

J:\32992\32992.0000\HICKORY\DRAWINGS\CONSTRUCTION\PLAN\32992-003 - COVER SHEET & GENERAL NOTES.DWG - 01.14.2025 1:03:34 PM

PROJECT NAME: OLD HICKORY BLVD COMMERCE CENTER
MAP/PARCEL ID: 031-068.00
SITE ADDRESS: 7435 OLD HICKORY BLVD
WHITES CREEK, TN 37189
SITE ACREAGE: 34.74 AC
DISTURBED ACREAGE: 15.99 AC
COUNCIL DISTRICT: 03
COUNCIL MEMBER: JENNIFER GAMBLE
DEVELOPER: BRENNAN INVESTMENT GROUP
4117 HILLSBORO PIKE
SUITE 103-160
NASHVILLE, TN 37215
FEMA FLOOD ZONE: X
PANEL NUMBER: 47037C0118H
EFFECTIVE DATE: 04/05/2017
EXISTING USE: HEAVY TRUCK REPAIR
EXISTING ZONING: SP, AR2A
PROPOSED ZONING: SP
PROPOSED ALLOWED USES (PERMITTED BY RIGHT):
GENERAL OFFICE; LEASING/SALES OFFICE; MEDICAL OR SCIENTIFIC
LAB; AUTOMOBILE PARKING; BUSINESS SERVICE; CUSTOM
ASSEMBLY; HOME IMPROVEMENT SALES; INVENTORY STOCK;
MAJOR APPLIANCE REPAIR; MOBILE STORAGE UNIT; RETAIL;
BUILDING CONTRACTOR SUPPLY; DISTRIBUTIVE
BUSINESS/WHOLESALE; MANUFACTURING, ARTISAN;
MANUFACTURING, LIGHT; WAREHOUSE

FALLBACK ZONING: CS
PRELIMINARY SP PLANNING CASE NO. 2016SP-014-003

ZONING STANDARDS
ACREAGE: 34.74 AC
DENSITY: N/A
DWELLING UNITS: N/A
FAR (PROVIDED): 0.16
TOTAL SQUARE FOOTAGE: 208,000 SF
TOTAL SITE PARCEL AREA: 1,281,010 SF
PROVIDED FAR: (208,000 SF / 1,281,010 SF) = 0.16
FAR (MAXIMUM): 0.20
ISR (PROVIDED): 0.34
TOTAL SITE IMPERVIOUS AREA: 436,506 SF
TOTAL SITE PARCEL AREA: 1,281,010 SF
PROVIDED ISR: (436,506 SF / 1,281,010 SF) = 0.34
ISR (MAXIMUM): 0.40

STREET SETBACK/STREET TYPES
OLD HICKORY BOULEVARD: ARTERIAL BOULEVARD - SCENIC OVERLAY (T3-M-AB2-S)
6' PLANTING STRIP, 8' SIDEWALK
400' STREET SETBACK

* JURISDICTIONAL STREAM AND ASSOCIATED BUFFER LOCATED ALONG FRONTAGE WHICH INCLUDES THE ENTIRE RIGHT-OF-WAY BETWEEN THE EXISTING TRAVEL LANE AND THE PROPOSED PROPERTY LINE, SO SIDEWALK, PLANTING STRIP, AND BIKE LANE ARE NOT INCLUDED.

MAX BUILDING HEIGHT
ALLOWED: 30' AT SETBACK LINE; 1.5V TO 1H SLOPE OF HEIGHT CONTROL
PLAN PROPOSED: 45' MAXIMUM

*HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE MIDPOINT OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF.

GROSS BUILDING FOOTAGE
BUILDING MAX: 208,000 SF

PARKING REQUIREMENTS
FLEX OFFICE: 1 SPACE PER 300 SF (70 SPACES)
WAREHOUSE/LIGHT INDUSTRIAL: 1 SPACE PER 2,500 SF (75 SPACES)

PARKING REQUIRED: 145 SPACES
PARKING PROVIDED: 190 SPACES (INCLUDING 8 ACCESSIBLE SPACES)

* PARKING COUNTS SHOWN FOR REFERENCE. FINAL PARKING COUNT WILL MEET MINIMUM CODE REQUIREMENTS AT TIME OF FINAL SP.

APPLICANT
THOMAS & HUTTON
500 11TH AVE N, SUITE 800 : NASHVILLE, TN 37203
CONTACT: ANDREW REED, PE
PHONE: (615) 571-4052
EMAIL: REED.A@TANDH.COM

- NOTES
- THE PURPOSE OF THIS SP IS TO PERMIT THE CONSTRUCTION OF UP TO A 208,000 SQUARE FEET WAREHOUSE/OFFICE BUILDING AND ASSOCIATED INFRASTRUCTURE.
 - AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY, DRAWING IS FOR ILLUSTRATION PURPOSED TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE THE OF THE FINAL APPLICATION.
 - LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
 - METRO WATER SERVICES SHALL BE PROVIDED WITH SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
 - ALL DRIVEWAYS SHALL BE MAINTAINED BY OWNER.
 - SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R/W 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 JULY OF 2026 AND WILL TAKE APPROXIMATELY 13 MONTHS TO BE COMPLETED.



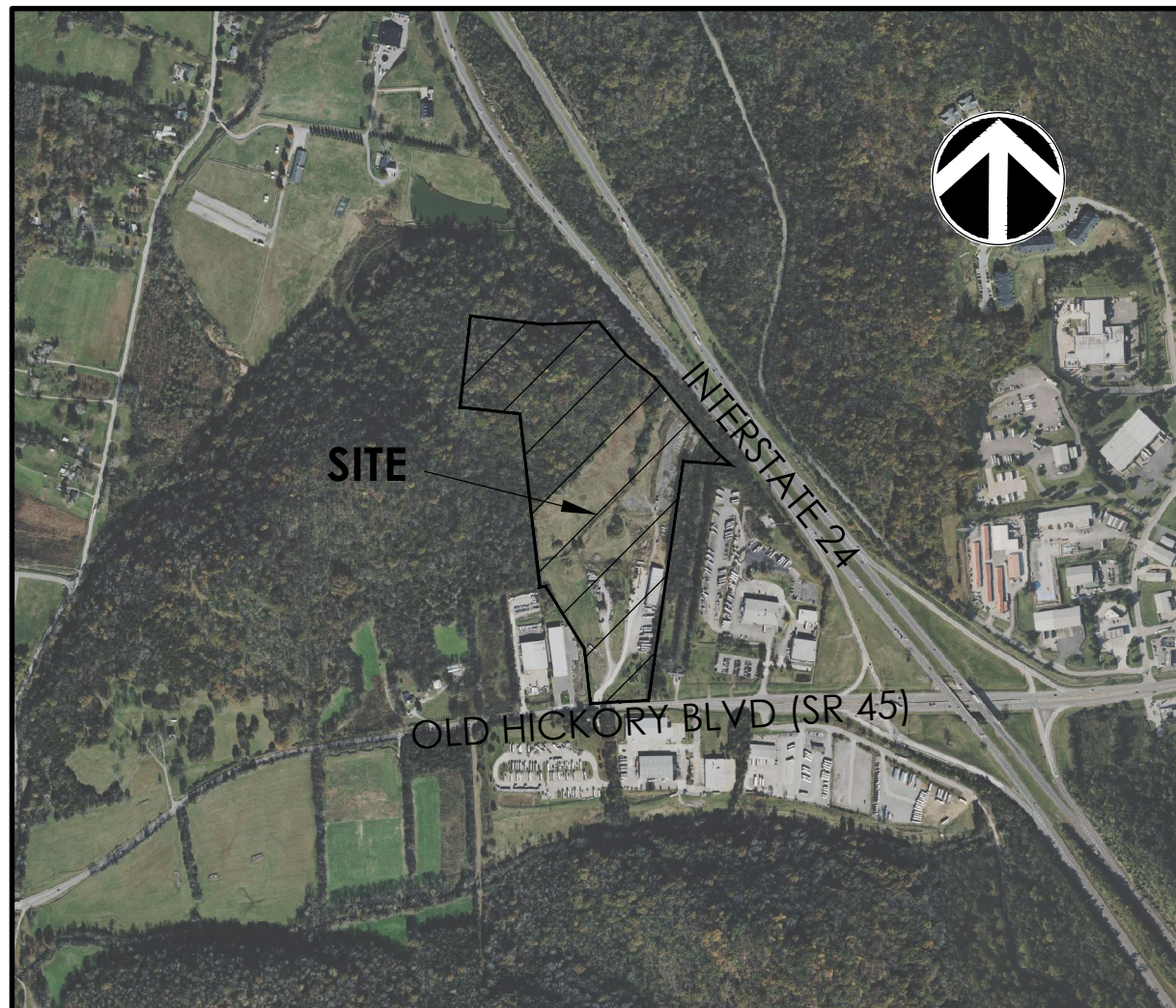
SITE DEVELOPMENT PLAN OF OLD HICKORY BLVD COMMERCE CENTER PRELIMINARY SP CASE NO. 2016SP-014-003 7435 OLD HICKORY BLVD WHITES CREEK, TN 37189

PREPARED FOR:
BRENNAN INVESTMENT GROUP
4117 HILLSBORO PIKE
SUITE 103-160
NASHVILLE, TN 37215

TM# 031-068.00
OCTOBER 16, 2025

J-32992.0000

PREPARED BY:



VICINITY MAP
SCALE: 1" = 1000'

Sheet List Table	
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C0.0	COVER SHEET
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	ARCHITECTURAL IMAGERY

REVISION HISTORY			
REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY	
METRO PLANNING PRELIMINARY SP RESUBMITTAL	10/16/25
METRO PLANNING PRELIMINARY SP RESUBMITTAL	10/14/25
METRO PLANNING PRELIMINARY SP RESUBMITTAL	9/25/25
METRO PLANNING PRELIMINARY SP RESUBMITTAL	9/19/25
METRO PLANNING PRELIMINARY SP RESUBMITTAL	9/17/25
METRO PLANNING PRELIMINARY SP RESUBMITTAL	9/9/25
METRO PLANNING PRELIMINARY SP INITIAL SUBMITTAL	8/12/25
SUBMITTED TO	DATE



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J-32992.0000 OLD HICKORY BLVD COMMERCE CENTER
10/16/2025 PRELIMINARY SP CASE NO. 2016SP-014-003

DRAINAGE LEGEND

	<u>EXISTING</u>	<u>PROPOSED</u>
PIPE	---	---
DITCH		—→---
CONTROL STRUCTURE (CS)		
GRATE INLET (GI)		
JUNCTION BOX (JB)		
HOODED INLET (HI)		

WATER LEGEND

	EXISTING	PROPOSED
FIRE PROTECTION	— 10" FPW —	— 10" FPW —
WATER MAIN	— 10" W —	— 10" W —
SINGLE SERVICE LATERAL	-----	-----
DOUBLE SERVICE LATERAL		
GATE VALVE AND BOX (GV)		
POST INDICATOR VALVE (PIV)		
TAPPING SLEEVE AND VALVE (TSV)		
REDUCED PRESSURE ZONE BACKFLOW (RPZ)		
WATER METER (WM)		
FIRE HYDRANT W/TEE, VALVE & BOX (FHA)		
POST HYDRANT (PH)		
REDUCER		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22½° BEND - HORIZONTAL		
11½° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

ABBREVIATIONS

DBL	DOUBLE	FM	FORCE MAIN (SANITARY SEWER)	OC	ON CENTER	SS	SANITARY SEWER
BOT	BOTTOM	FP	FINISH PAD	PC	POINT OF CURVE	TC	TOP OF CURB
CB	CATCH BASIN	FPW	FIRE PROTECTION	PH	POST HYDRANT	TH	THROAT ELEVATION
CI	CURB INLET	FR	FRAME	PT	POINT OF TANGENT	TG	TOP OF GUTTER
CO	CLEAN OUT	GI	GRATE INLET	PVC	POLYVINYL CHLORIDE	TP	TOP OF PAVEMENT
CPP	CORRUGATED PLASTIC PIPE	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE	TW	TOP OF WALK
DBL	DOUBLE	HDPE	HIGH DENSITY POLYETHYLENE	RC	ROLL CURB INLET	TYP	TYPICAL
DI	DITCH INLET	HI	HOODED INLET	RCP	REINFORCED CONCRETE PIPE	VI	VALLEY INLET
DIP	DUCTILE IRON PIPE	INV	INVERT ELEVATION	RI	ROOF INLET	W	WATER
EL	ELEVATION	JB	JUNCTION BOX	RJP	RESTRAINED JOINT PIPE	WJ	WITH
ES	END SECTION	LF	LINEAR FEET	R/W	RIGHT-OF-WAY	WV	WATER VALVE
FES	FLARED END SECTION	MAX	MAXIMUM	SD	STORM DRAINAGE	YI	YARD INLET
FG	FINISH GRADE	MIN	MINIMUM	SDWH	STORM DRAINAGE MANHOLE		
FH	FIRE HYDRANT	MH	MANHOLE	SF	SQUARE FEET		

SEWER LEGEND

	EXISTING	PROPOSED
GRAVITY PIPE	—— SS ——	—————
SINGLE SERVICE LATERAL	—————	—————
DOUBLE SERVICE LATERAL		
DROP MANHOLE (DMH)		
MANHOLE (MH)		
CLEANOUT (CO)		

OTHER UTILITIES LEGEND

	<u>EXISTING</u>
NATURAL GAS	—— UGG ——
TELEPHONE	—— OHT ——
UNDERGROUND TELEPHONE	—— UTL ——
ELECTRICITY	—— OHP ——
UNDERGROUND ELECTRICITY	—— UGP ——

GENERAL INFORMATION

COUNTY	DAVIDSON	<u>OWNER:</u> BRENNAN INVESTMENT GROUP	<u>SURVEYOR:</u> WILSON & ASSOCIATES
TOWN	NASHVILLE	4117 HILLSBORO PIKE SUITE 103-160	108 BEASLEY DRIVE FRANKLIN, TN 37064
ZONING	SP	NASHVILLE, TN 37215	615.794.2275
		<u>ENGINEER:</u> THOMAS & HUTTON 500 11th AVENUE N., SUITE 800 NASHVILLE, TN 37203 615.349.4990	<u>UTILITY:</u> METRO WATER SERVICES 1700 3RD AVENUE N. NASHVILLE, TN 37208 615.862.4600

GENERAL NOTES

- | | | |
|-----|--|--|
| 1. | CONTRACTOR SHALL COORDINATE TIE-IN OF NEW WATER AND SEWER FACILITIES TO METRO WATER SERVICES | SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINT OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION. |
| 2. | CONTRACTOR SHALL MAINTAIN MINIMUM COVER OVER THE WATER MAIN PIPE BARREL OF 3'-0" UNLESS OTHERWISE INDICATED. TOP OF PIPE ELEVATIONS ARE SHOWN FOR CASES WHERE FUTURE STORM SEWERS ARE TO BE INSTALLED. IN NO CASE SHALL THE WATER MAIN BE INSTALLED AT A LOWER ELEVATION THAN THAT SHOWN. | 13. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER. |
| 3. | SHOULD PIPE, FITTINGS, AND OTHER MATERIALS BE NEEDED IN ADDITION TO THAT SHOWN ON THE DRAWINGS BECAUSE PIPELINE WAS NOT INSTALLED TO THE ALIGNMENT AND PROFILE SHOWN, THEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THOSE NECESSARY MATERIALS AND PROVIDING THE EQUIPMENT AND LABOR TO INSTALL THEM TO MEET THE DESIGN INTENT OF THE WATERMAIN AT NO ADDITIONAL COST TO THE OWNER. | 14. THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION |
| 4. | THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER 48 HOURS IN ADVANCE OF ALL REQUIRED TESTS AND INSPECTIONS. | 15. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS. BOTH MUST BE APPROVED BY METRO WATER SERVICES PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES. |
| 5. | THE CONTRACTOR WILL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION. | 16. CONTRACTOR WILL BE REQUIRED TO ADJUST MANHOLE FRAMES TO MATCH FINAL GRADE AT NO ADDITIONAL COST. |
| 6. | ALL WATERMAINS SHALL BE POLYVINYL CHLORIDE (PVC C900) UNLESS OTHERWISE INDICATED. | 17. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS. DEVICES SHALL BE IN ACCORDANCE WITH IN DEPARTMENT OF ENVIRONMENT & CONSERVATION AND METRO WATER SERVICES REQUIREMENTS. |
| 7. | ALL GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE (PVC SDR-26) UNLESS OTHERWISE INDICATED. | 18. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL APPROVAL. |
| 8. | SURVEYING AND BOUNDARY INFORMATION BY WILSON & ASSOCIATES DATED 07/25/2025. | 19. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", CURRENT EDITIONS. |
| 9. | ALL ELEVATIONS SHOWN ARE BASED ON NAVD88. | 20. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES. |
| 10. | TOPOGRAPHIC SURVEY BY WILSON & ASSOCIATES DATED 07/25/2025. | 21. EACH EXISTING ROAD WILL BE CLEANED UP AND RESTORED DAILY. |
| 11. | CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION. | 22. NEW PAVEMENT TO BE FLUSH WITH EDGE OF EXISTING PAVEMENT. |
| 12. | THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR | 23. ALL STORM DRAIN PIPE INVERTS IN AND OUT ARE THE SAME AS THE BOX INVERT UNLESS OTHERWISE NOTED ON THE PLAN SHEETS AND/OR PROFILES. |

GENERAL NOTES

PRELIMINARY SP CASE NO. 2016SP-014-003
OLD HICKORY BLVD
COMMERCE CENTER

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WHITES CREEK, TN 37189

CLIENT/OWNER:
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4117 HILLSBORO PIKE
SUITE 103-160
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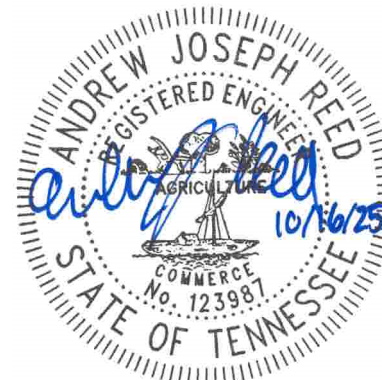
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JOB NO:	32992.0000
DATE:	10/16/2025
DRAWN:	CAD
DESIGNED:	CAD
REVIEWED:	AJR
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SCALE:	

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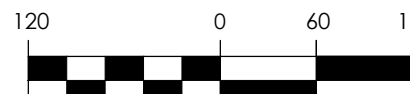
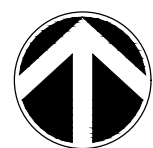
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OVERALL EXISTING CONDITIONS AND DEMO PLAN

PRELIMINARY SP CASE NO. 2016SP-014-003
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GRAPHIC SCALE:
1 INCH = 120 FEET

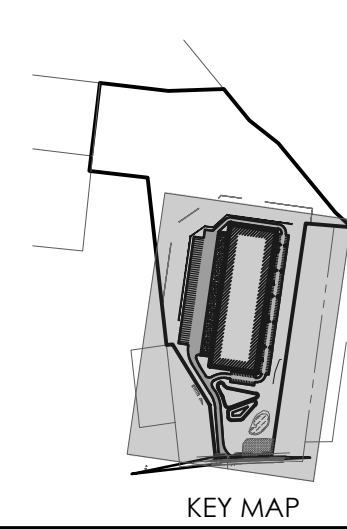
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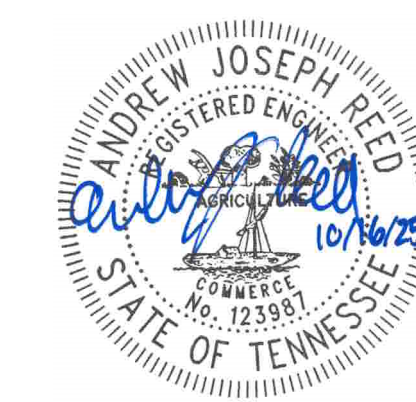
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REVIEWED:	AJR
APPROVED:	AJR
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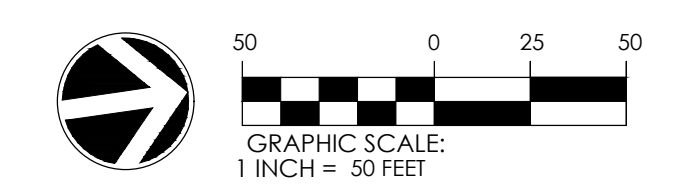


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EXISTING CONDITIONS & DEMO PLAN
PRELIMINARY SP CASE NO. 2016SP-014-003
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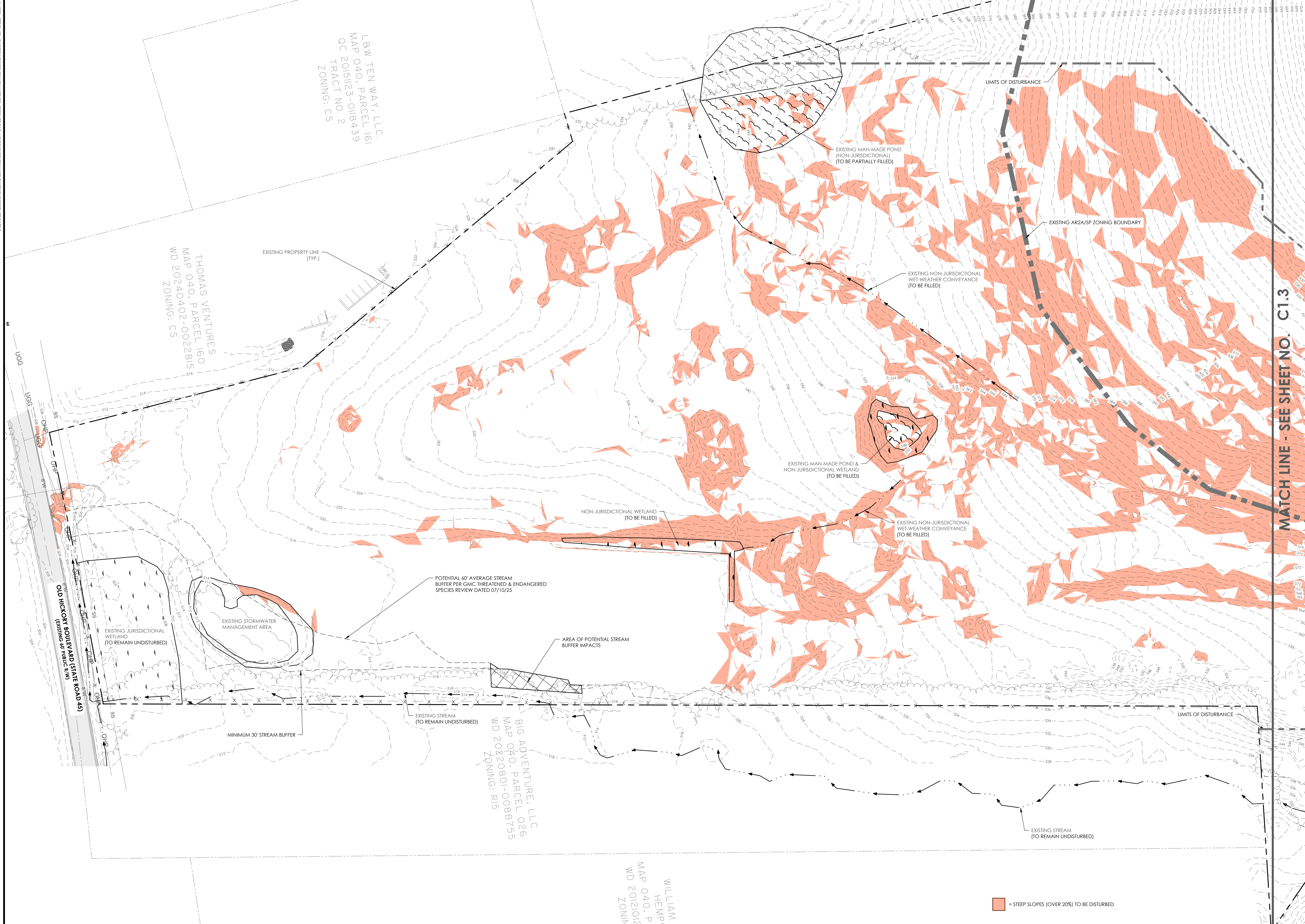


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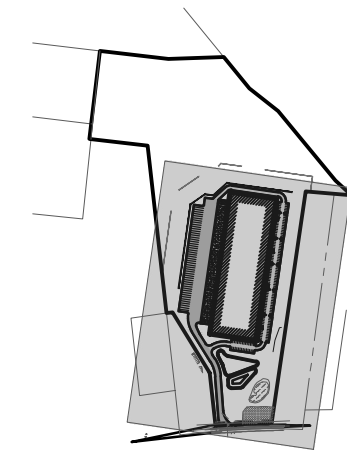
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DESIGNED:	CAD
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32992.0000 ENGINEERING DRAWINGS CONSTRUCTION PLAN 32992.0000 CONSERVATION AREA DISTANCE/LENGTH OCT 14 2025 10:55 AM

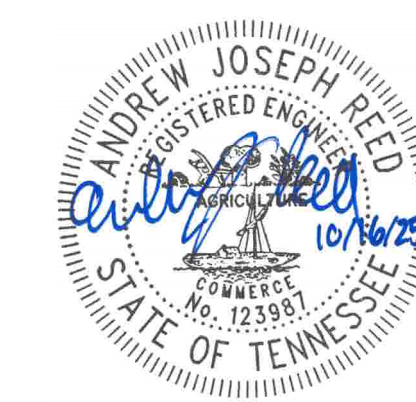


MATCH LINE - SEE SHEET NO. C1.3



KEY MAP

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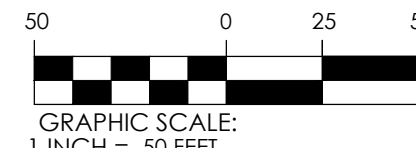
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CONSERVATION AREA
OVERLAY EXHIBIT

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OLD HICKORY BLVD
COMMERCE CENTER

PROJECT LOCATION:
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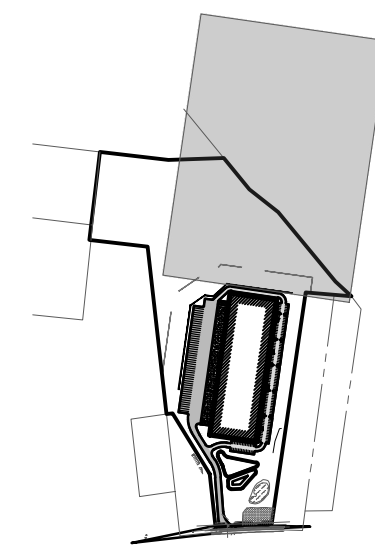
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C1.2



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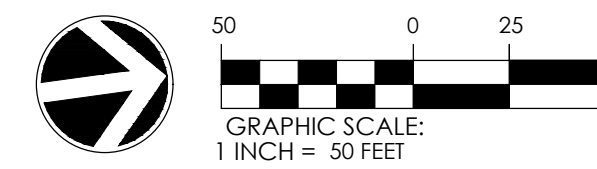
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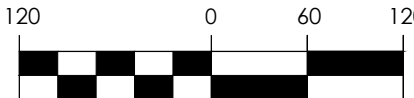
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OVERALL SITE LAYOUT PLAN

PRELIMINARY SP CASE NO. 2016SP-014-003
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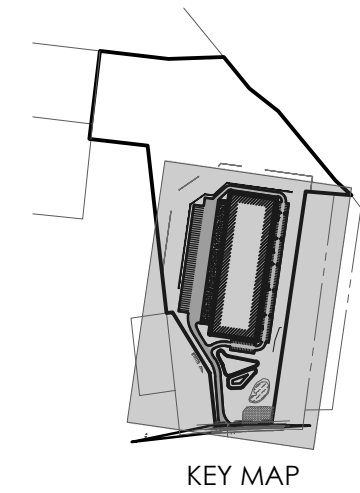
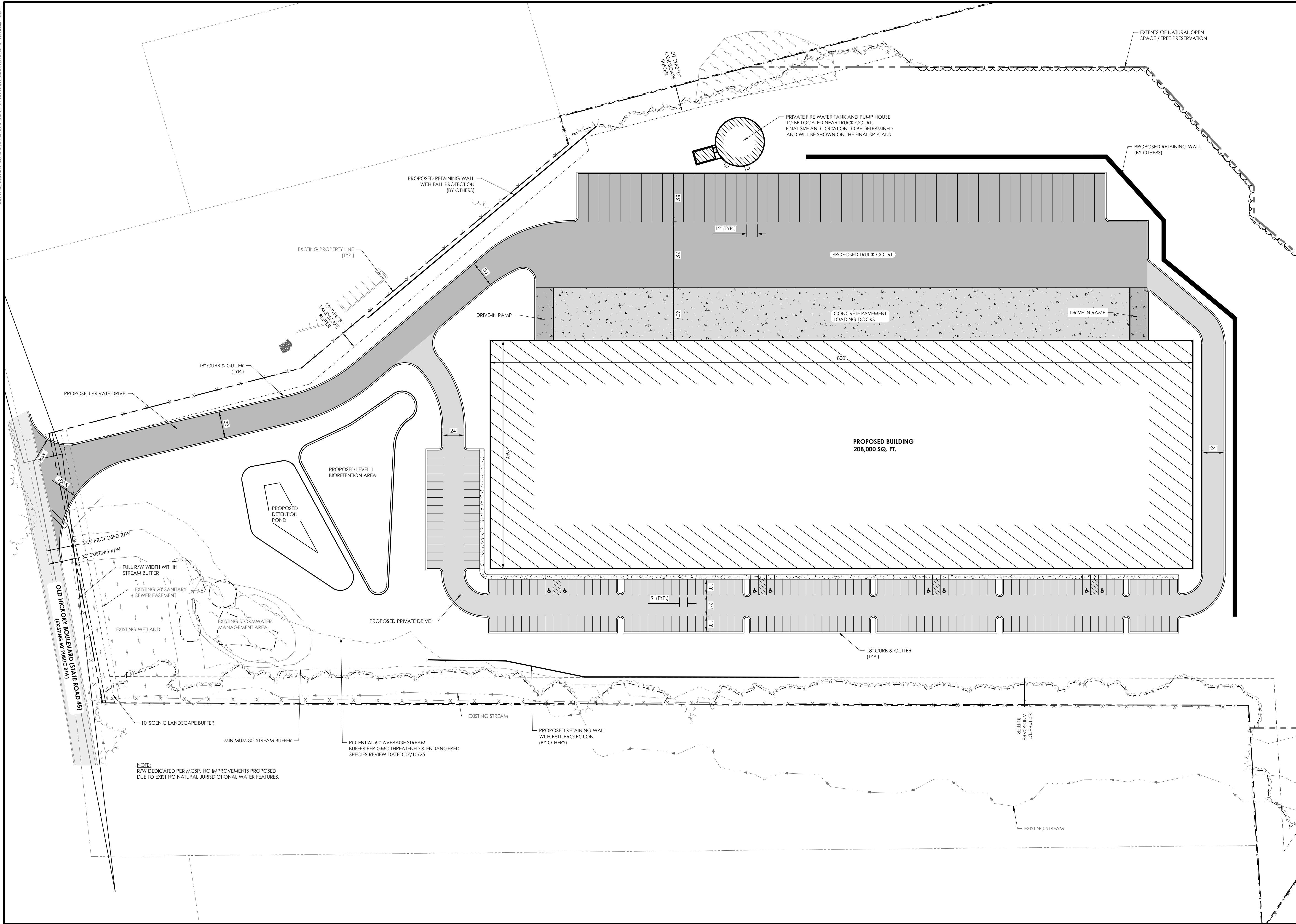
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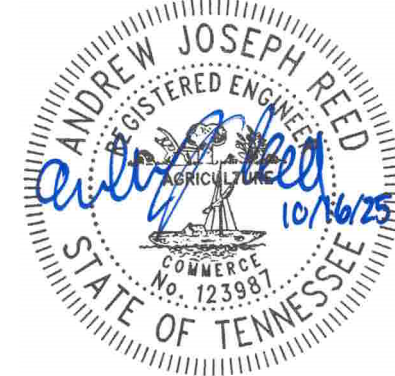
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Z:\3992\32992.0000\32992.0000\CONSTRUCTION\PLANS\SP12.000 - SITE LAYOUT PLAN.DWG, 01/14/2025, 1:02:24 PM



KEY MAP

NO.	REVISIONS	BY	DATE



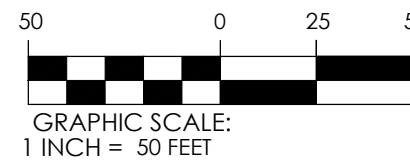
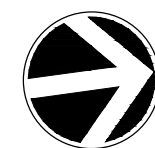
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www.thomasandhutton.com

SITE LAYOUT PLAN

PRELIMINARY SP CASE NO. 2016SP-014-003
OLD HICKORY BLVD
COMMERCE CENTER

PROJECT LOCATION:
7435 OLD HICKORY BLVD
WHITES CREEK, TN 37189

CLIENT/OWNER:
BRENNAN INVESTMENT GROUP
4117 HILLSBORO PIKE
SUITE 103-160
NASHVILLE, TN 37215

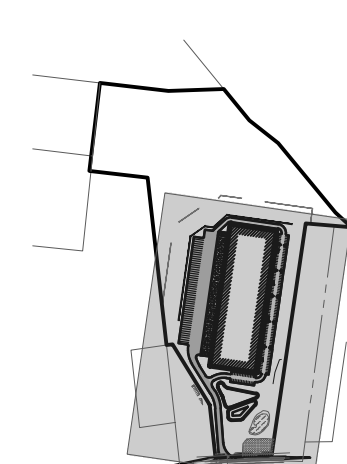
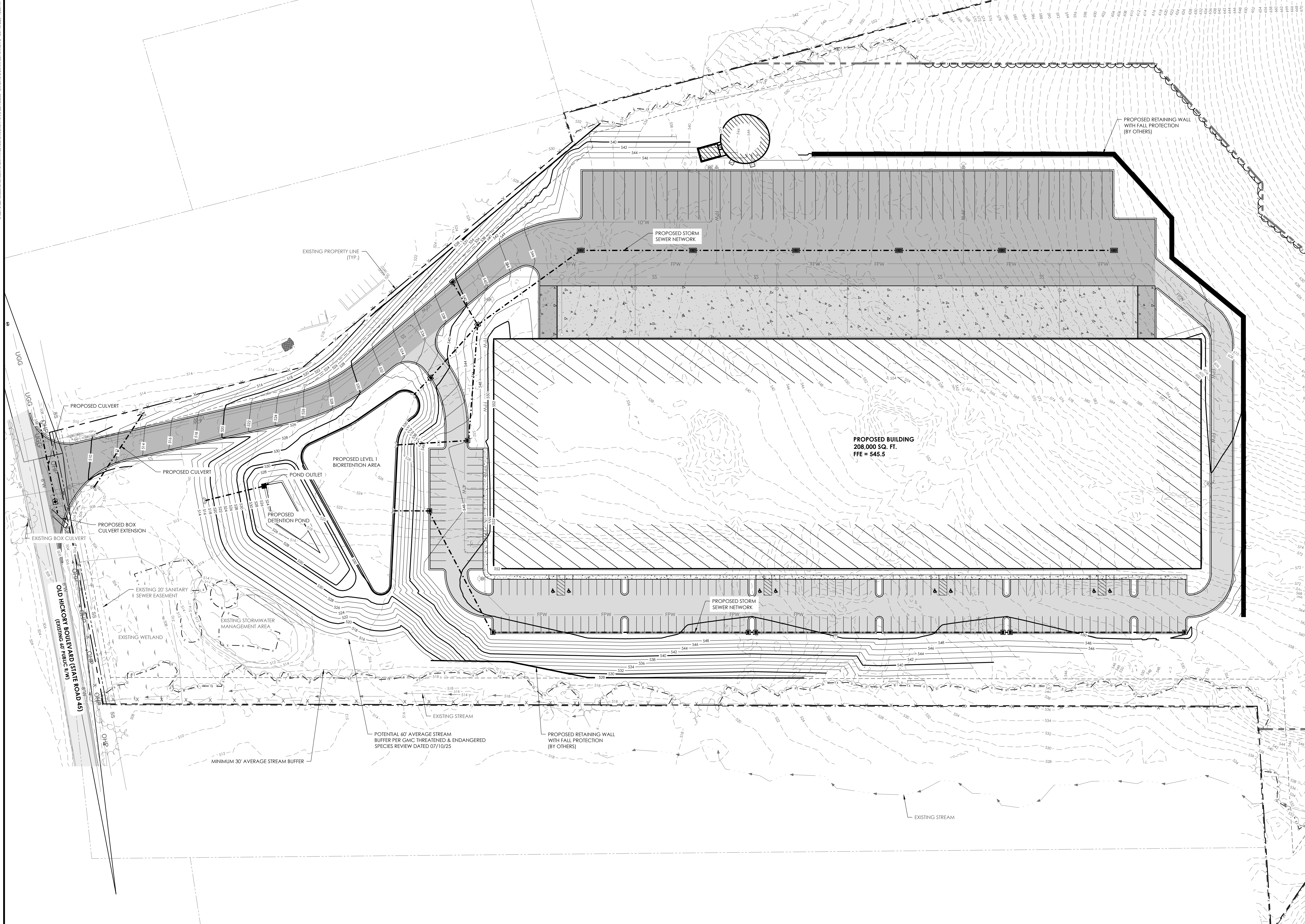


DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO: 32992.0000
DATE: 10/16/2025
DRAWN: CAD
DESIGNED: CAD
REVIEWED: AJR
APPROVED: AJR
SCALE: 1" = 50'

C2.1

2:3992.0000 ENGINEERING DRAWINGS CONSTRUCTION AND APPROVAL GRADING & DRAINAGE PLANNING 01/14/2025 10:01 AM



KEY MAP

NO.	REVISIONS	BY	DATE



THOMAS & HUTTON

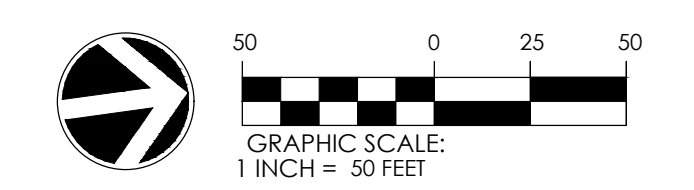
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GRADING & DRAINAGE PLAN

PRELIMINARY SP CASE NO. 2016SP-014-003
OLD HICKORY BLVD
COMMERCE CENTER

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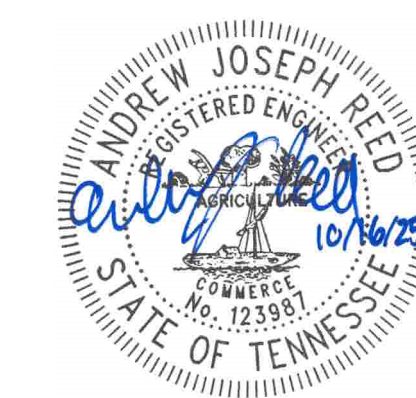
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APPROVED:	AJR
SCALE:	1" = 50'

C3.1



NO.	REVISIONS	BY	DATE

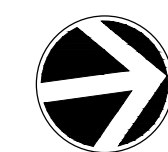


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50 0 25
GRAPHIC SCALE:
1 INCH = 50 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

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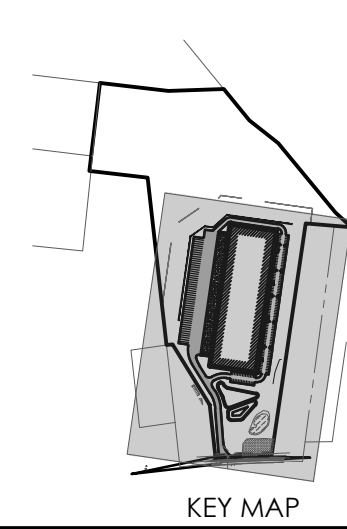
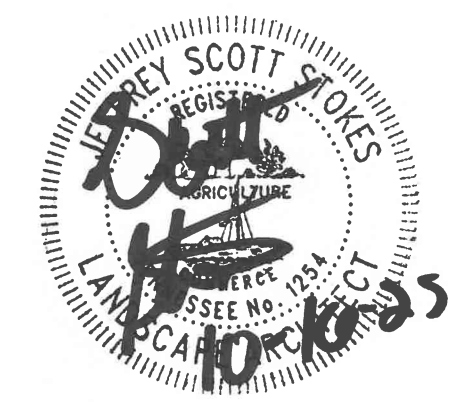
C4.1

SHRUBS							
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS	
48	HQSO	<i>Hydrangea quercifolia</i> 'Snow Queen'	Snow Queen Oakleaf Hydrangea	CONT. : 18" HT. MIN.	AS SHOWN	Full to ground and well formed	
42	ICB	<i>Ilex cornuta</i> 'Burfordii'	Burford Holly	CONT. : 18" HT. MIN.	AS SHOWN	Full to ground and well formed	
32	PLO	<i>Prunus laurocerasus</i> 'Otto Luiken'	Otto Luiken Laurel	CONT. : 18" HT. MIN.	AS SHOWN	Full to ground and well formed	
11	VRP	<i>Prunella rhytidophylla</i>	Leatherleaf Viburnum	CONT. : 18" HT. MIN.	AS SHOWN	Full to ground and well formed	

KEY

	PRESERVED TREE		PRESERVED CANOPY
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MATCH LINE - SEE SHEET NO. L1.2

[illegible]

LANDSCAPE PLAN

PRELIMINARY SP CASE NO. 2016SP-014-003

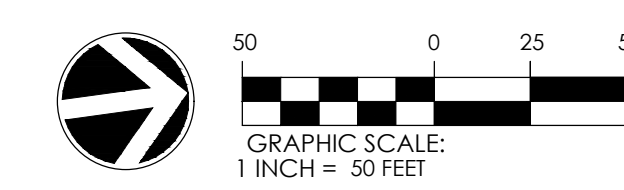
OLD HICKORY BLVD
COMMERCE CENTER

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WHITES CREEK, TN 37189

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BRENNAN INVESTMENT GROUP
1701 HILLSBORO PIKE
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SCALE: 1" = 50'			

L1.1



QNTY	ABBREV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
12	ARO	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	B & B OR CONT.; 2" CAL. MIN.	AS SHOWN	Full, Well Formed
4	ASA	Asa-sachum 'Green Mountain'	Green Mountain Sugar Maple	B & B OR CONT.; 2" CAL. MIN.	AS SHOWN	Specimen, single trunk
6	CR	Chionanthus retusus	Chinese Fringe Tree	B & B OR CONT.; 2" CAL. MIN.	AS SHOWN	Specimen, Male cultivars only
5	GB	Ginkgo biloba	Ginkgo	B & B OR CONT.; 2" CAL. MIN.	AS SHOWN	Specimen, full to ground
2	IEB	Illex 'Emily Bruner'	Emily Bruner Holly	B & B OR CONT.; 2" CAL. 6" O.A.H. MIN.	AS SHOWN	Full to ground
5	JURV	Juniperus communis	Eastern Red Cedar	B & B OR CONT.; 2" CAL. MIN.	AS SHOWN	Full to ground
10	GB	Juniperus virginiana 'Bradie'	Bradie Eastern Red Cedar	B & B OR CONT.; 2" CAL. 6" O.A.H. MIN.	AS SHOWN	Full to ground
4	MOGB	Magnolia grandiflora 'D.D. Blanchard'	D.D. Blanchard Southern Magnolia	B & B OR CONT.; 2" CAL. 6" O.A.H. MIN.	AS SHOWN	Specimen, full to ground
12	QS	Quercus shumardii	Shumard Oak	B & B OR CONT.; 2" CAL. MIN.	AS SHOWN	Full, Well Formed

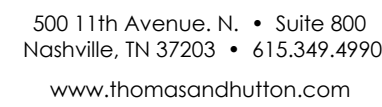
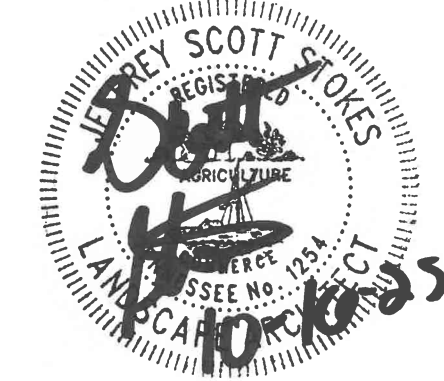
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
48	HOSO	<i>Hydrangea quercifolia</i> 'Snow Queen'	Snow Queen Oakleaf Hydrangea	CONT. ; 18" HT. MIN.	AS SHOWN	Full to ground and well formed
42	ICB	<i>Ilex cornuta</i> 'Burfordii'	Burford Holly	CONT. ; 18" HT. MIN.	AS SHOWN	Full to ground and well formed
32	PL0	<i>Prunus lauracerasus</i> 'Otto Luysken'	Otto Luysken Laurel	CONT. ; 18" HT. MIN.	AS SHOWN	Full to ground and well formed
11	VRP	<i>Viburnum rhytidophyllum</i>	Leatherleaf Viburnum	CONT. ; 18" HT. MIN.	AS SHOWN	Full to ground and well formed

 PRESERVED TREE

 PRESERVED CANOPY



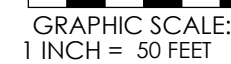
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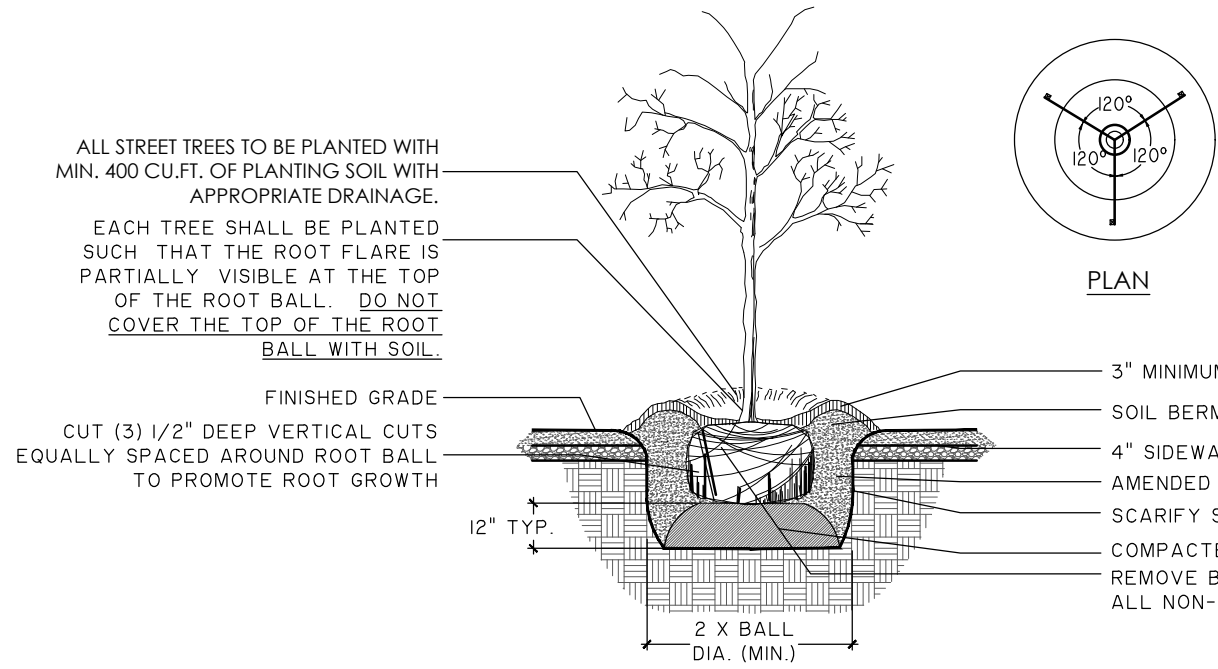
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L1.2

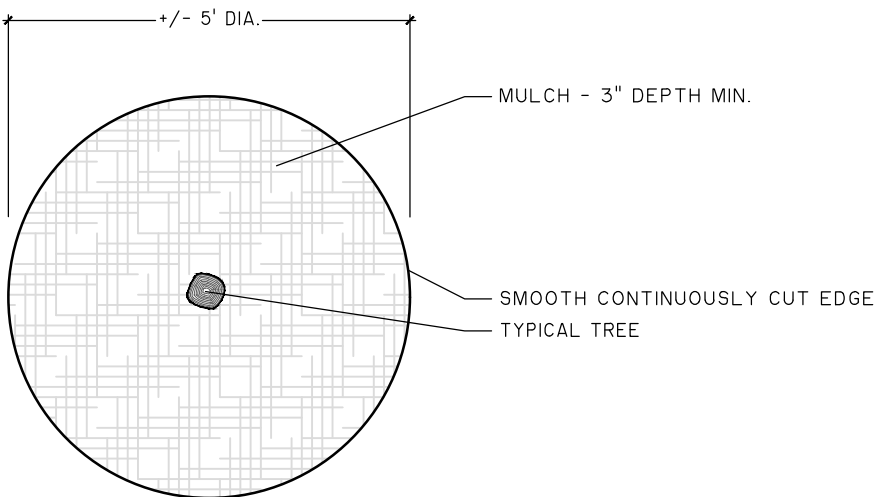
GENERAL PLANTING & IRRIGATION NOTES

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, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. MINIMUMS FOR HEIGHT, SPREAD, CALIPER, ETC. SHALL TAKE PRECEDENT OVER A SPECIFIED CONTAINER SIZE. (I.E. - IF 7 GALLON IS REQUIRED, TO PROVIDE A SPECIFIED HEIGHT OR SPREAD THAT IS SPECIFIED AS A 3 GALLON, THEN THE 7 GALLON SHALL BE SHALL BE REQUIRED AND INCLUDED IN THE BASE BID AND SHALL NOT BE CONSIDERED A CHANGE ORDER.)
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 UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
3. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
4. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. CONTRACTOR RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
6. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERC, CONTRACTOR SHALL NOTIFY THE OWNER'S REP PRIOR TO INSTALLING PLANTS.
7. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
9. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
10. SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
12. PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
13. REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
14. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
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 SHREDDED HARDWOOD 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. THE LANDSCAPE CONTRACTOR SHALL ADJUST PH AND / OR SOIL FERTILITY BY UNIFORMLY INCORPORATING REQUIRED SOIL CONDITIONING MATERIALS AT THE RATE AND DEPTH DETERMINED BY THE ANALYSIS OF THE SOIL TEST (AS REQUIRED IN 3.02 AND 3.13 OF THE LANDSCAPING SPECIFICATIONS). EACH SOIL TEST SHALL BE SPECIFIC TO THE PROPOSED PLANT MATERIAL TO BE INSTALLED IN A GIVEN AREA.
20. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED / SODDED / SEEDDED SHALL BE REMOVED PRIOR TO PLANTING / SODDING / SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEEDDED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
21. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE. (CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM FOR OWNER ACCEPTANCE)
22. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. CONTRACTOR SHALL PROVIDE ELECTRIC METER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REP. PRIOR TO INSTALLATION.
23. WHERE IRRIGATION SYSTEM WILL BE INSTALLED WITH ANY WATER SOURCE OTHER THAN DOMESTIC POTABLE WATER, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION WATER TESTING. IRRIGATION WATER SHALL BE TESTED FOR LEVELS OF pH, ALKALINITY AND SOLUBLE SALTS. SUBMIT TEST RESULTS TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO INSTALLATION OR ORDERING OF IRRIGATION EQUIPMENT, PUMPS OR WELL DIGGING.
24. ALL TREES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY TENNESSEE APPLICABLE ORDINANCES.
25. ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR ACCEPTED ALTERNATE.
26. FOR PLANTINGS, CONTRACTOR TO USE EITHER CONTAINERIZED OR PRE-DUG B & B PLANT MATERIAL.



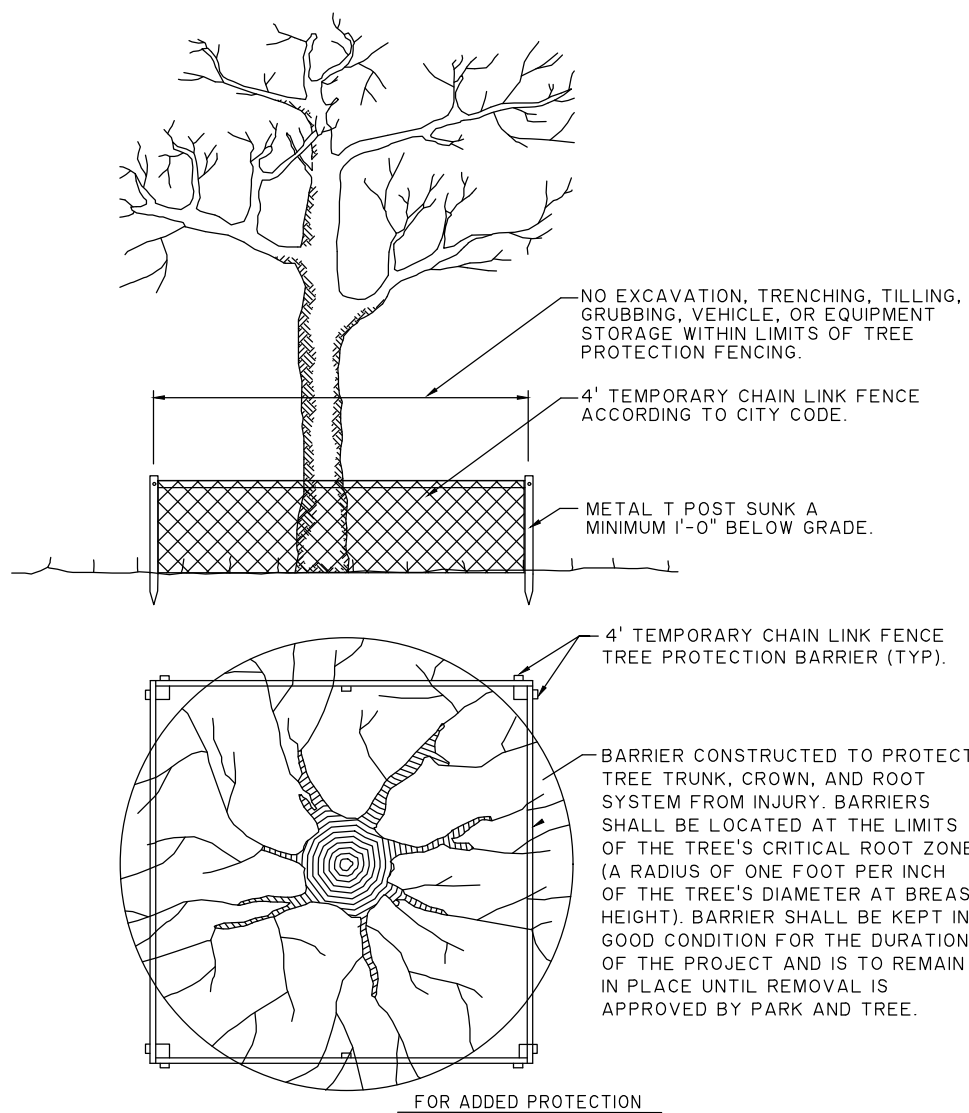
- NOTES:
- 1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 - 2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
 - 3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
 - 4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
 - 5) NEVER CUT A CENTRAL LEADER.
 - 6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
 - 7) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

TREE PLANTING
NOT TO SCALE



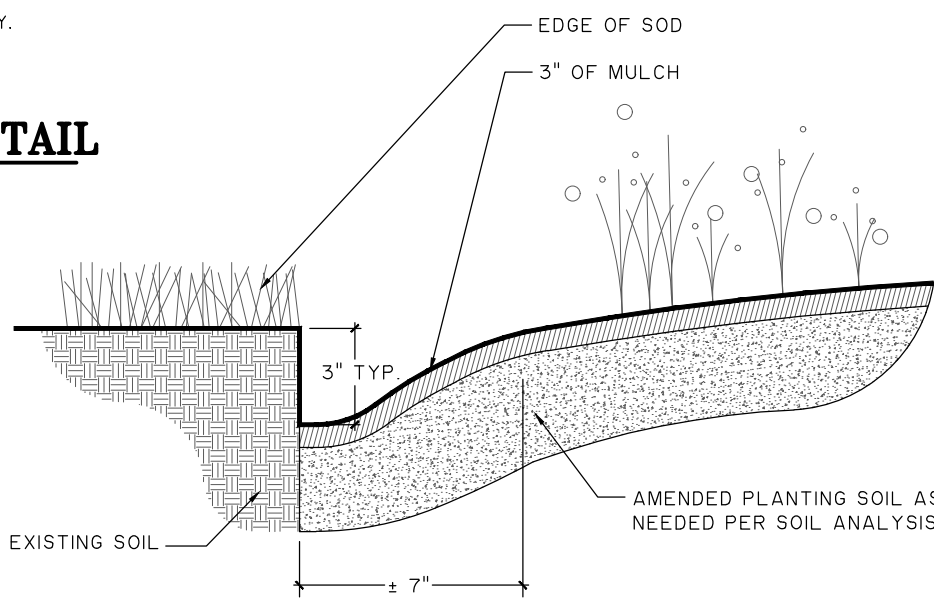
- NOTES:
- 1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 - 2) APPLY MULCH IN A +/- 5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDDED AREA.
 - 3) ALL STREET TREES TO BE PLANTED WITH MIN. OF 400 CU.FT. OF PLANTING SOIL WITH APPROPRIATE DRAINAGE.

TREE RING
NOT TO SCALE



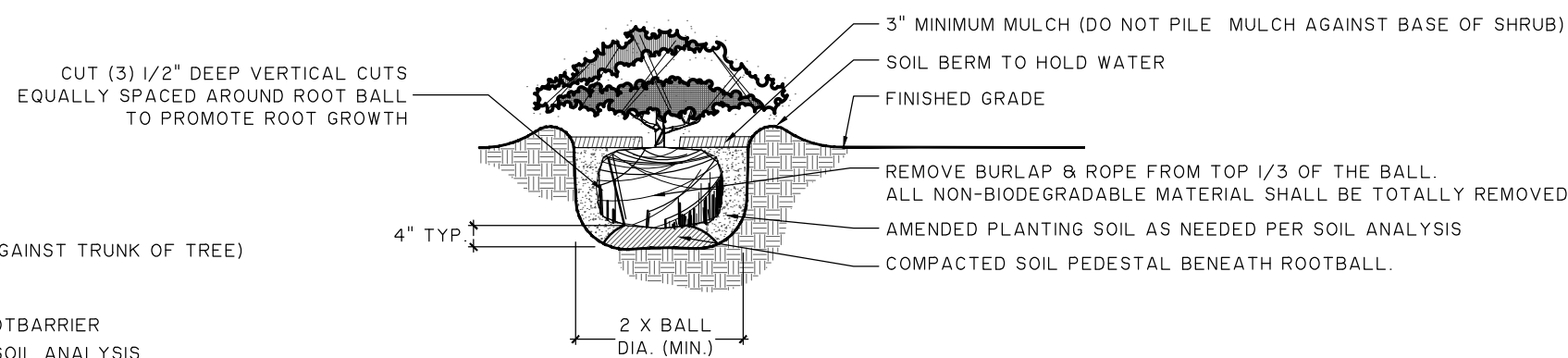
- FOR ADDED PROTECTION
- PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
 - MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
 - PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

TREE PROTECTION FENCE DETAIL
NOT TO SCALE



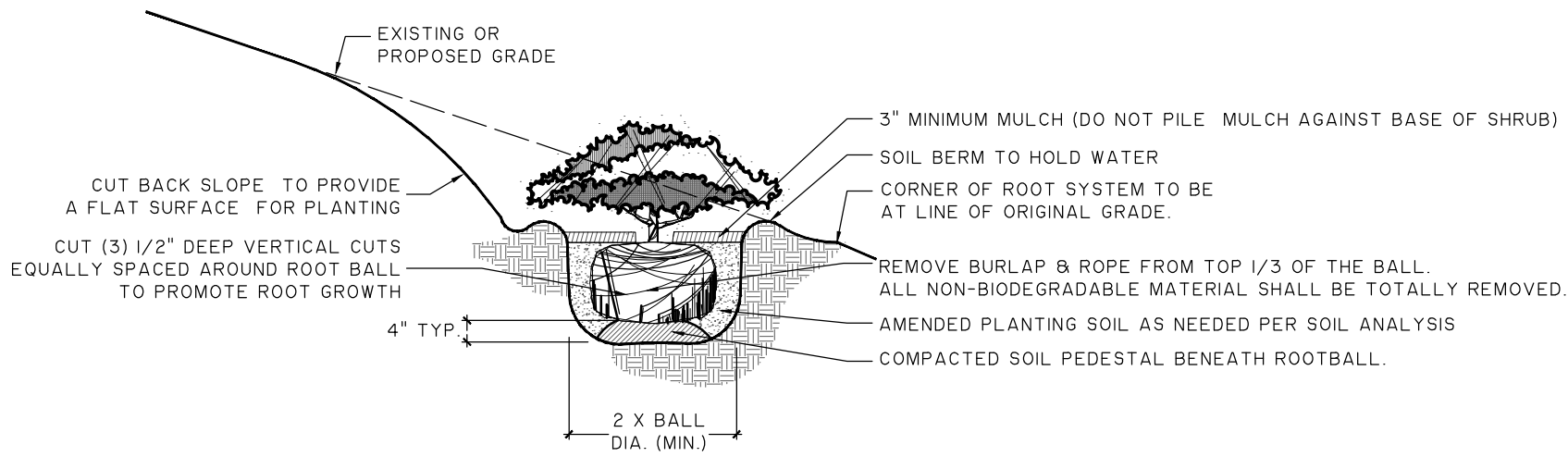
- NOTES:
- 1) TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS AND ALL LAWN AREAS.

SOD TO PLANT BED EDGE
NOT TO SCALE



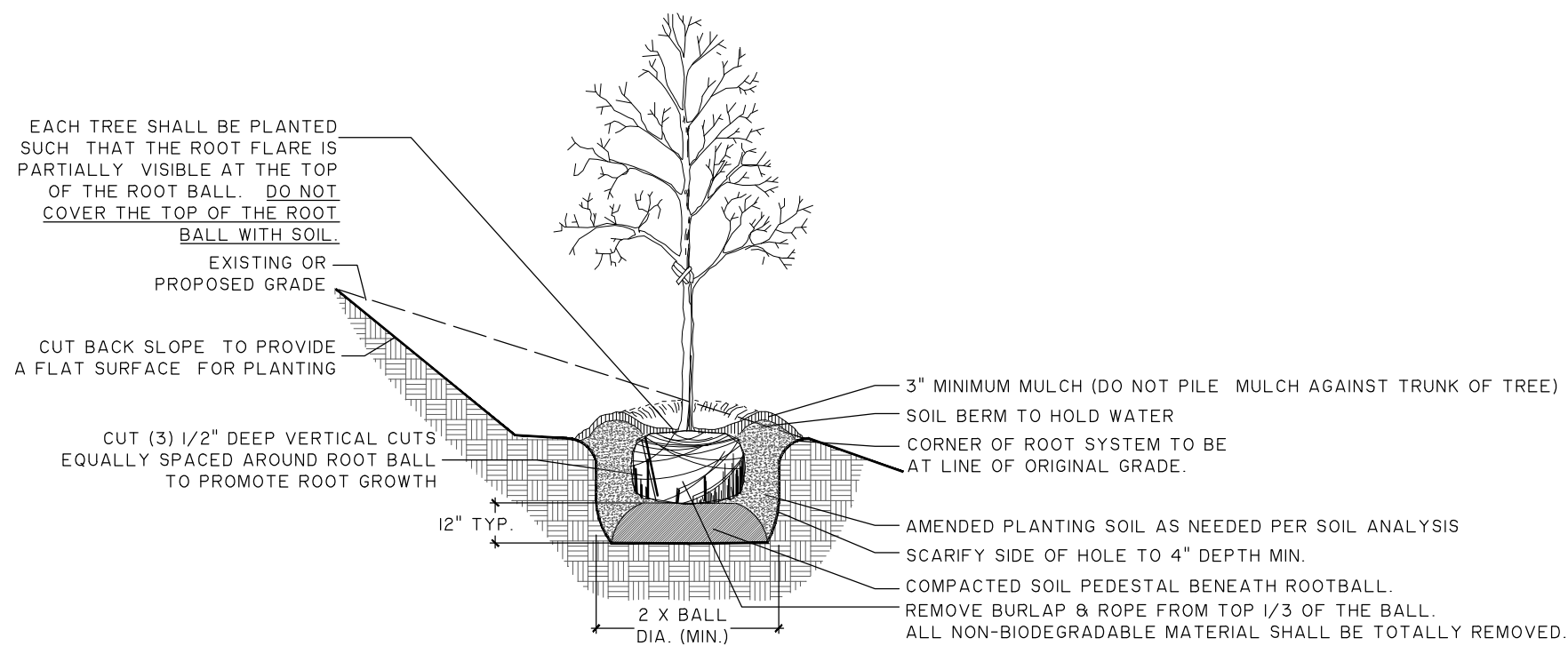
- NOTES:
- 1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 - 2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
 - 3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
 - 4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

SHRUB PLANTING
NOT TO SCALE



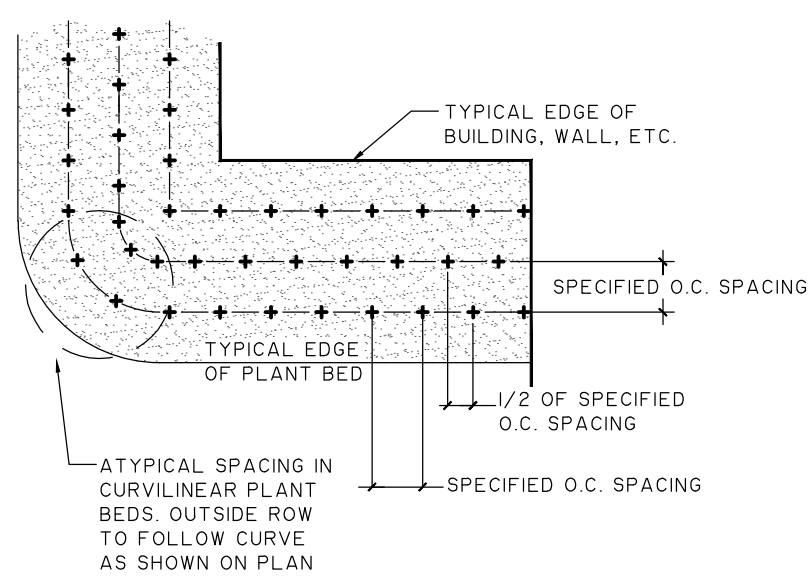
- NOTES:
- 1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 - 2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
 - 3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
 - 4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

SHRUB PLANTING ON A SLOPE
NOT TO SCALE



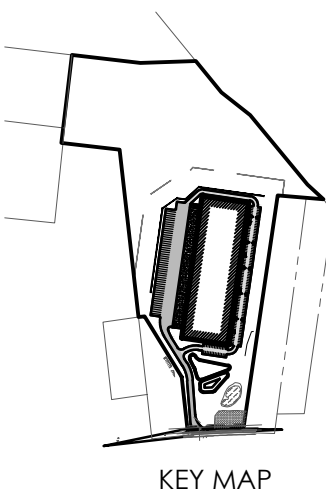
- NOTES:
- 1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 - 2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
 - 3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
 - 4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
 - 5) NEVER CUT A CENTRAL LEADER.
 - 6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
 - 7) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

TREE PLANTING ON A SLOPE
NOT TO SCALE

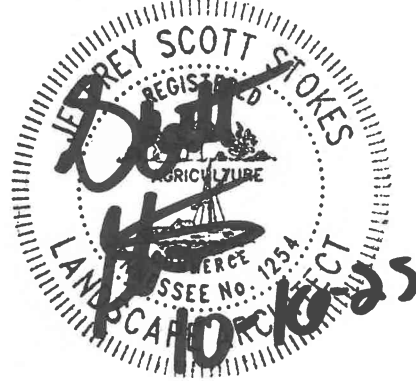


- NOTES:
- 1) EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12".

PLANT SPACING DETAIL
NOT TO SCALE



NO.	REVISIONS	BY	DATE



THOMAS & HUTTON

500 11th Avenue, N. • Suite 800
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LANDSCAPE NOTES & DETAILS

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COMMERCE CENTER

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APPROVED: AJR
SCALE:

L2.1

L2.2

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PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Seeding, planting grass, and fertilizing graded areas around buildings, structures, soccer fields and sidewalk shoulders and other disturbed areas.
- B. Seed protection.
- C. Maintaining grassed areas until final acceptance.

1.2 RELATED WORK

- A. Civil and Landscape plans and specifications.

1.3 DELIVERY, STORAGE, AND HANDLING

- A. Deliver grass seed in original containers showing analysis of seed mixture, percentage of pure seed, year of production, net weight, date of packaging, and location of packaging. Damaged packages are not acceptable. Store in cool, dry locations away from contaminants.
- B. Deliver fertilizer in waterproof bags showing weight, chemical analysis, and name of manufacturer. Damaged bags are not acceptable. Store in cool, dry locations away from contaminants.
- C. Deliver sod on pallets.
- D. All material shall be acceptable to Engineer prior to use.

1.4 PLANTING DATES

- A. This specification provides for establishment of a permanent grass cover between the dates of March 1 and September 30. If finished earth grades are not completed in time to permit planting and establishment of permanent grass during the favorable season between dates specified above unless otherwise accepted, Contractor will be required to plant a temporary cover to protect new graded areas from erosion and to keep windborne dust to a minimum. The temporary cover shall be planted between October 1 and February 28 unless otherwise permitted.

1.5 MEASUREMENT AND PAYMENT

- A. When the season or stage of project is such results of grassing work cannot be determined, conditional acceptance will be made on work completed. When conditional acceptance is made for items of work covered, Contractor shall be entitled to 50% of bid price for the actual work placed and shall receive remaining 50% of bid price when final acceptance is made. Conditional acceptance shall not apply to the remaining items of work, and full bid price payment shall be made when work is acceptably placed and completed in accordance with specifications.
- B. Payment for grassing will be made at contract unit price for the item "Grassing" and such payment shall constitute full compensation for furnishing and placing seed and fertilizer or sod where directed and protecting and maintaining seed and sod in all graded and disturbed areas.

PART 2 - PRODUCTS

Contractor shall submit source and species certification documents to Engineer and Owner's Representative for review prior to installation. Supply complete information on all analysis / test methodologies and results; laboratory certifications, manufacturer's specifications, and agency approvals to the Landscape Architect prior to placement of soil mixtures. In addition, provide the Landscape Architect with thoroughly mixed sample of soil mixes for approval prior to placement. Landscape Contractor shall make modifications and improvements to soil mixes deemed necessary by the soil analysis to meet requirements specified here in before, and to ensure proper growing medium for plant material.

2.1 SEED

- A. All seed shall conform to all State Laws and to all requirements and regulations of the State Department of Agriculture.
- B. The varieties of seed, as specified in Section 2.2, shall be individually packaged or bagged, and tagged to show name of seed, net weight, origin, germination, lot number, and other information required by the State Department of Agriculture.
- C. The Engineer reserves the right to test, reject, or accept all seed before seeding.

2.2 SEEDING SCHEDULE

A. <u>SEED DATES</u>	<u>RATE</u>	<u>PLANTING</u>
Tall Fescue	200 lbs/ acre	March 1 - September
30		
Annual Rye (Temp only)	75 lbs/acre	October 1 - February 28

2.3 FERTILIZER

- A. Commercial fertilizer of approved type, conforming to state fertilizer laws at the rate as recommended by soils test.

2.4 LIME

- A. Agricultural grade, ground limestone at the rate as recommended by soils test.

2.5 SPRIG

- A. Healthy living stems, stolons, or rhizomes and attached roots of locally adapted grass without adhering soil, including two to three nodes and from 4 to 6 inches long. Obtain from heavy, dense certified sod. Provide sprigs which have been grown under climatic conditions similar to those in the locality of the project. Coordinate harvesting and planting operations to prevent exposure of sprigs to the sun for more than 30 minutes before covering and moistening. Sprigs showing signs of wilt, mold, containing weeds or other detrimental material or that are heat damaged will be rejected.
- B. The varieties of sprig, as specified in section 2.6, shall be individually packaged or bagged, and tagged to show name of sprig, net weight, origin and other information required by the State Department of Agriculture.
- C. Sprigs shall be pure to variety specified and shall be free of other grass species, weeds or foreign matter.
- D. Sprigs shall be harvested by digging (not collected above soil level) shredding sod, by rototilling sod and raking, by vericutting or by a sprig harvester. Sprigs shall consist of mostly rhizomes and crowns with only a few green leaves.

2.6 SPRIGGING SCHEDULE

A. <u>SPRIG</u>	<u>RATE</u>	<u>PLANTING DATES</u>
Tall Fescue (or approved equal)	1,000 bushels / ac. (Coverage in 3 months)	April 1 - August 31
Stabilize site with temporary grass seed (See section 2.2)		September 1 - March 31
B. In areas where existing grass is to be matched, Contractor shall sprig at the rate and dates recommended by sprig distributor.		

2.7 SOD

- A. Sod shall be premium grade, densely rooted, good quality grass of the species and certified variety as shown on the plans, free from noxious weeds with no surface soil being visible. The sod shall be obtained from areas where the soil is reasonably fertile. Sod of specified species with not less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed. The sod shall be machine cut to a uniform soil thickness that shall contain practically all of the dense root system and not be less than 1-inch thick.
- B. Before cutting, sod shall be mowed to a height of not less than 1-1/2" or more than 2". Sod shall be cut in uniform widths min. 12" and in lengths min. 24 inches.
- C. Sod shall be delivered to site in a fresh, moist condition with healthy green foliage. It shall be unloaded from delivery trucks on pallets or rolls and placed in final position within 24 hours of delivery. Sod shall be protected from wind and sun and shall not be allowed to dry out before planting.
- D. Sod shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper 10 percent of the section.

2.8 ACCESSORIES

- A. Straw Mulch: Oat or wheat straw, reasonably free from weeds, foreign matter detrimental to plant life, and in dry condition.
- B. Excelsior Mulch: Excelsior mulch shall consist of wood fibers cut from sound, green timber. The average length of fibers shall be 4 to 6 inches. Cut shall be made in such a manner as to provide maximum strength of fiber, but at a slight angle to natural grain of the wood to cause splintering of fibers when weathering in order to provide adherence to each other and to soil.
- C. Wood cellulose fiber shall be made from wood chip particles manufactured particularly for discharging uniformly on the ground surface when dispersed by a hydraulic water sprayer. It shall remain in uniform suspension in water under agitation and blend with grass seed and fertilizer to form a homogenous slurry. Mulch fibers shall intertwine physically to form a strong moisture holding mat on the ground surface and allow rainfall to percolate into underlying soil. The mulch shall be heat processed to contain no germination or growth-inhibiting factors. It shall be dyed (non-toxic) an appropriate color to facilitate metering of material.

2.9 PRODUCT REVIEW

- A. Contractor shall provide the Engineer with a complete description of all products before ordering. The Engineer will review all products before they are ordered.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Areas to be seeded or sprigged shall be made smooth and uniform and shall conform to the finished grade indicated on plans.
- B. Remove foreign materials, plants, roots, stones, and debris from surfaces to be seeded.
- C. Grassing areas, if not loose, shall be loosened to a minimum depth of 3 inches before fertilizer, seed, sprig or sod is applied.
- D. Amendments to soils shall be incorporated into loosened 3 inch top soil layer as recommended by soils test.

GRASSING SPECIFICATIONS

3.2 STAND OF GRASS

- A. Before acceptance of seeding or sprigging is performed for the establishment of permanent vegetation, Contractor will be required to produce a satisfactory stand of perennial grass whose root system shall be developed sufficiently to survive dry periods and winter weather and be capable of re-establishment in spring.
- B. Before acceptance of seeding performed for the establishment of temporary vegetation, Contractor will be required to produce a stand of grass sufficient to control erosion for a given area and length of time before the next phase of construction or establishment of permanent vegetation is to commence.

3.3 SEEDING AND SPRIGGING DATES

- A. Seeding and sprigging shall be performed during periods and at rates specified in their respective schedules. Seeding and sprigging work may, at discretion of Contractor, be performed throughout the year using schedule prescribed for given period. Seeding and sprigging work shall not be conducted when the ground is frozen or excessively wet. Contractor will be required to produce a satisfactory stand of grass regardless of the period of year work is performed.

3.4 APPLYING LIME AND FERTILIZER

- A. Following advance preparation and placing selected material for shoulders and slopes, lime and fertilizer, if called for based on soil tests, shall be spread uniformly over the designated areas, and shall be thoroughly mixed with the soil to a depth of approximately 2 inches. Fertilizer and lime shall be applied at the rate at the rate recommended by required soils test. Unless otherwise provided, lime will not be applied for temporary seeding. In all cases where practicable, acceptable mechanical spreaders shall be used for spreading fertilizer. On steep slopes subject to slides and inaccessible to power equipment, the slopes shall be adequately scarified. Fertilizer may be applied on steep slopes by hydraulic methods as a mixture of fertilizer and seed. When fertilizer is applied with combination seed and fertilizer drills, no further incorporation will be necessary. The fertilizer and seed shall be applied together when Wood Cellulose Fiber Mulch is used. Any stones larger than 2 ½ inches in any dimension, larger clods, roots, or other debris brought to the surface shall be removed.

3.5 SEEDING

- A. Seed shall be sown within 24 hours following application of fertilizer and lime and preparation of the seedbed as specified in Section 3.4. Seed shall be uniformly sown at rate specified by the use of acceptable mechanical seed drills. Rotary hand seeders, power sprayers or other satisfactory equipment may be used on steep slopes or on other areas inaccessible to seed drills.
- B. Seeds shall be covered and lightly compacted by means of cultipacker or light roller if the drill does not perform this operation. On slopes inaccessible to compaction equipment, the seed shall be covered by dragging spiked chains, by light harrowing or by other satisfactory methods.
- C. Apply water with fine spray immediately after each area has been sown.
- D. Do not sow seed when ground is too dry, during windy periods or immediately following a rain.
- E. If permitted by the special provisions, wood cellulose fiber mulch or excelsior fiber mulch may be used.

3.6 SEED PROTECTION (STRAW MULCH)

- A. All seeded areas seeded with permanent grasses shall be uniformly mulched in a continuous blanket immediately following seeding and compacting operations, using at least 2 tons of straw per acre.

3.7 SEED PROTECTION (EXCELSIOR MULCH)

- A. Seed shall be sown as specified in Section 3.5. Within 24 hours after covering of seed, excelsior mulch shall be uniformly applied at the rate of 2 tons per acre. The mulch may be applied hydraulically or by other acceptable methods. Should the mulch be placed in a dry condition, it shall be thoroughly wetted immediately after placing. Engineer may require light rolling of the mulch to form a tight mat.

3.8 SEED PROTECTION (WOOD CELLULOSE FIBER MULCH)

- A. After the lime has been applied and ground prepared as specified in Section 3.4, wood cellulose fiber mulch shall be applied at a rate of 1,500 pounds per acre in a mixture of seed and fertilizer. Hydraulic equipment shall be used for application of fertilizer, seed, and slurry of the prepared wood pulp. This equipment shall have a built-in agitation system with an operating capacity sufficient to agitate, suspend, and homogeneously mix a slurry of the specified amount of fiber, fertilizer, seed, and water. The slurry distribution lines shall be large enough to prevent stoppage. The discharge line shall be equipped with a set of hydraulic spray nozzles which will provide an even distribution of slurry on various areas to be seeded. The slurry tank shall have a minimum capacity of 1,000 gallons.

Seed, fertilizer, wood pulp mulch, and water shall all be combined into the slurry tank for distribution of all ingredients in one operation by hydraulic seeding method specified herein. Materials shall be combined in a manner recommended by the manufacturer. The slurry mixture shall be regulated so amounts and rates of application shall result in a uniform application of all materials at rates not less than amount specified. Using the color of wood pulp as a guide, equipment operator shall spray prepared seedbed with a uniform visible coat. The slurry shall be applied in a sweeping motion, in an arched stream to fall like rain, allowing wood fibers to build upon each other until an even coat is achieved.

3.9 SPRIGGING

- A. Sprigs shall be placed at the date and rates as shown in section 2.6. The sprigging method shall be by broadcast sprigging, hydroplanting or row planter. Sprigging procedure shall ensure even coverage.
- B. Sprigs applied by broadcast over the site with a distributor or hydroseeder shall be planted at the rates listed in section 2.6. Cover broadcast sprigs with straw mulch immediately after broadcast and water in immediately (within 2 hours).

- C. Sprigs installed by row planter creating a narrow furrow that covers 50 to 80% of the sprig with soil may use less sprig material. Rate shall be as recommended by sprig supplier to provide a solid stand of turf within the time required in Section 2.6. Water in immediately (within 1 hour).

3.10 SODDING

- A. Sod shall be placed between March 1st and December 1st. However, if sod is to be placed during periods of temperatures over 90 degrees F., the contractor shall take extra care for quick placement of sod with adequate, consistent watering necessary to ensure sod thrives as planted.
- B. Sod shall be placed within 24 hours of cutting.
- C. Place top elevation of sod 1/2 inch below adjoining paving or curbs.
- D. All areas to be sodded shall be brought to the proper line grade or cross section as was existing prior to construction. Sod shall be placed so that, upon completion, the edges of the sodded areas will be smooth and will conform to the proposed finished grade. Sod shall be laid smooth, edge to edge, with staggered joints. Sod shall be immediately pressed firmly into contact with the sod bed by tamping or rolling, to eliminate any air pockets. A true and even surface shall be provided, to insure knitting without displacement of the sod or deformation of the surfaces of the sodded areas. Do not stretch or overlap sod pieces. Following compaction, screened soil of good quality shall be used to fill all cracks, and excess soil shall be worked into the grass with rakes or other suitable equipment. On slopes steeper than 4 to 1, the sod shall be fastened in place with suitable wood or metal pins to hold the sod in place. Any damage by erosion or other causes that may have occurred after completion of grading operations shall be repaired, before commencing with the sodding operations.
- E. Immediately before sodding, moisten topsoil with a fine spray to a minimum 1" depth. Sod shall not be laid on soil that is dry and powdery.
- F. Sod shall be moist when laid and placed on moist ground. The sod shall be carefully placed by hand, beginning at the toe of slopes and working upwards. The length of the strips shall be at right angles to the flow of surface water. All joints shall be tightly butted and end joints shall be staggered at least 12 inches. The sod shall be immediately pressed firmly into the ground by tamping or rolling. Fill all joints between strips with fine screened soil. Sod on slopes shall be pegged with sod pegs to prevent movement. The sod shall be watered, mowed, weeded, repaired, or otherwise maintained, to insure the establishment of a uniform healthy stand of grass until acceptance.
- G. Within 2 hours after sod has been placed, thoroughly water to a minimum depth of 4". After sod and soil have dried, roll sodded areas to ensure good bond between sod and soil and to remove depressions and irregularities. Roll sodded areas with a roller not exceeding 150 lbs. per foot of roller width. Top dress and roll again as necessary to create a smooth even surface.

PART 4 - MAINTENANCE, WARRANTY AND ACCEPTANCE

4.1 MAINTENANCE

- A. Maintenance shall consist of providing protection against traffic, watering to ensure uniform seed germination and to keep surface of soil damp, and repairing any areas damaged as a result of construction operations or erosion. Maintenance shall also include, but is not limited to, watering, weeding, cultivating, removal of dead material, lawn mowing, fertilizing, and other necessary operations.

- B. The Contractor shall maintain all proposed plantings until the date of final acceptance by the Owner.

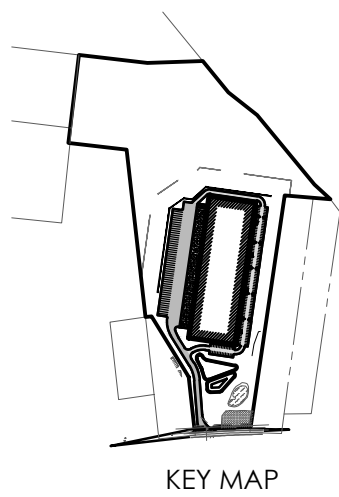
4.2 WARRANTY

- A. All grassed areas shall be guaranteed by the Contractor to be alive and healthy for a one year period from the date of substantial completion issued by the Owner. A final inspection with the Owner shall be conducted at the end of the warranty period to determine if any areas require replanting. At the end of the warranty period, the sod shall show evidence of rooting to the underlying soil and shall have no competitive weed growth from either the sod or from between the sod joints.
- B. Any grassed area which is dead or not showing satisfactory growth shall be replaced at Contractor's expense at the end of warranty period. All replacements shall be of original quality and of a size equal to adjacent plants or trees of the same kind. Replacements required because of vandalism, excessive use or other causes beyond the control of the Contractor are not part of this contract.

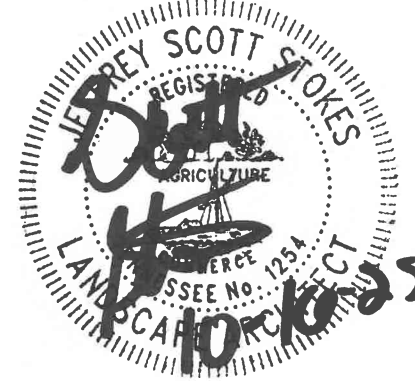
4.3 ACCEPTANCE

- A. Before acceptance of seeding performed for the establishment of permanent vegetation, Contractor will be required to produce a satisfactory stand of perennial grass whose root system shall be developed sufficiently to survive dry periods and winter weather and be capable of reestablishment in spring.
- B. A minimum coverage of 80% density over 100% of the disturbed area is required for seeded areas before project acceptance. Sprig and sod areas shall have 95 % coverage over 100% of the disturbed area prior project acceptance.

END OF SECTION



NO.	REVISIONS							BY	DATE



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GRASSING SPECIFICATIONS

PRELIMINARY SP CASE NO. 2016SP-014-003
OLD HICKORY BLVD
COMMERCE CENTER

PROJECT LOCATION:
7435 OLD HICKORY BLVD
WHITES CREEK, TN 37189

CLIENT/OWNER:
BRENNAN INVESTMENT GROUP
4117 HILLSBORO PIKE
SUITE 103-160
NASHVILLE, TN 37215

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO:	32992.0000
DATE:	10/16/2025
DRAWN:	CAD
DESIGNED:	CAD
REVIEWED:	AJR
APPROVED:	AJR
SCALE:	

L2.3