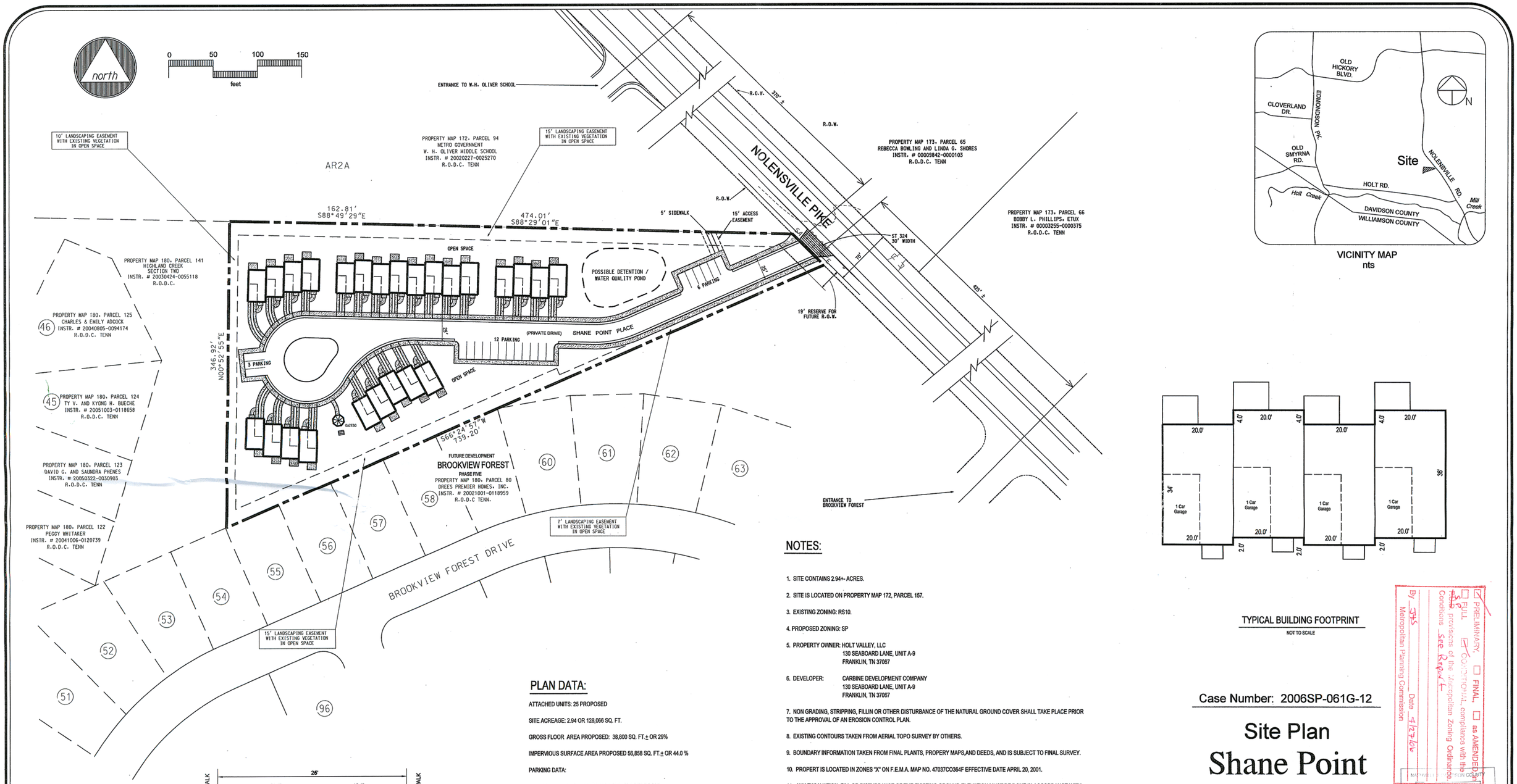






VICINITY MAP
nts




TYPICAL BUILDING FOOTPRINT
NOT TO SCALE

## NOTES:

1. SITE CONTAINS 2.94+- ACRES.
2. SITE IS LOCATED ON PROPERTY MAP 172, PARCEL 157.
3. EXISTING ZONING: RS10.
4. PROPOSED ZONING: SP
5. PROPERTY OWNER: HOLT VALLEY, LLC
   130 SEABOARD LANE, UNIT A-9
   FRANKLIN, TN 37067
6. DEVELOPER: CARBINE DEVELOPMENT COMPANY
   130 SEABOARD LANE, UNIT A-9
   FRANKLIN, TN 37067
7. NON GRADING, STRIPPING, FILLIN OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN.
8. EXISTING CONTOURS TAKEN FROM AERIAL TOPO SURVEY BY OTHERS.
9. BOUNDARY INFORMATION TAKEN FROM FINAL PLANTS, PROPERY MAPS,AND DEEDS, AND IS SUBJECT TO FINAL SURVEY.
10. PROPERT IS LOCATED IN ZONES "X" ON F.E.M.A. MAP NO. 47037C0364F EFFECTIVE DATE APRIL 20, 2001.
11. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENTORDINANCE NO. 78-840 AND APPROVED BY THE METRO DEPARMENT OF WATER SERVICES
12. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION APPROVAL, THE PROPERTY SHALL BESUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE RM9 ZONING DISTRICT.
13. ALL DRIVEWAYS SHALL BE A MINIMUM OF 20 FEET LONG BETWEEN SIDEWALK AND BUILDING.
14. ALL DRIVES TO BE PRIVATE
15. MINIMUM DISTANCE BETWEEN BUILDINGS TO BE. 10 FEET
16. SOLID WASTE COLLECTION AND DISPOSAL WILL BE PROVIDED BY THE HOMEONWERS ASSOCIATION.
17. POSTAL SERVICE WILL BE PROVIDED AT A CENTRAL LOCATION AS REQUIRED BY THE U.S. POSTAL SERVICE.
18. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO IS 15" CMP.)
19. 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.

## PLAN DATA:

ATTACHED UNITS: 25 PROPOSED

SITE ACREAGE: 2.94 OR 128,066 SQ. FT.

GROSS FLOOR AREA PROPOSED: 38,800 SQ. FT.± OR 29%

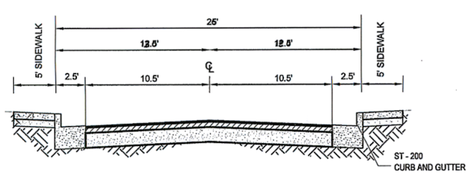
IMPERVIOUS SURFACE AREA PROPOSED 56,858 SQ. FT.± OR 44.0 %

PARKING DATA:

25 UNITS (30% 3 BEDROOM AND 70% 2 BEDROOM)
PARKING REQUIRED: 54 SPACES
PARKING PROVIDED: 71 SPACES (2.84 PER UNIT)

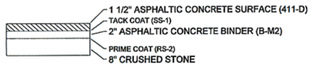
## PROPOSED DEVELOPMENT SCHEDULE:

BEGIN CONSTRUCTION NOV/DEC 2006 - COMPLETE NOV/DEC 2007




TYPICAL PRIVATE DRIVE SECTION
N.T.S.

PAVEMENT SECTION, WIDTH, AND SIDEWALK LOCATION AS APPROVED BY CHARLES HASTY OF METRO PUBLIC WORKS ON NOVEMBER 9, 2005 AND MARCH 28, 2006.




PAVEMENT SECTION
N.T.S.

Case Number: 2006SP-061G-12

# Site Plan
# Shane Point

Proposed SP Development
31st Councilmanic District
Nashville, Davidson County, Tennessee

developer

## Carbine Development Company

130 Seaboard Lane, Unit A-9
Franklin, TN 37067
(615) 661-9995

Date: 3-30-06 Scale : 1" = 50'

Anderson, Delk, Epps & Associates Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

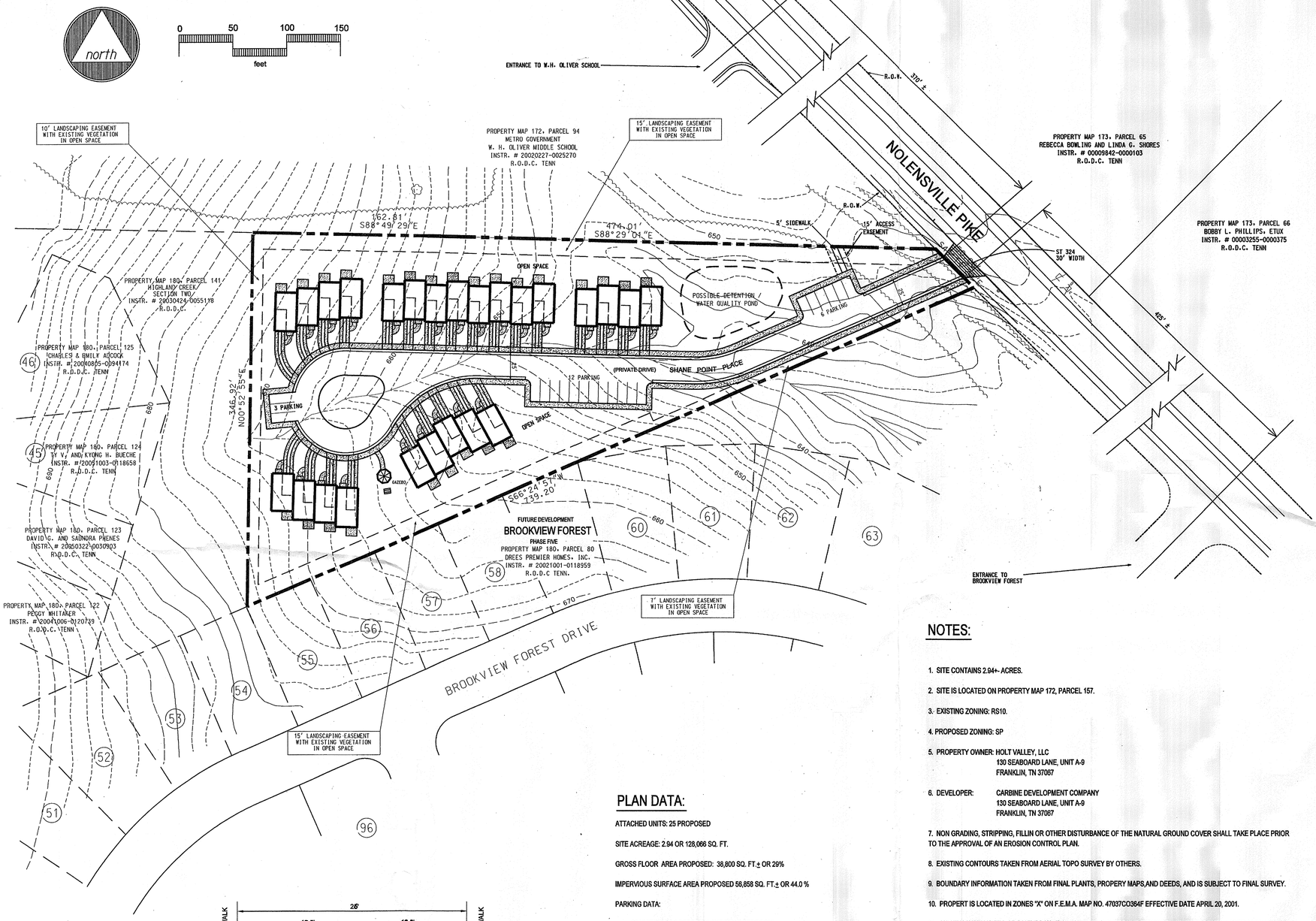
PRELIMINARY, ☐ FINAL, ☐ as AMENDED
☐ FULL
☑ CONDITIONAL, compliance with the provisions of the Metropolitan Zoning Ordinance.
Conditions See Report
By JHS Date 4/27/06
Metropolitan Planning Commission
NASHVILLE-DAVIDSON COUNTY
METROPOLITAN PLANNING COMMISSION

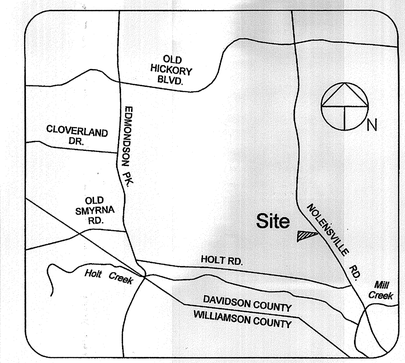
SHEET S-1

97-114 and 10510907

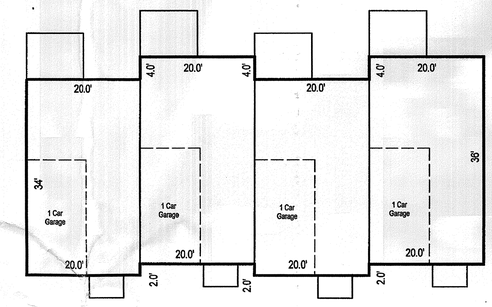
REVISED: 4/1/06 PER METRO COMMENTS

2006SP-061G-12




VICINITY MAP
nts

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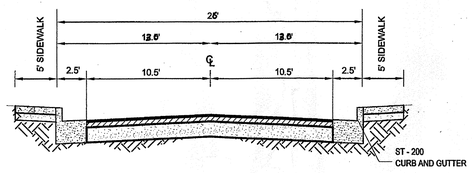


TYPICAL PRIVATE DRIVE SECTION

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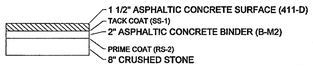


PAVEMENT SECTION

N.T.S.

REVISED: 4/1/06 PER METRO COMMENTS

Case Number: 2006SP-061G-12

# Development Plan
# Shane Point

Proposed SP Development
31st Councilmanic District
Nashville, Davidson County, Tennessee

developer

Carbine Development Company
130 Seaboard Lane, Unit A-9
Franklin, TN 37067
(615) 661-9995

Date: 3-30-06 Scale : 1" = 50'

Anderson, Delk, Epps & Associates Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

SHEET D-1

97-114 and 10510907

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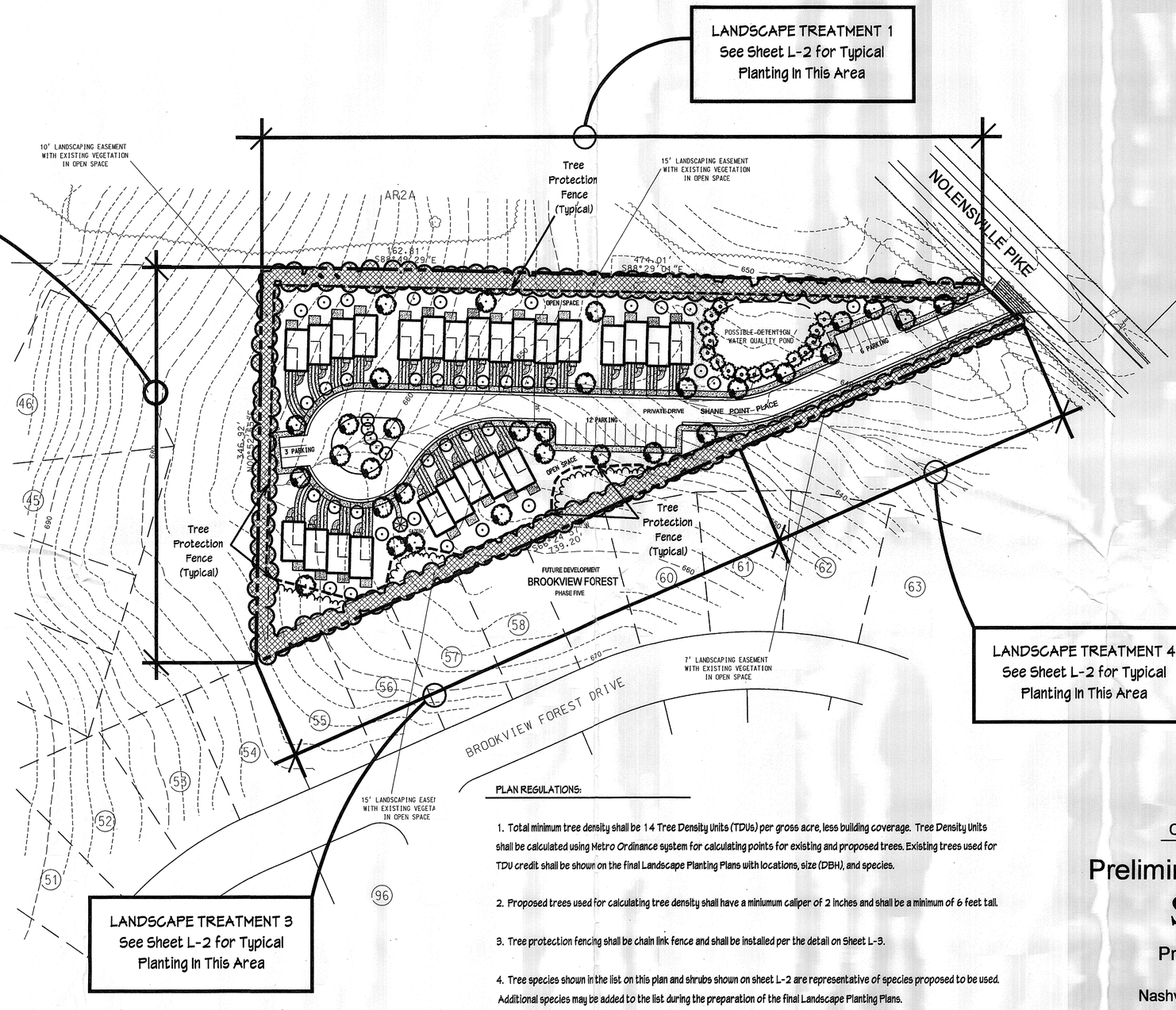


north

0 50 100 150
feet

LEGEND

Existing Trees To Remain

Proposed Tree Protection Fence -- See Sheet L-3 for Detail

Proposed Landscape Treatements Adjacent to Rights-of-Way. Existing Trees Supplemented With New Planting. See Sheet L-2 for Typical Planting

Proposed Interior Planting

Canopy Trees -- See This Sheet for List of Potential Species

Understory Trees -- See This Sheet for List of Potential Species

Evergreen Screening -- See This Sheet for List of Potential Species

LIST OF POTENTIAL TREE SPECIES

CANOPY TREES:
Acer rubrum 'Red Sunset' -- Red Sunset Red Maple
Acer saccharum -- Sugar Maple
Liriodendron tulipifera -- Tuliptree
Magnolia grandiflora -- Southern Magnolia
Pinus strobus -- White Pine
Pinus taeda -- Loblolly Pine
Platanus acerifolia -- London Planetree
Quercus phellos -- Willow Oak
Quercus palustris -- Pin Oak
Quercus rubra -- Red Oak
Salix babylonica -- Weeping Willow
Taxiodum distichum -- Common Bald Cypress
Ulmus parvifolia 'Alee' -- Alee Chinese Elm

UNDERSTORY TREES:
Acer campestre -- Hedge Maple
Cercis canadensis -- Eastern Redbud
Cornus florida -- Flowering Dogwood
Cornus kousa chinensis -- Chinese Kousa Dogwood
Ilex attenuata 'Fosteri' Foster Holly
Lagerstroemia Indica - Crape Myrtle
Magnolia grandiflora 'Little Gem' -- Little Gem Magnolia
Magnolia virginiana -- Sweetbay Magnolia
Prunus cerasifera 'Thundercloud' -- Thundercloud Purpleleaf Plum

EVERGREEN SCREENING:
Cupressocyparis leylandii -- Leyland Cypress
Juniperus virginiana -- Eastern Red Cedar
Magnolia grandiflora -- Southern Magnolia
Pinus strobus -- White Pine
Pinus taeda -- Loblolly Pine

PLAN REGULATIONS:

1. Total minimum tree density shall be 14 Tree Density Units (TDUs) per gross acre, less building coverage. Tree Density Units shall be calculated using Metro Ordinance system for calculating points for existing and proposed trees. Existing trees used for TDU credit shall be shown on the final Landscape Planting Plans with locations, size (DBH), and species.

2. Proposed trees used for calculating tree density shall have a miniumum caliper of 2 inches and shall be a minimum of 6 feet tall.

3. Tree protection fencing shall be chain link fence and shall be installed per the detail on Sheet L-3.

4. Tree species shown in the list on this plan and shrubs shown on sheet L-2 are representative of species proposed to be used. Additional species may be added to the list during the preparation of the final Landscape Planting Plans.

5. The final Landscape Planting Plans shall be prepared by a Landscape Architect registered by the State of Tennessee. Plans shall be appropriately sealed.

6. At completion, the installation of plant materials shall be inspected by a Landscape Architect registered by the State of Tennessee. The Landscape Architect shall verify whether the plan was installed per the plan approved by the Metro Urban Forester.

7. A Tree Removal Permit shall be obtained prior to removal of any existing trees.

8. An underground irrigation system shall be installed for all proposed trees, shrubs, and ground covers.

REVISED: 4/1/06 PER METRO COMMENTS

Case Number: 2006SP-061G-12

# Preliminary Landscaping Plan

# Shane Point

Proposed SP Development
31st Councilmanic District
Nashville, Davidson County, Tennessee

developer

## Carbine Development Company

130 Seaboard Lane, Unit A-9
Franklin, TN 37067
(615) 661-9995

Date: 3-30-06 Scale : 1" = 50'

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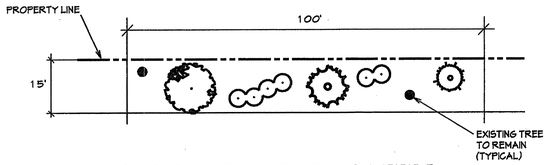
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

SHEET L-1

97-114 and 10510907

06-03-22 2006 01 APR 06-1-PLAN




TYPICAL PLAN FOR 100 FEET
LANDSCAPE TREATMENT 1

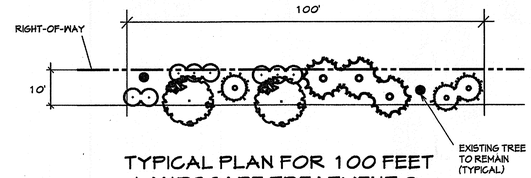
SCALE: 1" = 20'

## LANDSCAPE TREATMENT 1
## REQUIREMENTS PER 100 FEET

2 Canopy Trees -- 50% or more must be Evergreen
1 Understory Trees -- 50% or more must be Evergreen
6 Shrubs -- 50% or more must be Evergreen

2 Existing trees with a caliper of 4 inches or greater.

If there are not 2 existing trees that remain after construction, additional Canopy Trees must be installed for each tree less than 2 (e.g. 1 existing tree remains, so a total of 3 Canopy Trees must be installed.) If more than 2 trees remain, each existing tree beyond 2 shall count as a substitute for a proposed Canopy or Understory Trees. If the area is heavily forested and planting shrubs is not feasible, then it is possible that a lesser number or no shrubs may be installed.




TYPICAL PLAN FOR 100 FEET
LANDSCAPE TREATMENT 2

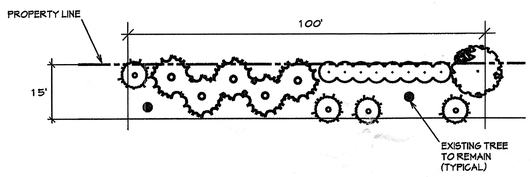
SCALE: 1" = 20'

## LANDSCAPE TREATMENT 2
## REQUIREMENTS PER 100 FEET

5 Canopy Trees -- 50% or more must be Evergreen
3 Understory Trees -- 50% or more must be Evergreen
8 Shrubs -- 50% or more must be Evergreen

2 Existing trees with a caliper of 4 inches or greater.

If there are not 2 existing trees that remain after construction, additional Canopy Trees must be installed for each tree less than 2 (e.g. 1 existing tree remains, so a total of 6 Canopy Trees must be installed.) If more than 2 trees remain, each existing tree beyond 2 shall count as a substitute for a proposed Canopy or Understory Trees. If the area is heavily forested and planting shrubs is not feasible, then it is possible that a lesser number or no shrubs may be installed.




TYPICAL PLAN FOR 100 FEET
LANDSCAPE TREATMENT 3

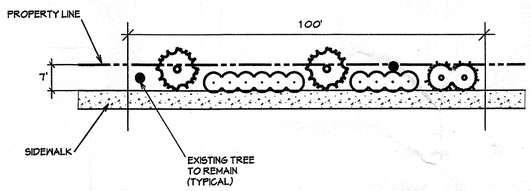
SCALE: 1" = 20'

## LANDSCAPE TREATMENT 3
## REQUIREMENTS PER 100 FEET

6 Canopy Trees -- 50% or more must be Evergreen
4 Understory Trees -- 50% or more must be Evergreen
8 Shrubs -- 50% or more must be Evergreen

2 Existing trees with a caliper of 4 inches or greater.

If there are not 2 existing trees that remain after construction, an additional Canopy Tree must be installed for each tree less than 2 (e.g. 1 existing tree remains, so a total of 7 Canopy Trees must be installed.) If more than 2 trees remain, each existing tree beyond 2 shall count as a substitute for a proposed Canopy or Understory Tree. If the area is heavily forested and planting shrubs is not feasible, then it is possible that a lesser number or no shrubs may be installed.




TYPICAL PLAN FOR 100 FEET
LANDSCAPE TREATMENT 4

SCALE: 1" = 20'

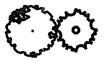
## LANDSCAPE TREATMENT 4
## REQUIREMENTS PER 100 FEET

2 Canopy Trees -- 50% or more must be Evergreen
2 Understory Trees -- 50% or more must be Evergreen
10 Shrubs -- 50% or more must be Evergreen

2 Existing trees with a caliper of 4 inches or greater.

If there are not 2 existing trees that remain after construction, an additional Canopy Tree must be installed for each tree less than 2 (e.g. 1 existing tree remains, so a total of 3 Canopy Trees must be installed.) If more than 2 trees remain, each existing tree beyond 2 shall count as a substitute for a proposed Canopy or Understory Tree. If the area is heavily forested and planting shrubs is not feasible, then it is possible that a lesser number or no shrubs may be installed.

## LEGEND FOR LANDSCAPE TREATMENTS


CANOPY TREES

UNDERSTORY TREES

SHRUBS

EXISTING TREE TO REMAIN

NOTES FOR PLANT MATERIALS WITHIN
LANDSCAPE TREATMENT AREAS:

1. See Sheet L-1 for a List of potential tree species.

2. All trees shall have a caliper of 2 inches or greater and shall be a minimum of 6 feet tall at the time of installation.

3. 50% or more of the shrubs in Landscape Treatment areas shall have a minimum height of 20 inches. The following is a list of potential shrub species which may be utilized in the Landscape Treament Areas. Additional species may be added to the list during the preparation of of the final Landscape Planting Plans.

Abelia grandiflora -- Glossy Abelia
Buxus koreana 'Wintergreen' -- Wintergreen Boxwood
Buxus sempervirens -- Common Boxwood
Euonymus alata 'Compacta' -- Dwarf Winged Euonymus
Euonymus kiautchovicus 'Manhattan' -- Manhattan Euonymus
Forsythia intermedia 'Spectabilis' -- Showy Border Forsythia
Hydrangea arborescens 'Anna Belle' -- Anna Belle Hydrangea
Ilex crenata 'Green Lustre' -- Green Lustre Japanese Holly
Ilex cornuta 'Burfordi' -- Burford Holly
Ilex glabra 'Shamrock' -- Shamrock Holly
Itea virginiacus -- Virginia Sweetspire
Juniperus chinensis 'Pfitzeriana' -- Pfitzer Juniper
Juniperus chinensis 'Gold Coast' -- Gold Coast Juniper
Juniperus squamata 'Parsoni' -- Parsons Juniper
Juniperus horizontalis 'Youngstown' -- Youngstown Andorra Juniper
Mahonia bealei -- Leatherleaf Mahonia
Myrica pennsylvanica -- Northern Bayberry
Nandina domestica -- Nandina
Prunus laurocerasus -- English Laurel
Prunus laurocerasus 'Schipkaensis' -- Schipk Laruel
Prunus laurocerasus 'Otto Luyken' -- Otto Luyken Laurel
Viburnum x 'Alleghany' -- Alleghany Virurnum
Viburnum x 'Pragense' -- Pragense Viburnum

# Preliminary Landscaping Plan
# Shane Point

Proposed SP Development
31st Councilmanic District
Nashville, Davidson County, Tennessee

developer

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SHEET L-2

97-114 and 10510907

REVISED: 4/1/06 PER METRO COMMENTS

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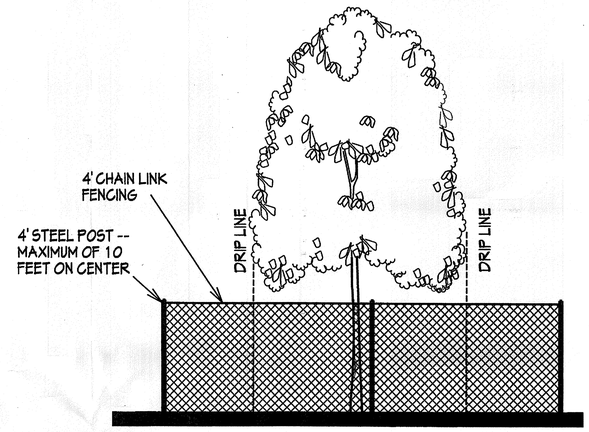
## FRONT ELEVATION -- FOUR UNIT BUILDING

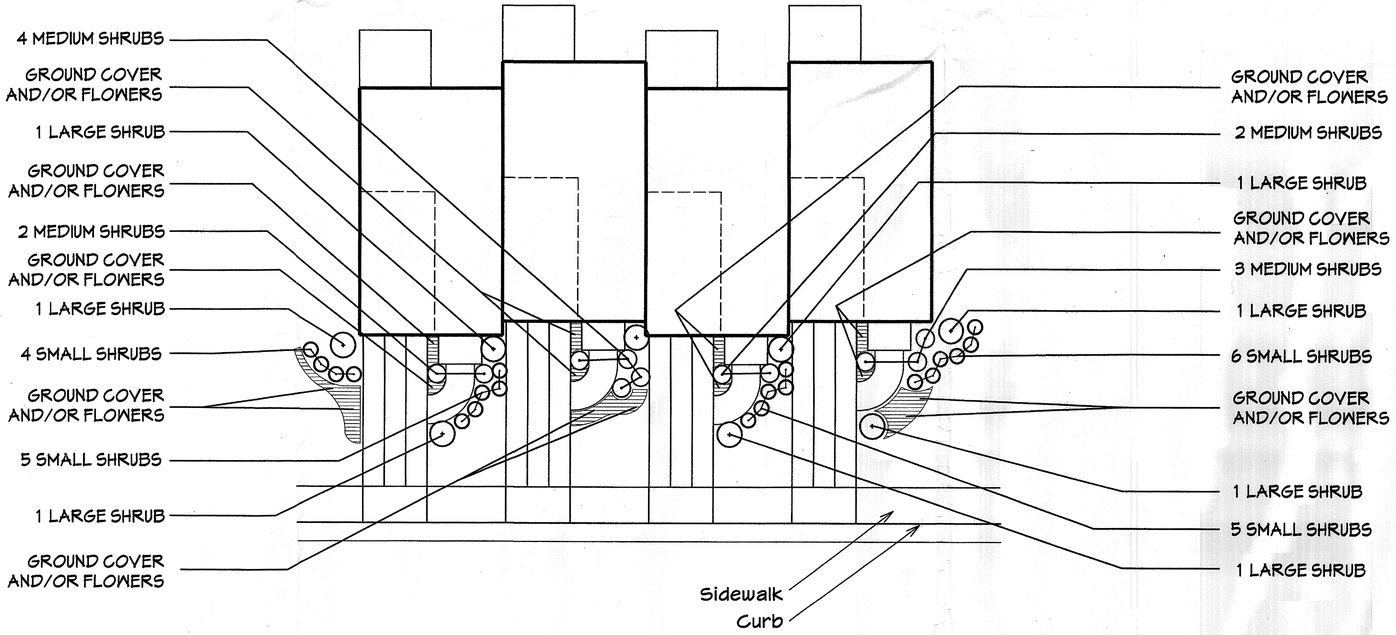
Not to Scale




PLACE POSTS AND FENCING 5 FEET BEYOND DRIP LINE OF TREES, NOT MORE THAN 10 FEET ON CENTER

## TREE PROTECTION DETAIL

N.T.S.




## TYPICAL BUILDING FOUNDATION PLANTING

FOR FOUR UNIT BUILDING

1"=20'

# Preliminary Landscaping Plan

# Shane Point

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31st Councilmanic District
Nashville, Davidson County, Tennessee

developer

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SHEET L-3

97-114 and 10510907

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