

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 2 BUILDING 2 ELEVATIONS
A3.0	PHASE 2 BUILDING 3 ELEVATIONS
A4.0	PHASE 1 & 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): 3.3 ACRES
 LOT 2: RESIDENTIAL ACREAGE: 25.7 ACRES

LOT 1 (OUTPARCEL):
 PROPOSED ZONE: RS20
 PROPOSED USE: POSSIBLE FIRE DEPARTMENT OR RESIDENTIAL
 LOT ACREAGE: 3.3 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: 76 MULTI-FAMILY UNITS
 17 MULTI-FAMILY UNITS
 PHASE 2:
 BLDGS 2-3: 120 MULTI-FAMILY UNITS
 17 MULTI-FAMILY UNITS
 TOTAL RESIDENTIAL UNITS: 230 UNITS

TOTAL RESIDENTIAL ACREAGE: 25.7 AC
 GROSS DENSITY: 8.95 UNITS/AC

ROW DEDICATION = 0.2 AC
 OPEN SPACE: 20.9 ACRES
 MAX. ISR: 0.7
 ISR PROVIDED: 0.19

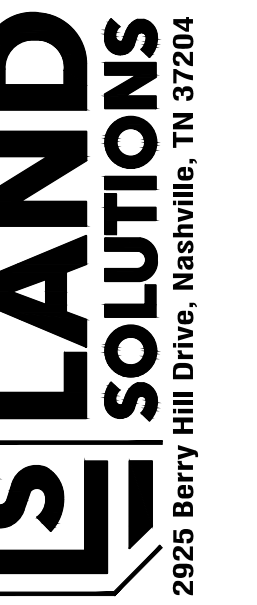
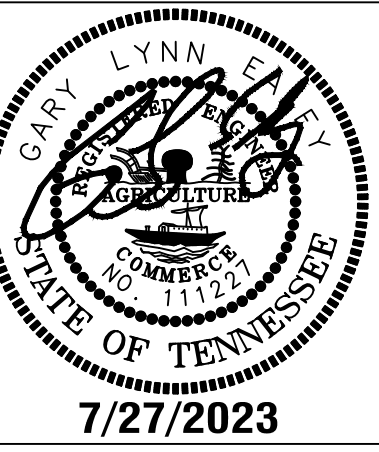
BUILDING COVERAGE: 3.5 ACRES/25.7 ACRES = 0.14
 MAX BUILDING COVERAGE: 0.40
 MAXIMUM BUILDING HEIGHT (1-3): 3 STORIES OVER PODIUM GARAGE (SEE SHEETS A1.0 AND A2.0)
 MAXIMUM BUILDING HEIGHT (ALL BUT 1-3): 3 STORIES (45' MAX)

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

PARKING CALCULATIONS
 PARKING REQUIRED: (17 SINGLE FAMILY X 2) + (17 TOWNHOME 3 BR UNITS X 2.5)
 +(128 2 BR UNITS X 2) + (68 1 BR UNITS X 1) = 401 SPACES
 PROPOSED PODIUM PARKING= 256 SPACES
 PROPOSED DRIVEWAY PARKING: 64 SPACES
 PROPOSED SURFACE PARKING SPACES= 102 SPACES
 TOTAL PARKING PROVIDED= 422 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.

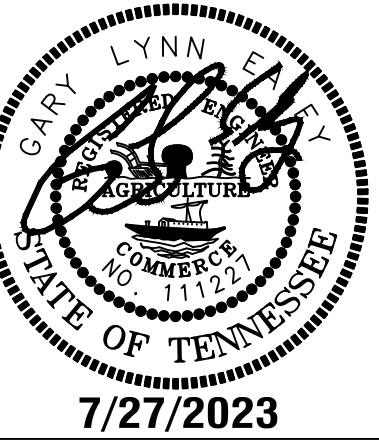


PRELIMINARY SP
 THE VILLAGE AT AUTUMN VIEW
 SP #2023SP-16
 MAP 181, PARCELS 52, 136 AND 137
 PART OF MAP 181-11, GROUP D, PARCEL 9
 6419, 6431 AND 6423 PETTUS ROAD
 ANTIPOCH, DAVIDSON COUNTY, TENNESSEE

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
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 - PRELIMINARY SP RESUBMITTAL MAY 30, 2023
 - PRELIMINARY SP RESUBMITTAL JUNE 12, 2023
 - COUNCIL UPDATE JULY 27, 2023

COVER SHEET

C0.0



LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

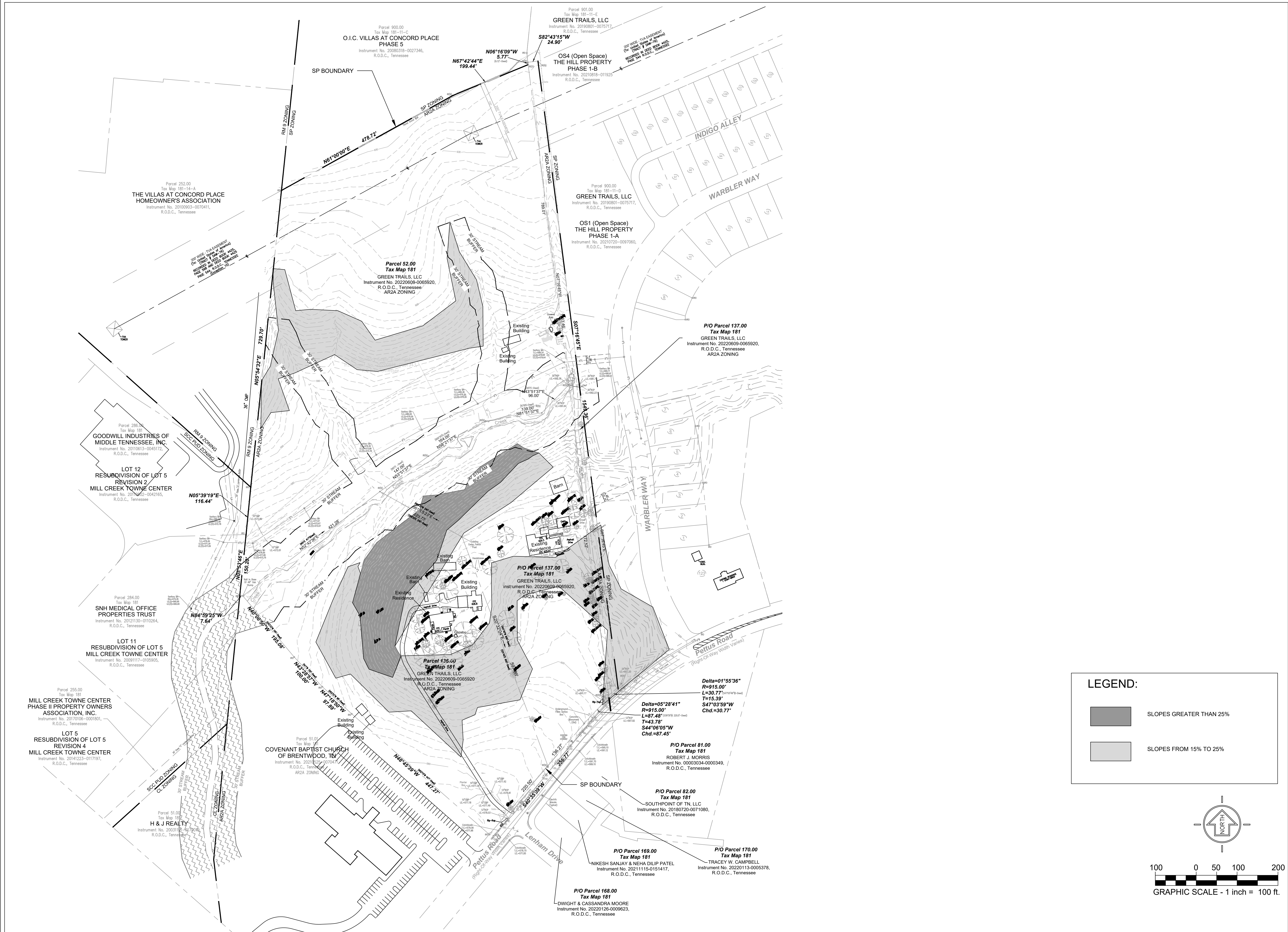
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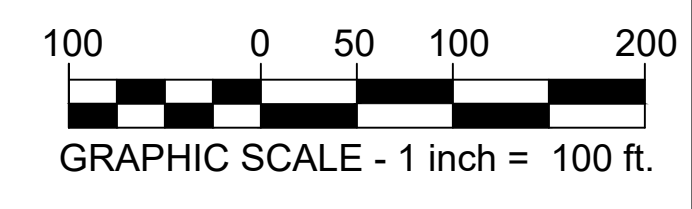
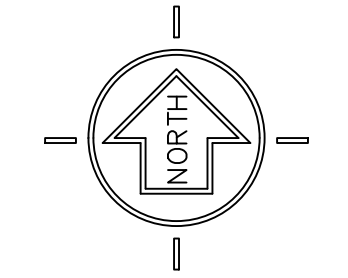
EXISTING CONDITIONS
C1.0

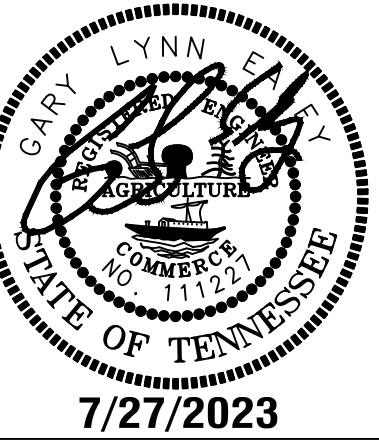
LSC 20002



LEGEND:

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





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OVERALL SITE PLAN

C2.0

LSC 20002

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SETBACKS

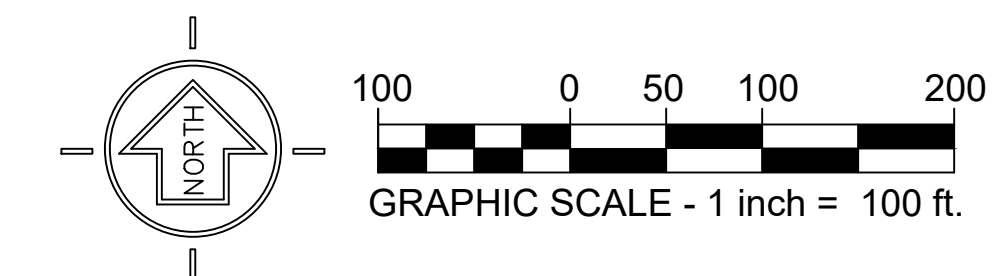
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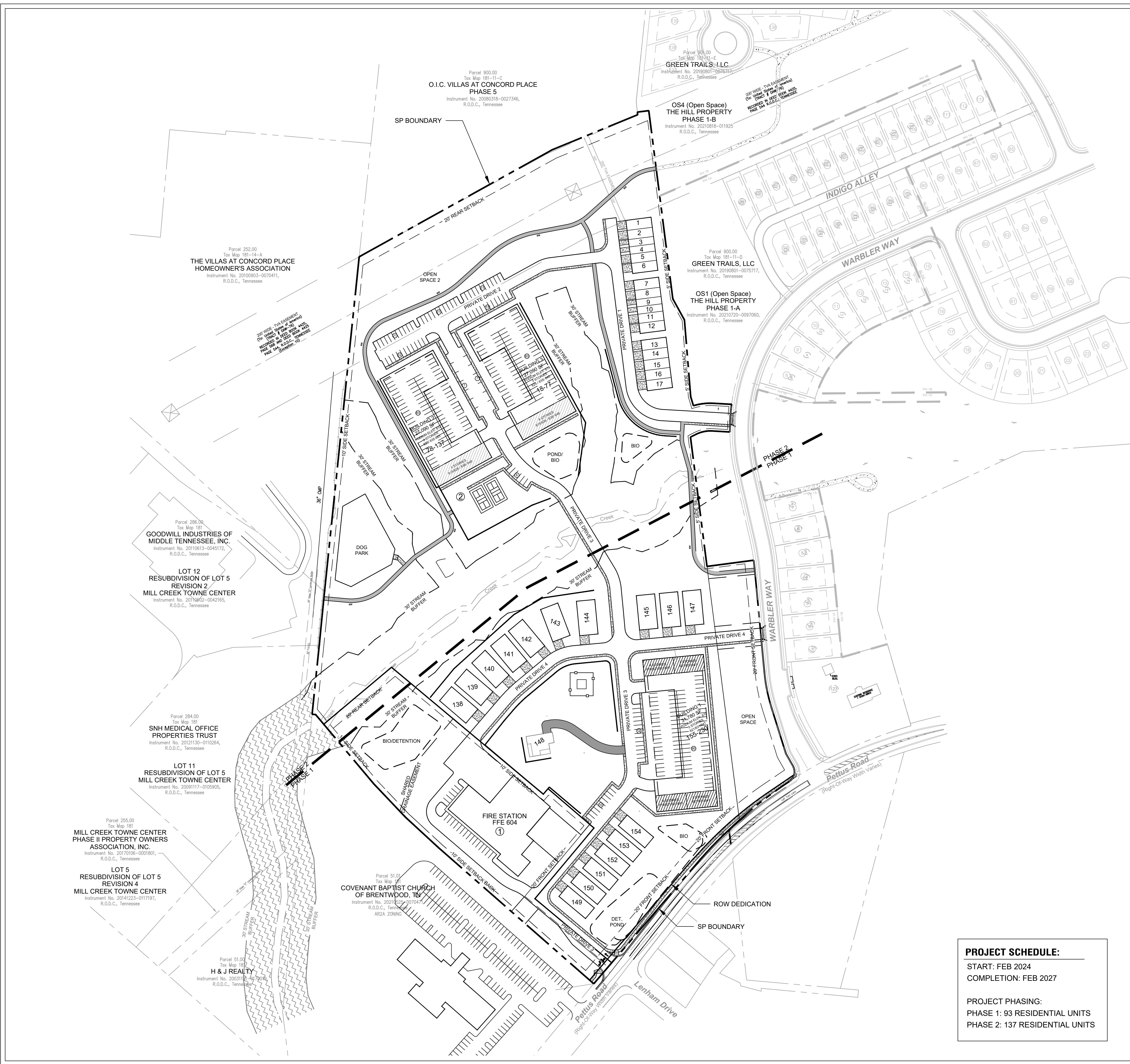
SITE PLAN NOTES:

- 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: 93 RESIDENTIAL UNITS
 PHASE 2: 137 RESIDENTIAL UNITS



Parcel 252.00
 Tax Map 181-14-a
THE VILLAS AT CONCORD PLACE HOMEOWNER'S ASSOCIATION
 Instrument No. 20100933-0070411,
 R.O.D.C., Tennessee

Parcel 286.00
 Tax Map 181
GOODWILL INDUSTRIES OF MIDDLE TENNESSEE, INC.
 Instrument No. 20110613-0463752,
 R.O.D.C., Tennessee

LOT 12 RESUBDIVISION OF LOT 5 REVISION 2 MILL CREEK TOWNE CENTER
 Instrument No. 20110625-0462155,
 R.O.D.C., Tennessee

Parcel 284.00
 Tax Map 181
SNH MEDICAL OFFICE PROPERTIES TRUST
 Instrument No. 20121130-0110264,
 R.O.D.C., Tennessee

LOT 11 RESUBDIVISION OF LOT 5 MILL CREEK TOWNE CENTER
 Instrument No. 20091117-0105905,
 R.O.D.C., Tennessee

Parcel 255.00
 Tax Map 181
MILL CREEK TOWNE CENTER PHASE II PROPERTY OWNERS ASSOCIATION, INC.
 Instrument No. 20170105-0001801,
 R.O.D.C., Tennessee

LOT 5 RESUBDIVISION OF LOT 5 REVISION 4 MILL CREEK TOWNE CENTER
 Instrument No. 20141223-0117197,
 R.O.D.C., Tennessee

Parcel 51.00
 Tax Map 181Z
H & J REALTY
 Instrument No. 20031112-0477076,
 R.O.D.C., Tennessee

Parcel 51.01
 Tax Map 181Z
COVENANT BAPTIST CHURCH OF BRENTWOOD, TN
 Instrument No. 20031225-0070477,
 R.O.D.C., Tennessee
 ARZA ZONING

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

Parcel 900.00
 Tax Map 181-11-C
GREEN TRAILS-LLC
 Instrument No. 20190801-0042413,
 R.O.D.C., Tennessee

Parcel 900.00
 Tax Map 181-11-C
GREEN TRAILS, LLC
 Instrument No. 20190801-0070717,
 R.O.D.C., Tennessee

OS1 (Open Space) THE HILL PROPERTY PHASE 1-A
 Instrument No. 20201029-0070760,
 R.O.D.C., Tennessee

Parcel 900.00
 Tax Map 181-11-C
GREEN TRAILS, LLC
 Instrument No. 20190801-0070717,
 R.O.D.C., Tennessee

OS4 (Open Space) THE HILL PROPERTY PHASE 1-B
 Instrument No. 20201029-0119125,
 R.O.D.C., Tennessee

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

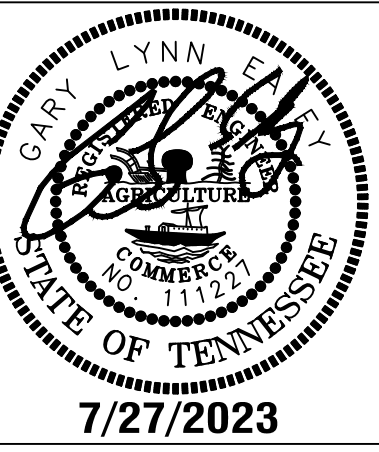
**OS4 (Open Space)
THE HILL PROPERTY
PHASE 1-B**

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

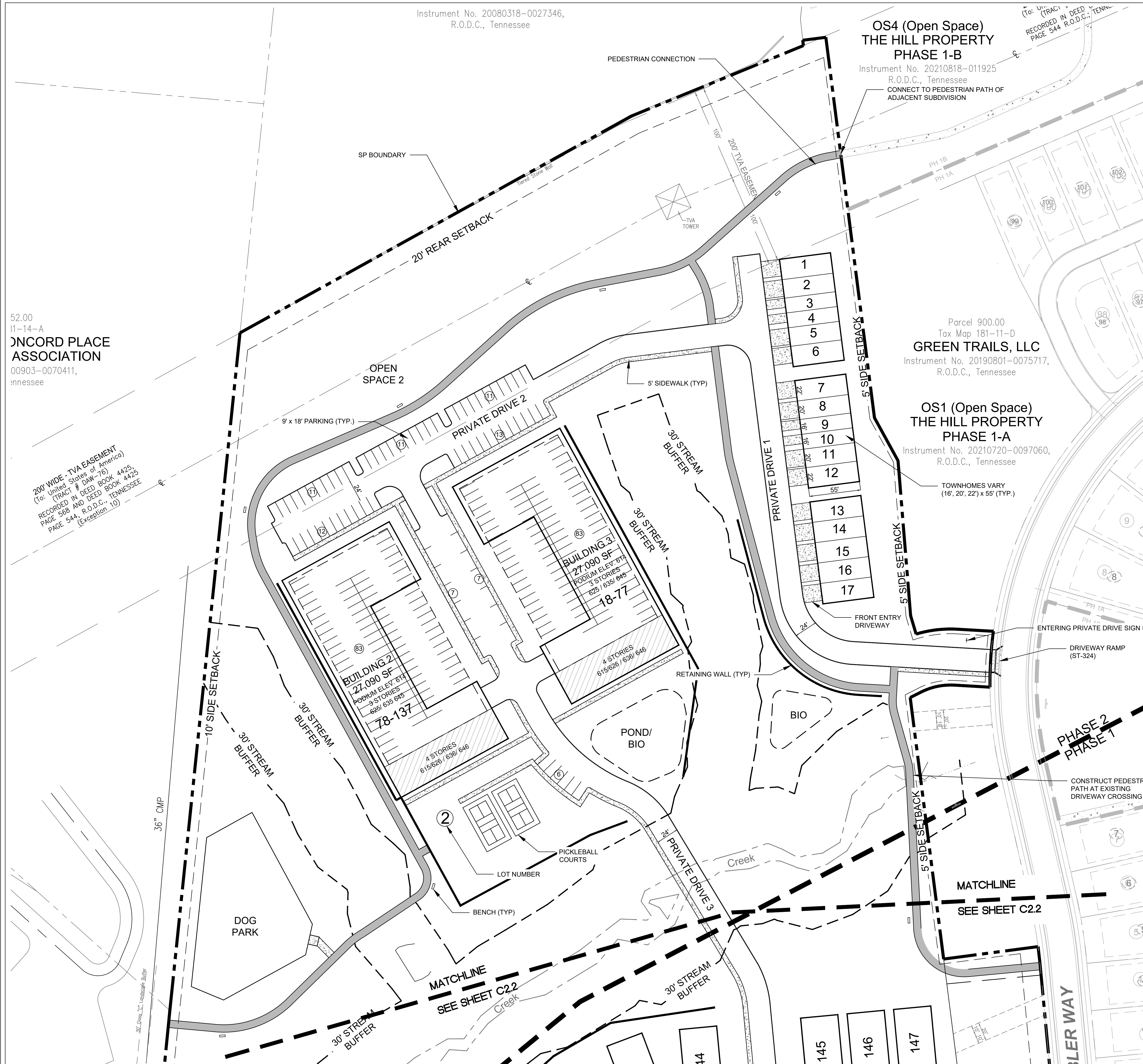
**PRELIMINARY SP
THE VILLAGE AT AUTUMN VIEW**

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

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 - COUNCIL UPDATE JULY 27, 2023

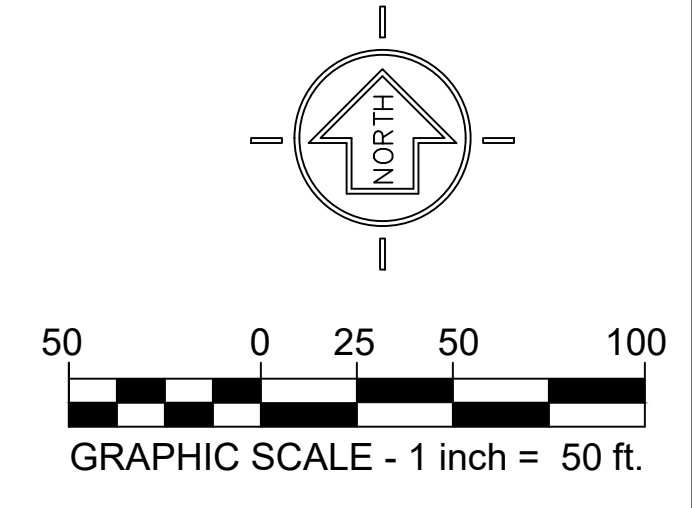
**SITE PLAN
C2.1**

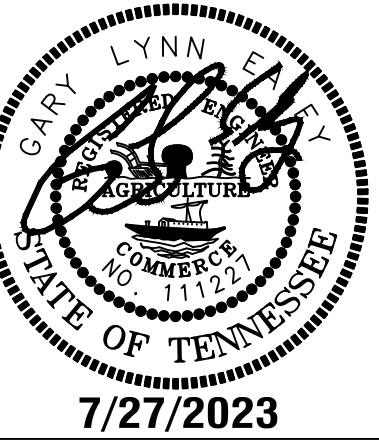
LSC 20002



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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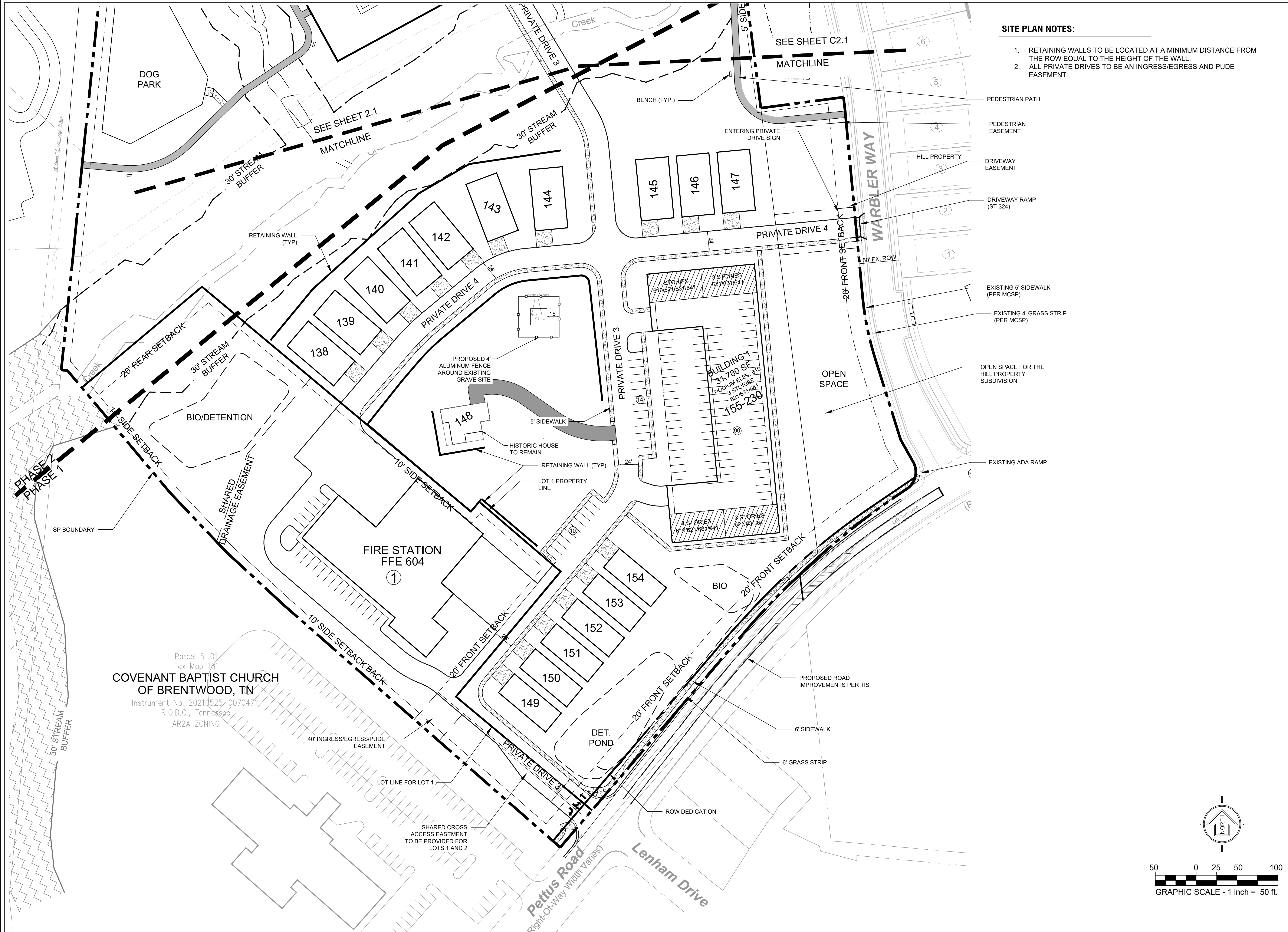
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SITE PLAN
C2.2

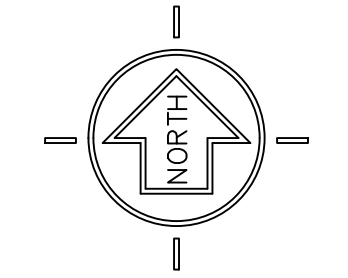
LSC 20002

SITE PLAN NOTES:

1. RETAINING WALLS TO BE LOCATED AT A MINIMUM DISTANCE FROM THE ROW EQUAL TO THE HEIGHT OF THE WALL.
2. ALL PRIVATE DRIVES TO BE AN INGRESS/EGRESS AND PUDE EASEMENT



Parcel 51.01
 Tax Map 181
**COVENANT BAPTIST CHURCH
 OF BRENTWOOD, TN**
 Instrument No. 20210525-0070471
 R.O.D.C., Tennessee
 AR2A ZONING

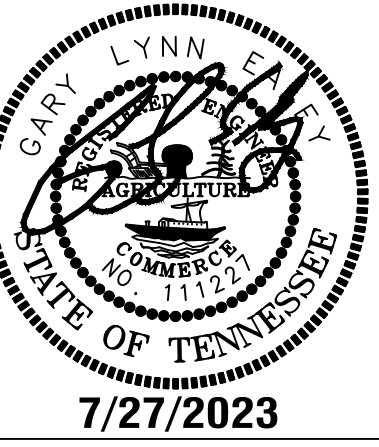


Instrument No. 20080318-0027346,
R.O.D.C., Tennessee

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

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

(To: (TRAC...
RECORDED IN DEED...
PAGE 544 R.O.D.C., TENN.



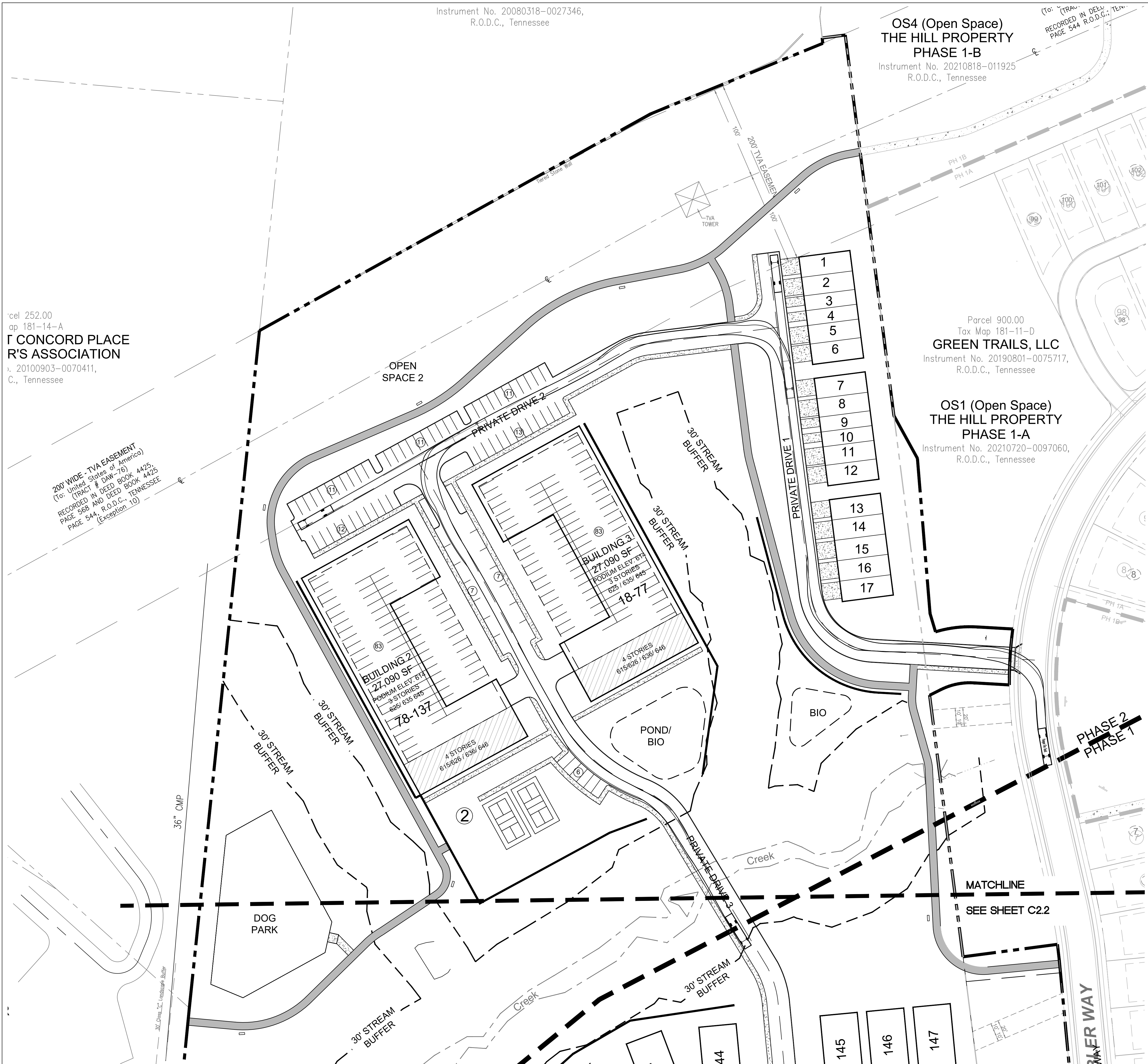
LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

Parcel 252.00
Tax Map 181-14-A
**CONCORD PLACE
R'S ASSOCIATION**
Instrument No. 20100903-0070411,
R.O.D.C., Tennessee

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

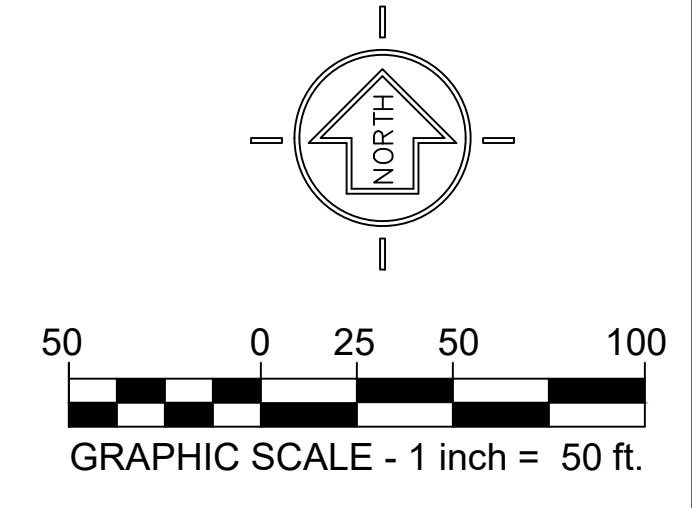
Parcel 900.00
Tax Map 181-11-D
GREEN TRAILS, LLC
Instrument No. 20190801-0075717,
R.O.D.C., Tennessee

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

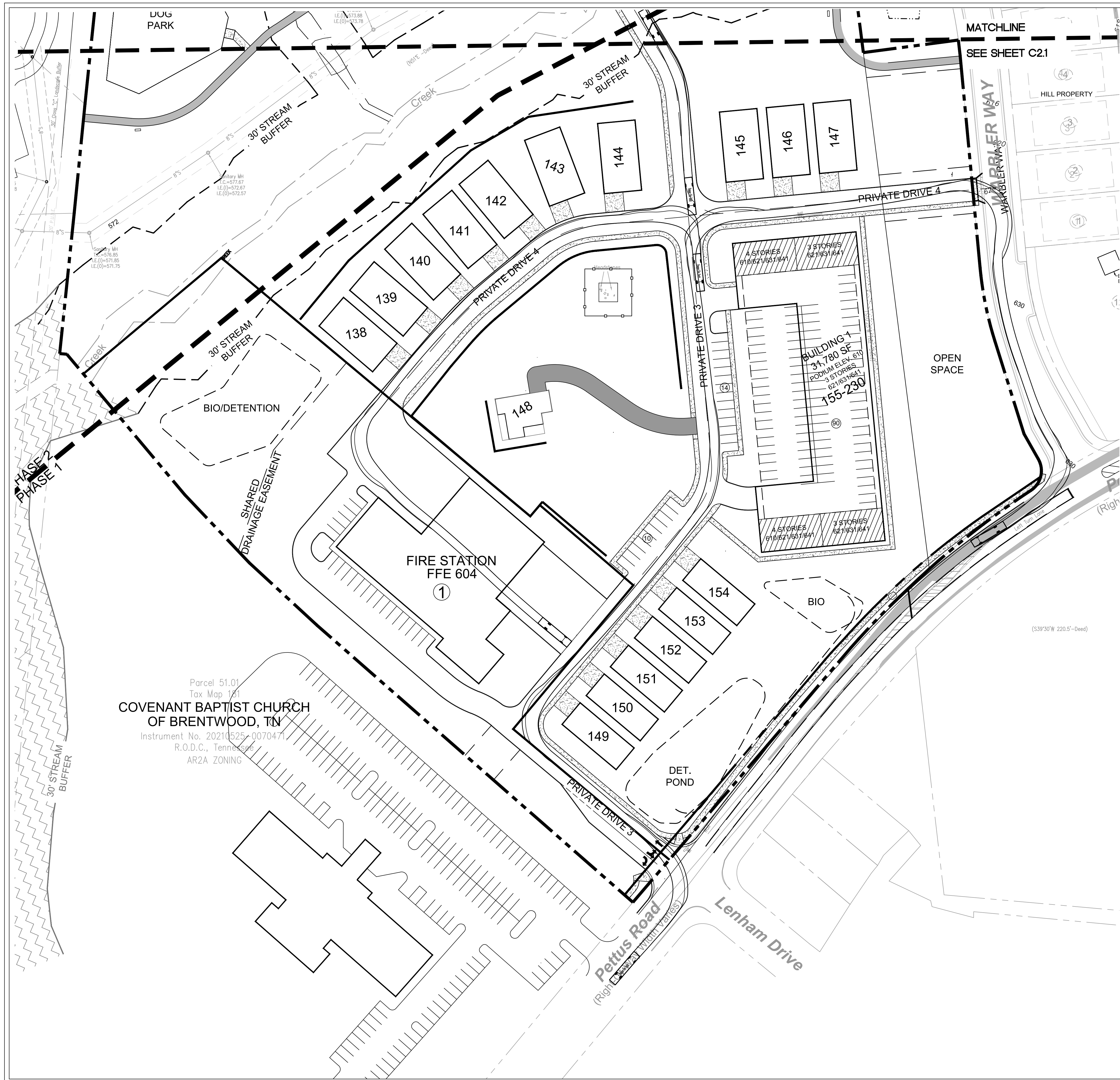


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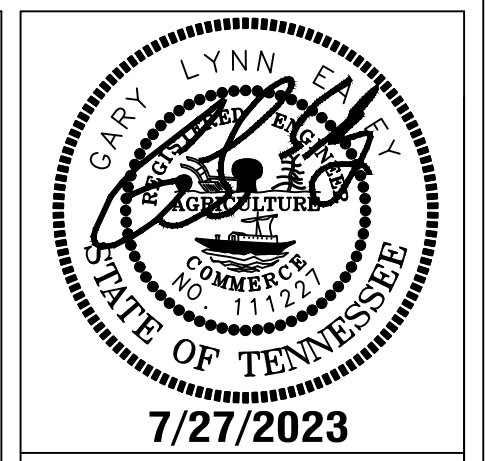
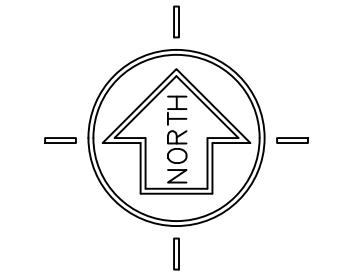
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- PRELIMINARY SP RESUBMITTAL
MAY 30, 2023
- PRELIMINARY SP RESUBMITTAL
JUNE 12, 2023
- COUNCIL UPDATE
JULY 27, 2023



**AUTO TURN
PLAN
C2.3**



Parcel 51.01
Tax Map 131
**COVENANT BAPTIST CHURCH
OF BRENTWOOD, TN**
Instrument No. 20210525-0070471
R.O.D.C., Tennessee
AR2A ZONING

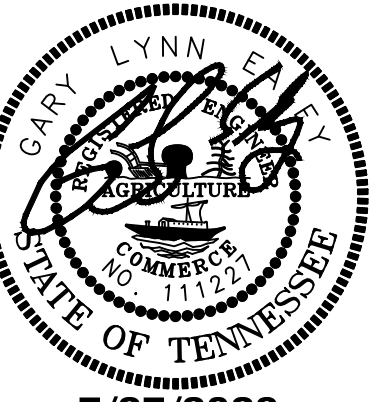


ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

**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 16, 2023
 - PRELIMINARY SP RESUBMITTAL MAY 22, 2023
 - PRELIMINARY SP RESUBMITTAL MAY 30, 2023
 - PRELIMINARY SP RESUBMITTAL JUNE 12, 2023
 - COUNCIL UPDATE JULY 27, 2023

**AUTO TURN
PLAN
C2.4**



7/27/2023

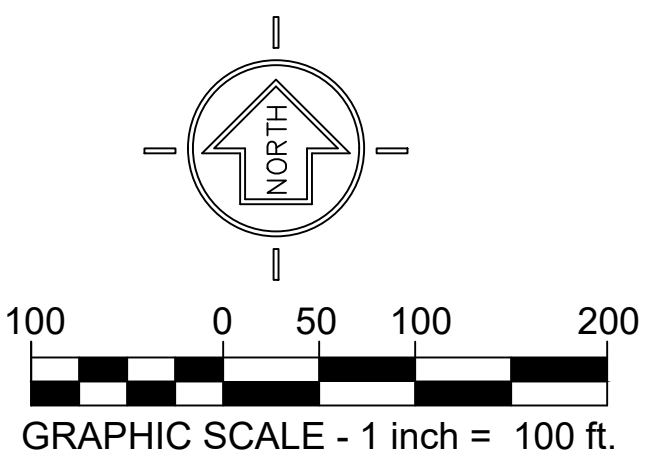


PRELIMINARY SP THE VILLAGE AT AUTUMN VIEW

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

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SIGHT
DISTANCE
TRIANGLES
C2.5





7/27/2023

LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

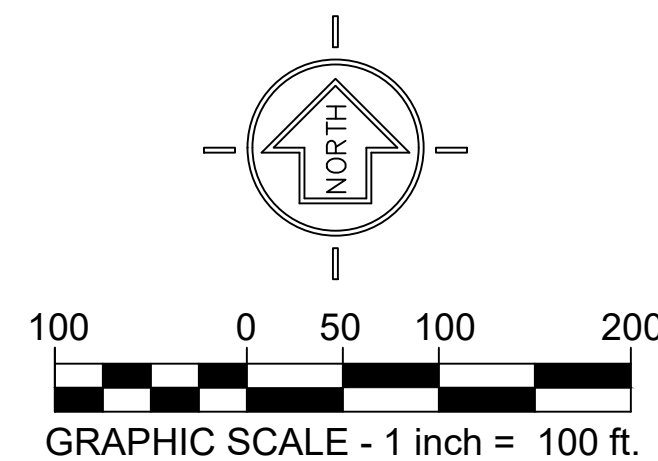
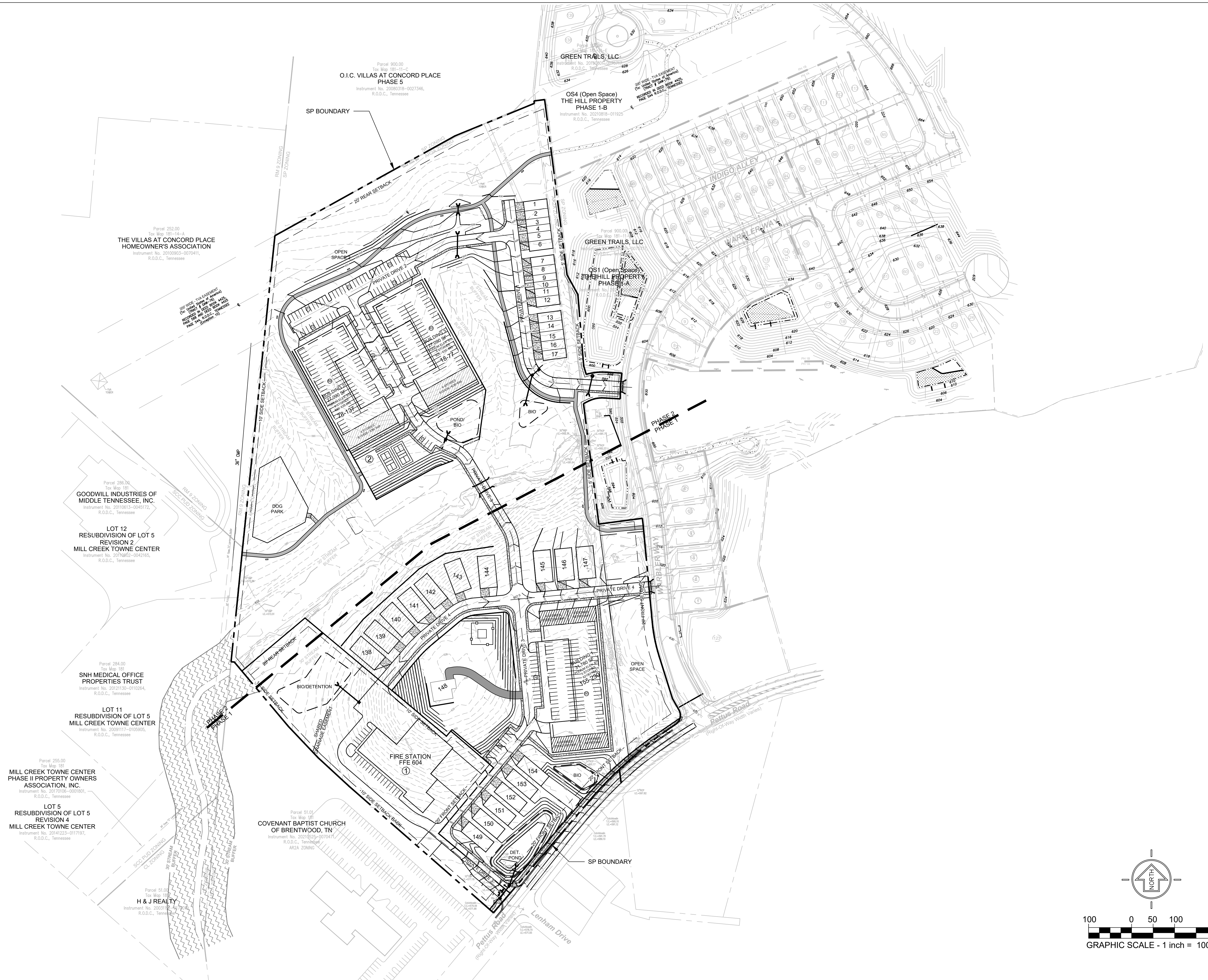
PRELIMINARY SP THE VILLAGE AT AUTUMN VIEW

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 - COUNCIL UPDATE JULY 27, 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**

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. 2017002-0442165,
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. 20170108-0001801,
R.O.D.C., Tennessee

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

Parcel 51.01
Tax Map 191
**COVENANT BAPTIST CHURCH
OF BRENTWOOD, TN**
Instrument No. 20210229-0070471,
R.O.D.C., Tennessee
AR2A ZONING

Parcel 51.01
Tax Map 191
H & J REALTY
Instrument No. 20211122-0070471,
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

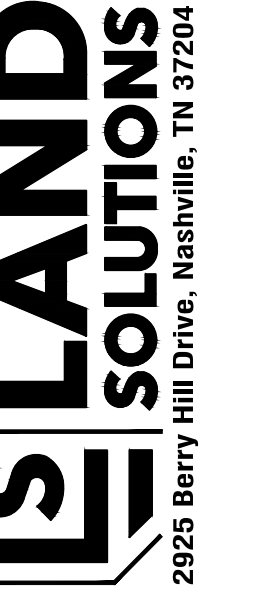
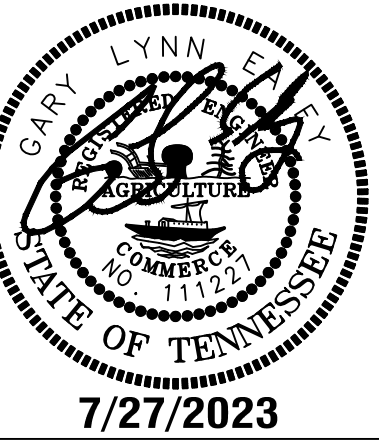
GREEN TRAILS, LLC
Instrument No. 20190801-0075717,
R.O.D.C., Tennessee

**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-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

- 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).

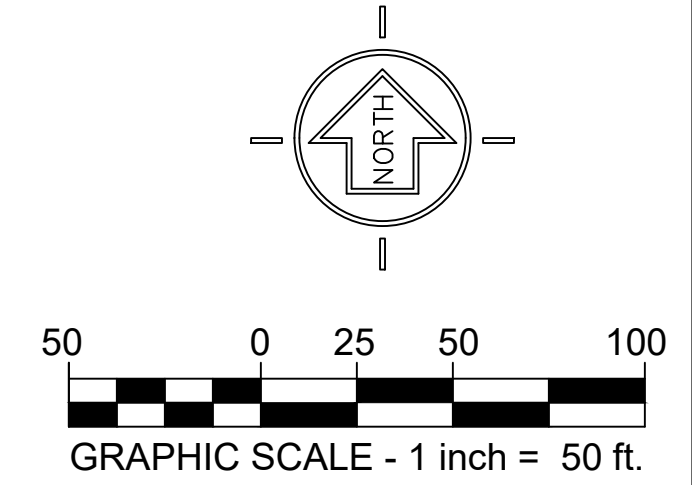
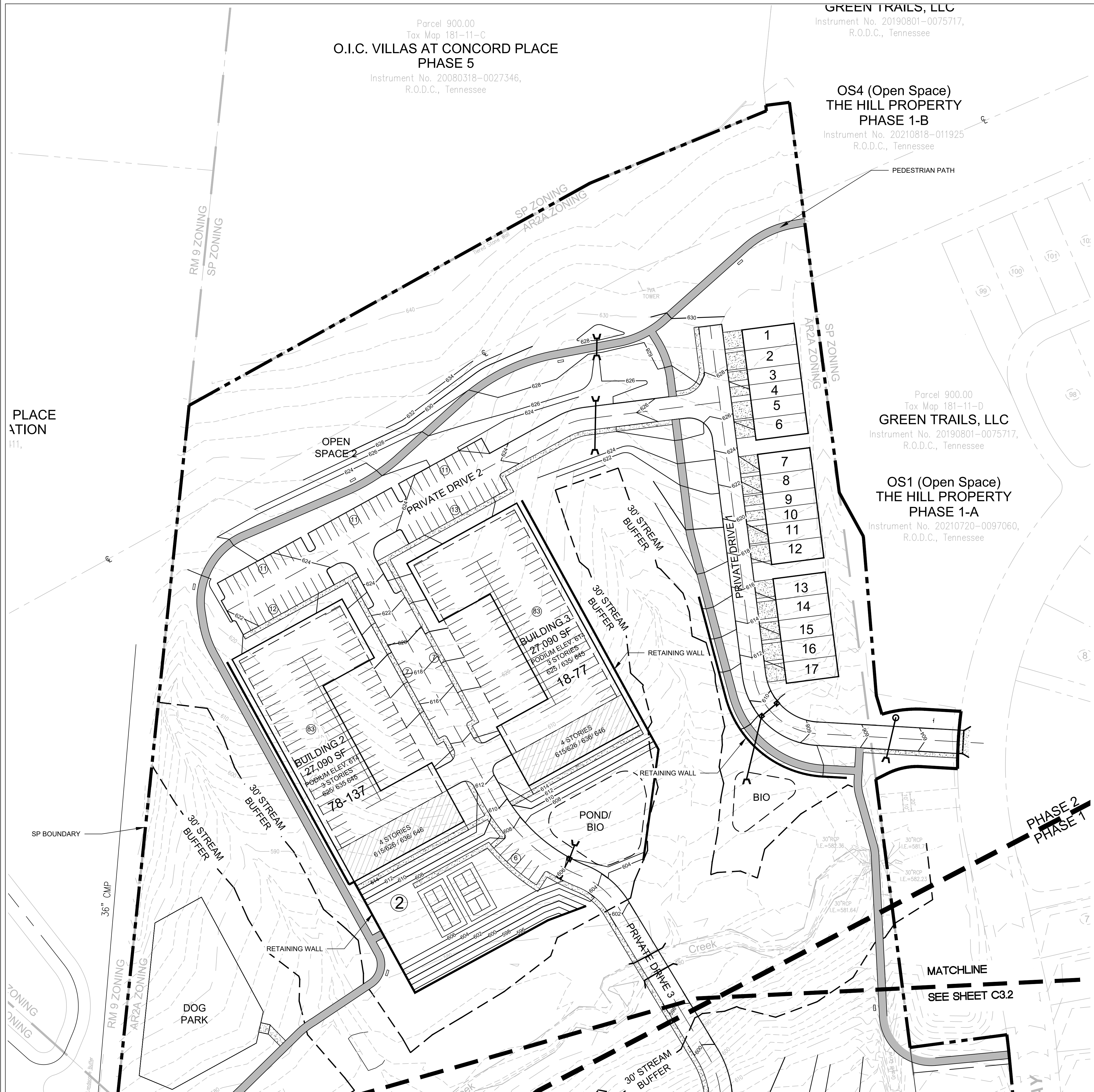


**PRELIMINARY SP
THE VILLAGE AT AUTUMN VIEW**
SP #2023SP-16
MAP 181, PARCELS 52, 136 AND 137
PART OF MAP 181-11, GROUP D, PARCEL 9
6419, 6431 AND 6423 PETTUS ROAD
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

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 - PRELIMINARY SP RESUBMITTAL JUNE 12, 2023
 - COUNCIL UPDATE JULY 27, 2023

**GRADING AND
DRAINAGE PLAN
C3.1**

LSC 20002



MATCHLINE
SEE SHEET C3.2

PHASE 2
PHASE 1

PLACE
ATION
H11,

RM 9 ZONING
AREA ZONING

RM 9 ZONING
SP ZONING

SP ZONING
AREA ZONING

SP ZONING
AREA ZONING

RM 9 ZONING
AREA ZONING

DOG PARK

Creek

MATCHLINE

SEE SHEET C3.2

PHASE 2
PHASE 1

RM 9 ZONING
AREA ZONING

RM 9 ZONING
SP ZONING

SP ZONING
AREA ZONING

SP ZONING
AREA ZONING

RM 9 ZONING
AREA ZONING

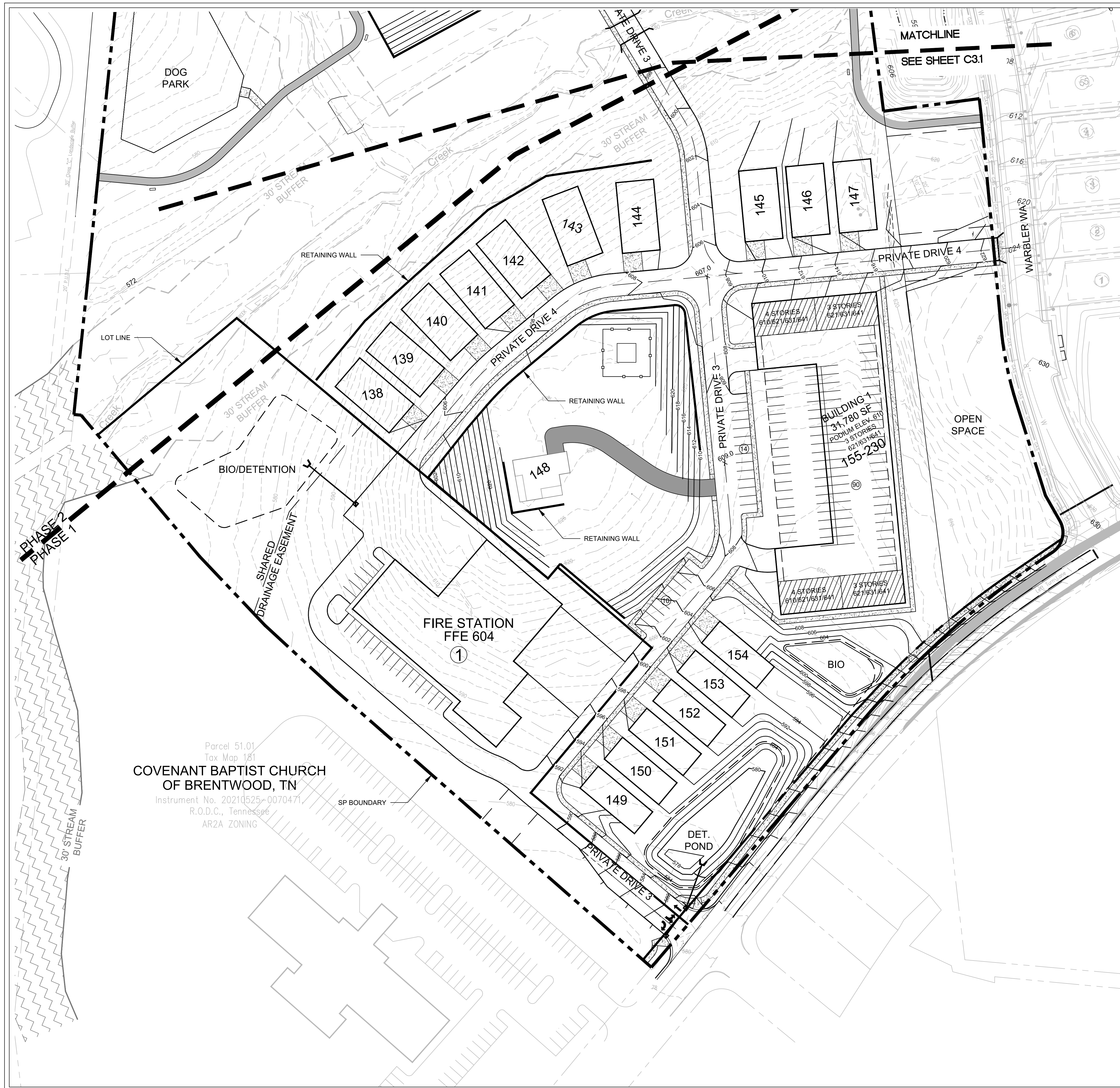
DOG PARK

Creek

MATCHLINE

SEE SHEET C3.2

PHASE 2
PHASE 1



NOTES:

1. 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.
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7/27/2023

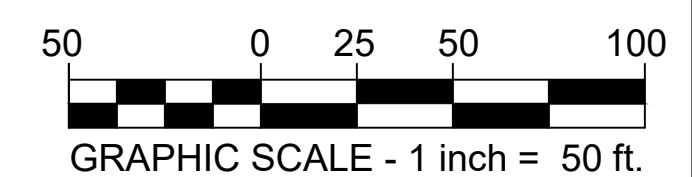
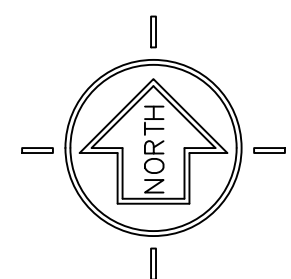


**PRELIMINARY SP
THE VILLAGE AT AUTUMN VIEW**

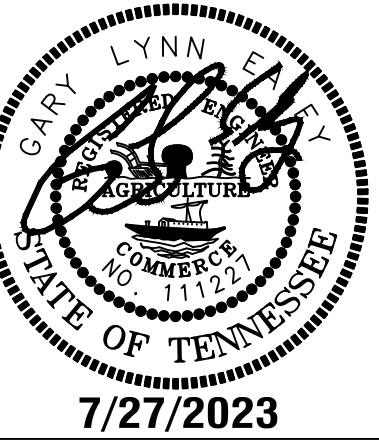
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PART OF MAP 181-11, GROUP D, PARCEL 9
6419, 6431 AND 6423 PETTUS ROAD
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

Parcel 51.01
Tax Map 181
**COVENANT BAPTIST CHURCH
OF BRENTWOOD, TN**
Instrument No. 20210525-0070471
R.O.D.C., Tennessee
AR2A ZONING

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 - PRELIMINARY SP RESUBMITTAL JUNE 12, 2023
 - COUNCIL UPDATE JULY 27, 2023



**GRADING AND
DRAINAGE PLAN
C3.2**



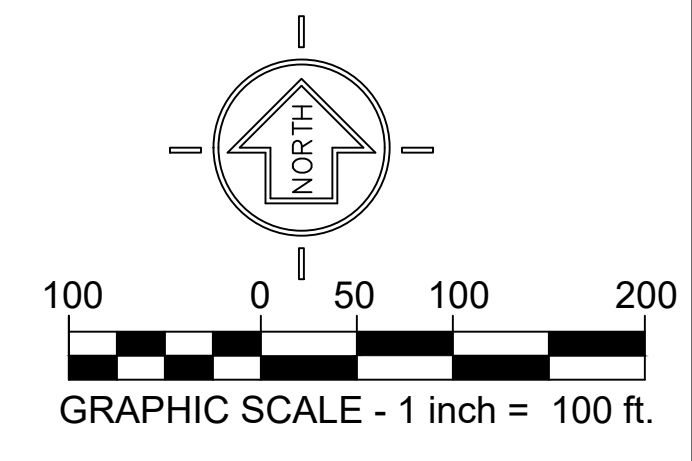
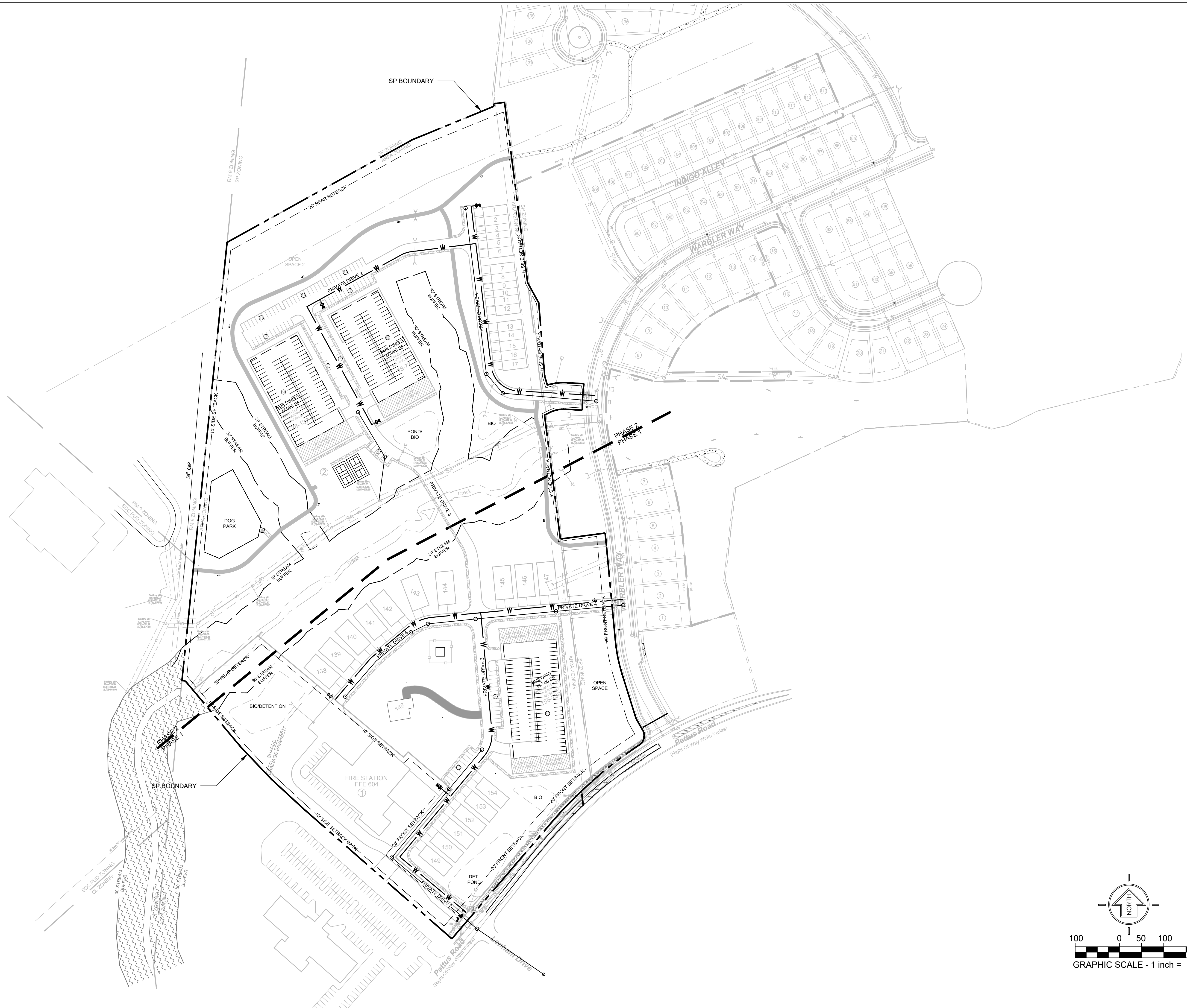
LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

PRELIMINARY SP
THE VILLAGE AT AUTUMN VIEW
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OVERALL UTILITY PLAN
C4.0

LSC 20002

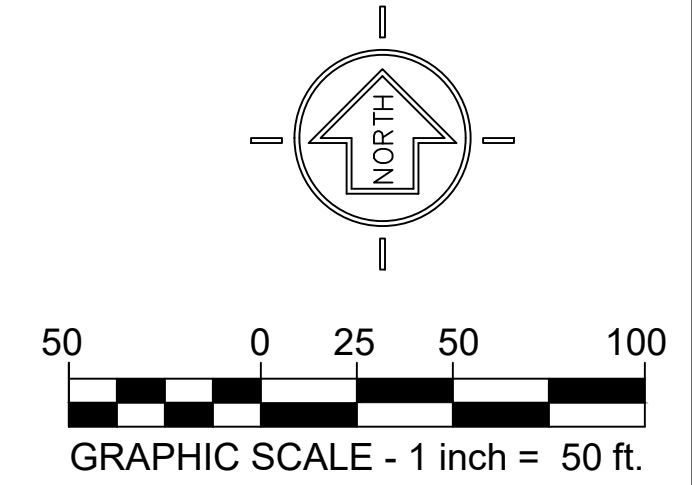


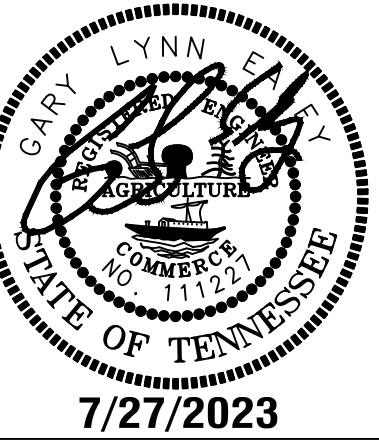
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 THE VILLAGE AT AUTUMN VIEW**

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 ANTIPOCH, DAVIDSON COUNTY, TENNESSEE

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UTILITY PLAN
C4.1





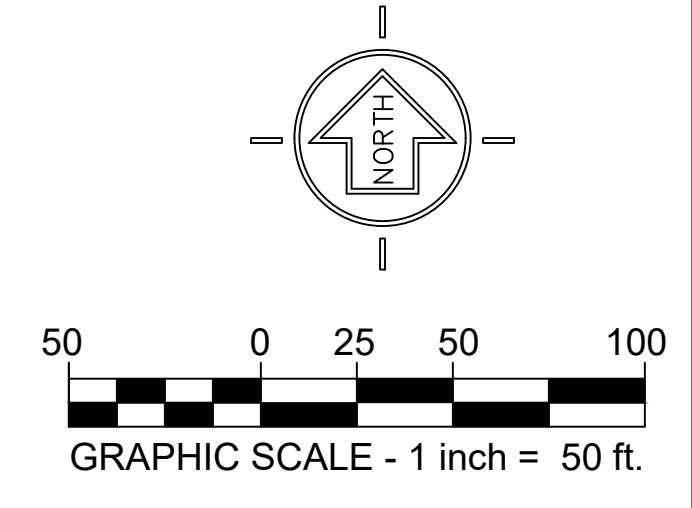
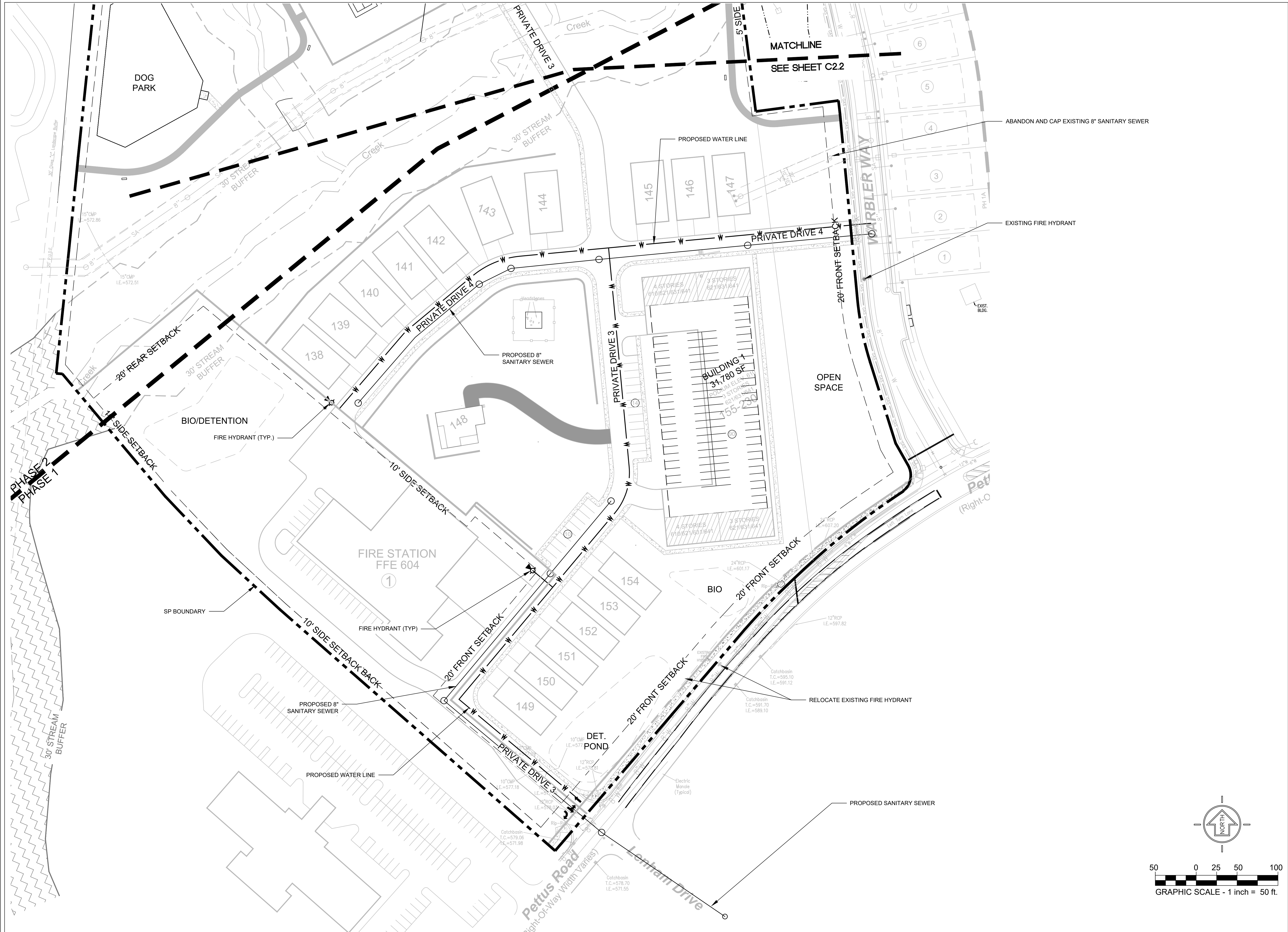
LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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UTILITY PLAN
C4.2

LSC 20002





TREE CANOPY RETENTION

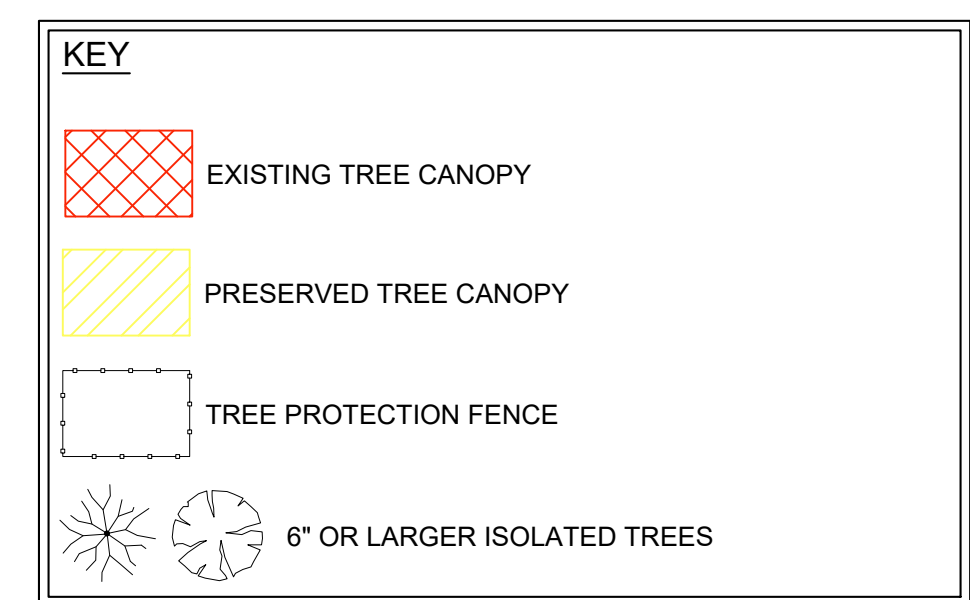
OVERALL SITE AREA = 1,261,296 SF (28.96 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
639,584 SF (14.68 AC)	240,576 SF (5.52 AC)

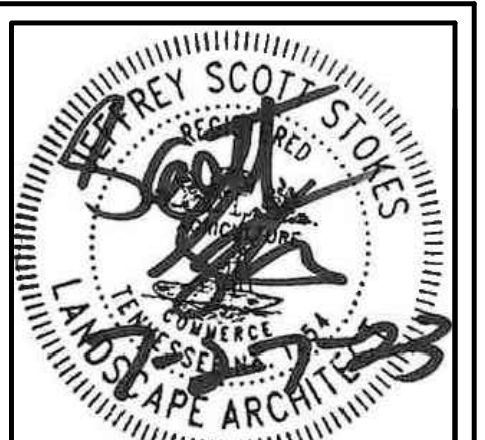
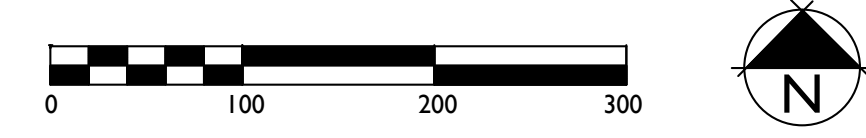
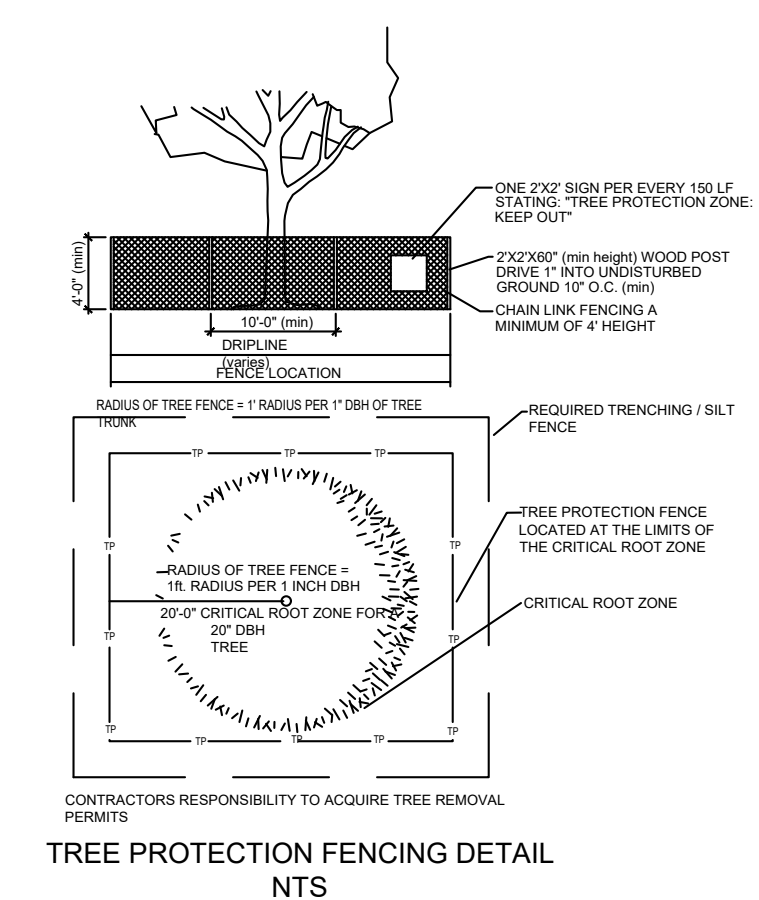
TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	639,584 SF; 14.68 AC (50.70% OF SITE)
PROVIDED CANOPY PRESERVATION:	240,576 SF; 5.52 AC (37.60% OF EXISTING)

NOTE: 1.15 AC DEDICATED TO BE DEDICATED OPEN SPACE FOR HILL PROPERTY SUBDIVISION



- 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.



7/27/2023
LS LAND SOLUTIONS
 2925 Berry Hill Drive, Nashville, TN 37204

PRELIMINARY SP
THE VILLAGE AT AUTUMN VIEW
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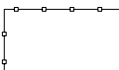

ISSUANCE/REVISION NOTES:

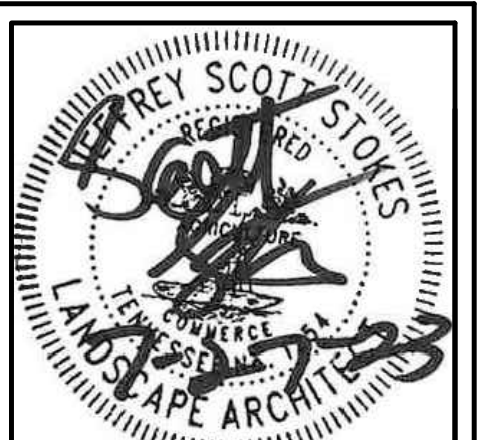
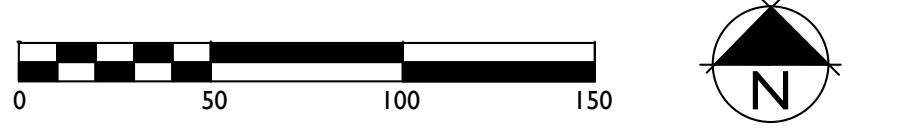
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TREE PRESERVATION
L1.0



KEY

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



7/27/2023



**PRELIMINARY SP
THE VILLAGE AT AUTUMN VIEW**

SP #2023SP-16
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TREE PRESERVATION ENLARGEMENT
L1.1



MATCHLINE 17 SEE L1.1
MATCHLINE 27 SEE L1.2

WARBLER WAY

DEDICATED OPEN SPACE

SP ZONING

P/O Parcel 137.00
Tax Map 181
JAMES PHILIP CARTER AND WIFE
REBECCA LEE BREWER
Instrument No. 20111216-0692310,
R.O.D.C., Tennessee

Parcel 136.00
Tax Map 181
CARTER FARM TRUST
Instrument No. 20200908-0101605,
R.O.D.C., Tennessee

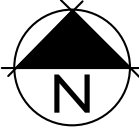
Parcel 51.01
Tax Map 181
COVENANT BAPTIST CHURCH
OF BRENTWOOD, TN
Instrument No. 20210525-0070471
R.O.D.C., Tennessee

Delta=01°55'3"
R=915.00'
L=30.77'
T=15.39'
S47°03'59"W
Chd.=30.77'

Delta=05°28'41"
R=915.00'
L=87.48' (S39°30'W 220.5'-Dead)
T=43.78'
S44°06'05"W
Chd.=87.45'

KEY

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



Know what's below.
Call before you dig.



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE



7/27/2023



PRELIMINARY SP
THE VILLAGE AT AUTUMN VIEW

SP #2023SP-16
MAP 181, PARCELS 52, 136 AND 137
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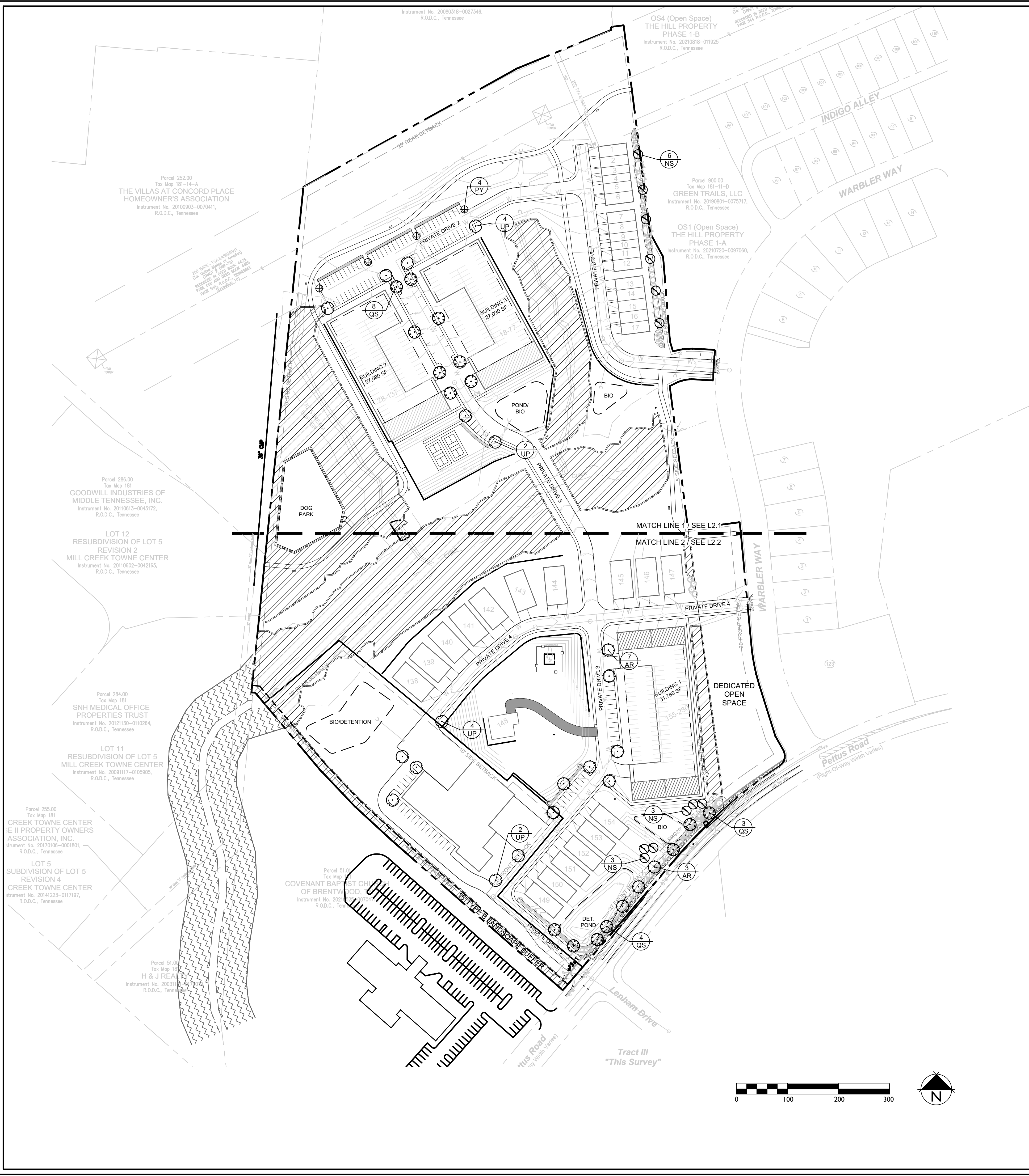
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TREE
PRESERVATION
ENLARGEMENT

L1.2

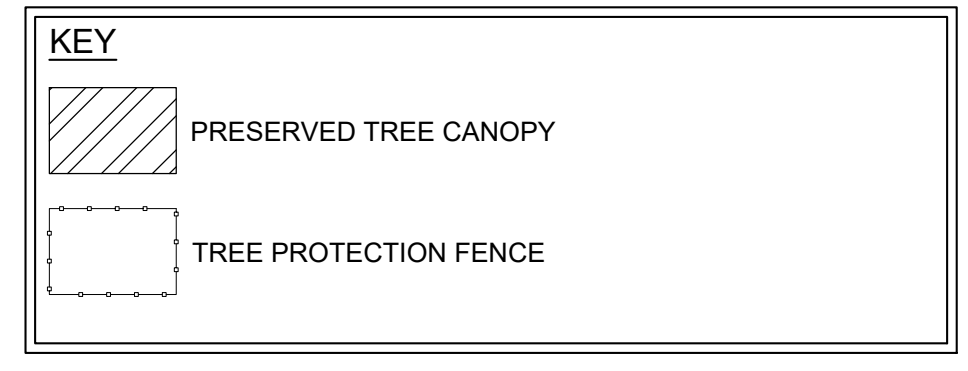
LSC 2002



PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
9	AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL. B/B	12'-14'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
15	QS	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL. B/B	12'-14'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
12	NS	NYSSA SYLVATICA 'HAYMANRED'	RED RAGE BLACK GUM	3" CAL. B/B	12'-14'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
12	UP	ULMUS PARVIFOLIA	CHINESE ELM	3" CAL. B/B	12'-14'	DECIDUOUS AS SHOWN	CENTRAL LEADER	
UNDERSTORY TREES								
4	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.



7/27/2023



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

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OVERALL LANDSCAPE

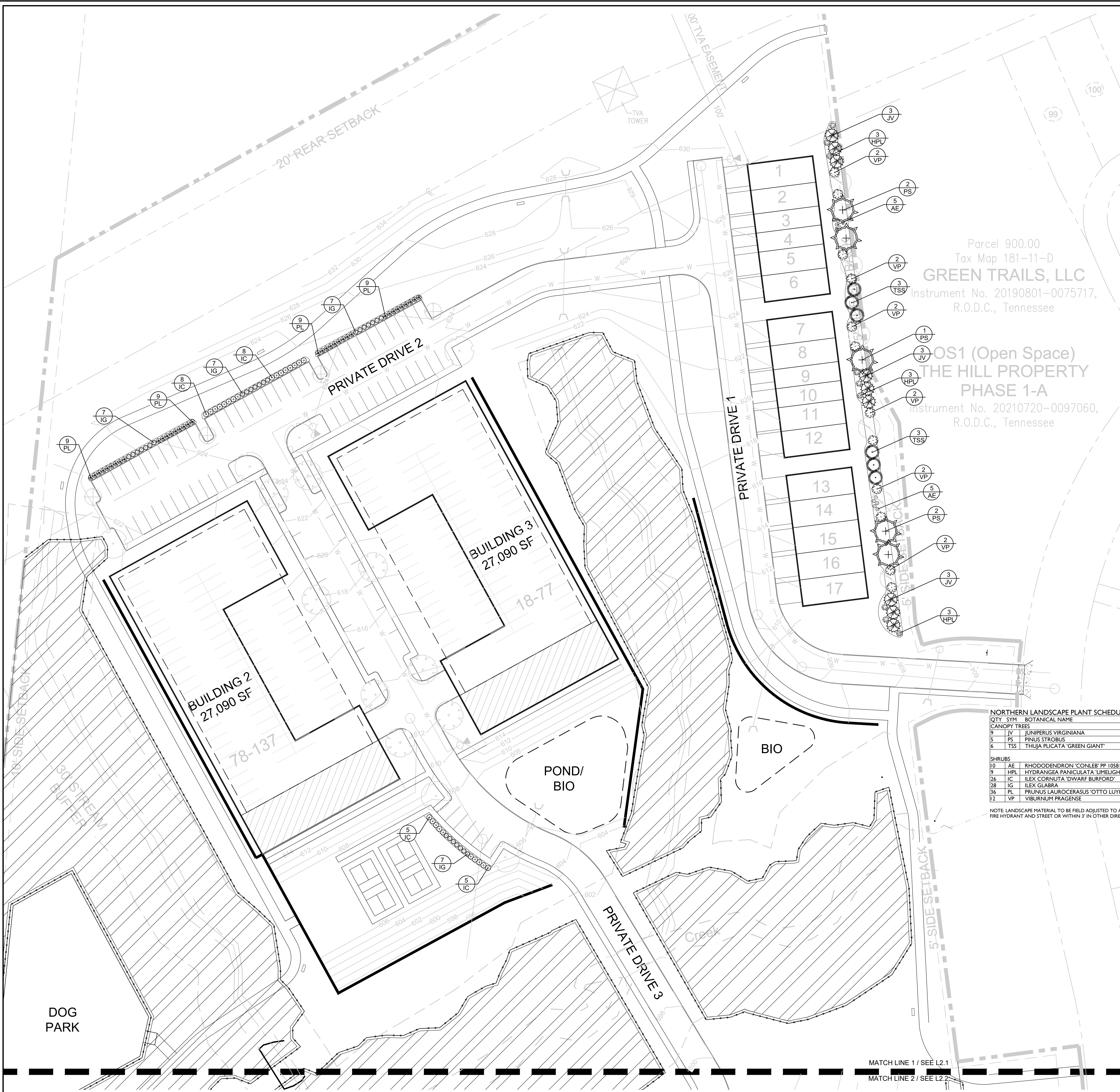
L2.0



DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



Know what's below.
Call before you dig.



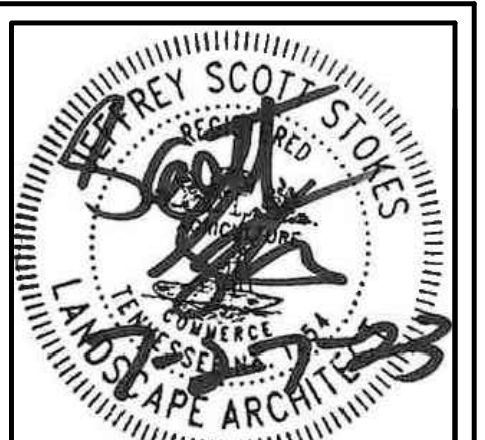
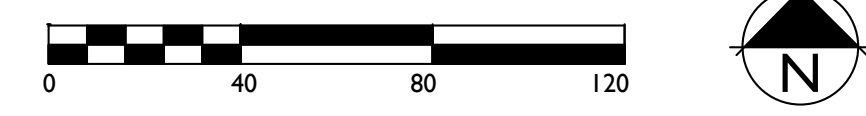
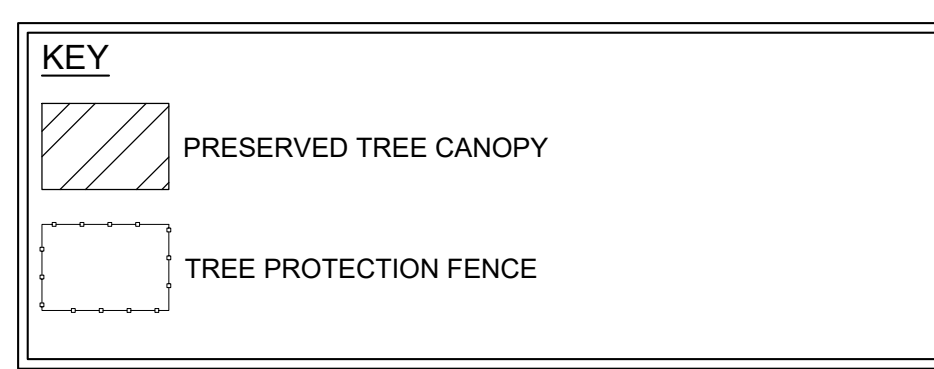
Parcel 900.00
 Tax Map 181-11-D
GREEN TRAILS, LLC
 Instrument No. 20190801-0075717,
 R.O.D.C., Tennessee

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

NORTHERN LANDSCAPE PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
9	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL. B/B	8'-10"	EVERGREEN	AS SHOWN	FULL DENSE
5	PS	PINUS STROBUS	WHITE PINE	2" CAL. B/B	8'-10"	EVERGREEN	AS SHOWN	FULL DENSE
6	TSS	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	2" CAL. B/B	8'-10"	EVERGREEN	AS SHOWN	FULL DENSE
SHRUBS								
10	AE	RHODODENDRON 'CONLEB' PP 10581	EMBERS ENCORE AZALEA		74"	EVERGREEN	AS SHOWN	
9	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA		30"	DECIDUOUS	AS SHOWN	
26	IC	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY		36"	EVERGREEN	48" O.C.	
28	IG	ILEX GLABRA	INKBERRY		36"	EVERGREEN	48" O.C.	
36	PL	FRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL		36"	EVERGREEN	48" O.C.	
12	VP	VIBURNUM PRAGENSE	PRAQUE VIBURNUM		30"	EVERGREEN	AS SHOWN	

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



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LANDSCAPE ENLARGEMENT

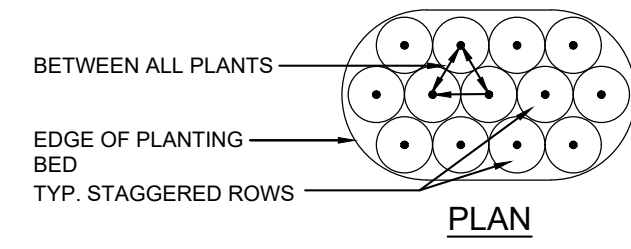
L2.1

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.

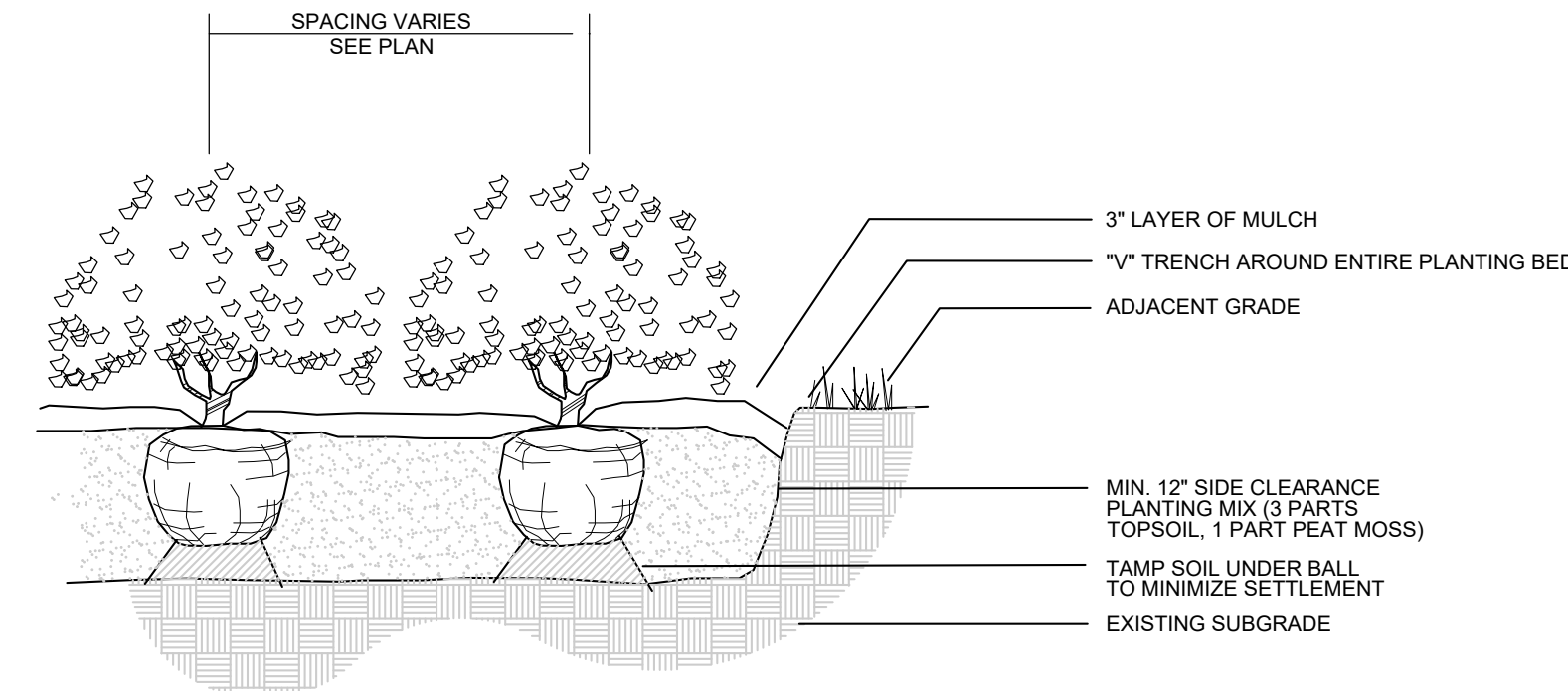
LANDSCAPE PLANTING GENERAL NOTES:

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 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 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.

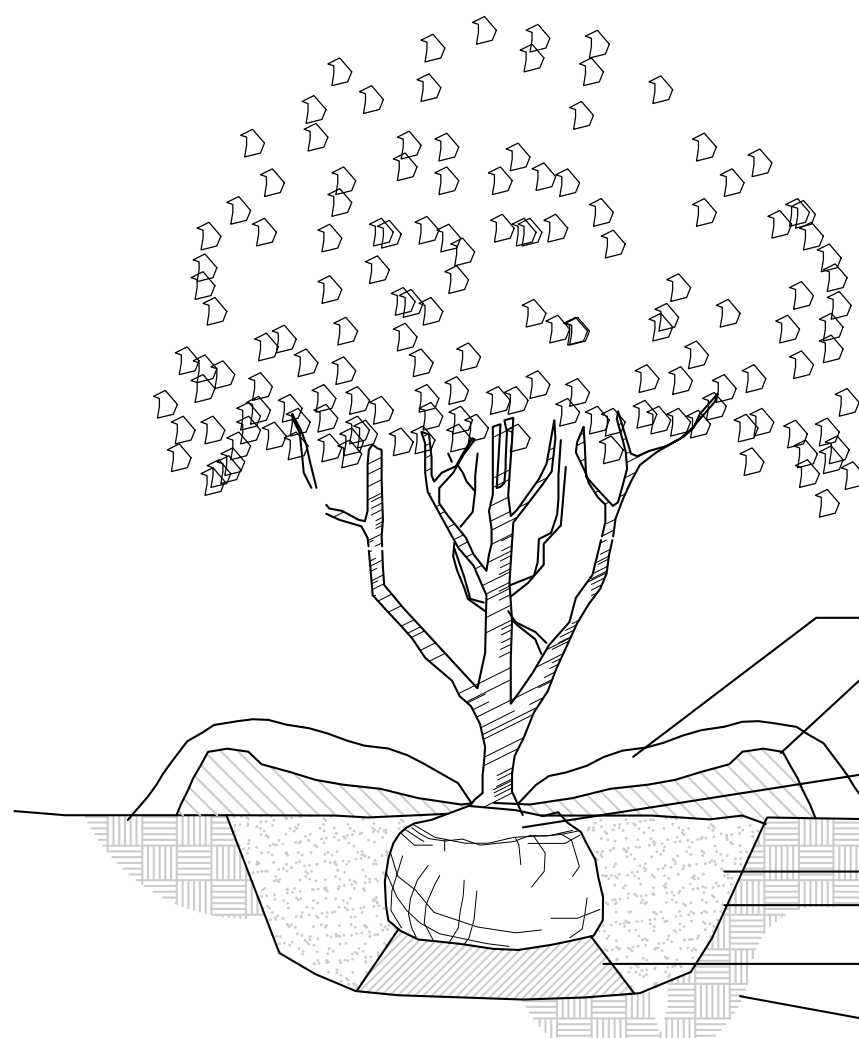


GENERAL NOTES:

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

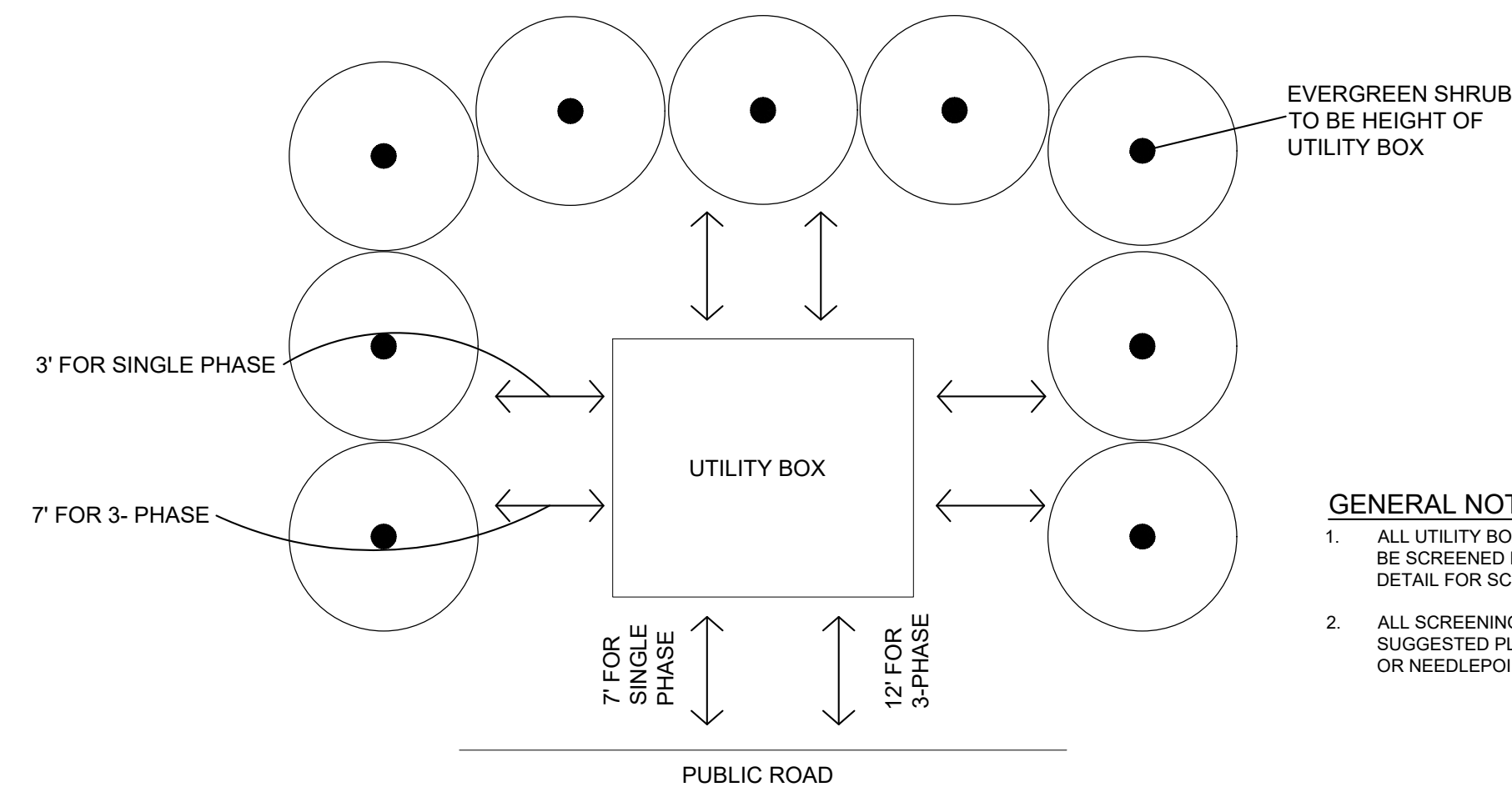


GENERAL NOTES:

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

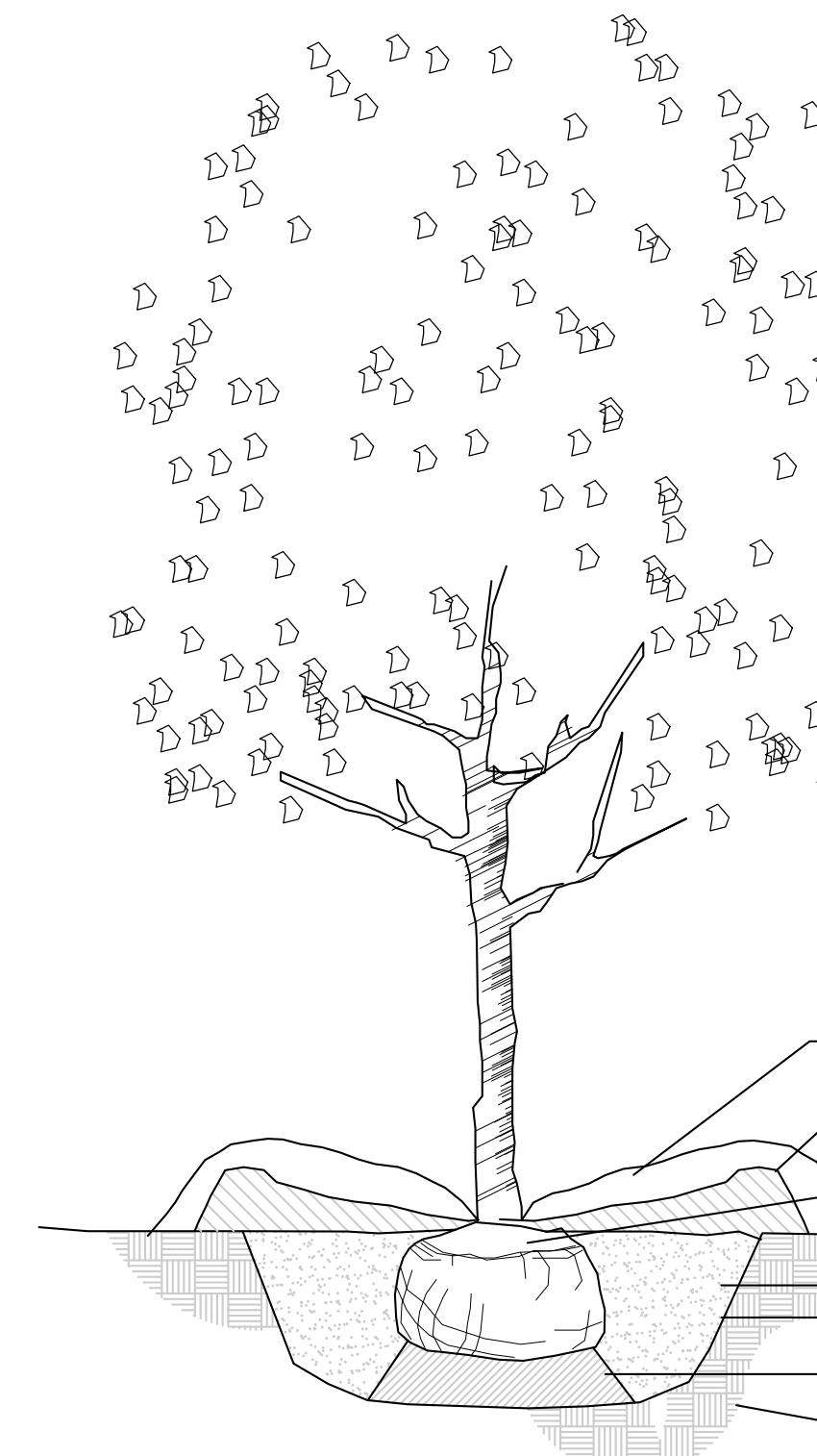
SECTION



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: INKBERRY HOLLY OR NEEDLEPOINT HOLLY.

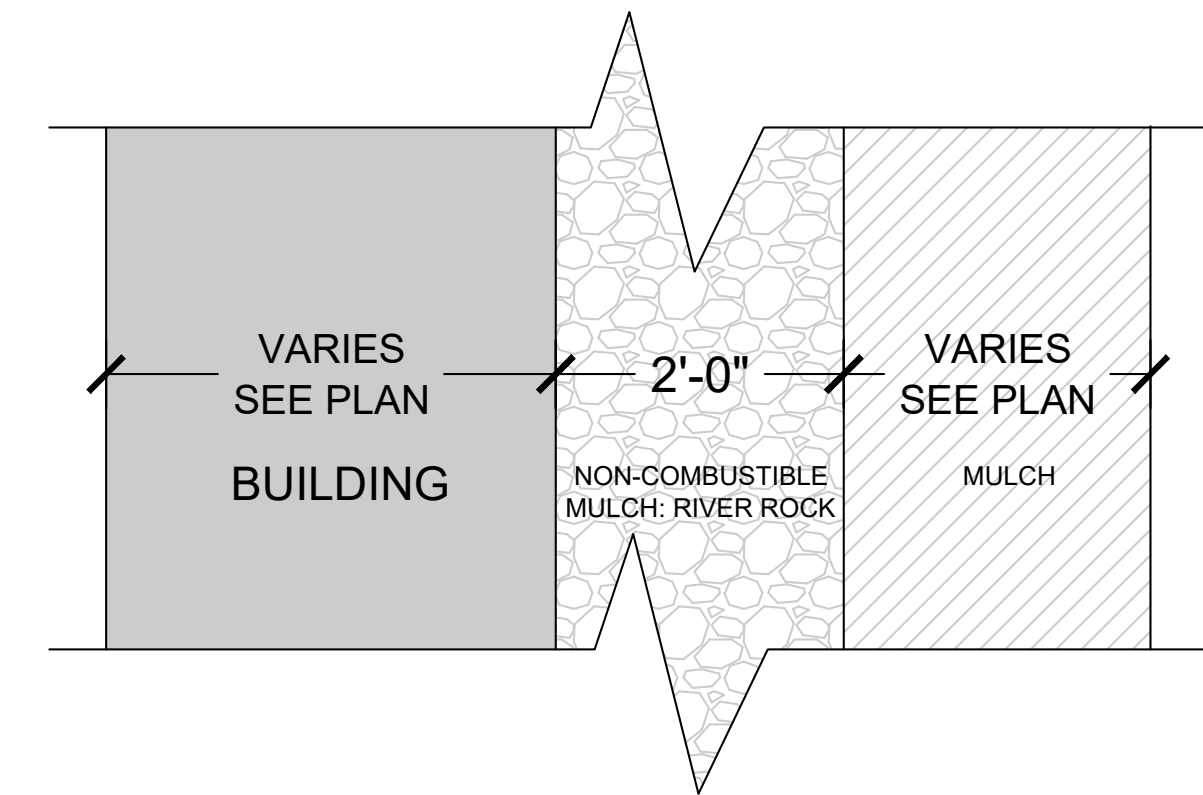
UTILITY BOX SCREEN



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.

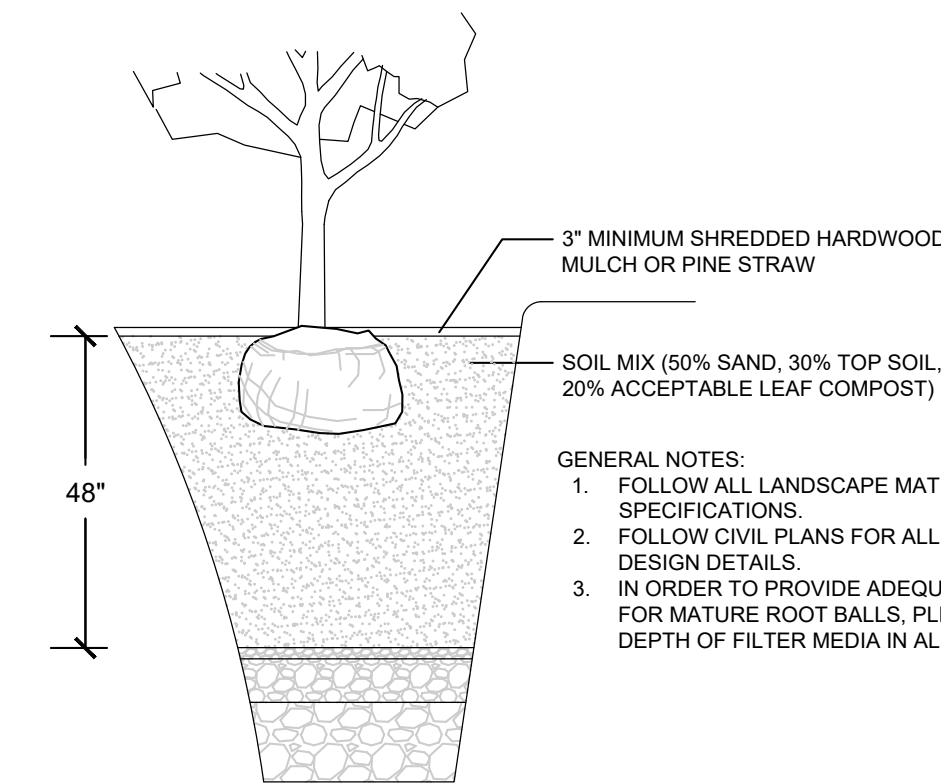
SINGLE TRUNK DECIDUOUS TREE



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



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.

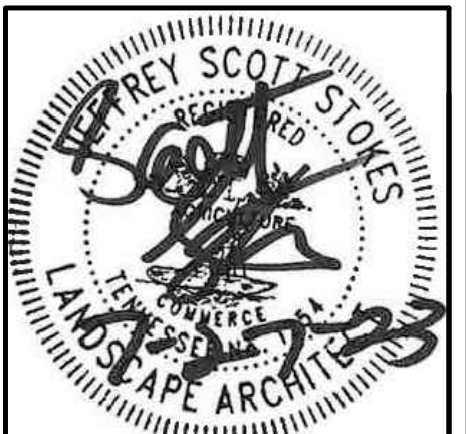
BIORETENTION TREE PLANTING



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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE



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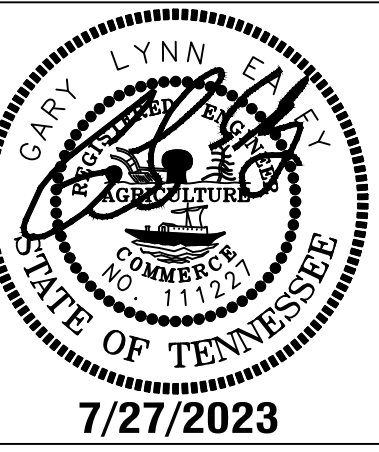
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LANDSCAPE
DETAILS

L3.0

LSC 20002



LAND SOLUTIONS
2926 Berry Hill Drive, Nashville, TN 37204

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**PHASE 1
BUILDING 1
CONCEPTUAL
ELEVATIONS**

A1.0

LSC 20002



WARBLER WAY ELEVATION



SIDE ELEVATION



SIDE ELEVATION



COURTYARD ELEVATION

BUILDING 1 CONCEPTUAL ELEVATIONS

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PHASE 2
 BUILDING 2
 CONCEPTUAL
 ELEVATIONS

A2.0



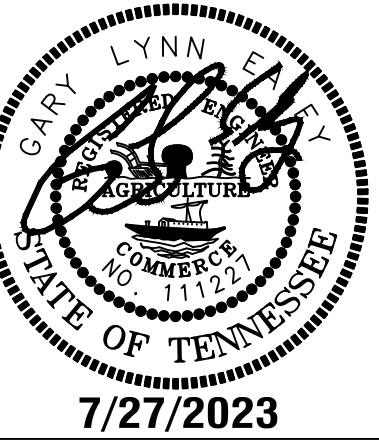
PRIVATE ROAD 2 ELEVATION

STREAM ELEVATION

PICKLE BALL /AMENITY AREA ELEVATION

COURTYARD ELEVATION

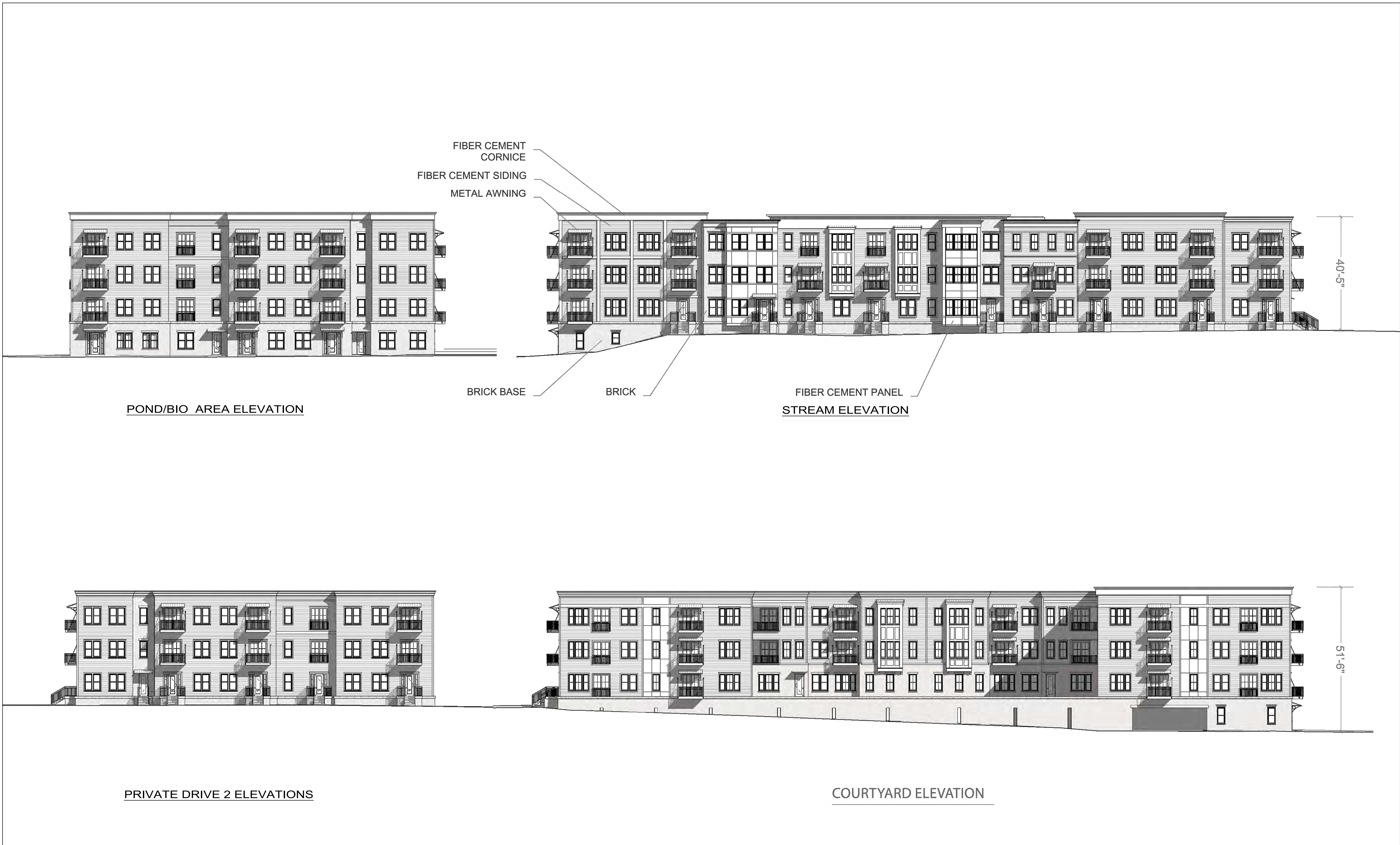
BUILDING 2 CONCEPTUAL ELEVATIONS



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PHASE 2
 BUILDING 3
 CONCEPTUAL
 ELEVATIONS
A3.0
 LSC 20002



BUILDING 3 CONCEPTUAL ELEVATIONS



PHASE 1 - SINGLE FAMILY CONCEPTUAL ELEVATIONS



PHASE 2 - TOWNHOME CONCEPTUAL ELEVATION

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PHASE 1 & 2
ELEVATIONS

A4.0