SP (SPECIFIC PLAN)
PRELIMINARY DEVELOPMENT PLAN
FOR

BURKITT STATION

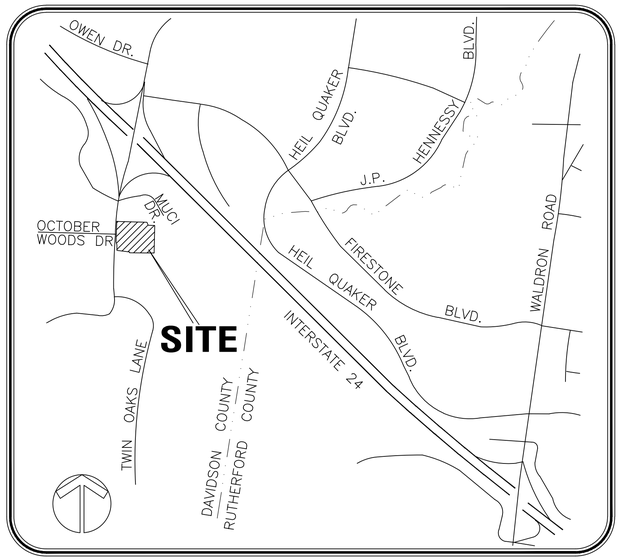
CONTACTS

OWNER/DEVELOPER
ROSS BRADLEY
TDK CONSTRUCTION COMPANY, INC.
1610 S. CHURCH STREET, SUITE C
MURFREESBORO, TN 37130
(615) 895-8742
RBRADLEY@TDKCONSTRUCTION.COM

CIVIL
BRAD SLAYDEN
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
BSLAYDEN@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE
DAN ALABACK
ALABACK DESIGN ASSOCIATES
3202 EAST 21ST STREET, SUITE 100
TULSA, OK 74114
(918) 742-1463
DAN_ALABACK@ALABACKDESIGN.COM

ARCHITECTURE
JIM PARKER
PARKER ASSOCIATES
2202 EAST 49TH STREET, SUITE 200
TULSA, OK 74105
(918) 742-2485
JPARKER@PARKERTULSA.COM



LOCATION MAP
NTS

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PURPOSE NOTE:
The purpose of this SP is to receive preliminary approval to permit a multi-use development.

SPECIAL NOTE:
For any development standards, regulations, and requirements not specifically shown on the Preliminary SP Development Plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and applicable requirements of the RM20 Zoning District for the multi-family component of the development and MUN for the commercial component of the development as of the date of the request or application.

GENERAL PLAN CONSISTENCY:
Land Use Policy:
The proposed development is consistent with the principles, policies, and objectives of the general plan T3CC (T3 Suburban Community Center). The proposed development provides a mixed use plan compatible with the general character of the suburban neighborhood and future development of this corridor. Pedestrian connectivity is emphasized with several walks on the proposed plan. The multi-family component of the project provides a transitional residential land use with the adjacent AR2a zoned property.
Community Plan Compliance:
The proposed development will provide commercial and transitional residential land uses. Access within the overall development is designed to be pedestrian friendly with crosswalks and sidewalks to provide safe interaction between pedestrian and vehicular traffic. Commercial and residential buildings are oriented towards the street with building forms that compliment the adjacent neighborhoods. The development will provide formal landscaping with trees to frame parking areas and internal streets and shrubs to screen automobile, ground utilities, and trash enclosures from public streets. Lighting will be provided throughout the development to provide safety at buildings and vehicular and pedestrian areas while enhancing the character of the center.

METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

METRO CASE # 2015SP-033-001

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
315 WOODLAND STREET
P.O. BOX 60070
NASHVILLE, TN 37206
(615) 244-8591
CHATTANOOGA
1410 COWART STREET
SUITE 200
CHATTANOOGA, TN 37408
(423) 490-9400
• www.ragansmith.com •

BRADFORD SAMUEL SLAYDEN
REGISTERED ENGINEER
AGRICULTURE
No. 10974
STATE OF TENNESSEE
2-18-15

BURKITT STATION
FOR
TDK CONSTRUCTION COMPANY
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS
02-18-15 Rev. Per City Comments.

JOB NO.	14142
WK. ORDER	0084
DESIGNED:	B. SLAYDEN
DRAWN:	K. JACOBSON
SCALE:	
DATE:	JANUARY 29, 2015

COVER SHEET

C0.0

LEGEND

IR(O)	IRON ROD (OLD)	Ø	UTILITY POLE
IR(N)	IRON ROD (NEW) (5/8" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	Ø→	UTILITY POLE W/ ANCHOR
	WATER VALVE		GAS VALVE
	WATER METER		GAS METER
	SANITARY SEWER MANHOLE		TELEPHONE RISER
CO	SEWER CLEAN-OUT		CABLE TV BOX
E	ELECTRIC BOX	—P—	OVERHEAD ELECTRIC POWER LINE
P	TRANSFORMER PAD	—T—	OVERHEAD TELEPHONE LINE
	SIGN	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
R.O.D.C.T.	REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN	—S—	SANITARY SEWER LINE
	GUARDRAIL	—G—	GAS LINE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE	—W—	WATER LINE
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT	-X—X-	FENCE
	CONCRETE SURFACE	RCP	REINFORCED CONCRETE PIPE
		CMP	CORRUGATED METAL PIPE
			ASPHALT SURFACE

EXISTING STRUCTURES NOTE:

ALL EXISTING STRUCTURES TO BE REMOVED FROM SITE.

Davidson County, Tennessee (TN037)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
AmB	Armour silt loam, 2 to 5 percent slopes	0.9	1.8%
Ar	Arrington silt loam, 0 to 2 percent slopes, occasionally flooded	22.2	43.4%
BbD	Barfield-Rock outcrop complex, 5 to 20 percent slopes	0.5	1.1%
ByB	Byler silt loam, 2 to 5 percent slopes	2.1	4.2%
StD	Stiversville loam, 12 to 25 percent slopes	2.9	5.8%
TbC	Talbott silt loam, 2 to 10 percent slopes	14.0	27.4%
TrC	Talbott-Rock outcrop complex, 5 to 15 percent slopes	8.4	16.5%
Totals for Area of Interest		**51.1**	**100.0%**

25% > SLOPES

20% - 24.9% > SLOPES

15 -19.9% SLOPES

0 50 100 150

METRO CASE # 2015SP-033-001

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LANDSCAPE ARCHITECTS • SURVEYORS
CHATTANOOGA
1410 COMMERCE, SUITE 200
CHATTANOOGA, TN 37405
(423) 490-9400
NASHVILLE
P.O. BOX 330160
NASHVILLE, TN 37206
(615) 244-8591
www.ragansmith.com

BRADFORD SAMUEL GLAZER
REGISTERED ENGINEER
AGRICULTURE
No. 109714
STATE OF TENNESSEE
2-18-15

BURKITT STATION
FOR
TDK CONSTRUCTION COMPANY

METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS	DATE
02-18-15 Rev. Per City Comments.	JANUARY 29, 2015

JOB NO. 14142 | WK. ORDER 0084 | DESIGNED: B. SLAYDEN | DRAWN: K. JACOBSON | SCALE: 1"=50'

EXISTING CONDITIONS PLAN

C1.0

G:\14142\ENG CIVIL ENGINEERING\PRELIMINARY SPPL\14142SPPL-C1.0 EXISTING CONDITIONS.DWG
PLOTTED BY KYLE JACOBSON ON 2/18/2015 2:18 PM — LAST UPDATED BY KAJ ON 2/18/2015 2:18 PM

SITE DATA:

PROPERTY INFORMATION:

SITE APPLICATION NUMBER:	
COUNCIL DISTRICT NUMBER:	33
DISTRICT COUNCIL MEMBER:	MR. ROBERT DUVALL
SP NAME:	BURKITT STATION
PROPERTY OWNER:	GENE SMITH, SHIRLEY SMITH, WALTER JONES, PAMELA JONES
PARCEL/S ACREAGE:	18.05 AC
EX. BUILDING S.F. / USE:	Single family – 5300 S.F.
TAX MAP:	183
PARCELS:	12.00, 12.01, 60
STREET ADDRESS:	13153 Old Hickory Blvd

DEVELOPER:	PROJECT ENGINEER:
ROSS BRADLEY	BRAD SLAYDEN
TDK CONSTRUCTION	RAGAN SMITH ASSOCIATES, INC.
1610 S. CHURCH STREET	315 WOODLAND STREET
MURFREESBORO, TN	NASHVILLE, TN 37206
	(615) 244–8591

ZONING INFORMATION:

ZONING CLASSIFICATION:	AR2A
LAND USE POLICY:	SOUTHEAST: T3CC (T3 SUBURBAN COMMUNITY CENTER)
PROPOSED ZONING:	SP

SURVEY INFORMATION:

BOUNDARY INFORMATION AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY RAGAN SMITH ON JANUARY 15, 2015.

FLOOD INFORMATION:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AND ZONE "A" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0388F, WITH AN EFFECTIVE DATE OF APRIL 20, 2001, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040, PANEL NO. 0388, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "A" UNDER "SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100–YEAR FLOOD" AS NO BASE FLOOD ELEVATIONS DETERMINED.

GEOTECHNICAL INFORMATION:

NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

ANTICIPATED DEVELOMPENT SCHEDULE

ALL MULTI–FAMILY DEVELOPMENT TO BE CONSTRUCTED IN ONE PHASE.
ANTICIPATED START OF MULTI–FAMILY CONSTRUCTION: OCTOBER 2015 ±
ANTICIPATED RESIDENTIAL MOVE–IN DATE: SEPTEMBER 2015 ±
ANTICIPATED COMPLETION OF MULTI–FAMILY DEVELOPMENT: APRIL 2017 ±
ANTICIPATED START OF MIXED–USE CONSTRUCTION: UNKNOWN AT THIS TIME
ANTICIPATED COMPLETION OF MIXED–USE CONSTRUCTION: UNKNOWN AT THIS TIME

GENERAL NOTES:

1. PROPOSED ROADWAYS AND SERVICE LANES WITHIN THIS PROJECT'S PROPERTY BOUNDARIES ARE PRIVATE.
2. LOT IS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER.
3. SITE, OPEN SPACES, WATER QUALITY & DETENTION FACILITIES TO BE MAINTAINED BY PROPERTY OWNER OR PROPERTY OWNER'S ASSOCIATION.
4. STORM WATER WILL BE ROUTED THROUGH A STORMWATER QUALITY MANAGEMENT SYSTEM, SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
5. SCREENING FOR DUMPSTERS AND OTHER TRASH RECEPTACLES SHALL COMPLY WITH THE PROVISIONS OF SECTION 17.24.060 OF THE METRO ZONING CODE.
6. 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 DEPT. OF WATER SERVICES.
7. THIS DRAWING IS CONCEPTUAL AND IS INTENDED TO SHOW THE BASIC PREMISE OF THE DEVELOPMENT. MINOR MODIFICATIONS TO THIS 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.
8. FIRE DEPT. NOTE: FIRE–FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE – 2006 EDITION – B105.1.
9. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
10. ALL WORK IN THE PUBLIC RIGHT–OF–WAY REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
11. ACCESS NOTE: METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
12. DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MIN 15" CMP).
13. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: HTTP://WWW.ADA.ORG

U.S. JUSTICE DEPT: HTTP://WWW.JUSTICE.GOV/CRT/HOUSE/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTML

14. BILLBOARDS SHALL NOT BE PERMITTED
15. AREAS LABELED ON PLAN AS "UNDISTURBED AREA" SHALL ALLOW NATURAL MINOR DISTURBANCE FOR TRAILS.

PUBLIC WORKS NOTES:

1. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
2. COMPLY WITH THE MPW TRAFFIC ENGINEER CONDITIONS.
3. ALL ROADWAY IMPROVEMENTS ARE TO MEET MPW AND AASHTO STANDARDS PRIOR TO FINAL SP.
4. COORDINATE WITH MPW TRAFFIC ENGINEER FOR PHASING OF ROADWAY IMPROVEMENTS.

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

0 80 160 240

PAVEMENT LEGEND

- PERVIOUS PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE WALK
- CONCRETE PAVERS

MIXED-USE BULK STANDARDS, PARKING, and SIGNAGE

(Regulated by the Metro Nashville)

I. BURKITT STATION (MIXED-USE OUT-PARCELS)
A district for mixed-use services with frontage along Old Hickory Blvd to encourage a neighborhood mixed-use center to serve nearby residents.

PROPOSED USES
Only uses allowed in MUN zoning (excluding cash advance and cash checking uses) shall be allowed within the mixed-use area of this sp. In addition to MUN zoning uses, day care - parent's day out, animal hospital, animal boarding facility, automobile convenience, liquor sales, nano brewery, fast-food restaurant, park and recreation center uses are allowed.

	RESIDENTIAL	CIVIC	MIXED USE / COMMERCIAL
FRONT YARD SET BACK PRIMARY STREET	20' MIN – 80' MAX	0' MIN. – 80' MAX.	
MINIMUM FACADE WIDTH	45% OF THE LOT MUST BE OCCUPIED BY BUILDING		
SIDE YARD SET BACK	5' MIN.	5 MIN, 0' IF DEVELOPED WITH ADJACENT PROPERTIES	
REAR YARD SET BACK	5' MIN.	5 MIN, 20' MIN. WHEN ABUTTING RESIDENTIAL	
MAX. BUILDING HEIGHT	3 STORIES IN 45 FEET		
FIRST FLOOR HEIGHT	N/A	ONE STORY: 16', MULTI–STORY: 14'	
GLAZING REQUIREMENTS	N/A	N/A	GROUND FLOOR: 40% UPPER FLOORS: 25%
ARCHITECTURAL STANDARDS	STRUCTURE MUST BE BUILT OR CLAD WITH A HIGH FINISH MATERIAL THAT DOESN'T TERMINATE AT THE CORNER.MATERIAL MUST WRAP AROUND THE CORNER AT LEAST 10'		
MAX ISR	0.80		
MAX FAR	0.60		

PARKING

PARKING REQUIRED: As applicable per land use, set forth in metro zoning code table 17.20.030. Bicycle parking requirements per metro code 17.20.

PARKING CONFIGURATION: One module of parking (two rows and a drive aisle) is permitted between the building and Old Hickory Boulevard and internal street/drives.

PARKING SCREENING: Parking shall be screened per height and material requirements set forth by Metro Code 17.24.150.

INTERNAL SIDEWALKS
All internal sidewalks shall have a minimum width of 5 feet. Sidewalk connections shall be made to the residential portion of the SP and Old Hickory Boulevard.

DRIVE-THROUGHS
Drive-throughs should be located to the rear of buildings where applicable. If drive-throughs are located to the side of buildings, their width shall be limited to two lanes and they shall be receded from the front facade by a minimum of 20 feet.

SIGNAGE
PERMITTED SIGN TYPES

Building Signs
- Building Mounted Flush: a sign attached to a wall that does not project more than 1 foot. (Wall Sign)
- Building Mounted Projecting: a sign attached to a wall that projects outward from the wall more than twelve inches; or a sign suspended from any structure that constitutes a covering or shelter such as a canopy, portico or marquee. Usually, though not always, the face of a projecting sign will be perpendicular to or form a wide angle with the surface to which it is attached.
- Building Mounted Projecting - 2nd Story and Above
- Awning Sign: application of words, lettering and/or logos to an awning.
- Window Sign: any sign attached to or directly applied on a window or glass door; intended for viewing from the exterior.

Ground Signs
- Monument Sign: a low profile sign with a base that is at least 3' wide or 50% of the maximum width of the sign (whichever is greater).
- Pillar Sign: a ground sign with two vertical posts constructed of masonry materials. The entire sign area shall be contained between the posts.

PERMITTED SIGN STANDARDS
- Each multi-tenant principal building may display not more than two on-premises building signs with a combined sign area of not more than thirty-two square feet.
- In addition to the principal building signage each occupant of a multiple occupancy complex may display on-premises building signs on any exterior viewed portion of the complex that is part of the occupant's unit.
- The total sign area shall not exceed fifteen percent of the facade area for the public entry side. Occupants may divide the permitted signage among the applicable facades, but a signage bonus is not given for an additional entry.
- Each single-tenant building may display on-premise building signs with a total sign area that shall not exceed fifteen percent of the facade area for the public entry side or a maximum of 128 square feet, whichever is greater. Occupants may divide their permitted signage over all façades of the building, but a signage bonus is not given for an additional entry.
- Where the owner of a multi-tenant building so chooses, a common signage plan in accordance with the standards for a single occupancy building may be submitted.
- Ground signs shall be permitted according to the Ground Signs Table.
- Facade area shall be calculated by multiplying the façade length by a height of 16 feet.

ILLUMINATION OF SIGNS:
Signs that are to be lighted shall be spotlighted, externally-lit, or back-lit with a diffused light source. Backlighting should illuminate only the letters, characters, or graphics on the sign, rather than the background of the sign. Backgrounds shall be opaque.

MULTI-FAMILY BULK STANDARDS, PARKING, and SIGNAGE

(Regulated by the Metro Nashville)

PROPOSED USES
- MULTIFAMILY
- ACCESSORY APARTMENT

BULK STANDARDS

PROPOSED ACREAGE:	14.00 +/- AC
MINIMUM BUILDING SETBACKS (MBSL):	
FRONT (OLD HICKORY BLVD):	10'
SIDE:	5'
REAR:	20'
MAXIMUM BUILDING HEIGHT:	3 STORIES
MAXIMUM HEIGHT AT MBSL:	30'
SLOPE OF HEIGHT CONTROL PLANE (V TO H):	2/1
MAXIMUM FAR:	.80
PROPOSED FAR:	.43 (Subject to Change)
MAXIMUM ISR:	.70
PROPOSED ISR:	.58 (Subject to Change)
MINIMUM LOT AREA:	7,500
MAXIMUM BUILDING COVERAGE:	N/A
MAXIMUM PROPOSED UNITS:	244
PROPOSED DENSITY:	17.4 UNITS/AC
PARKING REQUIRED (PER 17.20.030):	416 SPACES
PARKING PROVIDED:	492 SPACES

PARKING

PARKING REQUIRED: As applicable per land use, set forth in metro zoning code table 17.20.030. Bicycle parking requirements per metro code 17.20.

PARKING CONFIGURATION: One (double-sided) row of parking is allowed between all buildings and the mixed-use out-parcels (garage units with surface parking in front of garage doors may be in additional to the double-sideed row of parking)

PARKING SCREENING: Parking between all buildings and mixed-use out-parcels shall be screened per height and material requirements set forth by metro code 17.24.150.

INTERNAL SIDEWALKS
All internal sidewalks shall be a minimum of 5 feet. Sidewalk connections shall be made to the residential portion of the SP and Old Hickory Boulevard.

SIGNAGE

GENERAL REQUIREMENTS: Signs shall be limited to the name of the multi-family development and/or insignia. Words describing the specific type or use are also permitted (apartments, village, neighborhood, community, station, etc.) All on premise ground and building signs must be approved under an overall signage plan for each phase of development within the SP District. Columns provided throughout the development are allowed in addition to signage.

TYPES OF SIGNS: Ground Sign - Monument, Building Sign - Projecting, Building Sign - Wall mounted, Awning Sign,Canopy Signs

NUMBER OF SIGNS: One (1) 6' Ht. monument sign within the median of the private access drive for the multi-family development at Old Hickory Boulevard. One (1) monument entry sign at terminus of central private drive.

LOCATION OF SIGNS: All monument signs shall have a minimum setback of five (5) feet from any public right-of-way.

SIZE OF SIGNS: The size of signs shall conform to the sign standard established by the metro zoning code section 17.32.110 and not exceed maximum height noted within these standards.

ILLUMINATION OF SIGNS: Signs that are to be lighted shall be spotlighted, externally-lit, or back-lit with a diffused light source. Backlighting should illuminate only the letters, characters, or graphics on the sign, rather than the background of the sign. Backgrounds shall be opaque.

METRO CASE # 2015SP-033-001

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NASHVILLE
315 WOODLAND STREET
P.O. BOX 60070
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(615) 244-8591
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SUITE 200
CHATTANOOGA, TN 37408
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• www.ragansmith.com •

BRADFORD SAMUEL SLAYDEN, REGISTERED ENGINEER, AGRICULTURE, COMMERCE, No. 109741, STATE OF TENNESSEE
2-18-15

BURKITT STATION
FOR
TDK CONSTRUCTION COMPANY
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

JOB NO. 14142	WK. ORDER 0084
DESIGNED:	B. SLAYDEN
DRAWN:	K. JACOBSON
SCALE:	1"=80'
DATE:	JANUARY 29, 2015

REVISIONS
1 02–18–15 Rev. Per City Comments.

OVERALL SITE LAYOUT

C2.0

G:\14142-0084\1-CIVIL ENGINEERING\PRELIMINARY SP\PLAN SHEETS\0084-C1.0 LAYOUT.DWG
PLOTTED BY KYLE JACOBSON ON: 2/19/2015 12:22 PM LAST UPDATED BY KAJ ON: 2/19/2015 12:20 PM

PAVEMENT LEGEND

- PERVIOUS PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE WALK
- CONCRETE PAVERS

NOTES:
1. ACCESS 'A' AND 'C' ROADWAY IMPROVEMENTS SHALL BE TIED TO THE DEVELOPMENT AND PHASING OF THE MIXED-USE SITES. ACCESS POINT 'B' ROADWAY IMPROVEMENTS SHALL BE PROVIDED WITH THE MULTIFAMILY DEVELOPMENT 'VINTAGE AT BURKITT STATION'.
2. SEE BULK REGULATION CHART ON SHEET C2.0 FOR SETBACK STANDARD EXCEPTIONS OF THE MIXED-USE OUTPARCELS.

OCTOBER WOODS DR (60' PUBLIC R/W)
OLD HICKORY BLVD (PUBLIC R/W VARIES)
MIXED-USE SITE 1.89 Ac ±
MIXED-USE SITE 2.16 Ac ±
ACCESS POINT "A"
ACCESS POINT "B"
ACCESS POINT "C"
N17°29'47"E 31.98'
N06°10'09"E 509.58'
N17°29'47"E 99.98'
N05°39'27"E 141.32'
S83°43'41"E 796.92'
S17°28'06"E 82.00'
S82°39'58"E 173.43'
S05°55'17"W 726.10'
N81°03'43"W 242.84'
N73°33'43"W 94.00'
N01°39'17"E 23.00'
N84°50'43"W 646.00'
10' LANDSCAPE TYPE B BUFFER YARD
6.0' PLANTING STRIP
8.0' SIDEWALK
10.0' TYPE 'A' SCENIC ARTERIAL LANDSCAPE BUFFER EASEMENT
PROPOSED RIGHT TURN DECELERATION LANE
PUBLIC ACCESS EASEMENT
DEVELOPMENT SIGNAGE
PRIVATE DRIVE
TRAFFIC BOX
RETAINING WALL, TYP.
NEW LOT LINE, TYP.
SIDEWALK, TYP.
TRASH COMPACTOR SERVICE BUILDING
CLUB
POOL
ACTIVE OPEN SPACE
PASSIVE OPEN SPACE
30' ZONE 1 STREAM BUFFER
20' ZONE 2 STREAM BUFFER
ZONE A
ZONE X
100 YEAR FLOODPLAIN (PRIOR TO FEMA RECENT STUDY)
FUTURE 100 YEAR FLOODPLAIN (PER FEMA PRELIMINARY STUDY)
20' SANITARY SEWER EASEMENT RECORDED IN BOOK 9554, PAGE 490, R.O.D.C.T. (EXCEPTION 9)
1 APARTMENT BLDG.
2 APARTMENT BLDG.
3 APARTMENT BLDG.
4 APARTMENT BLDG.
5 APARTMENT BLDG.
6 APARTMENT BLDG.
7 APARTMENT BLDG.
8 APARTMENT BLDG.
9 APARTMENT BLDG.
10 APARTMENT BLDG.
L1 CARRIAGE UNIT
2 CARRIAGE UNIT
3 CARRIAGE UNIT
4 CARRIAGE UNIT

MAP 183, PARCEL 11.01
BRUCE H. GOLD AND JOAN GOLD CYPRESS
BOOK 11668, PAGE 158, R.O.D.C.T.

MAP 183, PARCEL 41
MICHAEL PROPERTIES, LLC
INSTRUMENT NO. 200209130111912, R.O.D.C.T.

MAP 183, PARCEL 13
GEORGE F. KERSEY
BOOK 4419, PAGE 941, R.O.D.C.T.

MAP 183, PARCEL 13
GEORGE KERSEY AND WIFE, MARY KERSEY
BOOK 2594, PAGE 575, R.O.D.C.T.

MAP 183, PARCEL 35
DONALD CHAFFER AND LORI CHAFFER
INSTRUMENT NO. 200912100112968, R.O.D.C.T.

MAP 183, PARCEL 15
BEN ED PAUL, SR. AND WIFE, WANDA J. PAUL
INSTRUMENT NO. 199912280306960, R.O.D.C.T.

METRO CASE # 2015SP-033-001

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BRADFORD SAMUEL SLAYDEN
REGISTERED ENGINEER
AGRICULTURE
No. 109747
STATE OF TENNESSEE
2-19-15

BURKITT STATION
FOR
TDK CONSTRUCTION COMPANY
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS	
02-18-15 Rev. per City Comments.	

JOB NO.	WK. ORDER 0084	DESIGNED:	B. SLAYDEN
DRAWN:	K. JACOBSON	SCALE:	1"=50'
DATE:	JANUARY 29, 2015		

SITE LAYOUT PLAN

C2.1

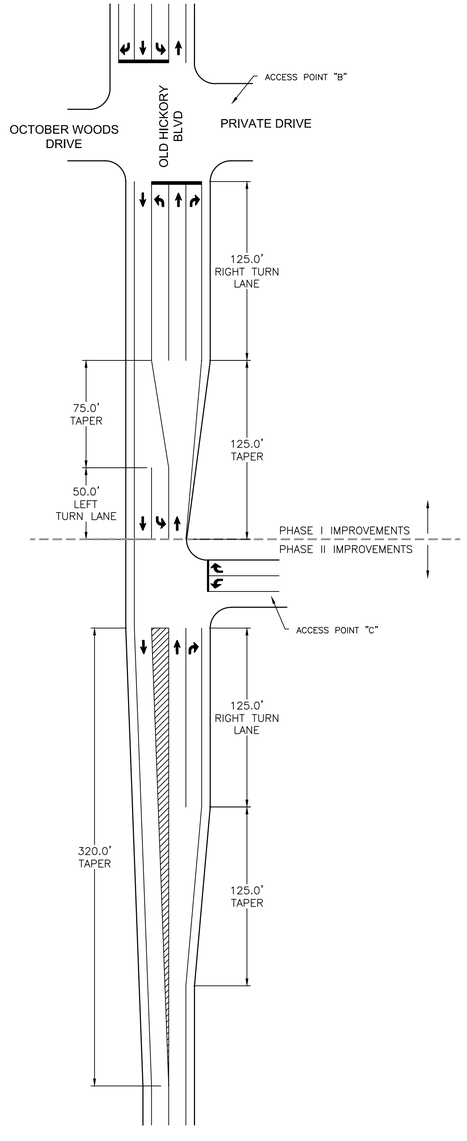
G:\14142\DWG\CIVIL ENGINEER\SITE\SUBMARY (SPK-WA)\SITE\2015-01-13 LAYOUT.DWG
PLOTTED BY KYLE JACOBSON ON 2/19/2015 12:22 PM LAST UPDATED BY KAJ ON 2/19/2015 12:20 PM

NOTE:

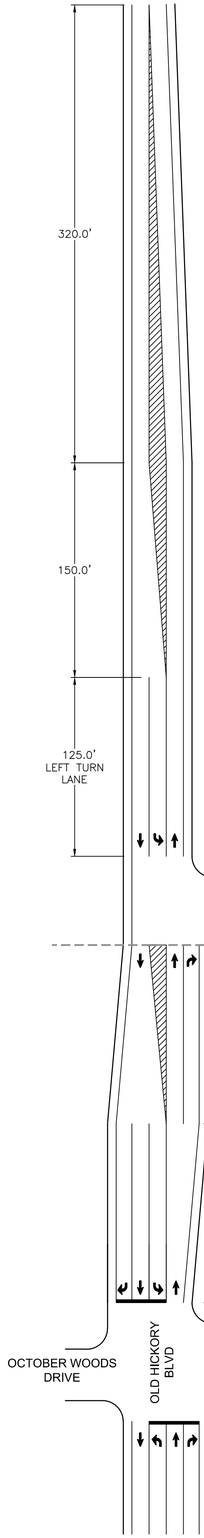
ACCESS 'A' AND 'C' ROADWAY IMPROVEMENTS SHALL BE TIED TO THE DEVELOPMENT AND PHASING OF THE MIXED-USE SITES. ACCESS POINT 'B' ROADWAY IMPROVEMENTS SHALL BE PROVIDED WITH THE MULTIFAMILY DEVELOPMENT 'VINTAGE AT BURKITT STATION'.

PUBLIC WORKS NOTES:

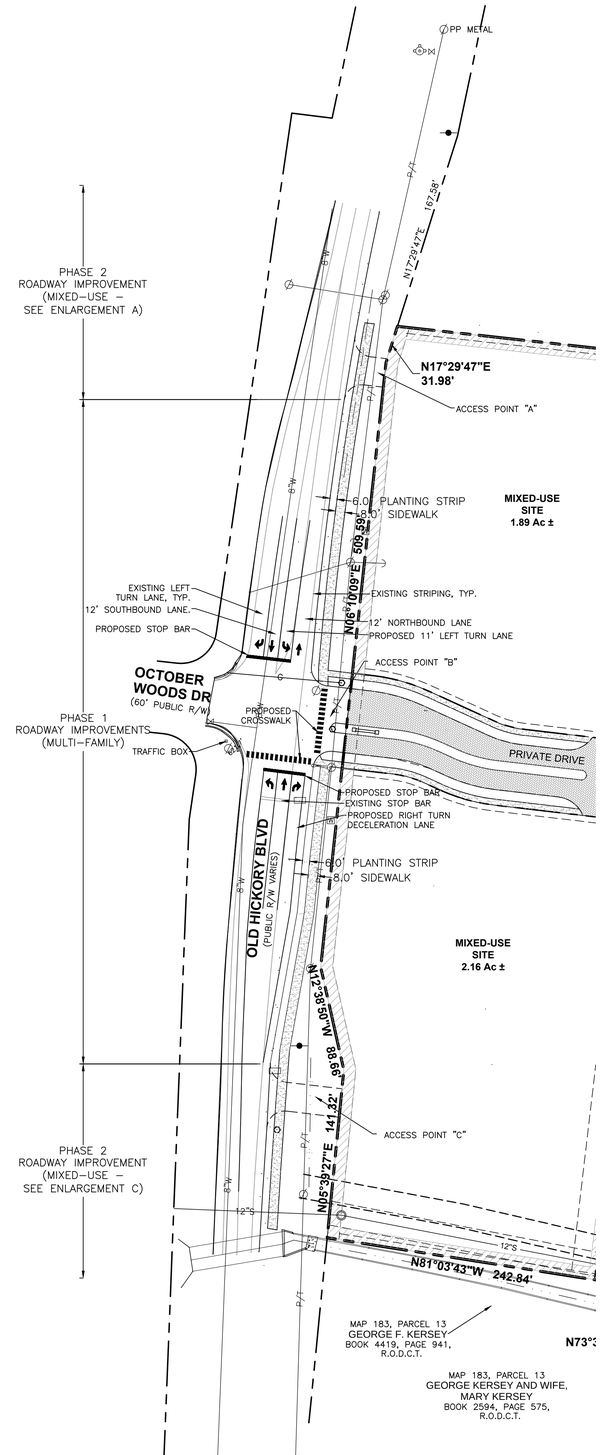
1. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
2. COMPLY WITH THE MPW TRAFFIC ENGINEER CONDITIONS.
3. ALL ROADWAY IMPROVEMENTS ARE TO MEET MPW AND AASHTO STANDARDS PRIOR TO FINAL SP.
4. THE EXISTING SIGNAL AT THE INTERSECTION OF OLD HICKORY BLVD AND OCTOBER WOODS DRIVE TO BE MODIFIED TO ACCOMMODATE SOUTHBOUND, EASTBOUND, AND WESTBOUND LEFT TURN PHASES. SIGNAL TIMING AT THIS INTERSECTION SHOULD BE REVIEWED FOR UPDATED TRAFFIC VOLUMES.



ENLARGEMENT C (1"=50')
PHASE II MIXED-USE ROADWAY IMPROVEMENTS - ACCESS 'C'



ENLARGEMENT A (1"=50')
PHASE II MIXED-USE ROADWAY IMPROVEMENTS - ACCESS 'A'



PHASE I MULTI-FAMILY ROADWAY IMPROVEMENTS - ACCESS 'A'

METRO CASE # 2015SP-033-001

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REGISTERED ENGINEER
AGRICULTURE
No. 109741
STATE OF TENNESSEE
2-18-15

BURKITT STATION
FOR
TDK CONSTRUCTION COMPANY
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS	DATE
02-18-15 Rev. Per Staff/City Comments.	

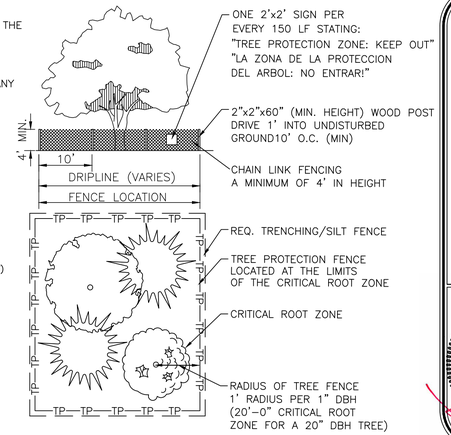
JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:
14142	0084	B. SLAYDEN	K. JACOBSON	1"=60'	JANUARY 29, 2015

ROADWAY IMPROVEMENTS

C2.2

G:\14142\ENGR\CIVIL ENGINEER\PRELIMINARY SPP\14142SPP04-C2.1 LAYOUT.DWG
PLOTTED BY KYLE JACOBSON ON 2/18/2015 12:22 PM LAST UPDATED BY KJU ON 2/18/2015 12:20 PM

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.



TREE PROTECTION
NOT TO SCALE

GENERAL NOTES:

1. LOT IS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER.
2. SITE, OPEN SPACES, WATER QUALITY & DETENTION FACILITIES TO BE MAINTAINED BY PROPERTY OWNER OR PROPERTY OWNER'S ASSOCIATION.
3. STORM WATER WILL BE ROUTED THROUGH A STORMWATER QUALITY MANAGEMENT SYSTEM, SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
4. 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.
5. PRELIMINARY DRAWING NOTE – 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.
6. FIRE DEPT. NOTE: FIRE-FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE – 2006 EDITION – B105.1.
7. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
8. ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS
9. ACCESS NOTE: METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
10. DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MIN 15" CMP).
11. PROPOSED UTILITY METERS WILL BE LOCATED OUTSIDE THE PUBLIC R.O.W.
12. NES FOLLOWS THE NATIONAL FIRE PROTECTION ASSOCIATION RULES; REFER TO NFPA 70 ARTICLE 450-27; AND NESC SECTION 15 – 152.A.2 FOR COMPLETE RULES (SEE NES CONSTRUCTION GUIDELINES UNDER "BUILDERS AND CONTRACTORS" TAB @ www.nespower.com.

STORMWATER NOTE:

WATER QUANTITY/QUALITY REQUIREMENTS TO BE MET WITH PERVIOUS PAVEMENT/UNDERGROUND DETENTION AND/OR WET DETENTION/WATER QUALITY.

BUFFER NOTE:

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

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CHATTANOOGA
1410 COMMERCE STREET, SUITE 200
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(423) 490-9400
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P.O. BOX 60703
414 UNION STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591
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BRADFORD SAMUEL SLAYDEN
REGISTERED ENGINEER
AGRICULTURE
No. 109714
STATE OF TENNESSEE
2-18-15

BURKITT STATION
FOR
TDK CONSTRUCTION COMPANY
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS	DATE
1 02-18-15 Rev. per City Comments.	

JOB NO.	14142
WK. ORDER	0084
DESIGNED:	B. SLAYDEN
DRAWN:	K. JACOBSON
SCALE:	1"=50'
DATE:	JANUARY 29, 2015

SITE GRADING, DRAINAGE AND UTILITIES PLAN

C3.1

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

0 50 100 150

METRO CASE # 2015SP-033-001

G:\14142\DRW\C3\PLANS\ENGINEERING\14142SP1.DWG, 2/18/2015 12:31:15 PM, KJACOBSON
G:\14142\DRW\C3\PLANS\ENGINEERING\JANUARY 29TH\14142SP1.DWG, 2/18/2015 12:31:15 PM, KJACOBSON
PLOTTED BY: KYLE JACOBSON ON 2/18/2015 12:31 PM
LAST UPDATED BY KAJ ON 2/18/2015 12:31 PM

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

LEGEND

- DECIDUOUS SHADE TREE INSTALLED AT A MIN. SIZE OF 2.5" CALIPER (14'-16' HT.)
- EVERGREEN TREE INSTALLED AT MIN. 2" CALIPER (6'-8' HEIGHT)
- ORNAMENTAL/FLOWERING TREE INSTALLED AT A MIN. SIZE OF 1.5" CALIPER (7'-8' HEIGHT)

PRELIMINARY PLANT MATERIAL SCHEDULE

COMMON NAME	BOTANICAL NAME
DECIDUOUS SHADE TREES	
PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'
NUTTALL OAK	QUERCUS NUTTALLI
SHUMARD OAK	QUERCUS SHUMARDII
SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'
OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'
BALD CYPRESS	TAXODIUM DISTICHUM
CHINESE PISTACHE	PISTACIA CHINENSIS
EVERGREEN TREES	
AUSTRIAN PINE	PINUS NIGRA
COLORADO BLUE SPRUCE	PICEA PUNGENS
NORWAY SPRUCE	PICEA ABIES
NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'
OAKLEAF HOLLY	ILEX X CONAF
MAGNOLIA	MAGNOLIA SPP.
LOBLOLLY PINE	PINUS TAEDA
LEYLAND CYPRESS	CUPRESSOCYPARIS X LEYLANDII
ORNAMENTAL TREES	
OKLAHOMA REDBUD	CERCIS CANADENSIS
CRABAPPLE	MALUS SPP.
SERVICEBERRY	AMELANCHIER X GRANDIFLORA
CRAPEMYRTLE	LAGERSTROEMIA INDICA
SHRUBS/ORNAMENTAL GRASSES/GROUNDCOVER	
LOROPETALUM	LOROPETALUM CHINENSIS
NANDINA	NANDINA DOMESTICA
DENSIFORMIS YEW	TAXUS MEDIA
GREEN VELVET BOXWOOD	BUXUS 'GREEN VELVET'
VIRGINICA SWEETSPIRE	ITEA VIRGINICA 'HENRY'S GARNET'
ENCORE AZALEA	RHODODENDRON HYBRID SPP
GREY OWL JUNIPER	JUNIPERUS VIRGINIANA 'GREY OWL'
DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDII NANA
ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'
FOERSTER'S FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
KALEIDOSCOPE ABELIA	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'
ANTHONY WATERER SPIRAEA	SPIRAEA JAPONICA 'ANTHONY WATERER'
BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'
DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'
GOLDMOUND SPIRAEA	SPIRAEA JAPONICA 'GOLDMOUND'
CRIMSON PIGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'
HAMELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'
KNOCK OUT ROSE	ROSA SP. 'RADRAZZ'
BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'
MAY NIGHT SALVIA	SALVIA NEMOROSA 'MAY NIGHT'
HAPPY RETURNS DAYLILY	HEMEROCALIS SPP. 'HAPPY RETURNS'
ROYAL PURPLE LIRIOPE	LIRIOPE MUSCARI 'ROYAL PURPLE'

LANDSCAPE REQUIREMENTS

CITY OF NASHVILLE, CHAPTER 13 DESIGN STANDARDS AND REGULATIONS

ADJACENT ZONING CLASSIFICATIONS AND APPLICABLE LANDSCAPE BUFFERS ARE INDICATED ON LANDSCAPE PLANS
REQUIRED DECIDUOUS AND ORNAMENTAL TREES PROVIDED. REFER TO PLAN

PARKING AREA SCREENING

PERIMETER PARKING AREAS ABUTTING PUBLIC RIGHTS-OF WAY, A MIN. OF 1 TREE SHALL BE PLANTED FOR EACH 50 FEET OF PARKING AREA PERIMETER THE REMAINING AREA WITHIN THE LANDSCAPE STRIP WHICH FRONTS THE RIGHT OF WAY SHALL BE PLANTED WITH ONE CONTINUOUS ROW OF EVERGREEN SHRUBS

WITHIN DESIGNATED PERIMETER PARKING AREAS AT SIDE/REAR PROPERTY LINES, A MINIMUM OF 1 TREE SHALL BE PLANTED FOR EVERY 60 FEET OF PARKING AREA PERIMETER.

INTERIOR PLANTING AREAS

AT LEAST 6% OF THE GROSS AREA OF THE PARKING AREA WILL BE LANDSCAPED TREES WILL BE PROVIDED AT THE MIN. RATE OF ONE CANOPY TREE FOR EVERY 10 PARKING SPACES A MINIMUM OF 90 SQUARE FEET OF PLANTING AREA WILL BE PROVIDED FOR EACH NEW CANOPY TREE AND WILL BE SPACED NO GREATER THAN 195 FEET APART

METRO CASE NO. 2015SP-033-001

N

0 30 60 90
Scale:1"=60'

ALDRICK DESIGN ASSOCIATES
LANDSCAPE ARCHITECTS
2202 E. 49th ST
SUITE 500
TULSA, OK 74105
918-742-1455
FAX 918-742-1479
dan_aldrick@
aldrickdesign.com

BRYAN S. DILLINGHAM REGISTERED LANDSCAPE ARCHITECT 2/18/2015

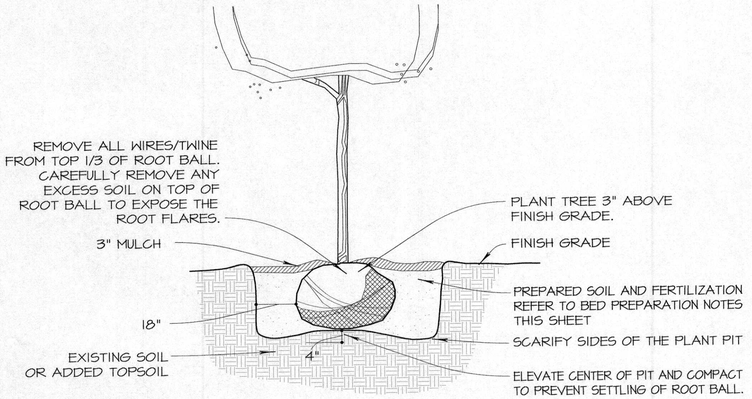
BURKITT STATION
FOR
TDK CONSTRUCTION COMPANY
METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

JOB NO.	14142	WK. ORDER	0084		
DESIGNED:	BBD				
DRAWN:	BBD				
SCALE:	1"=60'	REVISION #1	2/18/2015		
DATE:	JANUARY 29, 2015	REVISIONS			

PRELIMINARY LANDSCAPE PLAN

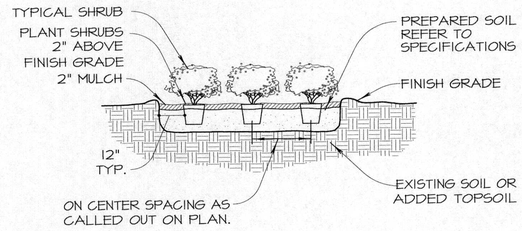
L1.1

Z:\BURKITT\MAIN\PHASE 4.1 BURKITT STATION.MPTS, TM #4\PCD\MAIN\PSP-3 SUBMITTAL.DWG
PLOTTED BY: BRYAN DILLINGHAM ON: 2/18/2015 9:27 AM LAST UPDATED BY: BDILLINGHAM ON: 1/28/2015 4:55 PM



TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

TREE PRESERVATION NOTES

REFER TO LANDCAPE PLAN FOR IDENTIFICATION OF TREES TO REMAIN AND FENCING LIMITS. OWNER'S REPRESENTATIVE WILL INSPECT AND APPROVE TREE PROTECTION BEFORE WORK BEGINS. EXISTING TREES TO BE PRESERVED WITHIN THE PROJECT LIMITS SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATION BY TREE PRESERVATION FENCING AS SHOWN. THE TREE PRESERVATION FENCE SHALL BE PLACED BEFORE ANY EXCAVATING OR GRADING BEGINS AND SHALL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION WORK UNLESS OTHERWISE DIRECTED. CONTRACTOR SHALL MAKE EVERY EFFORT TO PRESERVE AND PROTECT EXISTING TREES WITHIN THE LIMITS OF CONSTRUCTION.

FENCING TO BE 4 'TALL CHAIN LINK FENCE. 6' 'T' POST SHALL BE INSTALLED EIGHT (8') FEET O.C. MAXIMUM, TWENTY FOUR (24") INCHES DEEP. NO TOP OR BOTTOM RAILS ARE REQUIRED. POST SHALL BE INSTALLED PLUMB.

DO NOT STORE ANY EQUIPMENT, MATERIALS OR VEHICLES UNDER THE TREE CANOPIES.

DO NOT TRENCH UTILITIES THROUGH DRIPLINES WITHOUT OWNERS REPRESENTATIVE'S APPROVAL.

ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED ARBORIST. ROOTS EXPOSED AND/OR DAMAGED DURING GRADING OPERATIONS SHALL BE CUT OFF CLEANLY INSIDE THE EXPOSED OR DAMAGED AREA, AND HAVE TOPSOIL AND MULCH PLACED OVER THE EXPOSED ROOT AREA IMMEDIATELY.

ANY TREES DESIGNATED TO REMAIN SHALL BE PROTECTED AS DESCRIBED HEREIN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THESE REQUIREMENTS AS STATED.

NO TRASH OR WARMING FIRES SHALL BE PLACED WITHIN TWENTY FIVE (25') FEET OF THE TREE CANOPY.

NO SOIL SHALL BE SPREAD, SPOILED OR OTHERWISE DISPOSED OF UNDER ANY TREE WITHIN THE DRIPLINE, UNLESS OTHERWISE DESIGNATED OR APPROVED.

GENERAL NOTES

CALL TENNESSEE ONE-CALL AT 1-800-351-1111 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES.

CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.

PLANT TREES TWO (2) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND REMOVE COMPLETELY THE WIRE BASKET AND BURLAP FROM THE ROOT BALL. PLANT SHRUBS ONE (1) INCH ABOVE FINISHED GRADE. CROWN ISLANDS 4" ABOVE TOP OF CURB OR AS DIRECTED ON DRAWING. ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE OUT OF THE PLANTING BEDS. ADJUST TREE/SHRUB BED LOCATIONS FOR FINAL GRADES / DRAINAGE SWALES/UTILITIES.

IF LOCATIONS OF SITE ELEMENTS ARE NOT AS SHOWN, ADJUST PLANTINGS ACCORDINGLY (LIGHT POLES, SIGNAGE, AIR CONDITIONER UNITS, TRANSFORMERS, METERS, ETC.).

BED PREPARATION

ALL SHRUB BED AREAS SHALL RECEIVE A THREE (3) INCH LAYER OF "BACK TO EARTH" SOIL CONDITIONER AND A ONE (1) INCH LAYER OF STERILIZED COW MANURE. THESE PRODUCTS SHALL BE INCORPORATED INTO THE EXISTING SOIL TO A DEPTH OF EIGHT (8) INCHES. ROTO-TILL AMENDMENTS AND TOPSOIL UNTIL A SMOOTH EVEN MIXTURE IS ACHIEVED.

PROVIDE BIOPLEX 5-IN-1 COMPLETE PLANTING GRANULES AS MANUFACTURED BY ADVANCED GROWING SOLUTIONS TO ALL PLANTING BEDS. APPLY AT A RATE OF 2.0 POUNDS PER 100 SQUARE FEET. ROTO-TILL INTO THE TOP 3"-4" OF PLANTING

EACH TREE LOCATED OUTSIDE A PLANTING BED SHALL RECEIVE THREE (3) CUBIC FEET OF BACK TO EARTH SOIL CONDITIONER MULCH AND ONE (1) CUBIC FOOT OF AGED, STERILIZED COW MANURE. MIX WITH THE TOPOIL AND USE AS A BACKFILL. APPLY BIOPLEX 5-IN-1 COMPLETE PLANTING GRANULES AT A RATE OF 8 OUNCES PER EACH 1" CALIPER. INCORPORATE 5-IN-1 INTO THE TOP 3"-4" OF SOIL BACKFILL.

MULCH

MULCH ALL PLANTING BEDS AND TREE WELLS WITH SHREDDED CEDAR MULCH TO A DEPTH OF THREE (3) INCHES.

LAWN

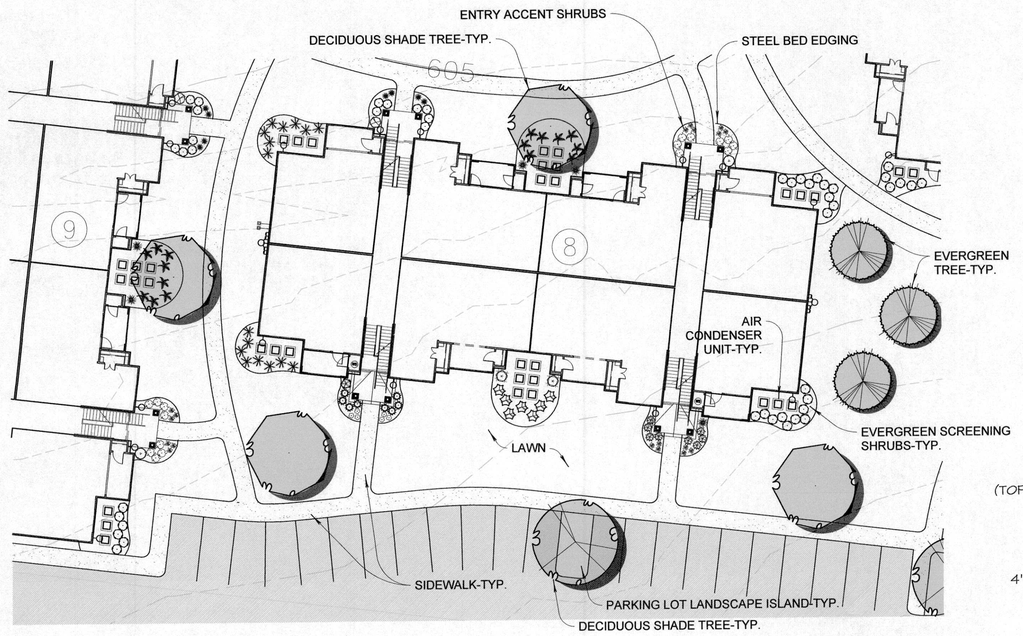
SOD AREAS WITHIN ALL CURB LINES AS INDICATED ON THE PLANS WITH SOLID SLAB U-3 BERMUDA GRASS SOD WATER AND ROLL IN ACCORDANCE WITH STANDARD NURSERY PRACTICE.

FOR SOD APPLY FERTILIZER ACCORDING TO TIME OF INSTALLATION: MAY 1 - AUGUST 1 APPLY A 16-8-8 FERTILIZER AT A RATE OF 1 POUND OF ACTUAL NITROGEN PER 1,000 SQUARE FEET TO ALL LAWN AREAS.

SEPTEMBER 1 - APRIL 30 APPLY 10-20-10 FERTILIZER AT A RATE OF 1/2 POUND OF NITROGEN PER 1,000 SQUARE FEET OF LAWN AREA FERTILIZER SHALL BE APPLIED PRIOR TO SODDING.

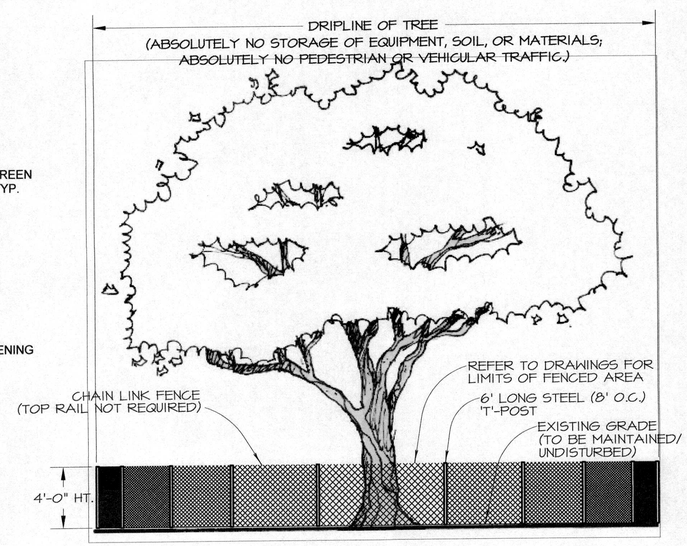
IRRIGATION

ALL AREAS OF THE SITE ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.



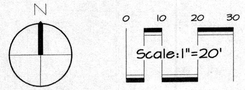
TYPICAL BUILDING UNIT PLANTING

SCALE: 1" = 20'-0"



TREE PRESERVATION DETAIL

NOT TO SCALE



METRO CASE NO. 2015SP-033-001

ALBRACK DESIGN
LANDSCAPE ARCHITECTS
2200 21st Ave. South
SUITE 300
TULSA, OK 74105
918-712-1463
FAX 918-712-1479
dan.albrack@
albrackdesign.com

BRYAN B. DILLINGHAM
REGISTERED
LANDSCAPE ARCHITECT
2/18/2015

BURKITT STATION

FOR

TDK CONSTRUCTION COMPANY

METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

JOB NO. 14142	WK. ORDER 0084	DESIGNED:	BBD	DRAWN:	BBD
SCALE:	1"=20'	DATE:	JANUARY 29, 2015		

REVISION #1	2/18/2015
REVISIONS	

PRELIMINARY LANDSCAPE PLAN

L1.2

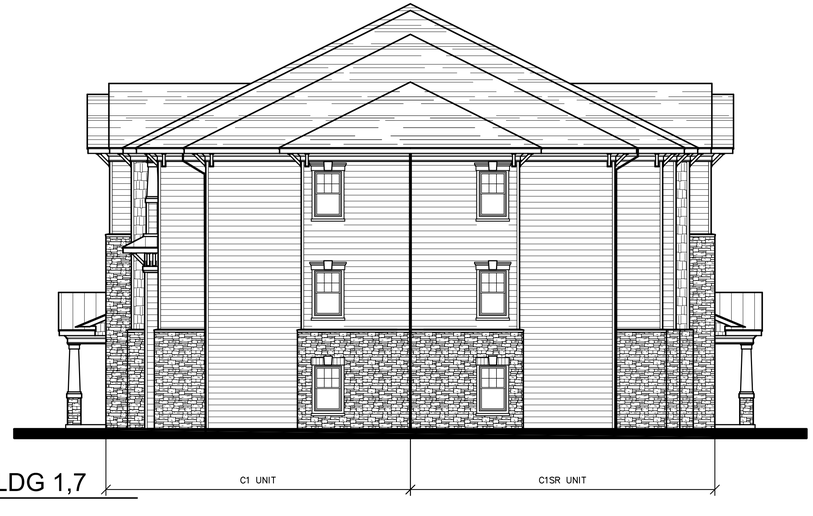
Z:\BLDG PLANS\LANDSCAPE AT BURKITT STATION\LAYOUTS\L1.2 PLANTING DETAILS.DWG
PLOTTED BY BRYAN DILLINGHAM ON: 2/18/2015 9:25 AM LAST UPDATED BY BDILLINGHAM ON: 1/29/2015 4:53 PM

1 FRONT ELEVATION - BLDGS 1,7

1/8" = 1'-0"

2 REAR ELEVATION - BLDG 1,7

1/8" = 1'-0"



3 END ELEVATION - BLDG 1,7

1/8" = 1'-0"

ARCHITECTURAL STANDARDS (COMMERCIAL OUT-PARCELS)
GENERAL REQUIREMENTS:

ARCHITECTURAL FEATURES AND TREATMENTS SHALL BE CONSISTENT WITH THE ARCHITECTURAL STYLES OF THE MULTI-FAMILY COMPONENT (VINTAGE AT BURKITT STATION). LONG, UNITERRUPTED WALL PLANES ALONG OLD HICKORY BOULEVARD AND THE CENTRAL PRIVATE ACCESS DRIVE SHALL BE AVOIDED.

BUILDING FAÇADE FRONTAGES SHALL ADEQUATLEY ADDRESS OLD HICKORY BOULEVARD AND CENTRAL PRIVATE ACCESS DRIVE. ARCHITECTUAL RHYTHM OF THE GROUND FLOOR SHALL HARMONIZE WITH ARCHTICURAL RHYTHM OF UPPER FLOORS. FLAT ROOFS ARE PERMITTED.

COLOR: COMMERCIAL STRUCTURES SHALL HAVE A COMPLEMENTARY DESIGN TO THE MULTI-FAMILY WITH REGARDS TO COLOR AND ARCHITECTUAL DESIGN ELEMENTS.

PERMITTED ATTACHMENTS:

1. CHIMNEYS SHALL BE FINISHED WITH MASONRY OR MASONRY-LIKE PRODUCT. AWNINGS SHALL HAVE A METAL STRUCTURE COVERED WITH CANVASE OR SYNTHETIC CANVAS.
2. BALCONIES, STOOPS, PORCHES AND BAY WINDOWS SHALL NOT ENCROACH BEYOND THE FRONT SETBACK
3. PORCHES SHALL BE A MINIMUM OF 6 FEET DEEP
4. STOOPS AND BALCONIES SHALL BE A MINIMUM OF 4 FEET DEEP
5. ENTRY STAIRS, AWNINGS, AND CANOPIES MAY ENCROACH BEYOND THE FRONT SETBACK, BUT SHALL NOT ENCROACH INTO PUBLIC RIGHT-OF-WAY WITHOUT PROPER PERMITTING FROM METRO PUBLIC WORKS

GLAZING: MINIMUM GLAZING REQUIREMENTS SHALL BE CALCULATED BASED ON THE FAÇADE AS FOLLOWS

1. NON-RESIDENTIAL FIRST FLOOR; FAÇADE AREAS SHALL BE MEASURED FROM THE AVERAGE GRADE AT THE SIDEWALK TO 14 FEET ABOVE GRADE.
2. RESIDENTIAL FIRST FLOOR AND ALL UPPER FLOORS; FAÇADE AREA SHALL BE MEASURED FROM FINISHED FLOOR ELEVATION TO FINISHED FLOOR ELEVATION.
3. THE GLAZING REQUIRMENTS FOR BUILDINGS ON CORNER LOTS SHALL RETURN A MINIMUM OF 20 FEET ALONG THE SIDE FAÇADE.

MATERIALS:

1. BUILDING FRONTS MUST BE BUILT OR CLAD WITH HIGHFINISH MATERIAL, SUCH AS (BUT NOT LIMITED TO): BRICK, BRICK VENEER, STONE AND HARDY BOARD.
2. PROHIBITED MATERIALS: PLYWOOD, PLASTICS, UNFINISHED CONCRETE BLOCK, METAL BUILDINGS, VINYL SIDING, E.I.F.S. (ON GROUND FLOOR)
3. PRIMARY FACDE MATERIALS SHALL NOT CHANGE AT OUTSIDE CORNERS AND SHALL WRAP THE CORNER A MINIMUM OF 10 FEET.

ARCHITECTURAL STANDARDS (MULTIFAMILY)
GENERAL REQUIREMENTS:

ARCHITECTURAL FEATURES AND TREATMENTS SHALL BE CONSISTENT WITH THE ARCHITECTURAL STYLES OF THE COMMERCIAL COMPONENT (BURKITT STATION).

BUILDING FAÇADE FRONTAGES SHALL ADEQUATLEY ADDRESS OLD HICKORY BOULEVARD AND THE CENTRAL PRIVATE ACCESS DRIVE.

MATERIALS: BUILDING WALLS SHALL BE FINISHED IN BRICK, STONE, WOOD SIDING, SHINGLES, FIBER CEMENT SHINGLES/SIDING, VERTICAL AND/OR LAP SIDING, OR STUCCO. ROOFS, IF SLOPED, SHALL BE CLAD IN FIBERGLASS SHINGLES OR ASPHALT SHINGLES.

COLOR: STRUCTURES SHALL HAVE A COMPLEMENTARY DESIGN TO THE COMMERCIAL COMPONENT (BURKITT STATION) WITH REGARDS TO COLOR AND ARCHITECTUAL DESIGN ELEMENTS.

ATTACHMENTS: CHIMNEYS SHALL BE FINISHED WITH MASONRY OR MASONRY-LIKE PRODUCT. AWNINGS SHALL BE OF ALL METAL CONSTRUCTION OR SHALL HAVE A METAL STRUCTURE COVERED WITH CANVAS OR SYNTHETIC CANVAS.

TDK
TDK CONSTRUCTION COMPANY, INC.
1610 S. CHURCH STREET
MURFREESBORO, TN

DWELLWELL VINTAGE at BURKITT STATION

JIM E. PARKER – ARCHITECT OF RECORD
TENNESSEE LICENSE # 17971
Parker Associates
Tulsa, LLC
2202 East 49th Street South,
Suite 200
Tulsa, OK 74105
(918)-742-2485

TDK
TDK CONSTRUCTION COMPANY, INC.
1610 S. CHURCH STREET
MURFREESBORO, TN

JOB NUMBER:	215016
DRAWN BY:	JEP,SL,AB,HA
DATE:	1-28-2015
REV 2-18-15	

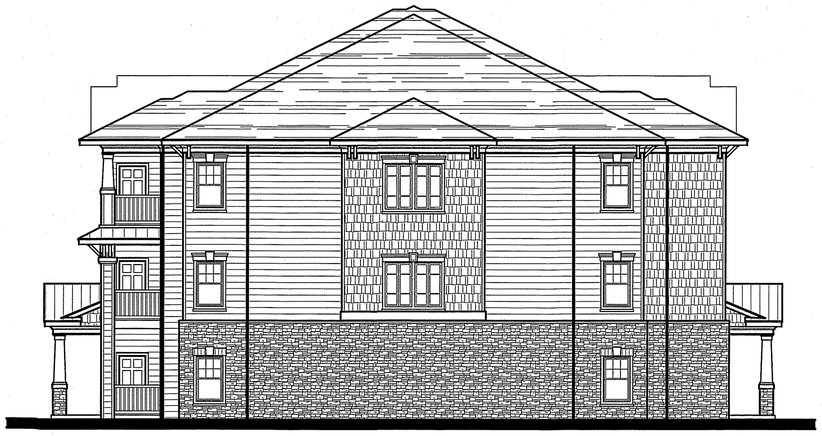
SHEET NUMBER AE1 OF 6

1 FRONT ELEVATION - BLDGS 2,3,4,5,8,9,10

1/8" = 1'-0"

2 REAR ELEVATION - BLDGS 2,3,4,5,8,9,10

1/8" = 1'-0"



3 END ELEVATION - BLDGS 2,3,4,5,8,9,10

1/8" = 1'-0"

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DWELL WELL

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JIM E. PARKER – ARCHITECT OF RECORD
TENNESSEE LICENSE # 17971
Parker Associates
Tulsa, LLC
2202 East 49th Street South, Suite 200
Tulsa, OK 74105
(918)-742-2485

TDK
TDK CONSTRUCTION COMPANY, INC.
1610 S. CHURCH STREET
MURFREESBORO, TN

JIM E. PARKER
REGISTERED ARCHITECT
No. 17971
STATE OF TENNESSEE

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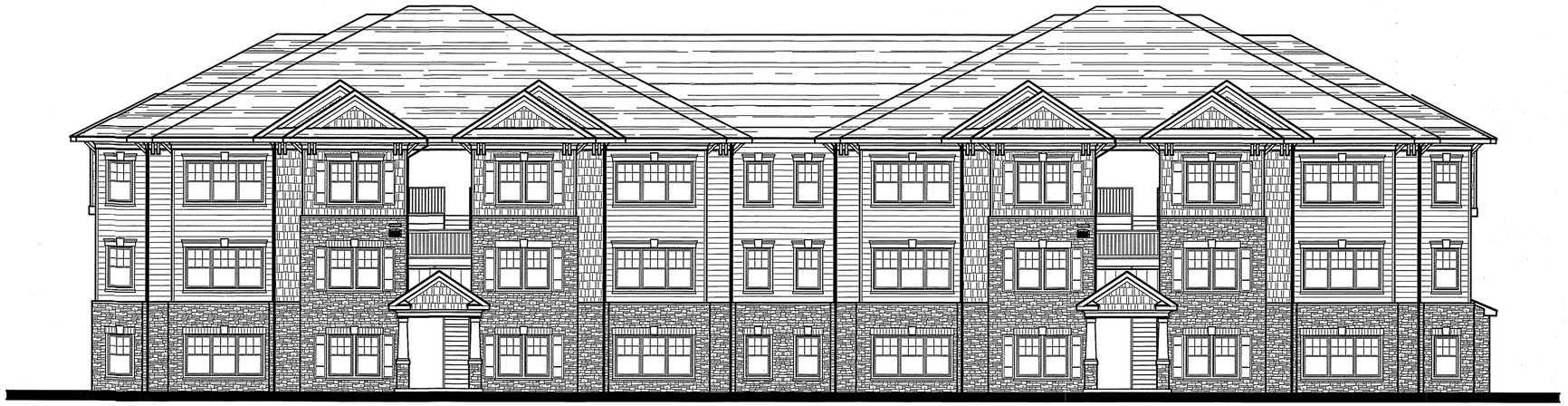
DRAWN BY:	JEP,SL,AB,HA
DATE:	1-28-2015

SHEET NUMBER AE2 OF 5



1 FRONT ELEVATION - BLDG 6

1/8" = 1'-0"

2 REAR ELEVATION - BLDG 6

1/8" = 1'-0"

3 END ELEVATION - BLDG 6

1/8" = 1'-0"

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DWELL WELL
VINTAGE at BURKITT STATION

JIM E. PARKER – ARCHITECT OF RECORD
TENNESSEE LICENSE # 17971
Parker Associates
Tulsa, LLC
2202 East 49th Street South, Suite 200
Tulsa, OK 74105
(918)-742-2485

TDK
TDK CONSTRUCTION COMPANY, INC.
1610 S. CHURCH STREET
MURFREESBORO, TN

JIM E. PARKER
REGISTERED ARCHITECT
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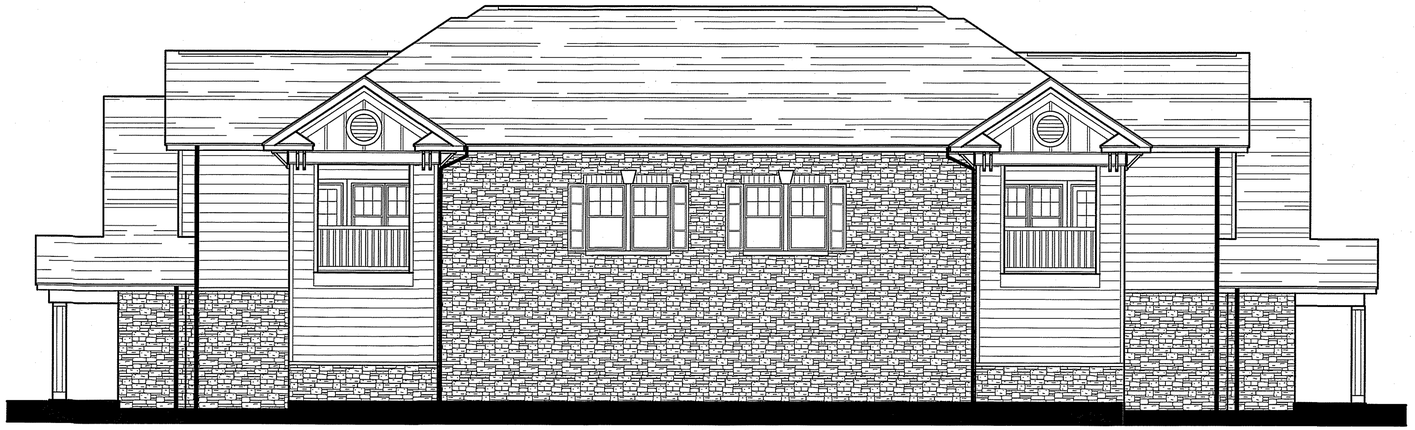
SHEET NUMBER AE3 OF 5



3 REAR ELEVATION - BLDGS L1-4

3/16" = 1'-0"

2 END ELEVATION - BLDGS L1-4

3/16" = 1'-0"

3 FRONT ELEVATION - BLDGS L1-4

3/16" = 1'-0"

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JIM E. PARKER – ARCHITECT OF RECORD
TENNESSEE LICENSE # 17971
Parker Associates
Tulsa, LLC
2202 East 49th Street South,
Suite 200
Tulsa, OK 74105
(918)-742-2485

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1610 S. CHURCH STREET
MURFREESBORO, TN

JIM E. PARKER
REGISTERED ARCHITECT
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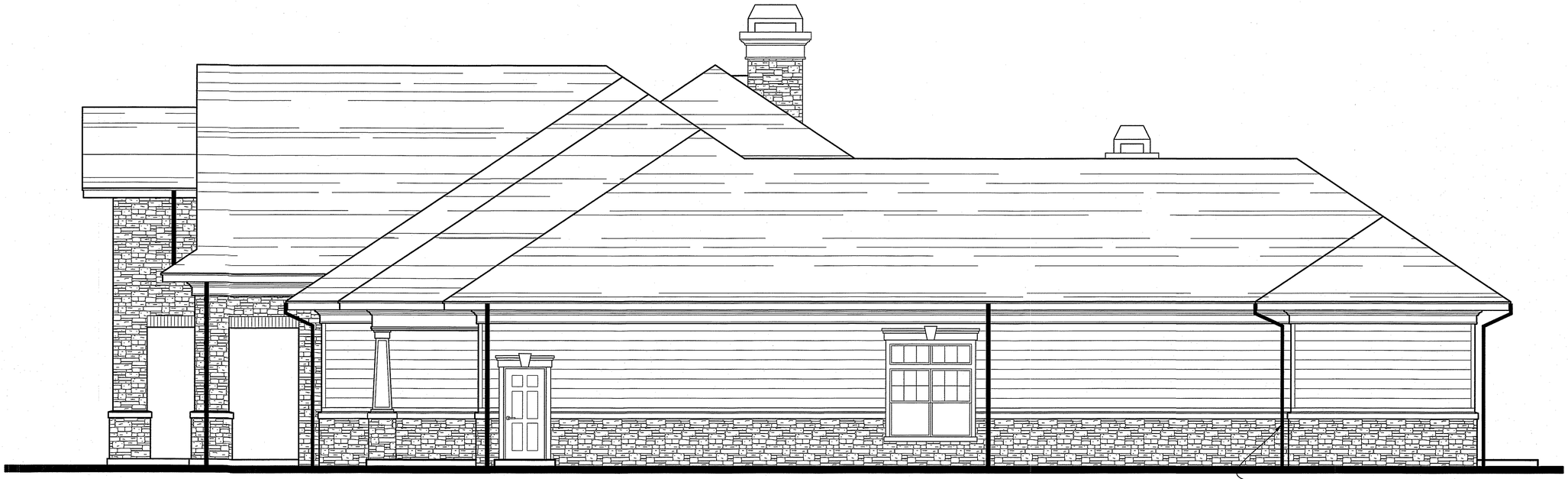
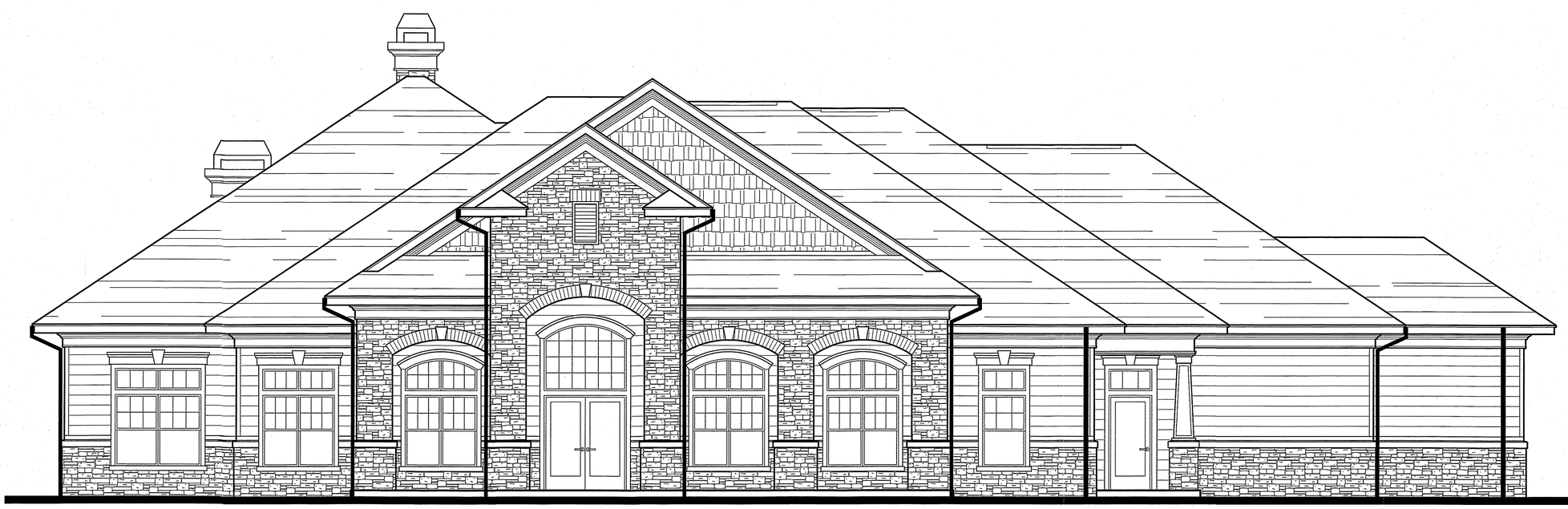
SHEET NUMBER AE4 OF 5



2 CLUBHOUSE SIDE ELEVATION

1/4"=1'-0"



1 CLUBHOUSE FRONT ELEVATION

1/4"=1'-0"

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JIM E. PARKER – ARCHITECT OF RECORD
TENNESSEE LICENSE # 17971
Parker Associates
Tulsa, LLC
2202 East 49th Street South, Suite 200
Tulsa, OK 74105
(918)-742-2485

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1610 S. CHURCH STREET
MURFREESBORO, TN

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SHEET NUMBER AE5 OF 6

DOWNSPOUT, CONNECT TO UNDERGROUND DRAINAGE SYSTEM.

2 CLUBHOUSE SIDE ELEVATION

1/4"=1'-0"

DOWNSPOUT, CONNECT TO UNDERGROUND DRAINAGE SYSTEM.

1 CLUBHOUSE REAR ELEVATION

1/4"=1'-0"

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TENNESSEE LICENSE # 17971
Parker Associates
Tulsa, LLC
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SHEET NUMBER AE6 OF 5