

AMENDED PRELIMINARY SP

THE BOWEN HOUSE AT KNOLLMERE PLACE

SP # 2021SP-025-003

MAP 96.02, PARCEL 5
2850 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

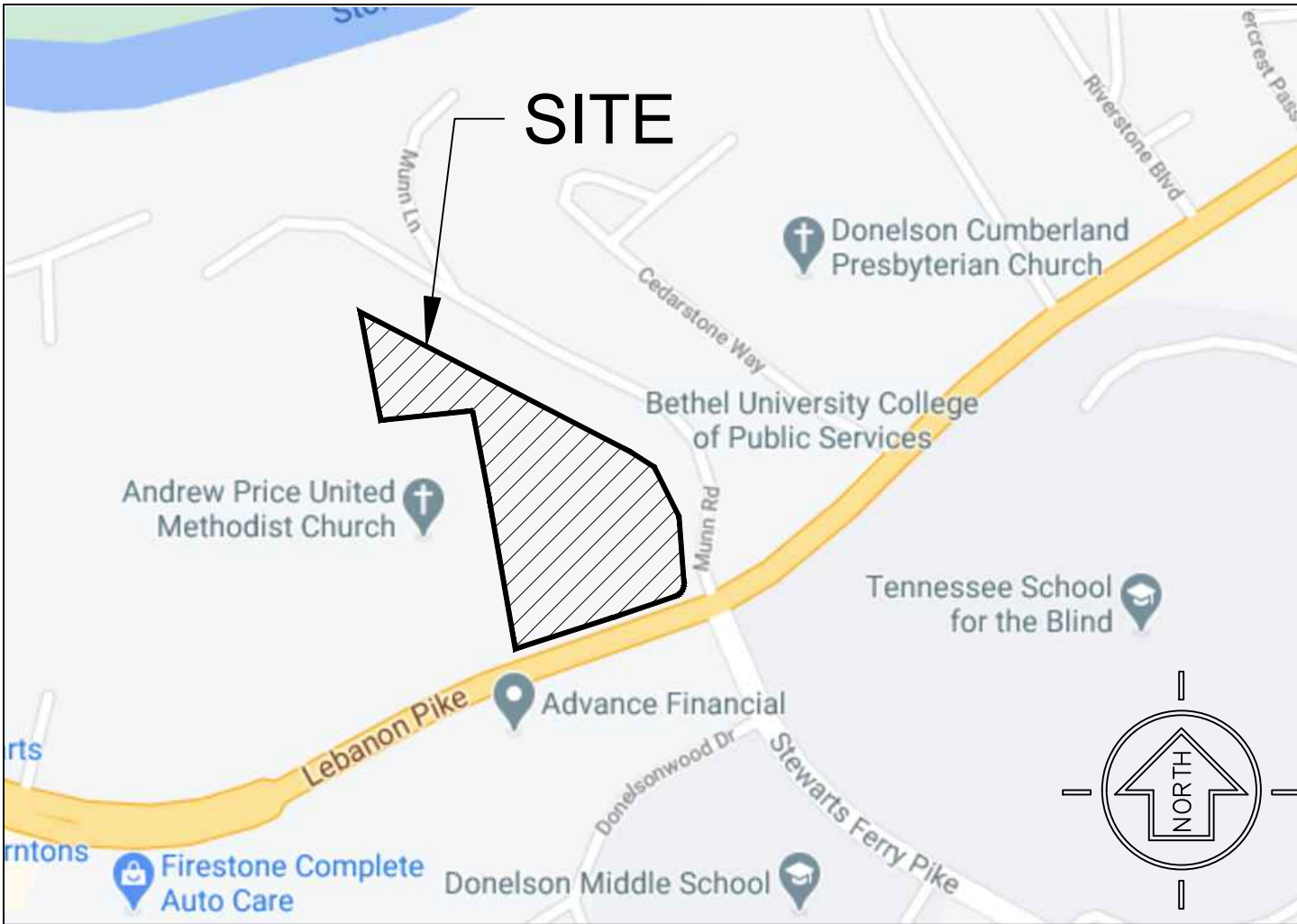
SHEET SCHEDULE:

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	UTILITY PLAN
L1.0	TREE MANAGEMENT PLAN
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE NOTES & DETAILS
A1.0	ARCHITECTURAL ELEVATION
A1.1	ARCHITECTURAL ELEVATION
A2.0	ARCHITECTURAL ELEVATION
A3.0	ARCHITECTURAL ELEVATION
A4.0	ARCHITECTURAL ELEVATION

SP NOTES:

1. THE PURPOSE OF THIS PLAN IS TO AMEND THE PRELIMINARY SP TO ALLOW 98 MULTI-FAMILY RESIDENTIAL UNITS.
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" RCP).
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.
12. ARCHITECTURAL DESIGN TO ADHERE TO THE FOLLOWING STANDARDS:
 - a. BUILDING FAÇADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
 - b. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
 - c. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
 - d. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
 - e. A RAISED FOUNDATION OF 18"- 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.

SITE LOCATION MAP:
N.T.S.



OWNER

BOWEN HOUSE VENTURES, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
(615) 712-7497

APPLICANT/ENGINEER

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

SITE DATA:

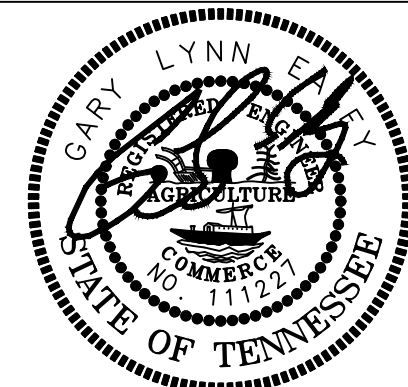
MAP 96.02, PARCEL 5
EXISTING ZONING: R10, OV-UDO (DOWNTOWN DONELSON)
PROPOSED ZONING: SP
SITE ACREAGE: 5.32 AC
COUNCIL DISTRICT: 15
COUNCILPERSON: JEFF SYRACUSE
FEMA MAP: PORTION OF PROPERTY IN ZONE AE FLOODPLAIN ON
FEMA MAP 47037C0266H, DATED 4/5/2017
INITIAL PLAN SUBMITTAL DATE: JANUARY 25, 2023

PRELIMINARY SP CONDITIONS OF APPROVAL:

1. PERMITTED USES SHALL BE LIMITED TO A MAXIMUM OF 68 MULTI-FAMILY RESIDENTIAL UNITS. SHORT TERM RENTAL PROPERTY (STRP) OWNER-OCCUPIED AND NOT OWNER-OCCUPIED SHALL BE PROHIBITED.
2. THE MAXIMUM HEIGHT OF THE FRONT FAÇADES OF ALL BUILDINGS SHALL BE 3 STORIES IN 45 FEET. BUILDING FAÇADES ORIENTED TO LEBANON PIKE SHALL BE CONSIDERED THE FRONT FAÇADES.
3. ON THE FINAL SITE PLAN, LANDSCAPING AND TDU REQUIREMENTS SHALL BE PROVIDED PER THE METRO ZONING ORDINANCE AND PER THE DOWNTOWN DONELSON UDO.
4. SHOULD A STORMWATER VARIANCE BE REQUIRED FOR THE MUNN ROAD SIDEWALK AND NOT GRANTED, A CONNECTION FROM THE INTERNAL SIDEWALK NETWORK SHALL BE PROVIDED TO LEBANON PIKE.
5. LEBANON PIKE SHALL BE IMPROVED PER THE MAJOR AND COLLECTOR STREET PLAN (MCSP) REQUIREMENTS.
6. NO INDIVIDUAL RETAINING WALL SHALL EXCEED A MAXIMUM HEIGHT OF 10 FEET. APPROPRIATE SCREENING OF RETAINING WALLS SHALL BE REVIEWED BY PLANNING STAFF WITH THE FINAL SP.
7. THE EASTERN FAÇADE OF BUILDING 3 FRONTING MUNN ROAD SHALL INCLUDE ARCHITECTURAL TREATMENTS AND GLAZING PER THE SP ARCHITECTURAL STANDARDS.
8. ON THE CORRECTED COPY, CORRECT THE FFE TYPOGRAPHICAL ERROR ON BUILDING 4.
9. ALL PRIVATE DRIVES, ACCESS, AND OPEN SPACES SHALL INCLUDE PUBLIC ACCESS EASEMENTS, WHICH SHALL BE INCLUDED ON THE FINAL SITE PLAN. PRIOR TO FINAL SITE PLAN APPROVAL, PROVIDE EASEMENT DOCUMENTATION.
10. THE APPLICANT SHALL CONTINUE TO COORDINATE WITH THE ADJACENT PROPERTY (APN # 09602000400) AND THE DEVELOPER/OWNER OF THE ASSOCIATED SP (2021SP-036-001) ON FINAL DESIGN OF THE COORDINATED VEHICULAR AND PEDESTRIAN ACCESS, WHICH SHALL BE PROVIDED WITH THE FINAL SITE PLAN. PRIOR TO FINAL SITE PLAN APPROVAL, PROVIDE DOCUMENTATION OF RECORDED CROSS ACCESS EASEMENTS.
11. THE PEDESTRIAN PATH SHALL BE DESIGNED IN A MANNER TO MINIMIZE DISTURBANCE TO EXISTING TREE CANOPY THAT IS IDENTIFIED TO BE PRESERVED.
12. COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF METRO REVIEWING AGENCIES.
13. WITH THE SUBMITTAL OF THE FINAL SITE PLAN, PROVIDE ARCHITECTURAL ELEVATIONS COMPLYING WITH THE ALL ARCHITECTURAL STANDARDS OUTLINED ON THE PRELIMINARY SP FOR REVIEW AND APPROVAL.
14. A CORRECTED COPY OF THE PRELIMINARY SP PLAN INCORPORATING THE CONDITIONS OF APPROVAL BY METRO COUNCIL SHALL BE PROVIDED TO THE PLANNING DEPARTMENT PRIOR TO OR WITH FINAL SITE PLAN APPLICATION.
15. IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM15-A ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION. USES ARE LIMITED AS DESCRIBED IN THE COUNCIL ORDINANCE.
16. THE FINAL 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.
17. THE PRELIMINARY SP PLAN IS THE SITE PLAN AND ASSOCIATED DOCUMENTS. IF APPLICABLE, REMOVE ALL NOTES AND REFERENCES THAT INDICATE THAT THE SITE PLAN IS ILLUSTRATIVE, CONCEPTUAL, ETC.
18. THE FINAL SITE PLAN SHALL LABEL ALL INTERNAL DRIVEWAYS AS "PRIVATE DRIVEWAYS". A NOTE SHALL BE ADDED TO THE FINAL SITE PLAN THAT THE DRIVEWAYS SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
19. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL, THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
20. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY OF ANY BUILDING PERMITS.

FLOODNOTE

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



2/14/2023



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ISSUANCE/REVISION NOTES:

- PLAN DATE: JANUARY 25, 2023
- RESUBMITTAL DATE: FEB. 14, 2023

COVER
SHEET

C0.0

LSC 20015



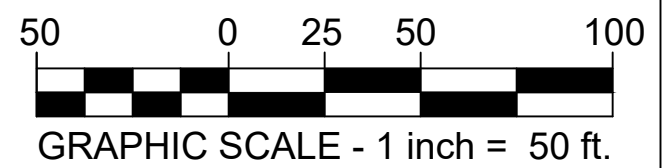
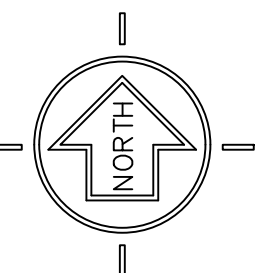
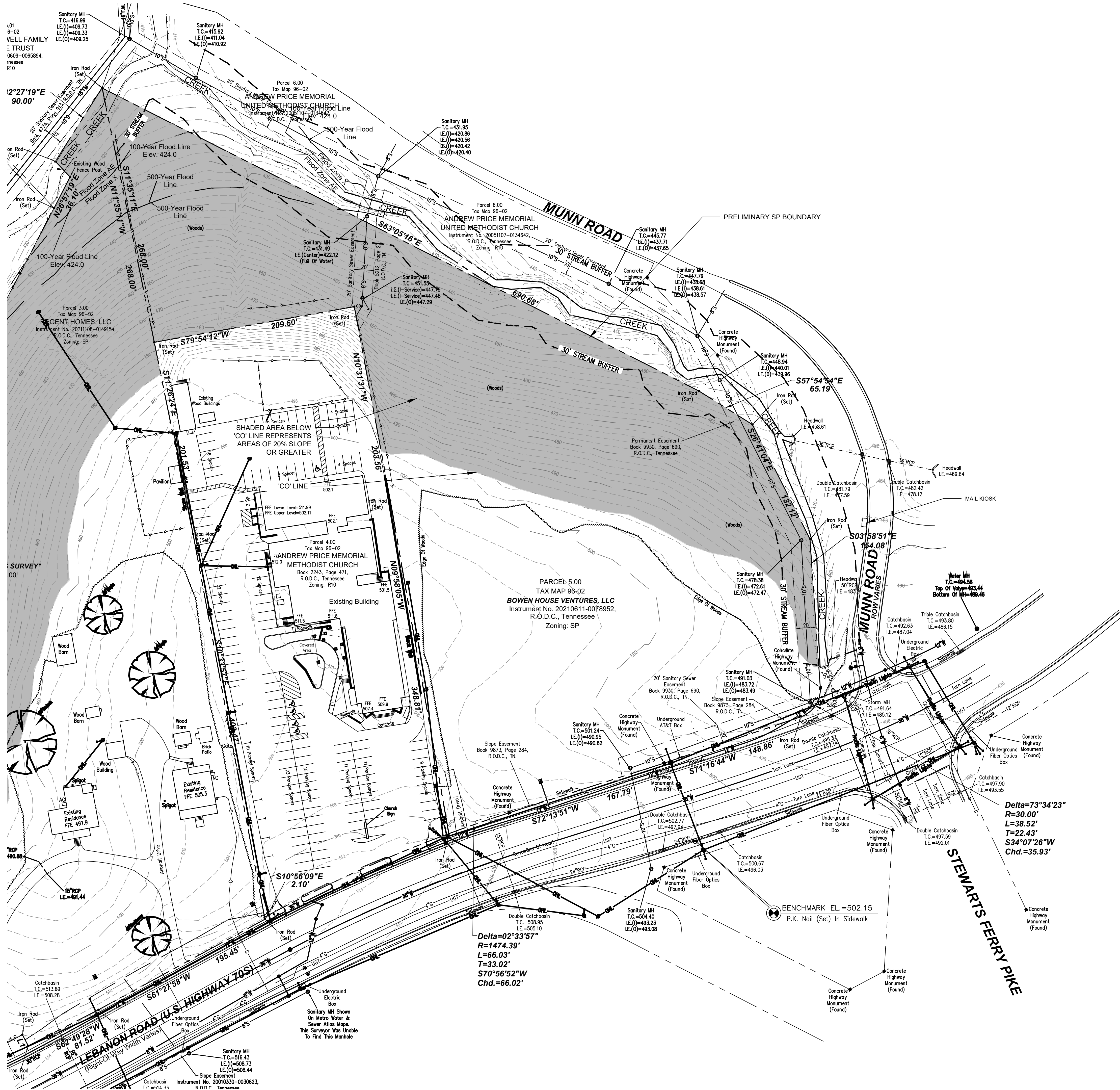
Know what's below.
Call before you dig.

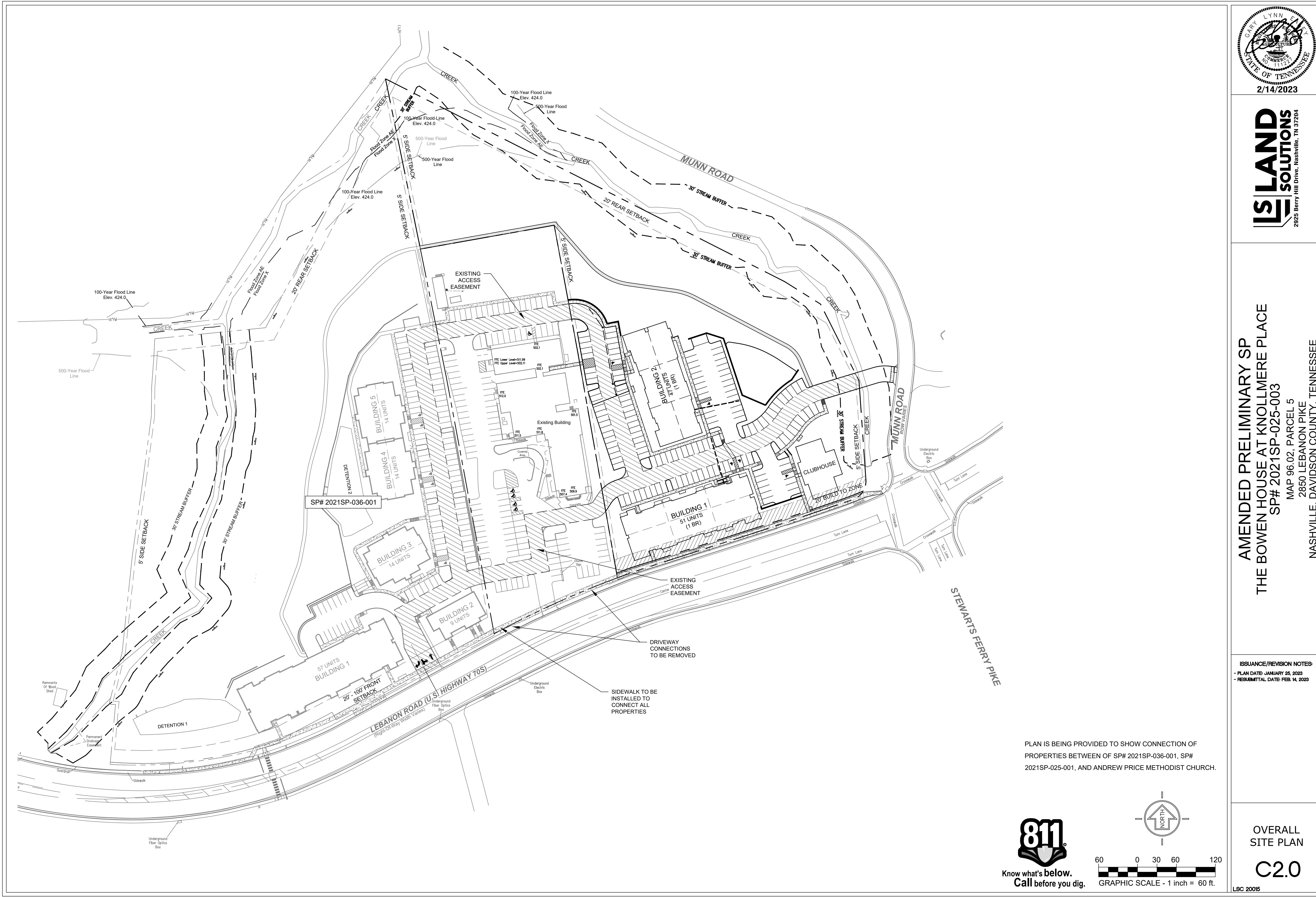


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EXISTING CONDITIONS

SC 20015

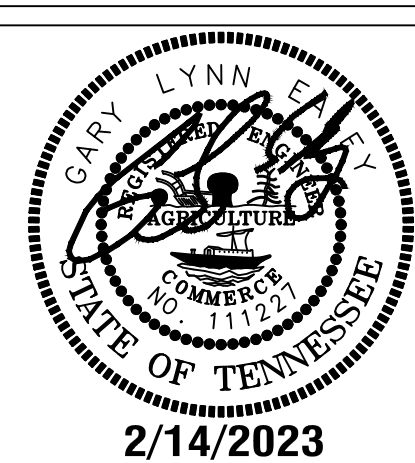
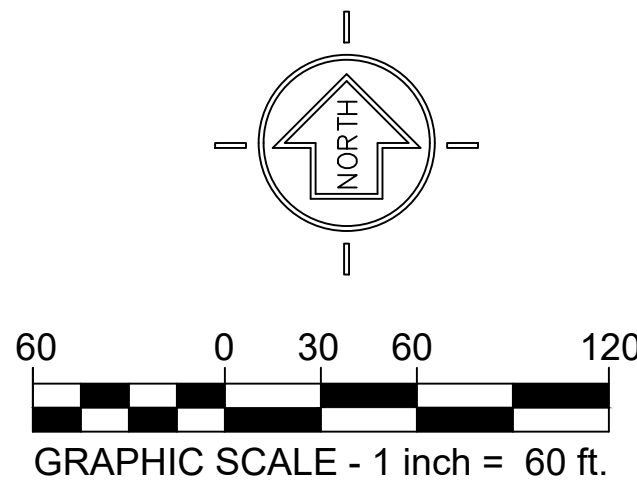




PLAN IS BEING PROVIDED TO SHOW CONNECTION OF PROPERTIES BETWEEN OF SP# 2021SP-036-001, SP# 2021SP-025-001, AND ANDREW PRICE METHODIST CHURCH.



Know what's below.
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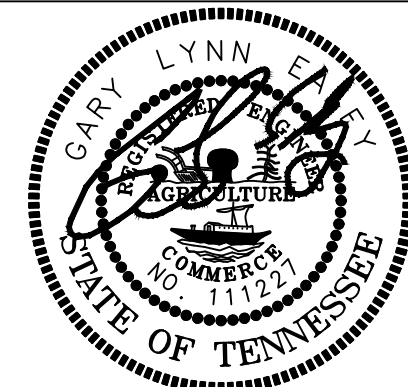
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OVERALL
SITE PLAN

C2.0

LSC 20015



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SITE PLAN

C2.1

LSC 20015

SITE DATA TABLE:

SETBACKS

FRONT BUILD TO ZONE: 20'

SIDE: 5'

REAR: 20'

EXISTING USE: VACANT

PROPOSED USE: MULTI-FAMILY

UNITS PROPOSED: 98

ACREAGE: 5.32 AC

DENSITY: 18.42 UNITS / ACRE

OPEN SPACE: 3.32 AC. (62.4%)

GROSS BUILDING S.F.:

BUILDING 1: 13,725 SF X (3 STORIES) + (SPLIT 6,220 SF) = 47,395 SF

BUILDING 2: 11,835 SF X (3 STORIES) + (SPLIT 5,590 SF) = 41,095 SF

TOTAL = 88,490 SF

FAR: 88,490 SF / 231,670 SF = 0.38

IMPERVIOUS AREA: BUILDINGS (25,560 SF) + PAVEMENT (59,732 SF) = 85,292 SF

ISR: 85,292 SF / 231,670 SF = 0.37

BUILDING HEIGHTS:

ALONG LEBANON PIKE, BUILDING HEIGHT NOT TO EXCEED 45' FROM GROUND TO THE PARAPETS

PARKING CALCULATIONS:

1 BEDROOM: 98 UNITS X 1 SPACES / UNIT = 98

TOTAL REQUIRED: 98 SPACES

PARKING PROVIDED: 146 SPACES

ADA SPACES REQUIRED: 5 SPACES

ADA SPACES PROVIDED: 5 SPACES

BICYCLE PARKING

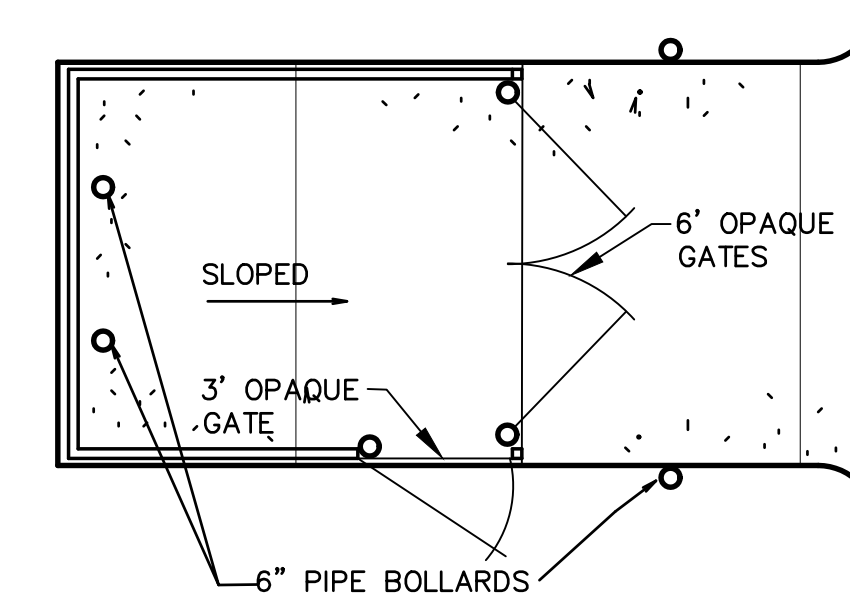
REQUIRED: 25 (98 UNITS/4)

PROVIDED: 25 (4 PUBLICLY AVAILABLE)

NOTES

1. AS PREVIOUSLY APPROVED ON FINAL SP, DUE TO ENVIRONMENTAL CONSTRAINTS, AN ALTERNATIVE, INTERNAL SIDEWALK CONNECTION WAS PROPOSED TO LEBANON PIKE IN LIEU OF A SIDEWALK ON MUNN ROAD.
2. ALL MECHANICAL UNITS TO BE PLACED ON THE ROOF. SOLID WASTE CONTAINERS TO BE SCREENED BY FENCING A MINIMUM OF 2' TALLER THAN SAID CONTAINER.
3. RETAINING WALLS TO BE STEPPED TO NOT EXCEED 10' IN HEIGHT.
4. ALL FINAL LANDSCAPING AND FENCING PLANS SHALL CONFORM TO THE DOWNTOWN DONELSON UDO REQUIREMENTS.

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

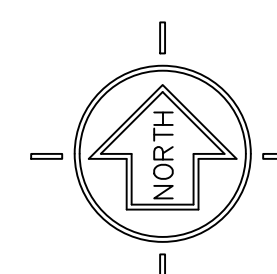


SOLID WASTE SCREENING DETAIL

NOT TO SCALE

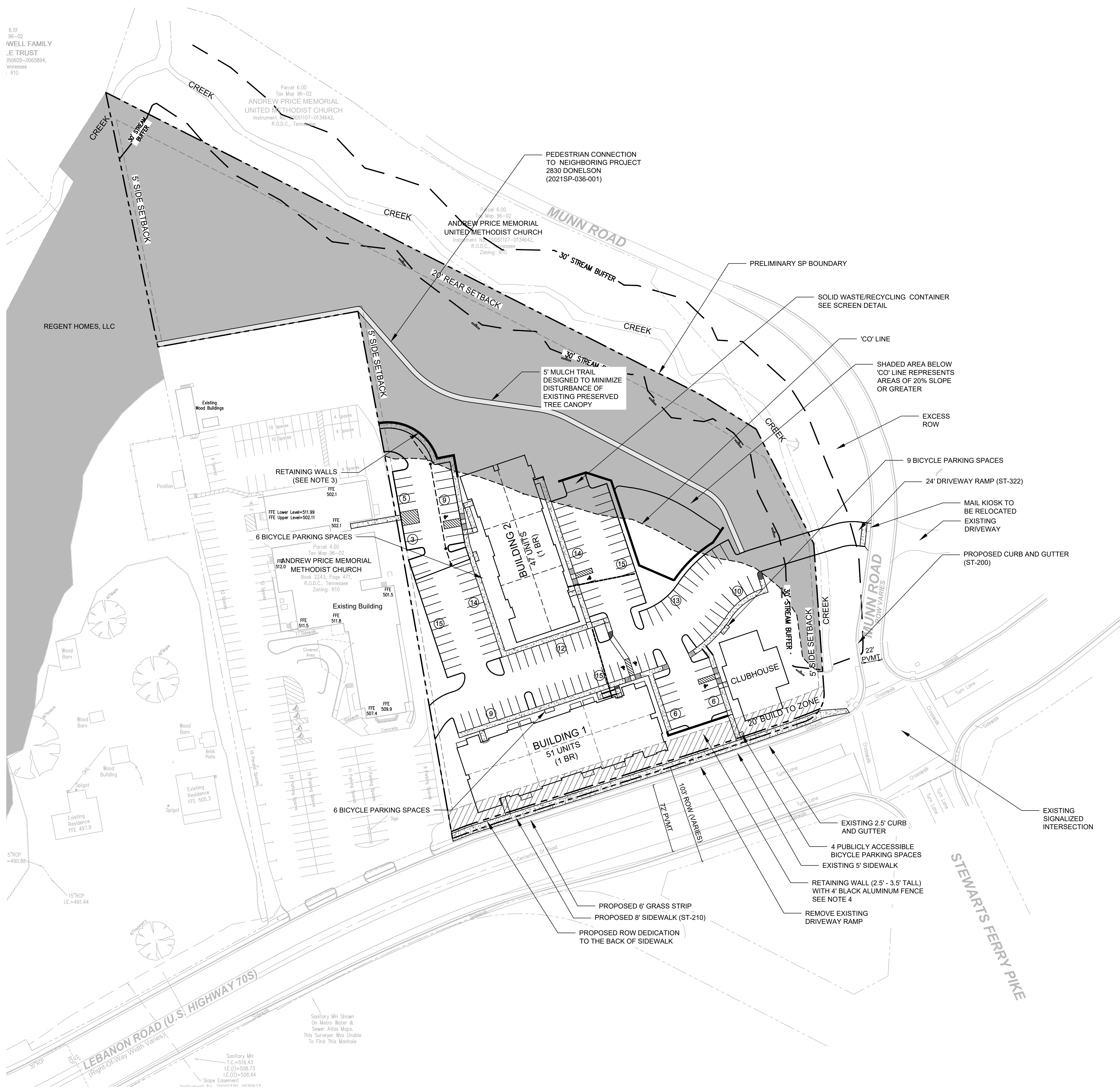


Know what's below.
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GRAPHIC SCALE - 1 inch = 50 ft.

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96-02
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emmesse
R10

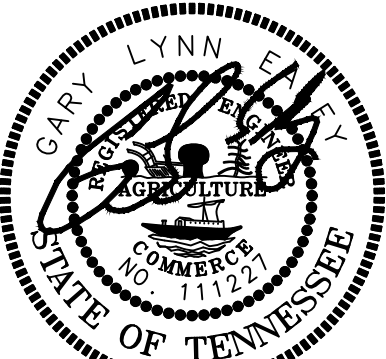


2
J. FAMILY
RUST
7-005894,
300



STORMWATER NOTES:

1. BUFFER NOTE: THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.
2. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL / COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. EXTENT OF STREAM BUFFERS ARE SUBJECT TO FINAL ACCEPTANCE OF THE HYDROLOGIC DETERMINATION BY TDEC OR METRO STORMWATER.



2/14/2023

ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

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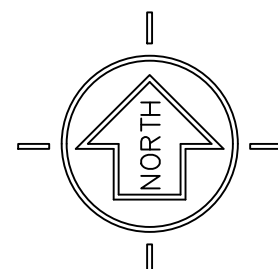
**GRADING &
DRAINAGE PLAN**

C3.0

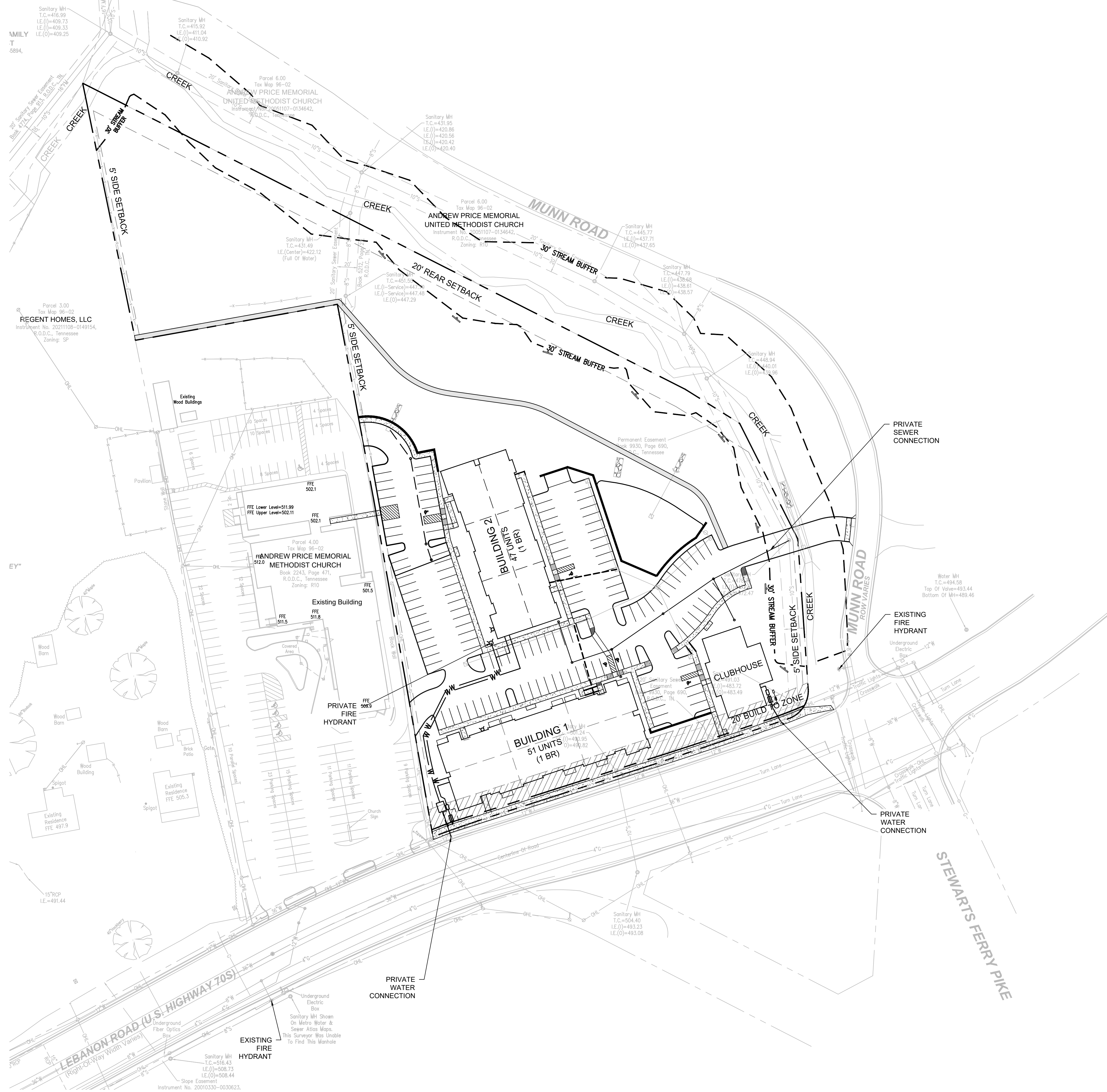
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GRAPHIC SCALE - 1 inch = 50 ft.



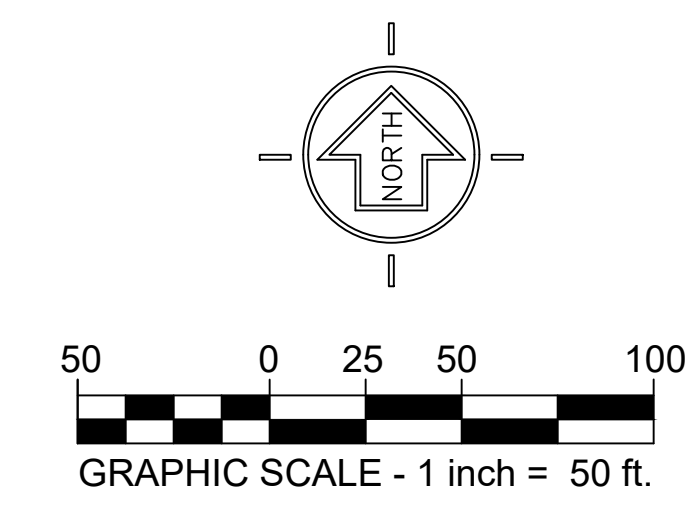
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UTILITY PLAN

C4.0

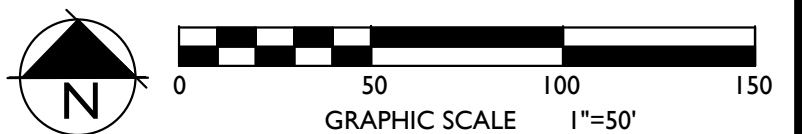
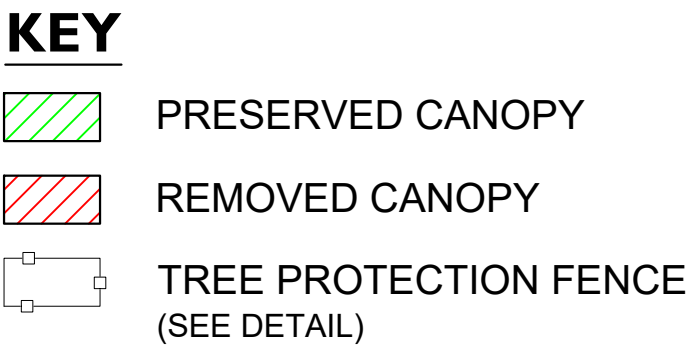
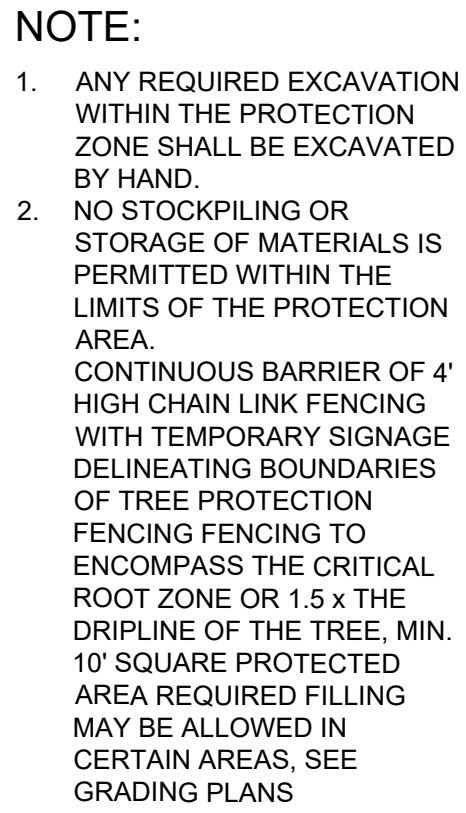
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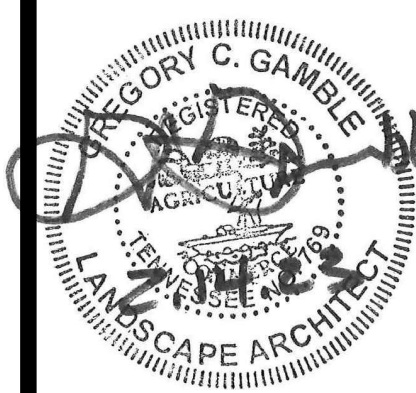




Revision	Date
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TREE
 MANAGEMENT
 PLAN
 S H E E T
 L 1 . 0





ISSUED: January 25, 2023

Revision	Date
△	
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LANDSCAPE
PLAN

SHEET
L2.0

REQUIRED PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES								
7	AR	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
8	QS	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL, B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER
UNDERSTORY TREES								
9	CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHED
6	IF	ILEX X ATTENUATA 'FOSTER'	FOSTER HOLLY	6"	6'	EVERGREEN	AS SHOWN	FULL BRANCHED
4	PK	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHED
SHRUBS								
15	AZ	RHODODENDRON 'CONLEB' PP10581	AUTUMN EMBERS ENCORE AZALEA		18"	EVERGREEN	30" O.C.	
35	BGG	BUXUS X GREEN GEM	GREEN GEM BOXWOOD		18"	EVERGREEN	30" O.C.	
111	DEH	DISTYLUM 'EMERALD HEIGHTS'	EMERALD HEIGHTS DISTYLUM		24"	EVERGREEN	36" O.C.	
86	IDB	ILEX CORATA 'DWARF BURFORD'	DWARF BURFORD HOLLY		24"	EVERGREEN	36" O.C.	
17	TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE		4"	EVERGREEN	AS SHOWN	

NOTE:
1. FINAL LANDSCAPING AND FENCING PLANS SHALL CONFORM TO THE DOWNTOWN DONELSON UDO REQUIREMENTS.

INTERIOR PARKING LANDSCAPING CHART

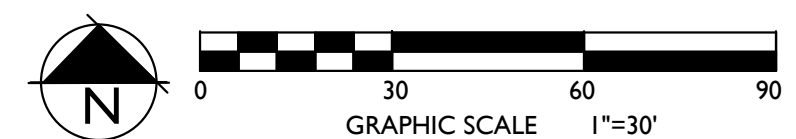
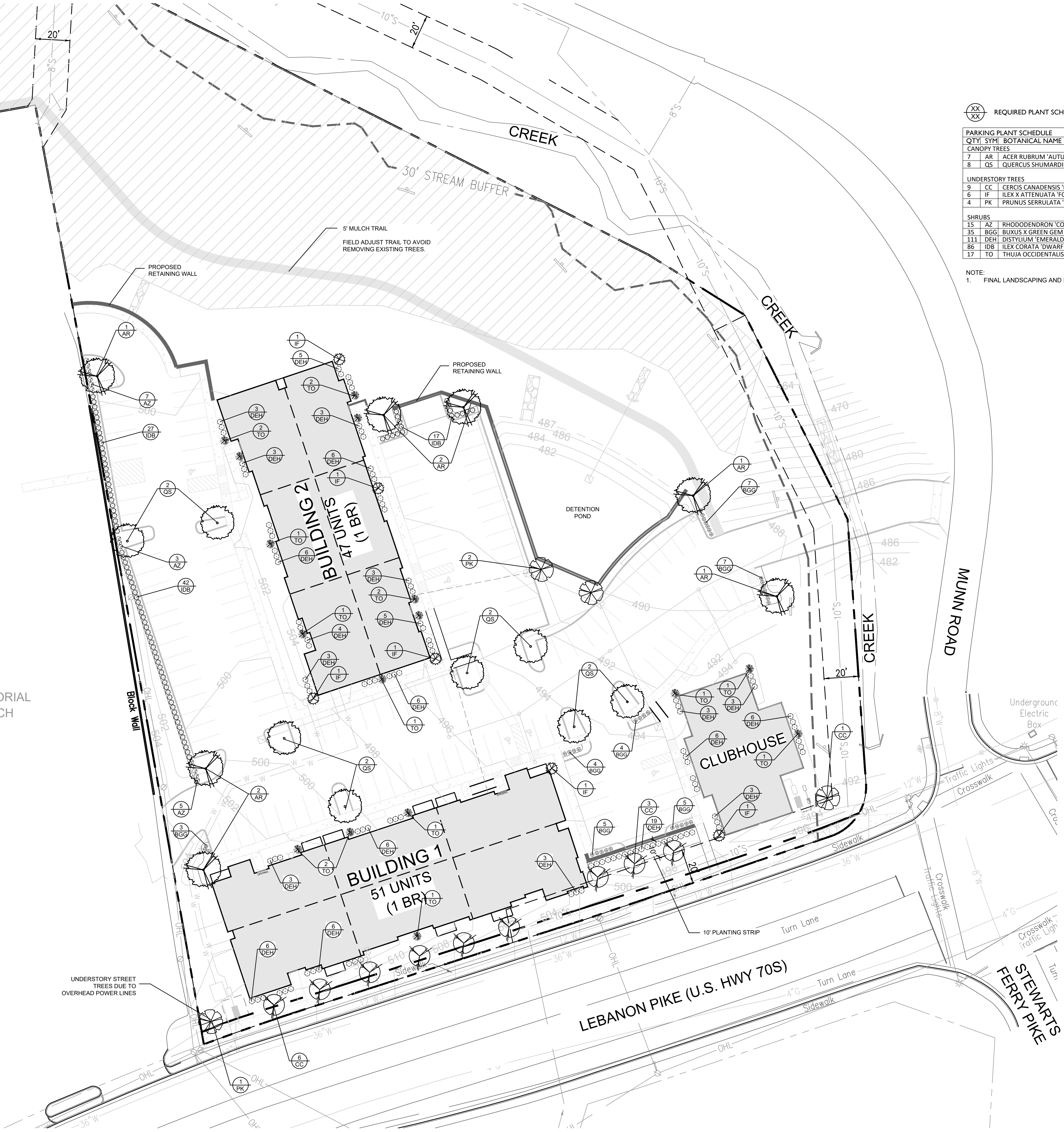
INTERIOR PARKING: N/A
MINIMUM REQUIRED LANDSCAPE AREA: -
PROVIDED INTERIOR LANDSCAPE AREA: -

TREE DENSITY CHART

DATE: January 25, 2023 MAP: 96.02 PARCEL: S APPLICATION NUMBER: 2021SP-023-003 PROJECT NAME: THE BOWEN HOUSE AT KNOLLMERE PLACE ADDRESS: 2850 LEBANON PIKE		ACREAGE (AREA OF BUILDING SITE): 5.32 AC / 231,739 SF BUILDING COVERAGE AREA: 1.91 AC / 83,244 SF ADJUSTED ACREAGE: 3.41 AC / 148,495 SF REQUIRED TREE DENSITY UNITS (3.41 AC x 22) = 75 PROVIDED TREE DENSITY UNITS = 17		
PROTECTED TREES (EXISTING TREES 6" DBH OR LARGER)	DBH	# OF TREES	VALUE	TOTAL UNITS
	6	-	1.2	-
	8	-	1.4	-
	12	-	1.8	-
	14	-	2.1	-
	18	-	2.8	-
	20	-	4.3	-
	24	-	5.7	-
	26	-	6.6	-
	30	-	8.4	-
	36	-	11.7	-
	TOTAL:			-
REPLACEMENT TREES	CAL.	# OF TREES	VALUE	TOTAL UNITS
	2"	34	0.5	17
	3"	-	0.6	-
	TOTAL:			17
TOTAL PROVIDED UNITS:			17	

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

Parcel 4.00
Tax Map 96-02
ANDREW PRICE MEMORIAL
METHODIST CHURCH
Book 2243, Page 471,
R.O.D.C., Tennessee
Zoning: R10



CITY OF NASHVILLE LANDSCAPE NOTES:

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

MINIMUM PLANT QUALITY AND SIZE STANDARDS

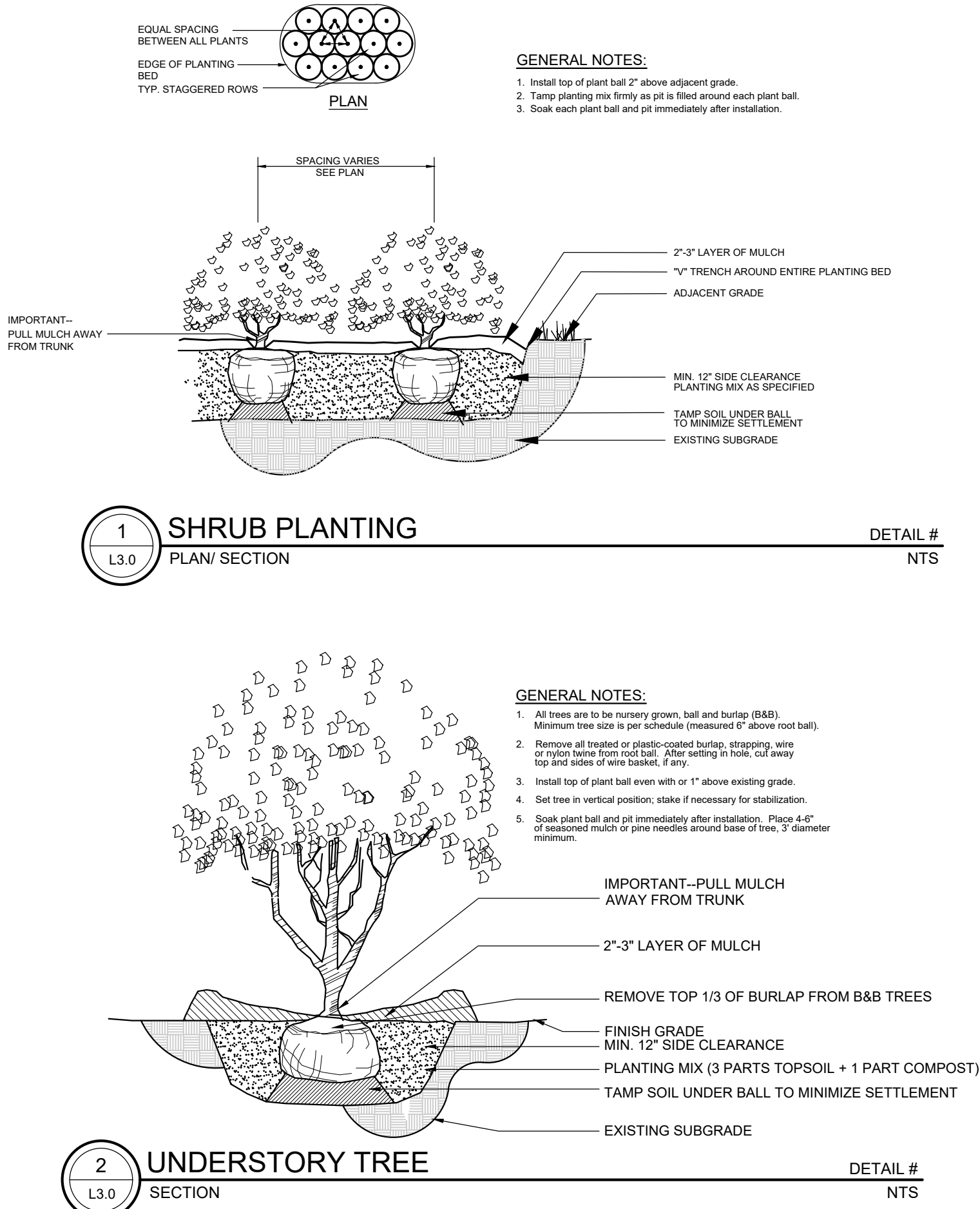
1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSIONS OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60).
2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
 - A. DECIDUOUS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

TREE PROTECTION GENERAL NOTES:

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

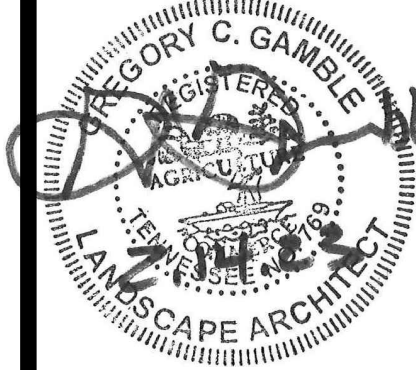
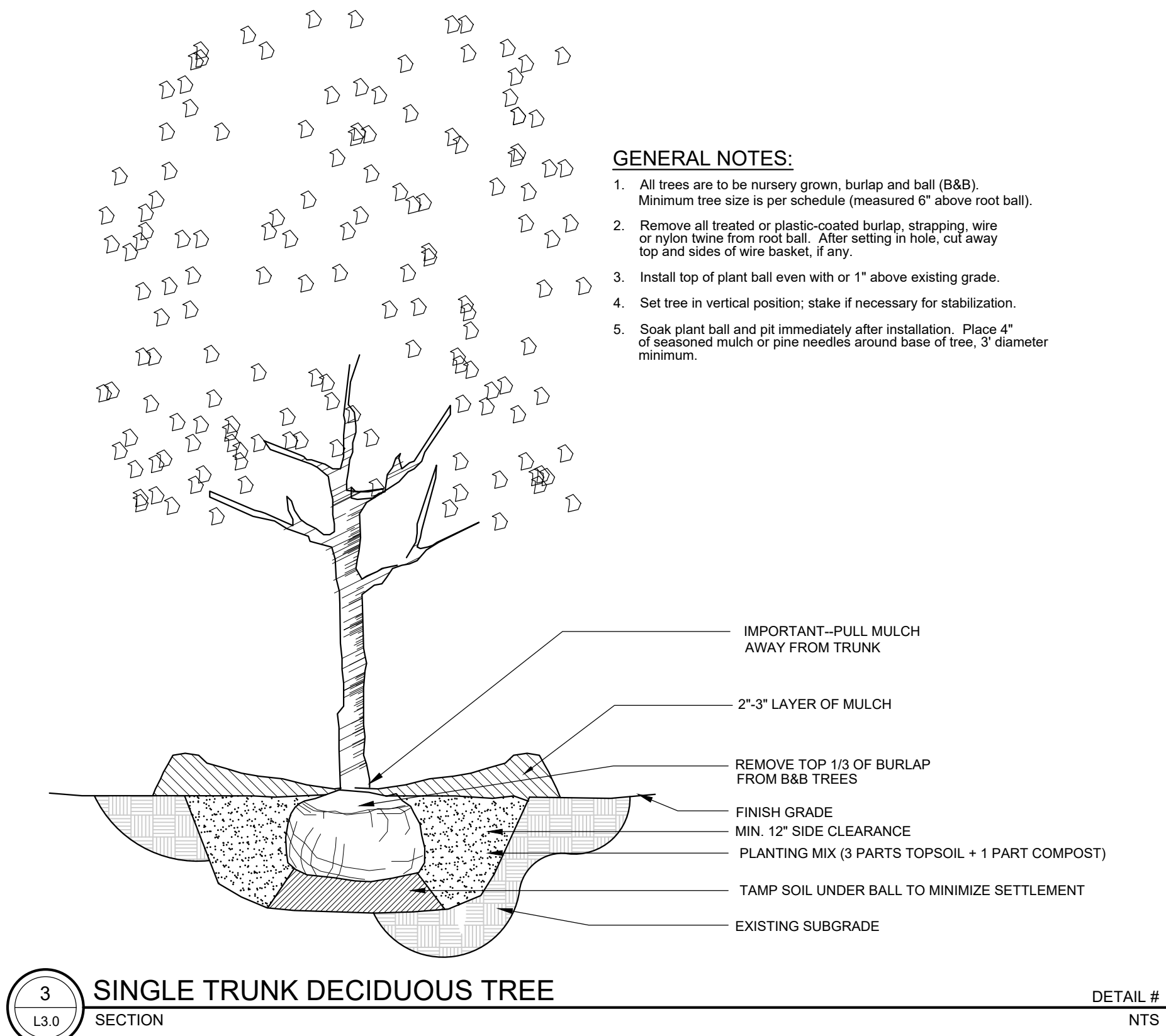
LANDSCAPE PLANTING GENERAL NOTES

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



IRRIGATION GENERAL NOTES:

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



ISSUED: January 25, 2023

Revision Date	
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- BUILDING 01
- 3/4 STORY SPLIT
- BALCONIES AT 6'-0" DEEP
 - WINDOW PROPORTION 2:1, TYP.
 - RAISED FOUNDATION AT 18" AFG WHERE APPLICABLE
 - GLAZING AT 30%



BUILDING 01
STREET ELEVATION - SOUTHEAST



BUILDING 01
REAR ELEVATION - NORTHWEST

- BUILDING 01
- 3/4 STORY SPLIT
- BALCONIES AT 6'-0" DEEP
 - WINDOW PROPORTION 2:1, TYP.
 - RAISED FOUNDATION AT 18" AFG WHERE APPLICABLE
 - GLAZING AT 30%



BUILDING 01
SIDE ELEVATION - SOUTHwest



BUILDING 01
SIDE ELEVATION - NORTHEAST

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



BUILDING 02
SIDEWALK ELEVATION - WEST



BUILDING 02
REAR ELEVATION - EAST

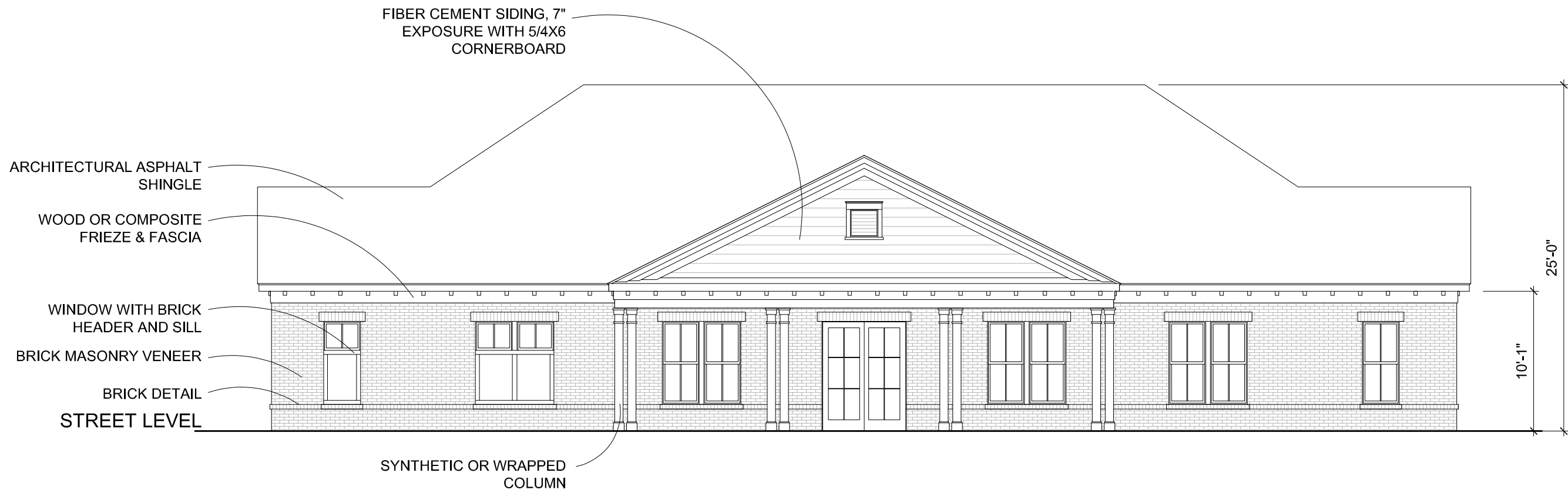
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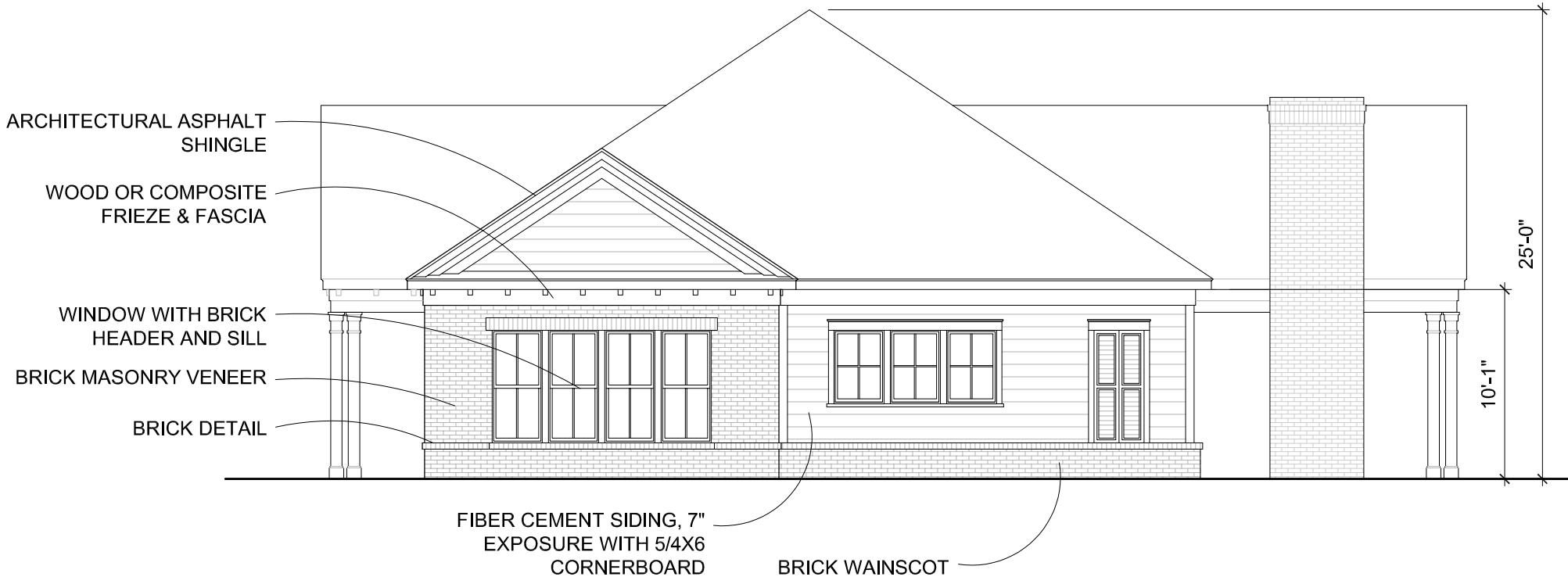
BUILDING 02
SIDE ELEVATION - SOUTH



BUILDING 02
SIDE ELEVATION - NORTH



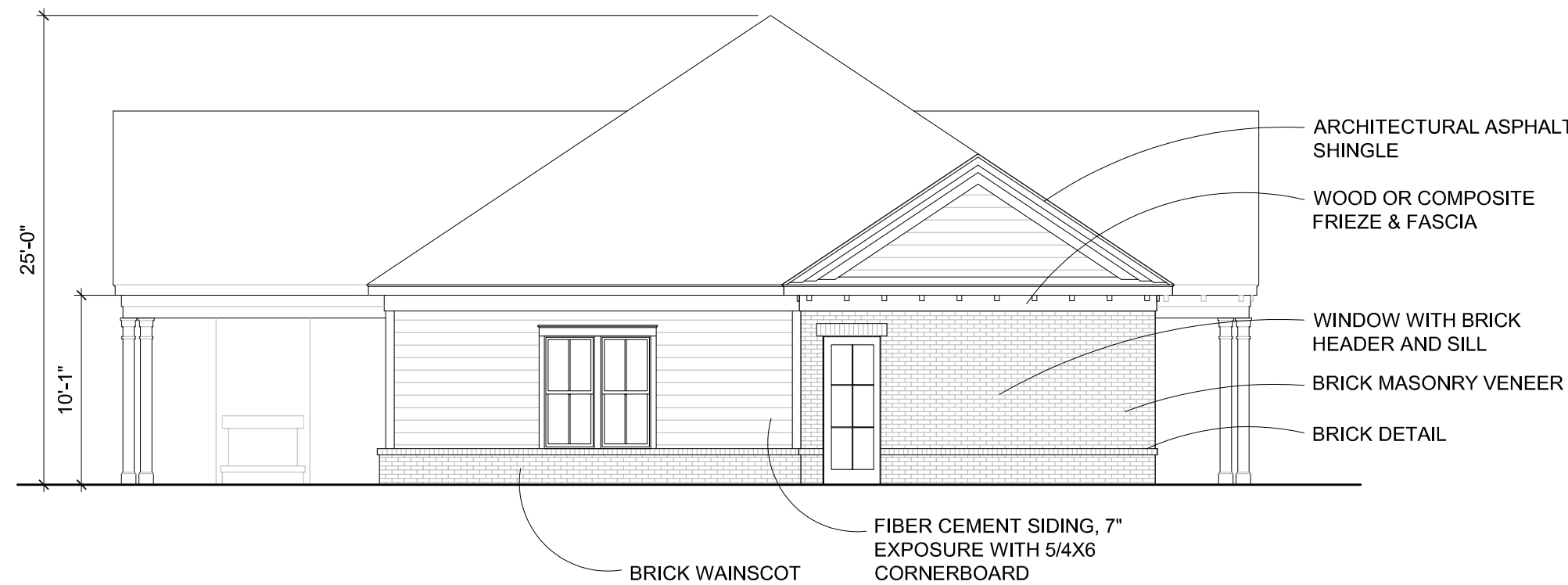
CLUB HOUSE
FRONT ELEVATION - WEST



CLUB HOUSE
STREET ELEVATION - SOUTH



CLUB HOUSE
REAR ELEVATION - EAST



CLUB HOUSE
SIDE ELEVATION - NORTH