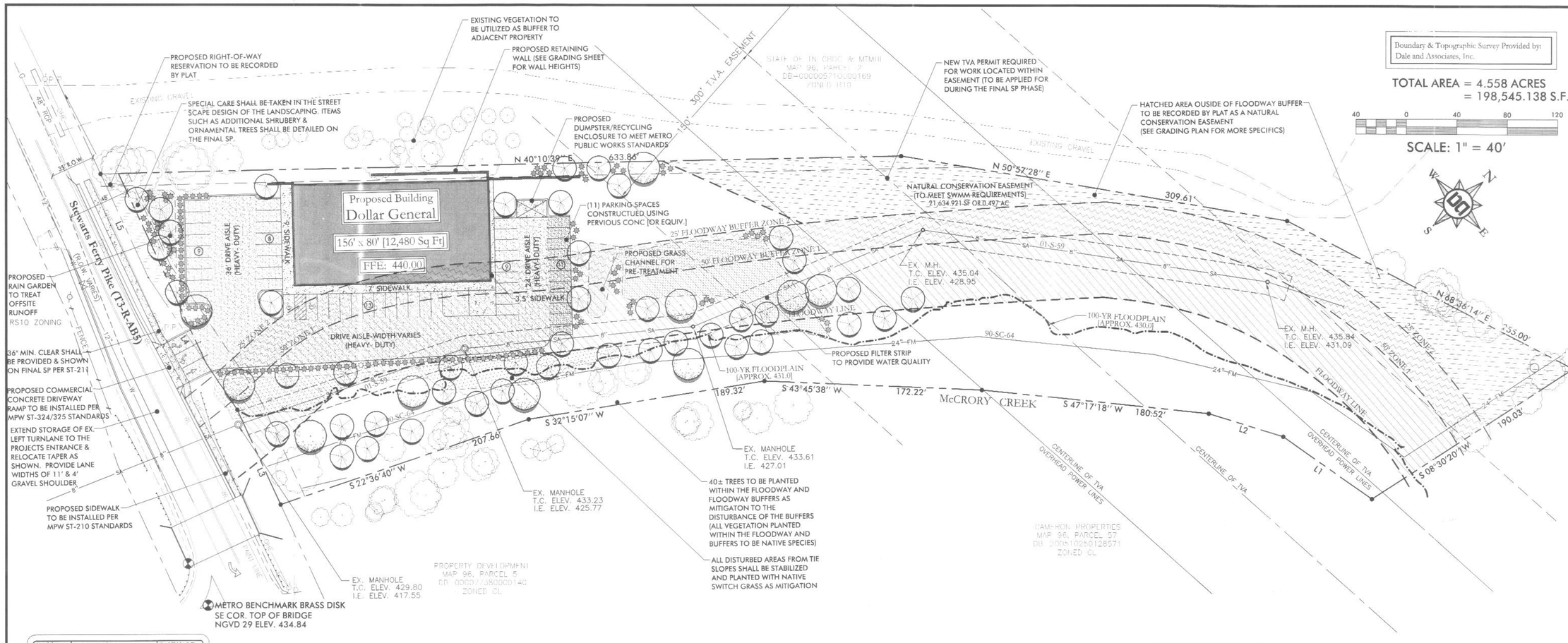

NUMBER	DIRECTION	DISTANCE
L1	S 76°17'51" W	85.81'
L2	S 58°26'18" W	61.53'
L3	N 73°11'54" W	82.23'
L4	N 82°18'19" W	126.40'
L5	N 73°11'44" W	90.18'

LANDSCAPE NOTES

1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TOUTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.

2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.

3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.

4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.

5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.

6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.

7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.

8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.

9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.

10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.

11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.

12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.

13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.

14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.

15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.

16) NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.

17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.

PRELIMINARY TREE DENSITY REQUIREMENTS

BEING PARCELS 59 & 60 ON TAX MAP 96

PROPERTY ZONE: SP

PARKING AREA

INTERIOR		101,707	SQ. FT.
-BUILDING		8,122	SQ. FT.
INTERIOR		93,583	SQ. FT.
INTERIOR PLANTING AREA REQUIRED:		7,486	SQ. FT.
INTERIOR PLANTING AREA PROVIDED:		8,308+	SQ. FT.

SITE AREA		4.558	ACRES
BUILDING COVERAGE:	-	0.287	ACRES
NATURAL CONSERVATION AREA	-	0.497	ACRES
AREA OF REQUIRED COMPLIANCE:		3.8	ACRES
	x	14.0	
REQUIRED TREE DENSITY UNITS:		53.2	

EXISTING TREES TO REMAIN:

8" DBH @ 0.4	8 x	0.4	=	3.2
10" DBH @ 0.6	2 x	0.6	=	1.2
12" DBH @ 0.8	2 x	0.8	=	1.6
14" DBH @ 1.1	1 x	1.1	=	1.1
16" DBH @ 1.4	1 x	1.4	=	1.4
22" DBH @ 3.9	1 x	3.9	=	3.9
36" DBH @ 10.7	2 x	10.7	=	21.4
CREDIT FOR EXISTING TREES:				33.8

PROPOSED NEW TREES:

2" CAL @ 0.5	53 x	0.5	=	26.5
CREDIT FOR NEW TREES:				26.5
TOTAL TREE DENSITY UNITS PROVIDED:				60.3

IRRIGATION WILL BE PROVIDED BY HOSE BIBS OR IRRIGATION SYSTEM
IRRIGATION DESIGN TO BE PROVIDED BY IRRIGATION CONTRACTOR.
THIS PROPERTY IS NOT A PLANNED UNIT DEVELOPMENT.

SOIL TYPES: AmB[Armour], Hydrological Soil Group B & RtC [Rock Outcrop]

GREENWAY NOTE:

PROPERTY LOCATED OUTSIDE OF THE DEVELOPMENT FOOTPRINT (PAVEMENT, SIDEWALKS, BUILDINGS, ETC) SUCH AS THE UNDISTURBED STORM WATER BUFFER AREAS AND CONSERVATION EASEMENT SHALL BE RECORDED AS A PUBLIC UTILITY & DRAINAGE EASEMENT/GREENWAY OR PUBLIC ACCESS EASEMENT ON THE FINAL PLAT. FURTHER, COORDINATION BETWEEN THE DEVELOPER & METRO PARKS SHALL TAKE PLACE DURING OR PRIOR TO THE FINAL SP TO DISCUSS AN ADDITIONAL ACCESS EASEMENT FOR THE PAVED AREAS AND PARKING (BEHIND THE BUILDING) FOR FUTURE USE AS A POTENTIAL TRAIL HEAD FOR THE GREENWAY SYSTEM (IF DESIRED BY METRO PARKS).

DOLLAR GENERAL NOTE:

FINAL SITE PLAN TO SPECIFY IN DETAIL DOLLAR GENERAL STANDARDS FOR PARKING STRIPE COLORS, SIGNAGE ONSITE, LOADING AREA SPECIFICS AND DETAILS, DUMPSTER ENCLOSURE MATERAILS, ETC. THIS PRELIMINARY PLAN HAS BEEN APPROVED BY DOLLAR GENERAL, BUT THE FINAL SP PLAN WILL SPECIFY IN DETAIL THEIR STANDARDS AND ENSURE THAT THEY MEET ALL METRO STANDARDS.

PRELIMINARY TREE & SHRUB MATERIALS:

CANOPY AND UNDERSTORY TREES PROPOSED OUTSIDE OF THE FLOODWAY AND FLOODWAY BUFFERS, AND THAT ARE NOT SPECIFIED OTHERWISE, MAY CONSIST OF ANY SPECIES PERMITTED BY THE URBAN FORESTER OF METRO CODES DEPT. A FEW EXAMPLES THAT MAY BE USED ARE RED MAPLE, EASTERN REDBUD, WHITE FLOWERING DOGWOOD, CHINESE FRINGETREE, NELLIE STEVENS HOLLY, TULIP POPLAR, DWARF SOUTHERN MAGNOLIA, ETC.

TREES PROPOSED ALONG THE STEWARTS FERRY PIKE SHALL BE ORNAMENTAL OR FLOWERING TREES TO ASSIST IN THE CREATION OF A PEDESTRIAN FRIENDLY STREET SCAPE.

CANOPY AND UNDERSTORY TREES PROPOSED WITHIN THE FLOODWAY AND FLOODWAY BUFFERS SHALL CONSIST OF NATIVE SPECIES ONLY. A FEW EXAMPLES THAT MAY BE USED ARE RIVER BIRCH, AMERICAN SYCAMORE, SHUMARD OAK, BALD CYPRESS, ETC.

SHRUBS PROPOSED OUTSIDE OF THE FLOODWAY AND FLOODWAY BUFFERS SHALL CONSIST OF ANY SPECIES PERMITTED BY THE URBAN FORESTER OF METRO CODES DEPT. A FEW EXAMPLES THAT MAY BE USED ARE DWARF GLOSSY ABELIA, CHINA BOY AND CHINA GIRL HOLLY, VIRGINIA SWEETSPIRE, SINGLESEED JUNIPER, ETC.

Proposed Development Plan

REVISIONS:

Preparation Date: Jan 2012

Dollar General

Stewarts Ferry Pike
Tax Map 96, Parcels 59 & 60
Nashville, Davidson County, Tennessee

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

MPC Case Number
2012SP-007-001

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

DA PROJECT # 11107
Dollar General SP
Stewarts Ferry Pike

C1.0