Specific Plan Notes

The purpose of this specific plan is to permit a mixed use development that includes up to 310 residential / hotel units, up to 15,000 sf of commercial use (street level), and up to 90,000 sf of

General Plan & Policy Consistency

The property is within the Green Hills - Midtown Community Planning area last amended August 24, 2017. The structure plan for this property identifies this area as T5 Center Mixed Use

The property currently includes one residential single story office building and surface parking

If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subjected to the standards, regulations and requirements of the MUI-A zoning district as of the date of the applicable request or application. Uses are limited as

Development Standards

- 1. Minor modifications to the 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, 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. A driveway access from this property to the Arcadia SP property located to the east is a permitted access point in this SP.
- 2. The required fire flow, emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- 3. 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,
- 4. Any excavation, fill or disturbance of the existing ground must be done in accordance with stormwater management ordinance 78-840 and approved by the Metro Department of Water
- 5. All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code
- 6. According to the NRCS Soils Map, the soils on the property are McB (Maury Urban Land Complex, 2-7% slopes). These soils are not "problem soils" as noted in section 17.28.050 of
- 7. Existing site slopes range from 2-10%. Proposed slopes will remain 3:1 or less.
- 8. A detailed signage plan will be submitted with the Final SP documents, if required.
- 9. All development with the boundaries of this plan shall be based on the requirements of the Americans with Disabilities Act and the Fair Housing Act.
- 10. All proposed public utilities and services shall be installed underground.
- 11. Final water & sewer service locations shall be submitted with the Final SP. 12. For development standards, regulations and requirements not specifically shown on the SP plan and /or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUI-A zoning district as of the date of the applicable request or application.
- 13. 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
- 14. Architectural standards shall be submitted with the Final SP submittal.
- 15. Stormwater Pollution Prevention standards shall be submitted with the Final SP submittal.
- 16. It is intended that the total parking provided will be in excess of the minimum requirements of the Metro Nashville Zoning Code parking standards.
- 17. A Landscape Ordinance Plan shall be submitted with the Final SP submittal. 18 All driveways and sidewalks shall be concrete
- 19. ROW dedication shall meet the Major and Collector Street Plan (MCSP). The appropriate ROW dedication shall be determined with the final site plan.
- 20. Building facades fronting the street shall provide a minimum of one principal entrance
- (doorway) and a minimum of 15% glazing. 21. Windows shall be vertically oriented at a ration of 1.5:1 or greater, except for dormers

22. EIFS, vinyl siding and untreated wood shall be prohibited. **Public Works Construction Notes**

- 1. Proof rolling of all public street sub-grades is required in the presence of the Public Works' inspector. This request is to be made 24 hours in advance.
- 2. Stop signs to be 30 inch x 30 inch.
- 3. Street signs to have six inch white letters on a nine inch green aluminum blade. 4. All signs to have 3M reflective coating.
- 5. All utility boxes located in the right of way or in the sidewalk shall be approved by the MPW inspector prior to installation
- 6. All of the public sidewalk along the roadway shall follow the grade of the roadway and shall not be adjusted to meet private sidewalk connections. The adjustments shall be
- made out of the right of way. 7. Drainage shall not flow over the sidewalk.
- 8. Curb ramps shall have detectable warning strips.
- 9. Driveway width can be sight adjusted at the discretion of the MPW inspector.
- 10. Elevation of the curb and gutter is the responsibility of the contractor but once in place shall function as designed.
- 11. Curb and gutter installed may be tested to verify flow to the storm drain system.
- 12. Replace stormwater grates within public right of way with bike friendly grates.
- 13. Final plans and road grades shall comply with the design regulations established by
- the Department of Public Works. Slopes along roadways shall not exceed 3 to 1. **Metro Stormwater Notes**

1. Any excavation, fill or disturbance of the existing ground elevation must be done in

- accordance with Stormwater Management Ordinance No. 78-840 and approved by The Metropolitan Department of Water Services.
- 2. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
- 3. Size driveways and culverts per the design criteria set forth by the Metro Stormwater management manual (minimum driveway culvert in Metro right-of-way is 15" CMP). 4. 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 strom water regulations at the time

Metro Water & Sewer Notes

- 1. All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
- 2. The contractor is responsible for reimbursing the Metro Water Services the cost of
- 3. The contractor is to provide and maintain the construction identification sign for
- 4. After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services Inspection Section. All costs will be borne by the developer.
- 5. All connections to existing manholes shall be by coring and resilient connector
- 6. Reduced Pressure Backflow Prevention Devices (RPBP) or dual check valve will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the Metro Water Services.
- 7. All water meters shall be a minimum of 24" not to exceed a maximum of 28" below
- 8. Upon completion of construction of water and/or sewer, the engineer shall provide the department with a complete set of as-built plans on moist erasable Mylar in reverse and in digital (*.dwg) format. Sewer plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include actual field angles between lines, all actual service lines and tee locations, the distance of the end of the service line to property corners and lines and/or station and offset from sewer centerline to end of service line, the depth to the top of the end of the service line, and shall reflect all alignment and grade changes. Water line plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, locations of hydrants, valves, reducers, tees and pressure reducing devices where applicable. All drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made.
- 9. Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
- 10. Pressure regulating devices will be required on the street side of the meter when
- 11. All water mains must be located within the paved area including all blow-off
- 12. The contractor shall provide the record drawing information noted above to the

MWS Standard Private Utility Plan Notes

- 1. All water and/or sewer services, along with appurtenances, shall be installed in accordance with specifications and standard details of the Metro Water Services.
- 2. All connection to existing manholes shall be by coring and resilient connector method. 3. Vertical Double Check Valve Assemblies, that are located in interior rooms, can only
- be used for fire services 4. All water meters shall be a minimum of 24" not to exceed a maximum of 28" below
- 5. Irrigation line shall be copper from the meter to the backflow preventer.
- 6. The minimum fees outlined in the capacity letter must be paid before commercial construction plans can be approved
- 7. All sewer services shall be 6 inches in diameter, from the connection at the main until
- 8. Backflow device to remain accessible at all times.
- 9. Plan size shall be 24"x36", and shall show contours around meter boxes

- 1. NES can meet with the developer upon request to determine service options.
- 2. Construction plans shall show any existing utilities easements on the property, the
- utility poles on the property, and the poles along the right-of-way. 3. NES will need any road improvement plans to 18th Ave N or Hayes St.
- 4. Existing poles, anchors, and overhead conductors that need to be relocated due to improvements may come at an additional cost to the developer
- 5. This development will be served with underground distrubution and pad-mounted
- 6. The riser pole should be placed on the development property.
- 7. Additional underground infrastructure may be required in the form of switching
- acquired in the future and for reliability. 8. Final quantity and location of NES equipment to be determined by the NES Engineer after receiving final plans and electrical load information. An Exhibit 'B' design will be sent to the developer or representatives of the development for review. Suggestions or requests to the design should be made during the review process. Any changes

requiring re-desing, after this document has been signed, will be at the developer's

cabinets, termination cabinets, and additional conduit in the event that the property is

- 9. Multi-family portions of the development will be served with meter centers.
- 10. The developer's vegetation design shall meet both Metro requirements and NES vegetation management requirements and clearances.
- 11.NES facilities will not be allowed to sit in or to pass through retention areas including rain gardens, bio-retention, bio swales and the like. The includes primary duct between pad-mounted equipment, as well as service ducts to a meter or meter

Base information was taken from Metro GIS. Civil Site Design Group, P.L.L.C. and any of their consultants shall not be held responsible for the accuracy and/or completeness of that information shown hereon or any errors or omissions resulting from such.

Flood Plain

By graphic plotting, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 47037C0243H effective date of April 05, 2017. Zone X is defined as areas determined to be outside of the 500-year floodplain.

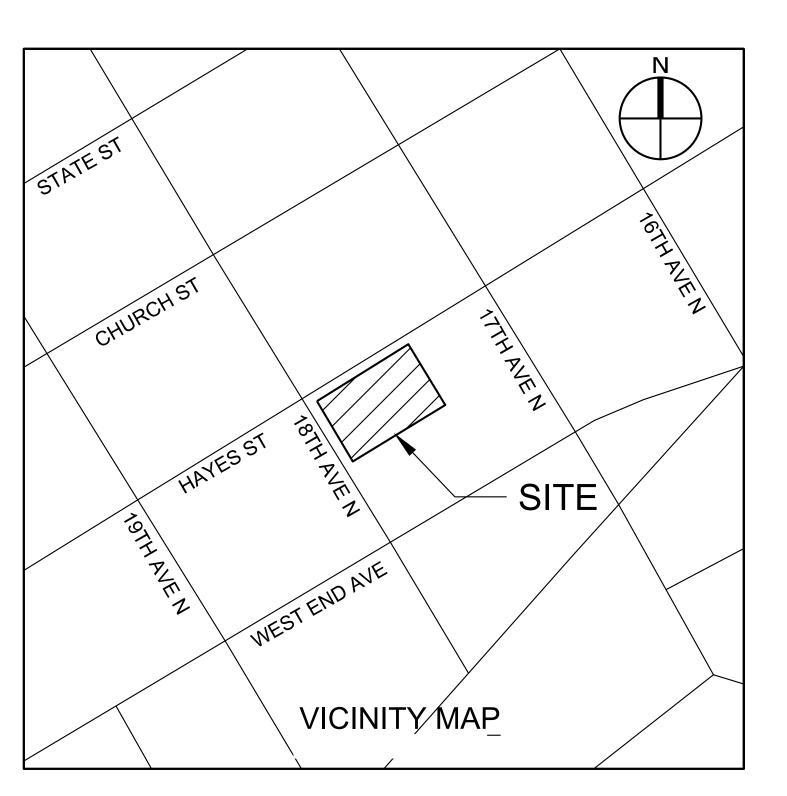
PRELIMINARY SPECIFIC PLAN

AVALON MIDTOWN

HAYES ST. & 18TH AVE. N NASHVILLE, DAVIDSON COUNTY, TN

CASE NO. 2020SP-028-001 ORDINANCE NO.

MAP 92-12 PARCELS 465, 466, 467, 468 & 469







NOT FOR CONSTRUCTION

PLANNER | ENGINEER

CIVIL SITE DESIGN GROUP, PLLC 2305 KLINE AVENUE, SUITE 300 NASHVILLE, TENNESSEE 37211 PHONE: 615-248-9999 CONTACT: KEVIN F. GANGAWARE, P.E. EMAIL: keving@csdgtn.com

DEVELOPER

MACK MCCLUNG **VASTLAND COMMUNITIES** 1720 WEST END AVENUE, SUITE 600 NASHVILLE, TN 37203 PHONE: 615-620-7810 FAX: 615-329-1790 EMAIL: Mackm@vastland.com

DEVELOPMENT SUMMARY

Council District: 21

SP Number:

Council Member: **Brandon Taylor**

Vastland Development Partnership Owners of Record:

SP Name: **Avalon Midtown**

Civil Site Design Group, PLLC Designer:

2020SP-028-001

2305 Kline Avenue, Suite 300 Nashville, TN 37211 Phone: (615) 248-9999 Contact: Kevin F. Gangaware, P.E.

keving@csdgtn.com

U.S. FEMA FIRM: 47037C0243H dated April 5, 2017

May 13, 2020 Plan Preparation:

SHEET INDEX

COVER

EXISTING CONDITIONS

PRELIMINARY DEVELOPMENT PLAN

GRADING & DRAINAGE PLAN

SITE UTILITY PLAN

OVERALL LANDSCAPE ORDINANCE PLAN

LP2.0 LANDSCAPE NOTES AND DETAILS

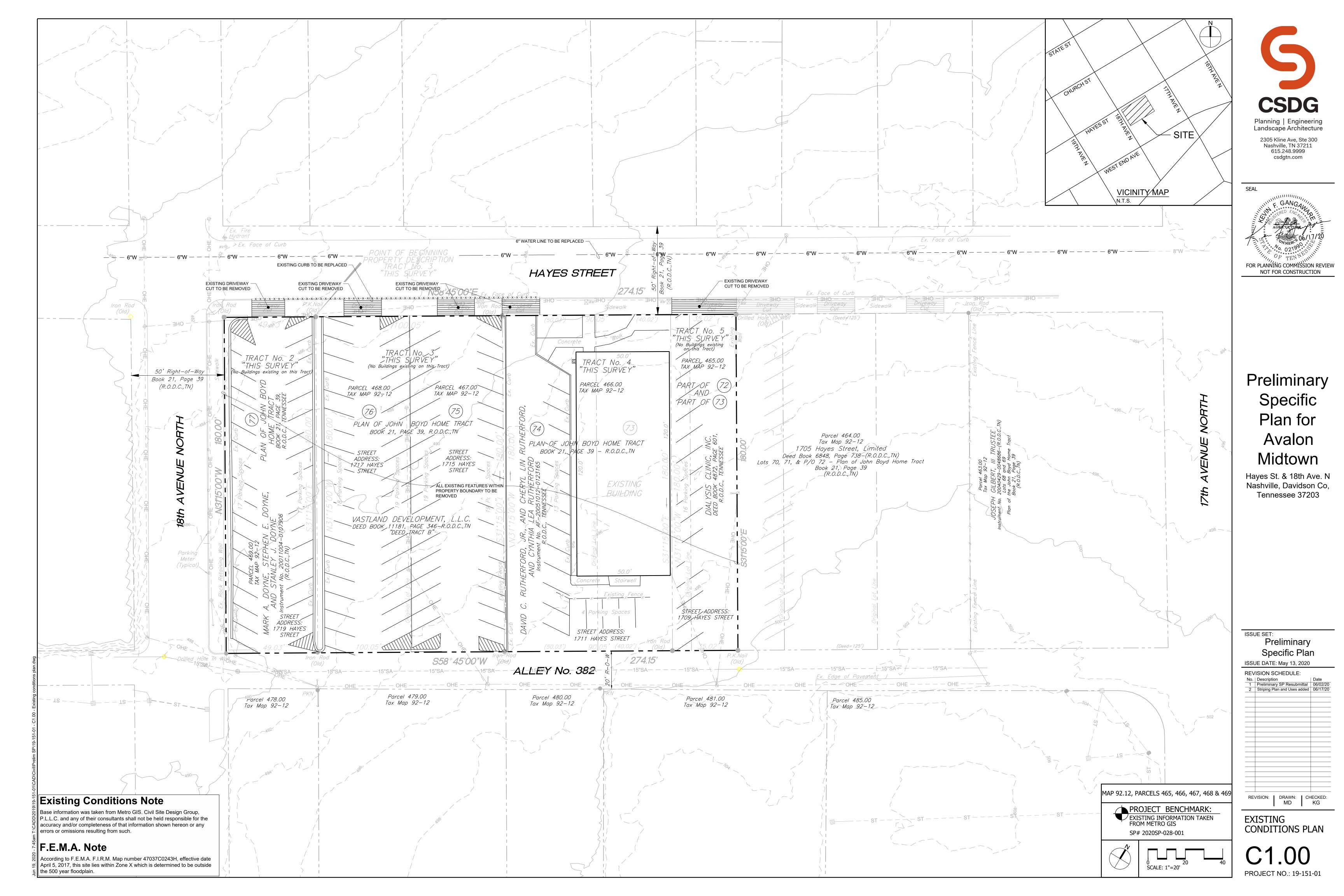
JOB NO.: 19-151-01

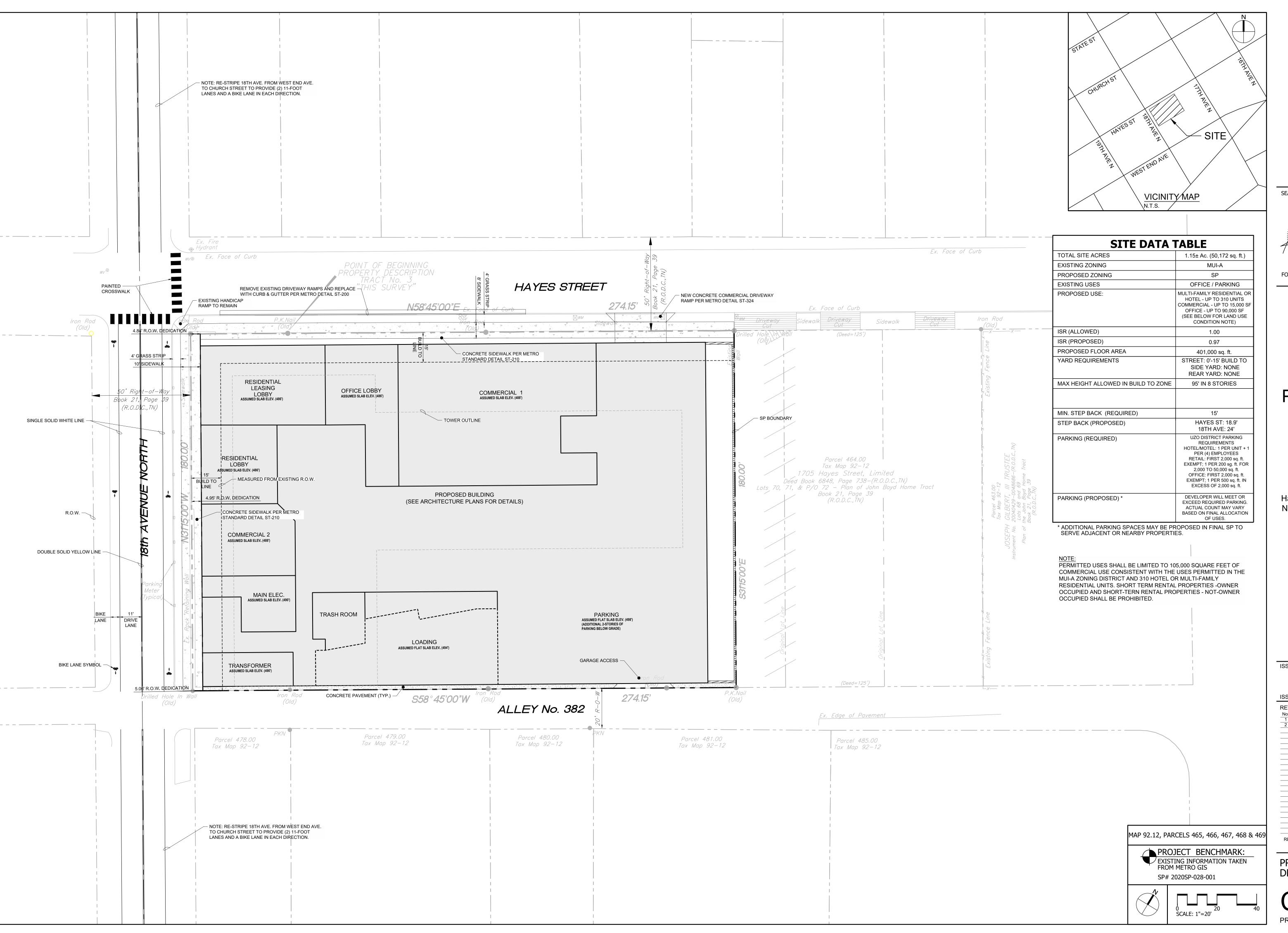
ISSUE SET: Preliminary Specific Plan

ISSUE DATE: May 13, 2020 **REVISION SCHEDULE:** Preliminary SP Resubmittal 06/02/20 Striping Plan and Uses added 06/17/20

REVISION: | DRAWN: | CHECKED: MD







Planning | Engineering Landscape Architecture 2305 Kline Ave, Ste 300 Nashville, TN 37211 615.248.9999

SEAL FOR PLANNING COMMISSION REVIEW

NOT FOR CONSTRUCTION

Preliminary
Specific
Plan for Midtown

Hayes St. & 18th Ave. N Nashville, Davidson Co, Tennessee 37203

ISSUE SET: Preliminary Specific Plan ISSUE DATE: May 13, 2020

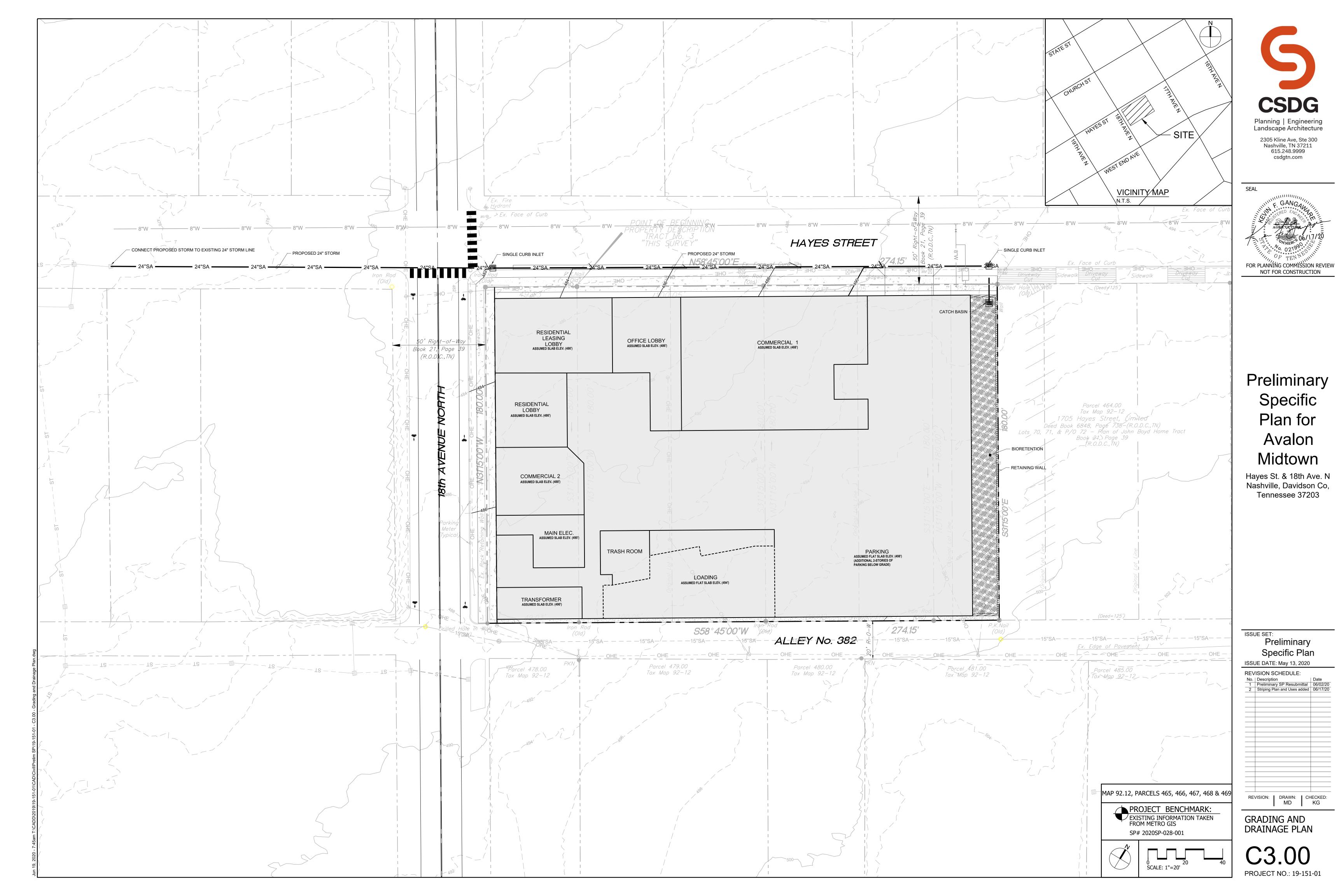
REVISION SCHEDULE:

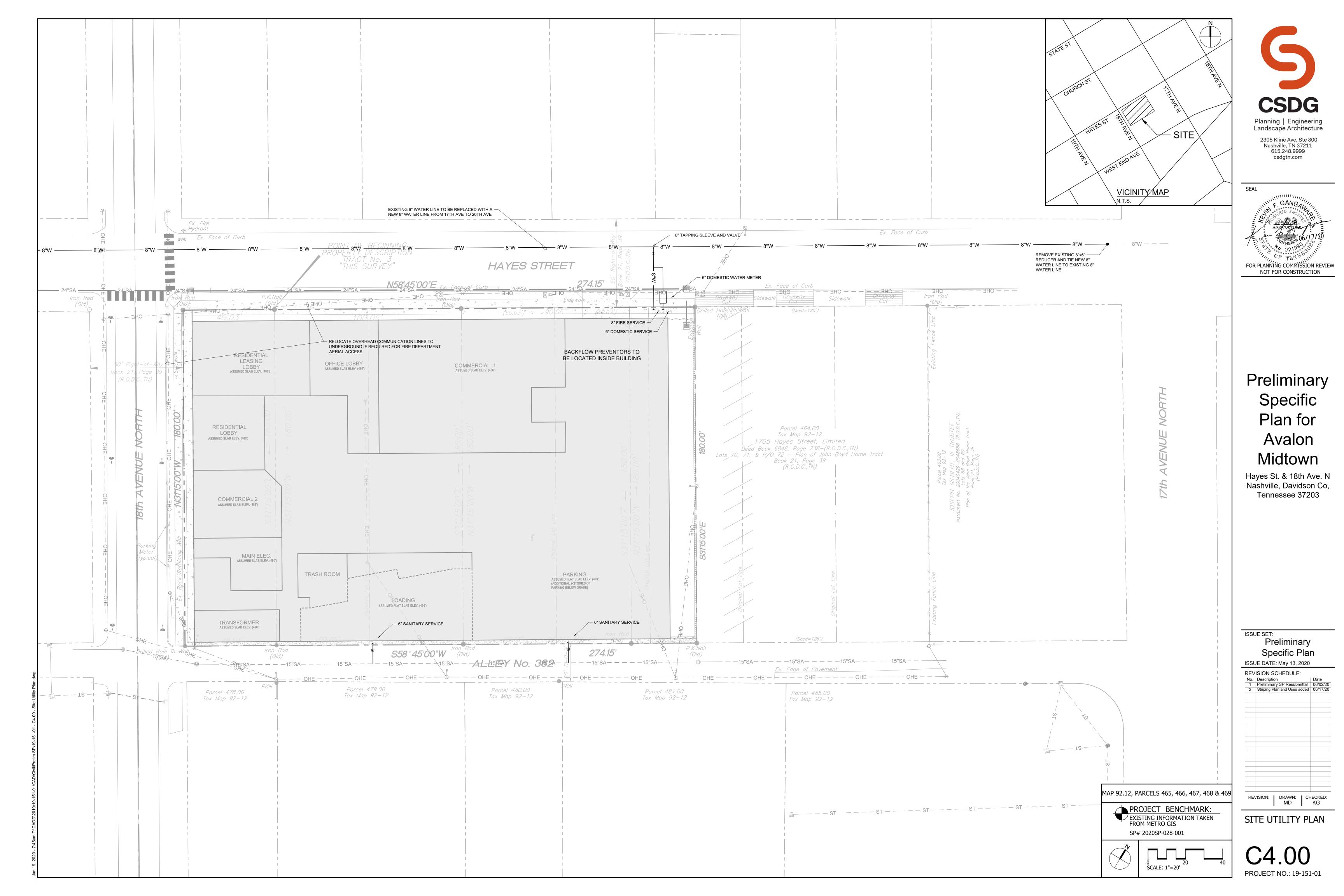
No.DescriptionDate1Preliminary SP Resubmittal06/02/202Striping Plan and Uses added06/17/20

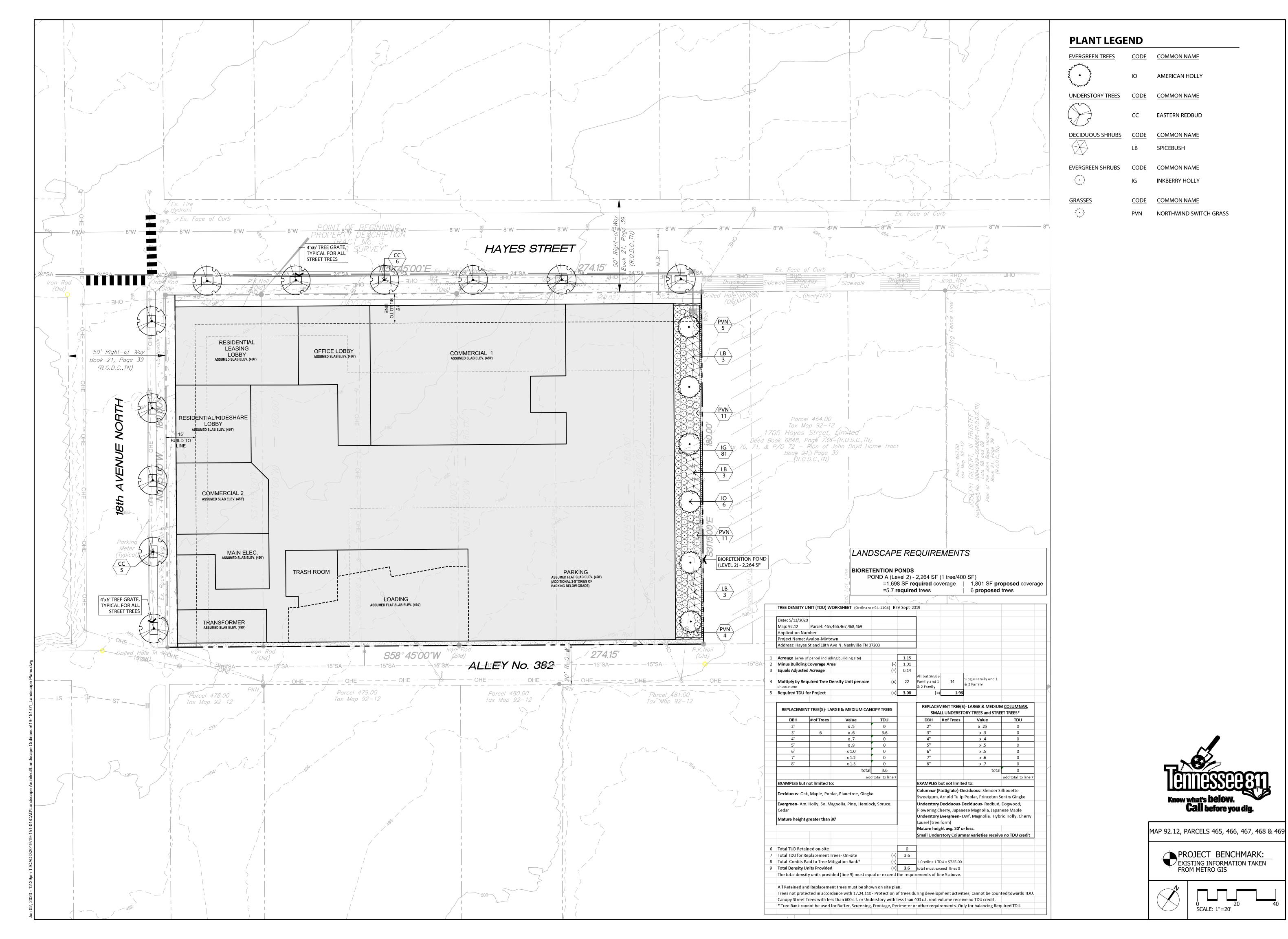
REVISION: DRAWN: CHECKED: MD KG

PRELIMINARY DEVELOPMENT PLAN

PROJECT NO.: 19-151-01









SEAL

J. BETTURE

FOR PLANNING COMMISSION REVIEW

NOT FOR CONSTRUCTION

2305 Kline Ave, Ste 300 Nashville, TN 37211 615.248.9999

Preliminary Specific Plan for Avalon Midtown

Hayes St. & 18th Ave. N Nashville, Davidson Co, Tennessee 37203

ISSUE SET:
Preliminary
Specific Plan

ISSUE DATE: 05/13/2020

REVISION SCHEDULE:
No. | Description | Date | Description | Date | Description |

REVISION SCHEDULE:

No. Description

1 Preliminary SP Resubmittal

REVISION: DRAWN: CHECKED: LMH JJB

OVERALL LANDSCAPE ORDINACE PLAN

LP1.0
PROJECT NO.: 19-151-01

- 1. This property is located within Metro Nashville, Davidson County. Contractor shall conform to all necessary requirements outlined by the standards of the City of Metro - Nashville
- 2. All work shall be performed by fully qualified Plantsmen. Use good Horticultural practices to keep all plants and plant material installed in a living, healthy condition up to the date of termination of the Contractor's responsibility for care.
- 3. The Contractor shall be responsible for examining fully both the site and the bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure to report such condition, or for errors on the part of the Contractor at the time of
- 4. The Contractor is responsible for locating all underground utilities and shall avoid damage to existing utilities during the course of the work.
- 5. The Contractor is responsible for repairing any damage to utilities, site structures, etc., resulting from landscape construction.
- 6. The Contractor shall be responsible for securing all necessary applicable permits and licenses to
- perform the work set forth on this plan set and the specifications. 7. The Contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on
- the plan will take precedence. 8. No material shall be planted before finish grading has been completed.
- 9. The plants delivered to the project site shall be planted as soon as site conditions permit. Contractor shall take care in scheduling plant deliveries and the size of the deliveries so that long periods of storage are avoided. Adequately protect plants placed in temporary storage from the sun and wind; water plants so as to maintain their appearance and health. Plants that have not been properly
- maintained during temporary storage may be rejected by the Landscape Architect.

 10. Should the Contractor encounter unsatisfactory surface or other subsurface drainage conditions, soil depth, latent soils, hard pan, stem of utility lines or other conditions that will jeopardize the health and vigor of the plants, he/she must advise the Owner's Representative in writing of the conditions prior to installing the plants. Otherwise, the Contractor warrants that the planting areas are suitable for proper growth and development of the plant material to be installed and Contractor shall take responsibility for the cost of any revision.
- 11. It is the responsibility of the Contractor to verify that each excavated tree or shrub pit will percolate (drain) prior to adding topsoil of planting mix and installing trees or shrubs. The Contractor shall fill the bottom of selected holes with six inches of water. This water should percolate out within a 24-hour period. If the soil at a given area does not drain properly, a PVC drain or gravel sump shall be installed, or the planting relocated to an area approved by the Owner's Representative.
- 12. Prior to installation of plant materials, the width and length of all parking lot landscape island and median areas are to be excavated to a depth of 24 inches below the proposed top of pavement elevation. Excavated material is to be removed from the landscape areas and disposed of off site or in an area approved by the Project Engineer. No asphaltic construction trash and/or materials are to be left in the topsoil and planting mix backfill and/or subgrade of any proposed parking area islands and/or planting medians and strips. Parking lot islands and medians are to be backfilled with sifted topsoil as per project specifications and to the elevations indicated on the grading plans.
- 13. All shrub and ground cover beds not in parking lot islands or median strips are to be excavated to a depth of 12 Inches and disposed of off site or in an area approved by the Project Engineer. Trees in these bed areas shall be installed per the tree planting detail. The bed area is to be backfilled with sifted topsoil to the elevations indicated on the grading plans as per the specifications.
- 14. The optimum time for planting is from October 1 to April 1. Scheduling for planting at other times must be approved in writing by the Landscape Architect.
- 15. Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- 16. New tree plantings are to not be staked per planting details. Trees that are planted in special circumstances of windy conditions may be staked once approved by the Landscape Architect.
- 17. All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
- 18. The Contractor shall stake or mark all plant material locations prior to installation. The Contractor shall have the Landscape Architect or Owner's Representative approve all staking prior to installation.
- 19. All plant material which dies, turns brown, or defoliates (prior to total acceptance of the work) shall be promptly removed from the site and replaced with material of the same species quantity and size and meeting all plant list specifications at no expense to the Owner.
- 20. The Contractor shall grade planting beds, as required, to provide positive drainage and promote
- 21. Chemical Weed Control (pre-emergent, i.e. Treflan) shall be applied to all landscape areas prior to any
- 22. All planting areas shall receive a 3 inch layer of shredded hardwood bark mulch, which is to be watered-in after installation.
- 23. All plants shall be vigorous, healthy material, free of pests and disease.
- 24. All plants and trees must meet all requirements specified in the plant list, details, and notes. 25. The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must

meet minimum size noted on the material schedule. Trees shall be No. 1 grade specimen and shrubs

- shall be heavy well shaped specimens as well. 26. Dimensions for trunk caliper, heights, and spread specified on the material schedule are a general guide for the minimum required size of each plant. Quality and size of plants, spread of roots and size of balls shall be in accordance with A.N.S.I. Z60 "American Standard for Nursery Stock " (current
- edition) as published by the American Association of Nurserymen, Inc. 27. All disturbed areas shall be planted with turf as indicated on the material schedule.
- 28. Existing sod shall be removed as necessary to accommodate new plantings.
- 29. Any existing sod areas that are unnecessarily disturbed during the landscape installation shall be resodded to match existing at no expense to the Owner.
- 30. The Contractor is responsible for completely maintaining the work (including but not limited to: watering, mulching, spraying, fertilizing, of all planting areas and lawns per project specifications until total
- acceptance of the work by the Owner. 31. The Contractor shall completely guarantee all work for a period of one year beginning at the date of
- 32. The Contractor shall provide the Owner with written instructions on the proper care of all specified plant materials prior to final payment
- 33. The Contractor shall be responsible for the collection, removal, and proper disposal of any and all
- debris generated during the installation of this project. 34. ATTENTION OWNER/INSTALLER: This landscape plan has been designed to meet the minimum requirements of the City of Nashville zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance / maintenance bond for landscaping. Deviation from the approved landscape plan shall not be made without first consulting Civil-Site Design Group and then obtaining approval from either the City of Nashville planning commission or the planning department.
- 35. Prior to installing any plant material in the R.O.W., the Contractor shall contact the City of Nashville Urban Environmental Department (UED) at (615) 862-6488 for a permit to plant in the R.O.W. Any trees installed in the City of Nashville's R.O.W. must be inspected by the UED and Landscape Architect prior to installation. Any materials not inspected prior to installation are subject to removal at the Contractor's expense.
- 36. Trees of the same species shall have the following characteristics: matched branching height, caliper, height of tree, spread of branches and branching structure, and overall shape.
- 37. All on-site utility providers shall be contacted to locate all above ground structures. Once located, these utility structures shall be screened from the public R.O.W. on three sides.

Planting Notes:

- 1. Any series of trees to be placed in a particular arrangement will be field checked for accuracy by the Landscape Architect. Any plants misarranged will be relocated by the Contractor at no expense to the Owner. Trees shall be placed on-center when possible unless noted otherwise on plans.
- Soil used in backfilling planting pits shall be topsoil and mixed with 25% peat by volume, except for ericaceous plants, very acid or sour soil (soil having a pH less than 6) shall be mixed with sufficient lime to produce a slightly acid reaction (a pH of 6.0 to 6.5). 10-10-10 commercial fertilizer at the rate of 2 pound per cubic yard shall be added. Both fertilizer and peat shall be thoroughly mixed by hand or rotary tiller
- Soil used in backfilling ericaceous plants shall be topsoil mixed with 50% peat by volume, 5-10-5 commercial fertilizer at the rate of 5 pounds per cubic yard shall be added. Both fertilizer and peat shall be thoroughly mixed by hand or rotary tiller.
- 4. Upon securing plant material, and before installation, the Contractor shall notify the Landscape Architect for a pre-installation inspection in order to verify all plant material meets specifications. Trees of same species shall be matched in growth character and uniformity.
- Herbicide (Tréflan or equivalent) shall be applied to all planting beds prior to planting for noxious weed control at a rate of 2 pounds per 1,000 square feet.
- Contractor shall submit a 10 ounce sample of the topsoil proposed to a testing laboratory for analysis. Test results, with recommendations for suitability, shall be submitted to the Owner's Representative for approval.
- Plants shall be oriented vertically and oriented for best appearance. All non-biodegradable root containers shall be removed and disposed of off site.
- Tree branches shall be selectively trimmed by 25%, maintaining natural shape. All dead and broken branches in trees and shrubs shall also be pruned. Remove tags, twine or other non-biodegradable material, and remove from project site. Scarify subsoil in planting beds to a depth of 3 inches. All planting beds shall receive a minimum of 6 inches of topsoil.
- 10. Contractor shall provide smooth, neatly trenched (3 inch deep) bed edges.
- 11. All planting beds to have a minimum of 3 inch deep shredded hardwood bark mulch. 12. Dimensions for trunk caliper, heights, and spread specified on the material schedule are a general guide for the minimum required size of each plant. Quality & size of plants, spread of roots, and size of balls shall be in accordance with A.N.S.I. Z60 "American Standard for Nursery Stock" (current edition) as published by the American Association of Nurserymen, Inc.
- 13. The quantities indicated on the material schedule are provided for the benefit of the Contractor, but should not be assumed to always be correct. In the event of a discrepancy, the planting plan will take precedence over the material schedule. The Contractor shall be responsible for his/her own quantity calculations and the liability pertaining to those quantities and any related contract documents and/or price quotations.
- 14. Contractor shall warranty all material for one year after date of final acceptance.

Sodding Notes:

- Areas indicated for sod shall be Kentucky 31 Fescue, minimum age shall be 18 months, with root development that will support its own weight without tearing when suspended vertically by holding the upper two corners.
- Contractor shall submit sod certification for grass species and location of sod source. Contractor shall include certification that sod is free of disease, nematodes, undesirable insects, and quarantine restrictions.
- Sod shall be delivered on pallets. Prior to installation, sod shall be stored at a location that is protected from damaging effects of sun and wind.
- 6-12-12 commercial type fertilizer, with 50% of the element derived from organic sources, shall be applied at a rate recommended by the manufacturer. Apply after smooth raking of topsoil and no more than 48 hours before laying sod. Mix thoroughly in the upper 2 inches of topsoil and lightly water to aid breakdown.
- Areas to receive sod shall be lightly moistened immediately prior to laying sod.
- 6. Lay sod tightly with no open joints visible and not overlapping. Stagger end joints a minimum of 12 inches and do not stretch sod pieces.
- On slopes 6 inches per foot and steeper, lay sod perpendicular to slope and secure every row with wooden pegs at a maximum 2 feet on-center. Drive pegs flush with sod portion of sod.
- Prior to placing sod on slopes of 8 inches per foot and steeper, place jute erosion control mesh over topsoil. Securely anchor sod in place with pegs sunk firmly into the ground. Contractor shall submit 12" x 12" samples of jute mesh for review to
- Landscape Architect or Owner's Representative prior to installation. Immediately after installation, water sodded areas to a depth of 4 inches.
- 10. After sod and soil have dried, roll sodded areas to ensure a good bond between soil and sod. Roller shall not exceed 150
- 11. Contractor shall be responsible for maintaining (mowing, trimming, watering) the sod until the installation is inspected and accepted by the Landscape Architect or Owner's Representative.
- 12. The Contractor shall replace sod areas that show deterioration for a period of one year after acceptance of the installation. Deteriorated material shall be replaced with sod of equal quality originally specified at no expense to the Owner

Seeding Notes:

- All disturbed areas to be seeded with Kentucky 31 Fescue at the rate of 5 pounds per 1,000 square feet. All seed to be 98% pure with 85% germination and conform to all state requirements for grass seed. The fertilizer shall be 6-12-12 commercial type with 50% of its elements derived from organic sources.
- 2. Straw mulch shall be placed upon seeded areas. Straw shall be oats or wheat straw, free from weeds, foreign matter
- detrimental to plant life, and dry. Hay or chopped cornstalks an not acceptable.
- Contractor shall verify that the prepared soil base is ready to receive work. The topsoil shall be cultivated to a depth of 4 inches with a mechanical tiller and subsequently raked until smooth. Foreign materials collected during cultivation and raking operations shall be removed from the project site.
- 4. Fertilizer shall be applied per the manufacturer's recommendations. Limestone may be applied with the fertilizer. Fertilizer shall be applied after smooth raking and prior to roller compaction and it shall be mixed thoroughly in the upper 2 inches of topsoil.
- Seed shall be applied evenly in two intersecting directions and raked in lightly. The topsoil shall be lightly watered prior to applying seed. Do not seed area in excess of that which can be mulched on the same day.
- Roll seeded area with roller not exceeding one and one half pounds.

STREET TREE PLANTING

- Immediately following seeding and compacting, apply straw mulch at the rate of one and one half bale per 1,000 square feet. Immediately after mulching, apply water with a fine spray and saturate the ground to a depth of 4 inches.
- Contractor shall be responsible for watering seeded areas to prevent grass and soil from drying out until the installation is
- inspected and accepted by the Landscape Architect or Owner's Representative. Contractor shall be responsible for reseeding bare spots for a period or one year after acceptance of installation at no expense

OVERALL LANDSCAPE ORDINANCE PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
A P	Ю	6	ILEX OPACA / AMERICAN HOLLY	B & B	3" CAL	8` - 10` H	
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
	CC	11	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2"CAL	6` - 8` H	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE		SPACING
	LB	9	LINDERA BENZOIN / SPICEBUSH	5 GAL	30" - 36"H		96" o.c.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE		SPACING
	IG	81	ILEX GLABRA / INKBERRY HOLLY	3 GAL	18" - 24" H		36" o.c.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE		SPACING
•	PVN	31	PANICUM VIRGATUM `NORTH WIND` / NORTHWIND SWITCH GRASS	1 GAL	24" - 30"H		48" o.c.

* PLEASE NOTE THAT OVERALL SCHEDULE INCLUDES ALL

NOTE: TREE SIZES SHOWN ARE REQUIRED MINIMUMS CONTRACTOR TO REFER TO ENHANCED LANDSCAPE PLANS FOR PRICING.

PLANTS FROM BIORETENTION PONDS AND BUFFER PLANTINGS.

Midtown

Planning | Engineering

Landscape Architecture

2305 Kline Ave, Ste 300

Nashville, TN 37211

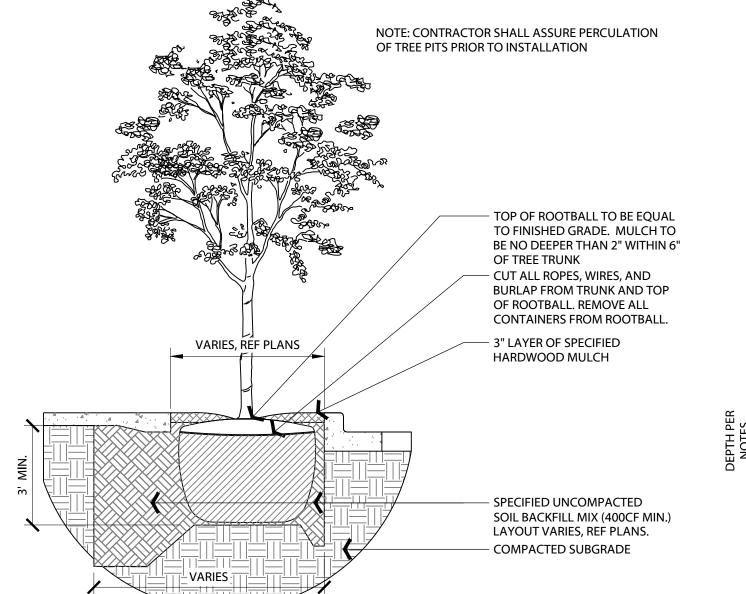
615.248.9999

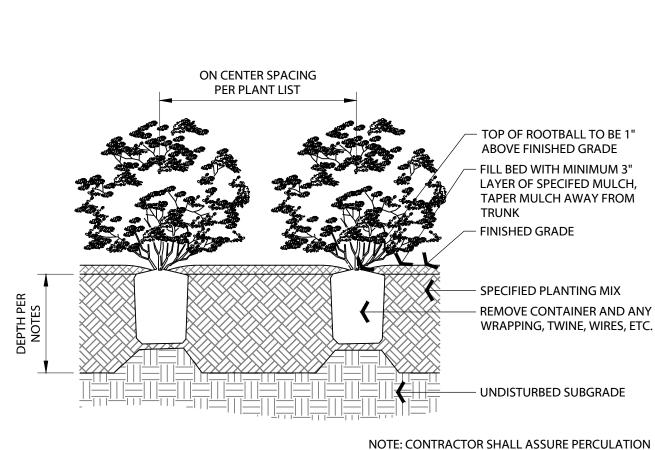
FOR PLANNING COMMISSION REVIEW

NOT FOR CONSTRUCTION

SEAL

Haves St. & 18th Ave. N Nashville, Davidson Co, Tennessee 37203





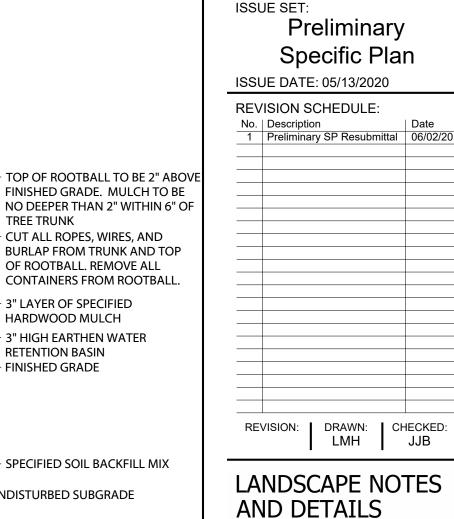
SHRUB BED PLANTING

NOT TO SCALE

NOTE: CONTRACTOR SHALL ASSURE PERCULATION OF PLANTING PITS PRIOR TO INSTALLATION

TREE PLANTING - STANDARD TRUNK

MINIMUM



PROJECT NO.: 19-151-01

TREE TRUNK

CUT ALL ROPES, WIRES, AND

OF ROOTBALL. REMOVE ALL

- 3" LAYER OF SPECIFIED

HARDWOOD MULCH

RETENTION BASIN FINISHED GRADE

3" HIGH EARTHEN WATER

SPECIFIED SOIL BACKFILL MIX

UNDISTURBED SUBGRADE

NOTE: CONTRACTOR SHALL ASSURE PERCULATION

OF TREE PITS PRIOR TO INSTALLATION

PRESTON

The Preston Partnership, LLC 115 Perimeter Center Place, Suite 950 Atlanta, Georgia 30346 Tel. 770.396.7248 Contact: Adam Parrish

Client Vastland CO.

1720 West End Avenue, Suite 600 Nashville, Tennessee 37203 Tel. 615.329.1720 Ext. 251 Contact: Mark McClung

PROJECT

AVALON MIDTOWN

Hayes St. & 18th Ave N. Nashville, Tennessee 37203

SHEET HISTORY DATE 1 PROGRESS SET

BUILDING ELEVATIONS

SHEET NUMBER

1911801

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NORTH ELEVATION - SCHEME 8

SCALE: 1/16" = 1'-0"

SOUTH ELEVATION - SCHEME 8

SCALE: 1/16" = 1'-0"

PRESTON

Architect
The Preston Partnership, LLC
115 Perimeter Center Place, Suite 950
Atlanta, Georgia 30346
Tel. 770.396.7248 Contact: Adam Parrish

Client

Vastland CO.

1720 West End Avenue, Suite 600

Nashville, Tennessee 37203

Tel. 615.329.1720 Ext. 251 Contact: Mark McClung

PROJECT

AVALON MIDTOWN

Hayes St. & 18th Ave N. Nashville, Tennessee 37203

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER

A4-02

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Architect
The Preston Partnership, LLC
115 Perimeter Center Place, Suite 950
Atlanta, Georgia 30346
Tel. 770.396.7248 Contact: Adam Parrish

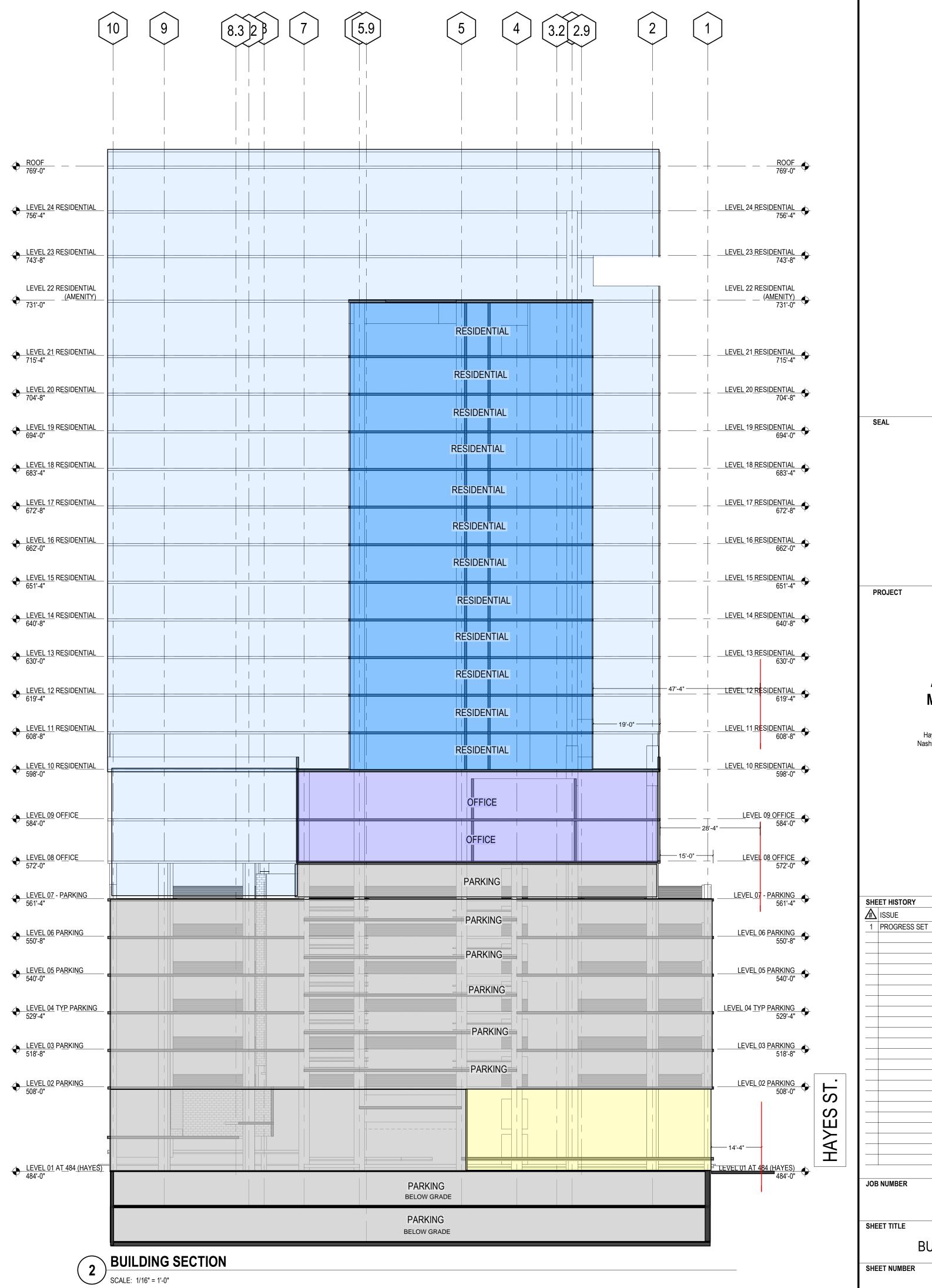
Client

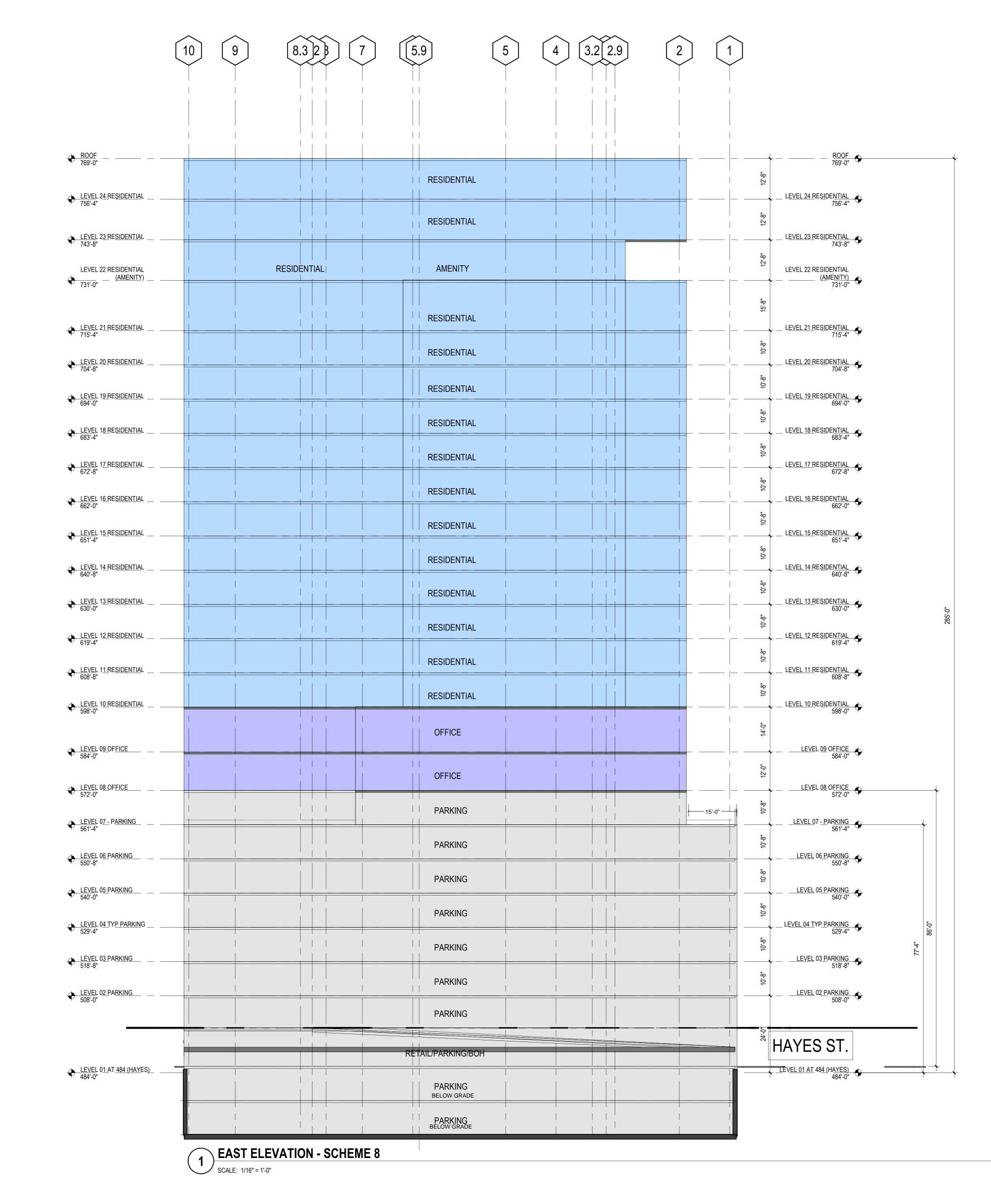
Vastland CO.

1720 West End Avenue, Suite 600

Nashville, Tennessee 37203

Tel. 615.329.1720 Ext. 251 Contact: Mark McClung





C:\Users\ywang.SOL\Documents\TPP-Arch_Vastland_Hayes St - Scheme 8_R20_Level Adustment_ywang@theprest

BUILDING ELEVATIONS

SHEET NUMBER

AVALON

MIDTOWN

Hayes St. & 18th Ave N. Nashville, Tennessee 37203

DATE

1911801

COMMENTS

NOT FOR CONSTRUCTION

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massing and materials

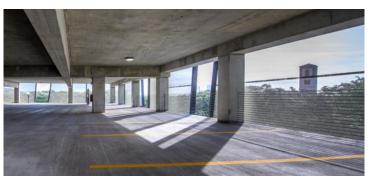
WITH INSPIRATIONAL IMAGERY











View through mesh screening from inside the deck

Hoyes Street







