1623 7TH AVENUE NORTH
PRELIMINARY SPECIFIC PLAN

GENERAL PLAN CONSISTENCY NOTE

THE PROPOSED SPECIFIC PLAN IS LOCATED WITHIN SUBAREA 8 OR THE NORTH NASHVILLE COMMUNITY PLAN. THE SPECIFIC PROPERTY IS TRANSECT T4 URBAN NEIGHBORHOOD EVOLVING ("T4 NE"). T4 NE IS INTENDED TO CREATE AND ENHANCE URBAN RESIDENTIAL NEIGHBORHOODS WITH HIGHER DENSITY WITH MORE HOUSING CHOICES WHILE TAKING INTO CONSIDERATION THE DEVELOPED EXISTING CHARACTER OF THE SURROUNDING COMMUNITY.

AS PROPOSED, THIS SPECIFIC PLAN PROPOSES THE RESIDENTIAL DENSITY OF 18 UNITS PER ACRE THROUGH THE ATTACHED S.F. DWELLINGS AS SHOWN. THE SPECIFIC PLAN EXEMPLIFIES T4 NE POLICY BY CREATING A WALKABLE AND CONNECTED ATMOSPHERE WITH LIMITED DRIVEWAY ACCESS TO THE PUBLIC ALLEY ONLY. PARKING IS LOCATED ONSITE IN AN ATTEMPT TO AVOID STREET PARKING AND ALL IS SCREENED FROM PUBLIC VIEW.

NOTES:

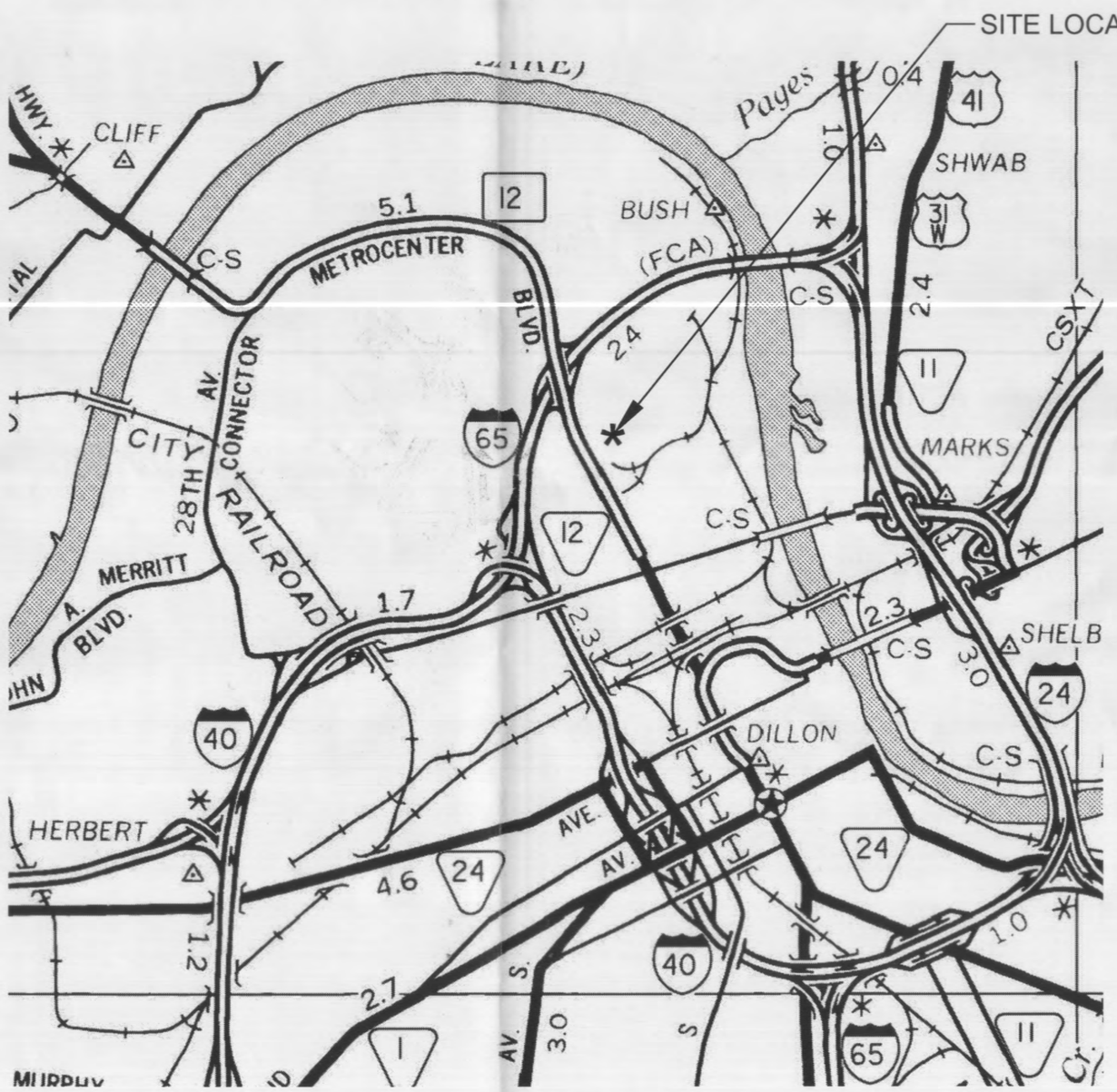
1. THE PURPOSE OF THIS SP IS TO RECEIVE APPROVAL FOR THE DEVELOPMENT OF A SEVEN UNIT MULTIFAMILY PROJECT AS PRESENTED IN THESE PLANS.
2. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/ 840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
3. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM20 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
4. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISION 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.
5. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
6. FEDERAL COMPLIANCE: ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: http://www.ada.gov/ U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm

PARCEL IDENTIFICATION NUMBERS

08108047600
08108047500

SP NUMBER

2016SP-032-001



VICINITY MAP

CONTACTS:

DEVELOPER:	ENGINEER:
ODYSSEY CONSTRUCTION, LLC	STONE & HOWORTH, PLC
359 HUNTINGTON RIDGE DRIVE	2737 LARMON DRIVE
NASHVILLE, TN 37211	NASHVILLE, TN, 37204
CONTACT: TROY STACKHOUSE	CONTACT: MATTHEW KUYKENDALL, PE
EMAIL: troy@odysseytn.com	EMAIL: matt@stonehoworth.com
PHONE: (615) 891-8431	PHONE: (615) 645-1562

METRO PUBLIC WORKS:	MWS - STORMWATER:
720 SOUTH 5TH STREET	800 2ND AVE S
NASHVILLE, TN 37206	NASHVILLE, TN 37210
CONTACT: RORY ROWAN	CONTACT: STEVE MISHU, PE
EMAIL: rory.rowan@nashville.gov	EMAIL: steve.mishu@nashville.gov
PHONE: (615) 862-8782	PHONE: (615) 252-4780

INDEX OF DRAWINGS

C0.0 COVER SHEET
C0.1 EXISTING CONDITIONS
C1.0 PRELIMINARY SITE PLAN
C2.0 PRELIMINARY GRADING PLAN

PREPARED BY:
Stone + Howorth, PLC
2737 Larmon Drive
Nashville, TN 37204

4/19/16

3/31/2016 INITIAL SUBMITTAL

ODYSSEY
1623 7th AVENUE NORTH
NASHVILLE, TENNESSEE

SHEET TITLE:
COVER SHEET

STONE + HOWORTH
ENGINEERING • DESIGN • CONSULTING

2737 LARMON DRIVE
NASHVILLE TN 37204
TEL: 615.645.1560
EMAIL: ANDY@STONEHOWORTH.COM

DATE: APRIL 19, 2016
SCALE: NOT TO SCALE
DRAWN BY: Z.ROWLAND
SHEET NUMBER:
C0.0

Nashville & Davidson County
APR 19 2016
Metropolitan Planning Department

NRM PROPERTIES, LLC-708
08108038000

NRM PROPERTIES, LLC-706
08108038100

NRM PROPERTIES, LLC-702
081080383200

NRM PROPERTIES, LLC-700
08108038300

IRON ROD (OLD) CAP
N: 675394.19
E: 1753918.82

GARFIELD STREET

IRON ROD (OLD) 825
N: 675447.91
E: 1753867.16

BENCHMARK (NAVD88)
MAGNAIL IN PAVEMENT
N: 675439.73
E: 1753930.67
ELEV. 472.37

IRON ROD (NEW)
N: 675468.67
E: 1753760.21

N61°54'19"E 159.85

IRON ROD (NEW)
N: 675406.76
E: 1753944.80

EXISTING LOT: 08108047500
ZONING: R6
LAND USE: VACANT RESIDENTIAL LOT

N28°00'33"W 50.00

SEWER MANHOLE
TOP 473.14

IRON ROD (NEW)
N: 675478.67
E: 1753874.08

N61°54'19"E 159.86
S61°54'19"W 159.86

7TH AVE N

M.D.H.A.
08108048000

IRON ROD (OLD) CAP
N: 675494.58
E: 1753728.95

EXISTING LOT: 08108047600
ZONING: R6
LAND USE: DUPLEX

EXISTING BUILDING TO BE REMOVED

IRON ROD (OLD) DAVIDSON
N: 675405.85
E: 1753686.91

ST. PAUL'S EVANGELICAL CHURCH
08112032100

S61°54'19"W 160.02

IRON ROD (OLD) CAP
N: 675360.45
E: 1753747.36

MCCLAIN, LESTER C.
08108047700

BENCHMARK
MAGNAIL IN P
N: 675440.20
E: 1753911.09
ELEV. 468.46

NOTE:

SURVEY PROVIDED BY CLINT T. ELLIOTT ON 1/28/2016.

4/19/16

3/31/16 INITIAL SUBMITTAL

ODYSSEY
NASHVILLE, TENNESSEE

SHEET TITLE:
EXISTING CONDITIONS

STONE + HOWORTH
ENGINEERING • DESIGN • CONSULTING

2737 LARMON DRIVE
NASHVILLE TN 37204
TEL: 615.645.1560

EMAIL: ANDY@STONEHOWORTH.COM

PARCEL IDENTIFICATION NUMBER

08108047500 08108047600

BENCHMARK

MAGNAIL IN PAVEMENT
EL.=472.37
NAVD88

0 10 20 30
1"=10'

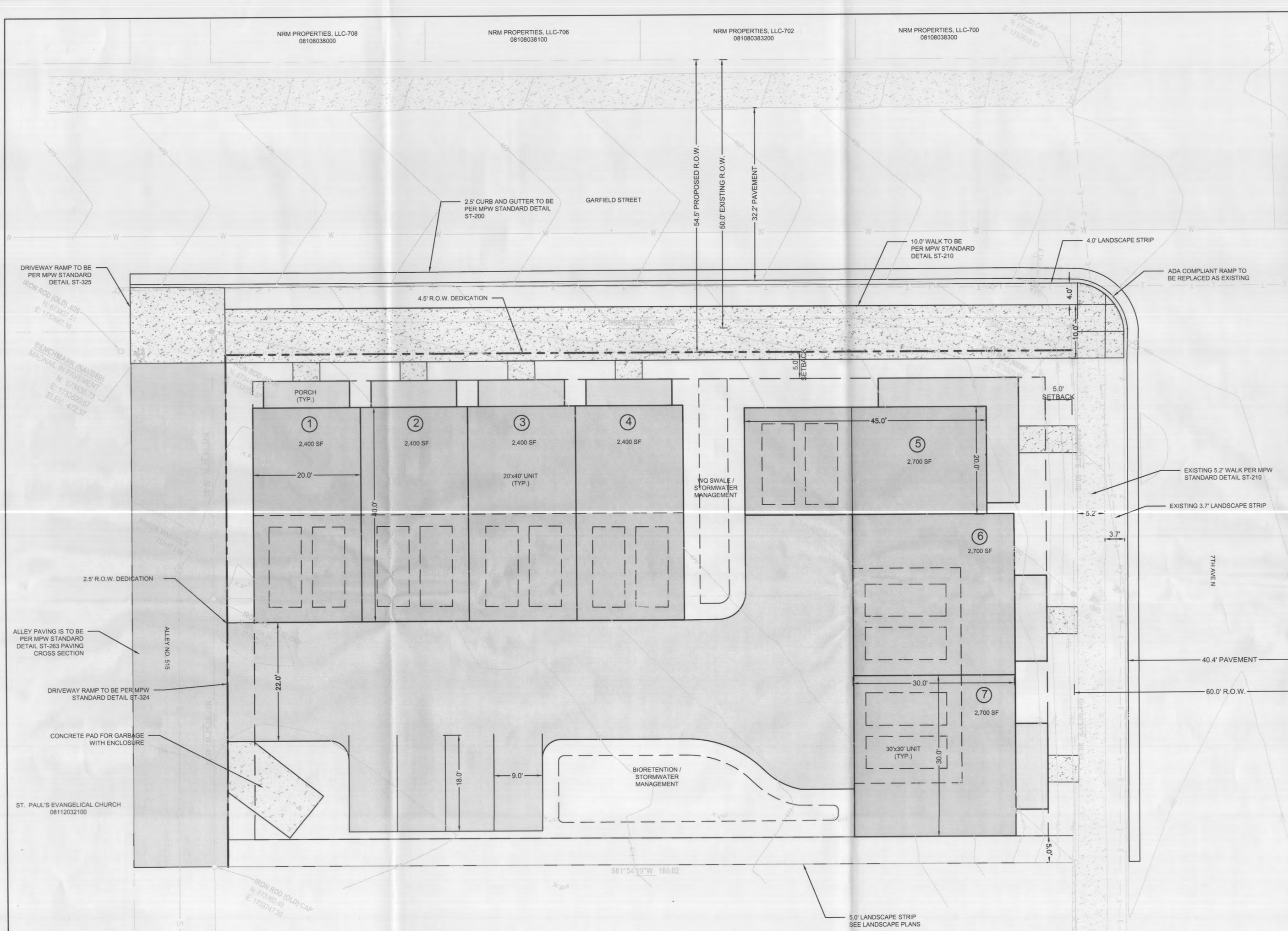
DATE: APRIL 19, 2016

SCALE: 1" = 10'

DRAWN BY: Z.ROWLAND

SHEET NUMBER:

C0.1



SPECIFIC PLAN DEVELOPMENT SUMMARY:

SITE INFORMATION

PARCEL NUMBER ID'S:	08108047500 08108047600
COUNCIL DISTRICT:	19
COUNCIL MEMBER:	FREDDIE O'CONNELL
PARCELL 0810847500	
OWNER:	REGAL HOMES CO.
ADDRESS:	290 ED HARRIS ROAD
CITY, STATE:	ASHLAND CITY, TN 37015
CONTACT NAME:	STEVEN REIGLE
PARCEL 08108047600	
OWNER:	JACK STRAW PROPERTIES, LLC
ADDRESS:	126A 39TH AVENUE NORTH
CITY, STATE:	NASHVILLE, TN 37209
CONTACT NAME:	KIRTLEY WHITTINGTON
SP NAME:	1623 7TH AVENUE NORTH
SP NUMBER:	2016SP-032-001
EXISTING ZONING:	R6
APPLICANT:	ODYSSEY CONSTRUCTION, LLC
ADDRESS:	359 HUNTINGTON RIDGE DRIVE
CITY, STATE:	NASHVILLE, TN 37211
PHONE NO.:	(615) 891-8431
FAX NO.:	(615) 246-3914
CONTACT NAME:	TROY STACKHOUSE
EMAIL ADDRESS:	troy@odysseytn.com
FEMA MAP:	NOT IN FLOOD ZONE 47037C0216F (APRIL 20, 2001)

SITE DATA

LAND USE:	MULTI-FAMILY RESIDENTIAL
EXISTING ACREAGE:	0.38
PROPOSED ACREAGE:	0.34
DENSITY:	18.4 UNITS/ACRE
NUMBER OF UNITS:	7
MAX BUILDING HEIGHT:	45 FEET
BUILDING AREA:	18,900 SQFT
FLOOR AREA RATIO:	1.14
IMP. SURFACE RATIO:	0.73
PARKING:	
REQUIRED:	10.5
RESIDENTIAL UZO:	1.5 STALLS/UNIT
PROPOSED:	14 GARAGE SPOTS 4 OPEN SPOTS 18 TOTAL (2.25/UNIT)

NOTE

THE FINAL SITE PLAN/BUILDING PERMIT SHALL DEPICT A MINIMUM 5 FOOT CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS, INCLUDING PUBLIC SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED OBSTRUCTIONS. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING OBSTRUCTIONS WITHIN THE PATH OF TRAVEL SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 5 FEET OF CLEAR ACCESS.

4/19/16

3/31/2016 INITIAL SUBMITTAL

ODYSSEY
NASHVILLE, TENNESSEE

SHEET TITLE:
PRELIMINARY SITE LAYOUT PLAN

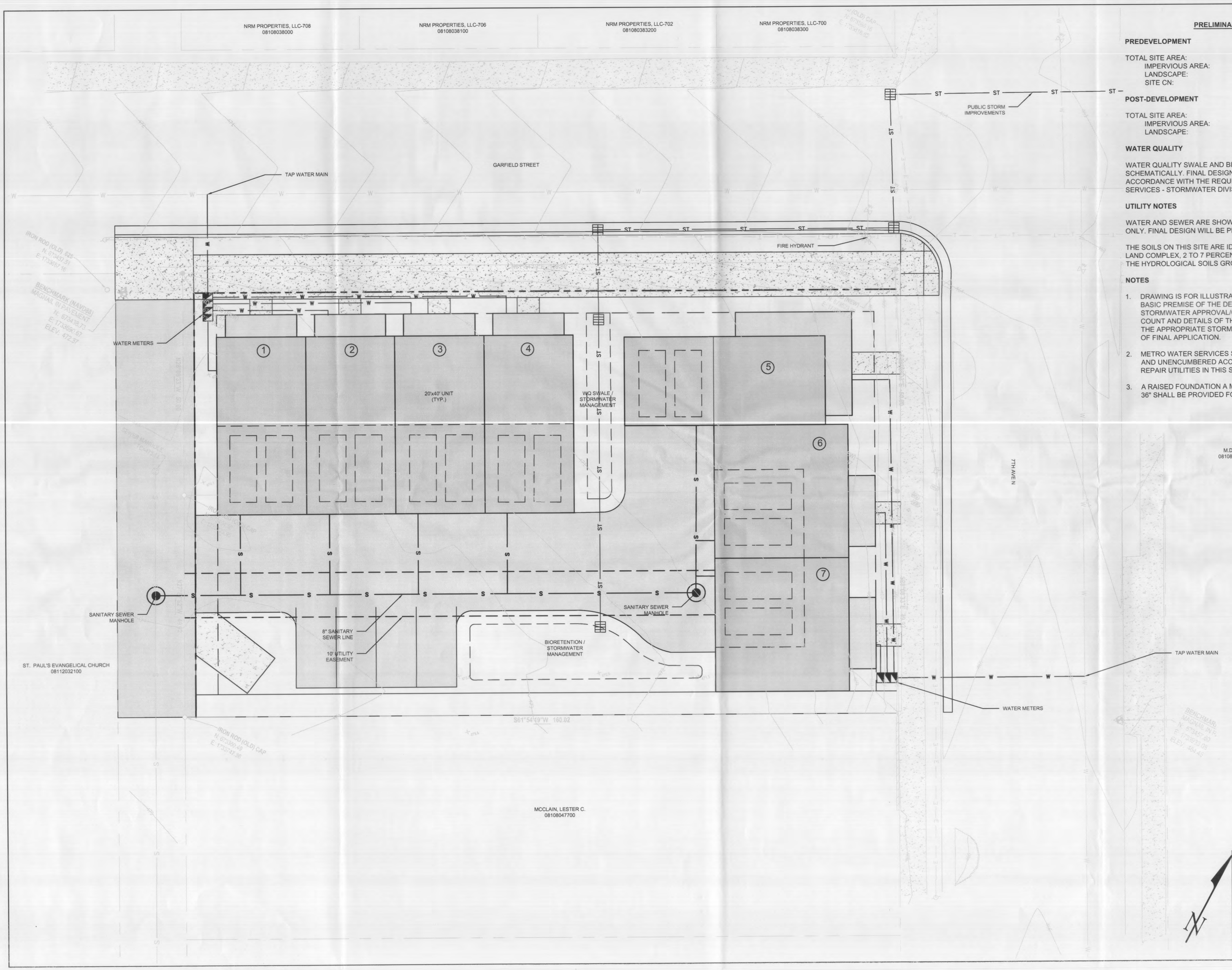
STONE + HOWORTH
ENGINEERING • DESIGN • CONSULTING
2737 LARMON DRIVE
NASHVILLE TN 37204
TEL.: 615.645.1560
EMAIL: ANDY@STONEHOWORTH.COM

PARCEL IDENTIFICATION NUMBER
08108047500 08108047600

BENCHMARK
MAGNAIL IN PAVEMENT
EL.=472.37
NAVD88

0 10 20 30
1"=10'

DATE: APRIL 19, 2016
SCALE: 1" = 10'
DRAWN BY: Z.ROWLAND
SHEET NUMBER: C1.0



PRELIMINARY STORMATER

PREDEVELOPMENT

TOTAL SITE AREA:	0.38 ACRES
IMPERVIOUS AREA:	0.08 ACRES
LANDSCAPE:	0.30 ACRES
SITE CN:	49

POST-DEVELOPMENT

TOTAL SITE AREA:	0.34 ACRES
IMPERVIOUS AREA:	0.25 ACRES
LANDSCAPE:	0.09 ACRES

WATER QUALITY

WATER QUALITY SWALE AND BIORENTENTION AREA SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF METRO WATER SERVICES - STORMWATER DIVISION.

UTILITY NOTES

WATER AND SEWER ARE SHOWN ON THIS PLAN SCHEMATICALLY ONLY. FINAL DESIGN WILL BE PROVIDED.

THE SOILS ON THIS SITE ARE IDENTIFIED AS McB (MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES), WHICH FALLS WITHIN THE HYDROLOGICAL SOILS GROUP "A".

NOTES

1. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
3. A RAISED FOUNDATION A MINIMUM OF 18" AND A MAXIMUM OF 36" SHALL BE PROVIDED FOR ALL UNITS.

4/19/16

3/31/2016 INITIAL SUBMITTAL

ODYSSEY
NASHVILLE, TENNESSEE

SHEET TITLE:
PRELIMINARY UTILITY, GRADING AND DRAINAGE

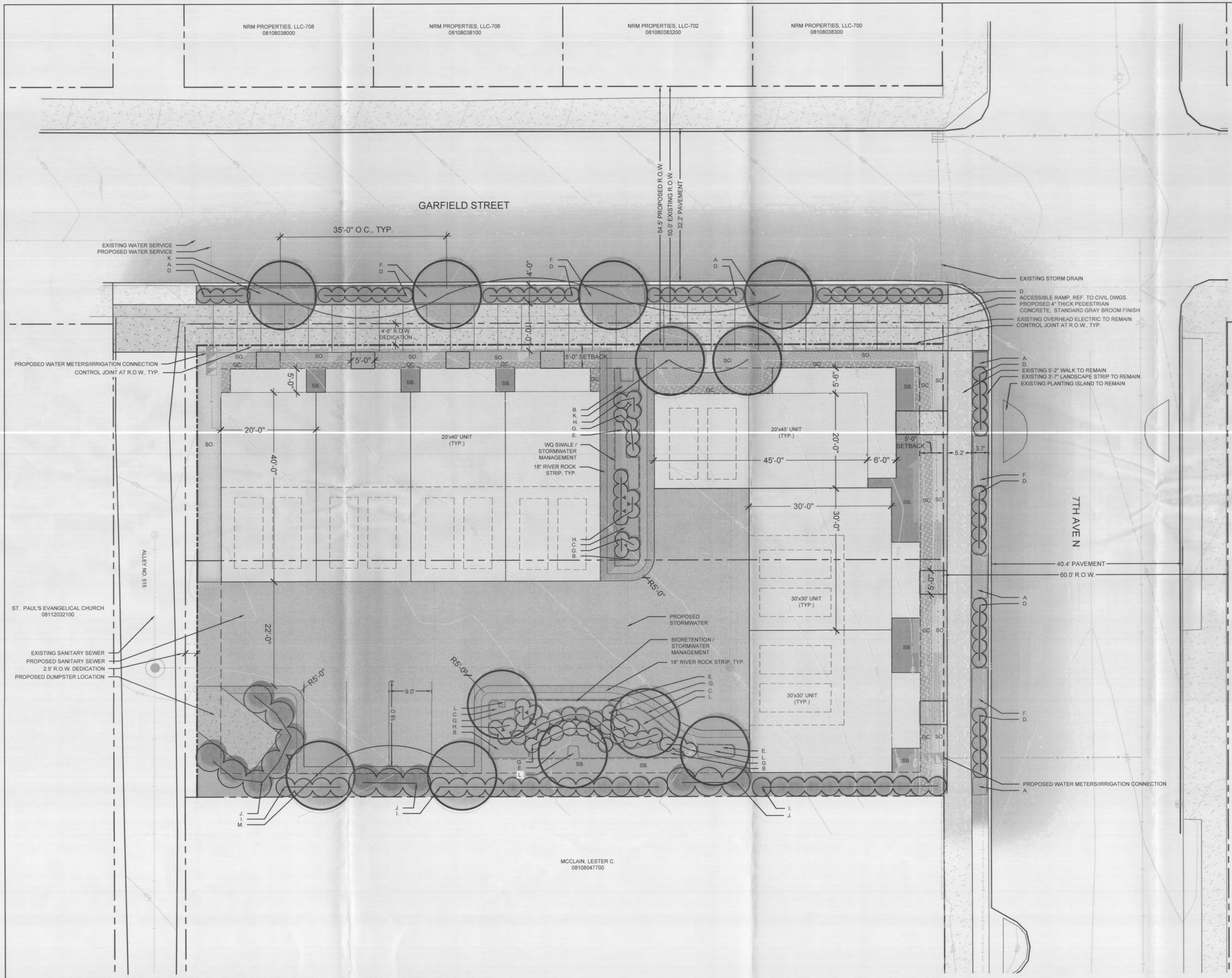
STONE + HOWORTH
ENGINEERING • DESIGN • CONSULTING
2737 LARMON DRIVE
NASHVILLE TN 37204
TEL: 615.645.1560
EMAIL: ANDY@STONEHOWORTH.COM

PARCEL IDENTIFICATION NUMBER
08108047500 08108047600

BENCHMARK
MAGNAIL IN PAVEMENT
EL.=472.37
NAVD88

0 10 20 30
1"=10'

DATE: APRIL 19, 2016
SCALE: 1" = 10'
DRAWN BY: Z.ROWLAND
SHEET NUMBER: C2.0



TREE DENSITY TABLE

AREA OF LOT (ACRES):	.38 ACRES
MINUS (-) AREA OF BUILDINGS (ACRES):	.15 ACRES
EQUALS (=) AREA OF REQ'D COMPLIANCE:	.23 ACRES
AREA OF REQ'D COMPLIANCE TIMES (.23) x 14:	
EQUALS (=) REQ'D TREE DENSITY UNITS:	3.22 UNITS
TREE DENSITY UNITS PROVIDED	4.2 UNITS

PROTECTED TREES THAT REMAIN:

0 - 6" DBH x 1.2 = 0	0 - 34" DBH x 10.5 = 0
0 - 8" DBH x 1.4 = 0	0 - 36" DBH x 11.7 = 0
0 - 10" DBH x 1.6 = 0	0 - 38" DBH x 12.9 = 0
0 - 12" DBH x 1.8 = 0	0 - 40" DBH x 18.4 = 0
0 - 14" DBH x 2.1 = 0	0 - 42" DBH x 20.2 = 0
0 - 16" DBH x 2.4 = 0	0 - 44" DBH x 22.1 = 0
0 - 18" DBH x 2.8 = 0	0 - 46" DBH x 24.1 = 0
0 - 20" DBH x 4.3 = 0	0 - 48" DBH x 26.1 = 0
0 - 22" DBH x 4.9 = 0	0 - 50" DBH x 28.3 = 0
0 - 24" DBH x 5.7 = 0	0 - 52" DBH x 30.5 = 0
0 - 26" DBH x 6.6 = 0	0 - 54" DBH x 32.8 = 0
0 - 28" DBH x 7.5 = 0	0 - 56" DBH x 35.2 = 0
0 - 30" DBH x 8.4 = 0	0 - 58" DBH x 37.7 = 0
0 - 32" DBH x 9.4 = 0	0 - 60" DBH x 40.3 = 0

TOTAL DENSITY CREDIT OF PROTECTED TREES = 0 UNITS

NEW TREE REQUIREMENT:

REQUIRED DENSITY OF NEW TREES = 3.22 UNITS

NEW TREES SHALL BE ADDED TO MEET REQUIRED DENSITY, ACCORDING TO FOLLOWING TABLE:

6 - 2" CAL x 0.5 = 3	0 - 8" CAL x 1.3 = 0
2 - 3" CAL x 0.6 = 1.2	0 - 9" CAL x 1.5 = 0
0 - 4" CAL x 0.7 = 0	0 - 10" CAL x 1.7 = 0
0 - 5" CAL x 0.9 = 0	0 - 11" CAL x 1.9 = 0
0 - 6" CAL x 1.0 = 0	0 - 12" CAL x 2.1 = 0
0 - 7" CAL x 1.2 = 0	0 - 14" CAL x 2.3 = 0

TOTAL DENSITY CREDIT OF NEW TREES = 4.2 UNITS

PLANT PALETTE LEGEND

A. STELLA D'ORO DAYALILY, 1 GAL./18" O.C.
B. BLACK-EYED SUSAN, 1 GAL./18" O.C.
C. COMMON MILKWEED, 1 GAL./18" O.C.
D. DENSE YEW, 24" HT./36" O.C.
E. NORTHWIND SWITCH GRASS, 3 GAL./24" O.C.
F. MEXICAN FEATHER GRASS, 3 GAL./24" O.C.
G. LITTLE DWARF HENRY SWEETSPIRE, 3 GAL./36" O.C.
H. INKBERRY, 3 GAL./36" O.C.
I. SCHIP LAUREL, 30" HT./42" O.C.
J. NELLIE HOLLY, 6' HT./6' O.C.
K. EASTERN REDBUD, 2" CAL.
L. FRINGETREE, 2" CAL.
M. WILLOW OAK, 3" CAL.

SB. SHRUB BED
SO. SOD
GC. GROUNDCOVER

HODGSON DOUGLAS
landscape architecture · planning · urban design
120 28th Avenue South Post Office Box 121747
Nashville, Tennessee 37212-1747
telephone: 615-327-4447 fax: 615-321-5021

JAMES O. DOUGLAS
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

04.19.2016

11/18/2015	INITIAL SUBMITTAL
04/19/2016	RESPONSE TO SP COMMENTS

ODYSSEY
NASHVILLE, TENNESSEE

SHEET TITLE:
STREETSCAPE SITE AND LANDSCAPE PLAN

STONE + HOWORTH
ENGINEERING · DESIGN · CONSULTING
2737 LARMON DRIVE
NASHVILLE TN 37204
TEL: 518.331.2124
EMAIL: ANDY@STONEHOWORTH.COM

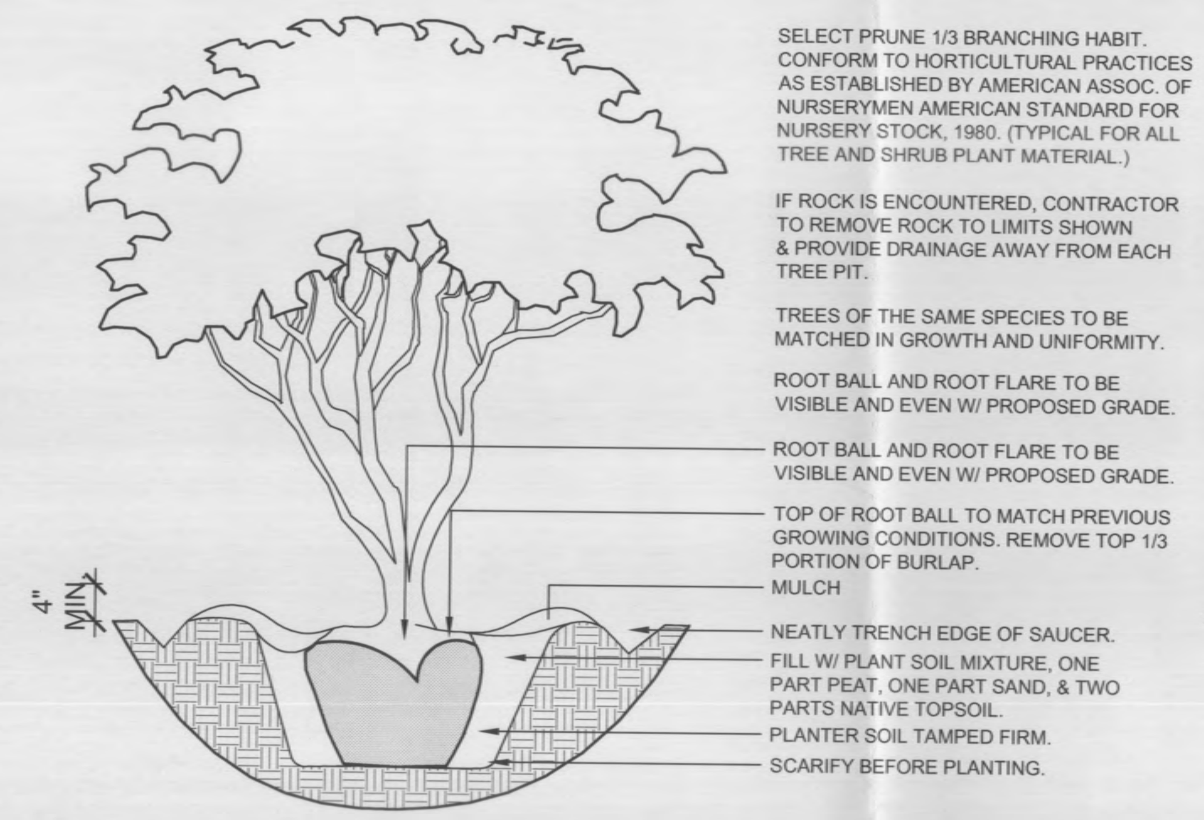
Nashville & Davidson County
APR 19 2016
Metropolitan Planning Department

PARCEL IDENTIFICATION NUMBER
08108047500 08108047600

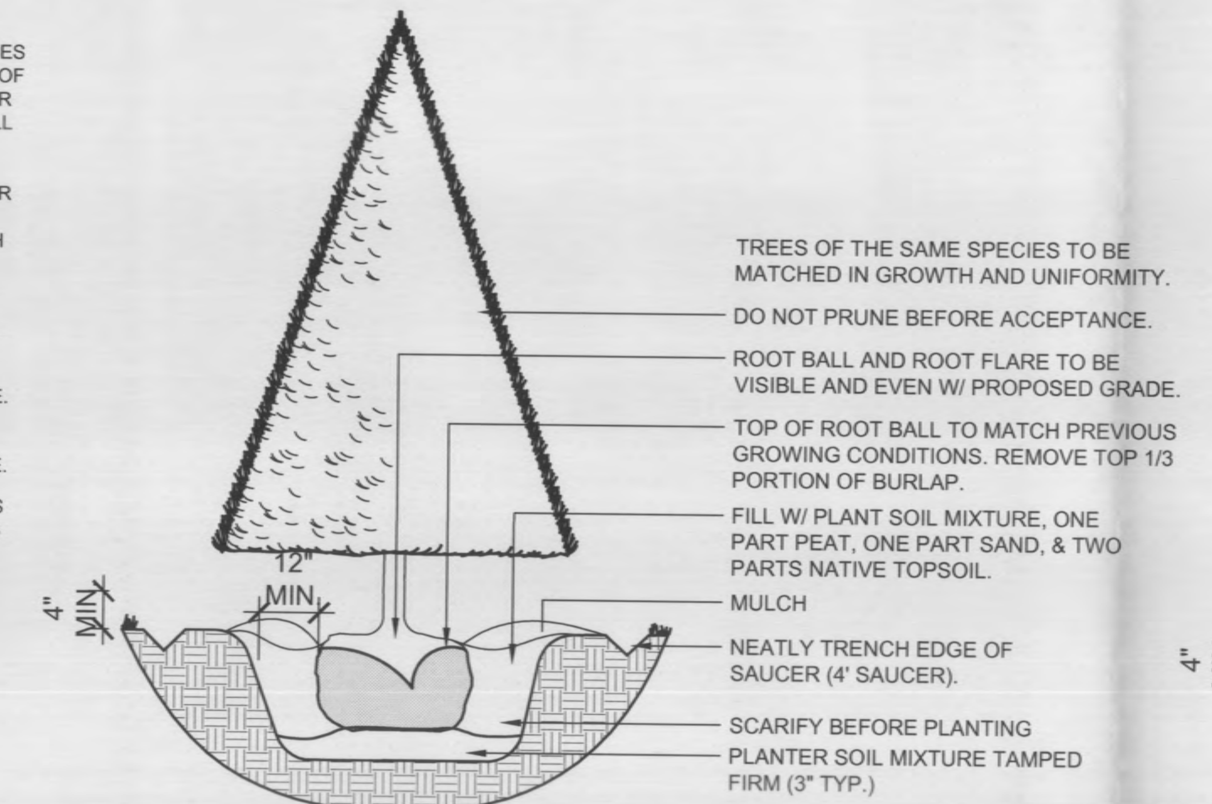
BENCHMARK
MAGNAIL IN PAVEMENT
EL.=472.37
NAVD88

DATE: MARCH 31, 2016
SCALE: 1" = 10'
DRAWN BY: G. MAST
SHEET NUMBER: L1.00

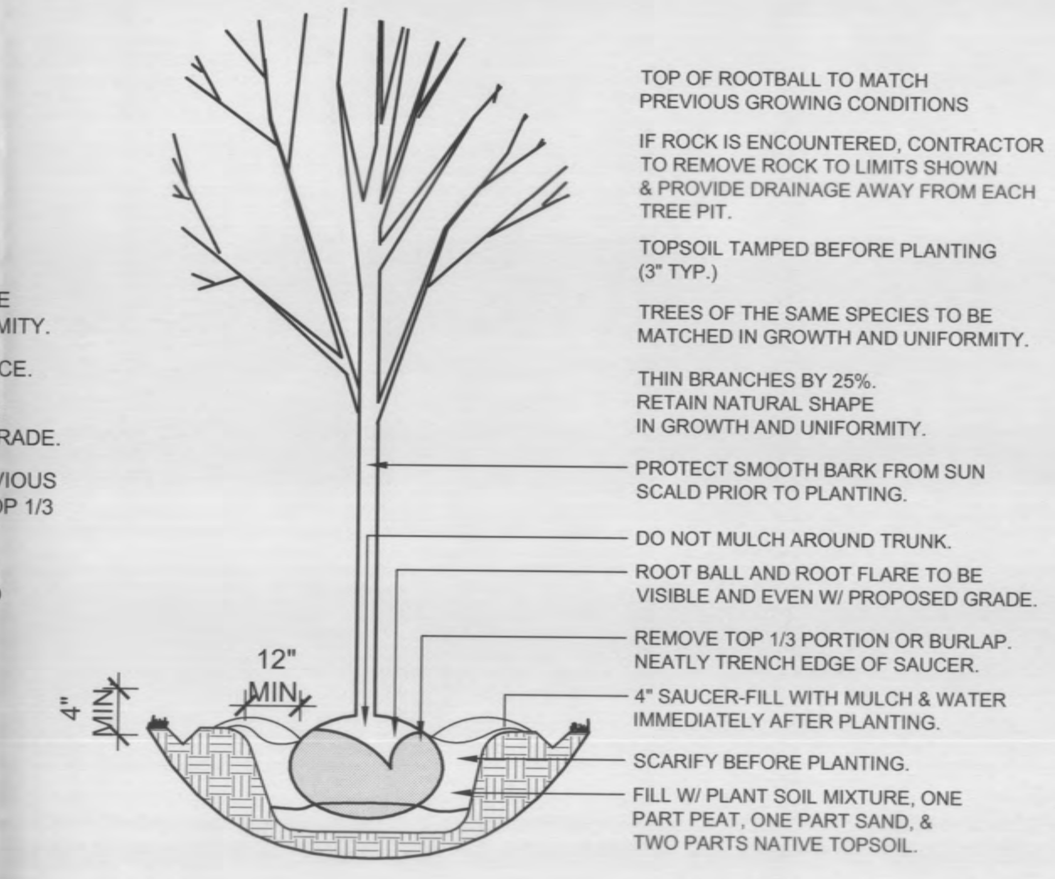
ODYSSEY STREETSCAPE SITE AND LANDSCAPE PLAN



1 MULTI-TRUNK TREE PLANTING N.T.S.



2 EVERGREEN TREE PLANTING N.T.S.



3 TREE PLANTING N.T.S.

TREE DENSITY TABLE

AREA OF LOT (ACRES):	.38 ACRES
MINUS (-) AREA OF BUILDINGS (ACRES):	.15 ACRES
EQUALS (=) AREA OF REQ'D COMPLIANCE:	.23 ACRES
AREA OF REQ'D COMPLIANCE TIMES (.23) x 14:	
EQUALS (=) REQ'D TREE DENSITY UNITS:	3.22 UNITS
TREE DENSITY UNITS PROVIDED	4.2 UNITS

PROTECTED TREES THAT REMAIN:

0 - 6" DBH x 1.2 = 0	0 - 34" DBH x 10.5 = 0
0 - 8" DBH x 1.4 = 0	0 - 36" DBH x 11.7 = 0
0 - 10" DBH x 1.6 = 0	0 - 38" DBH x 12.9 = 0
0 - 12" DBH x 1.8 = 0	0 - 40" DBH x 18.4 = 0
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0 - 16" DBH x 2.4 = 0	0 - 44" DBH x 22.1 = 0
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0 - 20" DBH x 4.3 = 0	0 - 48" DBH x 26.1 = 0
0 - 22" DBH x 4.9 = 0	0 - 50" DBH x 28.3 = 0
0 - 24" DBH x 5.7 = 0	0 - 52" DBH x 30.5 = 0
0 - 26" DBH x 6.6 = 0	0 - 54" DBH x 32.8 = 0
0 - 28" DBH x 7.5 = 0	0 - 56" DBH x 35.2 = 0
0 - 30" DBH x 8.4 = 0	0 - 58" DBH x 37.7 = 0
0 - 32" DBH x 9.4 = 0	0 - 60" DBH x 40.3 = 0

TOTAL DENSITY CREDIT OF PROTECTED TREES = 0 UNITS

NEW TREE REQUIREMENT:

REQUIRED DENSITY OF NEW TREES = 3.22 UNITS

NEW TREES SHALL BE ADDED TO MEET REQUIRED DENSITY, ACCORDING TO FOLLOWING TABLE:

6 - 2" CAL x 0.5 = 3	0 - 8" CAL x 1.3 = 0
2 - 3" CAL x 0.6 = 1.2	0 - 9" CAL x 1.5 = 0
0 - 4" CAL x 0.7 = 0	0 - 10" CAL x 1.7 = 0
0 - 5" CAL x 0.9 = 0	0 - 11" CAL x 1.9 = 0
0 - 6" CAL x 1.0 = 0	0 - 12" CAL x 2.1 = 0
0 - 7" CAL x 1.2 = 0	0 - 14" CAL x 2.3 = 0

TOTAL DENSITY CREDIT OF NEW TREES = 4.2 UNITS

PLANT PALETTE LEGEND

A. STELLA D'ORO DAYALILY, 1 GAL./18" O.C.
B. BLACK-EYED SUSAN, 1 GAL./18" O.C.
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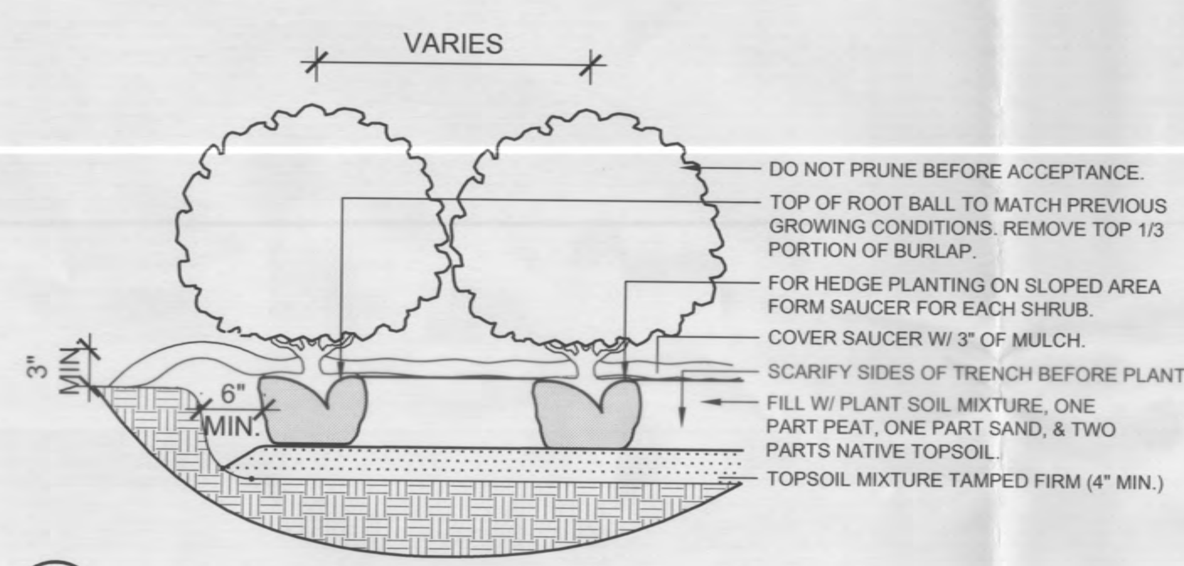
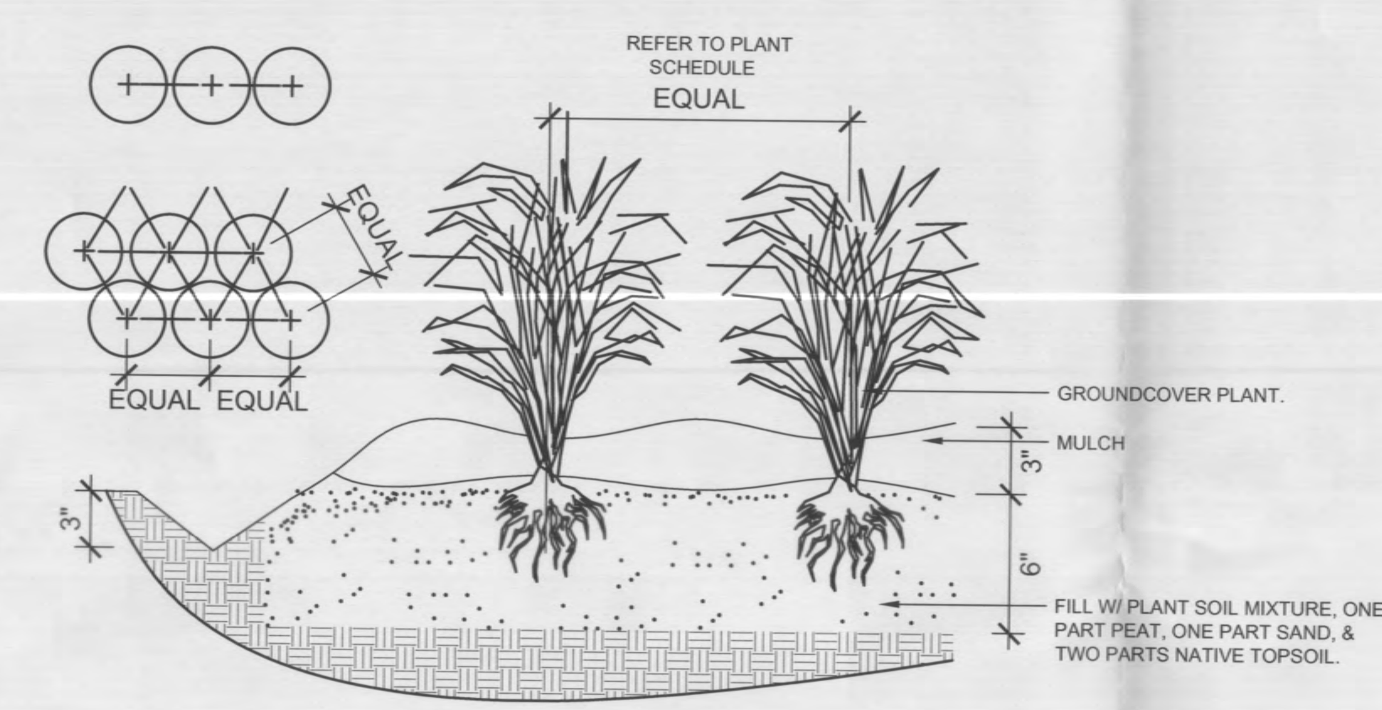


4 MASS SHRUB PLANTING N.T.S.



5 GROUNDCOVER PLANTING N.T.S.

PLANTING NOTES

1. TREAT ALL GROUNDCOVER BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
2. ALL PLANT BEDS TO BE NEATLY LAID IN WITH 3" DEEP TRENCH EDGING BORDER.
3. ALL GROUNDCOVER AND PLANT BEDS SHALL HAVE 2" OF SAND AND 2" OF PEAT MOSS OR FINE BARK PLACED OVER THE ENTIRE AREA AND THEN MIXED INTO THE TOP 8" OF SOIL WITH A TILLER. FINAL GRADES FOR ALL PLANT BEDS SHALL BE 1" BELOW EDGE OF WALK OR CURBING SO THAT WHEN 3" OF MULCH IS ADDED THE MULCH WILL BE 2" ABOVE THE WALKS. TAPER MULCH DOWN TO EDGE OF WALK OR CURB.
4. ALL AREAS WITHIN PLANT BEDS TO BE MULCHED WITH 3" DEEP LAYER OF DECOMPOSED SHREDDED HARDWOOD BARK.
5. ALL TREES OF A SIMILAR SPECIES TO BE MATCHED IN SIZE AND UNIFORMITY.
6. CONTRACTOR TO WARRANTY ALL PLANTINGS FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE BY OWNER. WARRANTY TO INCLUDE ALL DEFECTS INCLUDING DEATH OR UNSATISFACTORY GROWTH; EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD.
7. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PLANTS UNTIL TIME OF FINAL ACCEPTANCE.
8. PROVIDE TREES, SHRUBS, AND PLANTS OF QUALITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM A MINIMUM OF 6 SUPPLIERS TO LANDSCAPE ARCHITECT, TOGETHER WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL PRIOR TO FINAL BID DATE.
10. SUBMIT TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR; SUBMIT PRIOR TO EXPIRATION OF REQUIRED MAINTENANCE PERIOD.
11. DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT THE SITE.
12. DELIVER TREES AND SHRUBS AFTER PREPARATIONS FOR PLANTING HAS BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
13. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR SITE WORK.
14. PROVIDE NEW TOPSOIL WHICH IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL THAT IS REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL TO HAVE A MINIMUM OF 5-8% ORGANIC MATERIAL ESTABLISHED BY LABORATORY BURN TEST. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND ON SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED, SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NO LESS THAN 4"; DO NOT OBTAIN FROM BOGS OR MARSHES.
15. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING. MAINTAIN TREES, SHRUBS, AND OTHER PLANTINGS BY PRUNING, WATERING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAIN LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
16. WHERE INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED BY LANDSCAPE ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS PROMPTLY FROM PROJECT SITE.
17. LOCATIONS OF ALL PLANT BEDS AND TREES TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
18.. SCARIFY ALL TREE PITS BEFORE PLANTING. VERIFY THAT ALL TREE PITS ADEQUATELY DRAIN BEFORE PLANTING TREES.
19. IF ROCK IS ENCOUNTERED, CONTRACTOR TO REMOVE ROCK AND PROVIDE DRAINAGE AWAY FROM EACH TREE PIT.
20. SHRUBS AND GROUNDCOVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
21. PROVIDE TRUE RADII FOR THE LAYOUT OF ALL PLANT BEDS.
22. REFER TO PROJECT MANUAL REGARDING TREE FERTILIZATION AND PRUNING.
23. TEST ALL TREE PITS (FILL WITH WATER TO INSURE ADEQUATE DRAINAGE) BEFORE PLANTING. IF PITS DO NOT DRAIN PROPERLY, BRING TO THE ATTENTION OF OWNER, BEFORE PLANTING.

PLANTING SCHEDULE NOTES

1. TREES TO BE OF THE HIGHEST GRADE AND PURCHASED FROM THESE SELECTED VENDORS ONLY:
2. SELECT TREES, ATHENS, GA. (706) 769-9879
3. BOLD SPRINGS NURSERY, HAWKINSVILLE, GA. (478) 783-4975
4. SHADY GROVE PLANTATION AND NURSERY, ORANGEBURG, S.C. (800) 849-5723
5. WATKINS NURSERIES, MIDLOTHIAN, VA. (804) 379-8733
6. HUNTER TREES NURSERY, LLC. BIRMINGHAM , AL (866) 348-6837
7. HAWKERSMITH NURSERY, TULLAHOMA, TN (931) 455-5436
8.GREEN RIDGE TREE FARM, ELIZABETHTOWN, KY 42701. (270) 737-2399
9. SOUTHEASTERN GROWERS, INC. WATKINSVILLE, GA (706) 310-1151
10. IF TREES ARE NOT AVAILABLE AT THE INDICATED NURSERIES, CONTRACTOR TO SUBMIT ALTERNATIVE NURSERIES. ALL TREES OBTAINED AT LISTED NURSERIES MUST MEET ALL OF THE SPECIFICATIONS REQUIRED
11. SHRUBS AND GRASSES TO BE FULLY ROOTED AND IN GROWING SEASON WHEN PLANTED. DO NOT PLANT PERENNIALS OR GRASSES BETWEEN OCT. 1 AND APRIL 15.
12. PROVIDE PHOTOS AND NURSERY INFORMATION OF ALL TREES, SHRUBS, PERENNIALS, AND GRASSES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ORDERING.

ODYSSEY LANDSCAPE NOTES AND DETAILS

PARCEL IDENTIFICATION NUMBER
08108047500 08108047600

BENCHMARK
MAGNAIL IN PAVEMENT
EL.=472.37
NAVD88

HODGSON DOUGLAS
landscape architecture . planning . urban design

JAMES OGBURN DOUGLAS LANDSCAPE ARCHITECT 04.19.2016

11/18/2015	INITIAL SUBMITTAL
04/19/2016	RESPONSE TO SP COMMENTS

ODYSSEY
NASHVILLE, TENNESSEE

SHEET TITLE: LANDSCAPE NOTES AND DETAILS

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DATE: MARCH 31, 2016
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DRAWN BY: G. MAST
SHEET NUMBER: L1.01

ALVIN

Nashville & Davidson County

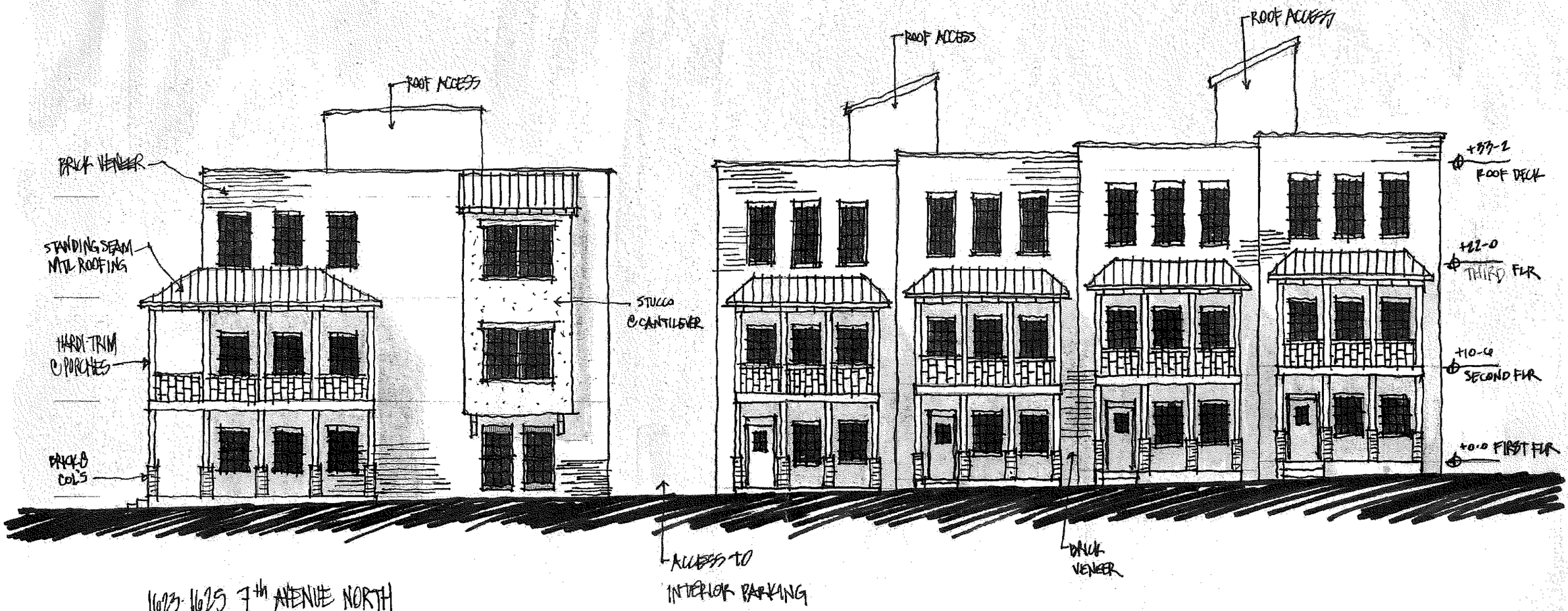
APR 1 9 2016

Metropolitan Planning Department

1623-1625 7TH AVENUE NORTH

7TH AVENUE ELEVATION

30 MARCH 2016



1623-1625 7th AVENUE NORTH

GARFIELD STREET ELEVATION

18 APRIL 2016 • 3/32" = 1'-0"

DAVID HEFFLEY ARCHITECT

Nashville & Davidson County
APR 19 2016
Metropolitan Planning Department