The Corner of Old Hickory

A Specific Plan (SP) District

G-SP # 2007SP-074G-14

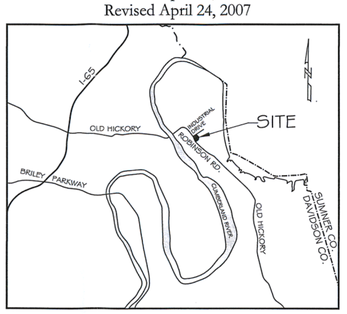
Tax Map 44, Parcel 26

Nashville, Davidson County, Tennessee

March 29, 2007

Revised April 16, 2007

Revised April 24, 2007



Vicinity Map NTS

SP DEVELOPMENT STANDARDS

DESCRIPTION	SP ZONE (OR20 EXISTING) REFER TO MUL
EXISTING USES	VACANT
PROPOSED USES	MULTIFAMILY TOWNHOMES FINANCIAL INSTITUTION OFFICE MEDICAL OFFICE RETAIL RESTAURANT
MAXIMUM # UNITS/ PROPOSED # UNITS	165 RESIDENTIAL UNITS PH. 1-63 RES. UNITS; PH2-102 RES. UNITS 75,000 SF OFFICE/COMMERCIAL MAXIMUM/ PH. 1 - 37,750 SF; PH. 2 - 34,000 S.F.
SITE AREA	15.99 ACRES±
OPEN AREA	6.47 ACRES
% OPEN AREA	40%
FAR	1.00 MAX./0.50 PROPOSED (349,215 SF) 277,465 SF RESIDENTIAL 71,750 SF OFFICE/COMMERCIAL
FRONT SETBACK	ROBINSON ROAD-U8
	66 FEET FROM CENTERLINE OF R.O.W.
REAR SETBACK	20'
SIDE SETBACK	NONE REQUIRED
ISR	0.80 MAX./0.60 PROPOSED
BUILDING AREA	131,405 S.F. BUILDING FOOTPRINTS
ROADS & PAVEMENT AREA	283,248 S.F.(6.50 ACRES) PVMT OF ROADS & WALKS
COMMON AREA	12.50 ACRES
BUILDING HEIGHT	3 STORIES MAX, 50 FT AT SETBACK
REQ'D BUFFER YARDS	B BUFFER AT ADJACENT RM20 C BUFFER AT ADJACENT R10

PARKING REQUIREMENTS

TOWNHOMES:
59 UNITS @ 2 BEDROOMS PER UNIT=118 SPACES
GARAGE & 16x20' DRIVE PER UNIT PROVIDED

MULTIFAMILY UNITS:
30 UNITS @ 1.5 SPACES PER UNIT
TOTAL PROVIDED = 45 SPACES IN PARKING GARAGE

OFFICE/RETAIL:
56,750 SF OFFICE/RETAIL @ 1/250 SF=227 SPACES
8,000 SF RETAIL @ 1/200 SF= 40 SPACES
7,000 SF OFFICE @ 1/300 SF= 24 SPACES
TOTAL OFFICE/RETAIL REQUIRED =291 SPACES

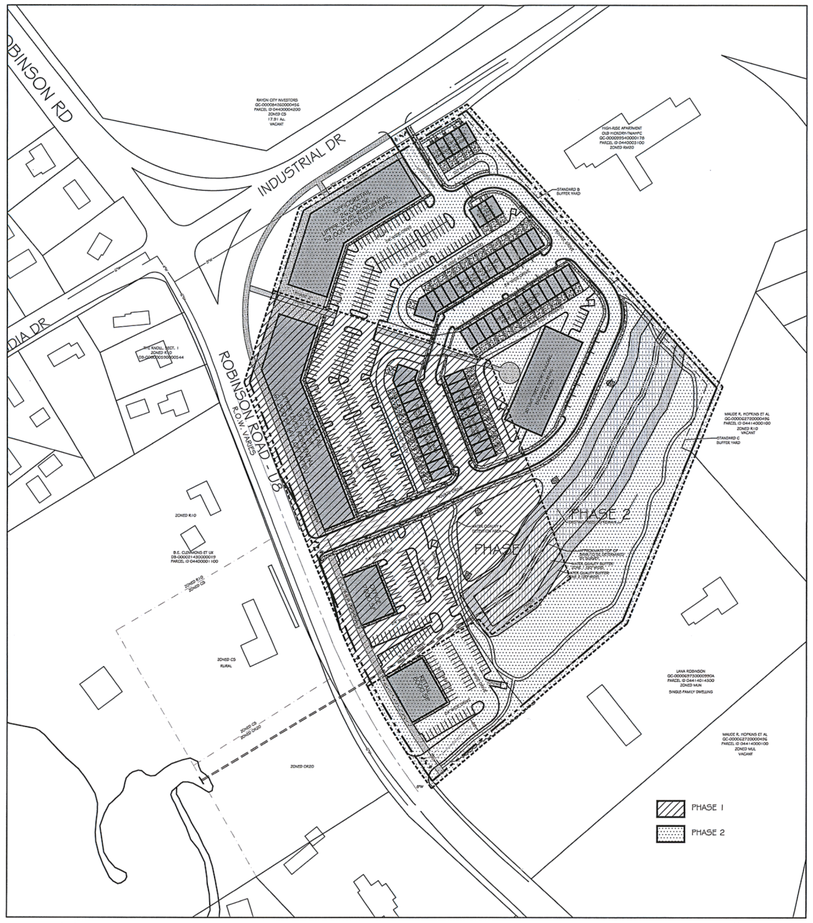
MULTIFAMILY LOFT APTS.:
76 UNITS @ 1.5 BEDROOMS PER UNIT=114 SPACES
TOTAL OFFICE/RETAIL & LOFT APT. PARKING REQUIRED = 405 SPACES
TOTAL OFFICE/RETAIL & LOFT APT. PARKING PROVIDED = 433 SPACES

LAND USE TABLE

MULTI-FAMILY RESIDENTIAL	80,445 S.F.; 1.85 ACRES
OFFICE	51,087 S.F.; 1.17 ACRES
RETAIL	54,835 S.F.; 1.26 ACRES
MIXED USE	177,036 S.F.; 4.06 ACRES
OFFICE	MULTI-FAMILY RESIDENTIAL
MEDICAL OFFICE	RETAIL
FINANCIAL INSTITUTION	RESTAURANT
ACTIVE OPEN SPACE	223,200 S.F.; 5.12 ACRES

GENERAL PLAN CONSISTENCY 13.46

The property in question is contained within Subarea 14: Donelson-Hermitage-Old Hickory Community Plan 2004 Update. In December an amendment to the Subarea 14 Plan was submitted to change the recommended use from Mixed Residential to Mixed Use in order to be consistent with surrounding property and with the goals of the Subarea Plan. See copy of proposed amendment attached with submittal.



PHASES 1 & 2 SCALE: 1"=120'

Sheet Schedule

1 C0.0 Cover Sheet
2 C1.0 Existing Conditions
3 C2.0 SP Layout & Utility Plan
4 C3.0 Grading & Drainage Plan
5 C4.0 Architectural Details & Standards
6 C5.0 Conceptual Landscape Plan

Development Summary

COUNCIL PERSON - FELLER BROWN
COUNCILMANIC DISTRICT - 11
TAX MAP 44
PARCEL 26
ADDRESS: 0 ROBINSON ROAD
OLD HICKORY, TN 37138

OWNER OF RECORD
CP CONSTRUCTION, LLC
163 BUSINESS PARK DRIVE, SUITE 5
LEBANON, TN 37087
615- 347-4070

APPLICANT - P1 ENTERPRISES LLC
CONTACT PERSON - BRYAN PUCKETT
ADDRESS - 163 BUSINESS PARK DRIVE, SUITE 5
LEBANON, TN 37087
PHONE: (615) 347-4070
FAX: 866-401-5395

PLAN PREPARATION DATE - 3/29/07 REVISED: 4/16/07 REVISED: 4/24/2007
SCALES USED - 1"=50'

ENGINEER
DALE & ASSOCIATES, INC.
516 HEATHER PLACE
NASHVILLE, TN 37204
(615) 297-5166
(615) 269-7905 FAX
CONTACT PERSON - ROY DALE, PE

THIS PROPERTY IS SHOWN IN ZONE 'X' AND OUTSIDE THE 500-YR FLOODPLAIN AS SHOWN ON FEMA MAP 47037C0143F DATED APRIL 20, 2001.

SPECIFIC PLAN APPROVAL
☒ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in ☐ FULL, ☒ CONDITIONAL, compliance with the SP provisions of the Metropolitan Zoning Ordinance.
Conditions See Council Bill 2007-1511
By JTS MPC Date 5/25/07
Metropolitan Planning Commission
2007SP-074G-14

PURPOSE:
TO CREATE A SPECIFIC PLAN DISTRICT (SP)

NOTES:

1.) THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 094-1104 (METRO CODE CHAPTER 17.23, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).

2.) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

3.) THIS PROPERTY IS SHOWN IN ZONE 'X' AND OUTSIDE THE 500-YR FLOODPLAIN AS SHOWN ON FEMA MAP 47037C0143F DATED APRIL 20, 2001.

4.) THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE FINAL APPLICATION

5.) ALL SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS' SIDEWALK DESIGN STANDARDS.

6.) WHEELCHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.

7.) BUILDING SETBACKS SHALL BE PER THIS SPECIFIC PLAN

8) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

9.) PER FIRE MARSHAL NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FT. FROM A FIRE HYDRANT VIA AN AN APPROVED HARD SURFACED ROAD. METRO ORDINANANCE 095-1541 SECTION 1568.020 B. FIRE MAINS SHALL BE LARGE ENOUGH TO FLOW REQUIRED FIRE FLOW. MAINS OVER 600FT. IN LENGTH SHOULD BE INCREASED TO THE NEXT SIZE LARGER IN DIAMETER.

10.) ANY APPROVALS ARE SUBJECT TO PUBLIC WORKS' APPROVAL OF THE CONSTRUCTION PLANS. FINAL DESIGN AND IMPROVEMENTS MAY VARY BASED ON FIELD CONDITIONS

11.) PROJECT TO BE COMPLETED IN TWO PHASES:
PHASE 1: 2010 (SEE PLANS)
PHASE 2: 2012 (SEE PLANS)

12.) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

13.) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" CMP.

14.) ALL ALLEYS PER METRO ST-263

13.) THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANUAL VOLUMES 1 - REGULATIONS

ROY M. DALE
STATE OF TENNESSEE

MAY 2007
PLANNING DEPARTMENT

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

PROJECT #06115
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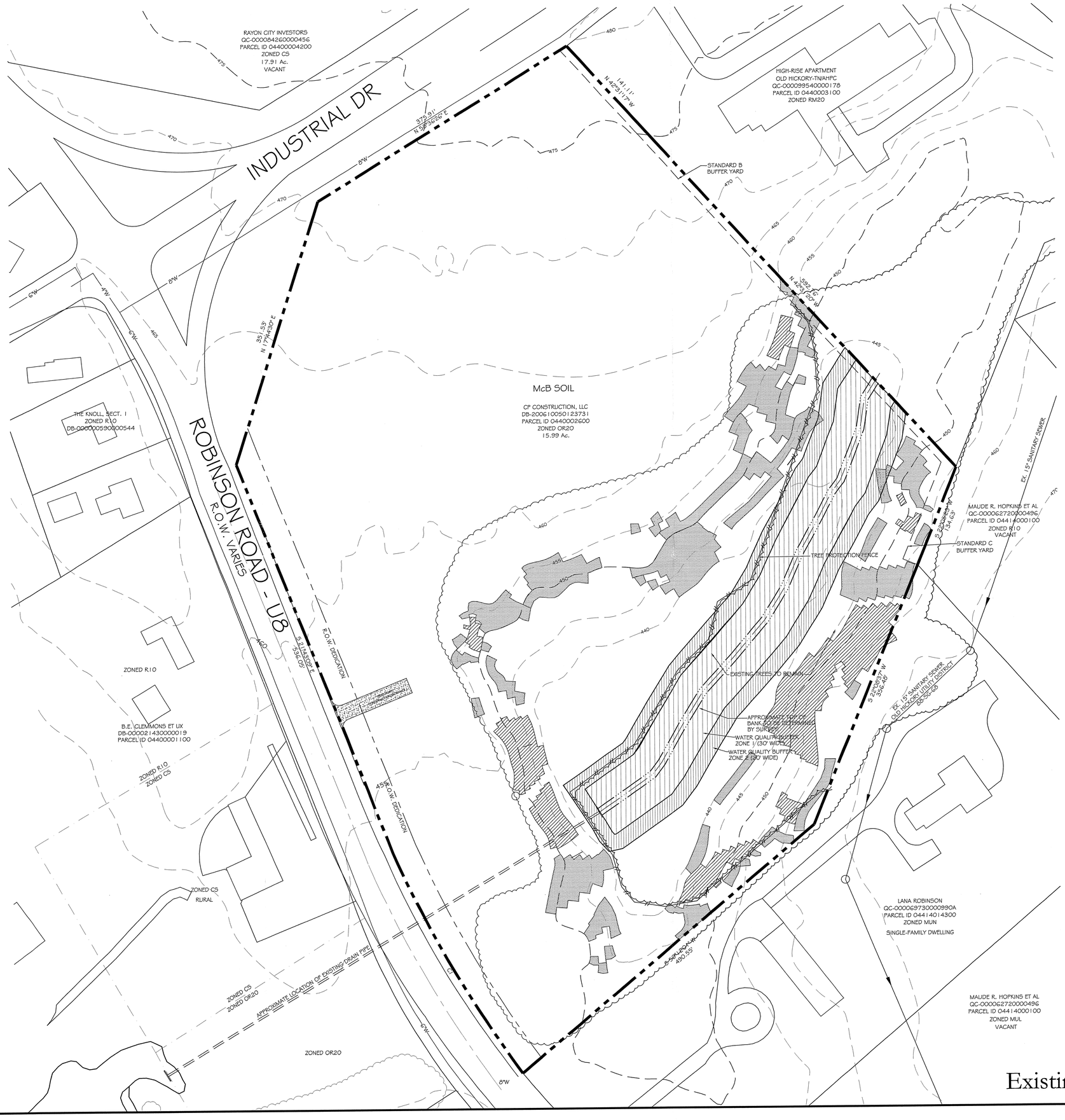
C0.0



Existing Conditions

200' 0 200' 400' 600'

Scale 1" = 50'

SITE AREA = 15.99 ACRES±

MAGNETIC REGISTERED TO TN STATE PLANE COORDINATE SYSTEM

SOIL TYPE (ENTIRE SITE):

McB: Maury-Urban land complex, 2-7% slope

15%-20% slope

> 25% slope

NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C1	12°28'47"	1496.90	163.67	326.04	S 30°12'51" E	325.39

REVISIONS:
4/16/07 City Comments
4/24/07 City Comments

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REGISTERED ENGINEER
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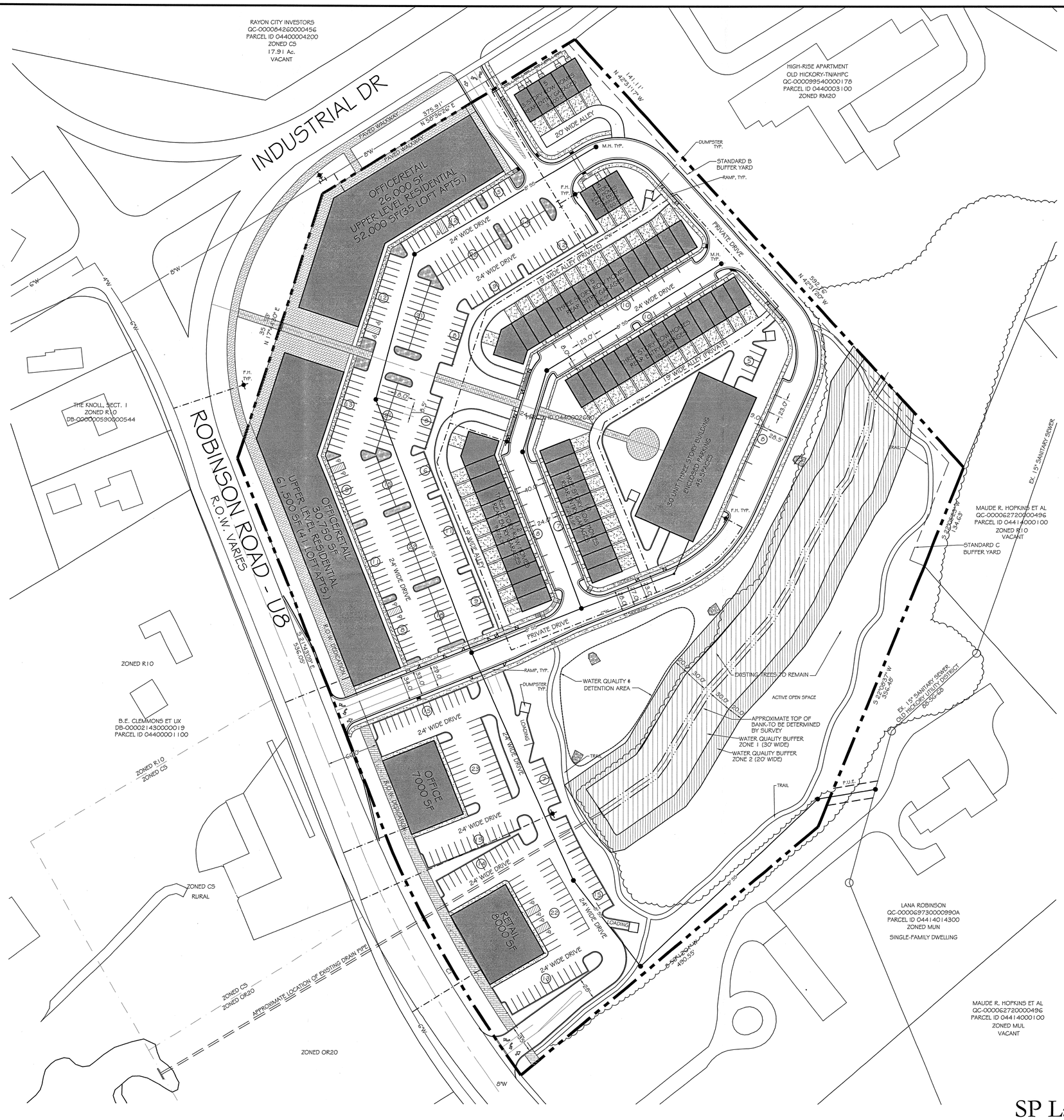
2 OF 6



200' 0 200' 400' 600'

Scale 1" = 50'

SITE AREA = 15.99 ACRES±

MAGNETIC
REGISTERED TO
TN STATE PLANE
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SP Layout & Utility Plan

ROY M. DALE
STATE OF TENNESSEE

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Land Planning & Zoning
Landscape Architecture
Surveying

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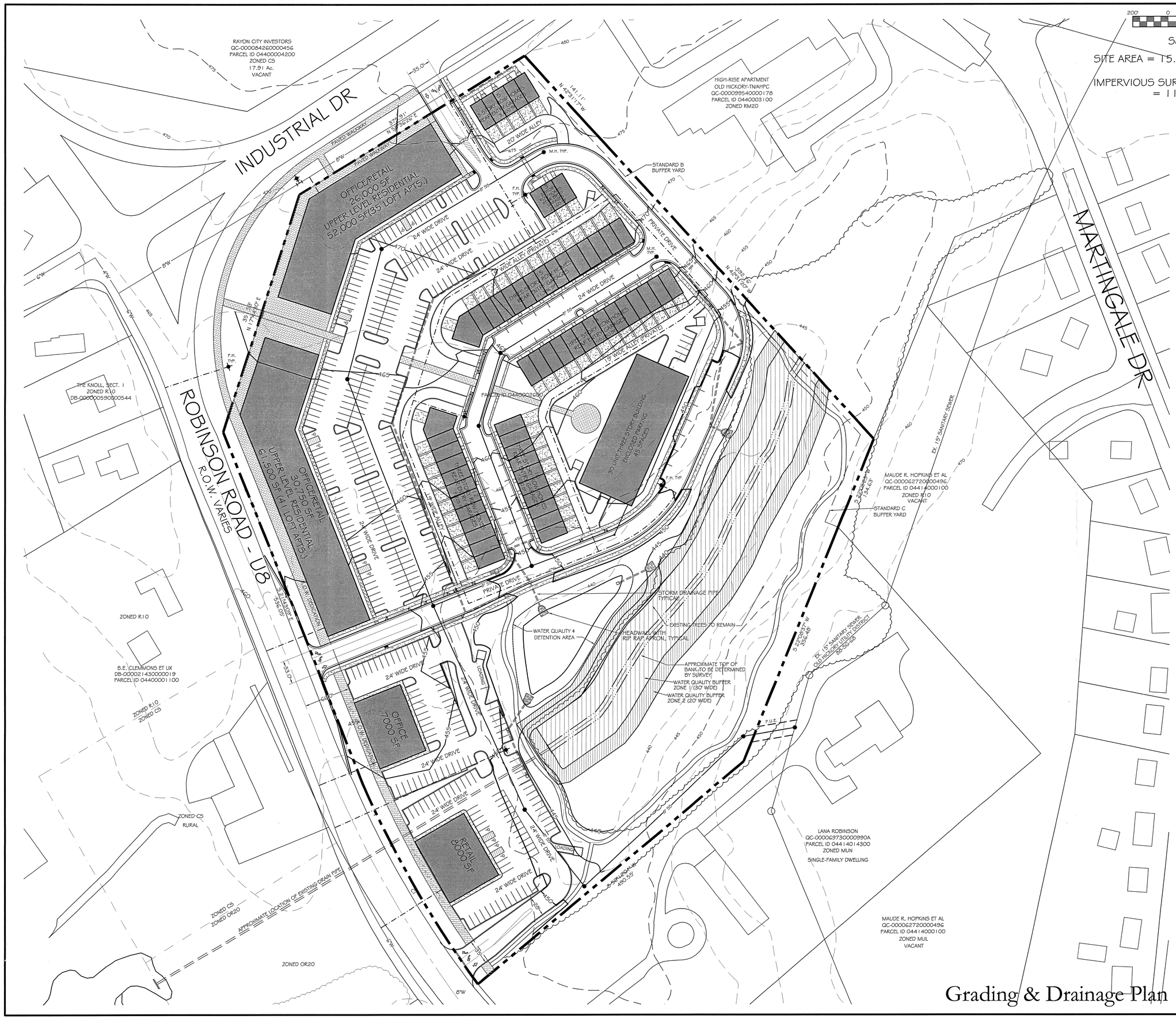
(615) 297-5166

PROJECT #06115
The Corner of Old Hickory SP

C2.0



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The Corner of Old Hickory SP

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Nashville, Davidson County, Tennessee

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Land Planning & Zoning
Landscape Architecture
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PROJECT #06115
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C3.0

4 OF 6

ARCHITECTURAL STANDARDS

A. GENERAL
1. Simple, attractive design in durable materials is preferred over elaborate design in inferior materials. For instance, a 4x4 post with cap and base is preferred over prefabricated faux-traditional porch column.
2. Traditional architecture, when utilized, shall be executed according to traditional design standards. (See Traditional Construction Patterns: Design and Detail Rules-of-Thumb by A Field Guide to American Houses Stephen A. Mouzon (The McGraw-Hill Companies, Inc.) and by Virginia and Lee McAlester (Alfred A. Kompf Inc.))
3. Architectural features and treatments shall be consistent with the architectural style chosen.
4. Rhythm of ground floor architectural features shall harmonize with rhythm of upper stories.
5. Long, uninterrupted wall planes on public streets or paths shall be avoided.
6. Buildings facing two streets shall provide two frontages that reflect the character of the streets they face.

B. WALLS
1. MATERIALS
a. Building walls shall be finished in brick, shingles, fiber cement siding/shingles, and stucco, no vinyl siding.
2. CONFIGURATIONS & TECHNIQUES
a. Building walls shall only change material along a horizontal line, i.e. brick may be combined with siding when the material change occurs horizontally (typically at a floor or sill line), with the heavier material below the lighter.
b. Siding shall be horizontal, maximum of 8" exposure.
c. Shingles shall be horizontal, maximum of 8" exposure.

C. ATTACHMENTS
1. MATERIALS
a. Chimneys shall be finished with masonry or stucco. The exterior masonry of fireplaces shall extend to grade.
b. Piers and arches shall be finished in masonry or stucco.
c. Porches may be enclosed with glass or screens; however, glass enclosures are not permitted on the principal front facade.
d. Decks shall not be permitted in front or side yards.
e. Awnings shall have a metal structure covered with canvas or synthetic canvas.

2. CONFIGURATIONS & TECHNIQUES
a. Porches shall be a minimum of 6'-0" in depth.
b. Balconies shall be 3'-0" to 6'-0" in depth. Balconies shall be structurally supported by piers, columns, brackets, or tapered beams.
c. Porches, arcades and breezeways shall have square or vertically proportioned openings (must be taller than wide).
d. Piers shall be no less than 12" x 12".
e. Posts shall be no less than 4" x 4".
f. Wood elements must be painted or sealed with an opaque or semisolid stain.
g. Eaves on outbuildings shall match the eaves of the principal building if the latter are shallow, or shall be approximately half the size of the eaves of the main building if the latter are deep.
h. Dormers shall light habitable attic spaces, be placed with a minimum of 3'-0" from side building walls, and shall be a minimum of 3'-0"wide (exterior) where found in groups of two or more on a single facade.
i. Dormers shall have shed roofs with a minimum slope of 3:12, or hipped or gable roofs with slope to match the principal structure. Eyebrow dormers are also permitted.
j. Any single gable, hipped or shed dormer (on a single façade) shall be a minimum of 6'-0" wide (exterior) and shall have two or more windows.

D. ROOFS
1. MATERIALS
a. Roofs, if sloped, shall be clad in wood shingles, fiberglass shingles or asphalt shingles.
2. CONFIGURATIONS & TECHNIQUES
a. Principal roofs, if sloped, shall be a symmetrical hipped or gable
b. The ridge of the principal building shall be either parallel to or perpendicular to the street.
c. All gable and hipped roofs shall have a slope of 6:12 to 12:12.
d. All gable and hipped roofs of a building (including the principal structure, attachments and dormers) shall have the same slope
e. Eaves shall be continuous, unless overhanging a balcony or porch. Eaves on the principal building shall have an overhang that is either shallow (12" - 18") or deep (24" - 30").

E. OPENINGS
1. MATERIALS
a. Windows shall be wood (painted), aluminum clad, or vinyl and shall be glazed with clear glass.
b. Doors at frontages (including garage doors) shall be metal. Doors shall be painted, stained, or pre-finished. Glass is permitted in doors.
c. Shutters shall be louvered, paneled, or board and batten, and made of fiber cement, and painted (operable or not).
CONFIGURATIONS & TECHNIQUES
a. Windows shall be operable casements, single, double, or triple hung. Windows shall be vertically proportioned (taller than wide).
b. Transoms may be oriented horizontally with panes that match other opening configurations. Transoms may be awning, hopper or fixed. Fixed transoms must have a coordinating door or window.
c. Multiple windows in the same rough opening shall be separated by a 3 ½ " minimum post.
d. Window muntins, if present, shall be true divided light or fixed on the interior and exterior surfaces, and shall create panes of vertical or square proportion (taller than wide or as tall as wide).
e. Bays shall extend to the floor inside and to the ground outside, or be supported by visible brackets of appropriate size and scale.
f. All doors and windows require a minimum of a sill, lintel, and drip cap. Windows in sided walls shall have flat casing, minimum 5/4" depth. (See Image
g. Brickmold casing is appropriate for windows in masonry walls. Brickmold casing shall be set back from surface to provide sufficient return of the masonry finish (or stucco finish).
h. Openings, including dormers, shall be centered vertically with other openings or shall be centered with the wall between openings.
i. Openings above shall be equal in size or smaller than openings below.
j. Front doors, including entry door to the porch, shall be located on the primary frontage. For houses on corners, either side of the house may be used, however an entrance on the larger street is preferred.
k. Shutters shall be the same height as the window, and 1/2 the width of the window. Small windows may have one shutter that is the full width of the window.
Operable shutters are preferred
l. Garage doors, not facing alley, shall be a maximum of 9'-0" in width.
m. Sill heights shall be a maximum of 3'-0" from finished floor. The maximum head height shall be 10'- 0". Sill heights may vary for windows in a bathroom
or kitchen, or decorative windows.

F. SQUARE FOOTAGE REQUIREMENTS
a. No single family attached building shall have less than 1200 square feet of living space, the average shall be greater than 1400 square feet.
b. All buildings shall have a garage

G. OTHER REQUIREMENTS
a. All alley loaded buildings shall have mailboxes in the alleyway and not on the street front

I. The owner/developer agrees to record a set of restrictive covenants which will incorporate the items as set out in these Architectural Standards. The square footages in the Architectural Standards shall not be deviated from, but the owner/developer shall have the right to deviate from the Architectural Standards only as allowed in the recorded restrictive covenants.

SINGLE FAMILY ATTACHED (TOWNHOMES)
STREET FRONT (REAR LOADED)

MIN. LOT AREA:	N/A
FRONT SETBACK:	10 FEET
SIDE SETBACK:	0 FEET REQ'D, 5 FEET FOR END UNITS
REAR SETBACK:	20 FEET
MAX. HEIGHT:	3 STORIES AT SETBACK
PARKING REQUIRED:	2 STALLS PER UNIT
PARKING ACCESS:	PRIVATE ALLEY
PARKING LOCATION:	BEHIND UNITS; 16'X20' PAVED PARKING PADS AT GARAGES TO BE LOCATED OFF PUBLIC ALLEYS.
BUILDING MATERIALS:	VINYL PROHIBITED ALONG PUBLIC STREETS EXCEPT ALLEYS.
MIN. RAISED FOUNDATION:	1.5 FEET FROM FINISHED GRADE
MAX. UNITS PER BUILDING:	15 UNITS
MIN. UNITS PER BUILDING:	3 UNITS

Building Types:

The Building Regulation Plan establishes housing types intended to create areas with specific design characteristics in order to achieve the overall vision of the community. The Building Regulating Plan specifies the types of buildings that are generally appropriate in areas as indicated on the Preliminary Plan drawing.

If used accordingly, The Building Regulating Plan will make development within each area succinct and predictable. Developer and builder(s) should utilize this Building Regulating Plan to determine appropriate height, physical configuration, on-site parking and design characteristics of buildings.

Through this SP District Development Plan including the Building Regulating Plan, the neighborhood will be ensured a level of quality and a sense of community within the District. The intent of the SP district is to provide a unique community with emphasis on pedestrian-oriented streets, diverse housing options, open space, and quality architecture. While subject to these regulations and guidelines herein, the plan buildings and plan layout should be flexible to respond to physical site constraints, required engineering standards and a changing market. The District shall allow for variations in the design and dispersion of housing types so long as it meets the intent of the regulations and guidelines within. Any changes to the design plan that do not meet the intent of these regulations and guide lines as determined by the Metro Planning Department and/or Planning Commission must be approved by the Metro Council.

A.General

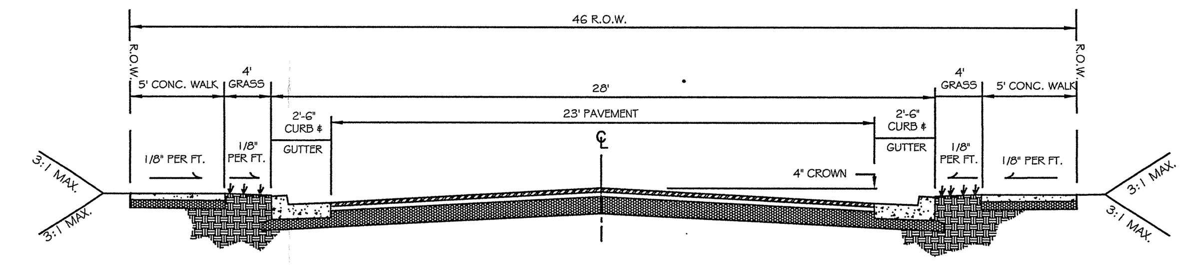
1.The Bulk provisions in this Document vary from the Metro Zoning Code with the exception of Section 17.12.040, Chapter 17.16, and Chapter 17.20 of the Metro Zoning Code, unless otherwise noted. Where the term "Urban Overlay District" or "UDO" is used in the Code it shall also apply to this SP District-the terms shall mean the same when applying Code regulations mentioned herein above unless otherwise noted.
2.Where standards are omitted, each building type shall be subject to requirements of the zoning district listed herein with each building type.
3.Tandem parking behind a garage space shall be counted toward meeting bulk parking provisions.

B.Variations to Standards

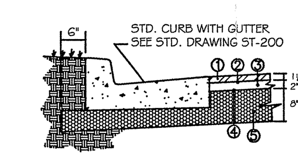
Where obvious physical constraints are discovered at the site within the District or if other governmental agencies have concerns, objections or regulations which may affect the intent of the District, the Metro Planning Staff will review alternate solutions as they relate to the design intent of the District.

Street Network and Design Standards:

ALL STREETS & ALLEYS SHALL BE PRIVATE. STREETS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE METRO DEPARTMENT OF PUBLIC WORKS. STREETS AND ALLEYS SHALL BE DESIGNED TO ACCOMMODATE AN SU-30 VEHICLE TURNING MOVEMENT.



ROADWAY SECTION
NOT TO SCALE



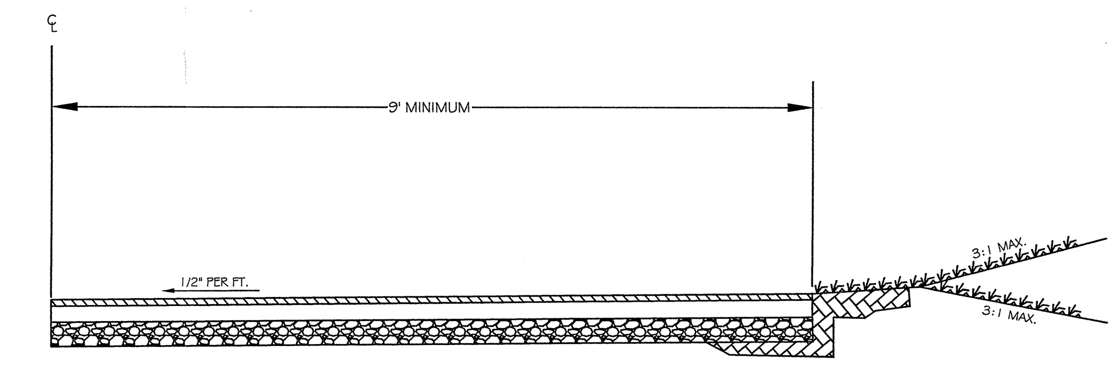
PAVEMENT COURSES

1. 1 1/2" ASPHALTIC CONCRETE SURFACE (411E)
2. TACK COAT (SS-1)
3. 2" ASPHALTIC CONCRETE BASE (B-MODIFIED)
4. PTCE COAT (RS-2)
5. 8" STONE (GRADING D PUG MILL MIX)

General Notes:
1. Placement of sidewalks shall be in accordance with the Subdivision Regulations of Metropolitan Planning Commission, latest revision.

2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

RESIDENTIAL-LOW DENSITY LOCAL STREET (46' R.O.W.)
NOT TO SCALE



HALF-SECTION

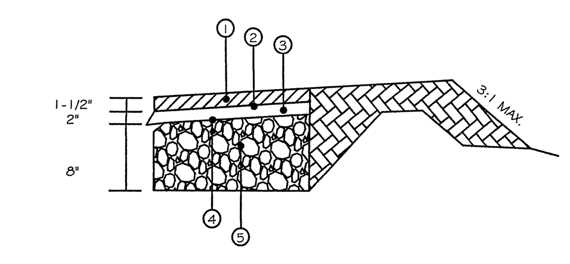
General Note

1. Alley width shall be as shown on plans.

2. Construction shall conform to the Metropolitan Department of Public Works Technical Specifications, latest revision.

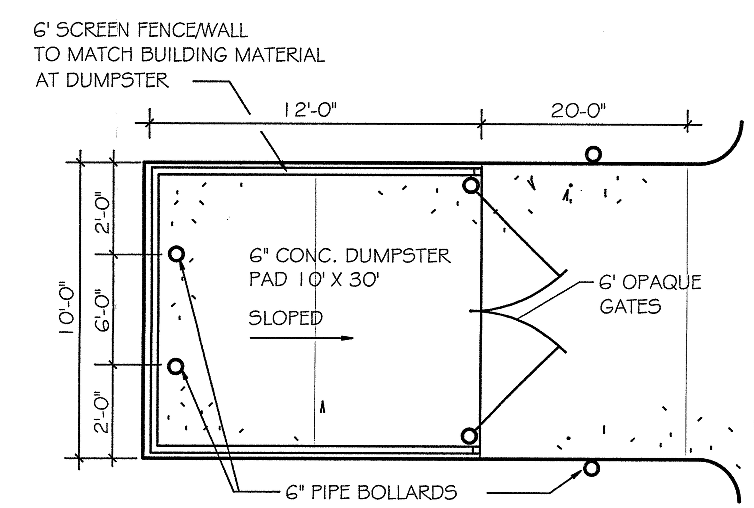
PAVEMENT SCHEDULE

1. 1-1/2" ASPHALTIC CONCRETE SURFACE (411E)
2. TACK COAT (SS-1)
3. 2" BITUMINOUS LEVELER (CW)
4. PRIME COAT (RS-2)
5. 8" STONE (GRADING D PUG MILL MIX)



PAVEMENT COURSES

STANDARD ALLEY SECTION



DUMPSTER ENCLOSURE

ROY M. DALE
REGISTERED ENGINEER
STATE OF TENNESSEE

Architectural Details and Standards

Dale & Associates
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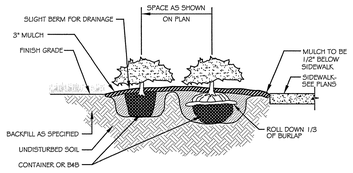
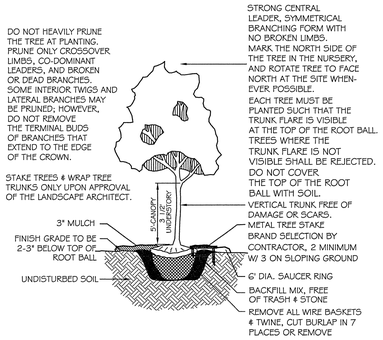
C4.0

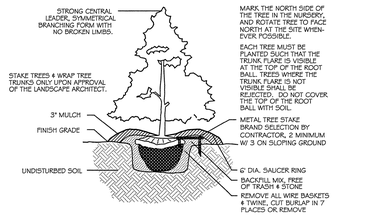


SHRUB / GROUNDCOVER PLANTING DETAIL



ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

DECIDUOUS TREE PLANTING DETAIL



ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI A300 STANDARDS.

EVERGREEN TREE PLANTING DETAIL

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
2. ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
5. ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.
6. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
8. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
9. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
10. ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
11. ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
13. NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
14. ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.
15. GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
16. IRRIGATION IS TO BE PROVIDED TO THE ENTIRE SITE. DESIGN & INSTALLATION TO BE PROVIDED BY A QUALIFIED IRRIGATION/ LANDSCAPE CONTRACTOR.

TREE DENSITY REQUIREMENTS

METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED WITH FINAL SP DEVELOPMENT PLAN

Conceptual Landscape Plan

REVISIONS:
4/16/07 City Comments
4/24/07 City Comments

DATE: March 29, 2007

The Corner of Old Hickory SP

A Specific Plan District
Tax Map 44, Parcel 26
Nashville, Davidson County, Tennessee

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

PROJECT #06115
The Corner of Old Hickory SP

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