Woodstock At Chestnut Hill

Preliminary SP Application# 2014SP-029-001
Map 105-03, Parcel 346
1225 4th Avenue South
Nashville, Tennessee

Purpose: To Create A Specific Plan District To Allow A Multifamily Residential And General Office (Live Work) Development.

Notes:

1) The development of this project shall comply with the requirements of the adopted Tree Ordinance 2008-328 (Metro Code Chapter 17.24, 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 100-Yr Floodplain as shown on FEMA Map 47037C0219F dated April 20, 2001.

4) All sidewalks are to be constructed in conformance with the Major and Collector Street Plan as well as Metro Public Works Sidewalk Design Standards.

5) Wheelchair accessible curb ramps, complying with applicable Metro Public Works Standards, shall be constructed at street crossings.

6) The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.

7) Per Fire Marshal no part of any building shall be more than 500 ft. from a fire hydrant via an approved hard surfaced road. Metro Ordinance 095-1541 Section 1568.020 B. Fire mains shall be large enough to flow required fire flow. Mains over 600 ft. in length should be increased to the next size larger in diameter.

8) Any approvals are subject to Public Works Approval of the construction plans. Final design and improvements may vary based on field conditions.

9) Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.

10) Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (minimum driveway culvert in Metro ROW is 15" CMP).

11) All development within the boundaries of this plan meets the requirement of the American With Disabilities Act and the Fair Housing Act.

12) For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application.

13) Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

14) Building elevations for all street courtyard and parking area facades shall be provided with the final site plan.

15) Proposed buildings in phase 2 shall have a minimum finished floor elevation for units fronting 4th Avenue South of 24 inches and a maximum of 48 inches, as measured from the sidewalk adjacent to 4th Avenue South.

16) 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 Stormwater Division of the Metro Department of Water Services.

17) This drawing is for illustrative purposes to indicate the basic premise of the development. The final unit count and details of the plan shall be governed by the appropriate regulation at the time of final application.

18) Building facades fronting a street, courtyard and parking area shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing. The east and west facades of the Phase I buildings are not required to provide a principal entrance door. The north and south facades of the Phase II buildings are not required to provide a principal entrance door.

19) Windows shall be vertically oriented.

20) EIFS and vinyl siding shall be prohibited.

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C1.0	Existing Conditions, Initial SWPP Plan, Demolition Plan
C2.0	Site Plan
C3.0	Utility Plan
C4.0	Grading & Drainage Plan
C5.0	Notes & Details
C5.1	Details
L1.0	Landscape Plan
L2.0	Landscape Plan
A2.1	Exterior Elevations

Electric Service:
Nashville Electric Service (NES)
1214 Church Street
Nashville, Tennessee 37246
(615) 747-6807

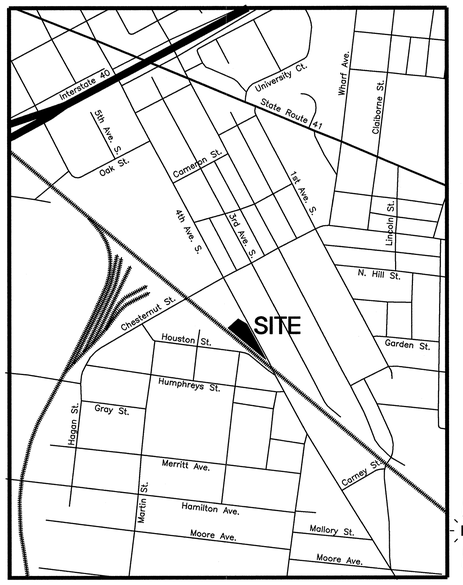
Gas Service:
Nashville GAS (Piedmont)
(615) 734-0734

Water Service:
Metro Water Service
1600 2nd Avenue North
Nashville, Tennessee 37208
(615) 862-4598

Sewer Service:
Metro Water Services
1600 2nd Avenue North
Nashville, Tennessee 37208
(615) 862-4598

Telephone Service:
Bellsouth
(800) 288-2020

Utility Location:
Tennessee One-Call
(800) 351-1111



Site Location Map
Not To Scale

Developer/Owner:
Woodstock Vintage Lumber LLC.
C/O Brent Coursey
1225 4th Ave. South
Nashville, TN 37210

Engineer/Applicant:
Site Engineering Consultants, Inc.
C/O Jamie Reed, P.E., R.L.S.
President/Design Engineer
850 Middle Tennessee Blvd.
Murfreesboro, TN 37129
Phone: 615-890-7901
Fax: 615-895-2567

Floodplain Note:

This property lies within Zone X, not in a Special Flood Hazard Area, as defined by FIRM Maps for Nashville & Davidson County, Tennessee Map Number 47037C0219F, Effective date April 20, 2001.

SP Development Standard:

Existing Use = Lumber Co.
Proposed Use = Multi-Family Residential And General Office (Live Work)
42 Units
Type "A" Unit Footprint 18'x38'
-21 @ 1-BR Units (1-Story Flat = 684 Sq.Ft.)
-21 @ 2-BR Units (2-Story Stacked = 1368 Sq.Ft.)
Total Floor Area: 41,040 Sq.Ft.
Total Land Area: 1.24± Acres
Impervious Surface Area: 0.97 Acres
Building Height = 2 Story, 27', Max Height = 30'

Setbacks Standards:

Phase 1:	Phase 2:
Front: 5'	Front: Builds To 5-10'
Side: 5'	Side: 5'
Rear: 5'	Rear: 5'

Buffer Yard Requirements:
Provided: None Required: None

Deed Reference:

17th Council Manic District Davidson County, TN
Council Person: Sandra Moore
Existing Zoning = IR-Industrial Restrictive W/ Urban Zoning Overlay District
Proposed Zoning: SP
Adjacent Zoning: R6, IR, CS
Tax Map 105-03, Parcel 346
Parcel ID: 10503034600

Parking Standards:

Required: (21 Units x 1.5 Sp/Unit For 2-BR In UZO)
(21 Units x 1 Sp/Unit For 1-BR in UZO)
Total Required: 53 Spaces
Total Provided: 60 Spaces (Phase 1: 47 Spaces, Phase 2: 13 Spaces)

Phasing:

Phase I: 8 Bldgs. (Area: 0.73± Acres)
ISR = $\frac{\text{Impervious Surface}}{\text{Total Area}} = \frac{.62}{1.24} = 0.50\%$
Phase II: 13 Bldgs. (Area: 0.51± Acres)
ISR = $\frac{.68}{1.24} = 0.79\%$

SP Development Schedule

SP To Be Developed In Two Phases
Phase 1: 16 Units (8 @ 1-BR & 8 @ 2-BR)
Phase 2: 26 Units (13 @ 1-BR & 13 @ 2-BR)

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129

PHONE: (615) 890-7901 E-MAIL: JREED@SEC-CIVIL.COM FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

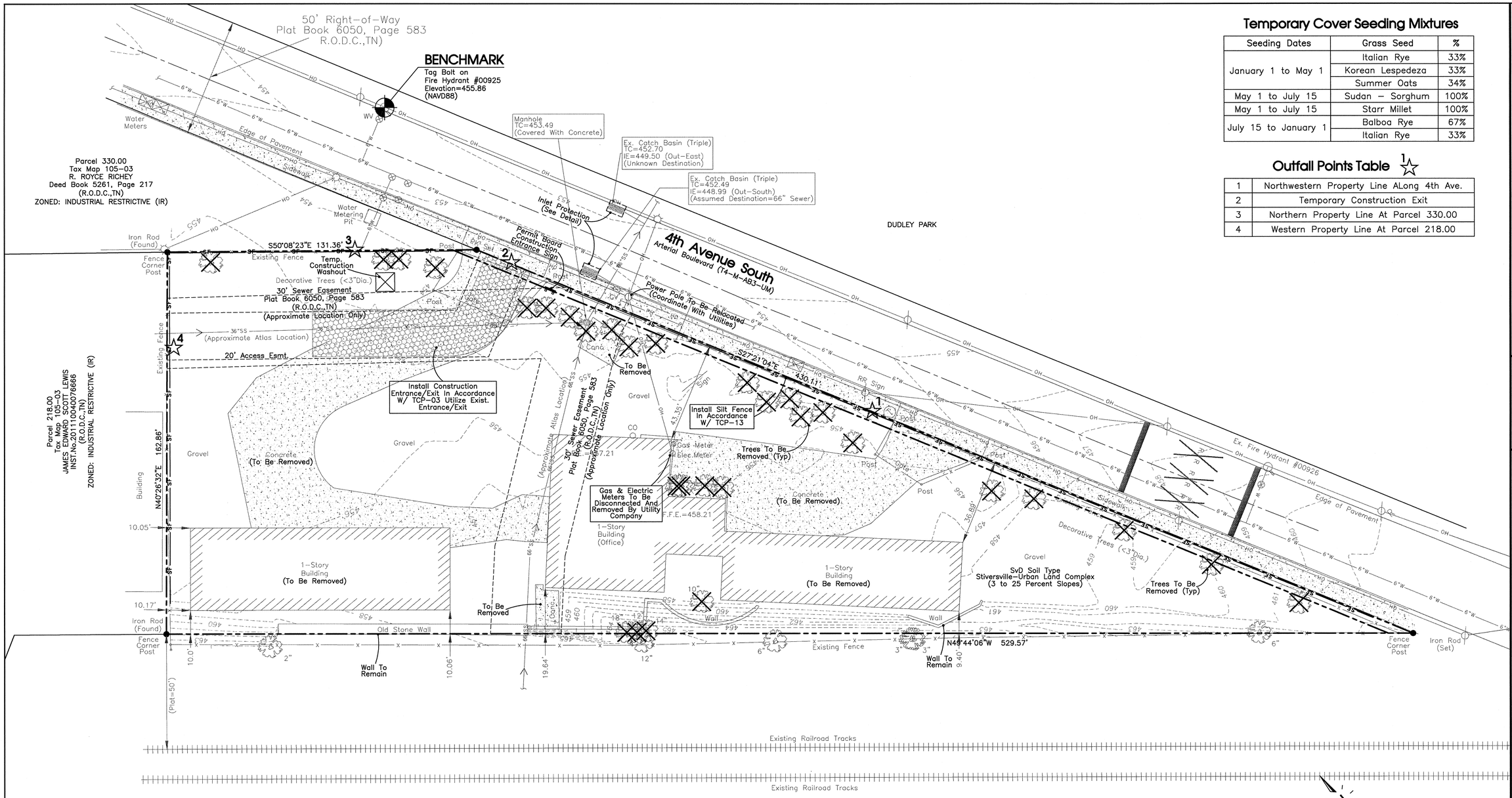
JAMES F. REED III — REGISTERED ENGINEER — AGRICULTURAL — CHEMICAL — No. 109038 — STATE OF TENNESSEE

By: James F. Reed III Date: May 1, 2014

Jamie F. Reed III P.E. TN. Reg. #109038

REVIEW SET
(Not Intended For Construction)

Sheet C0.0
Woodstock at Chestnut Hill
Preliminary SP Application
S.E.C. Project #14024
Submitted:
Revised:



Temporary Cover Seeding Mixtures

Seeding Dates	Grass Seed	%
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan – Sorghum	100%
May 1 to July 15	Starr Millet	100%
July 15 to January 1	Balboa Rye	67%
	Italian Rye	33%

Outfall Points Table ☆1

1	Northwestern Property Line ALong 4th Ave.
2	Temporary Construction Exit
3	Northern Property Line At Parcel 330.00
4	Western Property Line At Parcel 218.00

Legend:

□	EXIST. CONCRETE MONUMENT	[ ]	INLET PROTECTION FILTER	⊕	BENCHMARK	>	SEWER/STORM FLOW DIRECTION	EXISTING PHONE	PH	EXISTING STORM	STM STM
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL	◩	BLOW OFF VALVE	➡	TRAFFIC ARROW	EXISTING ELECTRIC	OH	PROPOSED STORM	STM STM
O	IRON PIN FOUND (I.P.F.)	♿	HC SIGN	•	CONCRETE BOLLARD	⇄	TURN LANE ARROWS	PROPERTY LINE		EXISTING CONTOUR LINES	601
⊸	EXIST. SIGN POST	—	HEADWALL	▩	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	EASEMENTS		PROPOSED CONTOUR LINES	601
○	EXIST. SEWER CLEANOUT	⌒	WINGED HEADWALL	▩	CURB INLET	W	WATER METER	RIGHT OF WAY	ROW	EXISTING SANITARY SEWER	SS
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⊖	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION	▶	CONCRETE THRUST BLOCK	⊠	GREASE TRAP	EROSION EEL	ELL ELL ELL	EXISTING WATER	W W
⊗	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION	▬	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION	EXISTING TREELINE		PROPOSED WATER	W W
T	EXIST. TELEPHONE RISER	◐	POST INDICATOR VALVE	⋌	FIRE DEPT. CONNECTION	Ⓐ	DRAINAGE PIPE DESIGNATION	EXISTING FENCELINE	X X		
G	EXIST. GAS RISER	▱	REDUCER	▶◇	FIRE HYDRANT	⋰⋱	CONCRETE SIDEWALK	MINIMUM BUILDING SETBACK LINE	MBSL		
E	ELECTRICAL ENCLOSURE	⋌	REMOTE FIRE DEPT. CONNECTION	G	GAS METER	═	EXTRUDED CURB	PHASE BOUNDARY			
W	EXIST. WATER METER	1	REVISION NUMBER	⊗	GATE VALVE & BOX	═	CURB & GUTTER	EXISTING GAS LINE	GAS GAS		
◇	EXIST. UTILITY POLE	◎	RIP RAP	○	EXTERIOR CLEANOUT	⋰⋱	CONCRETE SWALE	PROPOSED GAS LINE	GAS GAS		
◇	EXIST. FIRE HYDRANT	➡	RUNOFF FLOW ARROW								

811 Know what's below. Call before you dig.

Existing Boundary & Topographical Information Taken From A Survey Prepared By H&H Land Surveying, Inc., Dated 3-4-2014. SEC, Inc. Makes No Warranties As To The Accuracy Of This Survey And Is Not Responsible For Any Discrepancies That Are Found To Exist With Actual Field Conditions.

-20' 0 20' 40'

SCALE: 1"= 20'

✱ **Muddy vehicle tires to be hosed off prior to leaving construction site. Any sediment deposited on existing asphalt to be removed within 24 hours.**

All erosion control measures are to be removed prior to as-built approval.

Disturbed/Graded Area: 52,128 Sq.Ft.

✱✱ **Contractor to provide an area for concrete wash down and equipment fueling in accordance with Metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with the NPDES Department during the pre-construction meeeting.**

REVIEW SET
(Not Intended For Construction)

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING · SURVEYING · LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JREED@SEC-CIVIL.COM FAX: (615) 895-2567
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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the site responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the event that the site is constructed in accordance with these construction plans.

JAMES F. REED III
REGISTERED
No. 102014
STATE OF TENNESSEE
LICENSED PROFESSIONAL ENGINEER
ASSIGNMENT

Woodstock at Chestnut Hill
1225 4th Ave. South
Preliminary SP Application# 2014SP-029-001
Nashville, Tennessee

REVISED:

DRAWN: SJA
DATE: 3-7-14
CHECKED: JRF
FILE NAME: 14024project.dwg
SCALE: 1"=20'
JOB NO. 14024

Existing Conditions, Initial SWPPP & Demolition Plan

SHEET: C1.0

Developer/Owner:

Woodstock Vintage Lumber LLC.
C/O Brent Coursey
1225 4th Ave. South
Nashville, TN 37210

Engineer/Applicant:

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C/O Jamie Reed, P.E., R.L.S.
President/Design Engineer
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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the contractor to verify all conditions and dimensions shown on these plans prior to construction and to notify this office of any discrepancies in the data before the site is constructed in accordance with the construction plans. In the absence of such notification, the engineer assumes no responsibility in the event that the site is constructed in accordance with the construction plans in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

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JAMES F. REED III — 2002 — TENNESSEE — STATE OF TENNESSEE

Woodstock at Chestnut Hill
1225 4th Ave. South
Preliminary SP Application# 2014SP-029-001
Nashville, Tennessee

REVISED:	
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DATE: 3-7-14	
CHECKED: JRF	
FILE NAME: 14024project.dwg	
SCALE: 1"=20'	
JOB NO. 14024	
SHEET: C2.0	

Site Plan

Legend:

EXIST. CONCRETE MONUMENT	INLET PROTECTION FILTER	BENCHMARK	SEWER/STORM FLOW DIRECTION	EXISTING PHONE	PH	EXISTING STORM	STM STM
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL	BLOW OFF VALVE	TRAFFIC ARROW	EXISTING ELECTRIC	OH	PROPOSED STORM	STM STM
IRON PIN FOUND (I.P.F.)	HC SIGN	CONCRETE BOLLARD	TURN LANE ARROWS	PROPERTY LINE		EXISTING CONTOUR LINES	601
EXIST. SIGN POST	HEADWALL	CATCH BASIN	VAN ACCESSIBLE HANDICAP DESIGNATION	EASEMENTS		PROPOSED CONTOUR LINES	601
EXIST. SEWER CLEANOUT	WINGED HEADWALL	CURB INLET	WATER METER	RIGHT OF WAY	ROW	EXISTING SANITARY SEWER	SS
EXIST. MANHOLE (SEWER & PHONE)	MANHOLE	AREA DRAIN	WHEEL STOP	EROSION CONTROL SILT FENCE	SF SF	PROPOSED SANITARY SEWER	SS
EXIST. CATCH BASIN (STORM SEWER)	PROPOSED SPOT ELEVATION 63.25 ×	CONCRETE THRUST BLOCK	GREASE TRAP	EROSION EEL	ELL ELL ELL	EXISTING WATER	W W
EXIST. WATER/GAS VALVE	EXIST. SPOT ELEVATION (63.25) ×	DOUBLE DETECTOR CHECK VALVE	DRAINAGE STRUCTURE DESIGNATION	EXISTING TREELINE		PROPOSED WATER	W W
EXIST. TELEPHONE RISER	POST INDICATOR VALVE	FIRE DEPT. CONNECTION	DRAINAGE PIPE DESIGNATION	EXISTING FENCELINE	X X		
EXIST. GAS RISER	REDUCER	FIRE HYDRANT	CONCRETE SIDEWALK	MINIMUM BUILDING SETBACK LINE	MBSL		
ELECTRICAL ENCLOSURE	REMOTE FIRE DEPT. CONNECTION	GAS METER	EXTRUDED CURB	PHASE BOUNDARY			
EXIST. WATER METER	REVISION NUMBER	GATE VALVE & BOX	CURB & GUTTER	EXISTING GAS LINE	GAS GAS		
EXIST. UTILITY POLE	RIP RAP	EXTERIOR CLEANOUT	CONCRETE SWALE	PROPOSED GAS LINE	GAS GAS		
EXIST. FIRE HYDRANT	RUNOFF FLOW ARROW						

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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 final application.

Proposed buildings in phase 2 shall have a minimum finished floor elevation for units fronting 4th Avenue South of 24 inches and a maximum of 48 inches, as measured from the sidewalk adjacent to 4th Avenue South.

Building facades fronting a street, courtyard and parking area shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing. The east and west facades of the Phase I buildings are not required to provide a principal entrance door. The north and south facades of the Phase II buildings are not required to provide a principal entrance door.

Windows shall be vertically oriented.

EIFS and vinyl siding shall be prohibited.

-20' 0 20' 40'
SCALE: 1"= 20'

REVIEW SET
(Not Intended For Construction)

50' Right-of-Way
Plat Book 6050, Page 583
R.O.D.C.,TN)

BENCHMARK
Tag Bolt on
Fire Hydrant #00925
Elevation=455.86
(NAVD88)

Water Meters

Manhole
TC=453.49
(Covered With Concrete)

Ex. Catch Basin (Triple)
TC=452.70
IE=449.50 (Out-East)
(Unknown Destination)

Ex. Catch Basin (Triple)
TC=452.49
IE=448.99 (Out-South)
(Assumed Destination=66" Sewer)

Parcel 330.00
Tax Map 105-03
R. ROYCE RICHEY
Deed Book 5261, Page 217
(R.O.D.C.,TN)
ZONED: INDUSTRIAL RESTRICTIVE (IR)

Contractor To Verify Adequacy Of Exist. Meter W/ Inspector Or Tap Existing 6" Water Main W/ 2" Service Line In Accordance With All Metro Water Service Stds.

6" Gate Valve

6" DDCVA In Heated Enclosure W/ Wall Type F.D.C. (See Fire Sprinkler Plan)

Water Metering Pit

6"x6" Tee

6"x2" Tee

PIV

Top Exist. Manhole At Intersection Of 36" Sewer Main And 66" Sewer Main With 6" Service Line In Accordance With All Metro Water Services Standards

DUDLEY PARK

4th Avenue South
Arterial Boulevard (T4-M-AB3-UM)

Iron Rod (Found)
Fence Corner Post

S50°08'23"E 131.36'

Existing Fence

Irrigation RPBP & Valve (See Irrigation Plan)

2" Gate Valve

30' Sewer Easement
Plat Book 6050, Page 583
(R.O.D.C.,TN)
(Approximate Location Only)

36"SS (Approximate Atlas Location)

20' Access Esmt.

Phase I

Parcel 218.00
Tax Map 105-03
JAMES EDWARD SCOTT LEWIS
INST.NO. 20140401-0030766
(R.O.D.C.,TN)
ZONED: INDUSTRIAL RESTRICTIVE (IR)

Building

N40°26'32"E 162.86'

C01 C02 C03 C04 C05 C06 C07 C08 C09

ECO (Typ)

FFE: 457.0
FFE: 457.0
FFE: 458.0
FFE: 458.0
Prop. Bldg.

Phase II

S27°21'04"E 430.11'

FFE: 456.0
FFE: 456.0
FFE: 456.5
FFE: 456.5
FFE: 457.0
FFE: 457.0
FFE: 458.0
FFE: 458.0
FFE: 459.0
FFE: 459.0
FFE: 460.5
FFE: 460.5
FFE: 461.0
Prop. Bldg.

RR Sign

Ex. Fire Hydrant #00926

Edge of Pavement

Sidewalk

Wall

Old Stone Wall

Iron Rod (Found)
Fence Corner Post

(Plat=50')

N49°44'06"W 529.57'

Existing Fence

Coordinate Utilities, Sidewalk And Retaining Wall Installation To Avoid Conflicts

Fence Corner Post

Iron Rod (Set)

Existing Railroad Tracks

Existing Railroad Tracks

SEWER CLEANOUT SCHEDULE

CLEANOUT	T.O.C.	INV.
C01	454.9	451.4
C02	456.3	452.8
C03	457.7	454.2
C04	454.3	450.8
C05	455.1	451.6
C06	455.7	452.2
C07	457.7	454.2
C08	460.2	456.7
C09	460.5	457.0

Legend:

EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER	BENCHMARK		SEWER/STORM FLOW DIRECTION	EXISTING PHONE	EXISTING STORM
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	BLOW OFF VALVE		TRAFFIC ARROW	EXISTING ELECTRIC	PROPOSED STORM
IRON PIN FOUND (I.P.F.)		HC SIGN	CONCRETE BOLLARD		TURN LANE ARROWS	PROPERTY LINE	EXISTING CONTOUR LINES
EXIST. SIGN POST		HEADWALL	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	EASEMENTS	PROPOSED CONTOUR LINES
EXIST. SEWER CLEANOUT		WINGED HEADWALL	CURB INLET	W	WATER METER	RIGHT OF WAY	EXISTING SANITARY SEWER
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EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION	EXISTING TREELINE	PROPOSED WATER
EXIST. TELEPHONE RISER		POST INDICATOR VALVE	FIRE DEPT. CONNECTION	A	DRAINAGE PIPE DESIGNATION	EXISTING FENCELINE	
EXIST. GAS RISER		REDUCER	FIRE HYDRANT		CONCRETE SIDEWALK	MINIMUM BUILDING SETBACK LINE	
ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION	GAS METER	G	EXTRUDED CURB	PHASE BOUNDARY	
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Note:
Private Sanitary Sewer Lines To Be 6" Class 45 PVC Pipe @ 1% Min. With Cleanouts Located 60' O.C. Sewer Shall Maintain.

811
Know what's **below.**
Call before you dig.

-20' 0 20' 40'
SCALE: 1"= 20'

REVIEW SET
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ENGINEERING · SURVEYING · LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JREED@SEC-CIVIL.COM FAX: (615) 895-2567

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JAMES F. REED III
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE

Woodstock at Chestnut Hill
1225 4th Ave. South
Preliminary SP Application# 2014SP-029-001
Nashville, Tennessee

Utility Plan

REVISED:
DRAWN: SJA
DATE: 3-7-14
CHECKED: JRF
FILE NAME: 14024project.dwg
SCALE: 1"=20'
JOB NO. 14024
SHEET: C3.0

50' Right-of-Way
Plat Book 6050, Page 583
R.O.D.C.,TN)

BENCHMARK
Tag Bolt on
Fire Hydrant #00925
Elevation=455.86
(NAVD88)

Manhole
TC=453.49
(Covered With Concrete)

Ex. Catch Basin (Triple)
TC=452.70
IE=449.50 (Out-East)
(Unknown Destination)

Ex. Catch Basin (Triple)
TC=452.49
IE=448.99 (Out-South)
(Assumed Destination=66" Sewer)

DUDLEY PARK

Parcel 330.00
Tax Map 105-03
R. ROYCE RICHEY
Deed Book 5261, Page 217
(R.O.D.C.,TN)
ZONED: INDUSTRIAL RESTRICTIVE (IR)

Parcel 218.00
Tax Map 105-03
JAMES & DIANE LEWIS
INST.No. 20111004007666
(R.O.D.C.,TN)
ZONED: INDUSTRIAL RESTRICTIVE (IR)

4th Avenue South
Arterial Boulevard (T4-M-AB3-UM)

Iron Rod (Found)
Fence Corner Post
S50°08'23"E 131.36'
Existing Fence
Post
RR Set
30' Sewer Easement
Plat Book 6050, Page 583
(R.O.D.C.,TN)
(Approximate Location Only)
36"SS
(Approximate Atlas Location)
20' Access Esmt.
Phase I
Phase II
S27°21'04"E 430.11'
RR Sign
Tie Sidewalks Flush W/ Exist. S/W Add Steps Necessary To Accomplish FFE Elevation As Shown (Typ)
Ex. Fire Hydrant #00926
Edge of Pavement
Sidewalk
Water Meters
Water Metering Pit
Building
N40°26'32"E 162.86'
Prop. Bldg.
FFE: 457.0
FFE: 458.0
FFE: 456.0
FFE: 456.5
FFE: 457.0
FFE: 458.0
FFE: 459.0
FFE: 460.5
FFE: 461.0
3-Steps
1-Step
Begin Retaining Wall
TW=458.00
BW=457.10
End Retaining Wall
TW=460.00
BW=457.20
Begin Retaining Wall
TW=459.00
BW=457.20
End Retaining Wall
TW=459.00
BW=457.10
Begin Retaining Wall
TW=458.00
BW=456.10
End Retaining Wall
TW=458.00
BW=456.50
Begin Retaining Wall
TW=463
BW=462
End Retaining Wall
TW=463
BW=460.35
Old Stone Wall
Existing Fence
N49°44'06"W 529.57'
105'
(Plat=50')
Existing Railroad Tracks
Existing Railroad Tracks

*** Gutters To Drain In Rear/South Of Buildings In Grass Area. (See Downspout Detail)**

**** Gutters To Drain On Proposed Sidewalk Against Building (See Architectural Plans)**

DRAINAGE STRUCTURE TABLE

STR #	T.O.C.	INV. (IN)	INV. (OUT)	DESCRIPTION
1	453.50	-----	450.75	Single Catch Basin 24"x24" Grate
2	454.20	450.63	450.63	AS-6 Aqua Swirl

PIPE TABLE

PIPE NO.	SIZE/TYPE	INV. (IN)	INV. (OUT)	SLOPE %	LENGTH (LF)
A	15" HDPE	450.75	450.44	6.20	5
B	15" HDPE	450.44	449.50	6.27	15

Legend:

EXIST. CONCRETE MONUMENT	INLET PROTECTION FILTER	BENCHMARK	SEWER/STORM FLOW DIRECTION	EXISTING PHONE	PH	EXISTING STORM	STM STM
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL	BLOW OFF VALVE	TRAFFIC ARROW	EXISTING ELECTRIC	OH	PROPOSED STORM	STM STM
IRON PIN FOUND (I.P.F.)	HC SIGN	CONCRETE BOLLARD	TURN LANE ARROWS	PROPERTY LINE		EXISTING CONTOUR LINES	601
EXIST. SIGN POST	HEADWALL	CATCH BASIN	V.A. VAN ACCESSIBLE HANDICAP DESIGNATION	EASEMENTS		PROPOSED CONTOUR LINES	601
EXIST. SEWER CLEANOUT	WINGED HEADWALL	CURB INLET	W WATER METER	RIGHT OF WAY	ROW	EXISTING SANITARY SEWER	SS
EXIST. MANHOLE (SEWER & PHONE)	MANHOLE	AREA DRAIN	WHEEL STOP	EROSION CONTROL SILT FENCE	SF SF	PROPOSED SANITARY SEWER	SS
EXIST. CATCH BASIN (STORM SEWER)	63.25 × PROPOSED SPOT ELEVATION	CONCRETE THRUST BLOCK	GREASE TRAP	EROSION EEL	ELL ELL ELL	EXISTING WATER	W W
EXIST. WATER/GAS VALVE	(63.25) × EXIST. SPOT ELEVATION	DOUBLE DETECTOR CHECK VALVE	#1 DRAINAGE STRUCTURE DESIGNATION	EXISTING TREELINE		PROPOSED WATER	W W
EXIST. TELEPHONE RISER	POST INDICATOR VALVE	FIRE DEPT. CONNECTION	A DRAINAGE PIPE DESIGNATION	EXISTING FENCELINE	X X		
EXIST. GAS RISER	REDUCER	FIRE HYDRANT	CONCRETE SIDEWALK	MINIMUM BUILDING SETBACK LINE	MBSL		
ELECTRICAL ENCLOSURE	REMOTE FIRE DEPT. CONNECTION	GAS METER	EXTRUDED CURB	PHASE BOUNDARY			
EXIST. WATER METER	REVISION NUMBER	GATE VALVE & BOX	CURB & GUTTER	EXISTING GAS LINE	GAS GAS		
EXIST. UTILITY POLE	RIP RAP	EXTERIOR CLEANOUT	CONCRETE SWALE	PROPOSED GAS LINE	GAS GAS		
EXIST. FIRE HYDRANT	RUNOFF FLOW ARROW						

Existing Boundary & Topographical Information Taken From A Survey Prepared By H&H Land Surveying, Inc., Dated 3-4-2014. SEC, Inc. Makes No Warranties As To The Accuracy Of This Survey And Is Not Responsible For Any Discrepancies That Are Found To Exist With Actual Field Conditions.

811 Know what's below. Call before you dig.

Muddy vehicle tires to be hosed off prior to leaving construction site. Any sediment deposited on existing asphalt to be removed within 24 hours.

All erosion control measures are to be removed prior to as-built approval.

Disturbed/Graded Area: 52,128 Sq.Ft.

Contractor to provide an area for concrete wash down and equipment fueling in accordance with Metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with the NPDES Department during the pre-construction meeting.

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.

-20' 0 20' 40'
SCALE: 1"= 20'

REVIEW SET
(Not Intended For Construction)

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JAMES F. REED III — 101 — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

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Preliminary SP Application# 2014SP-029-001
Nashville, Tennessee

Grading, Drainage, & Final EPSC Plan

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DATE: 3-7-14	
CHECKED: JRF	
FILE NAME:	14024project.dwg
SCALE:	1"=20'
JOB NO.	14024
SHEET:	C4.0

Site Notes:
1. Dimensions shown at curbed areas are to face of curb or property line.

2. Contractor shall immediately notify the architect or engineer of any discrepancies found between these plans, and/or field conditions prior to construction.

3. Apparent errors, discrepancies, or omissions on the drawing shall be brought to the attention of the engineer prior to bid submittal. The contractor may not use apparent errors, discrepancies, or omissions present on the drawings presented for bidding for additional charges after bids have been submitted. The engineer shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.

4. The contractor shall employ a Registered Land Surveyor of Tennessee to provide construction layout surveying services.

5. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements.

6. The specifications, notes, and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The contractor shall furnish and install the work complete and ready for operation.

7. After completion of construction, the contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.

8. A separate R.O.W. Excavation Permit issued from Metro Public Works shall be required for any excavation or construction in the public R.O.W.

9. The contractor is responsible for the protection and replacement of all property pins on this site.

10. These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the professional engineer's seal, The owner shall hold harmless and indemnify the architect and engineer from and against any and all claims of any nature whatsoever arising from such use.

11. Existing utility lines shown are approximate locations only and shall be field verified prior to any construction. If upon field location any deviations from the shown design locations shall be reported to the owner or engineer prior to construction.

12. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during the construction of this project. In the event that special equipment is required to work over or around the existing utilities, the contractor shall be required to provide such equipment. The cost of protecting utilities from damage and furnishing of any required special equipment will be included in the price bid for other items of construction.

13. The contractor shall notify each individual utility owner of his plan of operation in the area of their respective utilities. Prior to commencement of work the contractor shall contact each utility owners and request them to properly locate their respective utilities on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.

14. Those utility owners who participate in the "Tennessee One Call" system can be notified toll free at 1-800-351-1111.

General Utility Notes:
1. Existing utility lines shown are approximate locations only and shall be field verified prior to any construction. If upon field location any deviations from the shown design locations shall be reported to the owner or engineer prior to construction.

2. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during the construction of this project. In the event that special equipment is required to work over or around the existing utilities, the contractor shall be required to provide such equipment. The cost of protecting utilities from damage and furnishing of any required special equipment will be included in the price bid for other items of construction.

3. The contractor shall notify each individual utility owner of his plan of operation in the area of their respective utilities. Prior to commencement of work the contractor shall contact each utility owners and request them to properly locate their respective utilities on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.

4. The contractor shall refer to the architectural plans for the actual location of all utility entrances including: sanitary sewer laterals, domestic water and fire protection, electrical, telephone, and gas services. The contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with regulatory agencies as to location and scheduling of tie-ins and connections to their facilities.

5. All underground utilities (water, sanitary sewer, storm sewer, electrical conduits, irrigation sleeves, etc..) shall be in place prior to the placement of all road base course material.

6. The utility contractor shall be held responsible for all tap and tie-in fees required, as well as cost of the underground service connections to their facilities.

7. Those utility owners who participate in the "Tennessee One Call" system can be notified toll free at 1-800-351-1111.

8. For budgeting purposes, the owner/developer should check with the Metro Water & Sewer Services for connection fees which may be substantial.

9. All water and sewer connections shall be in accordance with the specifications outlined by the Metropolitan Department of Water & Sewerage Services.

10. The contractor shall be responsible for reimbursing the Metropolitan Department of Water & Sewerage Services for the cost of inspection.

11. The contractor shall provide and maintain the construction identification sign for approved private development.

Metro Water & Sewer Notes:
1. Reduced pressure back flow preventer (R.P.B.P.) or duel check will be required on all tests and fill lines (jumper) needed for water main construction and must be approved by the Department of Water Services.

2. Water meters shall be no deeper than 24" from the top of the meter to the proposed finished grade.

3. The contractor shall notify the Metro Water and Sewer Services and arrange inspection prior to beginning construction of sanitary sewers.

4. Coordinates and dimensions shown are to centerline of pipe, or fitting, or to centerline of manhole.

5. The top elevation of all manholes in paved areas shall match finished grade. The top elevation of manholes in grass areas shall be 6" above the finished grade.

6. The minimum horizontal separation between the closest two points of the water and sewer lines shall be 10'. The minimum vertical separation between the closest two points of the water and sewer lines shall be 18".

7. The sanitary sewer pipe material shall be P.V.C., S.D.R. 35, sewer pipe unless otherwise noted on plan.

8. All connections to existing manholes shall employ the coring and resilient connector method.

9. All water construction shall be in accordance with specifications and standard details of the Metro Water Services.

10. The contractor is responsible for reimbursing the Metro Water Services the cost of inspection.

11. The contractor is to provide the maintain the construction identification sign for private development approved.

12. Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.

13. Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.

Grading Notes:
1. The contractor shall comply with all pertinent OSHA provisions and the manual of accident prevention and construction, issued by the A.G.C. of America, Inc. and the health regulations of construction issued by the U.S. Department of Labor. The contractor is responsible for all aspects of daily worker and site safety.

2. The contractor shall conform to all local codes and perform all work in accordance with the required governing agencies and their standard drawings and specifications. The contractor shall give all notices and obtain all inspections by the required governing agencies.

3. Topsoil and other material not suitable for fill shall be disposed of offsite in accordance with and at the direction of the owner's representative. Material disposed of off site shall be disposed of in a lawful manner and in areas that are permitted for the reception of such material.

4. Excavated subgrades and each layer of fill material shall be of quality acceptable to the owners representative and shall not include organic material, boulders, debris, wet material, etc. Cut or stripped areas shall be proof rolled prior to any filling. All grading activity and placement of material shall be monitored by a qualified geotechnical engineer (or their representative), or as directed by the owner's representative. Material shall meet or exceed compaction requirements specified in the project specifications or for roads and drives, with the applicable sections for material and placement for roadways in the Metropolitan Nashville Department of Public Works specifications.

5. Topographic information taken from plans provided by the owners representative and are used as existing at their direction.

6. Contractor shall verify existing and finished grades, dimensions, etc. prior to beginning work and notify the owners representative of any discrepancies and/or errors in the plans prior to commencing work. S.E.C. Inc. makes no assurances or claims about the accuracy of the existing survey or conditions.

7. The locations of utilities shown within these plans are approximate only. Exact locations shall be determined in the field by contacting the utility companies involved.

8. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment. The cost of protecting utilities from damage and furnishing special equipment will be included in the price bid for other items of construction.

9. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities. Prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility. Some utilities can be located by calling the Tennessee One Call System at 1-800-351-1111. The contractor shall give the affected utility owners no less than 3, nor more than 10 days notice.

10. The site work contractor shall coordinate the installation of all underground utilities with his work. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous underground utilities, devices, or structures), shall be in-place prior to the placement of base course material.

11. The contractor shall cut existing pavement and curbs as necessary to assure a smooth fit and continuous grade.

12. The contractor shall verify horizontal and vertical location of all existing storm sewer structures, pipes and all utilities prior to construction.

13. Clearing and grubbing limits shall include all areas disturbed by grading operation.

14. Any graded or disturbed areas shall have 4 inches of topsoil, seed, mulch, fertilizer and water applied until a healthy stand of grass is obtained. The restoration shall closely follow construction.

15. All pipes entering storm sewer structures shall be grouted to assure connection at structure is water tight.

16. This property lies within Zone X, not in a Special Flood Hazard Area, as defined by FIRM Maps for Nashville & Davidson County, Tennessee Map Number 47037C0219F, Effective date April 20, 2001.

17. Handicap accessible routes shall be constructed and sloped in accordance with all applicable provisions of the A.D.A.

18. No slope shall be steeper than 3:1 unless otherwise noted. Use erosion control matting on slopes 3:1 or steeper.

19. The contractor shall make field adjustments as necessary to provide a smooth vertical and horizontal transition between existing and proposed pavements, slopes, etc.

20. This plan makes no determination or guarantee of the suitability of the geotechnical conditions for the work indicated. Determination of the subsurface conditions is solely the responsibility of the contractor.

21. The project limits are to be property lines. No work shall be done, and the existing features shall not be disturbed, outside of the project limits.

Erosion Control Notes:
1. The site contractor is responsible for establishing and maintaining suitable erosion and sediment control devices on-site during construction as required to prevent silt from leaving site. Silt will not be allowed beyond construction limits.

2. The contractor is responsible for removing silt from site if not reusable on-site and assuring plan alignment and grade in all ditches at completion of construction.

3. The contractor is responsible for cleaning out all storm drainage structures, including flumes, pipes, etc., prior to completion of this project.

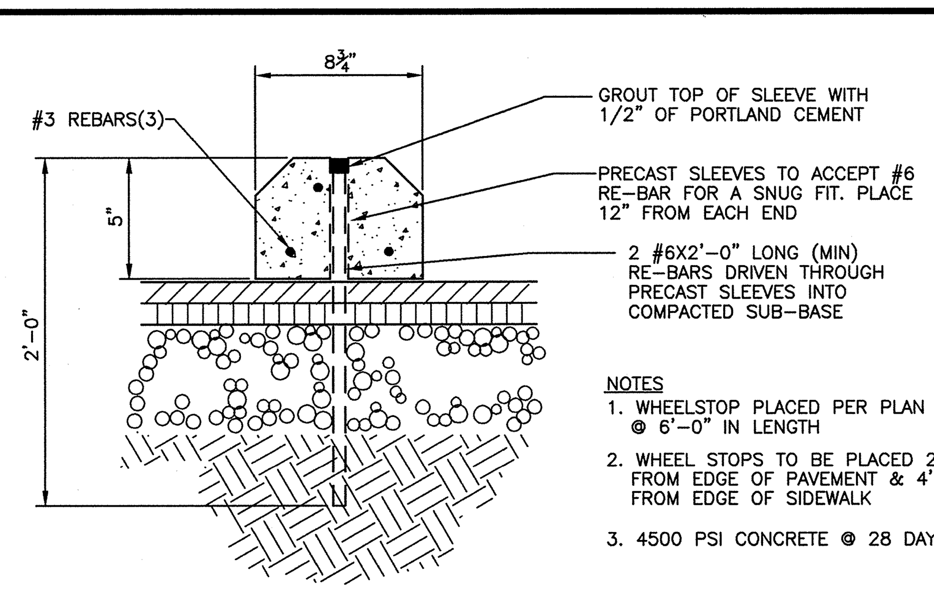
4. Erosion control shall be provided for all cut and fill operations within the limits of the construction site, throughout the construction period to provide the site with maximum protection from erosion at all times.

5. Erosion control measures are to be installed prior to any grading on-site and are to be maintained in place until stabilization of erodable soils has been accomplished.

6. Prior to commencing cut and fill operations, contractor shall install all silt fencing and detention ponds.

7. Stabilization measures shall be initiated as soon as possible in portions of the site where construction activities have temporarily or permanently ceased. Temporary or permanent soil stabilization at the construction site (or a phase of the project) must be completed not later than 15 days after the construction activity in that portion of the site has temporarily or permanently ceased. In the following situations, temporary stabilization measurea are not required:
   A) Where the initiation of stabilization measures is precluded by snow cover or frozen ground conditions or adverse soggy ground conditions, stabilization measures shall be initiated as soon as practicable; or
   B) Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 15 days.

8. Erosion control shall be provided for all cut and fill operations within the limits of the construction site, throughout the construction period to provide the site with maximum protection from erosion at all times.



NOTES
1. WHEELSTOP PLACED PER PLAN @ 6'-0" IN LENGTH
2. WHEEL STOPS TO BE PLACED 2' FROM EDGE OF PAVEMENT & 4' FROM EDGE OF SIDEWALK
3. 4500 PSI CONCRETE @ 28 DAYS.

WHEELSTOP DETAIL
SCALE — NONE

(1) BITUMINOUS SURFACE: (1" PER SQ. TD. = 106 LBS)
TDOT 411-01.01 – MINERAL AGGREGATE (ASC) GRADING "E"
TDOT 411-01.02 – ASPHALTIC CEMENT (ASC) GRADING "E"

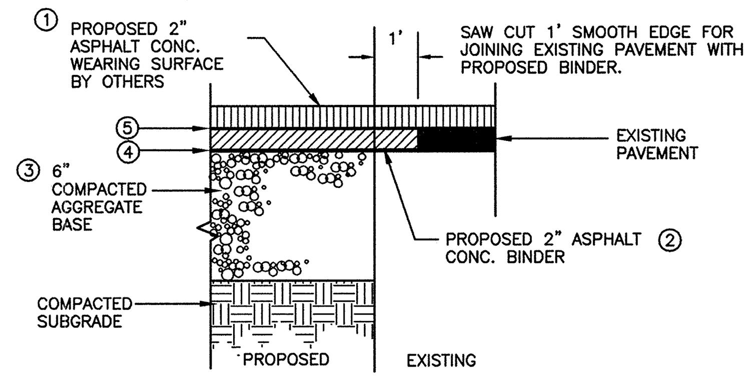
(2) BITUMINOUS BINDER: (1" PER SQ. YD. = 110 LBS.)
TDOT 307-03.11 – BITUMINOUS PLANT MIX BASE (HOT MIX) (BPMB-HM) GRADING "B"

(3) MINERAL AGGREGATE: (2.03 TON / CU. YD.)
TDOT 303-01 – MINERAL AGGREGATE TYPE "A" BASE, GRADING "D"

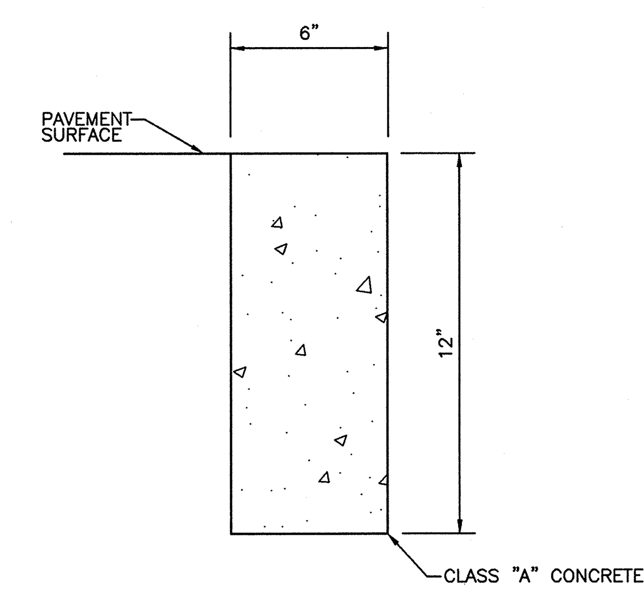
(4) PRIME COAT:
TDOT 402-01 – BITUMINOUS MATERIAL FOR PRIME COAT (PC) 0.30-0.35 GAL/SQ. YD.

TDOT 402-02 – AGGREGATE FOR COVER MATERIAL (PC) 8-12 LB/SQ. YD.

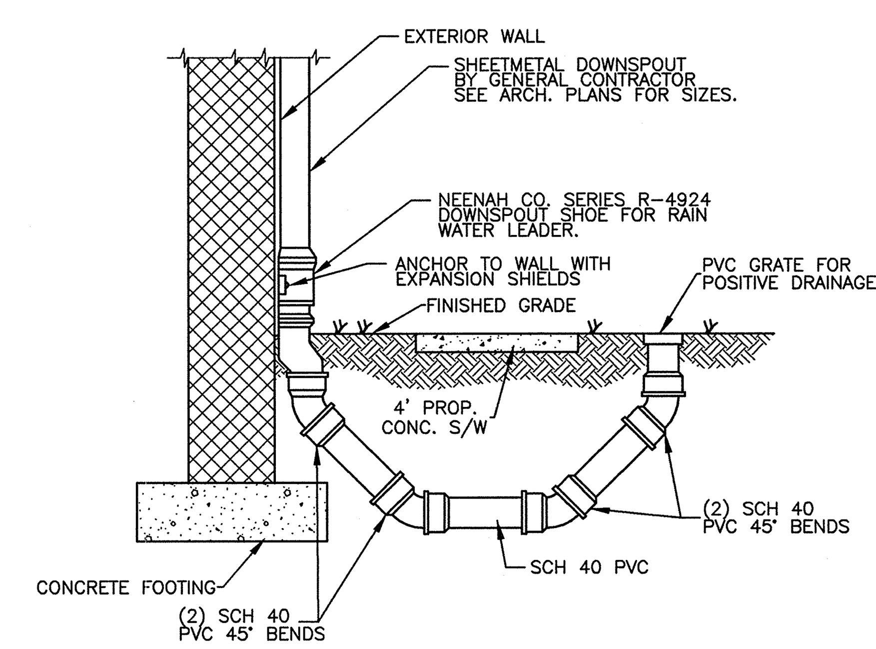
(5) TACK COAT:
TDOT 403-01 – BITUMINOUS MATERIAL FOR TACK COAT (TC) 0.02 GAL/SQ. YD.



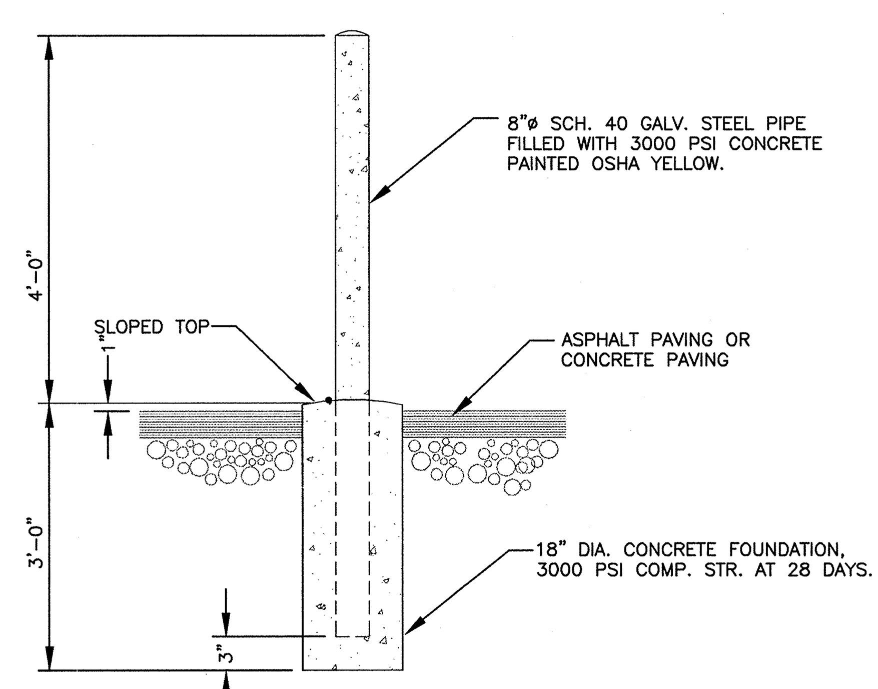
TYPICAL PARKING LOT PAVEMENT SECTION
SCALE — NONE



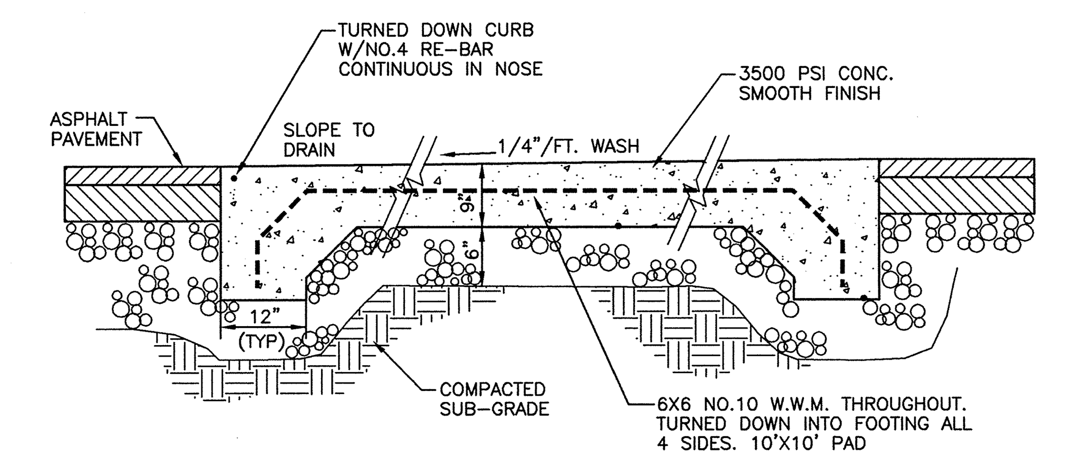
CONCRETE RIBBON CURB
SCALE — NONE



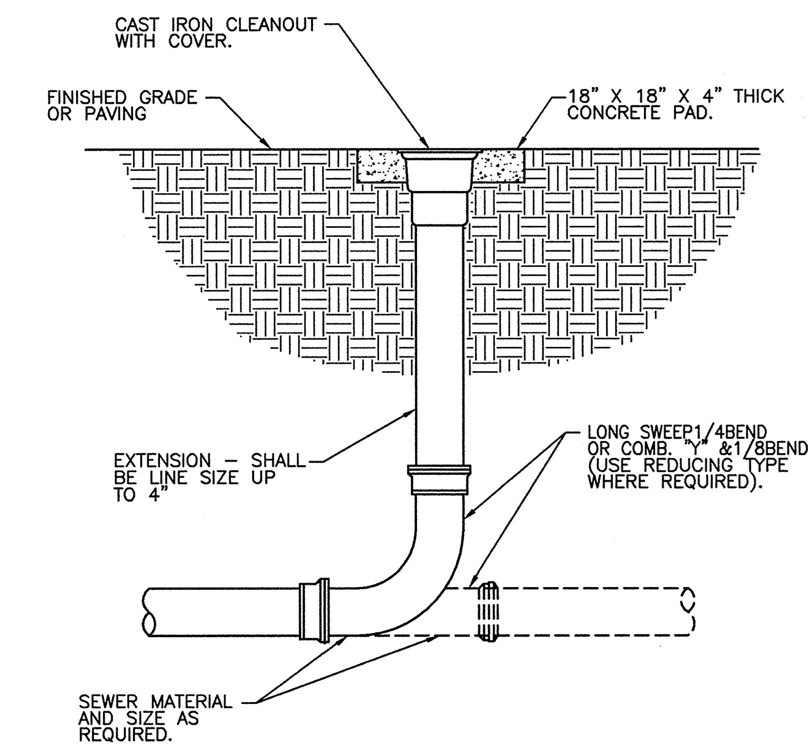
TYPICAL DOWNSPOUT CONNECTION
SCALE — NONE



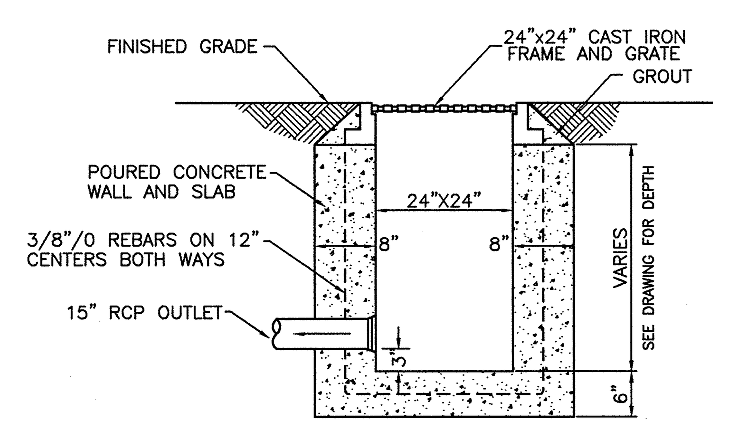
BOLLARD DETAIL
SCALE — NONE



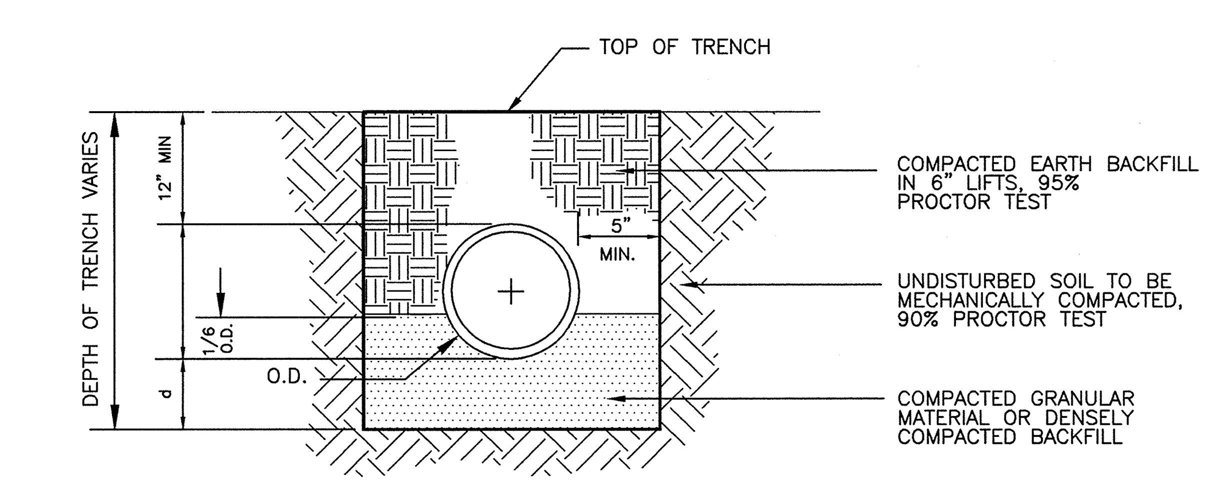
DUMPSTER PAD
SCALE — NONE



EXTERIOR CLEANOUT DETAIL
SCALE — NONE



CATCH BASIN DETAIL
SCALE — NONE



NOTES:
1. WHEN PIPE IS TO BE PLACED IN A FILL SECTION, THE COMPACTED FILL SHALL BE PLACED A MIN. OF 12" ABOVE THE PIPE ELEVATION BEFORE THE TRENCH IS EXCAVATED.
2. SUBGRADES SHOULD BE EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED.

PIPE DIA.	D (MIN.)
27" & SMALLER	3"
30" TO 60"	4"
66" & LARGER	6"

TRENCH BEDDING FOR STORM DRAIN CMP AND RCP ONLY
SCALE — NONE

REVIEW SET
(Not Intended For Construction)

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JAMES F. REED III · REGISTERED ENGINEER · STATE OF TENNESSEE · No. 109038 · 4-24-14

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1225 4th Ave. South
Preliminary SP Application# 2014SP-029-001
Nashville, Tennessee

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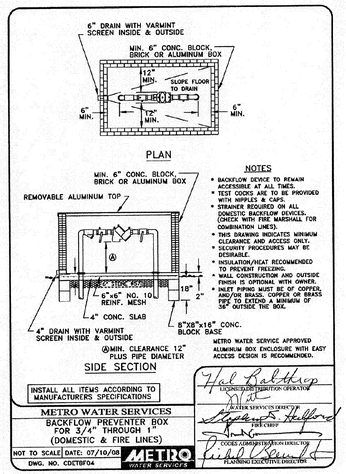
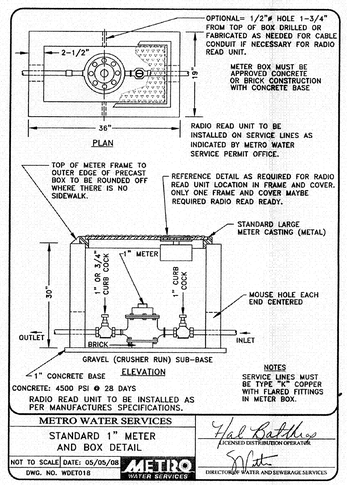
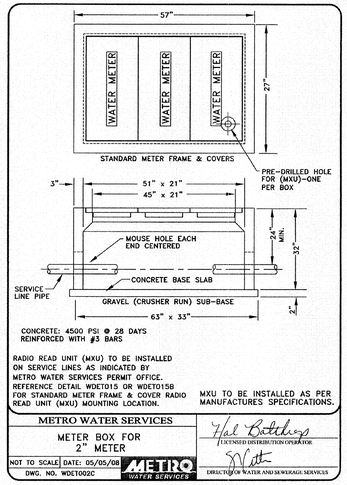
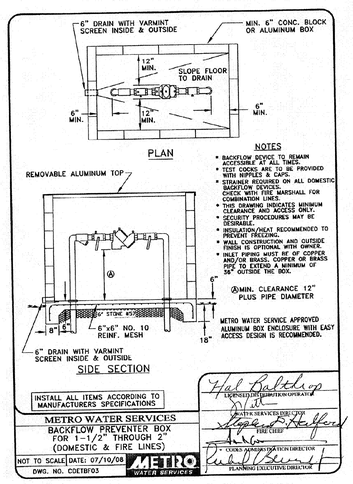
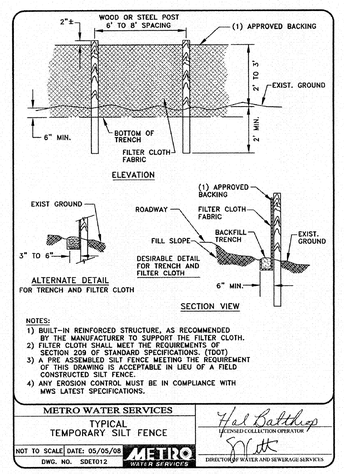


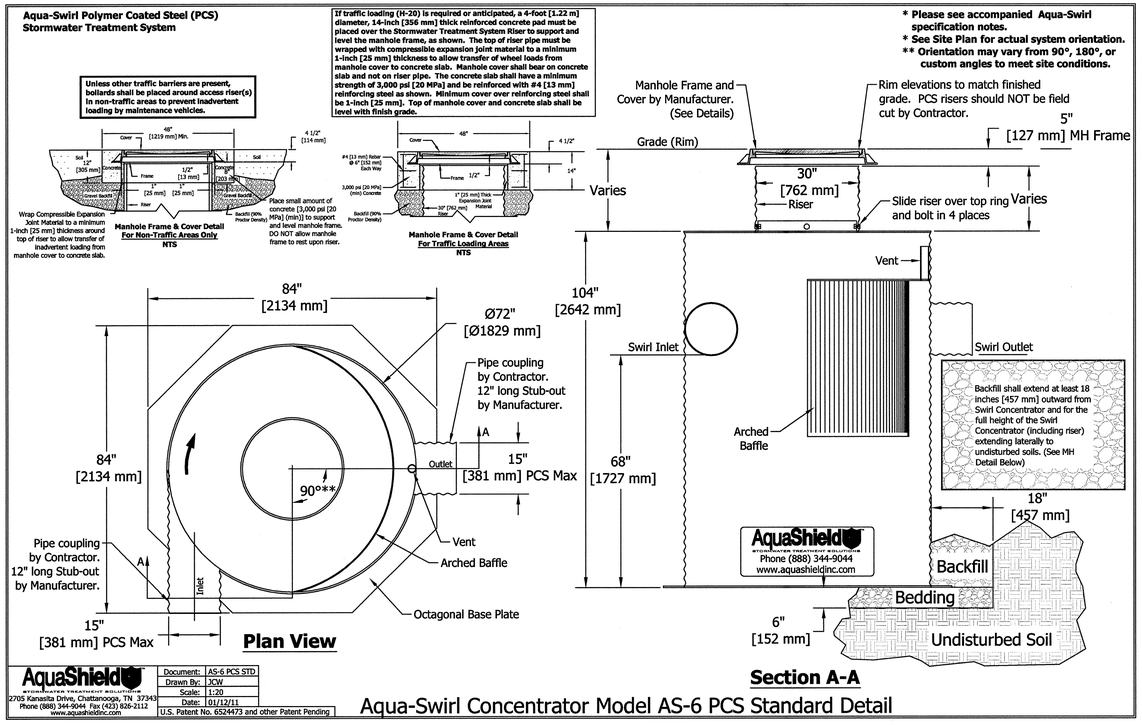


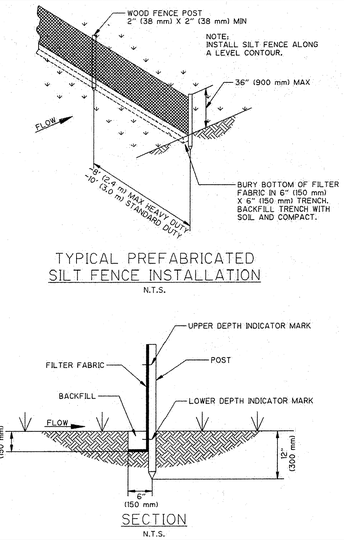


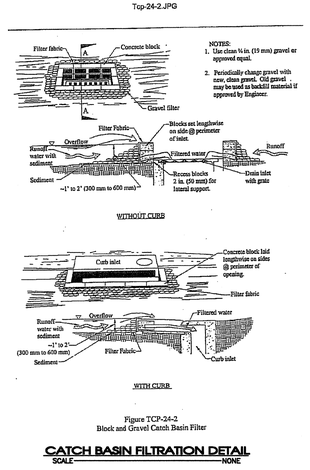


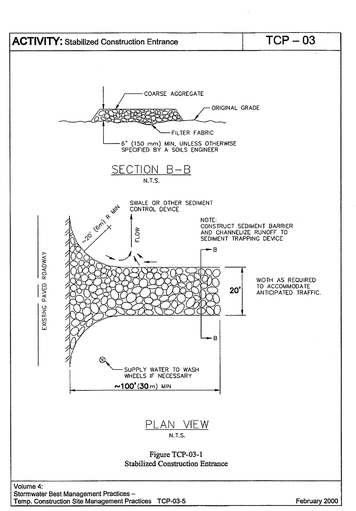


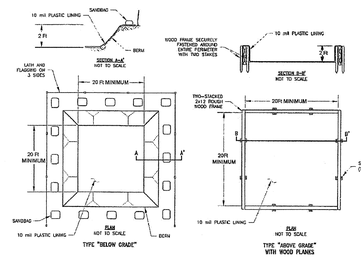
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JREED@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the contractor to construct the site in total accordance with these plans and specifications. Any deviation from these plans must be approved in writing by the engineer in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative responsibility in the construction site. The engineer assumes no administrative liability or responsibility in the deviations that the site is constructed in accordance with the construction plans.











REVISED:
DRAWN: SJA
DATE: 3-7-14
CHECKED: JRF
FILE NAME: 14024project.dwg
SCALE: None
JOB NO. 14024
SHEET: C5.1

Details

Woodstock at Chestnut Hill
1225 4th Ave. South
Preliminary SP Application# 2014SP-029-001
Nashville, Tennessee

north

0 20 40 60
feet

Woodstock at Chestnut Hill

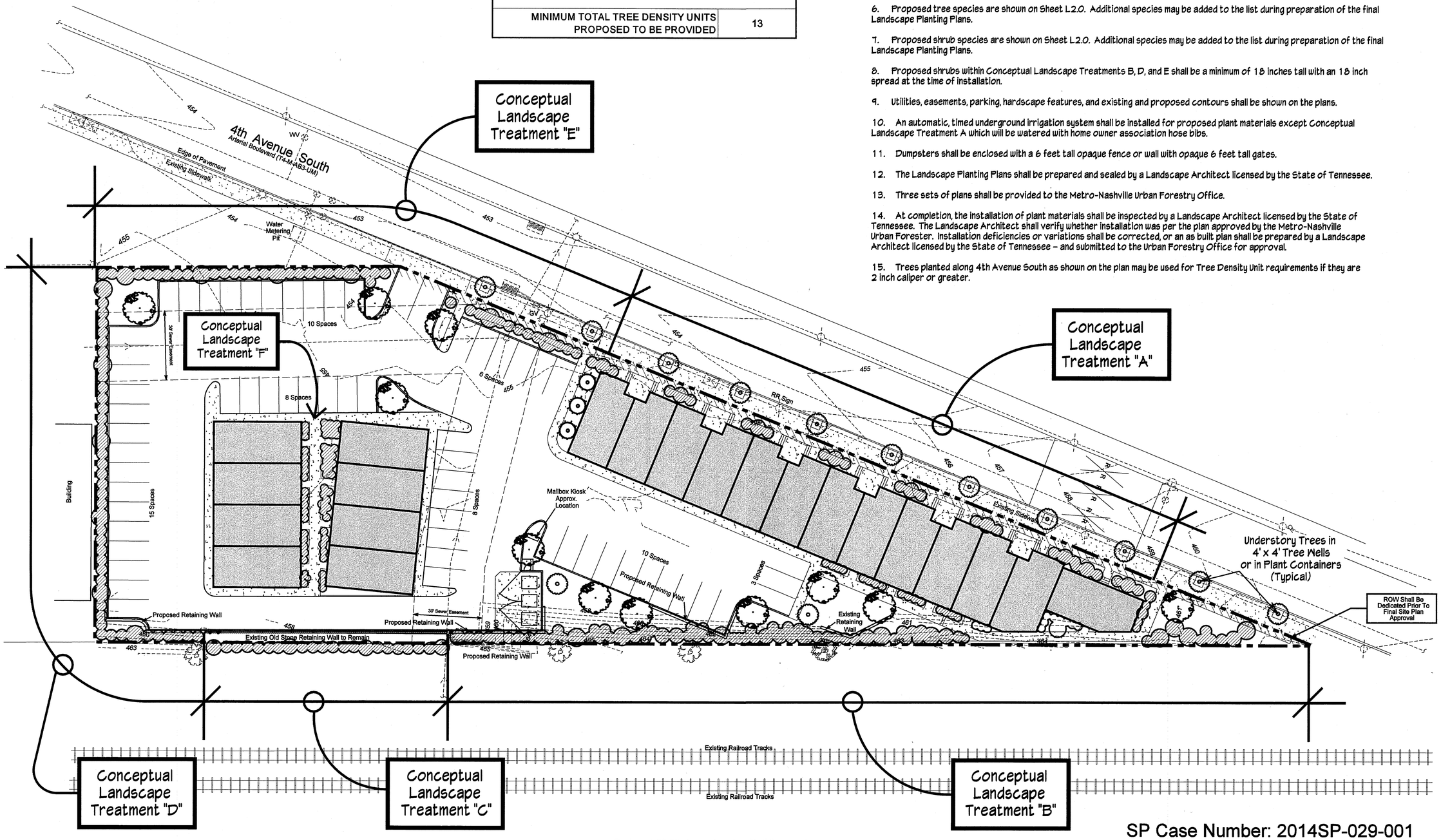
TREE DENSITY WORKSHEET

Gross Site Acreage	=	1.24
Minus area (acres) of building coverage	=	0.32
Area of required compliance	=	0.92
Area of required compliance x 14 Equals Required Tree Density Units for the Site	=	12.83

MINIMUM NUMBER OF PROPOSED TREES

NO.	SIZE/CALIPER	POINTS/TREE	TOTAL
26	2"	0.5	13

MINIMUM TOTAL TREE DENSITY UNITS PROPOSED TO BE PROVIDED	13



LANDSCAPE REGULATIONS FOR WOODSTOCK AT CHESTNUT HILL SP PROJECT

1. The total minimum tree density shall be 14 Tree Density Units (TDUs) per gross acre, less building coverage. Tree Density Units shall be calculated using the system in the Metro Ordinance as of the date of approval of this SP plan. A completed Tree Density Worksheet shall be shown on the plans.

2. Trees planted in the site interior as well as those in the perimeter Conceptual Landscape Treatments may be used for TDU credit.

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

4. All plants shall meet the standard for size, culture, and quality for the highest grades and standards, as adopted by the American National Standards Institute in ANSI Z60.1 American Standard for Nursery Stock.

5. No existing trees are anticipated to remain. A Tree Removal Permit shall be obtained prior to removal of any trees.

6. Proposed tree species are shown on Sheet L2.0. Additional species may be added to the list during preparation of the final Landscape Planting Plans.

7. Proposed shrub species are shown on Sheet L2.0. Additional species may be added to the list during preparation of the final Landscape Planting Plans.

8. Proposed shrubs within Conceptual Landscape Treatments B, D, and E shall be a minimum of 18 inches tall with an 18 inch spread at the time of installation.

9. Utilities, easements, parking, hardscape features, and existing and proposed contours shall be shown on the plans.

10. An automatic, timed underground irrigation system shall be installed for proposed plant materials except Conceptual Landscape Treatment A which will be watered with home owner association hose bibs.

11. Dumpsters shall be enclosed with a 6 feet tall opaque fence or wall with opaque 6 feet tall gates.

12. The Landscape Planting Plans shall be prepared and sealed by a Landscape Architect licensed by the State of Tennessee.

13. Three sets of plans shall be provided to the Metro-Nashville Urban Forestry Office.

14. At completion, the installation of plant materials shall be inspected by a Landscape Architect licensed by the State of Tennessee. The Landscape Architect shall verify whether installation was per the plan approved by the Metro-Nashville Urban Forester. Installation deficiencies or variations shall be corrected, or an as built plan shall be prepared by a Landscape Architect licensed by the State of Tennessee – and submitted to the Urban Forestry Office for approval.

15. Trees planted along 4th Avenue South as shown on the plan may be used for Tree Density Unit requirements if they are 2 inch caliper or greater.

Revised 4-22-2014, per Planning Staff Comments

SP Case Number: 2014SP-029-001

LINKINHOKER LAND ARCHITECTURE

CONCEPTUAL LANDSCAPE PLAN FOR SPECIFIC PLAN DISTRICT

Prepared for:
Woodstock Lumber, LLC.
Owner / Developer

Prepared by:
Linkinhoker Land Architecture
9612 Stanfield Road
Brentwood, Tennessee 37027
Linkinhoker@comcast.net
615.975.2967

TENNESSEE LANDSCAPE ARCHITECT

Woodstock At Chestnut Hill

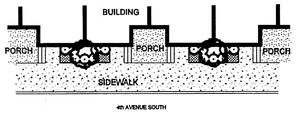
1225 4th Avenue South
Nashville, Davidson County, Tennessee

Conceptual Landscape Plan for SP District

DATE : 03 - 24 -14

Job No.114021038

L1.0



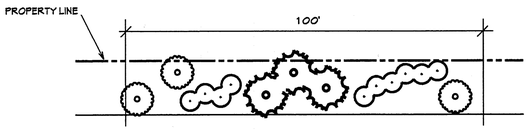
TYPICAL PLAN FOR
CONCEPTUAL LANDSCAPE TREATMENT "A"

SCALE: 1" = 20'

CONCEPTUAL LANDSCAPE TREATMENT "A" REQUIREMENTS

1 Tree
3 Shrubs
Combination of Ground Covers, Annuals, Perennials, and/or Ornamental Grasses. No specific quantities required.

Shrubs must be 50% or more evergreen species.



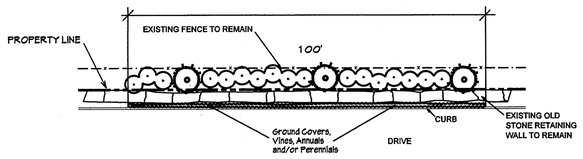
TYPICAL PLAN FOR
CONCEPTUAL LANDSCAPE TREATMENT "B"

SCALE: 1" = 20'

LANDSCAPE TREATMENT "B" REQUIREMENTS PER 100 FEET

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

10 Shrubs -- 50% or more must be Evergreen



TYPICAL PLAN FOR
CONCEPTUAL LANDSCAPE TREATMENT "C"

SCALE: 1" = 20'

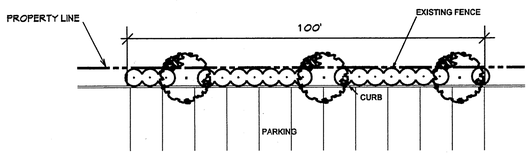
LANDSCAPE TREATMENT "C" REQUIREMENTS PER 100 FEET

Ground Covers, Vines, Annuals and/or Perennials - no specific quantity required.

The area between the existing fence and the property line is railroad property. The planting proposed below is conditional upon getting permission from the railroad to install the plant materials.

3 Evergreen Understory Trees
18 Evergreen Shrubs

Shrub species must be capable of achieving a height of 5 feet or more within 5 years.



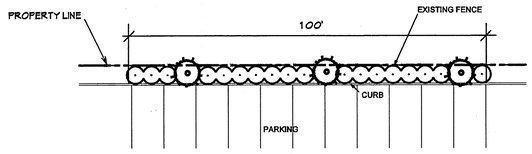
TYPICAL PLAN FOR
CONCEPTUAL LANDSCAPE TREATMENT "D"

SCALE: 1" = 20'

LANDSCAPE TREATMENT "D" REQUIREMENTS PER 100 FEET

3 Evergreen Understory Trees
18 Evergreen Shrubs --

Shrub species must be capable of achieving a height of 5 feet or more within 5 years.

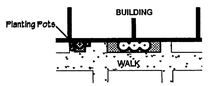


TYPICAL PLAN FOR
CONCEPTUAL LANDSCAPE TREATMENT "E"

SCALE: 1" = 20'

LANDSCAPE TREATMENT "E" REQUIREMENTS PER 100 FEET

3 Evergreen Understory Trees
18 Evergreen Shrubs



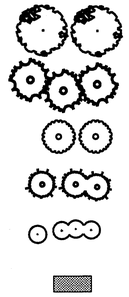
TYPICAL PLAN FOR
CONCEPTUAL LANDSCAPE TREATMENT "F"

SCALE: 1" = 20'

CONCEPTUAL LANDSCAPE TREATMENT "F" REQUIREMENTS

Combination of Shrubs, Ground Covers, Annuals, Perennials, and/or Ornamental Grasses in planting beds and/or in planting pots. No specific quantities required.

LEGEND FOR LANDSCAPE TREATMENTS



CANOPY TREES - (Deciduous or Evergreen)

EVERGREEN CANOPY TREES

UNDERSTORY TREES - (Deciduous or Evergreen)

EVERGREEN UNDERSTORY TREES

SHRUBS -- (Deciduous or Evergreen)

GROUND COVERS, ANNUALS, PERENNIALS, AND/OR ORNAMENTAL GRASSES

LIST OF POTENTIAL TREE SPECIES

CANOPY TREES:
Acer rubrum 'Red Sunset' -- Red Sunset Red Maple
Betula nigra 'Heritage' -- Heritage River Birch
Cryptomeria japonica -- Cryptomeria
Liquidambar styraciflua 'Slender Silhouette Sweetgum
Magnolia grandiflora -- Southern Magnolia
Magnolia grandiflora 'Alta' -- Alta Magnolia
Pinus strobus -- White Pine
Pinus taeda -- Loblolly Pine
Quercus nuttallii -- Nuttall Oak
Quercus phellos -- Willow Oak
Quercus palustris -- Pin Oak
Thuja x 'Green Giant' -- Green Giant Arborvitae
Ulmus parvifolia 'Alee' -- Alee Chinese Elm

UNDERSTORY TREES:
Acer buergerianum -- Trident Maple
Acer campestre -- Hedge Maple
Cercis canadensis -- Eastern Redbud
Cercis canadensis ' Forest Pansy' -- Forest Pansy Redbud
Cornus florida -- Flowering Dogwood
Cornus kousa chinensis -- Chinese Kousa Dogwood
Ilex attenuata 'Fosteri' -- Foster Holly
Ilex cornuta 'Nellie R. Stevens - Nellie R. Stevens Holly
Juniperus scopulorum 'Blue Heaven' -- Blue Heaven Juniper
Juniperus virginiana 'Taylor' -- Taylor Upright Juniper
Lagerstroemia Indica - Crape Myrtle
Magnolia grandiflora 'Little Gem' -- Little Gem Magnolia
Magnolia soulangeana -- Saucer Magnolia
Magnolia virginiana -- Sweetbay Magnolia

EVERGREEN SCREENING:
Cryptomeria japonica -- Cryptomeria
Cupressocyparis leylandii -- Leyland Cypress
Juniperus virginiana -- Eastern Red Cedar
Magnolia grandiflora -- Southern Magnolia
Pinus strobus -- White Pine
Pinus taeda -- Loblolly Pine
Thuja x 'Green Giant' -- Green Giant Arborvitae

LIST OF POTENTIAL SHRUB SPECIES

Abelia grandiflora -- Glossy Abelia
Aucuba japonica 'Golddust'-- Golddust Aucuba
Buxus koreana 'Wintergreen' -- Wintergreen Boxwood
Buxus sempervirens -- Common Boxwood
Cotoneaster salicifolius 'Repens' -- Willowleaf Cotoneaster
Euonymus kiautchovicus 'Manhattan' -- Manhattan Euonymus
Forsythia intermedia 'Spectabilis' -- Showy Border Forsythia
Hydrangea arborescens 'Anna Belle' -- Anna Belle Hydrangea
Hydrangea quercifolia 'Snowflake -- Snowflake Hydrangea
Itea virginica -- Virgina Sweetspire
Ilex crenata 'Green Lustre' -- Green Lustre Japanese Holly
Ilex cornuta 'Burfordi' -- Burford Holly
Ilex cornuta 'Carissa' -- Carissa Holly
Ilex glabra 'Shamrock' -- Shamrock Holly
Juniperus chinensis 'Pfitzeriana' -- Pfitzer Juniper
Juniperus chinensis 'Gold Coast' -- Gold Coast Juniper
Juniperus horizontalis 'Youngstown' -- Youngstown Andorra Juniper
Juniperus chinensis 'Torulosa' -- Hollywood Juniper
Nandina domestica -- Nandina
Nandina domestica 'Fire Power' -- Fire Power Nandina
Prunus laurocerasus -- English Laurel
Prunus laurocerasus 'Schipkaensis' -- Schipk Laruel
Prunus laurocerasus 'Otto Luyken' -- Otto Luyken Laurel
Rosa 'Knock Out' -- Knock Out Rose
Spirea bumalda 'Anthony Waterer' -- Anthony Waterer Spirea
Taxus media densiformis -- Dense Yew
Taxus media 'Hicksi' -- Hicks Upright Yew
Thuja occidentalis 'Emerald Green' -- Emerald Green Arborvitae
Viburnum x 'Alleghany' -- Alleghany Virurnum
Viburnum x 'Pragense' -- Pragense Viburnum

SP Case Number: 2014SP-029-001

Revised 4-22-2014 per Planning Staff comments

LINKINHOKER
LAND ARCHITECTURE

CONCEPTUAL LANDSCAPE PLAN FOR SPECIFIC PLAN DISTRICT

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Owner / Developer

Prepared by:
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Conceptual Landscape Plan for SP District

DATE : 03 - 24 -14

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L2.0