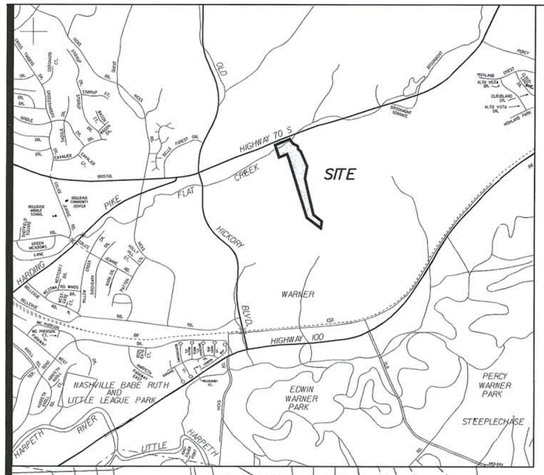

VICINITY MAP

SITE DATA

MAP 143, PARCEL 11
MAP 143, PARCEL 30

35TH COUNCILMANIC DISTRICT
COUNCILMAN CHARLIE TYGARD
OWNER: CHARLES RANDAL BROCK, trustee
801 BRESSLYN ROAD
NASHVILLE, TN. 37205
PHONE
EXISTING ZONING - R15
PROPOSED ZONING - SP
DEFAULT ZONING - RM6
THE PURPOSE OF THIS PLAN IS TO PROVIDE 16 ATTACHED COTTAGE UNITS AND 19 TOWNHOUSE UNITS W/1 CAR GARAGES (30' MAX HEIGHT)
35 TOTAL DWELLING UNITS
TOTAL AREA - 19.80 ACRES
STREETS AND PARKING - 0.75 ACRES
OPEN SPACE - 5.97 ACRES
TOTAL PARKING PROVIDED - 80
PARKING RATIO- 2.22/UNIT

BUILDING COVERAGE - 35,990 S.F. (1,240 S.F. & 850 S.F. EACH)
TOTAL BUILDING AREA- 56,916 S.F. (1,700 S.F. & 1,564 S.F. EACH)
GROSS DENSITY - 1.77 UNITS/ACRE (MAY VARY SOMEWHAT BASED ON FINAL BOUNDARY SURVEY)

FAR - 0.066
ISR - 0.08

TREE DENSITY

SITE AREA	19.80
WOODS	- 13.64
DEVELOPED AREA	= 5.33
BUILDINGS	- 0.83
ADJUSTED AREA	= 4.50

(119 - 2" CALIPER TREES) 119 × 0.5=

PROVIDED TDU'S	- 59.5 TDU'S
ADDJUSTED AREA	/ 4.50
PROVIDED TDU'S	13.22/ACRE

ANY EXISTING TREES TO BE PROTECTED (IF ANY) WILL BE MADE A PART OF THESE CALCULATIONS ON A FINAL PLAN.

PLANT LEGEND

	CANOPY TREE	SAWTOOTH OAK, LACEBARK ELM, AUTUMN BLAZE MAPLE (OR SIMILAR)
	SCREENING TREE	SOUTHERN MAGNOLIA, LEYLAND CYPRESS, WHITE PINE (OR SIMILAR)
⊙	SHRUBS	OTTO LUYKEN LAUREL (OR SIMILAR)

ALL TREES ARE TO BE A MINIMUM OF 6' HT./2" CAL. AT TIME OF INSTALATION
ASSUME A MINIMUM OF 1' ADDITIONAL GROWTH IN 3 YEARS
CANOPY TREES SEE PLAN FOR SPACING
SCREENING TREES ARE 12' O.C. (TYP)
SHRUBS ARE 5' O.C. (TYP.)

DEED NORTH

50 0 50
scale feet

WINDSOR TERRACE CONDOMINIUMS
R.B. 7436, PG. 674, R.O.D.C.

POST CURB (TYP.)

RM6

PROPOSED WOODS LINE

APPROXIMATE LIMIT OF SITE DISTURBANCE

UNDEVELOPED WOODED HILLSIDE TO REMAIN IN ITS NATURAL STATE. APPROXIMATELY 13.64 ACRES. (COMMON OPEN SPACE)

SEE SHEET C2.2

EXISTING ROW VARIES

TO SOUTH (U6 - 108' ROW)

HIGHWAY 70 S.

90' +/- MIN. BLDG SETBACK

RETAINING WALL (TYP)

RM20

4' ROW RESERVATION

NO SIDEWALKS TO BE PROVIDED ALONG HIGHWAY 70 SOUTH

INDIVIDUAL ORNAMENTAL PLANTINGS PER BUILDING TO BE PROVIDED

STREAM BUFFER 50' OUTSIDE OF FLOODPLAIN

PRIVATE DRIVEWAY

DRIVEWAY RAMP (TYP.)

12' RIGHT TURN LANE
125' STORAGE W/ 160' TAPER

RM6

UNCOMMON CARE, INC.
Inst No. 20050527-0060207900, R.O.D.C.

20' SETBACK TYPICAL

BOUNDARY OF PROPOSED SP ZONING

CORONADA CONDOMINIUM ASSOCIATION
Inst. No. 20031103-0160994, R.O.D.C.

NOTE: SINCE THE PROPERTY IS IN THE GENERAL SERVICES DISTRICT, SOLID WASTE IN INDIVIDUAL CONTAINERS WILL BE COLLECTED BY PRIVATE CONTRACTORS.

NOTE: POSTAL SERVICE WILL BE BY INDIVIDUAL UNIT MAILBOXES.

Revised
NASHVILLE & DAVIDSON COUNTY
DEC 20 2005
METROPOLITAN PLANNING COMMISSION

Specific Plan
☑ PRELIMINARY, ☑ FINAL, ☐ as AMENDED, in ☐ FULL ☑ CONDITIONAL, compliance with the PUD provisions of the Metropolitan Zoning Ordinance.
Conditions Attd
By Pereira Date 1/12/06
Metropolitan Planning Commission

DESIGN PROFESSIONAL:
MICHAEL D. HUNKLER, P.E.
GRESHAM SMITH & PARTNERS
511 UNION STREET, SUITE 1400
NASHVILLE, TN 37219
615-770-8156

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PRELIMINARY
SPECIFIC PLAN FOR
HAURY & SMITH

BROCK PROPERTY

HWY 70 S @ FLAT CREEK
NASHVILLE, TENNESSEE

MICHAEL DUANE HUNKLER
REGISTERED ENGINEER
AGRICULTURAL
No. 20068
STATE OF TENNESSEE

REVISION

No.	Date	Revision
1	12.20.05	Review Comments

NASHVILLE & DAVIDSON COUNTY
DEC 20 2005
METROPOLITAN PLANNING COMMISSION

SITE AND LANDSCAPE PLAN

C1.1

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PROJECT: 24613.00
DATE: 12/01/05

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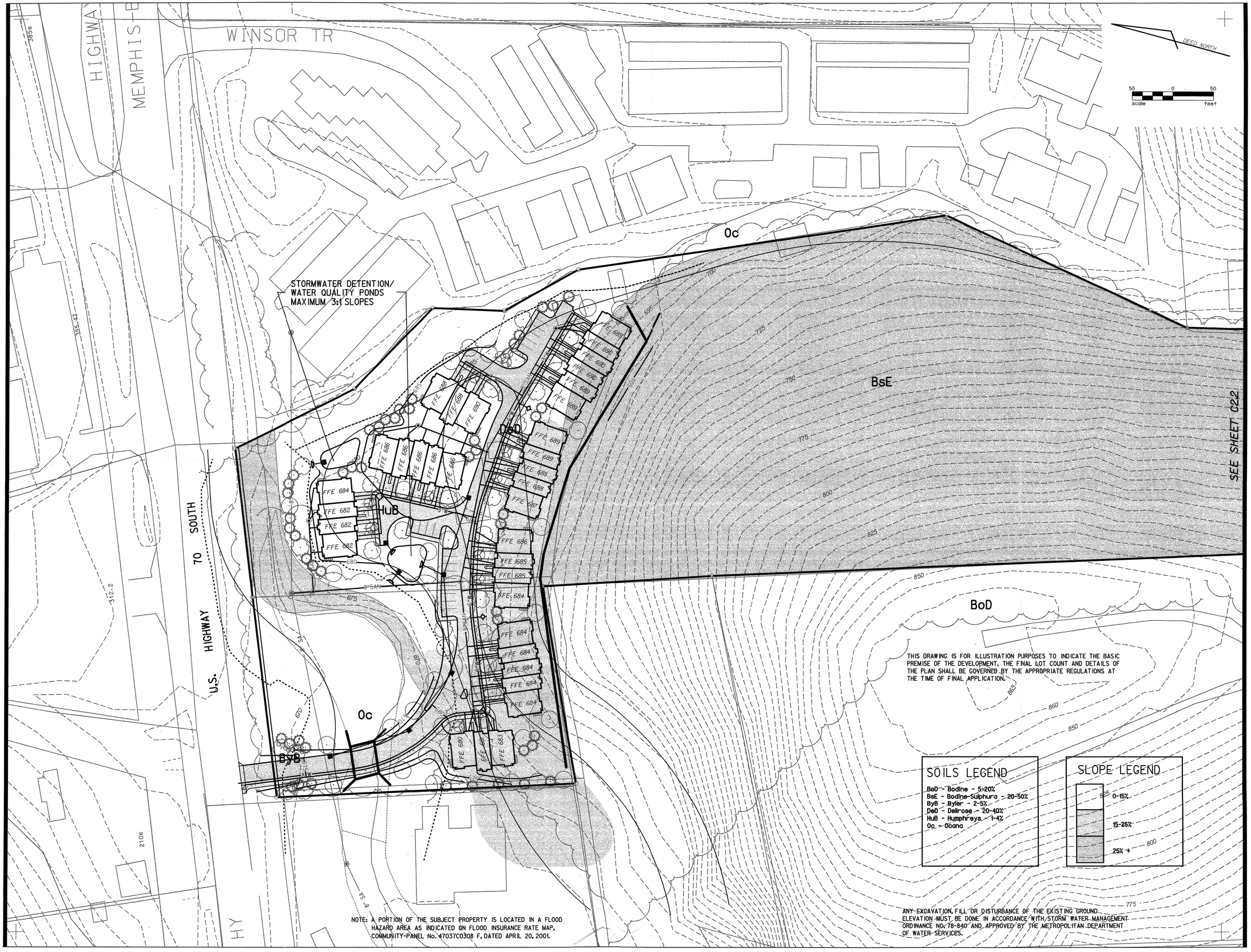

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PRELIMINARY SPECIFIC PLAN FOR HAURY & SMITH

BROCK PROPERTY

HWY 70 S @ FLAT CREEK
NASHVILLE, TENNESSEE

MICHAEL DUANE HUNKLER
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE

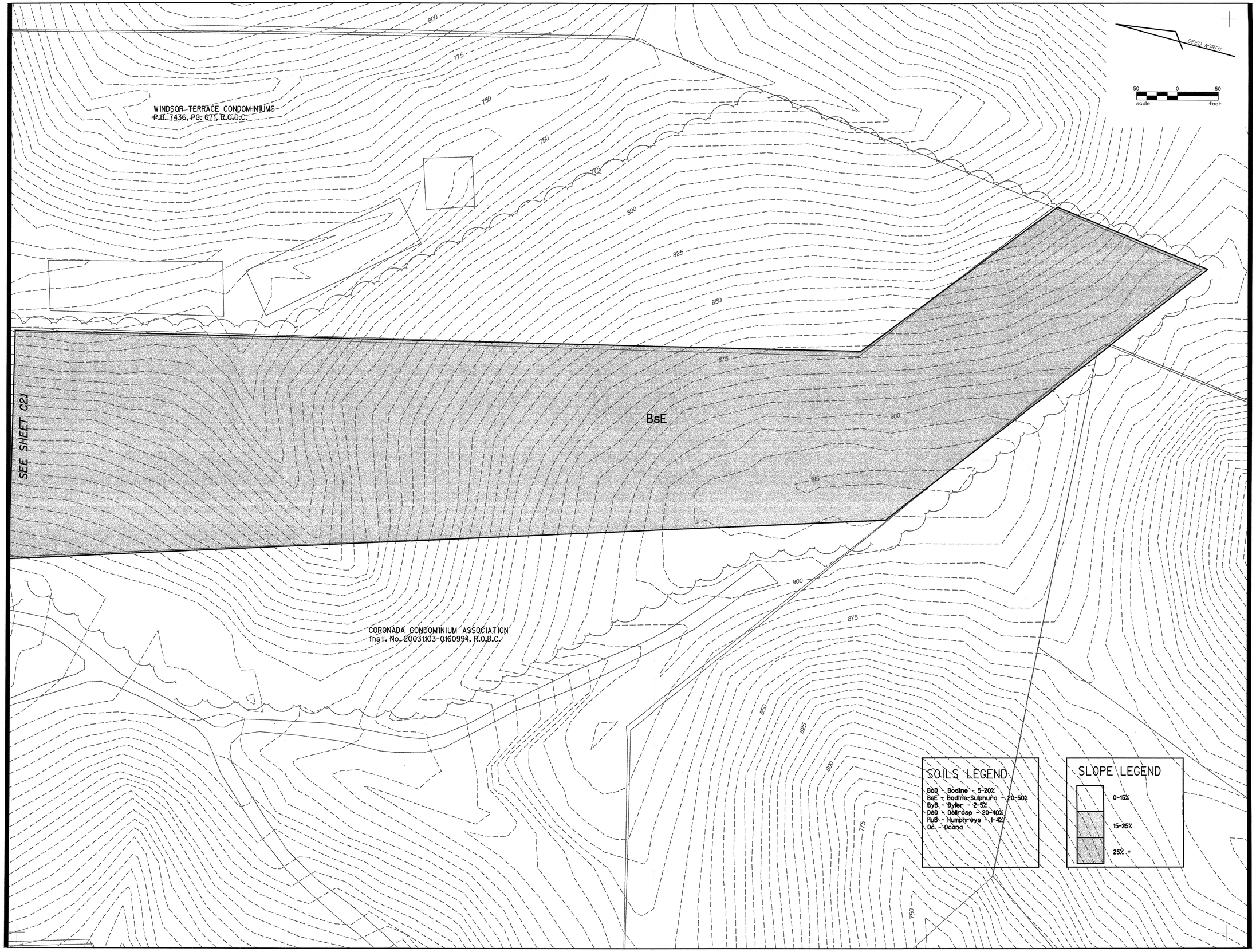
REVISION

No. -	Date -	Revision
1	12.20.05	Review Comments

SITE UTILITY AND GRADING PLAN

C2.1

FILE: q:\24613\c\PRELIMINARY
PROJECT: 24613.00
DATE: 12/01/05



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PRELIMINARY
SPECIFIC PLAN FOR
HAURY & SMITH

BROCK PROPERTY

HWY 70 S @ FLAT CREEK
NASHVILLE, TENNESSEE

MICHAEL DUANE HUNKER
REGISTERED LANDSCAPE ARCHITECT
No. 2002
STATE OF TENNESSEE

REVISION		
No. -	Date -	Revision
1	12.20.05	Review Comments

SITE UTILITY AND GRADING PLAN

C2.2

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PROJECT: 24613.00
DATE: 12/01/05

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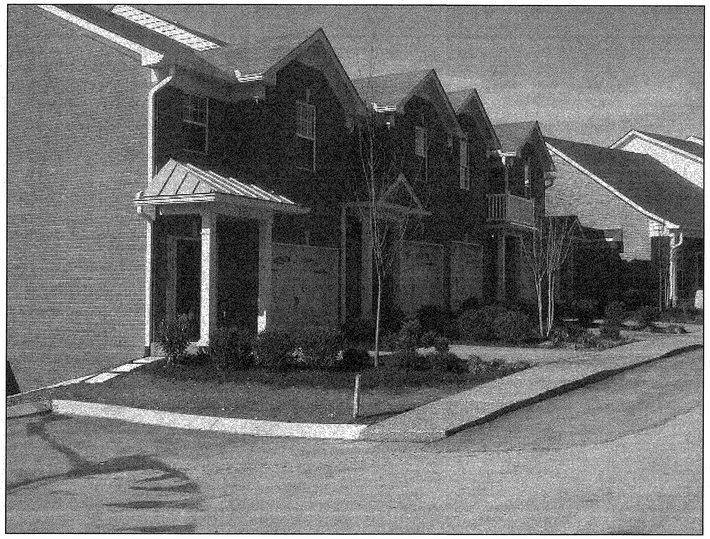
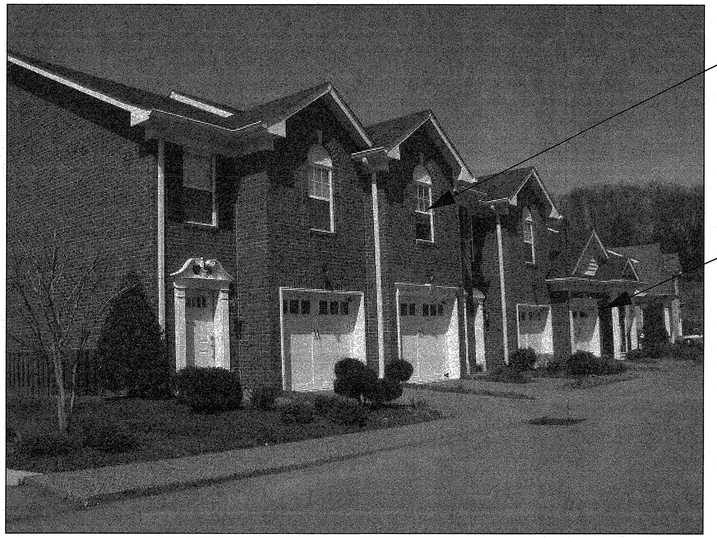
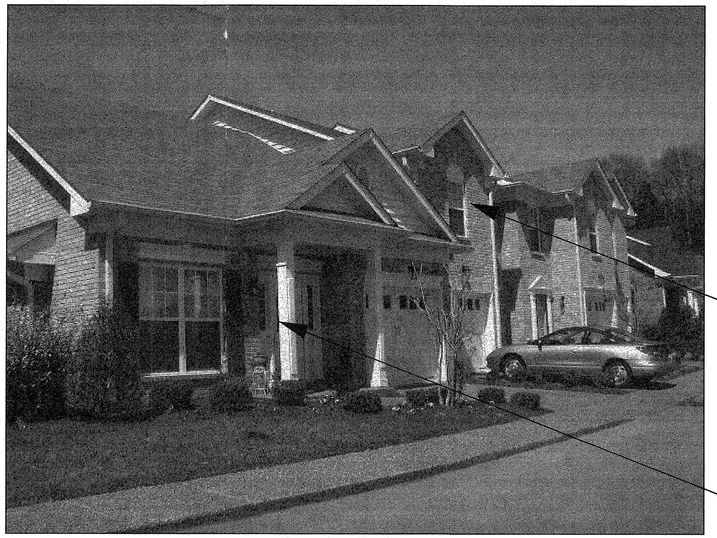


TOWNHOME UNITS WITH NO ATTACHED COTTAGE UNITS



TOWNHOME UNITS WITH COTTAGE UNIT AT FAR END



TOWNHOME UNITS WITH COTTAGE UNIT AT NEAR END

TOWNHOME UNITS (GARAGES NOT SHOWN)

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PRELIMINARY SPECIFIC PLAN FOR HAURY & SMITH

BROCK PROPERTY

HWY 70 S @ FLAT CREEK
NASHVILLE, TENNESSEE

REVISION		
No. -	Date -	Revision

PROPOSED UNITS

C3.1

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PROJECT: 24613.00
DATE: 12/01/05

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whitson
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Construction Plans For

PLANTATION VIEW

6949 Highway 70 S
Davidson County – Tennessee

☐ PRELIMINARY, ☒ FINAL, ☐ as AMENDED, in
☐ FULL ☒ CONDITIONAL, compliance with the
SP
~~PUD~~, provisions of the Metropolitan Zoning Ordinance.
Conditions See SW comments in file

By JHS Date 6/22/06
Metropolitan Planning Commission

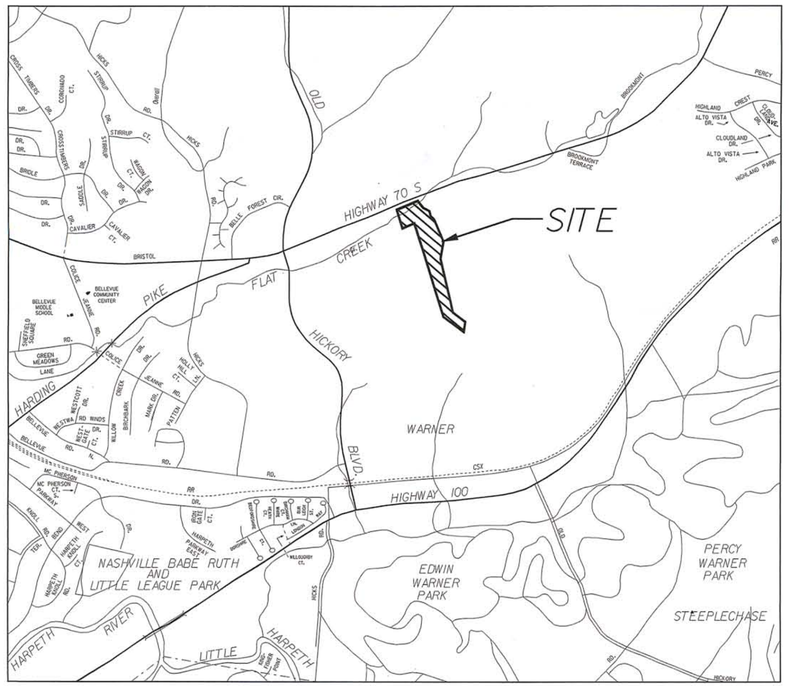
Owner /Developer:
HAURY AND SMITH

2033 Richard Jones Road
Nashville, Tennessee 37215
Contact : Wayne Morrison
Phone : (615) 383-9070

Civil Engineer and Landscape Architect:
GRESHAM, SMITH, AND PARTNERS

1400 Nashville City Center
511 Union Street
Nashville, TN 37219
Contact : Mark D. Spalding, P.E.
Phone : (615) 770-8441
Fax : (615) 770-8189
Contact : Terry Mulvaney, L.A.
Phone : (615) 770-8674
Fax : (615) 770-8189

19 x 2 = 38
+ 40 (16 x 2.5)
78. required parking spaces
⇒ 84 shown ☑ OK



VICINITY MAP
(NOT TO SCALE)

MAP 143 PARCEL 11 & 30

SHEET INDEX

C0.1	COVER SHEET
C0.2	SITE NOTES
C1.1	EXISTING CONDITIONS & DEMOLITION PLAN
C2.1	SITE LAYOUT
C3.1	SITE GRADING, DRAINAGE AND EROSION CONTROL PLAN
C4.1	UTILITY PLAN
C4.2	SEWER PLAN AND PROFILE
C6.1	SITE DETAILS
C6.2	SITE DETAILS
C6.3	SITE DETAILS
C6.4	SITE DETAILS
L1.1	LANDSCAPE PLAN
L6.1	LANDSCAPE DETAILS

NASHVILLE & DAVIDSON COUNTY
MAY 26 2006
METROPOLITAN PLANNING DEPARTMENT

2006SP-010U-06

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FINAL
SPECIFIC PLAN FOR
HAURY & SMITH
PLANTATION VIEW
HWY 70 S @ FLAT CREEK
NASHVILLE, TENNESSEE

MARK D. SPALDING
REGISTERED ENGINEER
No. 102089
STATE OF TENNESSEE
5-26-06

MAP 143, PARCELS 11 & 30

REVISION

No. –	Date –	Revision

COVER SHEET

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2006SP-0106-06

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LAYOUT & PAVING NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE, NOR STORE MATERIALS WITHIN THE DRIPLINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
6. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE 3,000 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
7. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
8. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
9. COORDINATES ARE FOR FACE OF BUILDINGS, CENTER LINES OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER AT FACE OF CURB ON CURB INLETS, UNLESS OTHERWISE NOTED.
10. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
11. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ARCHITECT/ENGINEER UPON COMPLETION.
12. PARKING STRIPES SHALL BE 4-INCH WHITE PAVEMENT PAINT.
13. SCREENED ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY GRESHAM, SMITH AND PARTNERS, DATED 03-30-06.
14. CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS, AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' SEGMENTS.
15. CONTRACTOR SHALL PROVIDE AS-BUILT ELEVATION SURVEY FOR ALL NEW SIDEWALK RAMPS.

STORMWATER POLLUTION PREVENTION NOTES

1. THE OWNER AND THE CONTRACTOR ARE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION-ACTIVITY STORMWATER APPLICATION TO THE LOCAL TENNESSEE ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR AND OWNER SHALL PROVIDE (WITH THE (NOI) FOR THIS PROJECT) EXISTING NPDES PERMIT TRACKING NUMBERS FOR SITES WHERE BORROW MATERIAL MAY BE OBTAINED AND WHERE SPOIL MATERIAL MAY BE PLACED. SHOULD PERMITS NOT EXIST FOR BORROW AND SPOIL SITES, SEPARATE (NOI)'S SHALL BE PROVIDED BY THE OWNER AND CONTRACTOR.
2. THE NOTICE OF COVERAGE (NOC) OF THE PERMIT TO DISCHARGE CONSTRUCTION-ACTIVITY STORMWATER SHALL BE POSTED NEAR THE CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL HAVE A SET OF APPROVED EROSION CONTROL PLANS ON SITE DURING ALL CONSTRUCTION.
3. THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOPSOILING, AND SEEDING.
4. THE APPROXIMATE TOTAL AREA OF THE SITE IS 19.80 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 5.00 ACRES.
5. THE INCREASE IN POST-CONSTRUCTION IMPERVIOUS AREA IS 1.79 ACRES. THE ESTIMATED VOLUME OF RUNOFF FROM THE SITE DUE TO A ONE INCH RAINFALL IS 0.12 ACRE-FEET.
6. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF ON-SITE SOIL AND/OR SHOT ROCK MATERIALS.
7. THE RECEIVING WATER/STORM SEWER OPERATOR IS METRO NASHVILLE WATER SERVICES, AND FLAT CREEK.
8. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AND AT MAXIMUM 14 CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS OF ANY RAINFALL EXCEEDING 0.5 INCH PER 24 HOUR PERIOD.
9. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
10. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED AND UNWORKED FOR MORE THAN 30 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 CALENDAR DAYS OF FINAL GRADING.
11. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER COMPLETION OF CONSTRUCTION.
12. TEMPORARY SEEDING FOR TENNESSEE PROJECTS INCLUDE THE FOLLOWING OPTIONS:

JAN 1 - MAY 1	ITALIAN RYE/KOREAN LESPEDEZA/SUMMER OATS
MAY 1 - JULY 15	SUDAN OR STARR MILLET
JULY 15 - JAN 1	BALBOA RYE/ITALIAN RYE

13. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
14. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT PONDS, ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.
15. SOIL STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.
16. UPON COMPLETION OF SITE STABILIZATION, THE OWNER AND CONTRACTOR SHALL PROVIDE A NOTICE OF TERMINATION (NOT) FOR THE PROJECT TO THE LOCAL ENVIRONMENTAL ASSISTANCE CENTER. A COPY OF THE (NOT) SHALL BE PROVIDED TO THE ENGINEER.
17. I CERTIFY UNDER PENALTY OF LAW THAT THESE STORMWATER POLLUTION PREVENTION PLANS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION, AND BY QUALIFIED PERSONNEL WHO PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT.

[signature] 5-16-06

MARK D. SPALDING, P.E.
TN. REG. NO. 102089 — DATE

GRADING, DRAINAGE AND EROSION CONTROL NOTES

1. NO TREES SHALL BE REMOVED NOR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY THE ARCHITECT/ENGINEER.
2. IT IS THE OWNER'S INTENT TO PRESERVE ALL OF THE EXISTING SITE VEGETATION OUTSIDE THE LIMITS OF GRADING.
3. ALL TREES, INCLUDING YOUNG SAPLINGS, PINES, AND UNDERSTORY SPECIES ARE TO BE PROTECTED AND SAVED IF THEY FALL OUTSIDE THE LIMITS OF GRADING, EVEN IF THEY ARE NOT LOCATED OR IDENTIFIED ON THE SURVEY.
4. SELECTIVE CLEARING BEYOND THE LIMIT OF GRADING SHALL CONSIST OF REMOVAL OF HONEYSUCKLE, SHRUBS, POISON IVY, AND NOXIOUS WEEDS. GRASS SHALL BE SOWN ON THE WHOLE SITE AFTER PREPARATION, AS NOTED IN THE SPECIFICATIONS.
5. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. MAKE STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES.
6. ALL GRADED AREAS SHALL BE SEEDED AND MULCHED WITHIN 15 DAYS AFTER GRADING IS COMPLETED.
7. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
8. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION, AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
9. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
10. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ARCHITECT/ENGINEER.
11. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE ARCHITECT/ENGINEER'S OPINION), THEY SHALL BE REMOVED.
12. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE ARCHITECT/ENGINEER.
13. THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS, WITHIN THE DRIPLINES OF TREES.
14. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
15. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
16. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED EXCAVATION/UTILITY TRENCHING OPERATIONS. SEE GENERAL UTILITY NOTE # 18 ON THIS SHEET FOR PHONE NUMBER.
17. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
18. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
19. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
20. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK.
21. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
22. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ARCHITECT/ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
23. EXISTING MANHOLE CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE.
24. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED WITH TOPSOIL, AND SEEDED AND MULCHED, UNLESS OTHERWISE NOTED.
25. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 98% OF MAXIMUM PER ASTM D698.
26. ALL STORM DRAINAGE PIPE SHALL BE CLASS III RCP OR 12 GAUGE TYPE II ALUMINIZED CMP UNLESS OTHERWISE NOTED. PIPE LENGTHS SHOWN ARE APPROXIMATE.
27. ALL CUT AND FILL SLOPES TO BE 3:1 MAXIMUM UNLESS SPECIFICALLY NOTED ON THE PLAN.
28. ALL HEADWALLS SHALL HAVE A MINIMUM 10 ' x 20' x 1.5' RIP-RAP APRON INSTALLED USING 8" MIN. DIAMETER STONE.
29. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
30. AFTER STRIPPING TOPSOIL, PROOFROLL SUBGRADE WITH A LOADED DUMP TRUCK WITH A MINIMUM WEIGHT OF 20 TONS.
31. FINISH GRADES TOLERANCES ARE 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS.
32. PROVIDE TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 30 DAYS OR MORE.
33. MAXIMUM SLOPES IN ALL DIRECTIONS OF HANDICAP PARKING SPACES/AISLES SHALL BE 2%.
34. EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 98% OF MAXIMUM PER ASTM D698.
35. I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION. THIS PROJECT IS PLANNED TO DISTURB MORE THAN ONE ACRE, IT THEREFORE FALLS UNDER THE TENNESSEE DIVISION OF WATER POLLUTION CONTROL'S GENERAL NPDES PERMIT TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY. GRESHAM, SMITH AND PARTNERS WILL ASSIST THE CONTRACTOR IN SUBMITTING THE 'NOTICE OF INTENT (NOI) TO CONSTRUCT' TO THE STATE AT LEAST 30 DAYS PRIOR TO BEGINNING LAND DISTURBANCE.

[signature] 5-16-06

MARK D. SPALDING, P.E.
TN. REG. NO. 102089 — DATE

GENERAL UTILITY NOTES

1. WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF HARPETH VALLEY UTILITIES DISTRICT. SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METROPOLITAN DEPARTMENT OF WATER AND SEWERAGE SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METROPOLITAN DEPARTMENT OF WATER AND SEWERAGE SERVICES FOR THE COST OF SEWER INSPECTION AND HARPETH VALLEY UTILITIES DISTRICT FOR THE COST OF WATER INSPECTION.
3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER AND SEWERAGE SERVICES AND HARPETH VALLEY UTILITIES DISTRICT.
4. AFTER COMPLETION OF THE SANITARY SEWER(S), THE DEVELOPER IS RESPONSIBLE FOR THE VIDEOTAPING 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.

NA 5. ~~N/A~~

6. REDUCED PRESSURE BACKFLOW PREVENTER (R.P.B.P.) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY HARPETH VALLEY UTILITIES DISTRICT.
7. WATER METERS SHALL BE NO DEEPER THAN 24" FROM TOP OF METER TO PROPOSED FINISHED GRADE.
8. ALL SANITARY SEWER PIPE SHALL BE CLASS SDR 35 PVC UNLESS NOTED OTHERWISE.
9. ALL WATER MAINS SHALL BE PRESSURE CLASS 350, THICKNESS CLASS 52, DUCTILE IRON PIPE (DIP) UNLESS NOTED OTHERWISE.
10. ALL EXISTING SEWER LINES SHOWN TO BE ABANDONED SHALL BE FILLED COMPLETELY WITH GROUT.
11. ALL SANITARY SEWER MANHOLES SHALL HAVE MINIMUM CLEAR OPENING OF 24". ADJUST CASTINGS TO SLOPE LONGITUDINALLY WITH ROAD GRADES, AS REQUIRED.
12. BACKFILL ALL UTILITY TRENCHES UNDER PAVED AREAS WITH CRUSHED STONE.
13. MAINTAIN 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION BETWEEN WATER LINES AND SANITARY SEWERS.
14. ALL FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED BETWEEN 3' AND 7' FROM PAVED SURFACE.
15. ALL FILL SHALL BE COMPACTED TO 98% OF MAXIMUM PER ASTM D698 PRIOR TO INSTALLATION OF WATER AND SEWER LINES.
16. INSTALL A 3/4" TYPE "K" COPPER WATER SERVICE TO EACH NEW LOT
17. INSTALL A TEE CONNECTION AND 4" SANITARY SERVER SERVICE TO EACH NEW LOT.
18. IN ACCORDANCE WITH THE TENNESSEE 'UNDERGROUND UTILITY DAMAGE PREVENTION ACT', THE CONTRACTOR SHALL NOTIFY THE TENNESSEE ONE-CALL SYSTEM, INC. (TOCS) AT 1-800-351-1111 AND ANY NON TOCS MEMBER UTILITY INDIVIDUALLY, AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.
19. UPON COMPLETION OF THE CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOIST ERASABLE MYLARS IN REVERSE AND IN DIGITAL DWG FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR (R.L.S.) 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 TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER PLANS SHALL BE SEALED BY A LICENSED ENGINEER OR R.L.S. AND WILL INCLUDE OFFSET DISTANCE FROM THE CURB/PAVEMENT EDGE, 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 PRIOR TO ANY CONNECTIONS BEING MADE THERETO.

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FINAL
SPECIFIC PLAN FOR
HAURY & SMITH
PLANTATION
VIEW
HWY 70 S @ FLAT CREEK
NASHVILLE, TENNESSEE

MARK D. SPALDING — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 102089 — STATE OF TENNESSEE

REVISION		
No. -	Date -	Revision

SITE NOTES

C0.2

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DATE: 05/05/06

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B.O. ___

X EXISTING TREES TO BE REMOVED

X EXISTING STRUCTURE TO BE REMOVED

EXISTING PAVEMENT TO BE REMOVED

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FINAL SPECIFIC PLAN FOR HAURY & SMITH

PLANTATION VIEW

HWY 70 S @ FLAT CREEK
NASHVILLE, TENNESSEE

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No. -	Date -	Revision

EXISTING CONDITIONS AND DEMOLITION

C1.1

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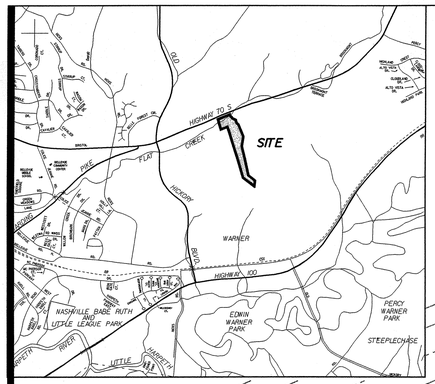
DATE: 05/05/06



VICINITY MAP

SITE DATA

MAP 143, PARCEL 11
MAP 143, PARCEL 30
35TH COUNCILMANIC DISTRICT
COUNCILMAN CHARLIE TYGARD
OWNER: Haury & Smith Contractors
Wayne Morrison
2033 Richard Jones Rd. #2
Nashville, TN 37215-2898
Phone: 615-383-9070
SP NAME - PLANTATION VIEW
SP NO. - 2006Z-010G-06
EXISTING ZONING - SP
CATCHALL ZONE DISTRICT : RM 4
PROPOSED USE - MULTI-FAMILY
THE PURPOSE OF THIS PLAN IS TO PROVIDE 16 ATTACHED COTTAGE UNITS AND 19 ATTACHED TOWNHOUSE UNITS W/1 CAR GARAGES (30' MAX HEIGHT) 35 TOTAL DWELLING UNITS

TOTAL AREA - 18.87 ACRES
STREETS AND PARKING - 0.65 ACRES
OPEN SPACE - 5.97 ACRES
TOTAL PARKING REQUIRED - 78
TOTAL PARKING PROVIDED - 92
PARKING RATIO- 2.63/UNIT
BUILDING COVERAGE - 35,990 S.F. (1,240 S.F. & 850 S.F. EACH)
TOTAL BUILDING AREA- 56,916 S.F. (1,700 S.F. & 1,564 S.F. EACH)

GROSS DENSITY - 1.85 UNITS/ACRE
FAR - 0.069
ISR - 0.44
ALL COTTAGE TO HAVE 3 BEDROOMS.
ALL TOWNHOMES TO HAVE 2 BEDROOMS.

Haury & Smith Contractors
2033 Richard Jones Rd. #2
Nashville, TN 37215-2898

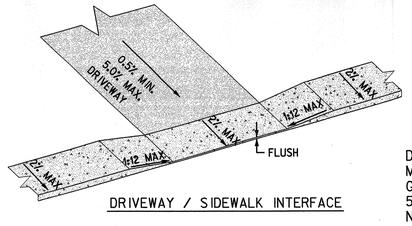
PROPOSED LEGEND

- ASPHALT PAVEMENT — SEE DETAIL 5, SHEET C6.1; SEE DETAIL 3, SHEET C6.4
- CONCRETE WALK/PORCH — SEE DETAIL 7, SHEET C6.3; SEE DETAIL 9, SHEET C6.1
- MULCH TRAIL
- CONCRETE CURB AND GUTTER — SEE DETAIL 3, SHEET C6.2.
- (15) PARKING SPACE TABULATION
- RETAINING WALL
- PROPERTY LINE/ R.O.W.
- EASEMENT LINE
- LOT LINE
- POST CONCRETE CURB — SEE DETAIL 5, SHEET C6.2
- C COTTAGE (ALL OTHERS TOWN HOUSES)

U.S. HIGHWAY 70 S (R.O.W. VARIES)
CONCRETE WALK
BOUNDARY OF PROPOSED SP ZONING
N 636,030.6
E 1,698,924.7
SANITARY SEWER EASEMENT
2 C6.2 CONCRETE DRIVEWAY RAMP
N 635,989.14
E 1,698,769.93
PROPOSED 12' TURN LANE
50' STORAGE
96' TAPER
3 C6.4 HEAVY DUTY ASPHALT PAVING
SSWL
5' WIDENING
N 635,966.1
E 1,698,779.3
179'
N66°33'15"E
137'
S47°11'15"E
BOUNDARY OF PROPOSED SP ZONING
N 635,906.92
E 1,698,847.34
R 88'
R 112'
N 635,882.61
E 1,698,891.51
SSWL
CONCRETE WALK
EXISTING EDGE OF SHOULDER
237'
S61°10'59"W
PRIVATE DRIVE (TYP.)
5 C6.1 TYPICAL ASPHALT PAVEMENT SECTION
7 C6.3 CONCRETE SIDEWALK (TYP.)
3 C6.3 CONCRETE SIDEWALK HEADER (TYP.)
N 635,862.2
E 1,698,533.7
N 635,890.65
E 1,698,881.86
MAIL KIOSK
N 635,870.43
E 1,698,902.43
139'
S60°16'20"E
N 635,828.26
E 1,698,934.42
N 635,805.59
E 1,698,947.34
N 635,764.03
E 1,698,954.68
N 635,721.46
E 1,698,983.91
1- CAR GARAGE (TYP.)
N 635,771.48
E 1,698,954.68
90' M.B.S.
MAX. 1:12 TRANSITION FROM FLUSH TO SECTION (TYP.)
5' X 5' FLUSH WALK SECTION (TYP.)
N 635,725.34
E 1,698,895.99
N 635,724.34
E 1,698,881.23
N 635,707.36
E 1,699,086.66
N 635,760.66
E 1,699,125.71
104'
S49°20'22"E
CONCRETE POST CURB (TYP.) 5 C6.2
BOUNDARY OF PROPOSED SP ZONING
N 635,718.74
E 1,698,845.10
N 635,698.07
E 1,698,783.40
N 635,682.40
E 1,698,749.39
15' M.B.S.
N 635,663.01
E 1,698,707.33
353'
S17°41'57"E
WELLHOUSE
2' TRANSITION TO FLUSH
N 635,667.94
E 1,699,223.77
20' M.B.S.
N 635,671.8
E 1,699,210.3
441'
S23°38'28"E
PORCH (TYP.)
20' MIN. TYP. ALL DRIVEWAYS
N 635,636.58
E 1,698,649.97
N 635,631.00
E 1,698,637.87
PRIVATE DRIVE (TYP.)
2' TRANSITION TO FLUSH
9 C6.1 TYPICAL CONCRETE PAVEMENT SECTION
12' W. X 10' D. DECK (TYP.)
N 635,723.48
E 1,698,952.13
N 635,720.44
E 1,698,999.79
N 635,719.53
E 1,699,012.50
PUMPHOUSE
N 635,704.43
E 1,699,096.89
N 635,699.23
E 1,699,114.99
WOOD CHIP TRAIL (TYP.)
N 635,606.5
E 1,698,759.1
237'
N65°15'14"E
N 635,636.41
E 1,698,745.28
WOOD CHIP TRAIL (TYP.)
20' M.B.S.
N17°23'33"W
187'
M.B.S.
BOUNDARY OF PROPOSED SP ZONING

NOTE: SINCE THE PROPERTY IS IN THE GENERAL SERVICES DISTRICT, SOLID WASTE IN INDIVIDUAL CONTAINERS WILL BE COLLECTED BY PRIVATE CONTRACTORS.

NOTE: A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS INDICATED ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL No. 47037C0308 F, DATED APRIL 20, 2001.



DRIVEWAY / SIDEWALK INTERFACE

DESIGN PROFESSIONAL:
MARK D. SPALDING, P.E.
GRESHAM SMITH & PARTNERS
511 UNION STREET, SUITE 1400
NASHVILLE, TN 37219
615-770-8156

30' 0 30' 60'
GRAPHIC SCALE

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FINAL
SPECIFIC PLAN FOR
HAURY & SMITH
PLANTATION VIEW
HWY 70 S @ FLAT CREEK
NASHVILLE, TENNESSEE

MARK D. SPALDING
REGISTERED ENGINEER
No. 102085
STATE OF TENNESSEE

REVISION		
No. -	Date -	Revision

SITE LAYOUT

C2.1

FILE: Q:\24613\c\4613c201.dgn
PROJECT: 24613.00
DATE: 05/24/06

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P.O. _

PROPOSED LEGEND

- 950 — MAJOR CONTOUR
- 952 — MINOR CONTOUR
- + 50.5 — SPOT ELEVATION
- T.W. 100.00 / B.W. 96.00 — TOP AND BOTTOM OF WALL ELEVATION
- M.E.F.G. — MATCH EXISTING FINISH GRADE
- SILT FENCE — SEE DETAIL 1, SHEET C6.1
- ST — STORM SEWER
- CATCH BASIN/CURB INLET — SEE DETAIL 4, 6, 10, SHEET C6.3
- WINGED HEADWALL — SEE DETAIL 4, SHEET C6.1
- STORM MANHOLE — SEE DETAIL 10, SHEET C6.1
- RIP RAP AT ENDWALL — SEE DETAIL 6, SHEET C6.1
- INLET PROTECTION — SEE DETAIL 7, SHEET C6.1
- RETAINING WALL — SEE DETAIL 2, 8, SHEET C6.3
- TREE PROTECTION — SEE DETAIL 8, SHEET C6.1

DRAINAGE CHART

STRUCTURE INFORMATION					PIPE INFORMATION							
NO.	TYPE	T.C.	IE(IN)	IE(OUT)	FROM	TO	MATERIAL	DIA(IN)	LENGTH (LF)	SLOPE %	CAPACITY (CFS)	FLOW (CFS)	VELOCITY (FPS)
B4	DBL	697.70		685.00									
B3	MH	692.27	684.81	684.71	B4	B3	CMP	18	19	1.00	5.70	3.4	3.23
B2	DBL	679.90	676.69	676.59	B3	B2	CMP	18	225	3.56	10.77	3.4	6.09
B1	HW	673.00	670.00		B2	B1	CMP	18	155	4.25	11.76	5.2	6.66
A8	DBL	691.33		688.12									
A7			687.09		A8	A7	CMP	18	103	1.00	5.70	1.4	3.35
A10	DCI	687.49		684.78									
A9	SCI	691.40	684.05	683.95	A10	A9	RCP	18	146	0.50	8.07	2.3	4.57
A7			683.57		A9	A7	CMP	18	38	1.00	5.70	2.3	3.23
A13	DCI	693.33		690.12									
A12	SCI	691.32	688.11	688.01	A13	A12	CMP	18	119	1.69	7.41	1.5	5.08
A11	SCI	691.41	687.23	687.13	A12	A11	CMP	18	78	1.00	5.70	3.4	3.91
A7	SCI	692.20	686.62	683.47	A11	A7	CMP	18	51	1.00	5.70	3.9	3.23
A6	HW		683.39		A7	A6	CMP	24	8	1.00	12.29	7.7	3.91
A3	SCI	682.70		680.24									
A2	DCI	682.81	679.85	679.75	A3	A2	RCP	15	19	2.05	10.05	0.3	11.21
WQD1	WQ		679.61	679.51	A2	WQD1	RCP	15	28	0.50	4.96	3.7	5.53
A1	MH	685.69	679.34		WQD1	A1	RCP	15	35	1.19	7.64	3.7	8.52
A5	HW			682.00									
WQD2	WQ		681.90	681.70	A5	WQD2	RCP	12	4	2.50	6.12	7.7	12.37
A4	HW		681.30		WQD2	A4	RCP	12	21	3.33	7.07	7.7	14.28
C2	OS			679.10									
C1	HW		678.96		C2	C1	CMP	18	14	1.00	5.70	7.7	3.91
D3	SCI	680.29		677.83									
D2	SCI	680.15	677.69	677.59	D3	D2	CMP	15	19	0.74	3.01	0.1	3.36
D1	HW	680.15	677.47		D2	D1	CMP	15	24	0.50	2.48	0.3	2.77

SGL = SINGLE AREA INLET CATCH BASIN
DBL = DOUBLE AREA INLET CATCH BASIN
SCI = SINGLE CURB INLET CATCH BASIN
DCI = DOUBLE CURB INLET CATCH BASIN
WQD = WATER QUALITY DEVICE
HW = HEADWALL

2 C6.1 TEMPORARY CONSTRUCTION ENTRANCE (TYP.)

BENCHMARK=CHISELED SQUARE IN NORTHEAST CORNER OF HEADWALL ELEV. = 679.25 (NAVD 88)

U.S. HIGHWAY 70 S (R.O.W. VARIES)

EDGE OF PAVEMENT

FLOODPLAIN ELEVATION=671

OUTLET PROTECTION (TYP.) C6.1

DOUBLE 8' H X 10' W BOX CULVERT 3 SLOPED SLAB BRIDGE TYPE

STORMTECH UNDERGROUND DETENTION AND WATER QUALITY CHAMBER SYSTEM. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

DRAINAGE EASEMENT

4 C6.4 DETENTION POND OUTLET

50' OUTSIDE OF FLOODWAY BUFFER

FLOODPLAIN ELEVATION 668

FLOODPLAIN ELEVATION 666

5 C6.3 MODULAR MASONRY RETAINING WALL

5 C6.3 PEDESTRIAN GUARDRAIL (REQUIRED ALONG RETAINING WALL WHERE GRADE DIFFERENCE IS 30" OR GREATER)

100 YR WSE = 686.31

6 C6.1 RIP RAP AT ENDWALL (TYP.)

3 C6.1 ROCK CREEK DAM (TYP.)

4' CHAIN LINK FENCE BEHIND RETAINING WALL (TYP.)

CONCRETE RETAINING WALL

PROTECT ALL SLOPES 3:1 AND GREATER WITH NORTH AMERICAN GREEN S-75 EROSION CONTROL MATTING PER MANUFACTURER'S SPECIFICATIONS.

10' CONCRETE RETAINING WALL

UTILITY EASEMENT

EXISTING OPEN SPACE TO REMAIN NATURAL WOODLANDS

NOTE: A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS INDICATED ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL No. 47037C0308 F, DATED APRIL 20, 2001.

MAP 143 / PARCELS 11 & 30

30' 0 30' 60'
GRAPHIC SCALE

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FINAL SPECIFIC PLAN FOR HAURY & SMITH PLANTATION VIEW

HWY 70 S @ FLAT CREEK
NASHVILLE, TENNESSEE

MARK D. SPALDING — REGISTERED ENGINEER — AGRICULTURE — No. 102098 — STATE OF TENNESSEE

REVISION		
No.	Date	Revision

GRADING, DRAINAGE & EROSION CONTROL PLAN

C3.1

FILE: Q:\24613\c\4613c301.dgn
PROJECT: 24613.00
DATE: 05/24/06

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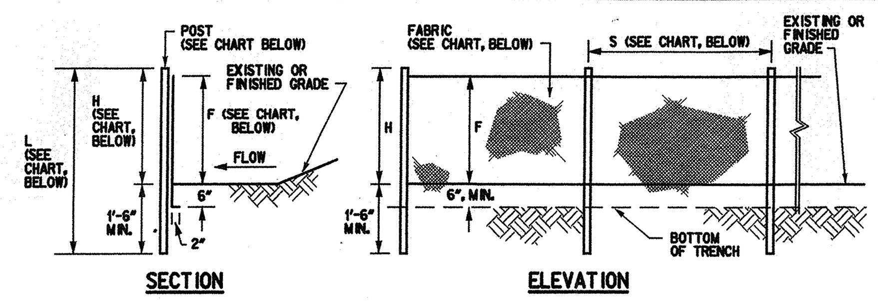
Jack Gop
P.O. ...



POST SIZE, MATERIAL AND SPACING	TYPE A	TYPE B	TYPE C
MIN. LENGTH = L	4'-0"	3'-0"	4'-0"
MIN. HEIGHT = H	2'-6"	1'-6"	2'-6"
MAX. SPACING = S	6'-0"	6'-0"	4'-0"
MATERIAL	2" x 4" PINE OR 1.3 LB./FT. STEEL	2" x 2" PINE OR .75 LB./FT. STEEL	1.3 LB./FT. STEEL
FABRIC MATERIAL AND WIDTH	TYPE A	TYPE B	TYPE C (3)
TENSILE STRENGTH (LBS. MIN.) (1) (ASTM D-4632)	WARP - 120 FILL - 100	WARP - 120 FILL - 100	WARP - 260 FILL - 180
ELONGATION (% MAX.) (ASTM D-4632)	40	40	40
AOS (APPARENT OPENING SIZE) (MAX. SIEVE SIZE) (ASTM D-4751)	#30	#30	#30
FLOW RATE (GAL./MIN./SQ. FT.) (GDT-87)	25	25	70
ULTRAVIOLET STABILITY (2) (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)	80	80	80
BURSTING STRENGTH (PSI MIN.) (ASTM D-3786 DIAPHRAGM BURSTING STRENGTH TESTER)	175	175	175
MINIMUM FABRIC WIDTH (INCHES) = F+8"	36	22	36

(1) MINIMUM ROLL AVERAGE OF FIVE SPECIMENS.
(2) PERCENT OF REQUIRED INITIAL MINIMUM STRENGTH.
(3) PROVIDE WIRE FENCE FABRIC BACKING FOR TYPE C.

NOTES:

SILT FENCE SHALL BE INSTALLED USING A MECHANICAL TRENCHING MACHINE.

FABRIC, IN AREAS WHERE ROCK PROHIBITS PROPER EMBEDMENT, SHALL BE SECURED BY PLACING CLEAN CRUSHED STONE OR SAND ALONG THE BASE OF THE FENCE, 20 POUNDS OF STONE OR SAND, PER FOOT, MIN.

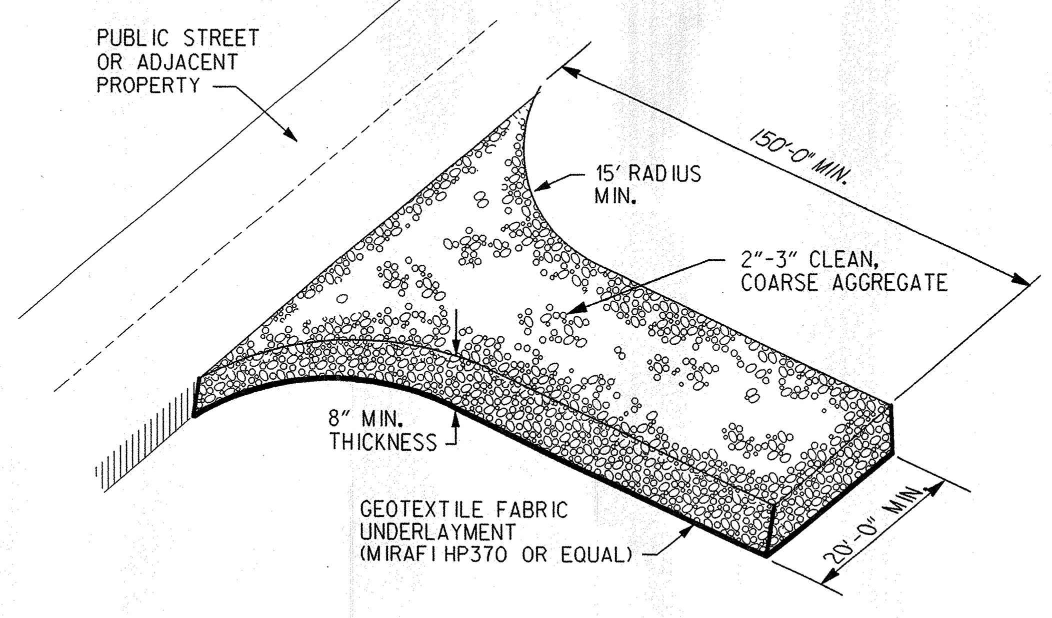
FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS WITH A MINIMUM OF FIVE, #9 X 1-1/2" LONG WIRE STAPLES.

ATTACH FABRIC TO STEEL POSTS WITH WIRE OR POCKETS.

CONTRACTOR SHALL PERIODICALLY REMOVE ACCUMULATED SEDIMENT, WHEN SEDIMENT DEPTH REACHES 12".

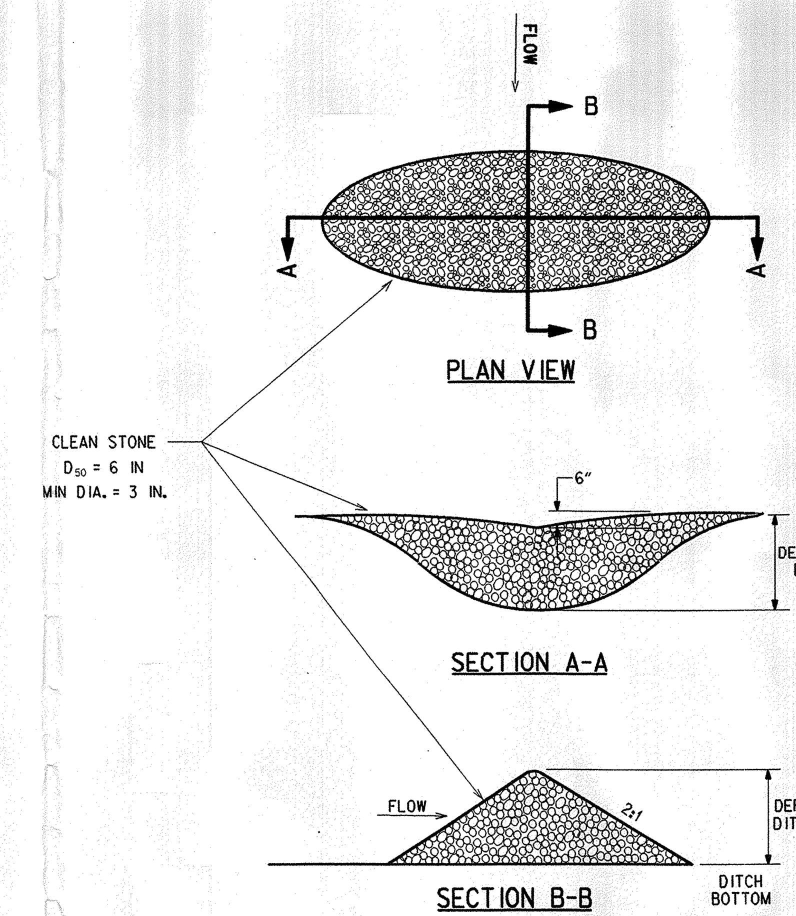
1 SILT FENCE TCP-13

NOT TO SCALE



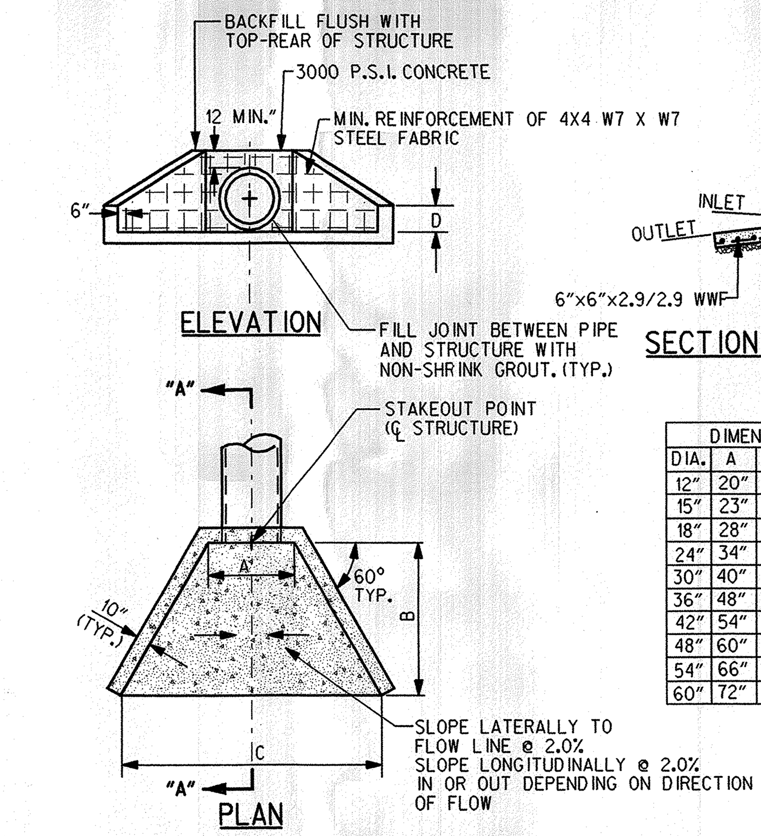
2 TEMPORARY CONSTRUCTION SITE ENTRANCE/EXIT TCP-03

NOT TO SCALE



3 ROCK CHECK DAM TCP-12

NOT TO SCALE



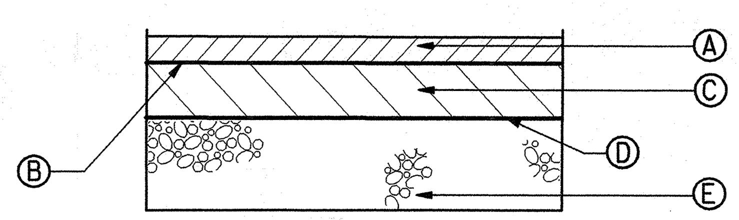
DIMENSIONS TABLE

DIA.	A	B	C	D	E
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"

NOTE: ALL EXPOSED EDGES OF CONCRETE SHALL BE CAMFERED ONE INCH.

4 CONCRETE WINGED HEADWALL/ENDWALL

NOT TO SCALE



Ⓐ 1½" ASPHALTIC CONCRETE SURFACE (411D)

Ⓑ TACK COAT (SS-1)

Ⓒ 2" BITUMINOUS BINDER (B-M2)

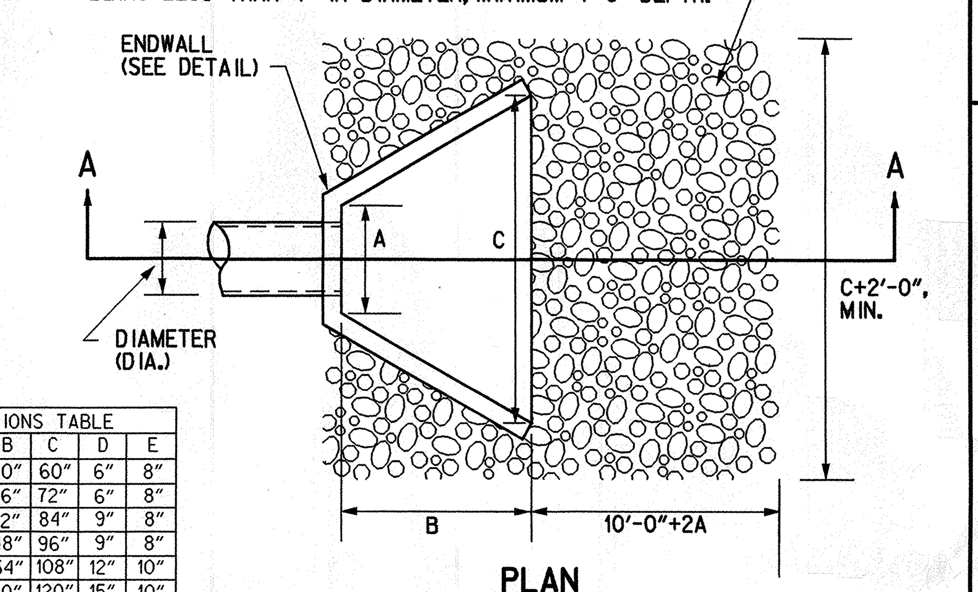
Ⓓ PRIME COAT (RS-2)

Ⓔ 8" STONE (GRADING D PUG MILL MIX)

5 TYPICAL ASPHALT PAVEMENT SECTION

NOT TO SCALE

RIP-RAP STABILIZATION TO BE HAND PLACED NATIVE STONE, 2" TO 1'-3" IN DIAMETER, WITH NO MORE THAN 20% BY WEIGHT BEING LESS THAN 4" IN DIAMETER, MINIMUM 1'-6" DEPTH.



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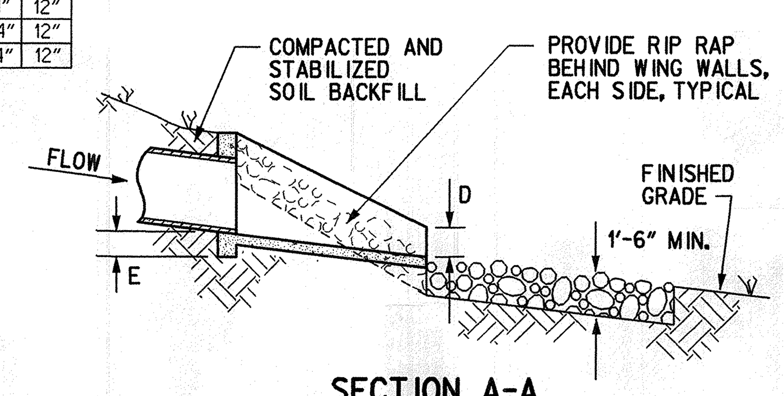
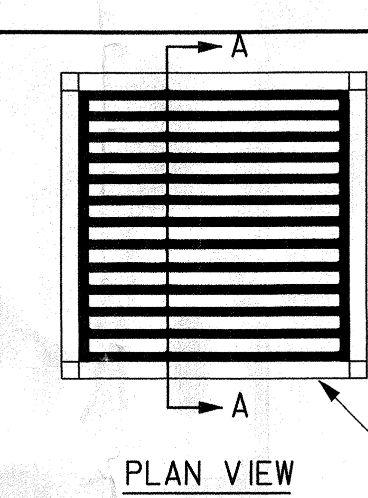
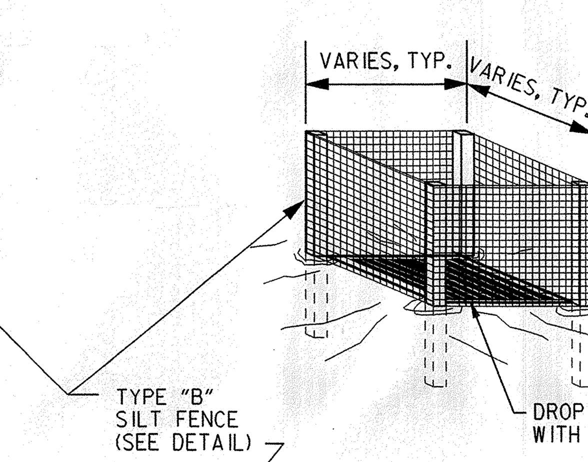
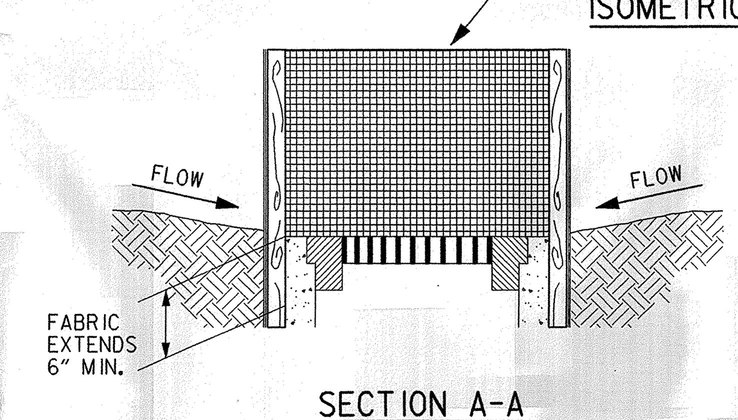


6 RIP RAP AT ENDWALL PESC-07

NOT TO SCALE

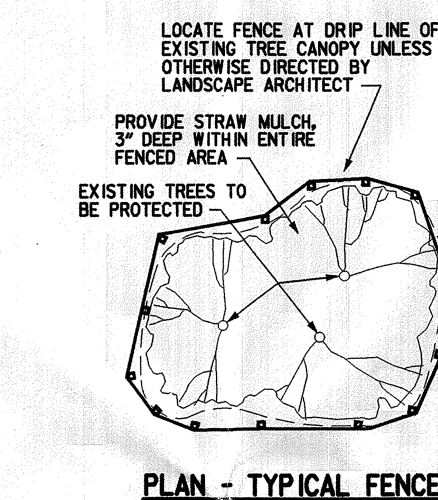






7 SILT FENCE INLET PROTECTION TCP-24

NOT TO SCALE



NOTES:

INSTALL TREE PROTECTION PRIOR TO CLEARING AND GRUBBING.

ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED.

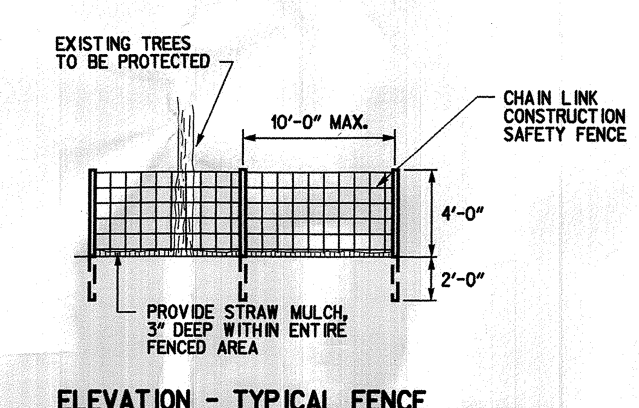
REMOVE ALL EXISTING CONCRETE OR ASPHALT PAVEMENT WITHIN THE LIMITS OF THE FENCED AREA. IF REMOVAL CREATES A POTENTIAL FOR STANDING WATER, AREA SHALL BE FILLED TO PROVIDE POSITIVE DRAINAGE, OR AREA OUTSIDE FENCE SHALL BE GRADED TO PROVIDE FOR POSITIVE DRAINAGE.

REMOVE ALL VINES FROM PROTECTED TREES.

DEAD OR DAMAGED LIMBS SHALL BE REMOVED BY AN ARBORIST.

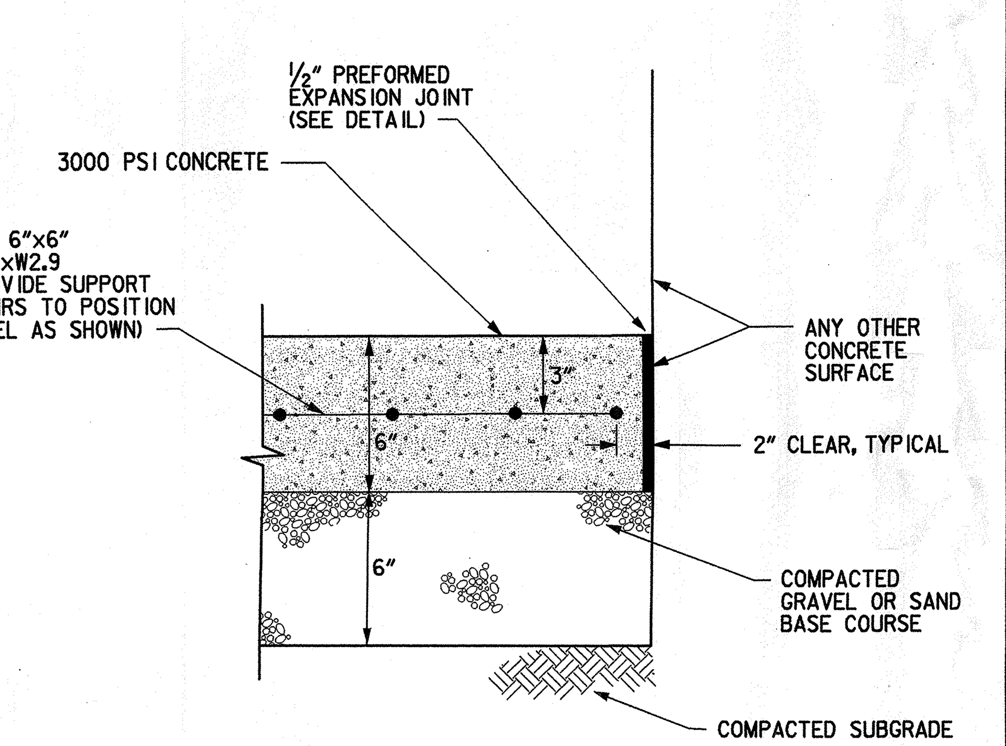
NO GRADING SHALL TAKE PLACE WITHIN THE DRIP LINE OF PROTECTED TREES.

CONTRACTOR SHALL MAINTAIN TREE PROTECTION THROUGHOUT CONSTRUCTION.



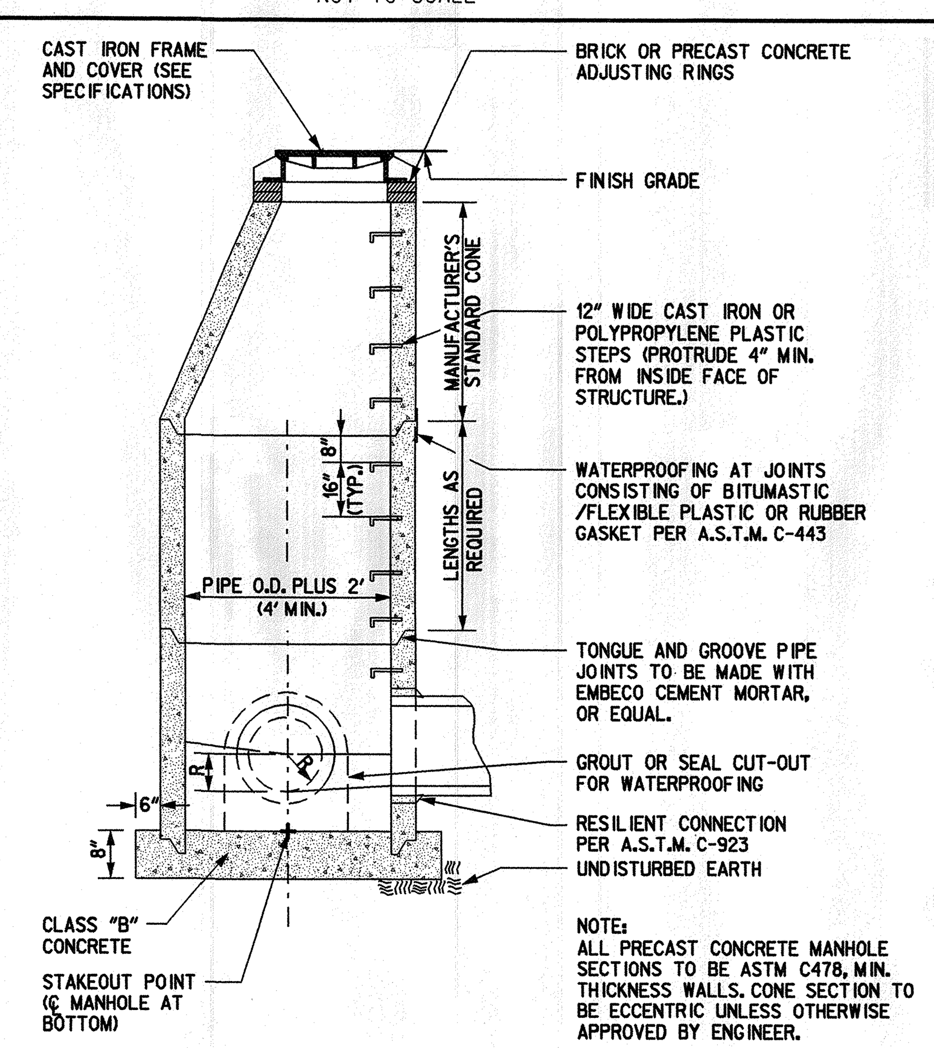
8 TREE PROTECTION

NOT TO SCALE



9 TYPICAL CONCRETE PAVEMENT SECTION

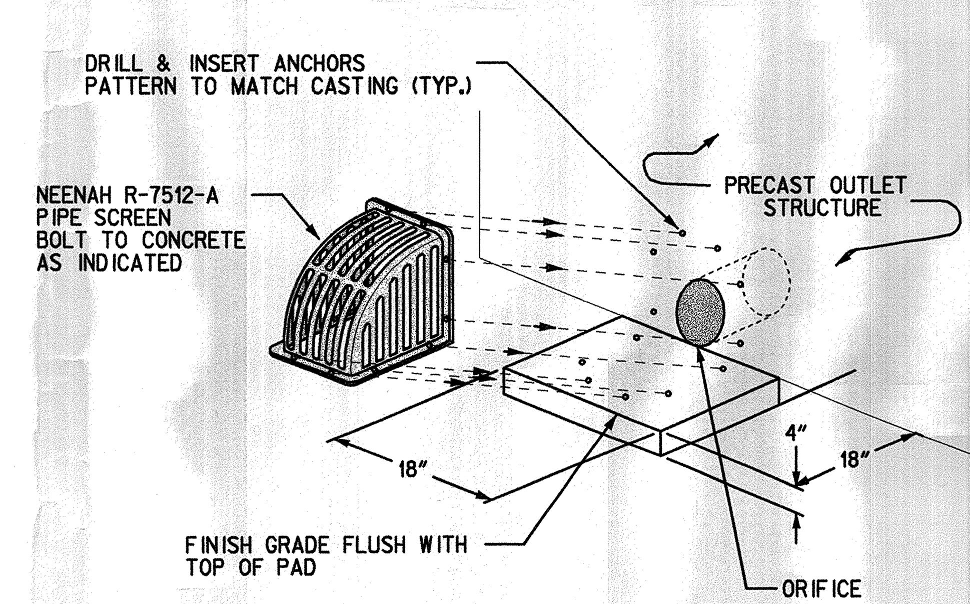
NOT TO SCALE



NOTE:
ALL PRECAST CONCRETE MANHOLE SECTIONS TO BE ASTM C478, MIN. THICKNESS WALLS. CONE SECTION TO BE ECCENTRIC UNLESS OTHERWISE APPROVED BY ENGINEER.

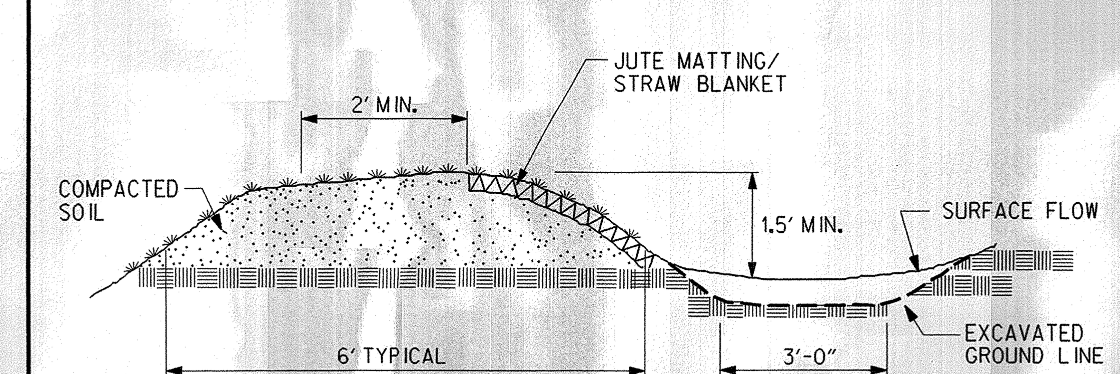
10 ECCENTRIC STORM MANHOLE/JUNCTION BOX

NOT TO SCALE



11 INLET SCREEN

NOT TO SCALE



USED AT THE FOLLOWING LOCATIONS:

1. ABOVE DISTURBED EXISTING SLOPES AND ABOVE CUT OR FILL SLOPES TO PREVENT RUN-OFF DOWN THE SLOPE.
2. ACROSS UNPROTECTED SLOPES, AS SLOPE BREAKS, TO REDUCE SLOPE LENGTH.
3. BELOW SLOPES, TO DIVERT EXCESS RUN-OFF TO STABLIZED OUTLETS.
4. WHERE NEEDED TO DIVERT SEDIMENT-LADEN WATER TO SEDIMENT TRAPS.
5. AT OR NEAR PERIMETER OF THE CONSTRUCTION AREA TO PREVENT SEDIMENT LEAVING THE SITE.

12 TEMPORARY EARTH DIVERSION DITCH TCP-22

NOT TO SCALE

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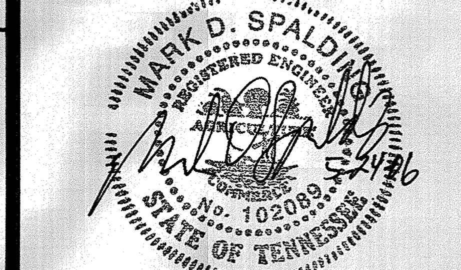
FINAL
SPECIFIC PLAN FOR
HAURY & SMITH

PLANTATION VIEW

HWY 70 S @ FLAT CREEK
NASHVILLE, TENNESSEE



REVISION

No. -	Date -	Revision

SITE DETAILS

C6.1

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PROJECT: 24613.00
DATE: 05/24/06

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70 STORMTECH SC-740 CHAMBERS
STORAGE PER CHAMBER - 45.9 CF (BARE CHAMBER ONLY)
STORAGE IN CHAMBERS - 3213 CF
AREA OF SYSTEM - 2743 SF (INSIDE ONE FOOT STONE PERIMETER)
HEIGHT OF SYSTEM - 3.5 FT
(6" STONE BASE, 30" CHAMBER AND 6" OF STONE ABOVE THE CHAMBER)
VOLUME OF SYSTEM = 3.5 x 2743 = 9600 CF
VOLUME OF STONE = 9600 - 3213 = 6388 CF
STORAGE IN STONE (AT 40% VOIDS) = 2555 CF
TOTAL STORAGE PROVIDED - 5767 CF

PROPOSED ELEVATIONS:
BOTTOM OF STONE - 676.0
INVERT OF UNDERDRAIN - 676.0
BOTTOM OF CHAMBERS - 676.5
TOP OF CHAMBERS - 679.0
TOP OF STONE - 679.5
MINIMUM FINISHED GRADE REQUIRED - 680.5
(BASE OF PAVEMENT)
MAXIMUM FINISHED GRADE ALLOWABLE - 687.0
(TOP OF PAVEMENT)

1 UNDERGROUND DETENTION

NOT TO SCALE

NOTES:

1. STRIP VEGETATION AND ORGANIC SOIL FROM WALL AND GEOSYNTHETIC ALIGNMENT.
2. BENCH CUT ALL EXCAVATED SLOPES.
3. DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE SOIL ENGINEER TO REMOVE UNSUITABLE SOIL.
4. SITE SOILS ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
5. LEVELING PAD SHALL CONSIST OF COMPACTED COARSE SAND OR CRUSHED GRAVEL. 6" THICK MIN. CONTRACTOR MAY OPT FOR A LEAN CONCRETE PAD. CONCRETE PAD SHALL BE UNREINFORCED. 3" THICK MAX.
6. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 6" FOR WALL HEIGHTS UNDER 4 FT. AND 12" FOR WALLS OVER 4 FT. UNLESS SHOWN DIFFERENTLY.
7. FOR UNITS TO BE EMBEDDED, COMPACT FILL IN FRONT OF UNITS AT THE SAME TIME FILL BEHIND UNITS IS COMPACTED.
8. DRAINAGE AGGREGATE SHALL BE INSTALLED DIRECTLY BEHIND THE WALL WITHIN 12" OF THE TOP OF THE WALL. DRAINAGE AGGREGATE SHALL NOT EXTEND BELOW FINAL GRADE IN FRONT OF WALL.
9. COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY.(ASTM-D-698) COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.
10. COMPACTION WITHIN 3 FT. OF WALL SHALL BE LIMITED TO HAND OPERATED EQUIPMENT.
11. SEE ELEVATION DRAWINGS FOR GEOSYNTHETIC TYPE. LENGTH AND LOCATION REQUIRED.
12. GEOSYNTHETIC SHALL BE PLACED WITH STRONGEST DIRECTION PERPENDICULAR TO WALL. FOLLOW GEOSYNTHETIC MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
13. CONTRACTOR SHALL DIRECT SURFACE RUNOFF TO AVOID DAMAGING WALL WHILE UNDER CONSTRUCTION.
14. ALL SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.
15. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
16. IF CONDITIONS ARE DIFFERENT THAN THOSE STATED IN THESE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR MUST CONTACT ENGINEER PRIOR TO PROCEEDING WITH THE CONSTRUCTION OF THE WALL.
17. THE CONTRACTOR SHALL PROVIDE FOR APPROVAL, COMPLETE DESIGN DOCUMENTS BY THE WALL MANUFACTURER DETAILING DIMENSIONS OF WALLS, BACKFILL, AND REINFORCEMENT.

2 TYPICAL SECTION REINFORCED RETAINING WALL

NOT TO SCALE

3 TYPICAL CONCRETE SIDEWALK HEADER SECTION

NOT TO SCALE

4 PRECAST CATCH BASIN/ AREA INLET

5 GUARDRAIL DETAIL (PEDESTRIAN)

NOT TO SCALE

NOTE: PRECAST 4' CIRCULAR SECTION MAY BE USED IN LIEU OF THAT SHOWN FOR PIPE SIZES UP TO 24"

6 SINGLE PRECAST CURB INLET

NOTE:

PROVIDE WEAKENED PLANE (SAW CUT OR TOOLED) CONTROL JOINTS AT 5'-0" ON CENTER.

PROVIDE EXPANSION JOINTS AT 30'-0" (MAX.) ON CENTER AND CONTINUOUSLY BETWEEN SIDEWALK AND WALLS OR OTHER STRUCTURES. (SEE DETAIL)

7 TYPICAL CONCRETE SIDEWALK SECTION

NOT TO SCALE

POST DETAIL
TYPICAL HANDRAIL AND/OR FENCE POST
SCALE: NONE

DRAIN DITCH DETAIL
SLOPE AT TOP OF WALL
SCALE: NONE

GUARD RAIL DETAIL
TYPICAL GUARD RAIL
SCALE: NONE

GUARD RAIL NOTES:
1. INSTALL H-PILE OR WOOD POST AS PER MANUFACTURER'S RECOMMENDATIONS.
2. AUGERING OR DRIVING OF POST MAY PIERCE UPPER LAYER OF GEOSYNTHETIC AS PER ENGINEER'S DESIGN.

8 RETAINING WALL TOP TREATMENTS

NOT TO SCALE

9 PAINTED CROSSWALK FOR PAVEMENT

10 DOUBLE PRECAST CURB INLET

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FINAL
SPECIFIC PLAN FOR
HAURY & SMITH
PLANTATION VIEW
HWY 70 S @ FLAT CREEK
NASHVILLE, TENNESSEE

REVISION		
No. -	Date -	Revision

SITE DETAILS

C6.3

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PROJECT: 24613.00
DATE: 05/05/06

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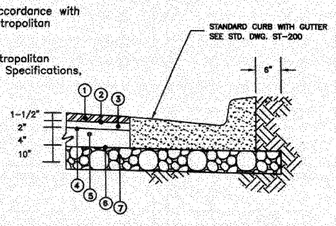
General Notes

1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of the Metropolitan Planning Commission, latest revision.
2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

PAVEMENT SCHEDULE

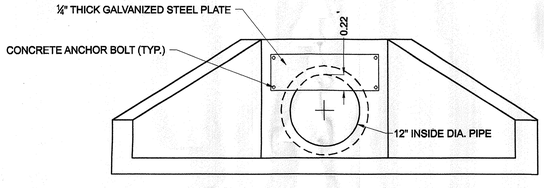
1. 1-1/2" ASPHALTIC CONCRETE SURFACE (411D)
2. TACK COAT (SS-1)
3. 2" BITUMINOUS BINDER (B-M2)
4. TACK COAT (SS-1)
5. 4" BITUMINOUS BASE (307A)
6. PRIME COAT (RS-2)
7. 10" STONE (GRADING D PUG MILL MIX)



PAVEMENT COURSES

NOT TO SCALE

3



DETENTION POND OUTLET DETAIL

NOT TO SCALE

4

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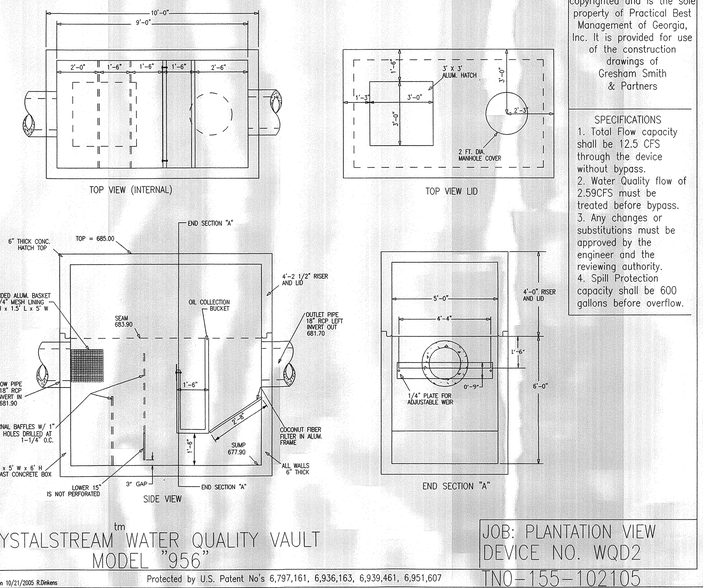

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SPECIFICATIONS
1. Total Flow capacity shall be 12.5 CFS through the device without bypass.
2. Water Quality flow of 2.59CFS must be treated before bypass.
3. Any changes or substitutions must be approved by the engineer and the reviewing authority.
4. Spill Protection capacity shall be 600 gallons before overflow.

CRYSTALSTREAM™ WATER QUALITY VAULT
MODEL "956"

JOB: PLANTATION VIEW
DEVICE NO. WQD2
TN0-155-102105

gsp-hampton 10/21/2005 R.Dirkens

Protected by U.S. Patent No's 6,797,161, 6,936,163, 6,939,461, 6,951,607

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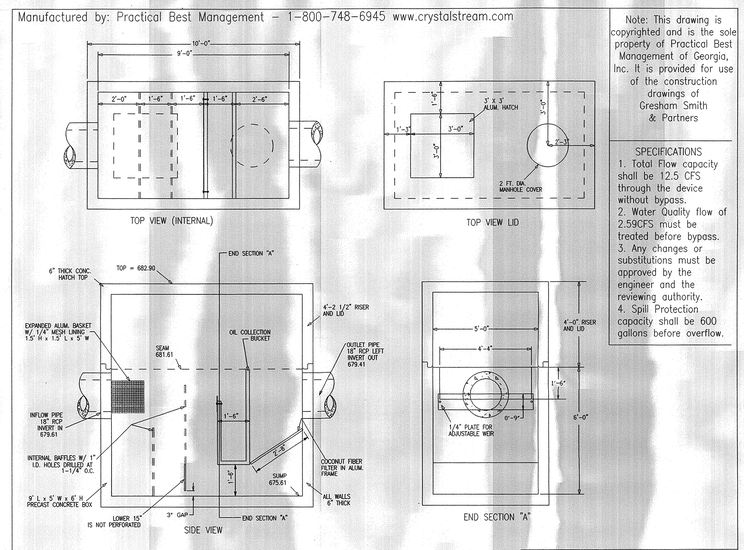

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MODEL "956"

JOB: PLANTATION VIEW
DEVICE NO. WQD1
TN0-155-102105

gsp-hampton 10/21/2005 R.Dirkens

Protected by U.S. Patent No's 6,797,161, 6,936,163, 6,939,461, 6,951,607

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FINAL
SPECIFIC PLAN FOR
HAURY & SMITH
PLANTATION VIEW
HWY 70 S @ FLAT CREEK
NASHVILLE, TENNESSEE

MARK D. SPALDING
REGISTERED ENGINEER
No. 102068
STATE OF TENNESSEE

REVISION		
No.	Date	Revision

SITE DETAILS

C6.4

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DATE: 05/24/06

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B.O.

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUANT.	NOTES
TREES						
AF	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	2"cal.	B&B	7	6' clear trunk
BN	Betula nigra	River Birch	8' ht.	B&B	16	multi-trunk
CC	Cercis canadensis	Redbud	2"cal.	B&B	9	multi-trunk
IF	Ilex attenuata 'Foster'	Foster Holly	2"cal.	B&B	5	6 min. ht., full to base
JV	Juniperus virginiana	Red Cedar	4' ht.	B&B	15	full
LN	Lagerstroemia 'Natchez'	Natchez Crapemyrtle	2"cal.	B&B	8	multi-trunk
LS	Liquidambar styraciflua 'Rotundiloba'	Seedless Sweetgum	2"cal.	B&B	5	6' clear trunk
MG	Magnolia grandiflora	Southern Magnolia	2"cal.	B&B	6	6 min. ht., full to base
MP	Malus 'Prairiefire'	Prairiefire Crabapple	2"cal.	B&B	5	single trunk
PO	Platanus occidentalis	Sycamore	2"cal.	B&B	4	6' clear trunk
QP	Quercus phellos	Willow Oak	2"cal.	B&B	5	6' clear trunk
TG	Thuja 'Green Giant'	Green Giant Arborvitae	2"cal.	B&B	16	6 min. ht., full to base
UP	Ulmus parvifolia	Lacebark Elm	2"cal.	B&B	4	6' clear trunk
SHRUBS						
IG	Ilex glabra 'Densa'	Dwarf Inkberry	18" ht.	3 gal. can	82	full
IV	Itea virginica	Sweetspire	24" ht.	5 gal. can	76	full
ND	Nandina domestica 'Harbour Dwarf'	Dwart Nandina	12" ht.	2 gal. can	80	full
TM	Taxus media 'Wardii'	Ward's Yew	18" spr.	B&B	57	full
VD	Viburnum dentatum	Arrowwood Viburnum	24" ht.	5 gal. can	41	full
GROUNDCOVERS						
LM	Liriope muscari 'Big Blue'	Big Blue Liriope		pint pot	735	Plant 12" o.c.

Note: Seed all disturbed areas with KY-31 fescue at the rate of 7 lbs. per 1,000 s.f. Mulch needed areas with straw.
All seeded slopes 4:1 or greater shall receive jute erosion control fabric.

Metro Nashville Landscape Requirements

TDU requirement for site
TREE DENSITY WORKSHEET (Ordinance 94-1104)

1.	Acreage (area of building site)			4.96
2.	Minus building coverage area		-	0.81
3.	Equals adjusted acreage		=	4.15
4.	Multiplied by required density units per acre		x	14
5.	Equals required tree density units for project		=	58.1

PROTECTED TREES (existing trees 6" DBH or larger)
DBH (diameter at breast height) Example: 3 trees 6" DBH x 0.2 = .6 density units

DBH			UNITS			DBH			UNITS		
6		x	0.2	=	0	20		x	3.3 =		0
8		x	0.4	=	0	22		x	3.9 =		0
10	2	x	0.6	=	1.2	24	4	x	4.7 =		18.8
12	7	x	0.8	=	5.6	26		x	5.6 =		0
14	3	x	1.1	=	3.3	28		x	6.5 =		0
16	1	x	1.4	=	1.4	30	2	x	7.4 =		14.8
18	3	x	1.8	=	5.4	36	1	x	10.7 =		10.7
									TOTAL		61.2

REPLACEMENT TREE SCHEDULE
UNITS represent Basal Area CAL represents caliper inches at planting

CAL			UNITS		
2	74	x	0.5	=	37
				TOTAL	37

Density units provided on above schedules.

Total density for protected trees		61.2
Total density for new trees	+	37
Total density units required	=	58.1
Total density units provided	=	98.2
	Over by	40.1

Note: The total density units provided must equal or exceed the requirements of #5 above.
All protected and replacement trees must be shown on site plan.

EXISTING TREE KEY

A–10"
B–12"
C–14"
D–16"
E–18"
F–24"
G–30"
H–36"

DETAILED UNIT TYPICAL PLANTING PLAN
1"–20"

LANDSCAPE NOTES:

1. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1, LATEST EDITION, FOR SIZE AND QUALITY.
3. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF BOTH THE LANDSCAPE ARCHITECT AND THE CITY OF NASHVILLE.
4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATEALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. ALL AREAS NOT IN PAVING SHALL BE SEEDED WITH KENTUCKY 31 FESCUE. THE RATE OF 7 POUNDS PER 1,000 SQUARE FEET MULCH SEEDED AREAS WITH CLEAN WHEAT OR OAT STRAW AT THE RATE OF ONE BALE PER 1,000 SQUARE FEET.
6. ALL PLANT MATERIALS SHALL BE MULCHED WITH SHREDDED PINE BARK MULCH IN A 3" LAYER. TREES SHALL BE MULCHED IN A MIN. 5' DIAMETER AND SHRUBS SHALL BE MULCHED IN A CONTINUOUS BED.

DESIGN PROFESSIONAL:
TERRY MULVANEY, R.L.A.
GRESHAM SMITH & PARTNERS
511 UNION STREET, SUITE 1400
NASHVILLE, TN 37219
615-770-8674

30' 0 30' 60'
GRAPHIC SCALE

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FINAL
SPECIFIC PLAN FOR
HAURY & SMITH

BROCK PROPERTY

HWY 70 S @ FLAT CREEK
NASHVILLE, TENNESSEE

TERRENCE S. MULVANEY REGISTERED LANDSCAPE ARCHITECT

REVISION		
No. –	Date –	Revision
1	04.19.2006	STORM WATER APPEALS

LANDSCAPING PLAN

L1.1

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REVISIONS
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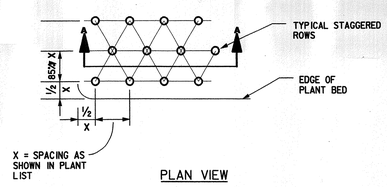

6 GROUNDCOVER PLANTING DETAIL
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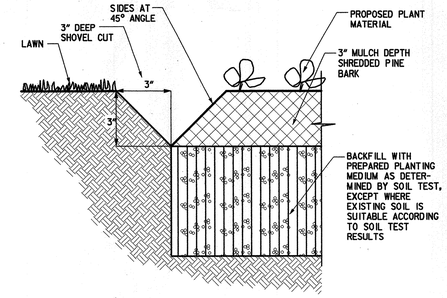


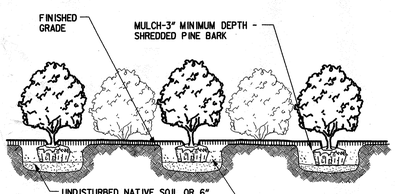
3 SHOVEL CUT BED EDGE
N.T.S.

11

8

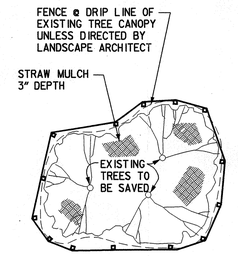
NOTE:
PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-CURRENT EDITION) FOR SIZE FORM AND QUALITY

MYCORRHIZAL INOCULANTS AND SUPER-ABSORBENT MATERIAL ADDED TO TOPSOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE.



REMOVE ALL SYNTHETIC MATERIAL FROM AROUND ROOTBALL. REMOVE BURLAP AND ROPE FROM TOP 1/3 OF ROOTBALL

5 SHRUB PLANTING IN BED DETAIL
N.T.S.



PLAN - TYPICAL FENCE

NOTES

INSTALL TREE PROTECTION PRIOR TO CLEARING AND GRUBBING

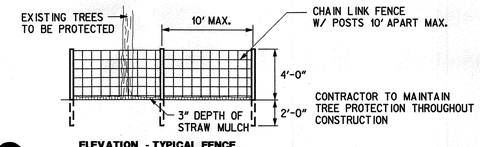
REMOVE ALL EXISTING CONCRETE OR ASPHALT PAVING WITHIN THE LIMITS OF THE FENCED AREA. IF REMOVAL CREATES A POTENTIAL WATER POCKET, IT SHALL BE FILLED TO PROVIDE POSITIVE DRAINAGE, OR AREA OUTSIDE FENCE SHALL BE CUT TO ALLOW FOR POSITIVE DRAINAGE

REMOVE ALL VINES FROM TREES IN BARRICADED AREA

DEAD OR DAMAGED LIMBS TO BE REMOVED BY ARBORIST

ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED (FROM EXCAVATION FOR UNDERGROUND UTILITIES)

NO GRADING SHALL TAKE PLACE WITHIN THE CANOPY LINE OF EXISTING TREES TO BE SAVED



ELEVATION - TYPICAL FENCE

2 TREE PROTECTION
N.T.S.

10

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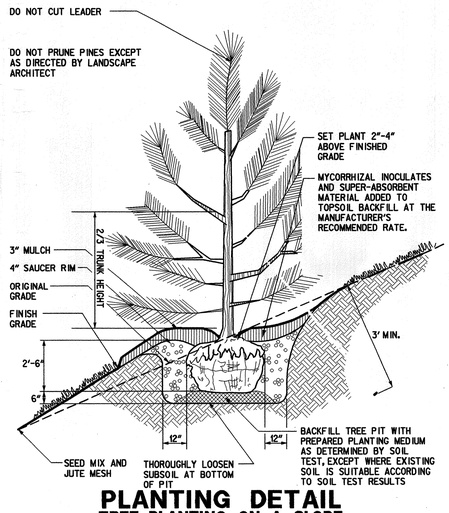
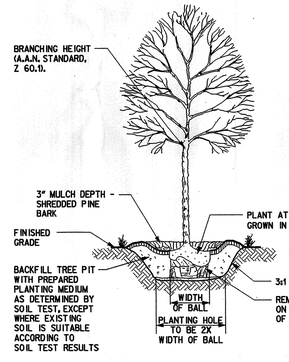


4 PLANTING DETAIL
TREE PLANTING ON A SLOPE
N.T.S.

NOTE:
PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-CURRENT EDITION) FOR SIZE FORM AND QUALITY

MYCORRHIZAL INOCULANTS AND SUPER-ABSORBENT MATERIAL ADDED TO TOPSOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE.

*REMOVE ALL CRUSHED STONE BASE TO NATIVE SOIL OR A MINIMUM OF 24" IF ENGINEERED FILL



1 PLANTING DETAIL
N.T.S.

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FINAL
SPECIFIC PLAN FOR
HAURY & SMITH
BROCK PROPERTY
HWY 70 S @ FLAT CREEK
NASHVILLE, TENNESSEE

REVISION		
No. -	Date -	Revision

LANDSPAPING DETAILS

L6.1

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