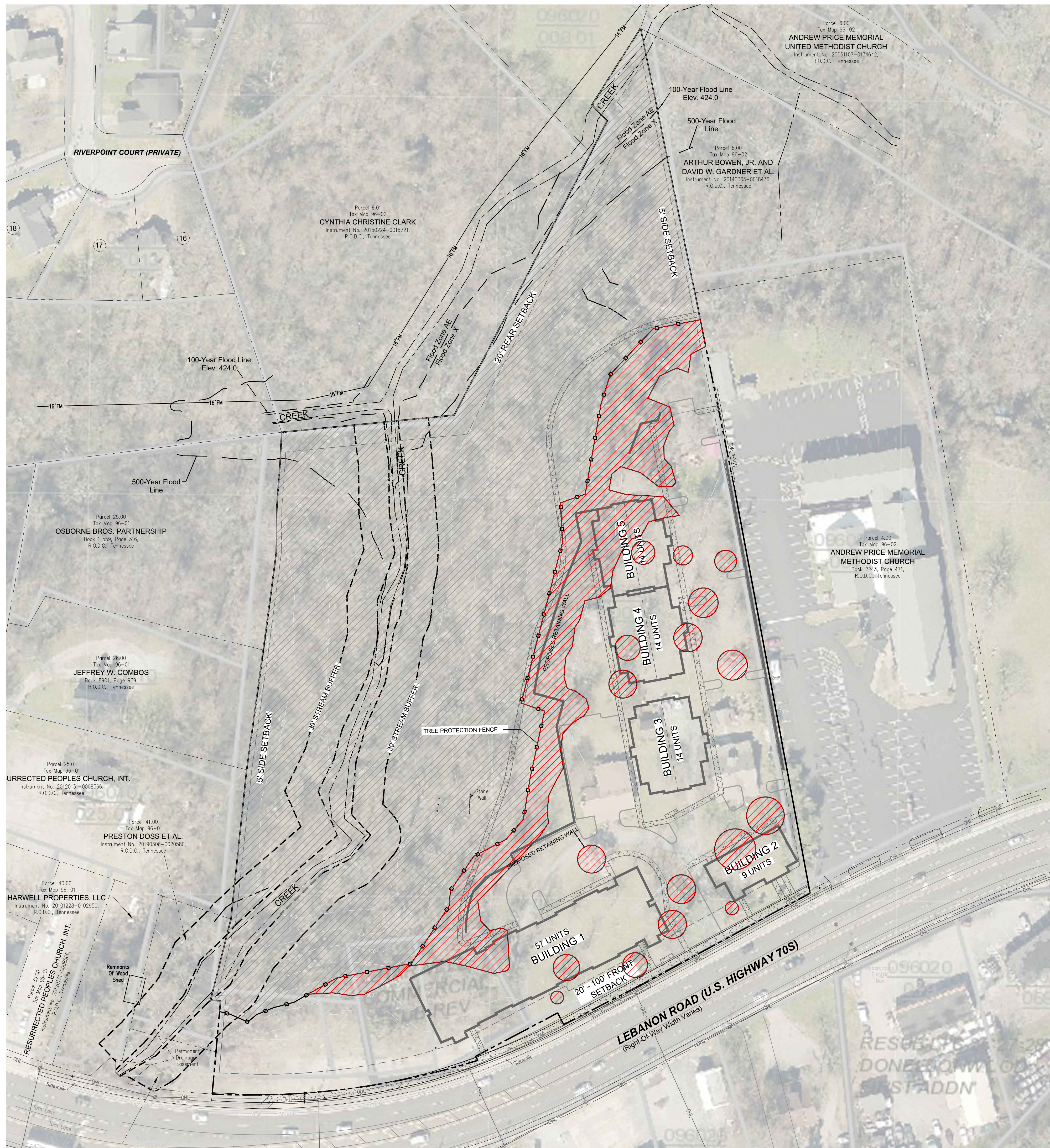
UTILITY PLAN

C4.0

LSC 19013



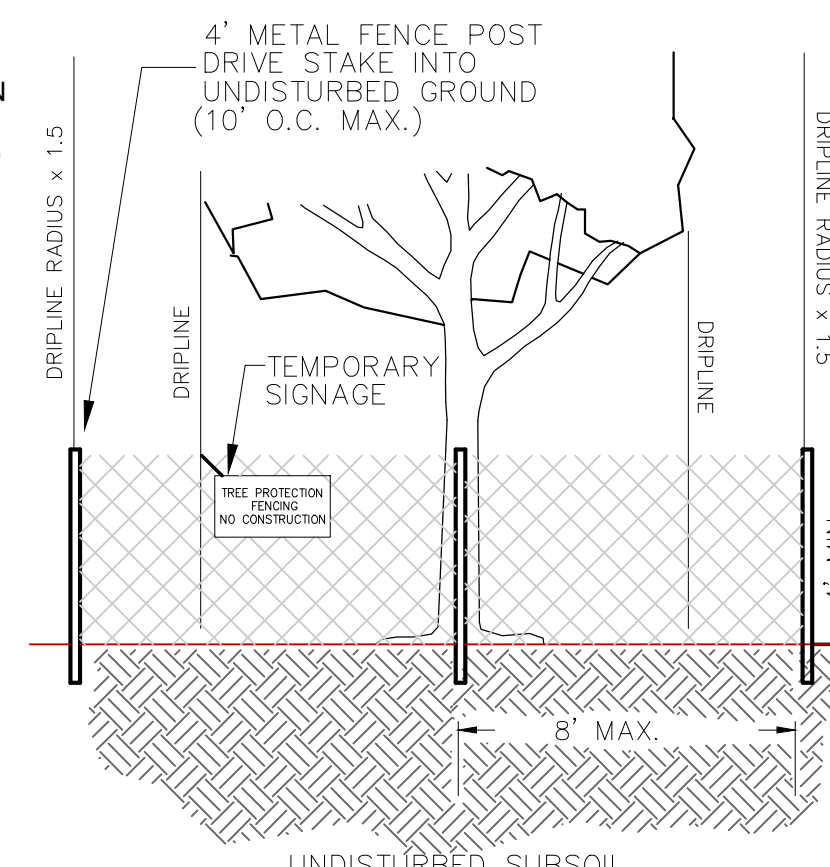




### TREE PROTECTION FENCING DETAIL (NASHVILLE)

**NOTE:**

1. ANY REQUIRED EXCAVATION WITHIN THE PROTECTION ZONE SHALL BE EXCAVATED BY HAND.
  2. NO STOCKPILING OR STORAGE OF MATERIALS IS PERMITTED WITHIN THE LIMITS OF THE PROTECTION AREA.
- CONTINUOUS BARRIER OF 4' HIGH CHAIN LINK FENCING WITH TEMPORARY SIGNAGE DELINEATING BOUNDARIES OF TREE PROTECTION FENCING TO ENCOMPASS THE CRITICAL ROOT ZONE OR 1.5 X THE DRIPLINE OF THE TREE, MIN. 10' SQUARE PROTECTED AREA REQUIRED FILLING MAY BE ALLOWED IN CERTAIN AREAS. SEE GRADING PLANS



CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS

**KEY**

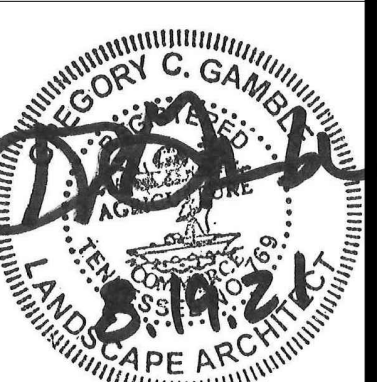
- PRESERVED CANOPY
- REMOVED CANOPY
- TREE PROTECTION FENCE (SEE DETAIL)

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

**PRESERVED TREE CANOPY DESCRIPTION**  
MOSTLY MIXED CANOPY TREES INCLUDING:

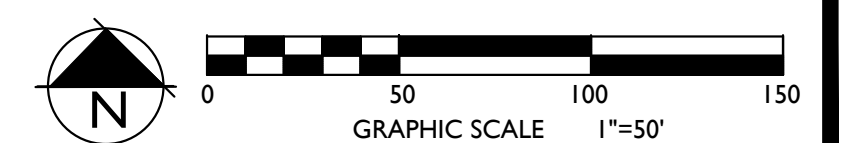
- MAPLE
- HACKBERRY
- ASH
- SOUTHERN MAGNOLIAS ARE PRESENT NEAR THE CORNER OF LEBANON PIKE AND MUNN ROAD

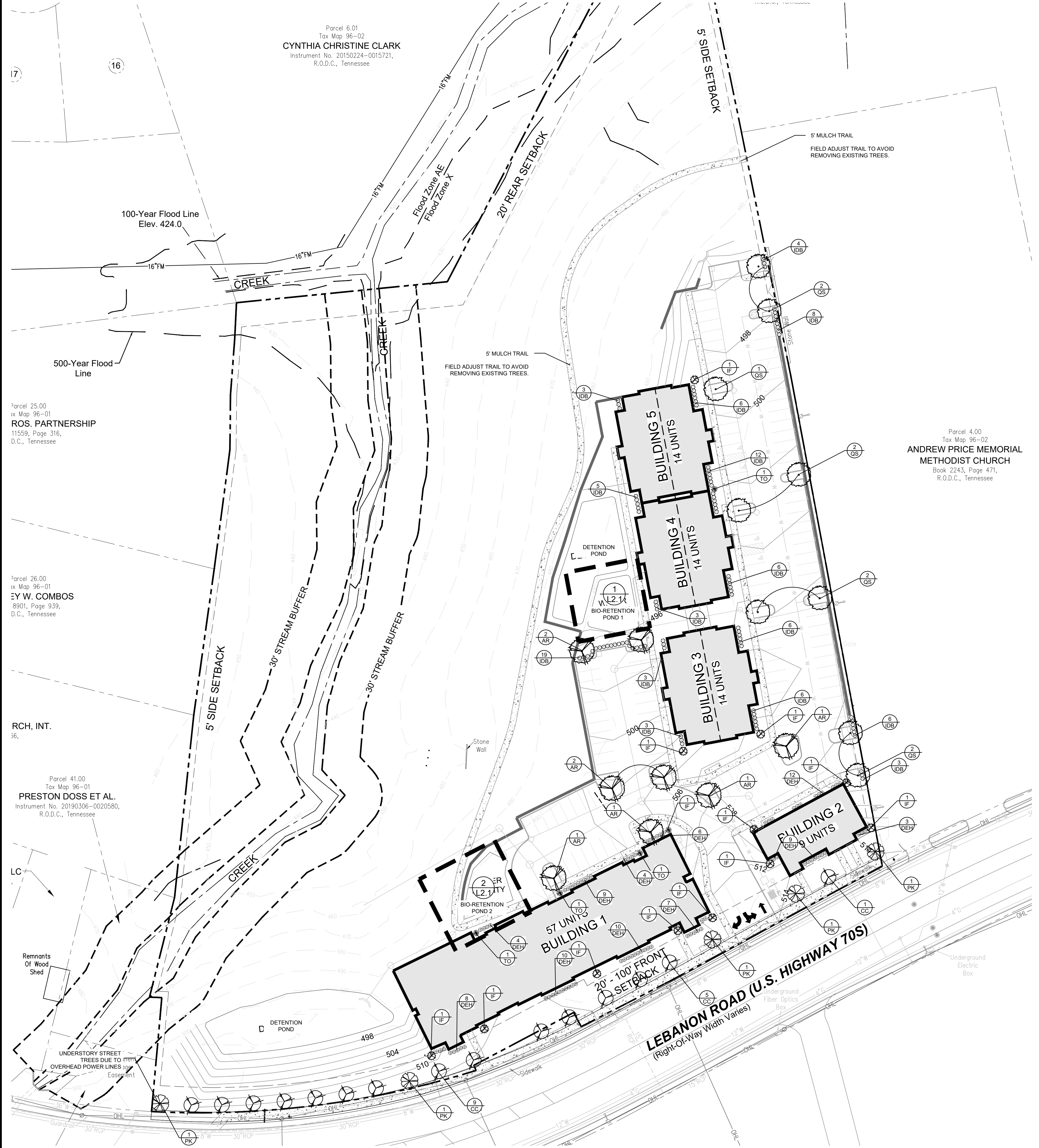
UNDERGROWTH MOSTLY COMPOSED OF EXOTIC INVASIVES  
JAPANESE PRIVET



ISSUED: April 28, 2021

Revision	Date
▲	7/28/2021
▲	8/19/2021
▲	
▲	





Parcel 6.01  
Tax Map 96-02  
**CYNTHIA CHRISTINE CLARK**  
Instrument No. 20150224-0015721,  
R.O.D.C., Tennessee

Parcel 25.00  
Tax Map 96-01  
**ROS. PARTNERSHIP**  
11559, Page 316,  
D.C., Tennessee

Parcel 26.00  
Tax Map 96-01  
**EY W. COMBOS**  
8901, Page 939,  
D.C., Tennessee

RCH, INT.  
36,

Parcel 41.00  
Tax Map 96-01  
**PRESTON DOSS ET AL.**  
Instrument No. 20190306-0020580,  
R.O.D.C., Tennessee

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

**REQUIRED PLANT SCHEDULE**

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
<b>PARKING PLANT SCHEDULE</b>								
8	AR	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
9	QS	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
<b>UNDERSTORY TREES</b>								
15	CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHED
13	IF	ILEX X. ATTENUATA 'FOSTER'	FOSTER HOLLY	6"	6'	EVERGREEN	AS SHOWN	FULL BRANCHED
5	PK	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHED
<b>SHRUBS</b>								
82	DEH	DISTYLIUM 'EMERALD HEIGHTS'	EMERALD HEIGHTS DISTYLIUM	24"	24"	EVERGREEN	36" O.C.	
93	IDB	ILEX CORATA 'DWARF BURFORD'	DWARF BURFORD HOLLY	24"	24"	EVERGREEN	36" O.C.	
4	TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4"	4"	EVERGREEN	AS SHOWN	

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

**INTERIOR PARKING LANDSCAPING CHART**

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

**TREE DENSITY CHART**

DATE: April 27, 2021  
MAP: 96.01 PARCEL: 43  
MAP: 96.02 PARCEL: 1,2,3, 71  
APPLICATION NUMBER: 2021 SP-036-001  
PROJECT NAME: 2830 DONELSON  
ADDRESS: 2830 LEBANON PIKE

ACREAGE (AREA OF BUILDING SITE): 8.30 AC / 361,467 SF  
BUILDING COVERAGE AREA: 2.21 AC / 96,087 SF  
ADJUSTED ACREAGE: 6.09 AC / 265,380 SF

REQUIRED TREE DENSITY UNITS (6.09 AC x 22) = 134  
PROVIDED TREE DENSITY UNITS = 15.5

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

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

REPLACEMENT TREES	CAL.	# OF TREES	VALUE	TOTAL UNITS
2"	-	31	0.5	15.5
3"	-	-	0.6	-
TOTAL:				-
TOTAL PROVIDED UNITS:				15.5



**2830 LEBANON PLACE**  
2830 LEBANON PIKE  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



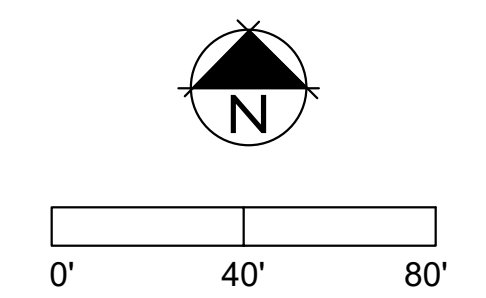
ISSUED: April 28, 2021

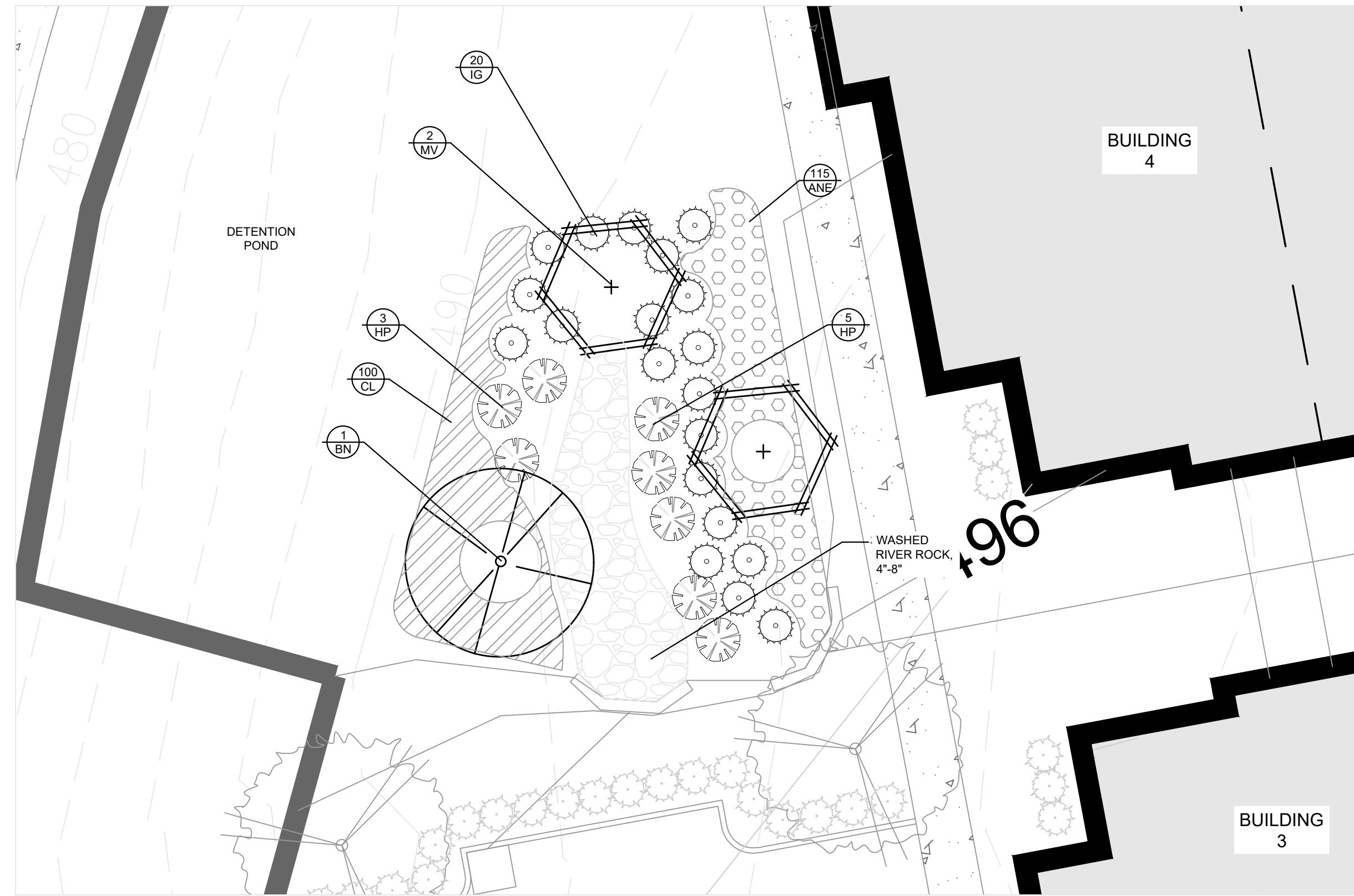
Revision Date

7/28/2021
8/19/2021

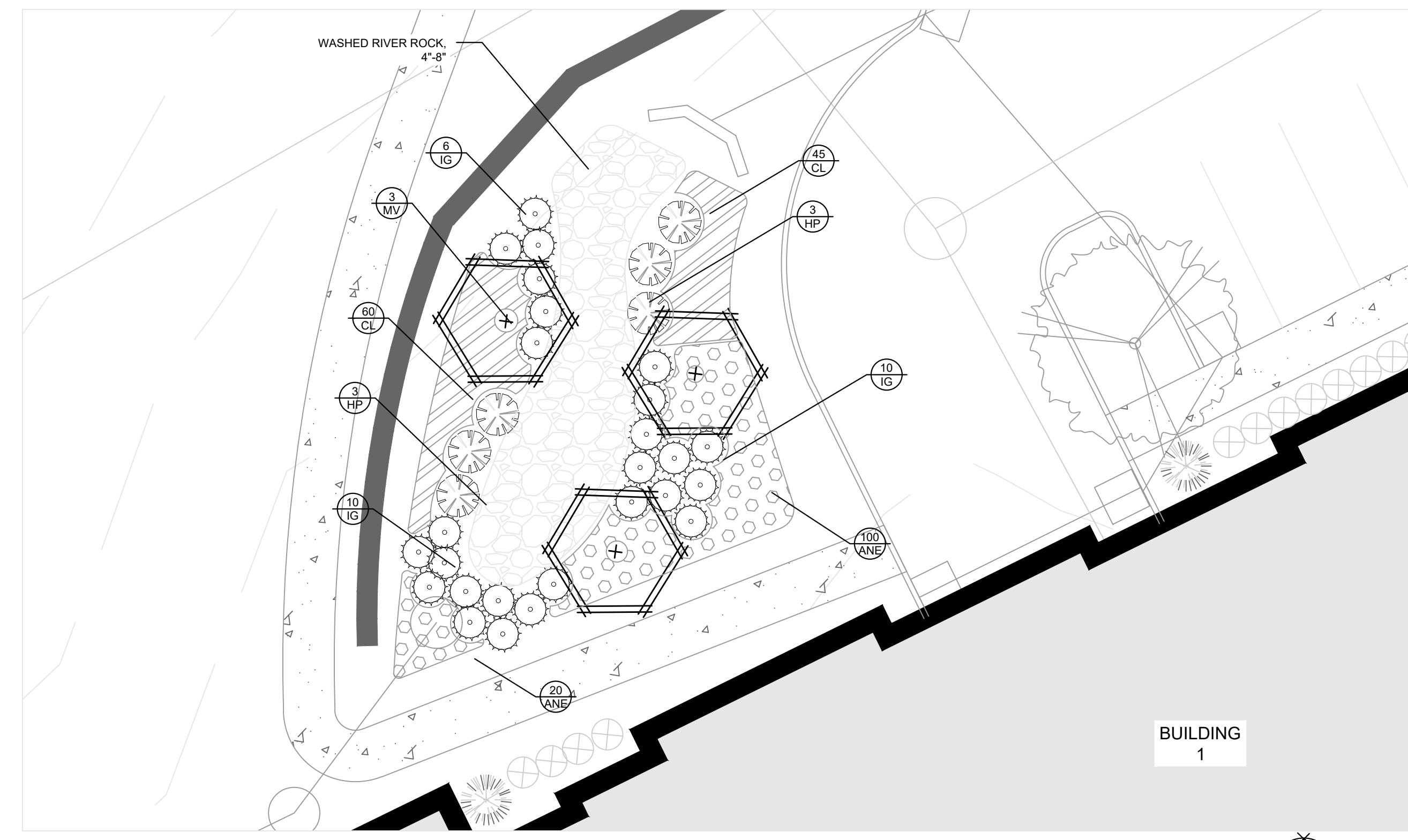
LANDSCAPE PLAN

SHEET  
**L2.0**





**1**  
L2.1  
**BIO-RETENTION POND - 1**  
PLAN



**2**  
L2.1  
**BIO-RETENTION POND - 2**  
PLAN

**REQUIRED PLANT SCHEDULE**

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

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

**REQUIRED PLANT SCHEDULE**

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
<b>BIO-RETENTION PLANT SCHEDULE</b>								
<b>UNDERSTORY TREES</b>								
3	MV	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW SWEETBAY MAGNOLIA	2" CAL, B/B	10'-12'	SEMI-EVGN	AS SHOWN	BALANCED CANOPY
<b>SHRUBS</b>								
6	HP	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA		30"	DECIDUOUS	5' O.C.	
26	IG	ILEX GLABRA 'COMPACTA'	INKBERRY HOLLY		30"	EVERGREEN	3.5' O.C.	
<b>GROUND COVER</b>								
120	ANE	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL.			18" O.C.	
105	CL	CHASMANTHIUM LATIFOLIUM	UPLAND SEA OATS	1 GAL.			18" O.C.	
<b>RIVER ROCK</b>								
400	SQFT.	WASHED RIVER ROCK, 4"-8"						

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



ISSUED: April 28, 2021

Revision	Date
Δ	7/28/2021
Δ	8/19/2021
Δ	
Δ	

**CITY OF NASHVILLE LANDSCAPE NOTES:**

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET NASHVILLE'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOT BALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL PRIOR TO THE LANDSCAPE INSTALLATION.
8. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
9. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
10. ALL PLANT MATERIAL SHALL BE FROM THE NASHVILLE PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
11. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
12. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
13. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLAN MATERIAL.
14. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF NASHVILLE'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF NASHVILLE, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

**MINIMUM PLANT QUALITY AND SIZE STANDARDS**

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

**TREE PROTECTION GENERAL NOTES:**

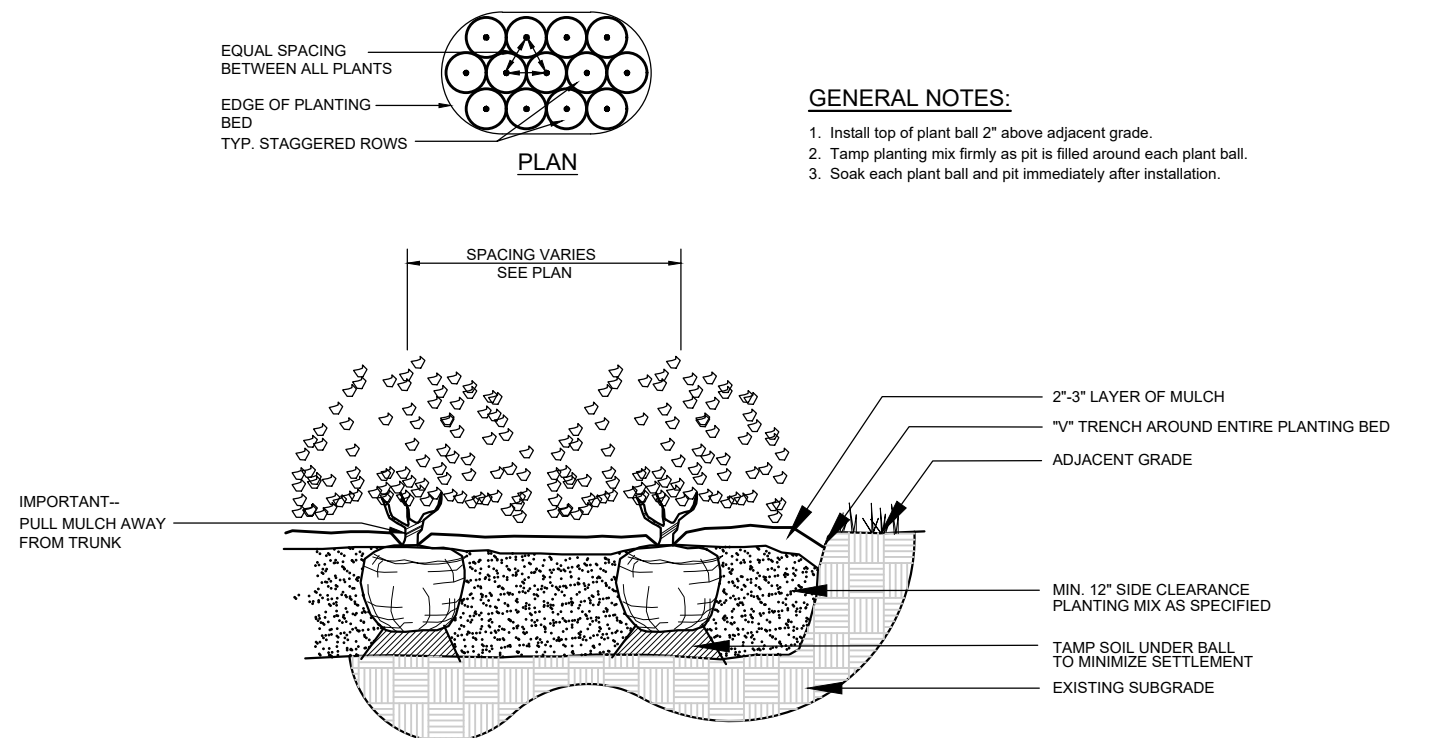
1. SEE FINAL CIVIL CONSTRUCTION PLANS FOR PLACEMENT AND DETAILS OF TREE PROTECTION FENCE.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.
3. TREE PROTECTION FENCING, ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, SHALL BE INSTALLED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

**LANDSCAPE PLANTING GENERAL NOTES**

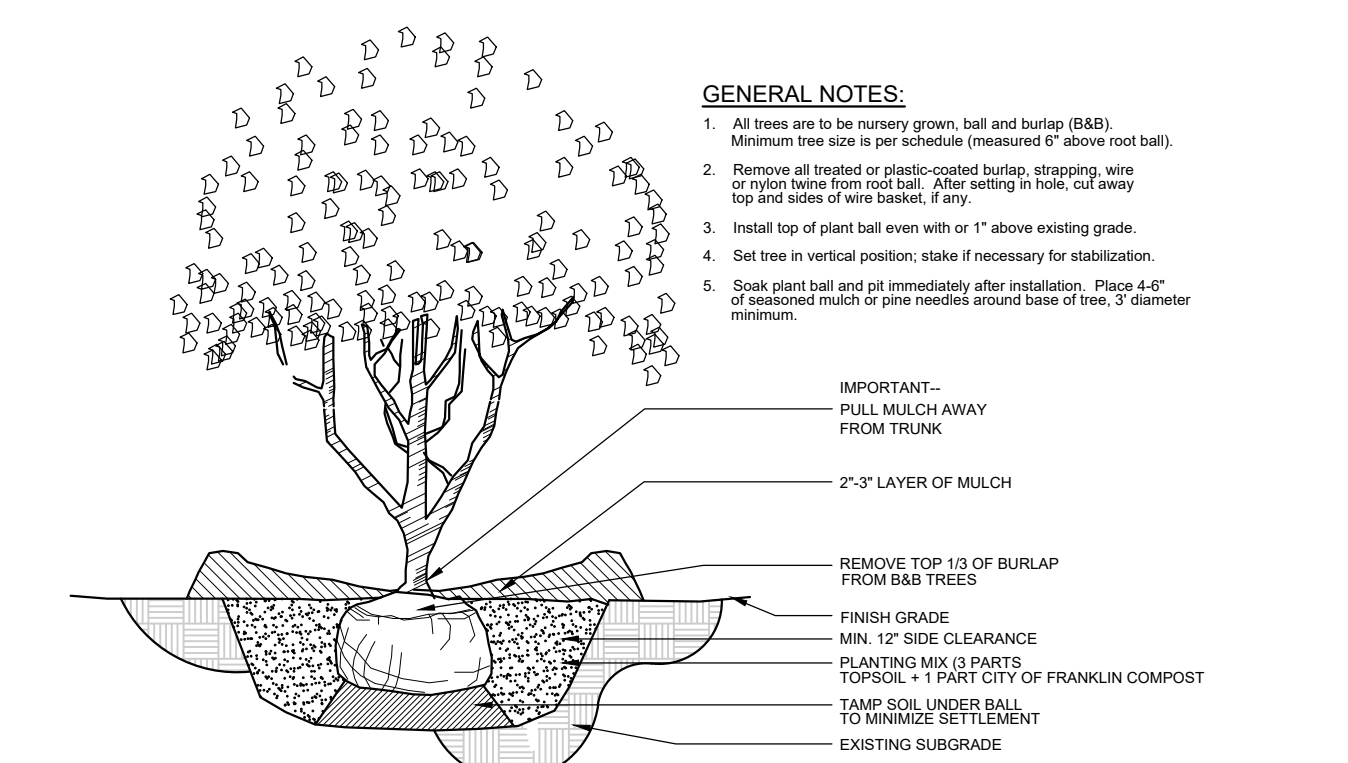
1. THE LANDSCAPE CONTACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY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

**IRRIGATION GENERAL NOTES:**

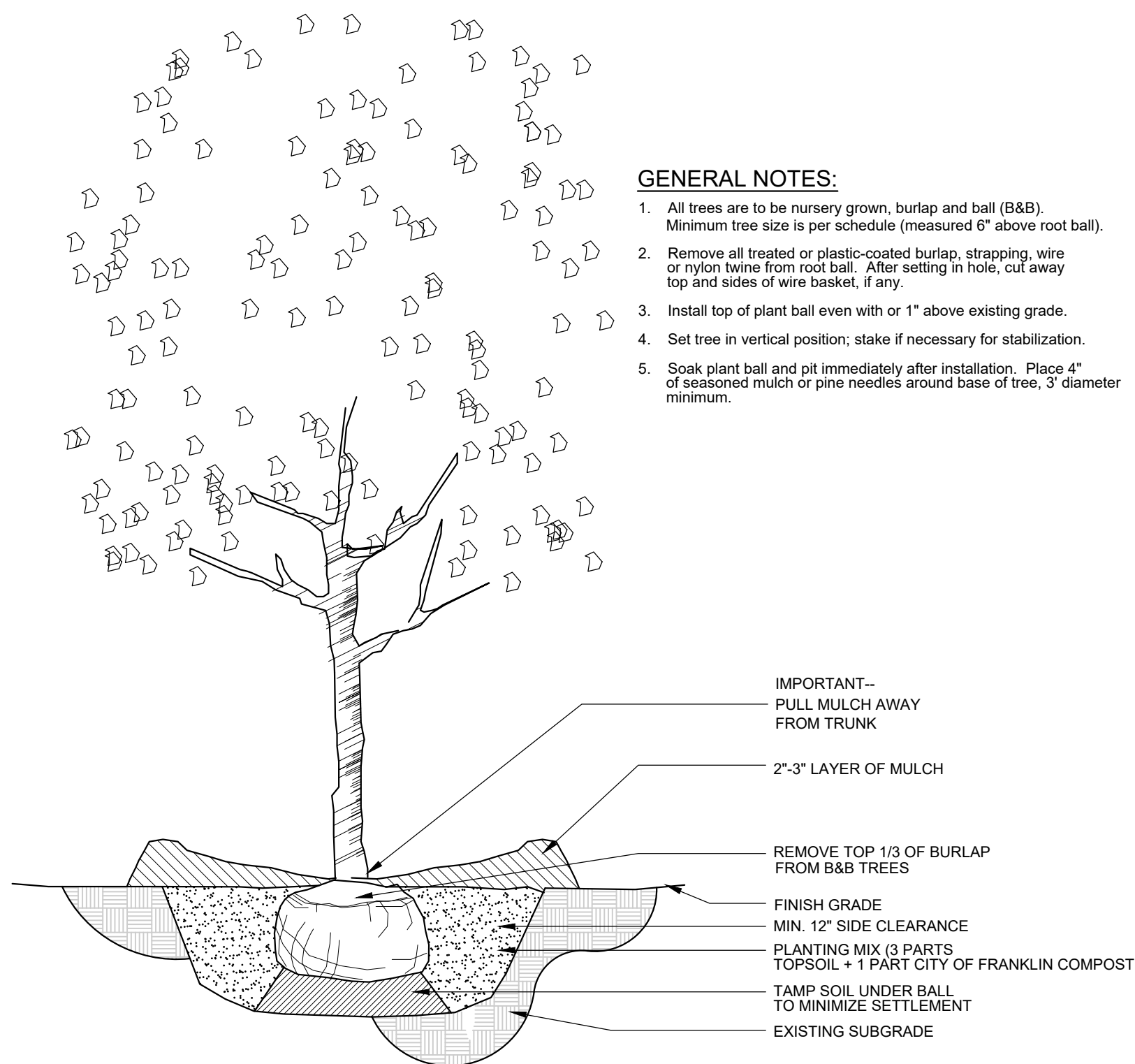
1. THERE IS NO FORMAL IRRIGATION DESIGNED FOR THIS LANDSCAPE PLAN, HOWEVER, THE FOLLOWING NOTES OUTLINE A PROGRAM THAT CAN BE FOLLOWED FOR GREATER SURVIVABILITY OF PLANT MATERIAL.
  2. MULCH SHALL BE PLACED AROUND ALL NEWLY PLANTED TREES AND SHRUBS IN ORDER TO REGULATE WATER AND TO SUPPRESS COMPETING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



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



**2 UNDERSTORY TREE**  
L3.0 SECTION DETAIL # NTS



**2 SINGLE TRUNK DECIDUOUS TREE**  
L3.0 SECTION DETAIL # NTS

**BUILDING 01**  
**3/4 STORY SPLIT**  
 - BALCONIES AT 6'-0" DEEP  
 - WINDOW PROPORTION 2:1, TYP.  
 - RAISED FOUNDATION AT 18" AFG WHERE APPLICABLE  
 - GLAZING AT 32%



**BUILDING 01**  
**STREET ELEVATION - SOUTHEAST**



**BUILDING 01**  
**REAR ELEVATION - NORTHWEST**

**BUILDING 01**  
**3/4 STORY SPLIT**  
 - BALCONIES AT 6'-0" DEEP  
 - WINDOW PROPORTION 2:1, TYP.  
 - RAISED FOUNDATION AT 18" AFG WHERE APPLICABLE  
 - GLAZING AT 32%



**BUILDING 01**  
**REAR ELEVATION - NORTHWEST**

**BUILDING 02**  
**3/4 STORY SPLIT**  
 - BALCONIES AT 6'-0" DEEP  
 - WINDOW PROPORTION 2:1, TYP.  
 - RAISED FOUNDATION AT 18" AFG WHERE APPLICABLE  
 - GLAZING AT 31%



**BUILDING 02**  
**STREET ELEVATION - SOUTHEAST**



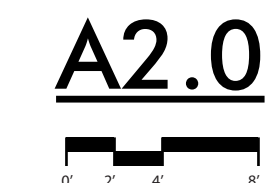
**BUILDING 02**  
**SIDE ELEVATION - SOUTHWEST**



**BUILDING 02**  
**REAR ELEVATION - NORTHWEST**



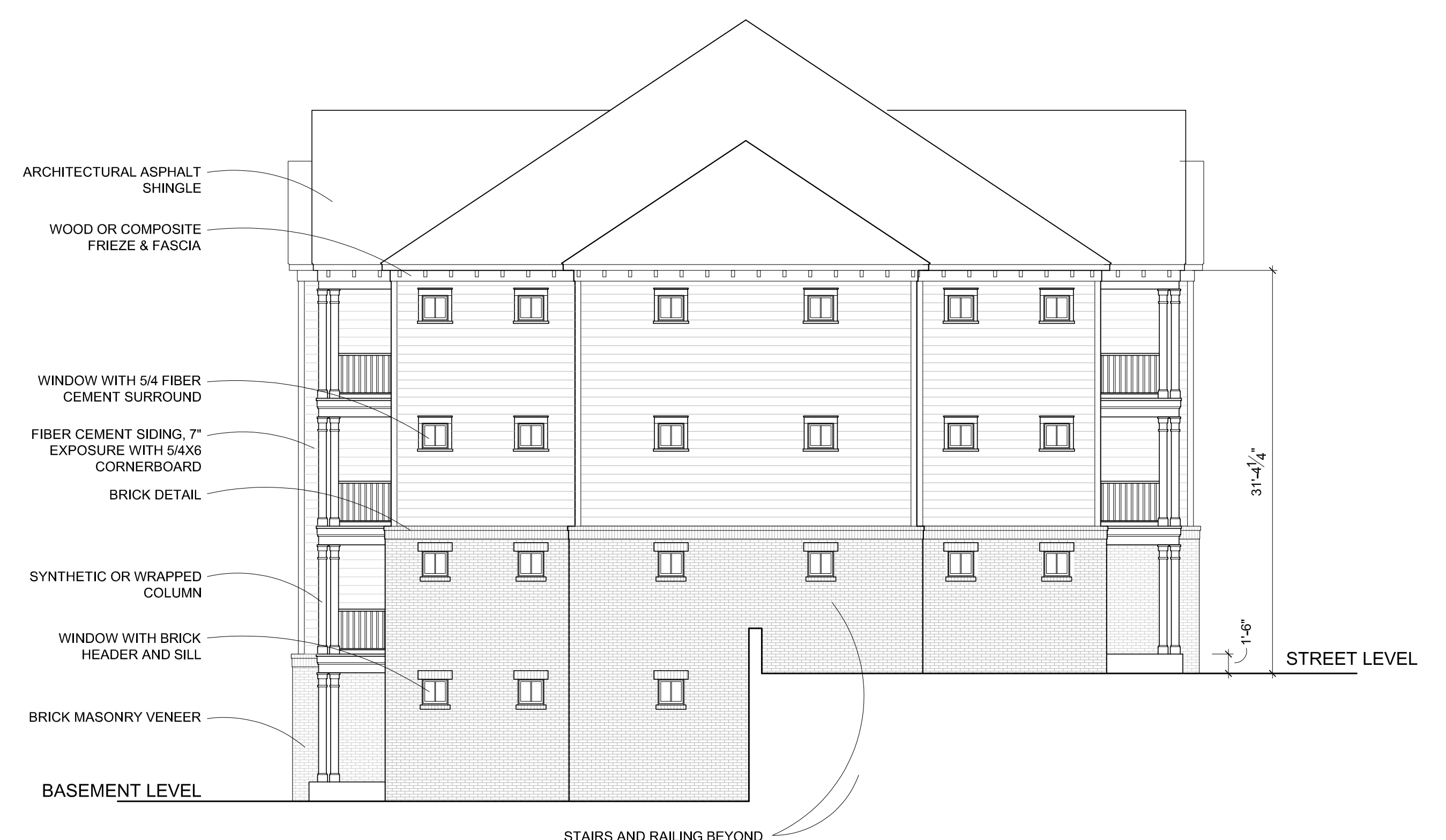
**BUILDING 02**  
**SIDE ELEVATION - NORTHEAST**



**BUILDING 03**  
**MULTI-FAMILY**  
**3/4 STORY SPLIT**  
 - BALCONIES AT 6'-0" DEEP  
 - WINDOW PROPORTION 2:1, TYP.  
 - RAISED FOUNDATION AT 18" AFG WHERE APPLICABLE  
 - GLAZING AT 35%



**BUILDING 02 & 05**  
REAR ELEVATION - WEST



**BUILDING 02 & 05**  
SIDE ELEVATIONS - NORTH & SOUTH



**BUILDING 02 & 05**  
PARKING LOT ELEVATION - EAST



**BUILDING 04/05**  
**3/4 STORY SPLIT**  
 - BALCONIES AT 6'-0" DEEP  
 - WINDOW PROPORTION 2:1, TYP.  
 - RAISED FOUNDATION AT 18" AFG WHERE APPLICABLE  
 - GLAZING AT 35%



**BUILDING 03/04**  
**REAR ELEVATION - WEST**



**BUILDING 03/04**  
**PARKING LOT ELEVATION - EAST**

**BUILDING 04/05**  
**MULTI-FAMILY**  
**3/4 STORY SPLIT**  
 - BALCONIES AT 6'-0" DEEP  
 - WINDOW PROPORTION 2:1, TYP.  
 - RAISED FOUNDATION AT 18" AFG WHERE APPLICABLE  
 - GLAZING AT 35%



**BUILDING 03/04**  
**SIDE ELEVATIONS - NORTH & SOUTH**