PRELIMINARY SP SUBMITTAL

SUSTAIN AT CITY HEIGHTS

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CASE NUMBER 2018SP-014-001
CATALAYST PROJECT NO. 20170115
DECEMBER 21, 2017

VICINITY MAP
NOT TO SCALE

SITE DATA

COUNCIL DISTRICT:	21ST
COUNCIL MEMBER:	ED KINDALL
PARCEL ID.:	09207000800 & 09207040600
SITE ADDRESS:	2122 & 0 HERMAN ST, NASHVILLE, TN 37208
SITE ACREAGE:	0.55 AC. (24,070 FT²)
EXISTING ZONING:	RS5
PROPOSED ZONING:	SP
PROPOSED USE:	SINGLE-FAMILY TOWN HOMES
PROPOSED UNITS:	10 UNITS
PROPOSED MAX. BUILDING HEIGHT:	2 STORIES
ALLOWED MAX. BUILDING HEIGHT:	3 STORIES

IMPERVIOUS SURFACE AREA

BUILDINGS:	0.18 AC. (7,850 FT²)
DRIVES/SIDEWALKS:	0.18 AC. (7,838 FT²)
TOTAL PROPOSED IMPERVIOUS AREA:	0.36 AC. (15,688 FT²)
PROPOSED ISR:	0.65

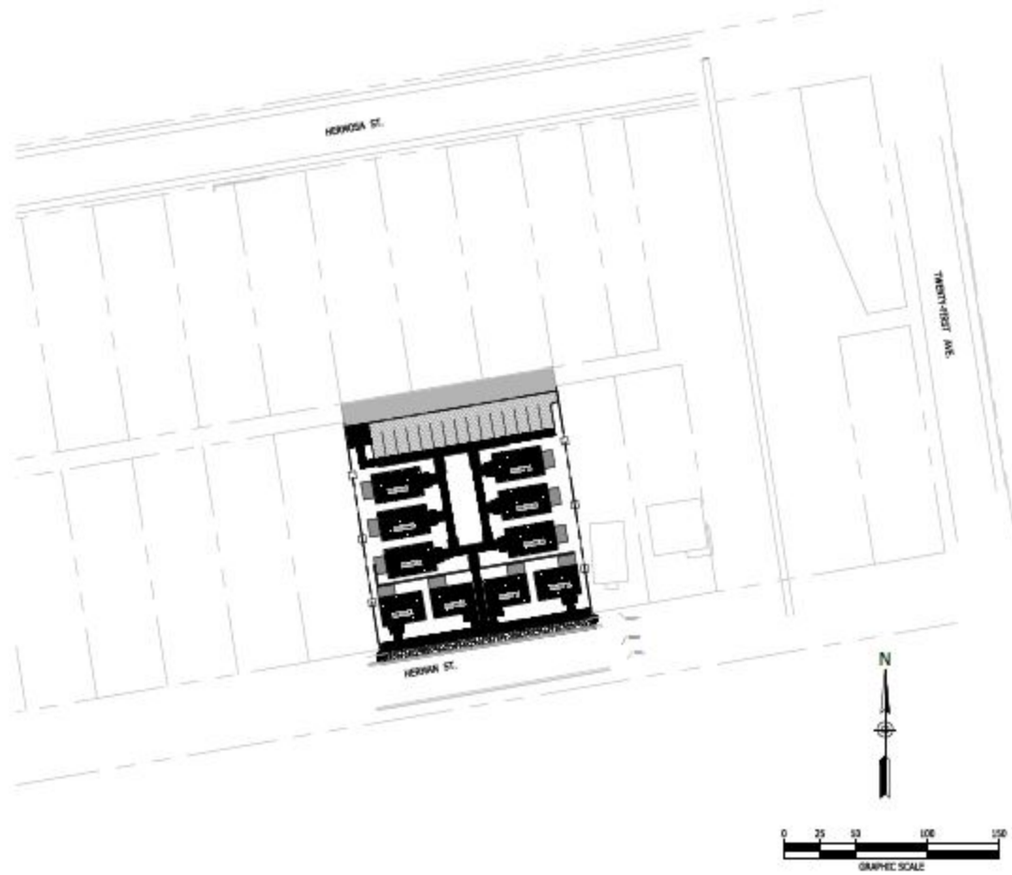
PARKING SUMMARY

PARKING REQUIRED:	
2 SPACES PER UNIT	
10 UNITS x 2 SP./UNIT =	20 SPACES REQUIRED
PARKING PROVIDED:	
REAR:	15 SPACES
HERMAN ST. (PARALLEL):	6 SPACES
TOTAL PARKING SPACES PROVIDED	21 SPACES PROVIDED

DEVELOPER:	E3 CONSTRUCTION SERVICES
ADDRESS:	667 WEDGEWOOD AVENUE, SUITE C NASHVILLE, TN 37203
PHONE NO.:	615-578-0083
CONTACT NAME:	JOHN ELDRIDGE
CONTACT E-MAIL ADDRESS:	JOHNELDRIDGE3@ME.COM
PROJECT REPRESENTATIVE:	CATALYST DESIGN GROUP
ADDRESS:	5016 CENTENNIAL BLVD, NASHVILLE, TN 37209
PHONE NO.:	615-888-2410
CONTACT NAME:	PHILLIP PIERCY
CONTACT E-MAIL ADDRESS:	ppiercy@catalyst-dg.com

RECORDED DOCUMENTS: DEED BOOK 57 PAGE 91

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0241H, 04-05-2017, COMMUNITY NAME: DAVIDSON COUNTY TENNESSEE.



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	SITE SURVEY
C1.1	SLOPE ANALYSIS
C4.0	DEMOLITION PLAN
C5.0	LAYOUT PLAN
C6.0	GRADING & DRAINAGE PLAN
C7.0	SITE UTILITIES
L1.0	LANDSCAPE PLAN
L2.0	SITE LANDSCAPE DETAILS & NOTES
A1	ARCHITECTURAL ELEVATIONS

DEVELOPMENT NOTES

1. THE PURPOSE OF THIS SPECIFIC PLAN SUBMITTAL IS TO OBTAIN PRELIMINARY APPROVAL FOR THE CONSTRUCTION OF 10 SINGLE-FAMILY TOWNHOMES ON THE PROJECT PARCEL.
2. SHORT TERM RENTALS WILL BE ALLOWED IN THE SPECIFIC PLAN, AND WILL BE GOVERNED BY THE HOME OWNERS ASSOCIATION RESTRICTIVE COVENANTS.
3. ALL DEVELOPMENT WITHIN THE BOUNDARY 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
4. A. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
   B. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
   C. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
   D. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
   E. A RAISED FOUNDATION OF 18"- 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.
5. THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

ARCHITECT

QUIRK DESIGNS
2931 BERRY HILL DR., SUITE 200
NASHVILLE, TN 37204
615-568-0343

PREPARED FOR
E3 CONSTRUCTION SERVICES
667 WEDGEWOOD AVENUE, SUITE C
NASHVILLE, TN 37203
615-578-0083

CIVIL ENGINEER/LANDSCAPE ARCHITECT
catalyst DESIGN GROUP
5016 CENTENNIAL BLVD. SUITE 200
NASHVILLE, TN 37209
(615) 888-2410

COVER SHEET

C0.0

VICINITY MAP
1" = 1000'

MAP REFERENCE

Parcel ID for subject property is (09207089000) & (09207080600) on Davidson County Property Map.

DEED REFERENCE

Owner - KHAZANIFF, MAX, as of record in QC-20140119 0014038 Registers Office, Davidson County, Tennessee.

PLAT REFERENCE

Being Lot #'s 33, 34, & 35 on the Plat of John Langham's Addition, as of record in Book 57, Page 91, Register's Office for Davidson County, Tn.

SURVEYOR'S NOTES

1. This Property is located in the 21st Council District of Davidson County Tennessee.
2. Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83 (NAVD88)
3. The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Flow Community Panel # 47037C0241H, effective on 4-5-2017.
4. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
5. A Title Report was not provided for the preparation of this survey, Therefore this survey is subject to the findings of an accurate title search.
6. No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
7. This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
8. Property is currently Zoned RS5. Setbacks per current zoning, verify with Metro Codes Administration.
   Front Building Setback = 40' Minimum
   Rear Building Setback = 20' Minimum
   Side Building Setback = 5' Minimum

SURVEYOR'S CERTIFICATE

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey **pursuant to Chapter 0820-3, Section 65 of the Department of Insurance Standards of Practice for Land** Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

Chris L. Vandegrift, TN RLS # 2505

Symbol Legend

Symbol	Denotes
	IRON ROD (OLD)
	BENCHMARK
	CATCH BASIN
	FIRE HYDRANT
	SEWER MANHOLE
	EXISTING TREE
	WATER VALVE
	WATER METER
	IRON ROD (NEW)
	UTILITY POLE
	Concrete
	Asphalt
	Gravel

N

GRAPHIC SCALE (IN FEET)

CLINT ELLIOTT SURVEY
1711 Hayes Street
Nashville, TN 37203
clintelliottsurvey.com
(615) 890-3236

Boundary & Topographic Survey

2122 & 0 Herman Street
Nashville, Davidson County, Tennessee 37208

Rev.	Date	Revision Description

CHRIS L. VANDEGRIFT
TENNESSEE NO. 2505
11-1-2017

Issue Date: 8-4-2017
Project ID: HERMAN ST 2122-2122
Drafted By: KW
Field Crew: BM/AR

Sheet Title:
Boundary & Topographic Survey

Sheet No.
V-1.00

catalyst DESIGN GROUP
9016 CENTENNIAL BLVD, SUITE 200
NASHVILLE, TN 37209
(615) 856-2410

E3 CONSTRUCTION SERVICES
647 WEDGEWOOD AVENUE, SUITE C
NASHVILLE, TN 37203
615-578-0083

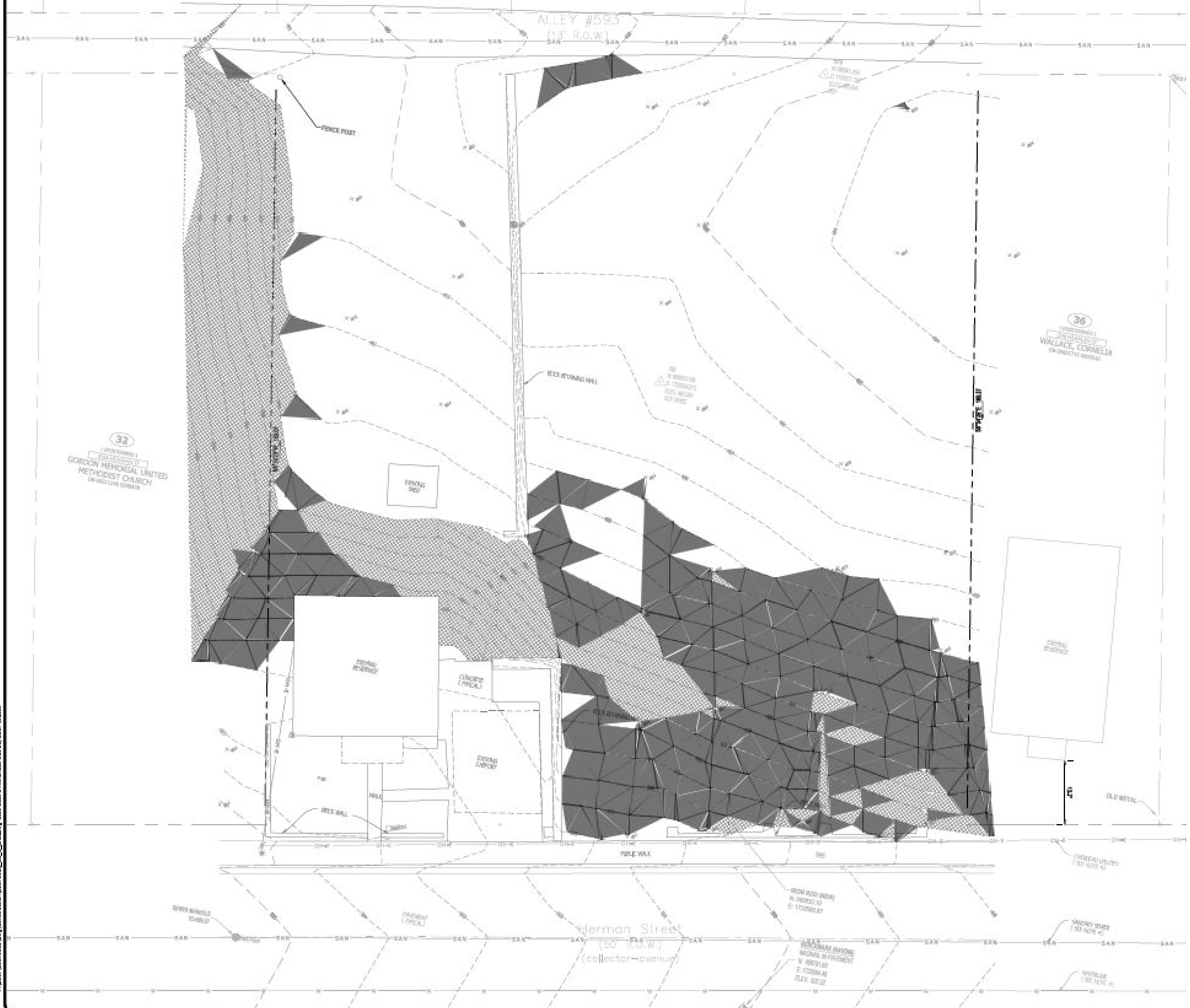
PRELIMINARY SP SUBMITTAL
SUSTAIN AT CITY HEIGHTS
2122 & 0 HERMAN ST.
NASHVILLE, TENNESSEE, 37208
DAVIDSON COUNTY

NO.	DATE	DESCRIPTION

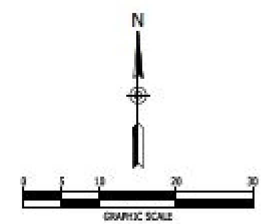
DRAWING TITLE
SITE SURVEY

PROJECT NUMBER
20170125

DRAWING NUMBER
C1.0



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	15.00%	25.00%	
2	25.00%	100.00%	



catalyst
DESIGN GROUP
9016 CENTENNIAL BLVD, SUITE 200
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(615) 656-2410

E3 CONSTRUCTION SERVICES
607 WEDGEWOOD AVENUE,
SUITE C
NASHVILLE, TN 37203
615-278-0083

PRELIMINARY SP SUBMITTAL
SUSTAIN AT CITY HEIGHTS
2122 & 0 HERMAN ST.
NASHVILLE, TENNESSEE, 37208
DAVIDSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
SLOPE ANALYSIS

PROJECT NUMBER
20170115

DRAWING NUMBER
C1.1

P:\2017\20170115\dwg\Construction\20170115_C1_1_SA.dwg-C1.1 SLOPE ANALYSIS Dec 21, 2017

DEMOLITION KEYNOTES

CODE	DESCRIPTION
1	REMOVE EXISTING ASPHALT PAVEMENT
2	REMOVE EXISTING CONCRETE PAVEMENT
3	REMOVE EXISTING CONCRETE SIDEWALK
4	REMOVE EXISTING CONCRETE CURB
5	EVENLY SAWCUT
6	REMOVE EXISTING BUILDING/STRUCTURE
7	REMOVE EXISTING DRAINAGE STRUCTURE
8	REMOVE EXISTING STORM LINE
9	REMOVE EXISTING WATERLINE & APPURTENANCES
10	REMOVE EXISTING SANITARY SEWER CLEANOUT & LINE
11	REMOVE EXISTING UTILITY LINE & APPURTENANCES
12	MAILBOX TO BE REMOVED
13	EXISTING HYDRANT TO BE RELOCATED
14A	ROCK WALL TO BE REMOVED
14B	BRICK WALL TO BE REMOVED

PROPOSED FEATURES LEGEND

BUILDING TO REMOVE

CONCRETE TO REMOVE

ASPHALT PAVEMENT TO REMOVE

TREES TO BE REMOVED

catalyst DESIGN GROUP
6016 CHARLOTTE PIKE, SUITE 200
NASHVILLE, TN 37209
(615) 866-2410

E3 CONSTRUCTION SERVICES
667 WEDGEWOOD AVENUE, SUITE C
NASHVILLE, TN 37203
615-573-0383

PRELIMINARY SP SUBMITTAL

SUSTAIN AT CITY HEIGHTS

2122 & 0 HERMAN ST.
NASHVILLE, TENNESSEE, 37208
DAVIDSON COUNTY

NO.	DATE	DESCRIPTION

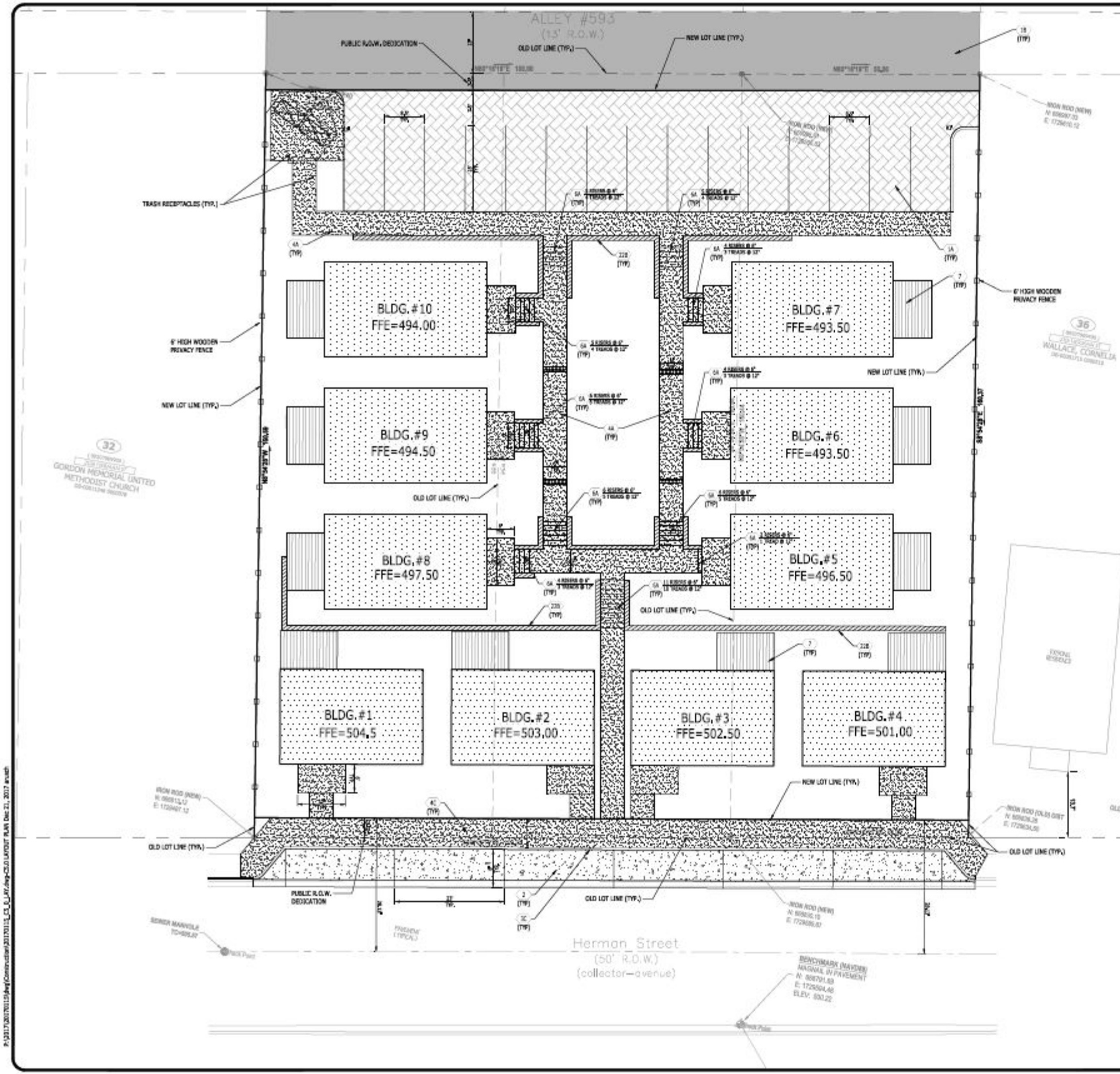
DRAWING TITLE

DEMOLITION PLAN

PROJECT NUMBER 20170125

DRAWING NUMBER

C4.0



SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
1A	CONCRETE PAVERS	
1B	ASPHALT PAVEMENT (METRO STD. 203)	
1C	ASPHALT PAVEMENT - OVERLAY	
2	CONCRETE PAVEMENT	
3A	CONCRETE POST CURB	
3C	CONCRETE CURB & GUTTER (METRO STD. 210)	
4A	CONCRETE SIDEWALK	
4C	CONCRETE SIDEWALK AT CURB & GUTTER (METRO STD. 203)	
5	SIDEWALK JOINTS	
6A	CONCRETE STAIRS WITH HANDRAIL	
7	WOOD DECK (8' x 12') (REFER TO ARCH. DWGS.)	
14	BOLLARD	
15	UTILITY PAD	
19	CONCRETE DUMPSTER PAD	
23A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
23B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
22B	SEGMENTAL RETAINING WALL	

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- CONCRETE PAVERS
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

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E3 CONSTRUCTION SERVICES
642 WEDGEWOOD AVENUE, SUITE C
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615-678-0883

PRELIMINARY SP SUBMITTAL

SUSTAIN AT CITY HEIGHTS

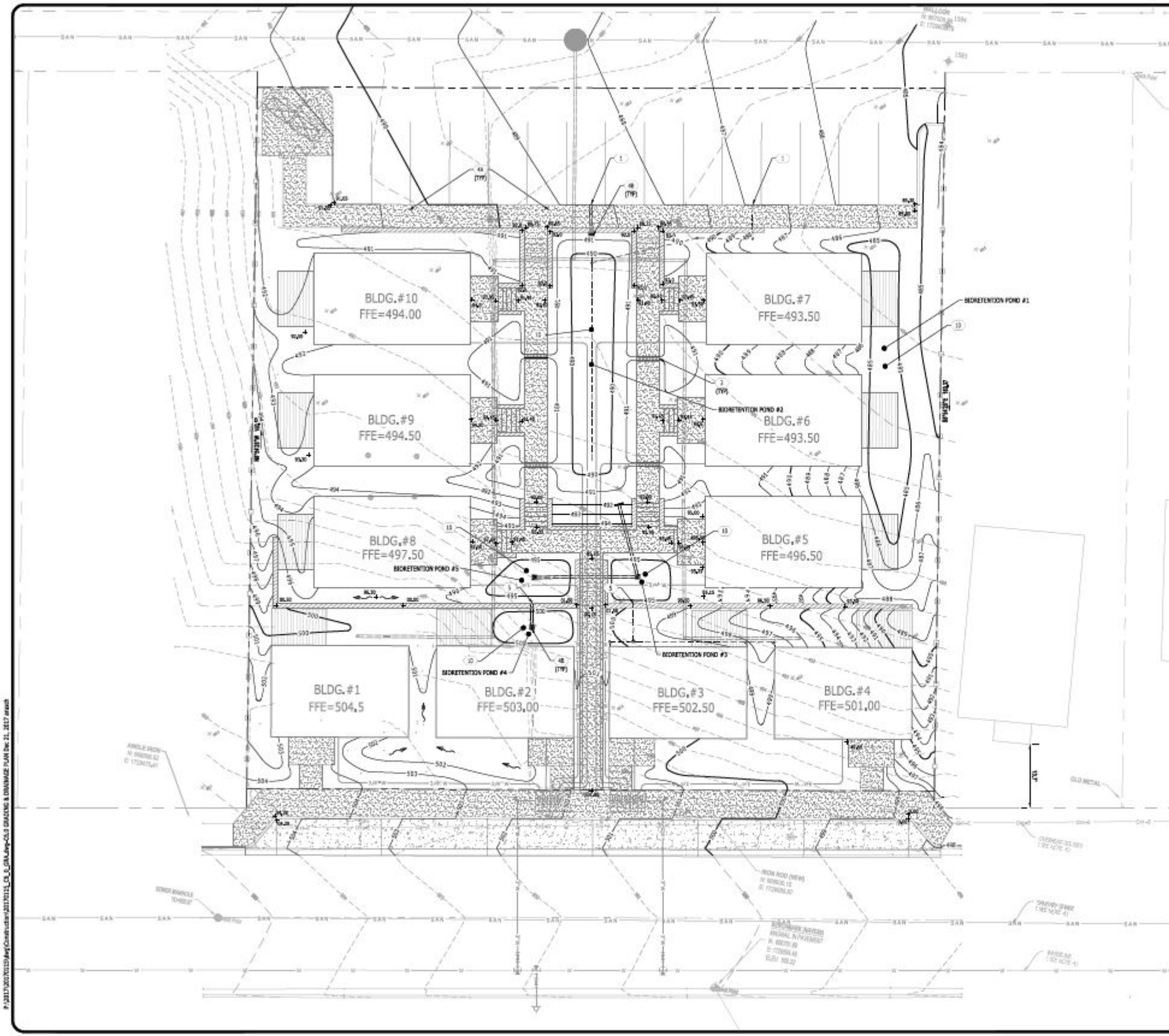
2122 & 0 HERMAN ST.
NASHVILLE, TENNESSEE, 37208
DAVIDSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
LAYOUT PLAN

PROJECT NUMBER
2017E115

DRAWING NUMBER
C5.0



GRADING & DRAINAGE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
1	STUB LINE THROUGH FACE OF CURB	
2	SIDEWALK DRAIN	
3	DOWN SPOUT COLLECTOR	
4A	NYLOPLAST 10" JUNCTION	
4B	NYLOPLAST 15" AREA DRAIN	
5	DAYLIGHT THROUGH WALL	
8	CONCRETE HEADWALL	
9	RIPRAP AT HEADWALL	
10	LEVEL 2 BIORETENTION AREA	
11	BUILDING DOWNSPOUT CONNECTION	

PROPOSED FEATURES LEGEND

SPOT ELEVATION	+ 91.8
PROPOSED CONTOUR	90
DRAINAGE STRUCTURE	

METRO STORMWATER NOTES:

1. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
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 SERVICE.
3. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
4. UPDATE PRELIMINARY NOTE TO PLANS: DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL / COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

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E3 CONSTRUCTION SERVICES
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615-578-0383

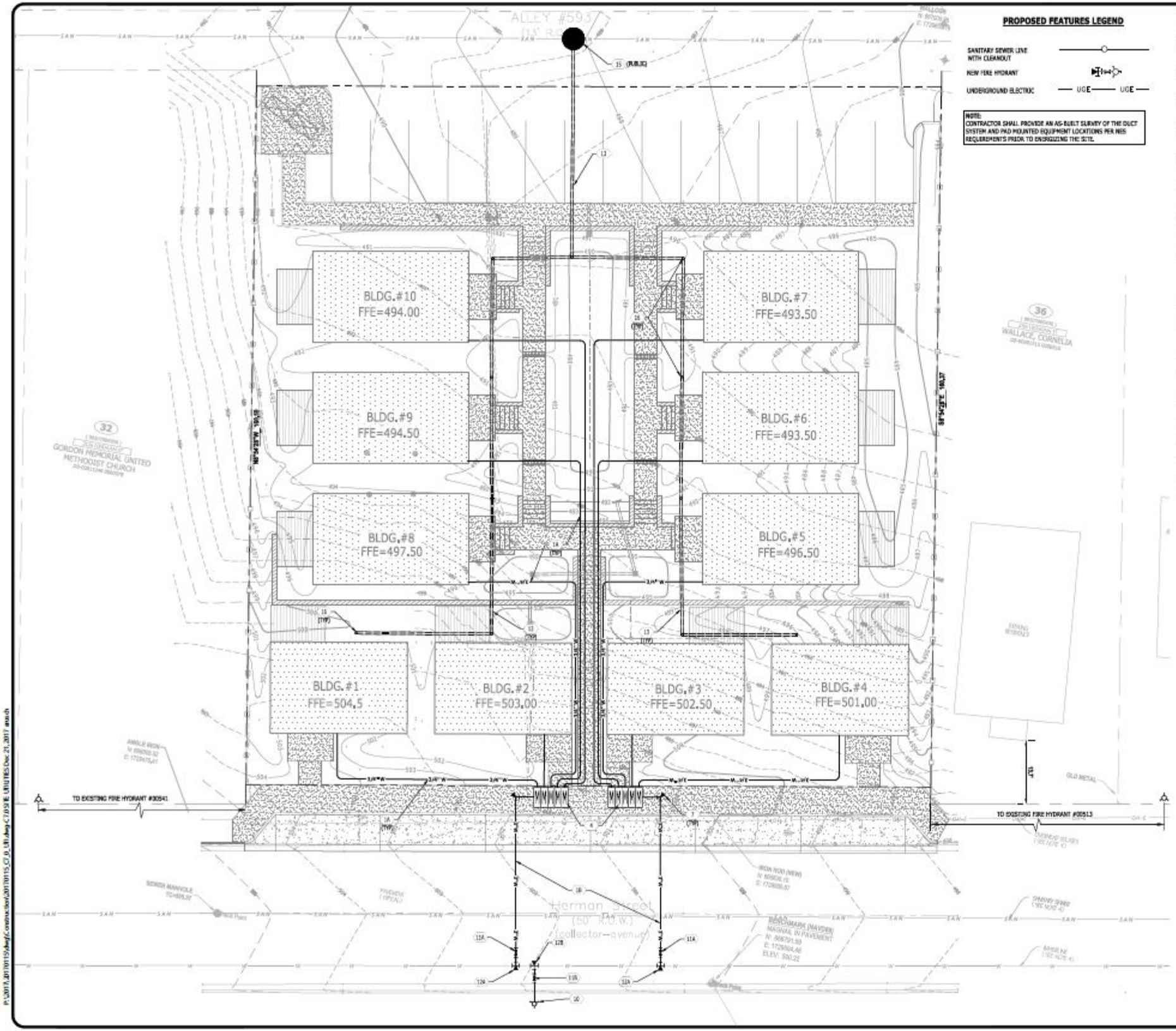
PRELIMINARY SP SUBMITTAL
SUSTAIN AT CITY HEIGHTS
2122 & 0 HERMAN ST.
NASHVILLE, TENNESSEE, 37208
DAVIDSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
GRADING & DRAINAGE PLAN

PROJECT NUMBER
20170115

DRAWING NUMBER
C6.0



PROPOSED FEATURES LEGEND

SANITARY SEWER LINE WITH CLEANOUT

NEW FIRE HYDRANT

UNDERGROUND ELECTRIC — UGE — UGE —

NOTE:
CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE DUCT SYSTEM AND PAD MOUNTED EQUIPMENT LOCATIONS PER NES REQUIREMENTS PRIOR TO ENERGIZING THE SITE.

UTILITY KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
1A	WATER LINE (3/4")	-
1B	WATER LINE (3")	-
4	WATER METER BANK (3/4" SERVICES)	
7	WATER BLOCKING/KICKERS	
10	FIRE HYDRANT ASSEMBLY	
11A	WATER VALVE (3")	-
11B	WATER VALVE (8")	-
12A	TEE (8"x3"x8")	-
12B	TEE (8"x6"x8")	-
13	SANITARY SEWER LINE (6")	-
15	SANITARY SEWER MANHOLE	
16	SANITARY SEWER CLEANOUT	
20	ELECTRIC TRANSFORMER	-
21	UNDERGROUND ELECTRIC LINE	-
22	OVERHEAD ELECTRIC LINE	-
25	SITE LIGHTING	-

METRO WATER AND SEWER NOTES:

1. ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
2. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
3. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
4. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
5. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
6. THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE REVIEWED.
7. ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY.
8. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
9. PLAN SIZE SHALL BE 24" X 36", AND SHALL SHOW CONTOURS AROUND METER BOXES.

NEW FLOW TEST REQUESTED.
TEST RESULTS BELOW TAKEN PRIOR TO LINE REPLACEMENTS INSTALLED IN 2016.

HISTORIC FLOW INFORMATION:

HYDRANT (MWS ID: 30513):
STATIC PRESSURE: 81 PSI
RESIDUAL PRESSURE: 20 PSI
FLOW RATE: 750 GPM
DATE: 2014

HYDRANT (MWS ID: 30541):
STATIC PRESSURE: 73 PSI
RESIDUAL PRESSURE: 15 PSI
FLOW RATE: 656 GPM
DATE: 2014

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E3 CONSTRUCTION SERVICES
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NASHVILLE, TN 37203
615-373-3303

PRELIMINARY SP SUBMITTAL

SUSTAIN AT CITY HEIGHTS

2122 & 0 HERMAN ST.
NASHVILLE, TENNESSEE, 37208
DAVIDSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE UTILITIES

PROJECT NUMBER
20170115

DRAWING NUMBER
C7.0

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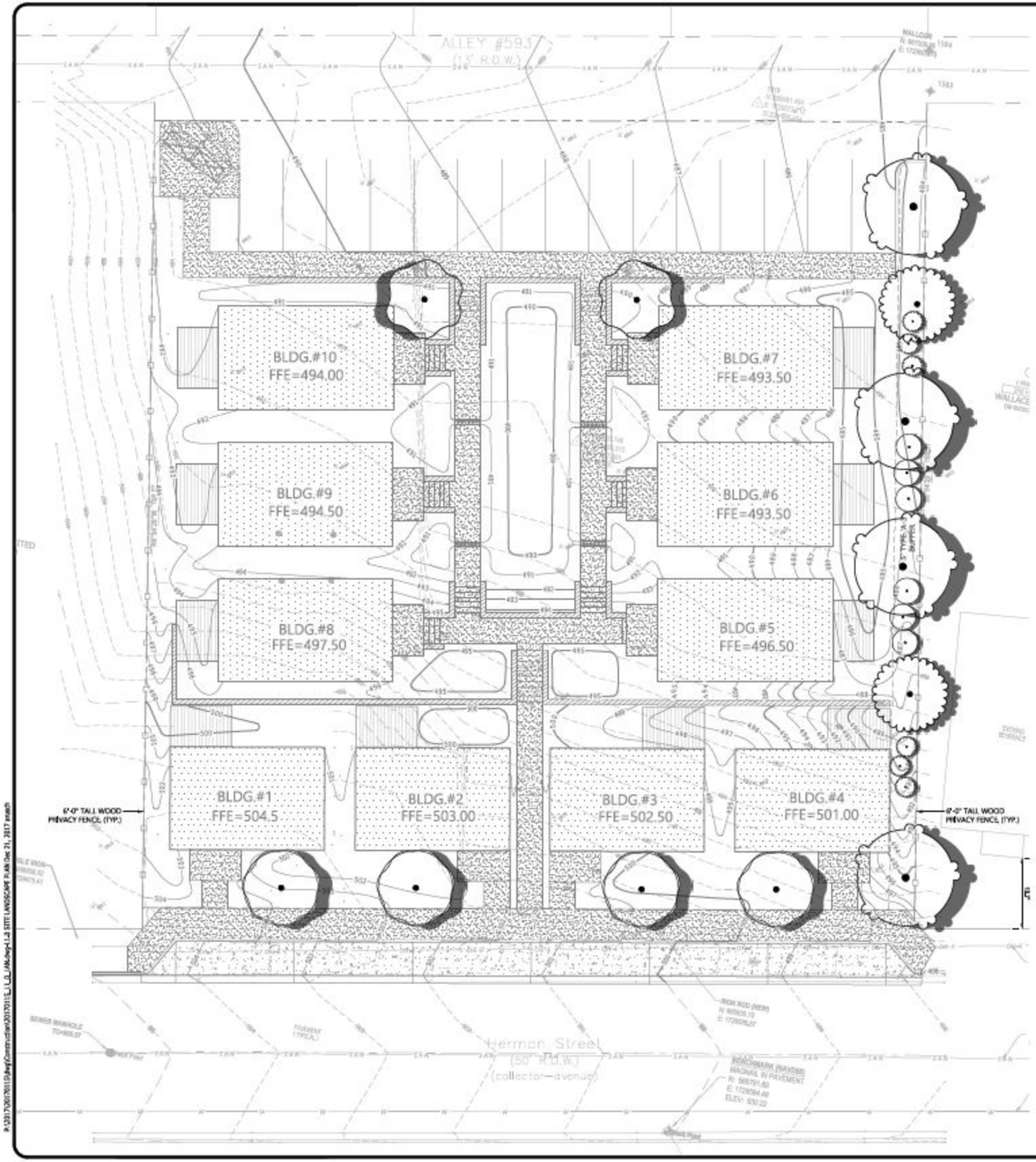

SITE DATA

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COUNCIL MEMBER:	ED KINDALL
PARCEL ID.:	092070009800 & 092070040600
SITE ADDRESS:	2122 & 0 HERMAN ST. NASHVILLE, TN 37208
SITE ACREAGE:	0.55 AC, (24,070 FT²)
EXISTING ZONING:	RS5
PROPOSED ZONING:	SP
PROPOSED USE:	SINGLE-FAMILY TOWN HOMES
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IMPERVIOUS SURFACE AREA	
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PROPOSED ISR:	0.65
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PARKING REQUIRED:	
2 SPACES PER UNIT	
10 UNITS x 2 SP./UNIT =	20 SPACES REQUIRED
PARKING PROVIDED:	
REAR	15 SPACES
HERMAN ST. (PARALLEL):	6 SPACES
TOTAL PARKING SPACES PROVIDED	21 SPACES PROVIDED
DEVELOPER:	E3 CONSTRUCTION SERVICES
ADDRESS:	667 WEDGEWOOD AVENUE, SUITE C NASHVILLE, TN 37203
PHONE NO.:	615-578-0083
CONTACT NAME:	JOHN ELDRIDGE
CONTACT E-MAIL ADDRESS:	JOHNELDRIDGE3@MS.COM
PROJECT REPRESENTATIVE:	CATALYST DESIGN GROUP
ADDRESS:	5016 CENTENNIAL BLVD. NASHVILLE, TN 37209
PHONE NO.:	615-866-2410
CONTACT NAME:	PHILLIP PIERCY
CONTACT E-MAIL ADDRESS:	ppiercy@catalyst-dg.com

RECORDED DOCUMENTS: DEED BOOK 57 PAGE 91

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0241H, 04-05-2017,
COMMUNITY NAME: DAVIDSON COUNTY TENNESSEE.

LANDSCAPE DATA

OVERALL SITE ACREAGE: 0.55
PARCEL ID: 092070009800 & 092070040600
ZONING.: RS5
RECORDED DOCUMENTS: DEED BOOK 57 PAGE 91
LAND USE: XXXXXXXXXXXXXX

SITE TREE DENSITY CALCULATIONS

ACREAGE:	0.55
BUILDING ACREAGE:	0.15
ADJUSTED ACREAGE:	0.40
TREE DENSITY UNITS REQUIRED:	
(14 TDU/Ac. x .40)	5.60
TREE DENSITY UNITS PROVIDED:	
EXISTING TREE CREDITS:	0
PROPOSED TREES: (SEE CHART BELOW)	12
TOTAL TREE DENSITY UNITS PROVIDED:	6.00

PROPOSED TREES:
2" 12 x 0.5 = 6.00
3" 00 x 0.6 = 0.00
TOTAL 6.00

LANDSCAPE BUFFER REQUIREMENTS

TYPE 'A-6' BUFFER:

• WIDTH	5'-0"
• LENGTH	146 LF
• REQUIRED PLANTINGS	
TOTAL CANOPY TREES (2.4 PER/100 LF)	3.50 [4 PROVIDED]
TOTAL UNDERSTORY TREES (0.8 PER/100 LF)	1.17 [2 PROVIDED]
TOTAL SHRUBS (8 PER/100 LF)	11.68 [12 PROVIDED]
• 6'-0" TALL WOODEN FENCE REQUIRED	

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPREAD	QTY
	Acer griseum / Paperbark Maple	B&B	2"	6 TO 8 FT.		2
	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	B&B	2"	8-9' Ht.		4
	Gleditsia triacanthos 'Draves' / Honey Locust	B&B	2"	6 TO 8 FT.		4
	Lagerstroemia indica 'Catawba' / Catawba Tree Crape Myrtle Multi-Trunk	B&B	2"	8-9' Ht.		2

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	SPREAD	QTY
	Hydrangea quercifolia 'Munchkin' / Oakleaf Hydrangea	B&B			18 IN.	6
	Nandina domestica / Heavenly Bamboo	B&B			24 IN.	6

N

0 5 10 20 30
GRAPHIC SCALE

catalyst DESIGN GROUP
5016 CENTENNIAL BLVD., SUITE 200
NASHVILLE, TN 37209
(615) 866-2410

E3 CONSTRUCTION SERVICES
667 WEDGEWOOD AVENUE, SUITE C
NASHVILLE, TN 37203
615-578-0083

PRELIMINARY SP SUBMITTAL
SUSTAIN AT CITY HEIGHTS
2122 & 0 HERMAN ST.
NASHVILLE, TENNESSEE, 37208
DAVIDSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE LANDSCAPE PLAN

PROJECT NUMBER
20170115

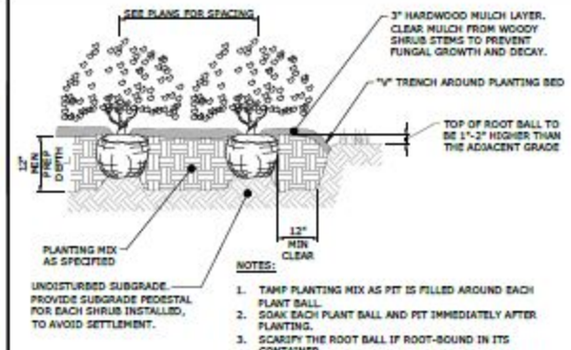
DRAWING NUMBER
L1.0

PLANTING NOTES

1. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CLINT ELLIOT SURVEY DATED 11-01-2017. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
3. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. ALL PLANTING BEDS TO RECEIVE "CHANCELLOR" HARDWOOD MULCH. MULCH TO BE INSTALLED TO 4" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
6. NEW TREE PLANTINGS TO BE STAKED PER PLANTING DETAILS
7. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
9. ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.
10. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
11. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
12. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUALITY.
13. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
14. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
15. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
16. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
17. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A P V C DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
18. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
19. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
20. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
21. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
22. PLANTS IDENTIFIED IN ALTERNATE AREAS ARE TO BE BID SEPARATELY.
23. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 6 CU. FT. BALE OR SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA; (25#) 10-10-10 FERTILIZER PER 1000 SQ. FT. If azalea, rhododendrons or PIERIS ARE USED, ADD 1 3 CU. FT. FINELY GROUND "PINE" BARK MULCH PER 25 SQ. FT. OF BED AREA. ALL ADDITIONS ARE TO BE SPREAD AND TILLED INTO THE SOIL UNIFORMLY.
24. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

IRRIGATION NOTES

1. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION SYSTEM ON A DESIGN/BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
3. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINBIRD. IRRIGATION CONTROLLER SHALL BE TORO VISION II MODEL OR APPROVED EQUAL.
4. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 150 PVC.
5. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
6. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
7. WIRE CONNECTIONS TO BE MADE BY USING RAINBIRD MODEL ST-103/PT-ST SNAP-TITE CONNECTIONS.
8. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
9. ALL VALVES SHALL BE LOCATED IN AMATEX 10 INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL.
10. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.

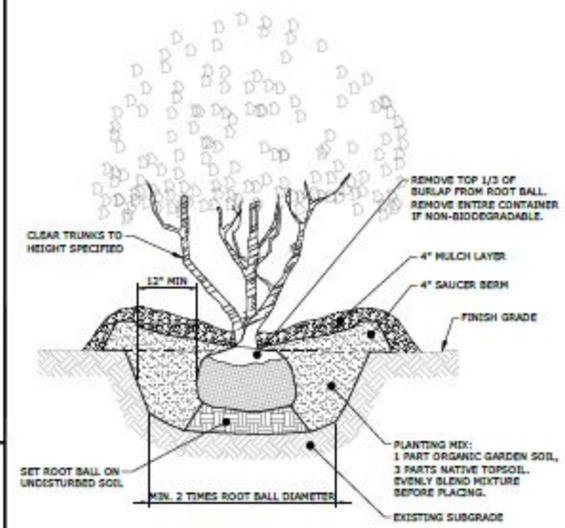


NOTES:

1. TAMP PLANTING MIX AS PIT IS FILLED AROUND EACH PLANT BALL.
2. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER PLANTING.
3. SCARIFY THE ROOT BALL IF ROOT-BOUND IN ITS CONTAINER.
4. WHERE SHRUBS APPEAR IN BED AREAS, 3" OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED EDGE AS INDICATED ON THE PLANS.
5. DO NOT PRUNE BEFORE ACCEPTANCE.
6. REMOVE BURLAP FROM TOP THERD OF ROOT BALL OR CAREFULLY REMOVE THE PLASTIC CONTAINER, IF ONE IS USED.
7. BACKFILL WITH SOIL MIXTURE AS FOLLOWS: 1 PART COMPOSTED GARDEN SOIL - 1 PART SAND - 2 PARTS NATIVE TOPSOIL.

5 SHRUB PLANTING

NOT TO SCALE

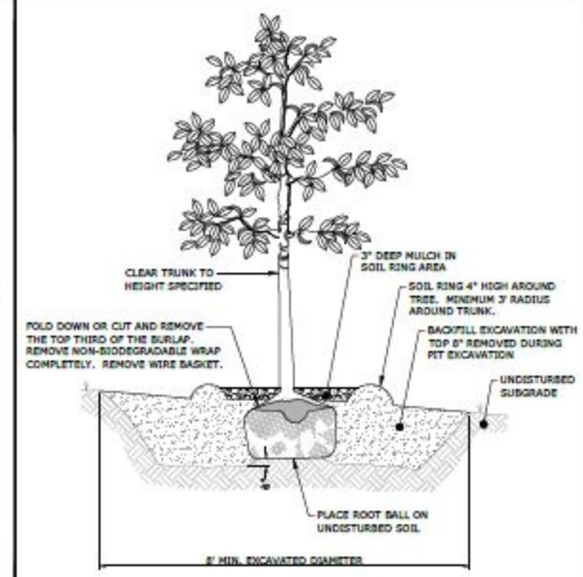


NOTES:

1. ALL TREES ARE TO BE NURSERY GROWN, BURLAP AND BALL (B&B). MINIMUM TREE SIZE SHALL BE PER THE PLANTING SCHEDULE, MEASURED 6" ABOVE THE ROOT BALL.
2. REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, STRAPPING, WIRE OR NYLON TWINE FROM THE ROOT BALL. COMPLETELY REMOVE WIRE BASKET IF ONE EXISTS.
3. INSTALL THE TOP OF THE PLANT BALL FLUSH WITH OR 1" ABOVE THE ADJACENT GRADE.
4. SET THE TREE IN THE VERTICAL POSITION BEFORE STAKING IT IN PLACE.
5. SOAK THE ROOT BALL AND PIT IMMEDIATELY AFTER INSTALLATION. PLACE 4" TO 6" OF SEASONED MULCH OR PINE NEEDLES AROUND THE BASE OF THE TREE, 3' MINIMUM DIAMETER.

3 MULTI-TRUNK PLANTING

NOT TO SCALE

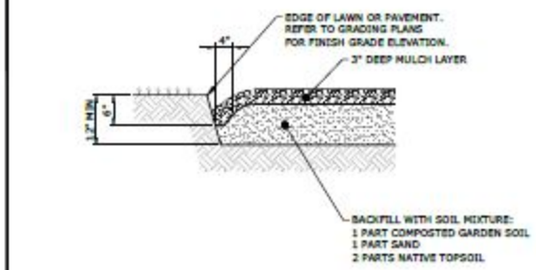


NOTES:

1. SCARIFY THE EDGES OF THE EXCAVATED PIT AND TAKE ALL NECESSARY MEASURES TO ASSURE ADEQUATE DRAINAGE.
2. TO ENSURE SUCCESSFUL ESTABLISHMENT OF ALL TREES PLANTED OUTSIDE THE LIMITS OF IRRIGATION EVERY SUCH TREE SHALL BE FITTED WITH A SLOW-RELEASE WATERING SYSTEM SUCH AS "TREEGATOR BAGS" OR AN APPROVED EQUAL.
3. AS PART OF THE MAINTENANCE PLAN IT IS RECOMMENDED THAT ALL TREES OUTSIDE THE LIMITS OF IRRIGATION BE WATERED A MAXIMUM OF TWO TIMES PER WEEK DURING DRY SEASONS AND ONE TIME PER WEEK DURING WET SEASONS FOR A MINIMUM OF TWO YEARS FROM THE DATE OF INSTALLATION.
4. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE AND SCHEDULE TREE MAINTENANCE.

1 CANOPY TREE PLANTING

NOT TO SCALE



6 SPADED BED EDGE

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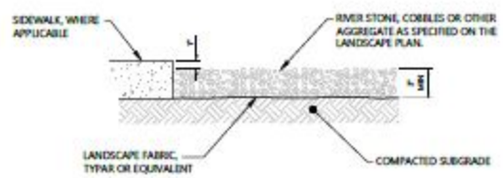
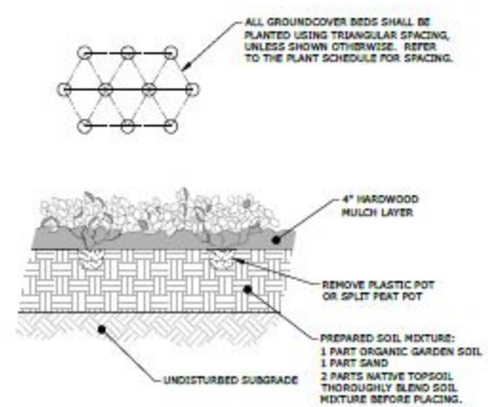


NOTE:

1. CONTRACTOR SHALL REMOVE AND ERADICATE ALL EXISTING GRASSES AND WEEDS IN G.S. AREAS AS REQUIRED WITH ROUND-UP OR OTHER APPROVED HERBICIDE.
2. SUB-GRADES SHALL BE THOROUGHLY COMPACTED BEFORE GRAVEL IS INSTALLED.
3. CONTRACTOR SHALL SUBMIT A SAMPLE OF THE SPECIFIED AGGREGATE TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
4. GRAVEL SHALL BE SPREAD TO A MINIMUM DEPTH OF 3", RAKED, DAMPENED, ROLLED AND BROOMED TO AN EVEN FINISH.
5. AGGREGATE SHALL BE RINSED THOROUGHLY TO REMOVE DEBRIS.
6. CONTRACTOR SHALL APPLY PRE-EMERGENT HERBICIDE TO WEED-FREE GRAVEL AREAS.

7 GRAVEL MULCH BED

NOT TO SCALE



4 GROUNDCOVER PLANTING

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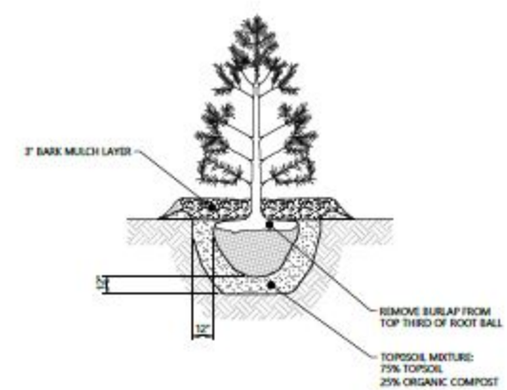

2 CONIFER PLANTING

NOT TO SCALE

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SUSTAIN AT CITY HEIGHTS

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NASHVILLE, TENNESSEE, 37208
DAVIDSON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE

SITE LANDSCAPE DETAILS & NOTES

PROJECT NUMBER 20170115

DRAWING NUMBER L2.0

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