GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 72 SINGLE-FAMILY LOTS AND 4 OPEN SPACE TRACTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: LEICA, MODEL GX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. THE PROPERTY IS ZONED SUBURBAN RESIDENTIAL 1 (SR1) – P.U.D. OVERLAY

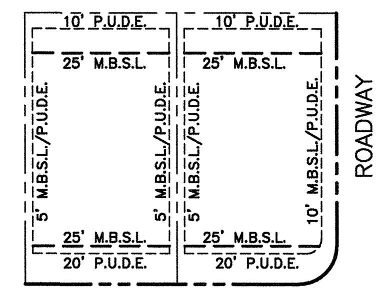
   MINIMUM BUILDING SETBACKS: FRONT – 25'
   FRONT – 127.5' (LOTS 46–54 ONLY)
   SIDE – 5' (10' ADJACENT TO RIGHT OF WAY)
   REAR – 25'
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NOS. 47187C0235F AND 47187C0245F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470204, PANEL NOS. 0235 AND 0245, SUFFIX F, WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAPS DEFINE ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.
6. DOMESTIC WATER SUPPLY INFORMATION TO BE DESIGNED BY OTHERS AND WILL BE INCLUDED ON THE FINAL PLAT.
7. HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL OPEN SPACE, INCLUDING LANDSCAPE AND DETENTION AREAS.
8. ALL OPEN SPACE SHALL BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
9. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT TWO FOOT INTERVALS AND WERE TAKEN FROM WILLIAMSON COUNTY GIS INFORMATION.
10. EXISTING RESIDENCE AND ALL OTHER EXISTING STRUCTURES TO BE REMOVED DURING CONSTRUCTION.
11. EXISTING MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENTS SHOWN HEREON TO BE RELOCATED.
12. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE TOWN OF NOLENSVILLE ENGINEERING DEPARTMENT.

DEED REFERENCE

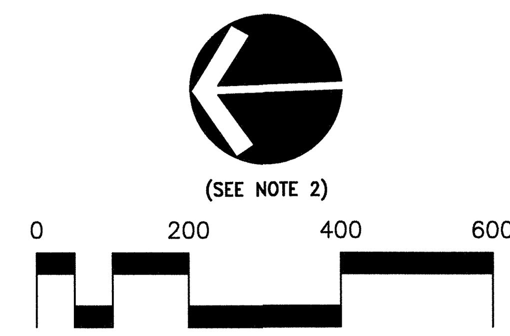
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CCD OLDSMITH SINGLETON, LLC, A DELAWARE LIMITED LIABILITY COMPANY FROM JIM M. SINGLETON AND WIFE JACQUELINE SINGLETON BY WARRANTY DEED OF RECORD IN BOOK 6669, PAGE 826, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

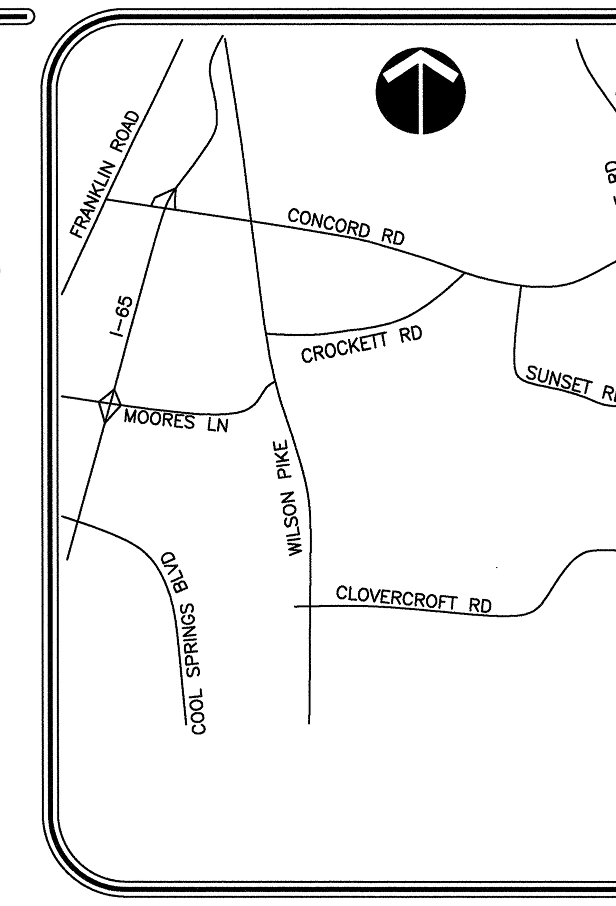
PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 77.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 58.

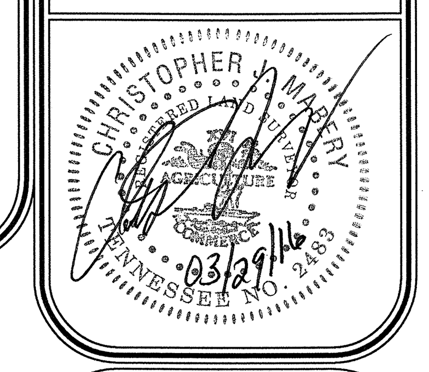


ROADWAY
TYPICAL LOT
(UNLESS SHOWN OTHERWISE)





LOCATION MAP
NOT TO SCALE



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SUITE 200
CHATTANOOGA, TN 37408
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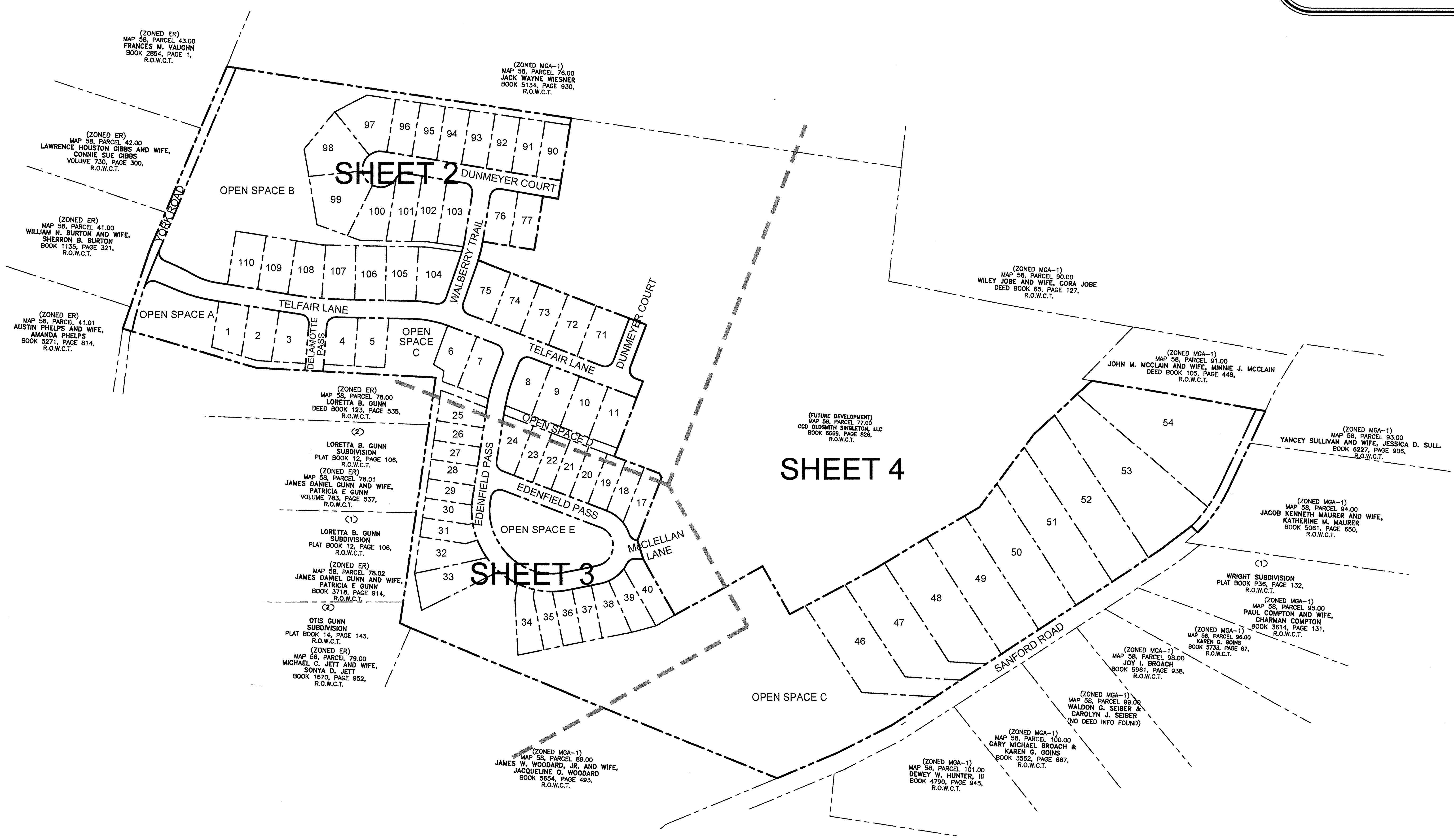
DESIGN SPEED WAIVER

ALL ROADS (LOCAL) – 25 MPH AASHTO DESIGN

SITE DATA TABLE

TOTAL LOT AREA	– 27.97 AC.±
YORK RD. R.O.W. DEDICATION AREA	– 0.43 AC.±
SANFORD RD. R.O.W. DEDICATION AREA	– 0.22 AC.±
TOTAL R.O.W. AREA	– 4.84 AC.±
OPEN SPACE AREA	– 16.00 AC.±
TOTAL SITE AREA	– 49.46 AC.±
TOTAL LINEAR FEET OF ROAD	– 4,307 FT.±



LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	11,430	0.26
2	12,167	0.28
3	12,239	0.28
4	11,167	0.26
5	11,524	0.26
6	11,669	0.27
7	12,788	0.29
8	12,426	0.29
9	12,750	0.29
10	12,750	0.29
11	12,750	0.29
17	10,183	0.23
18	8,511	0.20
19	8,250	0.19
20	8,250	0.19
21	8,250	0.19
22	8,250	0.19
23	8,250	0.19
24	10,596	0.24
25	9,287	0.21
26	7,228	0.17
27	7,201	0.17
28	7,175	0.16
29	7,153	0.16
30	7,380	0.17
31	8,193	0.19
32	12,401	0.28
33	16,583	0.38
34	11,014	0.25
35	8,837	0.20
36	8,311	0.19
37	8,250	0.19
38	10,021	0.23
39	10,131	0.23
40	11,299	0.26
46	46,055	1.06

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
47	45,926	1.05
48	48,959	1.12
49	46,954	1.08
50	47,462	1.09
51	50,979	1.17
52	55,775	1.28
53	72,996	1.68
54	82,159	1.89
71	14,663	0.34
72	12,750	0.29
73	12,750	0.29
74	12,750	0.29
75	13,976	0.32
76	11,163	0.26
77	10,544	0.24
90	10,890	0.25
91	10,826	0.25
92	10,761	0.25
93	10,696	0.25
94	10,632	0.24
95	10,567	0.24
96	10,502	0.24
97	17,610	0.40
98	19,839	0.46
99	21,205	0.49
100	13,204	0.30
101	13,038	0.30
102	12,462	0.29
103	12,966	0.30
104	15,092	0.35
105	12,971	0.30
106	12,750	0.29
107	13,147	0.30
108	13,299	0.31
109	12,750	0.29
110	12,750	0.29

SURVEYOR:

RAGAN–SMITH ASSOCIATES, INC.
CHRISTOPHER J. MABERY, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244–8591

OWNER / DEVELOPER

CCD OLDSMITH SINGLETON LLC
CHRISTOPHER SMITH
1126 BROOKHAVEN COMMONS DR. NE
ATLANTA, GEORGIA 30319
(770) 714–3831
christopher@oldsmithgroup.com

INDEX OF SHEETS

SHEET	DESCRIPTION
SHEET 1	COVER SHEET
SHEET 2	PRELIMINARY PLAT - FINAL PUD PLAN
SHEET 3	PRELIMINARY PLAT - FINAL PUD PLAN
SHEET 4	PRELIMINARY PLAT - FINAL PUD PLAN
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	OVERALL LANDSCAPE PLAN

LEGEND

OS	OPEN SPACE
R.O.W.	RIGHT–OF–WAY
R.O.W.C.T.	REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE

TOTAL AREA = 2,154,381 SQUARE FEET OR 49.46 ACRES ±

G:\15130-0356\1-SURVEY\PLAT\PHASE ONE\PRELIMINARY\0356 PH 1 PRELIM PLAT.DWG LAST UPDATED BY DRS ON: 3/29/2016 11:20 AM
PLOTTED BY AMANDA REED ON: 3/29/2016 12:51 PM

TELFAIR - PHASE ONE

FOR

CCD OLDSMITH SINGLETON LLC

TOWN OF NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

JOB NO. 15-130	WK. ORDER 0356
APPROVED:	CJM
DRAWN:	AMR
SCALE:	1" = 200'
DATE:	MARCH 8, 2016

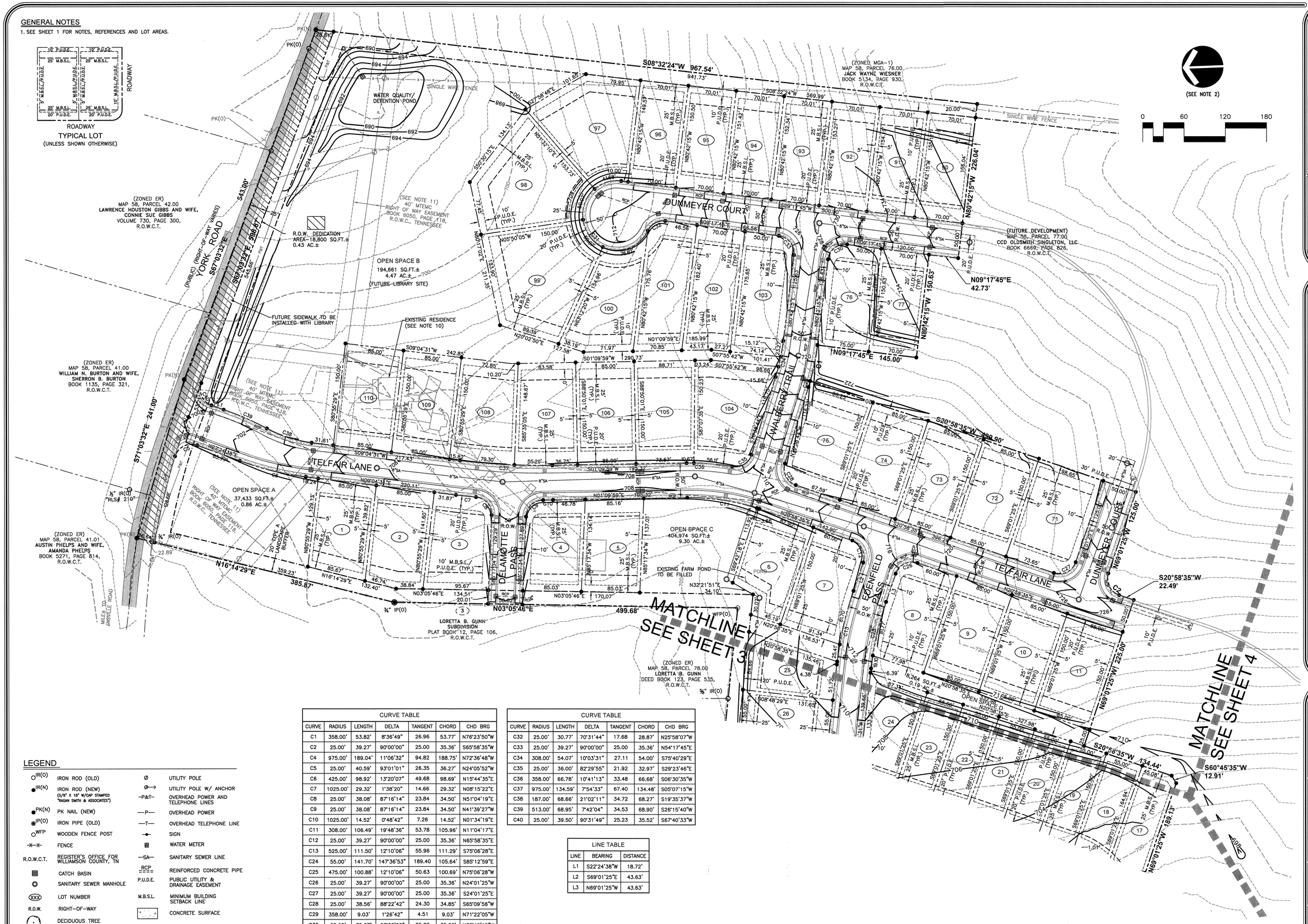
REVISIONS
1 03-29-16 (A. REED) REV. PER TOWN COMMENTS

PRELIMINARY PLAT
FINAL PUD PLAN

GENERAL NOTES

1. SEE SHEET 1 FOR NOTES, REFERENCES AND LOT AREAS.

TYPICAL LOT
(UNLESS SHOWN OTHERWISE)



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	358.00'	53.82'	8°36'49"	26.96	53.77'	N76°23'50"W
C2	25.00'	39.27'	90°00'00"	25.00	35.36'	S65°58'35"W
C4	975.00'	189.04'	11°06'32"	94.82	188.75'	N72°36'48"W
C5	25.00'	40.59'	93°01'01"	26.35	36.27'	N24°05'52"W
C6	425.00'	98.92'	13°20'07"	49.68	98.69'	N15°44'35"E
C7	1025.00'	29.32'	1°38'20"	14.66	29.32'	N08°15'22"E
C8	25.00'	38.08'	87°16'14"	23.84	34.50'	N51°04'19"E
C9	25.00'	38.08'	87°16'14"	23.84	34.50'	N41°39'27"W
C10	1025.00'	14.52'	0°48'42"	7.26	14.52'	N01°34'19"E
C11	308.00'	106.49'	19°48'36"	53.78	105.96'	N11°04'17"E
C12	25.00'	39.27'	90°00'00"	25.00	35.36'	N65°58'35"E
C13	525.00'	111.50'	12°10'06"	55.96	111.29'	S75°06'28"E
C24	55.00'	141.70'	147°36'53"	189.40	105.64'	S85°12'59"E
C25	475.00'	100.88'	12°10'06"	50.63	100.69'	N75°06'28"W
C26	25.00'	39.27'	90°00'00"	25.00	35.36'	N24°01'25"W
C27	25.00'	39.27'	90°00'00"	25.00	35.36'	S24°01'25"E
C28	25.00'	38.56'	88°22'42"	24.30	34.85'	S65°09'56"W
C29	358.00'	9.03'	1°26'42"	4.51	9.03'	N71°22'05"W
C30	25.00'	39.27'	90°00'00"	25.00	35.36'	N35°42'15"W
C31	50.00'	218.63'	250°31'44"	70.71	81.65'	N64°01'53"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C32	25.00'	30.77'	70°31'44"	17.68	28.87'	N25°58'07"W
C33	25.00'	39.27'	90°00'00"	25.00	35.36'	N54°17'45"E
C34	308.00'	54.07'	10°03'31"	27.11	54.00'	S75°40'29"E
C35	25.00'	36.00'	82°29'55"	21.92	32.97'	S29°23'46"E
C36	358.00'	66.78'	10°41'13"	33.48	66.68'	S06°30'35"W
C37	975.00'	134.59'	7°54'33"	67.40	134.48'	S05°07'15"W
C38	187.00'	68.66'	21°02'11"	34.72	68.27'	S19°35'37"W
C39	513.00'	68.95'	7°42'04"	34.53	68.90'	S26°15'40"W
C40	25.00'	39.50'	90°31'49"	25.23	35.52'	S67°40'33"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S22°24'38"W	18.72'
L2	S69°01'25"E	43.63'
L3	N69°01'25"W	43.63'

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
PK(N)	PK NAIL (NEW)	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
IP(O)	IRON PIPE (OLD)	—P—	OVERHEAD POWER
WFP	WOODEN FENCE POST	—T—	OVERHEAD TELEPHONE LINE
—X—X—	FENCE		WATER METER
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	—SA—	SANITARY SEWER LINE
	CATCH BASIN	RCP	REINFORCED CONCRETE PIPE
	SANITARY SEWER MANHOLE	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
(XXX)	LOT NUMBER	M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY		CONCRETE SURFACE
	DECIDUOUS TREE		ASPHALT SURFACE

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• www.ragansmith.com •

CHRISTOPHER A. WALKER
REGISTERED LAND SURVEYOR
03/29/16
TENNESSEE NO. 2150

TELFAIR - PHASE ONE
FOR
CCD OLDSMITH SINGLETON LLC

TOWN OF NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

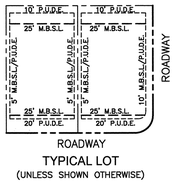
REVISIONS	
1	03-29-16 (A. REED) REV. PER TOWN COMMENTS

JOB NO. 15-130	WK. ORDER 0356		
APPROVED:	CJM		
DRAWN:	DDB		
SCALE:	1" = 60'		
DATE:	MARCH 8, 2016		

PRELIMINARY
PLAT
FINAL PUD PLAN

GENERAL NOTES

1. SEE SHEET 1 FOR NOTES, REFERENCES AND LOT AREAS.



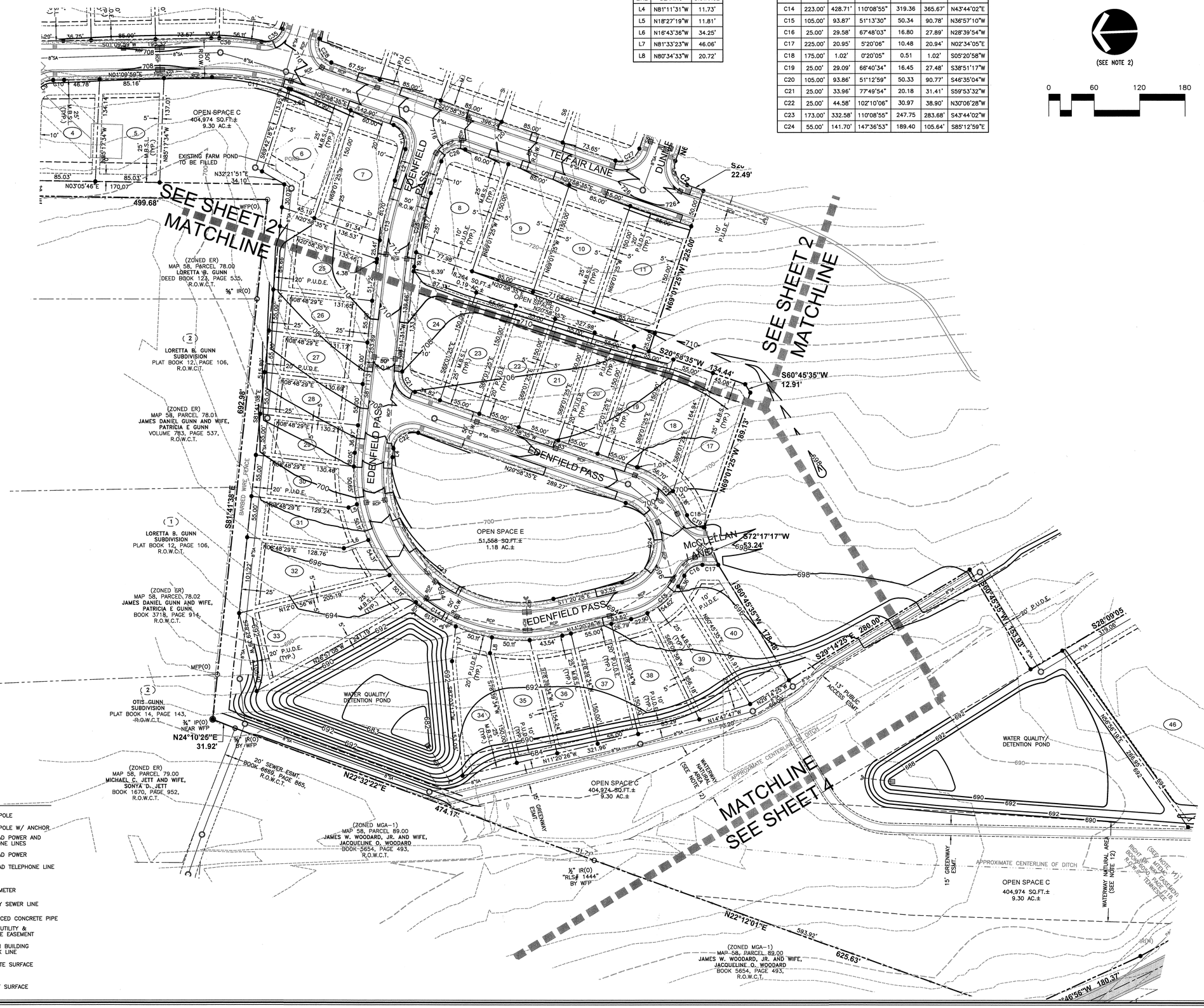
TYPICAL LOT
(UNLESS SHOWN OTHERWISE)

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N81°11'31"W	11.73'
L5	N18°27'19"W	11.81'
L6	N16°43'36"W	34.25'
L7	N81°33'23"W	46.06'
L8	N80°34'33"W	20.72'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C14	223.00'	428.71'	110°08'55"	319.36	365.67'	N43°44'02"E
C15	105.00'	93.87'	51°13'30"	50.34	90.78'	N36°57'10"W
C16	25.00'	29.58'	67°48'03"	16.80	27.89'	N28°39'54"W
C17	225.00'	20.95'	5°20'06"	10.48	20.94'	N02°34'05"E
C18	175.00'	1.02'	0°20'05"	0.51	1.02'	S05°20'58"W
C19	25.00'	29.09'	66°40'34"	16.45	27.48'	S38°51'17"W
C20	105.00'	93.86'	51°12'59"	50.33	90.77'	S46°35'04"W
C21	25.00'	33.96'	77°49'54"	20.18	31.41'	S59°53'32"W
C22	25.00'	44.58'	102°10'06"	30.97	38.90'	N30°06'28"W
C23	173.00'	332.58'	110°08'55"	247.75	283.68'	S43°44'02"W
C24	55.00'	141.70'	147°36'53"	189.40	105.64'	S85°12'59"E

(SEE NOTE 2)

0 60 120 180



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
		—P&T—	OVERHEAD POWER AND TELEPHONE LINES
PK(N)	PK NAIL (NEW)	—P—	OVERHEAD POWER
IP(O)	IRON PIPE (OLD)	—T—	OVERHEAD TELEPHONE LINE
WFP	WOODEN FENCE POST		SIGN
—X—X—	FENCE	W	WATER METER
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	—SA—	SANITARY SEWER LINE
	CATCH BASIN	RCP	REINFORCED CONCRETE PIPE
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(XXX)	LOT NUMBER	M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY		CONCRETE SURFACE
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CHRISTOPHER J. MARRY
REGISTERED LAND SURVEYOR
TENNESSEE No. 2493
03-29-16

TELFAIR - PHASE ONE
FOR
CCD OLDSMITH SINGLETON LLC

TOWN OF NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

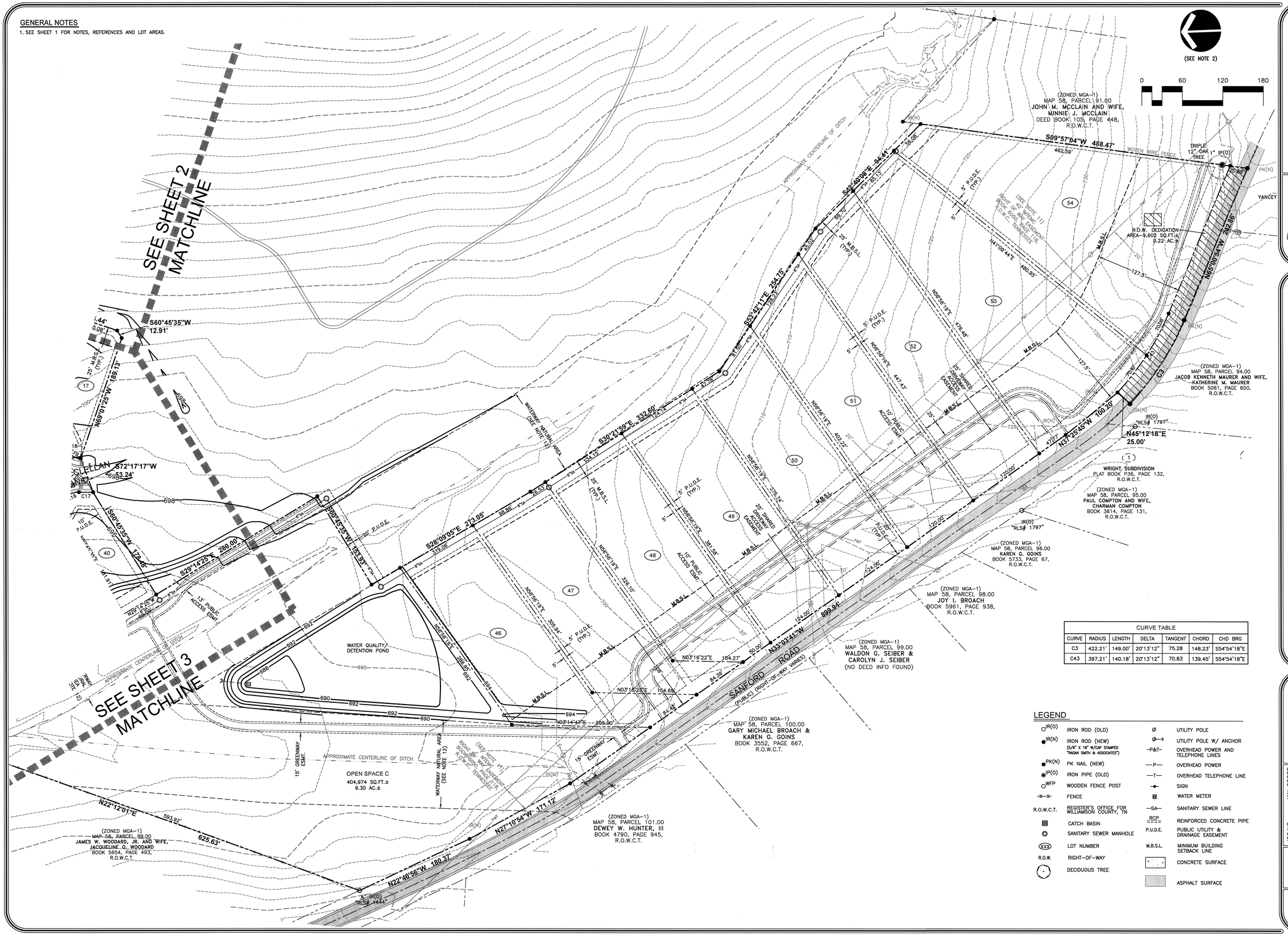
REVISIONS	
1	03-29-16 (A. RECD) REV. PER TOWN COMMENTS

JOB NO.	15-130	WK. ORDER	0356
APPROVED:		CJM	
DRAWN:		AMR	
SCALE:	1" = 60'		
DATE:	MARCH 8, 2016		

PRELIMINARY PLAT
FINAL PUD PLAN

GENERAL NOTES

1. SEE SHEET 1 FOR NOTES, REFERENCES AND LOT AREAS.



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C3	422.21'	149.00'	20°13'12"	75.28	148.23'	S54°54'18"E
C43	397.21'	140.18'	20°13'12"	70.83	139.45'	S54°54'18"E

LEGEND

IR(O)	IRON ROD (OLD)		UTILITY POLE
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")		UTILITY POLE W/ ANCHOR
		-P&T-	OVERHEAD POWER AND TELEPHONE LINES
PK(N)	PK NAIL (NEW)	-P-	OVERHEAD POWER
IP(O)	IRON PIPE (OLD)	-T-	OVERHEAD TELEPHONE LINE
WFP	WOODEN FENCE POST		SIGN
-X-X-	FENCE	W	WATER METER
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	-SA-	SANITARY SEWER LINE
	CATCH BASIN	RCP	REINFORCED CONCRETE PIPE
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XXX	LOT NUMBER	M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY		CONCRETE SURFACE
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CHATTANOOGA, TN 37402
(423) 490-9400
• www.ragansmith.com •

CHRISTOPHER J. MAAR
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
03/09/16
TENNESSEE NO. 2483

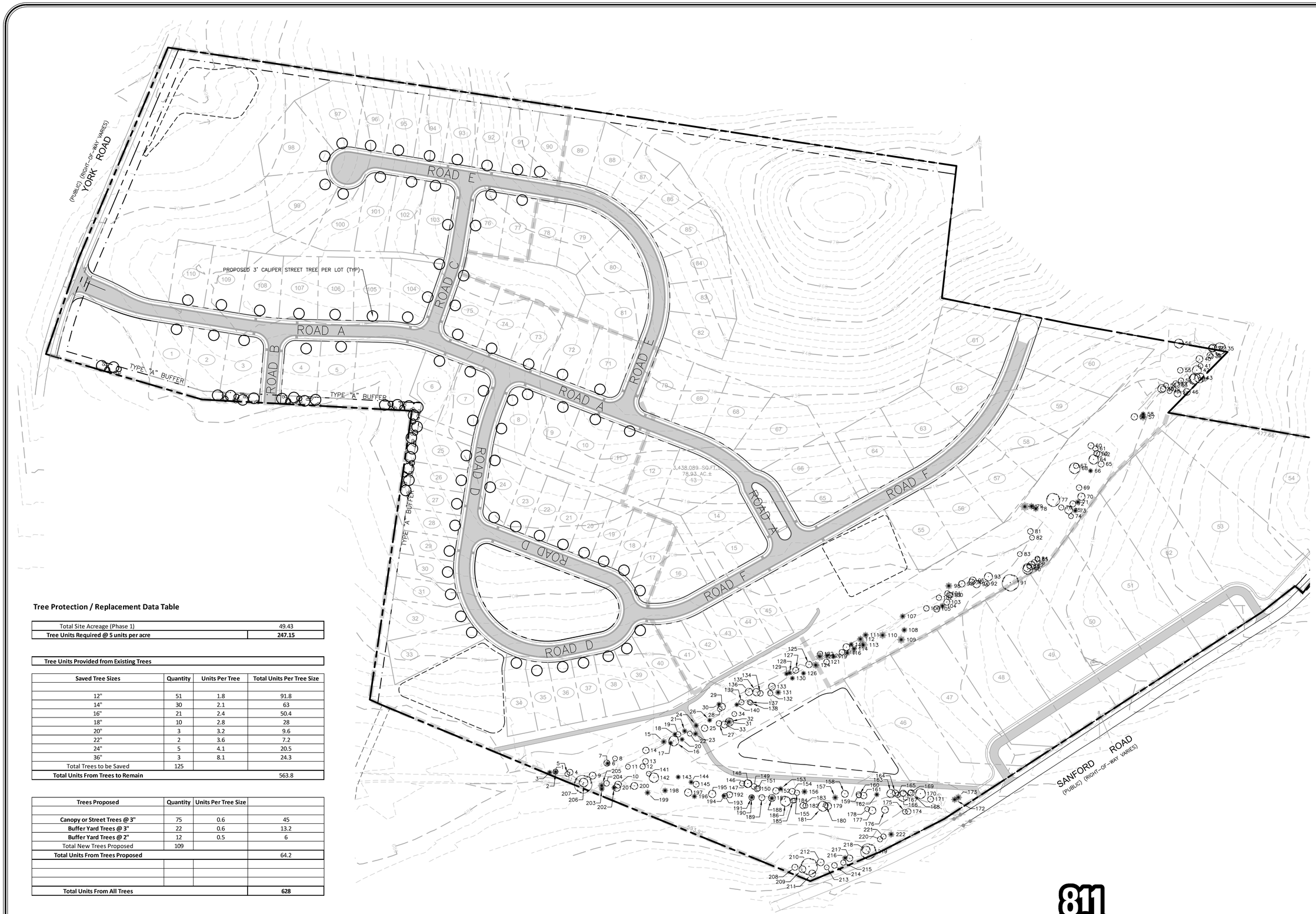
TELFAIR - PHASE ONE
FOR
CCD OLDSMITH SINGLETON LLC

TOWN OF NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

REVISIONS
03-09-16 (A. REED) REV. PER TOWN COMMENTS

JOB NO.	15-130
WK. ORDER	0356
APPROVED:	CJM
DRAWN:	AMR
SCALE:	1" = 60'
DATE:	MARCH 8, 2016

PRELIMINARY PLAT
FINAL PUD PLAN



Tree Protection / Replacement Data Table

Total Site Acreage (Phase 1)	49.43
Tree Units Required @ 5 units per acre	**247.15**

Tree Units Provided from Existing Trees			
Saved Tree Sizes	**Quantity**	**Units Per Tree**	**Total Units Per Tree Size**
12"	51	1.8	91.8
14"	30	2.1	63
16"	21	2.4	50.4
18"	10	2.8	28
20"	3	3.2	9.6
22"	2	3.6	7.2
24"	5	4.1	20.5
36"	3	8.1	24.3
Total Trees to be Saved	125		
Total Units From Trees to Remain			563.8

Trees Proposed	**Quantity**	**Units Per Tree Size**	
Canopy or Street Trees @ 3"	75	0.6	45
Buffer Yard Trees @ 3"	22	0.6	13.2
Buffer Yard Trees @ 2"	12	0.5	6
Total New Trees Proposed	109		
Total Units From Trees Proposed			64.2
Total Units From All Trees			**628**

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TENNESSEE NO. 2087
LANDSCAPE ARCHITECT
03-29-16

TELFAIR
FOR
CCD OLDSMITH SINGLETON LLC
TOWN OF NOLENSVILLE, WILLIAMSON COUNTY , TN

REV.	DATE	DESCRIPTION
1	03-29-16	(DRS) REVISE TOWN CITY COMMENTS

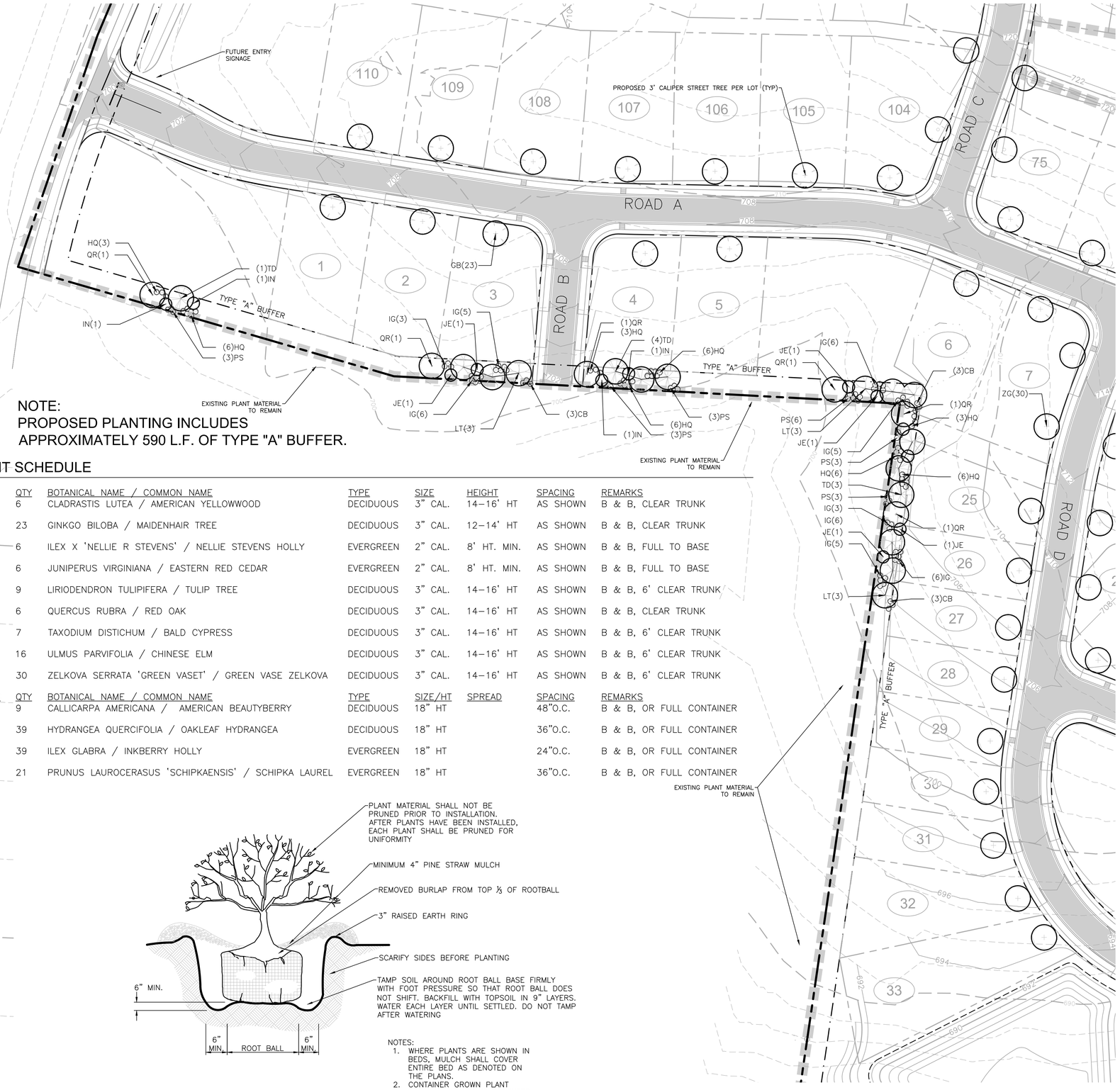
REVISIONS

JOB NO.	WK. ORDER 0356
15130	
DESIGNED:	BAS
DRAWN:	JDK
SCALE:	1"=100'
DATE:	MARCH 8, 2016

OVERALL
LANDSCAPE PLAN

L1.0

G:\15130\CIVIL ENGINEERING\PLAN SHEETS\LANDSCAPE PLAN.DWG
PLOTTED BY: DENNIS SISSERO ON: 3/29/2016 11:24 AM LAST UPDATED BY: DRS ON: 3/29/2016 11:17 AM



NOTE:
PROPOSED PLANTING INCLUDES
APPROXIMATELY 590 L.F. OF TYPE "A" BUFFER.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
CL	6	CLADRASTIS LUTEA / AMERICAN YELLOWWOOD	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B & B, CLEAR TRUNK
GB	23	GINKGO BILOBA / MAIDENHAIR TREE	DECIDUOUS	3" CAL.	12–14' HT	AS SHOWN	B & B, CLEAR TRUNK
IN	6	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	EVERGREEN	2" CAL.	8' HT. MIN.	AS SHOWN	B & B, FULL TO BASE
JE	6	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	EVERGREEN	2" CAL.	8' HT. MIN.	AS SHOWN	B & B, FULL TO BASE
LT	9	LIRIODENDRON TULIPIFERA / TULIP TREE	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B & B, 6' CLEAR TRUNK
QR	6	QUERCUS RUBRA / RED OAK	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B & B, CLEAR TRUNK
TD	7	TAXODIUM DISTICHUM / BALD CYPRESS	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B & B, 6' CLEAR TRUNK
UP	16	ULMUS PARVIFOLIA / CHINESE ELM	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B & B, 6' CLEAR TRUNK
ZG	30	ZELKOVA SERRATA 'GREEN VASET' / GREEN VASE ZELKOVA	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B & B, 6' CLEAR TRUNK

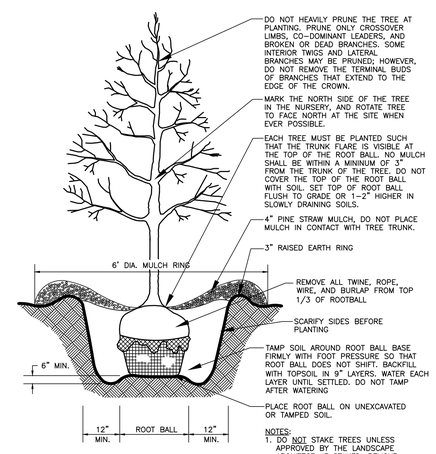
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
CB	9	CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY	DECIDUOUS	18" HT		48"O.C.	B & B, OR FULL CONTAINER
HQ	39	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	DECIDUOUS	18" HT		36"O.C.	B & B, OR FULL CONTAINER
IG	39	ILEX GLABRA / INKBERRY HOLLY	EVERGREEN	18" HT		24"O.C.	B & B, OR FULL CONTAINER
PS	21	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA LAUREL	EVERGREEN	18" HT		36"O.C.	B & B, OR FULL CONTAINER

NOTES:
1. WHERE PLANTS ARE SHOWN IN BEDS, MULCH SHALL COVER ENTIRE BED AS DENOTED ON THE PLANS.
2. CONTAINER GROWN PLANT MATERIAL MAY BE SUBSTITUTED FOR BURLAP MATERIAL

SHRUB PLANTING
NOT TO SCALE

PLANTING NOTES

1. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
2. SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH of 6.0 to 6.5). ADD 10–10–10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
3. SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5–10–5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
4. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE–INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
5. APPLY HERBICIDE (TREFLAN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
6. CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
7. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON–BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
8. SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON–BIODEGRADABLE MATERIAL.
9. SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
10. CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
11. ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
12. DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z80 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
13. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
14. CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.



NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE WRAP AFTER PLANTING.
3. NON–BIODEGRADABLE BURLAP TO BE REMOVED OR ROLLED UNDER ROOT BALL AFTER PLANT IS PLACED IN HOLE.

TREE PLANTING
NOT TO SCALE

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3/29/16

TELFAIR
FOR
CCD OLDSMITH SINGLETON LLC
TOWN OF NOLENSVILLE, WILLIAMSON COUNTY , TN

REVISIONS
1 03–29–16 (DRC) PER TOWN CITY COMMENTS

JOB NO.	15130
WK. ORDER	0356
DESIGNED:	BAS
DRAWN:	JDK
SCALE:	1"=50'
DATE:	MARCH 8, 2016

LANDSCAPE PLAN

L1.1

G:\15130\15130-LDVL ENGINEERING\PLAN SHEETS\LANDSCAPE PLAN.DWG
PLOTTED BY DENNIS SIEBERG ON 3/29/2016 11:24 AM LAST UPDATED BY DRS ON 3/29/2016 11:17 AM

EXISTING TREE TABLE

1	12"	HACKBERRY	126	12"	CEDAR	169	12"	HACKBERRY	205	18"	CEDAR
2	15"	CEDAR	127	15"	ELM	170	24"	HACKBERRY	206	21"	ASH
3	12"	CEDAR	128	12"	CEDAR	171	15"	HACKBERRY	207	41"	BODOCK
4	15"	HACKBERRY	129	12"	CEDAR	172	16"	CEDAR	208	15"	ASH
5	12"	HACKBERRY	130	12"	CEDAR	173	17"	CEDAR	209	17"	HACKBERRY
6	13"	CEDAR	131	15"	CEDAR	174	14"	HACKBERRY	210	40"	OAK
7	15"	HACKBERRY	132	13"	HACKBERRY	175	12"	ASH	211	17"	OAK
8	12"	HACKBERRY	133	17"	HACKBERRY	176	17"	HACKBERRY	212	17"	ASH
9	17"	COTTONWOOD	134	14"	HACKBERRY	177	18"	HACKBERRY	213	12"	HACKBERRY
10	17"	HACKBERRY	135	18"	BODOCK	178	12"	HACKBERRY	214	14"	OAK
11	12"	ASH	136	18"	BODOCK	179	17"	ELM	215	13"	OAK
12	13"	ASH	137	12"	HACKBERRY	180	12"	ELM	216	14"	CEDAR
13	14"	HACKBERRY	138	12"	HACKBERRY	181	24"	HACKBERRY	217	16"	ELM
14	16"	BODOCK	139	13"	HACKBERRY	182	12"	OAK	218	19"	OAK
15	15"	CEDAR	140	12"	CEDAR	183	15"	HACKBERRY	219	37"	OAK
16	24"	BODOCK	141	12"	ASH	184	12"	ELM	220	13"	WALNUT
17	12"	CEDAR	142	23"	BODOCK	185	12"	OAK	221	13"	LOCUST
18	12"	CEDAR	143	12"	CEDAR	186	24"	HACKBERRY	222	15"	CEDAR
19	13"	HACKBERRY	144	13"	CEDAR	187	17"	OAK			
20	12"	CEDAR	145	15"	ELM	188	14"	CEDAR			
21	13"	CEDAR	146	13"	BODOCK	189	15"	ASH			
22	12"	WILLOW	154	15"	HACKBERRY	190	14"	ELM			
23	14"	CEDAR	155	13"	ELM	191	13"	CEDAR			
24	13"	CEDAR	156	15"	CEDAR	192	15"	ASH			
25	16"	HACKBERRY	157	15"	CEDAR	193	13"	HACKBERRY			
26	12"	CEDAR	158	17"	HACKBERRY	194	12"	CEDAR			
27	14"	BODOCK	159	14"	HACKBERRY	195	18"	ASH			
28	12"	HACKBERRY	160	12"	LOCUST	196	13"	CEDAR			
29	17"	HACKBERRY	161	16"	HACKBERRY	197	18"	HACKBERRY			
30	13"	CEDAR	162	13"	CEDAR	198	14"	CEDAR			
31	20"	HACKBERRY	163	20"	HACKBERRY	199	14"	CEDAR			
32	18"	CEDAR	164	15"	HACKBERRY	200	17"	HACKBERRY			
33	17"	HACKBERRY	165	13"	HACKBERRY	201	18"	HACKBERRY			
34	12"	ELM	166	25"	ELM	202	13"	CEDAR			
124	18"	CEDAR	167	15"	ELM	203	13"	CEDAR			
125	16"	ELM	168	16"	HACKBERRY	204	14"	HACKBERRY			

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03-29-16

TELFAIR
FOR
CCD OLDSMITH SINGLETON LLC

TOWN OF NOLENSVILLE, WILLIAMSON COUNTY, TN

JOB NO.	WK. ORDER 15130 0356
DESIGNED:	BAS
DRAWN:	JDK
SCALE:	1"=50'
DATE:	MARCH 8, 2016

REVISIONS
1 03-29-16 (DRS) REV. TO TOWN CITY COMMENTS

LANDSCAPE PLAN

L1.2

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