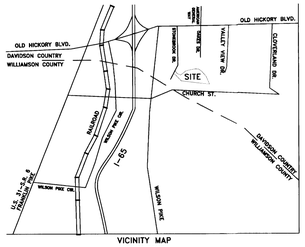

VICINITY MAP
NOT TO SCALE

SP NOTES

1. THE PURPOSE OF THIS SP IS TO PERMIT UP TO 140 MULTI-FAMILY RESIDENTIAL UNITS.
2. METRO FIRE MARSHALL: The required fire flow shall be determined by the Metropolitan Fire Marshall's Office, prior to the issuance of a building permit.
3. METRO WATER SERVICES – STORMWATER: 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.
4. METRO WATER SERVICES – STORMWATER: Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual. (minimum driveway culvert in Metro ROW is 15" CMP).
5. METRO WATER SERVICES – STORMWATER: 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. METRO WATER SERVICES – STORMWATER: Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
7. METRO WATER SERVICES – WATER & SEWER: Note to Prospective Owners: You are strongly advised to contact Metro Water Services Engineering (Development Services) to determine adequacy of public water and sewer facilities for intended development of property.
8. METRO WATER SERVICES – WATER & SEWER: Individual water and/or sanitary sewer service lines are required for each parcel.

DEVELOPMENT STANDARDS	
ZONING (EXISTING)	R10 W/ PUD OVERLAY
ZONING (PROPOSED)	SP (SPECIFIC PLAN)
LAND USE	MULTI-FAMILY - P
MIN. LOT SIZE	NONE
DENSITY	20 UNITS/AC
FAR	0.7
ISR	0.4
STREET SETBACK	30 FT
MIN REAR SETBACK	20 FT
MIN SIDE SETBACK	5 FT
MAX HEIGHT (STORIES)	7 STORIES (5 RESIDENTIAL + 2 GARAGE)
MAX HEIGHT	85 FEET
PARKING REQUIRED	1 SPACE/1 BR 2 SPACE/2 BR 2.5 SPACE/3 BR
REQUIRED LOADING	1 SPACE (10'x25')
LANDSCAPE TREE DENSITY	14 TDU/AC
LANDSCAPE PERIMETER	5' ALONG STONE RIDGE
LANDSCAPE PARKING INTERIOR	1 TREE/15 SPACES 8% VEHICULAR AREA
LANDSCAPE BUFFERYARD	NONE
APPLY RM20 BULK STANDARDS IF NOT INCLUDED HEREIN.	

DEVELOPMENT/SITE DATA TABLE	
ACREAGE	6.562 ACRES
DENSITY	22 UNITS/AC
DWELLING UNITS	140
FLOOR AREA RATIO (FAR)	174,000 / 285,854 = 0.61
LOTS	1
IMPERVIOUS SURFACE RATIO (ISR)	0.40
BUILDINGS	38,600 S.F. (ISR =0.14)
ROADS/SIDEWALKS/PAVEMENT	66,400 S.F. (ISR =0.23)
PARKING REQUIRED	1 SP/1 BR UNIT x 60 = 60 2 SP/2 BR UNIT x 80 = 160 TOTAL = 220 SPACES
PARKING PROVIDED	260 SPACES [225 GARAGE + 35 OUTSIDE]
TOTAL BUILDING SQ. FEET	172,400 S.F. MULTI-FAMILY 2,600 S.F. CLUBHOUSE
USES	MULTI-FAMILY RESIDENTIAL

DEVELOPMENT SUMMARY

- COUNCIL DISTRICT: 4
- COUNCILMEMBER: BRADY BANKS
- OWNER OF RECORD: MT VIEW LLC,
  1728 GENERAL GEORGE PATTON DRIVE
  BRENTWOOD, TN 37027
  615.377.5757
- SP NAME: BRENTWOOD SKYLINE
- SP NUMBER: 2015SP-062-001
- PLAN PREPARATION DATE: 2015.05.19
- SCALE: 1"=50'
- DESIGN PROFESSIONAL: JIM LUKENS, P.E.
  LUKENS ENGINEERING CONSULTANTS
  P.O. BOX 1586, BRENTWOOD, TN 37024
  615.804.4617
- FEMA FIRM: 47037C0342F, APRIL 20, 2001

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

GRID

LINE TABLE		
NO.	BEARING	DIST.
1	S39-28-11E	9.50'
2	N83-35-11W	32.63'
3	N67-20-11W	50.00'

LINE TABLE		
NO.	BEARING	DIST.
1	S39-28-11E	9.50'
2	N83-35-11W	32.63'
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SKYLINE APARTMENTS PRELIMINARY SP
CASE NO. 2015SP-062-001

STONE BROOK DRIVE
MAP 171, PARCEL 159
89P-032-001

Nashville & Davidson County
JUN 01 2015
Metropolitan Planning Department

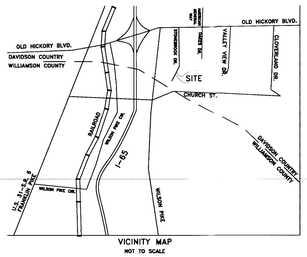
LUKENS Engineering Consultants
PO Box 1586
Brentwood, TN 37024-1586
615-804-4617
jlukens@lukensengineering.com

03491

JAMES M. LUKENS 102105 REGISTERED ENGINEER STATE OF TENNESSEE 06/01/15

SITE PLAN

C1.1



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GRID

15" CMP
INV.=734.17

CATCH BASIN (JIN)
T.C. EL.=734.9
INV. EL.=731.8

LINE TABLE

NO.	BEARING	DIST.
1	S39-28-11E	9.50'
2	N83-35-11W	32.63'
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LINE TABLE

NO.	BEARING	DIST.
1	S39-28-11E	9.50'
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ENTRY DRIVE PROFILE
SCALE: 1"=100'

NO PIPE FOUND

MANHOLE
T.C. EL.=813.26
INV. EL.=807.70

FOX RIDGE DRIVE

BRENTWOOD HIGHLANDS PARTNERS, LLC
HIGHLANDS OF BRENTWOOD SECTION 2
BOOK 7900, PG 674
ZONED RM15

RESUBDIVISION OF
SECTION 2
HIGHLANDS OF BRENTWOOD
P.B. 7900, PG. 674
MAP 171, PARCEL 128
BRENTWOOD HIGHLAND PARTNERS, LLC
INSTR. NO. 20070309-0029594

RETAINING WALL
MAX HEIGHT 30'

S88-47-13E
108.12'

N78-37-38E
266.36'

S51-30-10E
117.89'

BIORETENTION
AREA

BIORETENTION
AREA

RETAINING WALL
MAX HEIGHT 15'

BIORETENTION
AREA

S41-21-04E
188.80'

RETAINING WALL
MAX HEIGHT 30'

STONE BROOK DRIVE
(50' R.O.W.)

10'SA

29.7'

8'W

S38-28-11E
110.00'

20' DRAINAGE EASEMENT

STORMWATER
DETENTION
AREA

BM
GPS PT
820.6370

CURB INLET
T.C. EL.=823.0
INV. EL.=819.5

CATCH BASIN (DBL)
T.C. EL.=830.7
INV. EL.=819.7

N22-39-49E
60.00'

218.91'
N52-22-56E

96.86'
S66-08-11E

WA01

WA02

MANHOLE
T.C. EL.=820.07
INV. EL.=814.80

CURB INLET
T.C. EL.=823.4
INV. EL.=817.4

BRICK
WALL

CURB INLET
T.C. EL.=823.4
INV. EL.=817.2

829.35

N42-43-56W
261.27'

RETAINING WALL
MAX HEIGHT 15'

FFE: 907.00

L5: 960.00
L4: 950.00
L3: 940.00
L2: 930.00
L1: 920.00
G2: 910.00
G1: 900.00

TREE PROTECTION
PRESERVE EXISTING TREE
MASSES, WHERE PRACTICAL

LOT 2
RESUBDIVISION OF
SECTION 2
HIGHLANDS OF BRENTWOOD
P.B. 7900, PG. 674
MAP 171, PARCEL 159
AT TOWN
INSTR. NO. 20070813-0071056
TOTAL AREA: 265854 SQ. F. ON (6.102± ACRES)

TREE PROTECTION
PRESERVE EXISTING TREE
MASSES, WHERE PRACTICAL

S23-39-14E
260.07'

MAX. 15% GRADE ON
ENTRY DRIVEWAY

N83-10-39W
534.69'

N83-33-34W
280.57'

IRF(OD)

CM(O)

BRENTWOOD VILLA
BOOK 7266, PG 84
ZONED RM15

OPEN SPACE
BRENTWOOD VILLA
PHASE 10
P.B. 6900, PG. 329
MAP 171-02-A, PARCEL 38
RADNOR/NASHVILLE CORP.
D.B. 5934, PG. 106

LOT 1
CONSOLIDATION PLAT
THE GABLES AT BRENTWOOD
(INSTR. NO. 20031125-0151185)
MAP 171, PARCEL 35
P.B. 7900, PG. 778
ZONED OG

GABLES – TENNESSEE PROPERTIES
BOOK 9392, PG 276
ZONED RM15

LOT 1
P.U.D. PLAT
THE GABLES AT BRENTWOOD
P.B. 7900, PG. 778
MAP 171, PARCEL 35
AB MERION BRENTWOOD, LLC
INSTR. NO. 20111228-0101373

LOT 1

EXISTING ASPH. BLDG.

INLET (SIN)
T.C. EL.=823.4
INV. EL.=819.9

CURB INLET (SIN)
T.C. EL.=795.1
INV. EL.=782.4

CURB INLET (SIN)
T.C. EL.=83.5
INV. EL.=78.9

ASPHALT

20' DRAINAGE EASEMENT

EXTRUDED CURB (TYPICAL)

CONC. SWALE

4" ADS
INV. EL.=815.70

LOCKING SWALE

IPF(O)

MANHOLE
T.C. EL.=79
INV. EL.=72
INV. EL.=72

CAT BASIN (SIN)
INV.

POOL

SKYLINE APARTMENTS PRELIMINARY SP
CASE NO. 2015SP-062-001

STONE BROOK DRIVE
MAP 171, PARCEL 159
89P-032-001

LUKENS Engineering Consultants
PO Box 1586
Brentwood, TN 37024-1586

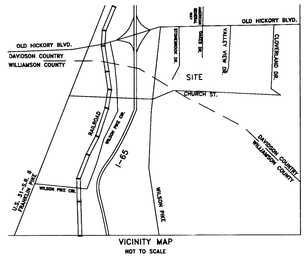
615-804-4617
jlukens@lukensengineering.com

03491

JAMES M. LUKENS
REGISTERED ENGINEER
OWNER
No. 103116
STATE OF TENNESSEE
06/30/2016

GRADING PLAN

C2.1

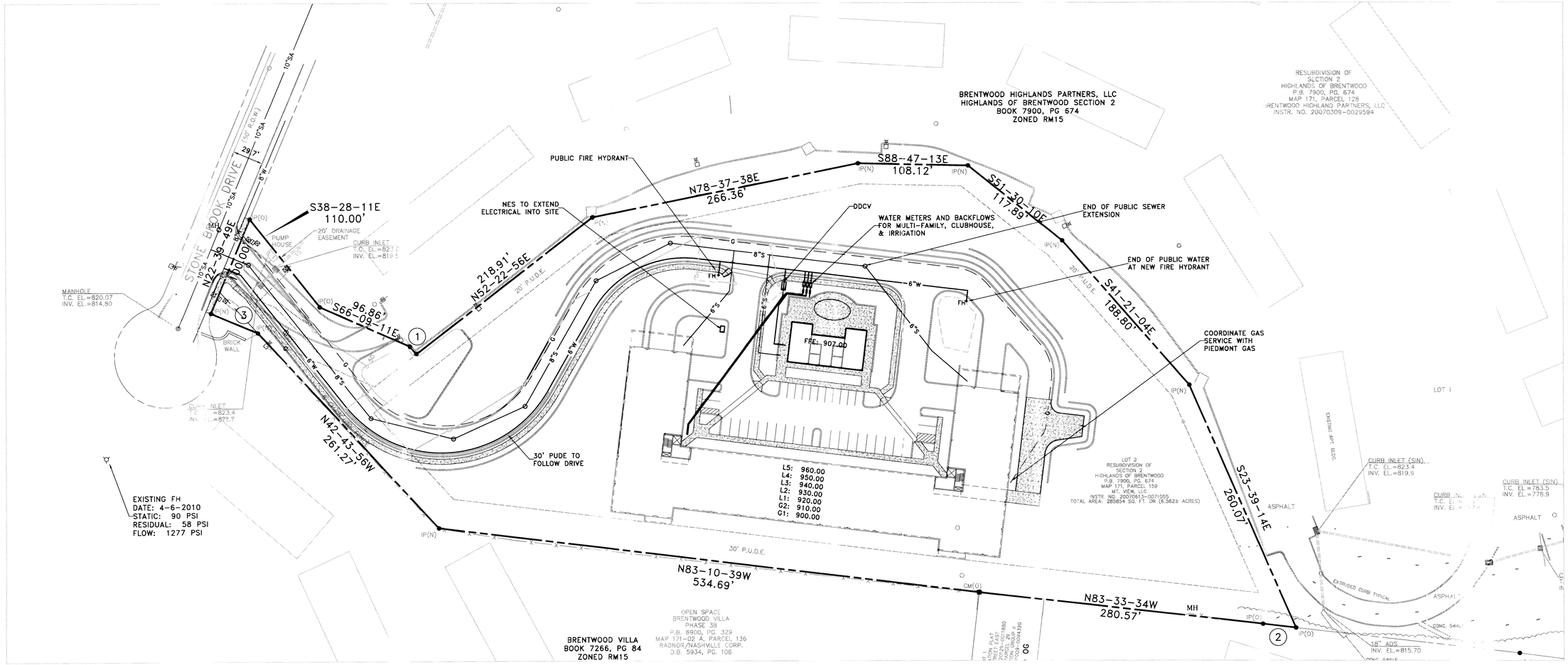


GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GRID



SKYLINE APARTMENTS PRELIMINARY SP

CASE NO. 2015SP-062-001

STONE BROOK DRIVE
MAP 171, PARCEL 159
89P-032-001

LUKENS Engineering Consultants
PO Box 1586
Brentwood, TN 37024-1586

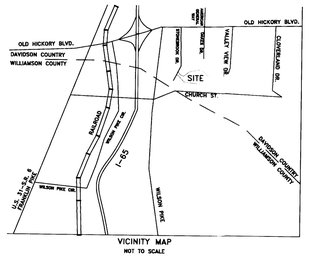
615-804-4617
jlukens@lukensengineering.com

03491

JAMES M. LUKENS
REGISTERED
No. 103161
STATE OF TENNESSEE
05/10/16

UTILITY PLAN

C3.1



LANDSCAPE LEGEND

CANOPY TREE

EVERGREEN TREE

UNDERSTORY TREE

PLANT MATERIAL SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	TRUNK	COMMENT
AS	7	ACER SACCHARUM	SUGAR MAPLE	12'-14'	2" cal.	5' CLEAR TRUNK
AR	5	ACER RUBRUM	RED MAPLE "AUTUMN FLAME"	12'-14'	2" cal.	5' CLEAR TRUNK
LS	8	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	12'-14'	2" cal.	5' CLEAR TRUNK
LT	11	LIRIODENDRON TILIPIFERA	TULIP POPLAR	14'-16'	3"cal.	5' CLEAR TRUNK
QR	8	QUERCUS RUBRA	NORTHERN RED OAK	14'-16'	3" cal.	5' CLEAR TRUNK
MV	8	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	10"-12"	2 cal.	
CC	12	CERCIS CANADENSIS	EASTERN REDBUD	10'-12'"	2" cal.	
PC	6	PRUNUS CERASIFERA	CHERRY PLUM 'THUNDERCLOUD'	8'-10'	2" cal.	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GRID

LANDSCAPE REQUIREMENTS

1. BUFFERYARDS:

   NONE REQUIRED

2. TREE DENSITY:

   LAND AREA 6.56 ACRES
   − BLDG AREA 0.89 ACRES
   NET AREA = 5.67 ACRES
   x DENSITY 14 UNITS/ACRE
   EQUALS 79.4 TDU REQUIRED

   PROPOSED TREES 0.5 x 54 (2" CAL) = 27.0 UNITS
   0.6 x 11 (3" CAL) = 6.6 UNITS

   PROTECTED TREES
   8" 11 x 1.4 = 15.4
   10" 1.6 x 8 = 12.8
   12" 1.8 x 3 = 5.4
   14" 2.1 x 1 = 2.1
   16" 2.4 x 1 = 2.4
   18" 2.8 x 1 = 2.8
   22" 4.9 x 1 = 4.9

   TOTAL PROTECTED AND NEW = 45.8 + 33.6 = 79.4 UNITS

   [ADDITIONAL PROTECTED TREES WILL BE DETERMINED PRIOR TO GRADING PERMIT AND REDUCED FROM THE TOTAL PROPOSED]

3. PERIMETER PARKING:

   5 FT STRIP ALONG STONE BROOK

4. INTERIOR PARKING:

   1 TREE FOR EVERY 15 SPACES
   8% OF PARKING AREA TO BE LANDSCAPED

   REQUIRED 0.08(9084) = 727 S.F.
   PROPOSED 943 S.F.

5. BUFFER YARDS

   NONE REQUIRED

TREE TABLE

NO.		TYPE	NO.	SIZE	TYPE	NO.		TYPE
1	14	SYCAMORE	64	8"	BODOCK	126	14	CLEAR
2	12	MAPLE	65	10"	OAK	127	22	OAK
3	14	HACKBERRY	66	8"	ELM	128	10	OAK
4	14	MAPLE	67	14"	BODOCK	129	16	CLEAR
5	24	HACKBERRY	68	14"	BODOCK	130	14	CLEAR
6	10	CHERRY	69	8"	HACKBERRY	131	16	CLEAR
7	14	MAPLE	70	8"	HACKBERRY	132	16	CLEAR
8	8	HICKORY	71	18"	OAK	133	12	OAK
9	10	OAK	72	12"	HACKBERRY	134	12	OAK
10	10	OAK	73	18"	HACKBERRY	135	12	CLEAR
11	10	OAK	74	18"	BODOCK	136	22	OAK
12	22	HACKBERRY	75	8"	BODOCK	137	22	CLEAR
13	24	MAPLE	76	12"	HACKBERRY	138	14	CLEAR
14	10	HACKBERRY	77	14"	BODOCK	139	14	OAK
15	10	OAK				140	14	CLEAR
16	14	HICKORY	79	10"	WALNUT	141	16	OAK
17	28	HACKBERRY	80	8"	ELM	142	12	OAK
18	20	HACKBERRY	81	10"	ELM	143	22	OAK
19	8	HICKORY	82	8"	MAPLE	144	22	OAK
20	12	HACKBERRY	83	10"	TREE	145	14	CLEAR
21	12	HACKBERRY	84	12"	OAK	146	22	CLEAR
22	8	HICKORY	85	8"	HACKBERRY	147	16	OAK
23	28	ELM	86	12"	SYCAMORE	148	12	CLEAR
24	8"	ELM	87	8"	HACKBERRY	149	16	OAK
25	8	HACKBERRY	88	10"	ELM	150	16	OAK
26	8"	ELM	89	10"	BODOCK	151	12	OAK
27	24	OAK	90	10"	OAK	152	12	OAK
28	10"	HICKORY	91	14"	HACKBERRY	153	16	OAK
29	10"	HICKORY	92	20"	HACKBERRY	154	12	HACKBERRY
30	10"	OAK	93	18"	OAK	155	16	OAK
31	12"	HICKORY	94	10"	HACKBERRY	156	16	HICKORY
32	14	OAK	95	18"	HACKBERRY	157	16	HICKORY
33	18"	HICKORY	96	12"	HACKBERRY	158	12	CLEAR
34	8"	HICKORY	97	12"	HACKBERRY	159	12	CLEAR
35	8"	HICKORY	98	10"	CEDAR	160	8	OAK
36	8"	HACKBERRY	99	8"	HACKBERRY	161	14	OAK
37	10"	ELM	100	12"	HACKBERRY	162	12	OAK
38	8	ELM	101	12"	HACKBERRY	163	12	OAK
39	16"	HICKORY	102	8"	HACKBERRY	164	48	HICKORY
40	8"	HICKORY	103	12"	BODOCK	165	18	OAK
41	14"	HICKORY	104	12"	BODOCK	166	12	OAK
42	14	HICKORY	105	8"	ELM	167	12	CLEAR
43	8	HICKORY	106	8"	HACKBERRY	168	12	CLEAR
44	8"	OAK	107	12"	HACKBERRY	169	12"	CEDAR
45	8"	OAK	108	10"	ELM	170	16	CLEAR
46	10	TREE	109	12"	CEDAR	171	12	CLEAR
47	10	ELM	110	12"	CEDAR	172	14	OAK
48	14	HICKORY	111	8"	CEDAR	173	20	CLEAR
49	14	OAK	112	8"	CEDAR	174	18	CLEAR
50	8	HICKORY	113	12"	CEDAR	175	16	ELM
51	10	HACKBERRY	114	15"	CEDAR	176	18	OAK
52	8	OAK	115	18"	CEDAR	177	10	OAK
53	10	HACKBERRY	116	12"	CEDAR	178	10	CLEAR
54	8	HACKBERRY	117	15"	CEDAR	179	8	OAK
55	8	HACKBERRY	118	12"	CEDAR	180	12	CLEAR
56	10	OAK	119	12"	CEDAR	181	14	ELM
57	8	HACKBERRY	120	18"	CEDAR	182	12	CLEAR
58	10	ELM	121	15"	CEDAR	183	8	CLEAR
59	16	HACKBERRY	122	10"	CEDAR	184	12	OAK
60	12	BODOCK				185	12	TREE
61	10"	HACKBERRY	124	10"	OAK	186	10	TREE
62	12"	OAK	125	14"	CEDAR	187	14	OAK
63	8	HACKBERRY				188	22"	OAK

LINE TABLE

NO.	BEARING	DIST.
1	S39-28-11E	9.50'
2	N83-35-11W	32.63'
3	N67-20-11W	50.00'

LINE TABLE

NO.	BEARING	DIST.
1	S39-28-11E	9.50'
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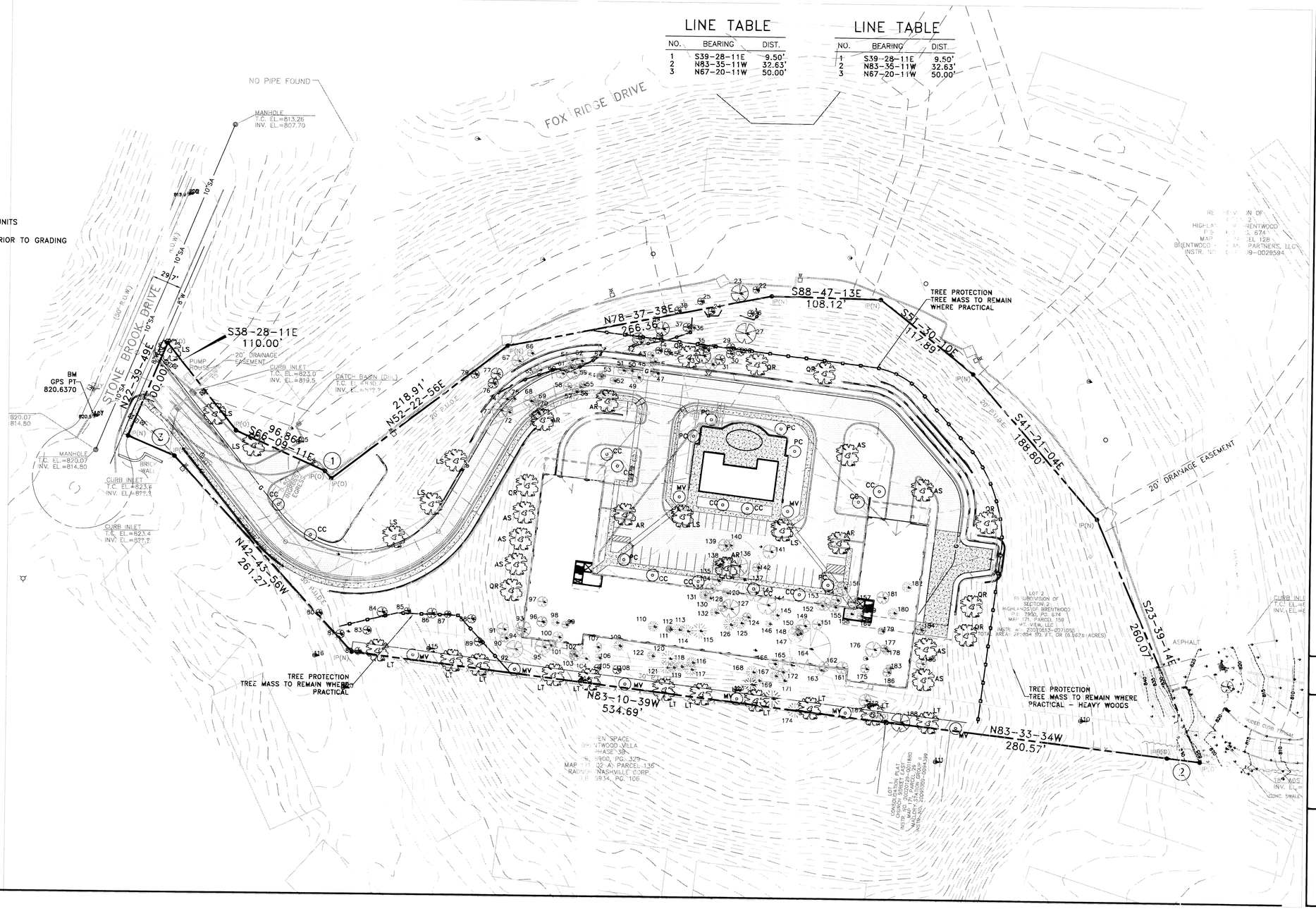

SKYLINE APARTMENTS PRELIMINARY SP
CASE NO. 2015SP-062-001

STONE BROOK DRIVE
MAP 171, PARCEL 159
89P-032-001

LUKENS Engineering Consultants
PO Box 1586
Brentwood, TN 37024-1586

615-804-4617
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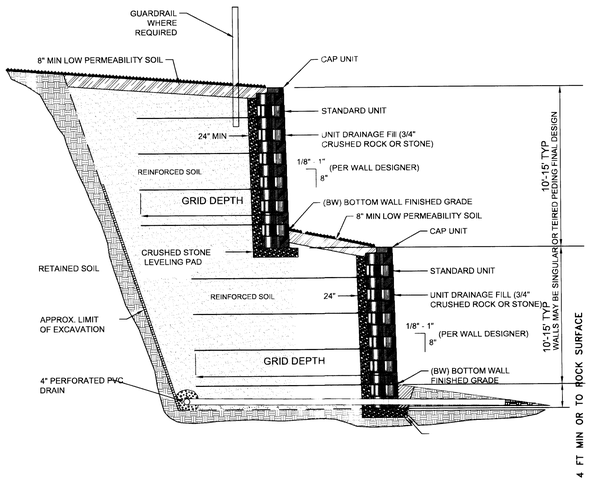
03491

JAMES M. LUKENS
REGISTERED
LANDSCAPE
ARCHITECT
NO. 103186
STATE OF TENNESSEE
06/07/2016

LANDSCAPE PLAN

C4.1



RETAINING WALL 10

SCALE: N.T.S.

NOTE:
PAVERS: BELGARD AQUA BRICK TYPE 4
PATTERN: HERRINGBONE 90°
COLOR: BY OWNER
PERMEABLE PAVER BRICKS WITH VOID OPENING A MINIMUM 5% VOID RATIO
COMPRESSIVE STRENGTH AVERAGE 8000 PSI, 7200 PSI MIN PER UNIT
AVERAGE ABSORPTION NOT GREATER THAN 5% AVERAGE WITH NO UNIT EXCEEDING 7%.
FREEZE THAW RESISTANCE PER ASTM C67-83.

BEDDING COURSE
FREE OF ORGANICS
No. 8 STONE

ASTM SIEVE/	PERCENT PASSING
½ "	100-100
⅜"	85-100
No. 4	10-30
No. 8	0-10
No. 16	0-5

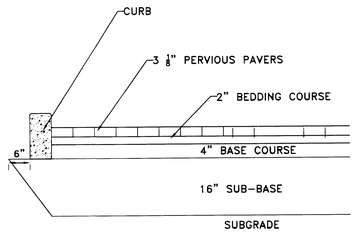
BASE COURSE
OPEN GRADED STONE; WASHED
No. 57 STONE (COMPACTED)

ASTM SIEVE/	PERCENT PASSING
1-½ "	100-100
1"	95-100
¾ "	48-90
⅜"	25-60
No. 4	0-10
No. 8	0-5

SUB-BASE COURSE
OPEN GRADED STONE; WASHED
No. 2 STONE (COMPACTED)

ASTM SIEVE/	PERCENT PASSING
3"	100-100
2½"	90-100
2"	35-70
1½"	0-15
¾"	0-5

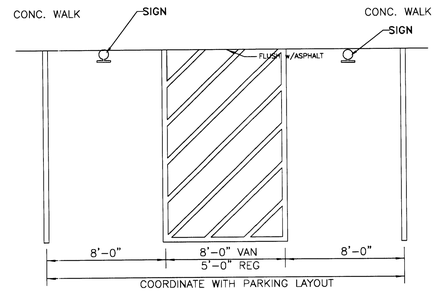
INSTALLATION NOTES:
- INSTALL MOCK UP FOR OWNER APPROVAL
- INSTALL PER MANUFACTURER RECOMMENDATIONS
- REPLACE UNEVEN OR LOOSE BRICKS



NOTE:
- OWNER TO OBTAIN AN INSITU INFILTRATION TEST IN ACCORDANCE WITH MWS LID MANUAL VOLUME 5 APPENDIX 3A.
- IF RESULTS INDICATE INFILTRATION RATE LESS THAN 1 INCH/HR; CONTACT ENGINEER FOR COORDINATION.
- INFILTRATION RATES LESS THAN 0.5 INCH/HR REQUIRE AN UNDERDRAIN SYSTEM.

PERVIOUS PAVER SYSTEM 9

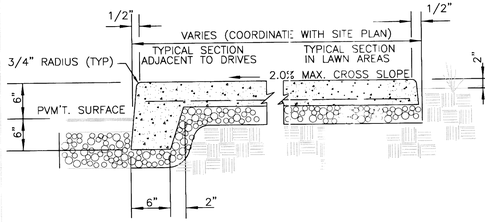
SCALE: N.T.S.



NOTES:
1. ACCESSIBLE SPACE/AISLE TO HAVE A MAXIMUM 2% SLOPE (1:50) IN ANY DIRECTION.
2. ASPHALT TO BE FLUSH WITH CONCRETE RAMP.
3. SEE SITE PLAN FOR NUMBER OF ACCESSIBLE SPACES, AISLE DIMENSIONS, AND RAMP CONFIGURATION.
4. AISLE STRIPING TO BE AT 45° ANGLE AND SPACED AT 2 FEET ON CENTER.
5. A DETECTABLE WARNING STRIP IS TO BE INSTALLED ON ALL RAMPS. THE STRIP SHALL BE 2 FEET WIDE ACROSS THE ENTIRE WIDTH OF THE RAMP. SURFACE SHALL CONTRAST WITH ADJACENT SURFACE: EITHER LIGHT ON DARK, OR DARK ON LIGHT.

HANDICAP SPACES 4

SCALE: N.T.S.

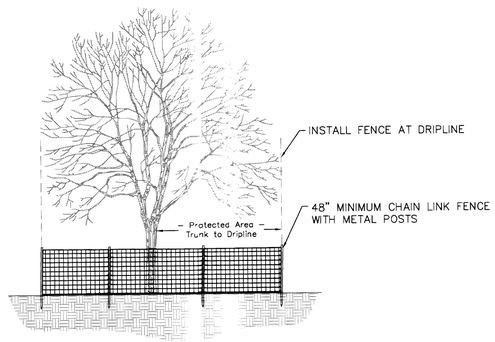


NOTES:
1. SIDEWALK TO BE 4" THICK BROOM FINISHED CONCRETE WITH 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
2. 4" COMPACTED GRAVEL BASE UNDER CONCRETE.
3. PLACE ½" CONTROL JOINT EVERY 5 FEET AND A ½" EXANSION JOINT EVERY 20 FEET ALONG ENTIRE LENGHT.
4. PLACE ½" EXPANSION JOINT ADJACENT TO ALL STRUCTURES AND OTHER FIXED OBJECTS.

SIDEWALK 3

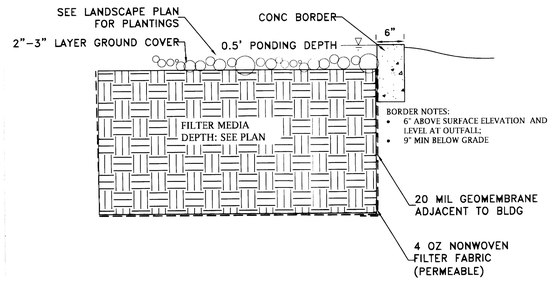
SCALE: N.T.S.

NOTES:
1. INSTALL TREE PROTECTION BEFORE GRADING ACTIVITIES.
2. INTALL TREE PROTECTION AT THE DRIPLINE UNLESS OTHERWISE NOTED ON THE PLANS.
3. NO CONSTRUCTION ACTIVITY OR MATERIAL STORAGE IS ALLOWED WITHIN THE TREE PROTECTIO AREA, UNLESS SPECIFICALLY APPROVED BY DESIGN PROFESSIONAL.
4. PROVIDE CARE FOR PROTECTED TREES SUCH AS WATERING, IF CONSTRUCTION ACTIVITIES APPEAR TO IMPACT THE TREE'S HEALTH.
5. REMOVE TREE PROTECTION AT THE END OF LAND DISTURBANCE ACTIVITIES.



TREE PROTECTION 11

SCALE: N.T.S.



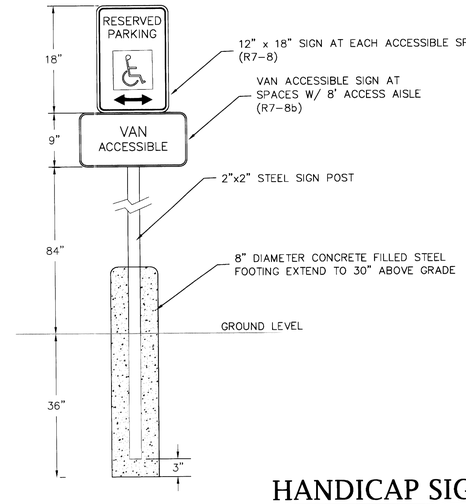
NOTE:
MATERIALS:
- PLANTING SOIL: LOAMY SAND PER USDA TRIANGLE. [45-60% SAND, <40% SILT, <20% CLAY, 5-10% ORGANIC MATTER].
- FILTER LAYER: WASHED PEA GRAVEL
- GRAVEL: CLEAN WASHED #57 STONE.
- GROUND COVER: CLEAN WASHED RIVER STONE 0.5"-1" DIA

INSTALLATION:
- HOLD PRE-CONSTRUCTION MEETING WITH ENGINEER PRIOR TO INSTALLATION IN ORDER TO REVIEW PROCESS.
- EXCAVATE TO DESIGN DEPTH. PHOTOGRAPH AND RECORD MEASUREMENTS:
- INSTALL GRAVEL BEDDING AND SUMP, PHOTOGRAPH AND RECORD DEPTH
- INSTALL STRUCTURES AND UNDERDRAIN; PHOTOGRAPH AND RECORD MEASUREMENTS
- INSTALL FABRIC; PHOTOGRAPH
- INSTALL PLANTING SOIL; PHOTOGRAPH, RECORD DEPTH, AND PROVIDE SOIL CERTIFICATIONS.
- INSTALL PLANTINGS (COORDINATE WITH PLANTING SEASON)
- INSTALL COVER SURFACE MATERIALS (RIVER ROCK AND MULCH)

AS-BUILT:
- CONTRACTOR, ENGINEER, OR OWNER'S REPRESENTATIVE SHALL NOTIFY MWS DEVELOPMENT REVIEW AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, FILTER MEDIA AND SURFACE COVER, SECTION 6.6, PAGE 18.
- PROVIDE ENGINEER WITH PHOTOGRAPHS AND RECORDED MEASUREMENTS FOR RECORD DOCUMENTS.

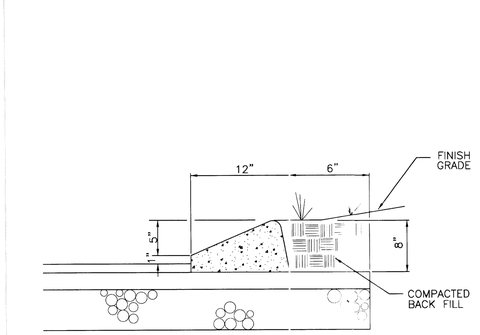
BIORETENTION 8

SCALE: N.T.S.



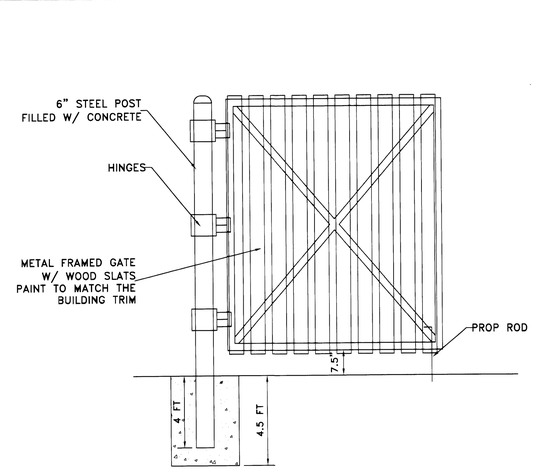
HANDICAP SIGN 5

SCALE: N.T.S.



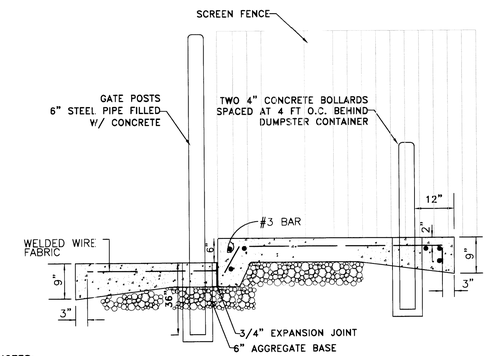
EXTRUDED CURB 2

SCALE: N.T.S.



DUMPSTER GATE 7

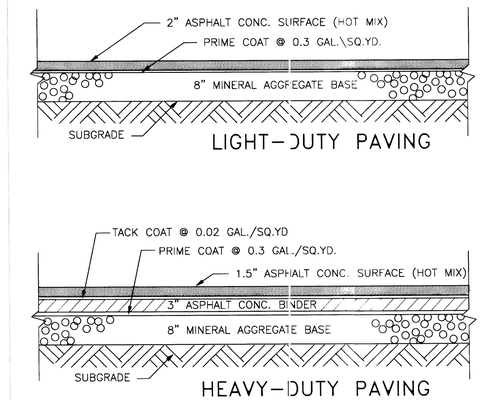
SCALE: N.T.S.



NOTES:
1. 6" MINIMUM CONCRETE APPROACH PAD AND DUMPSTER PAD. PAD TO BE A MINIMUM OF 12'x12'.
2. THICKEN CONCRETE PAD TO 9" THICK AROUND EDGES FOR 2 FEET MINIMUM.
3. INSTALL 6x6/10x10 WELDED WIRE MESH W/ 12" MIN LAP FROM THE END CROSS WIRES. REINFORCING STEEL AT PERIMETER TO BE 3" CLEAR OF ALL EDGES.
4. MOUNT OPAQUE GATES ON 6" STEEL BOLLARDS. BOLLARDS TO BE SET IN CONCRETE A MINIMUM 36" DEEP AND FILLED WITH CONCRETE AND PAINTED BRIGHT YELLOW.

DUMPSTER SCREEN 6

SCALE: N.T.S.



PAVEMENT 1

SCALE: N.T.S.

DETAIL 12

SKYLINE APARTMENTS PRELIMINARY SP
CASE NO. 2015SP-062-001

STONE BROOK DRIVE
MAP 171, PARCEL 159
89P-032-001

LUKENS Engineering Consultants
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Brentwood, TN 37024-1586

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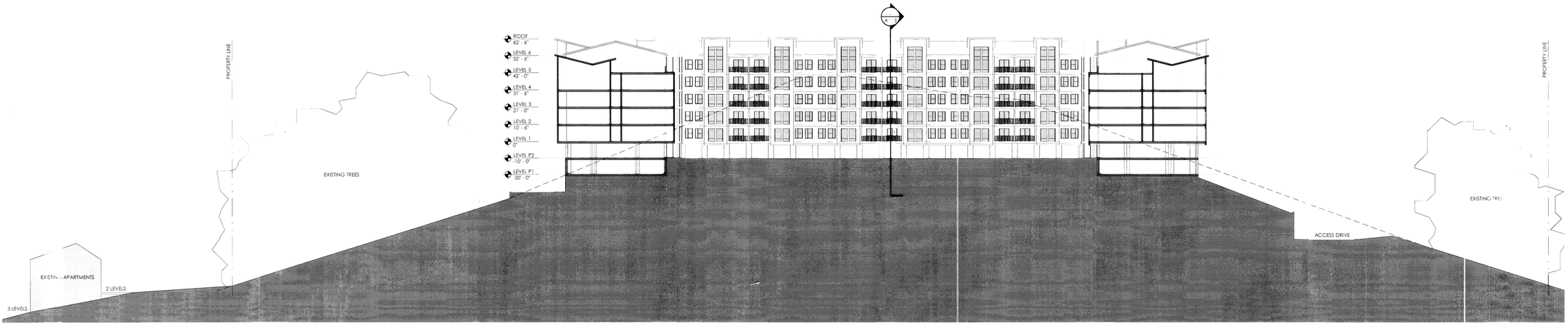
jlukens@lukensengineering.com

03491

JAMES M. LUKENS
REGISTERED ENGINEER
No. 103186
STATE OF TENNESSEE
10/12/16

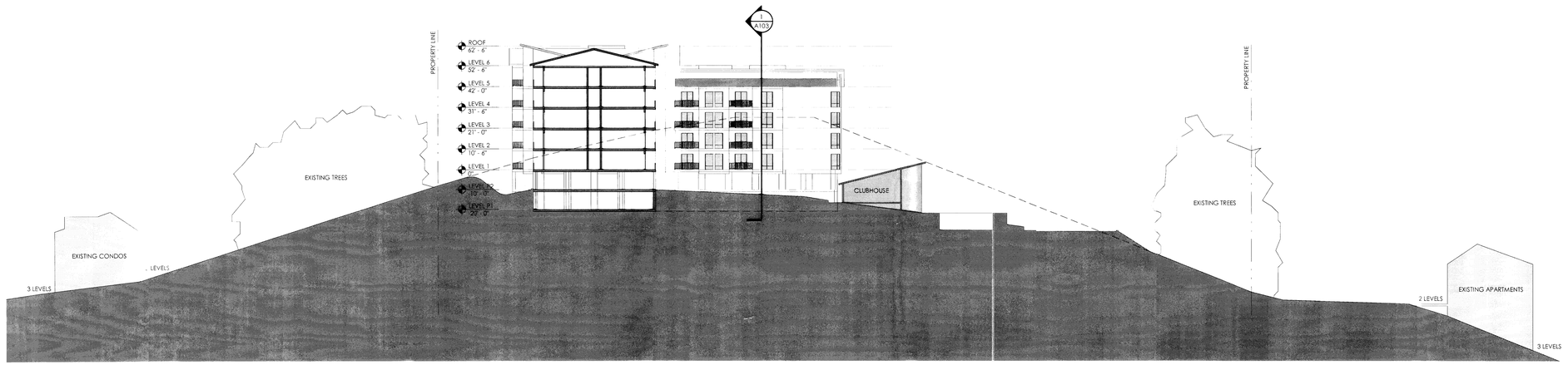
DETAILS

C5.1



1 LONGITUDINAL SECTION

30' 15' 0 30'



2 TRANSVERSE SECTION

30' 15' 0 30'

3 GROUND VIEW

TUCK · HINTON
ARCHITECTS

SKYLINE APARTMENTS CONCEPT STUDY

STONE BROOK DRIVE, BRENTWOOD, TN

14017

SECTIONS AND VIEW

A103