

SITE PLAN FOR IVYBROOK ACADEMY

1268 LEWISBURG PIKE
Map 106 Parcel 26
BK 7566, PAGE 769 ROWC, TN
WILLIAMSON COUNTY, FRANKLIN, TN 37064

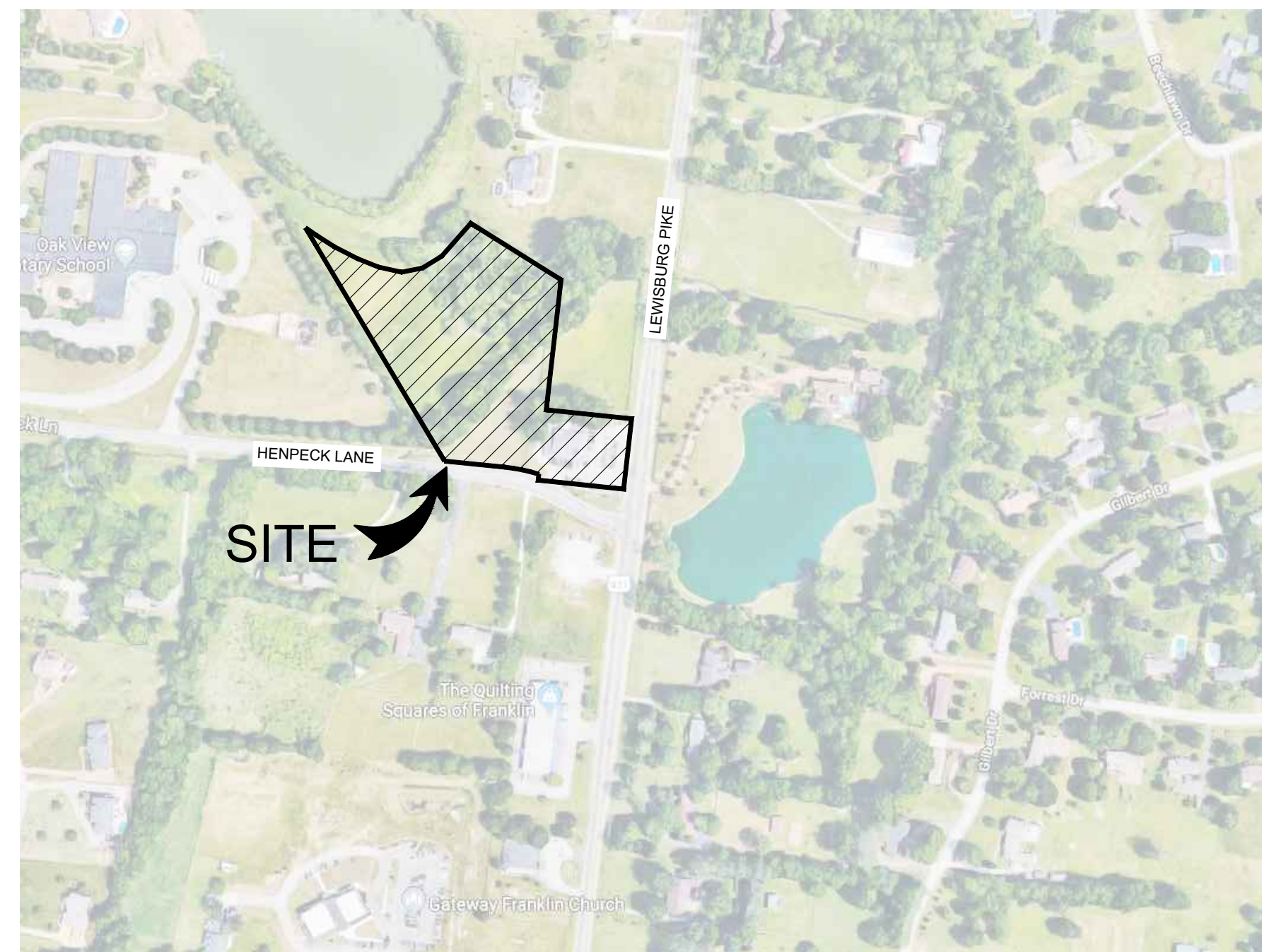
Developer: Howard Varnedoe
7021 Mayflower Cir.
Brentwood, TN 37027
howard@ivybrookacademy.com

Engineer:  **T-SQUARE ENGINEERING**
Consulting Civil Engineering
701 West Main St., Franklin, TN, 37064
(615)370-1443 * Email tim@t2-eng.com

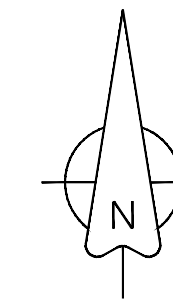
Surveyor: Dividing Line Survey Services
Land Surveying
985 Yellow Creek Road
Dickson, TN 37055
(615) 838-6052

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the following company:

Dividing Line Survey Services



LOCATION MAP
N.T.S.



Sheet Schedule

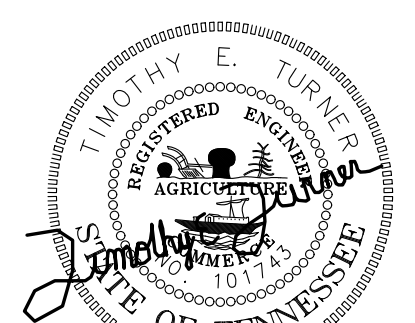
- C-0.0 Cover Sheet
- C-1.0 Existing Conditions
- C-1.1 Demolition Plan
- C-2.0 Site Plan
- C-3.0 Utility Plan
- C-4.0 Details

- L-1.0 Landscape Plan
- L-1.1 Landscape Plan

NO.	DATE	REVISIONS
1	7/1/19	REVISIONS PER CITY/OWNER COMMENTS
2	7/10/19	REVISIONS PER CITY/OWNER COMMENTS
3	8/19/19	REVISIONS PER TRAFFIC STUDY COMMENTS

COVER
1268 LEWISBURG PIKE
WILLIAMSON COUNTY, TENNESSEE

IVYBROOK ACADEMY

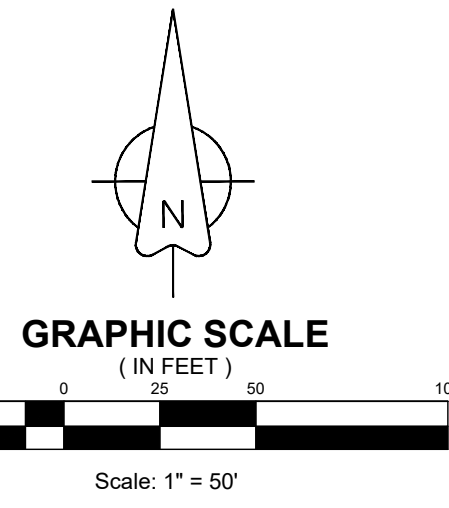

8/27/19

OWNER OF RECORD
HOWARD VARNEDOE
7021 MAYFLOWER CIRCLE
BRENTWOOD, TN 37027

APPLICANT
T-SQUARE ENGINEERING
701 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212

PROJECT
19-0111

ALL OF THIS PROPERTY IS WITHIN ZONE "X" OF THE PRELIMINARY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47187C0355F, EFFECTIVE DATE SEPTEMBER 29, 2006.



LEGEND

- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING PROPERTY LINE
- PROPOSED R.O.W. RESERVATION
- EXISTING DISTRICT BOUNDARY LINE
- EXISTING WATERWAY NATURAL AREA
- EXISTING WETLAND AREA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	11°30'15"	431.79'	86.70'	86.55'	N 83°55'42" W

ALL OF THIS PROPERTY IS WITHIN ZONE "X" OF THE PRELIMINARY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47187C0355F, EFFECTIVE DATE SEPTEMBER 29, 2006.

OWNER OF RECORD HOWARD VARNEDOE 7021 MAYFLOWER CIRCLE BRENTWOOD, TN 37027
APPLICANT T-SQUARE ENGINEERING 701 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

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DATE: 04-16-2019
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
T-SQUARE REVIEWER: TET

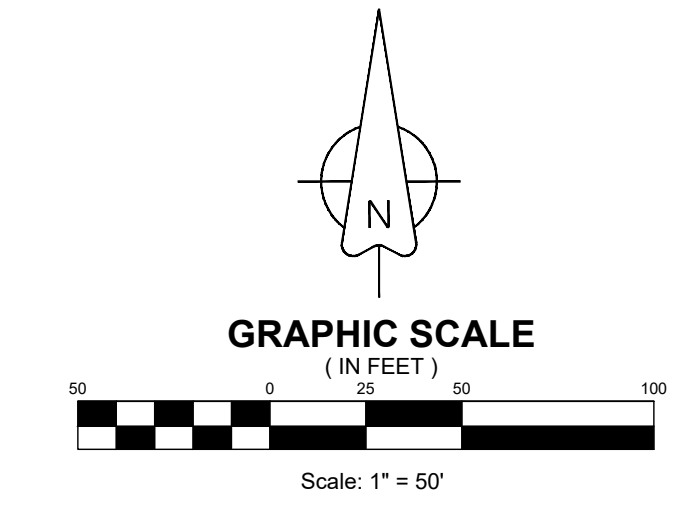
EXISTING CONDITIONS
1268 LEWISBURG PIKE
WILLIAMSON COUNTY, TENNESSEE

8/27/19

PROJECT
19-0111

SHEET
C-1.0

IVYBROOK ACADEMY



- DEMOLITION PLAN NOTES:**
- 1) REMOVE EXISTING SECOND FLOOR DECK AND STAIRS
 - 2) REMOVE EXISTING WOOD FRAME STRUCTURE
 - 3) REMOVE EXISTING WOOD STRUCTURE
 - 4) EXISTING SEPTIC TANK TO REMAIN
 - 5) DISCARD ALL CONTENTS OF EXISTING GREASE INTERCEPTOR FILLED WITH SAND AND CAP ALL ACCESS PORTS 12" BELOW GRADE
 - 6) EXISTING CONCRETE SLABS TO REMAIN
 - 7) EXISTING GAS METER TO REMAIN
 - 8) EXISTING ELECTRICAL SERVICE TO REMAIN
 - 9) EXISTING SANITARY SEWER PUMP CONTROLS TO REMAIN
 - 10) EXISTING BRICK PAVERS AND VEGETATION TO BE REMOVED

LEGEND

	EXISTING PROPERTY BOUNDARY
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	TO BE REMOVED

WATERWAY NATURAL AREA (WNA)
 THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.

Williamson County Board of Education
 Bk 1018 Pg 948
 (9.01)

Everett Lang
 Bk 1520 Pg 938
 (9.04)

Thomas Randall Morren
 Bk 3379 Pg 673
 (9.03)

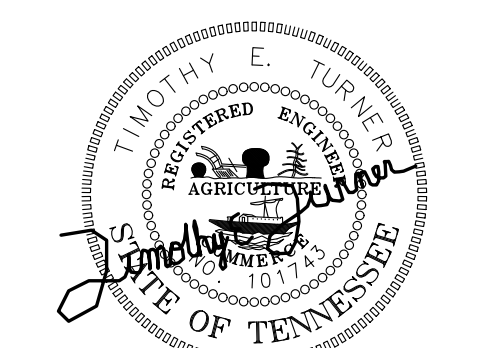
Willis Henson
 Bk 1286 Pg 173
 (9.0)

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	117°30'15"	431.79'	86.70'	86.55'	N 83°35'42" W

NO.	DATE	REVISIONS PER CITY/OWNER COMMENTS
1	7/1/19	REVISIONS PER CITY/OWNER COMMENTS
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DEMOLITION PLAN
 1268 LEWISBURG PIKE
 WILLIAMSON COUNTY, TENNESSEE

IVYBROOK ACADEMY



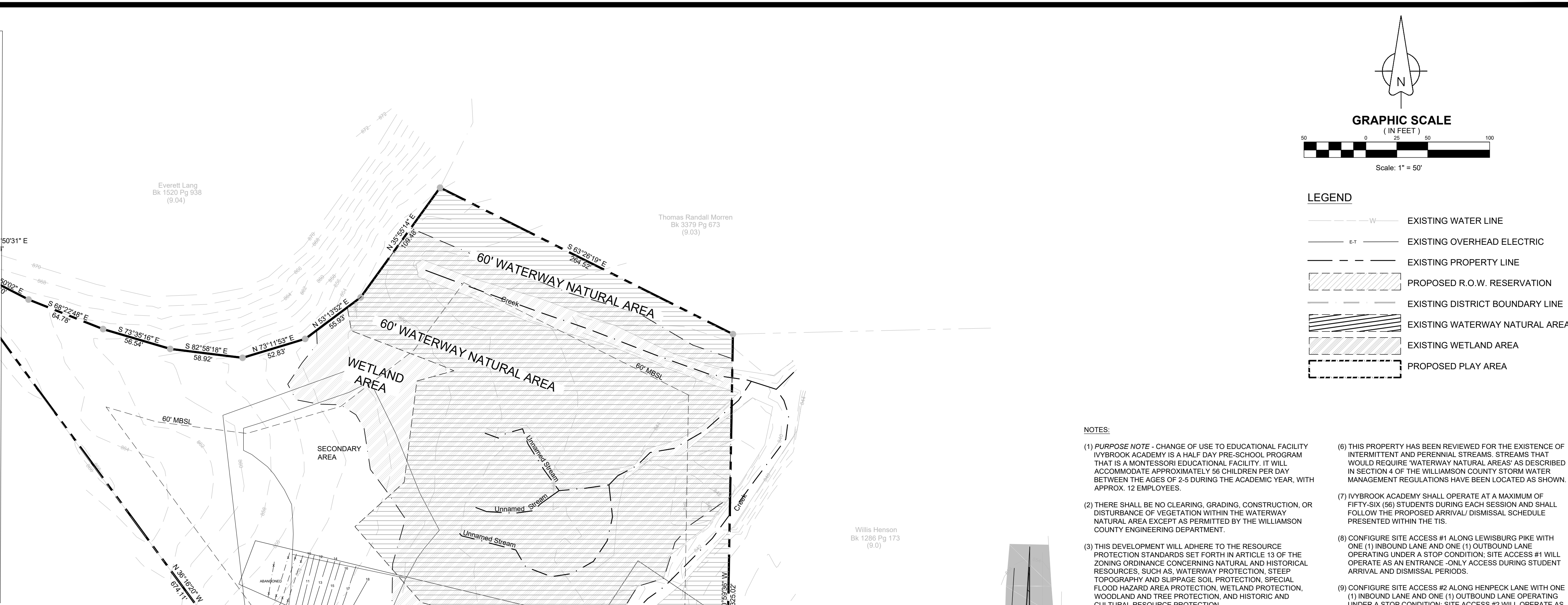
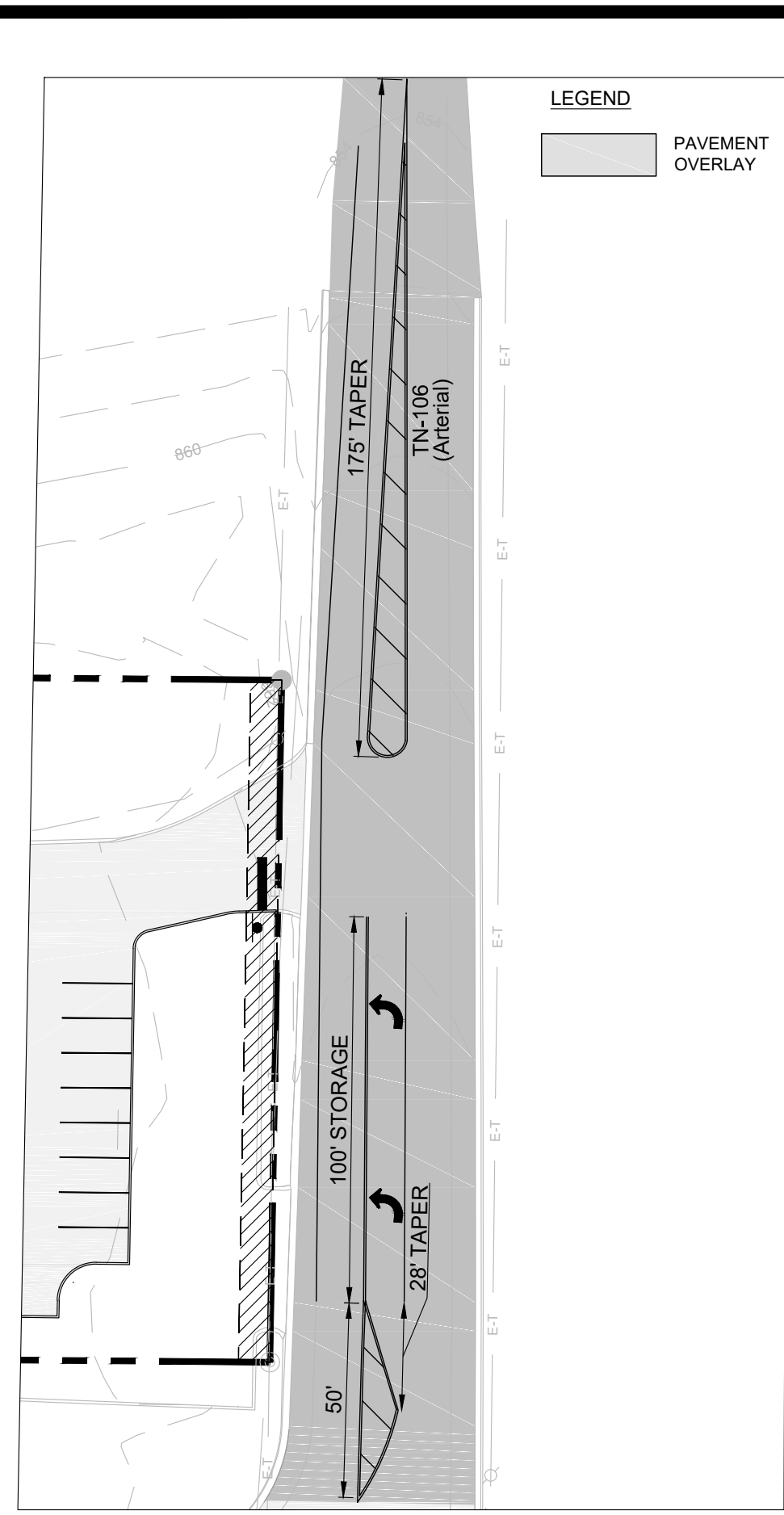
8/27/19

OWNER OF RECORD
 HOWARD VARNEDOE
 7021 MAYFLOWER CIRCLE
 BRENTWOOD, TN 37027

APPLICANT
 T-SQUARE ENGINEERING
 701 WEST MAIN ST
 FRANKLIN, TN 37064
 615.678.8212

PROJECT
 19-0111

SHEET
 C-1.1

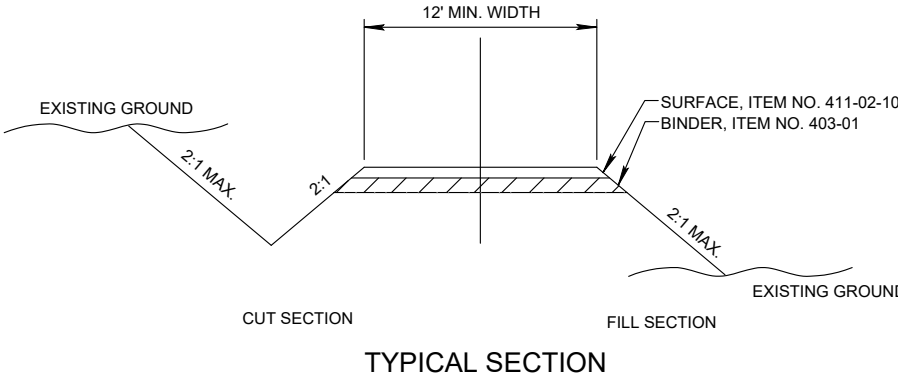


EXISTING PRIMARY SEPTIC SYSTEM SERVING MAIN LEVEL OF STRUCTURE

- PER VARIANCES GRANTED BY THE WILLIAMSON COUNTY BOARD OF HEALTH (WCBOH) ON FEBRUARY 19, 2019, THE EXISTING PRIMARY SYSTEM MAY SERVE IVYBROOK ACADEMY FOR A PERIOD OF UP TO 24 MONTHS.
- AS A CONDITION OF THE VARIANCE, IVYBROOK ACADEMY MUST HIRE A LICENSED INSTALLER TO COMPLETE THE RECOMMENDED MAINTENANCE AND REPAIRS PRESCRIBED IN REPORT PREPARED BY T-SQUARE ENGINEERING DATED JANUARY 28, 2019.
- IVYBROOK ACADEMY SHALL CONNECT TO PUBLIC SEWER AT ITS EARLIEST AVAILABILITY (PENDING COMPLETION OF SEWER EXTENSION PROJECT UNDERWAY BY THE CITY OF FRANKLIN).
- SHOULD THE PRIMARY SYSTEM FAIL, A TEMPORARY PUMP AND HAUL MAY BE IMPLEMENTED FOR THE DURATION OF THE 24-MONTH PERIOD FROM THE VARIANCES GRANTED BY WCBOH ON FEBRUARY 19, 2019.

EXISTING PRIMARY SEPTIC SYSTEM SERVING SECOND LEVEL OF STRUCTURE

- PER VARIANCES GRANTED BY THE WILLIAMSON COUNTY BOARD OF HEALTH (WCBOH) ON FEBRUARY 19, 2019, THE EXISTING PRIMARY SYSTEM MAY SERVE IVYBROOK ACADEMY FOR A PERIOD OF UP TO 24 MONTHS.
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CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	113°01'51"	431.79'	86.70'	86.55'	N 83°55'42" W

- NOTES:**
- PURPOSE NOTE - CHANGE OF USE TO EDUCATIONAL FACILITY** IVYBROOK ACADEMY IS A HALF DAY PRE-SCHOOL PROGRAM THAT IS A MONTESSORI EDUCATIONAL FACILITY. IT WILL ACCOMMODATE APPROXIMATELY 56 CHILDREN PER DAY BETWEEN THE AGES OF 2-5 DURING THE ACADEMIC YEAR, WITH APPROX. 12 EMPLOYEES.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION WITHIN THE WATERWAY NATURAL AREA EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.
 - THIS DEVELOPMENT WILL ADHERE TO THE RESOURCE PROTECTION STANDARDS SET FORTH IN ARTICLE 13 OF THE ZONING ORDINANCE CONCERNING NATURAL AND HISTORICAL RESOURCES, SUCH AS, WATERWAY PROTECTION, STEEP TOPOGRAPHY AND SLIPPAGE SOIL PROTECTION, SPECIAL FLOOD HAZARD AREA PROTECTION, WETLAND PROTECTION, WOODLAND AND TREE PROTECTION, AND HISTORIC AND CULTURAL RESOURCE PROTECTION.
 - ALL OF THIS PROPERTY IS WITHIN ZONE "X" OF THE PRELIMINARY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47187C0355F, EFFECTIVE DATE SEPTEMBER 29, 2006.
 - APPROVAL IS LIMITED TO A MAXIMUM OF FORTY (40) STUDENTS, AND THERE SHALL BE A MORNING SESSION ONLY (8:00 AM TO 12:00 PM NOON). THIS IS BASED UPON THE SUBMITTED LETTER OF INTENT AND BOARD OF HEALTH UNDER THE PUMP AND HAUL AGREEMENT.
 - THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF INTERMITTENT AND PERENNIAL STREAMS. STREAMS THAT WOULD REQUIRE WATERWAY NATURAL AREAS AS DESCRIBED IN SECTION 4 OF THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS HAVE BEEN LOCATED AS SHOWN.
 - IVYBROOK ACADEMY SHALL OPERATE AT A MAXIMUM OF FIFTY-SIX (56) STUDENTS DURING EACH SESSION AND SHALL FOLLOW THE PROPOSED ARRIVAL/DISMISSAL SCHEDULE PRESENTED WITHIN THE TIS.
 - CONFIGURE SITE ACCESS #1 ALONG LEWISBURG PIKE WITH ONE (1) INBOUND LANE AND ONE (1) OUTBOUND LANE OPERATING UNDER A STOP CONDITION. SITE ACCESS #1 WILL OPERATE AS AN ENTRANCE-ONLY ACCESS DURING STUDENT ARRIVAL AND DISMISSAL PERIODS.
 - CONFIGURE SITE ACCESS #2 ALONG HENPECK LANE WITH ONE (1) INBOUND LANE AND ONE (1) OUTBOUND LANE OPERATING UNDER A STOP CONDITION. SITE ACCESS #2 WILL OPERATE AS AN EXIT-ONLY ACCESS DURING STUDENT ARRIVAL AND DISMISSAL PERIODS.
 - DURING ARRIVAL AND DISMISSAL PERIODS, CONFIGURE THE SITE ACCESS TO OPERATE UNDER ONE-WAY TRAFFIC FLOW WITH TWO (2) THROUGH LANES AND TRAFFIC ENTERING THE SITE FROM LEWISBURG PIKE AND EXITING THE SITE ONTO HENPECK LANE.
 - TEMPORARY DO NOT ENTER (R5-1) AND ONE WAY (R6-2) SIGNS SHALL BE UTILIZED IN CONJUNCTION WITH TRAFFIC CONES TO DESIGNATE THE THROUGH LANES DURING THESE PERIODS.
 - STAFF SHALL BE PRESENT AT THE DESIGNATED LOCATIONS TO ENSURE SAFE AND EFFICIENT TRAFFIC OPERATIONS.

Total Site Data

SITE AREA: 5.88 ACRES	EXISTING		REQUIRED		PROVIDED	
	EXISTING	REQUIRED	EXISTING	REQUIRED	EXISTING	PROVIDED
TOTAL PROPERTY ACREAGE	5.88 AC	N/A	5.88 AC		5.88 AC	
TOTAL BUILDING SQ. FT.	8,550 SF	8,550 SF	8,550 SF		8,550 SF	
ZONING	MGA-1 / MGA-H	MGA-1 / MGA-H	MGA-1 / MGA-H		MGA-1 / MGA-H	
EMPLOYEES/CHILDREN:	12 EMPLOYEES		56 CHILDREN			
BUILDING SETBACKS						
FRONT:	60' FT / 35' FT	60' FT / 35' FT	60' FT / 35' FT		60' FT / 35' FT	
REAR:	60' FT / 25' FT	60' FT / 25' FT	60' FT / 25' FT		60' FT / 25' FT	
SIDE:	35' FT / 15' FT	35' FT / 15' FT	35' FT / 15' FT		35' FT / 15' FT	
BUILDING HEIGHT:	2 - STORIES	3 - STORIES MAX.	2 - STORIES		2 - STORIES	
OPEN SPACE:	1 / 10,000	1 / 10,000	1 / 10,000		1 / 10,000	
PERVIOUS AREA:	89.3%	40%	91.66%		91.66%	
IMPERVIOUS AREA:	27790 SQ. FT.	N/A	21215 SQ. FT.		21215 SQ. FT.	
PARKING AND ACCESS:						
EDUCATIONAL FACILITY: 1.0 SPACE PER 2 CLASSROOMS, AND 1.0 SPACE PER EMPLOYEE (15% OF MINIMUM 15 PARKING SPACES - MAXIMUM OF 18.75 PARKING SPACES)						
	EXISTING	REQUIRED	PROVIDED			
PARKING SPACES	39	19	19			
HANDICAP PARKING SPACES	2	2	2			
SPACE SIZES	90 DEGREE: REGULAR (9' x 18')	HANDICAP (9' x 18')				
ASLE WIDTH	90 DEGREE: 24 FEET					
FLOODNOTE:						
ALL OF THIS PROPERTY IS WITHIN ZONE "X" OF THE PRELIMINARY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47187C0355F, EFFECTIVE DATE SEPTEMBER 29, 2006.						
PURPOSE:						
PROPOSED USE: HALF DAY PRESCHOOL PROGRAM THAT IS A MONTESSORI EDUCATIONAL FACILITY. THE FACILITY PLANS TO ACCOMMODATE APPROXIMATELY 56 CHILDREN PER DAY BETWEEN AGES 2-5 WITH APPROXIMATELY 12 EMPLOYEES (AFTER THE FIRST YEAR).						

OWNER OF RECORD
HOWARD VARNEDOE
7021 MAYFLOWER CIRCLE
BRENTWOOD, TN 37027

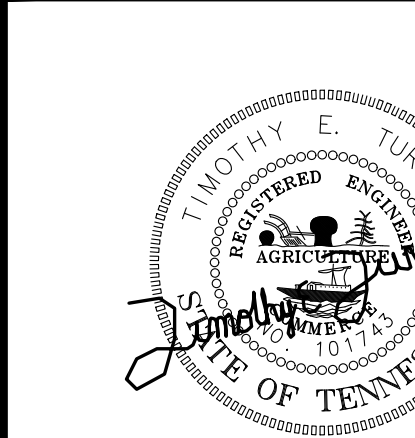
APPLICANT
T-SQUARE ENGINEERING
701 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212

REVISIONS

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1	7/11/19	REVISIONS PER CITY/OWNER COMMENTS
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3	8/19/19	REVISIONS PER TRAFFIC STUDY COMMENTS

DATE: 04-16-2019
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

SITE PLAN
1268 LEWISBURG PIKE
WILLIAMSON COUNTY, TENNESSEE

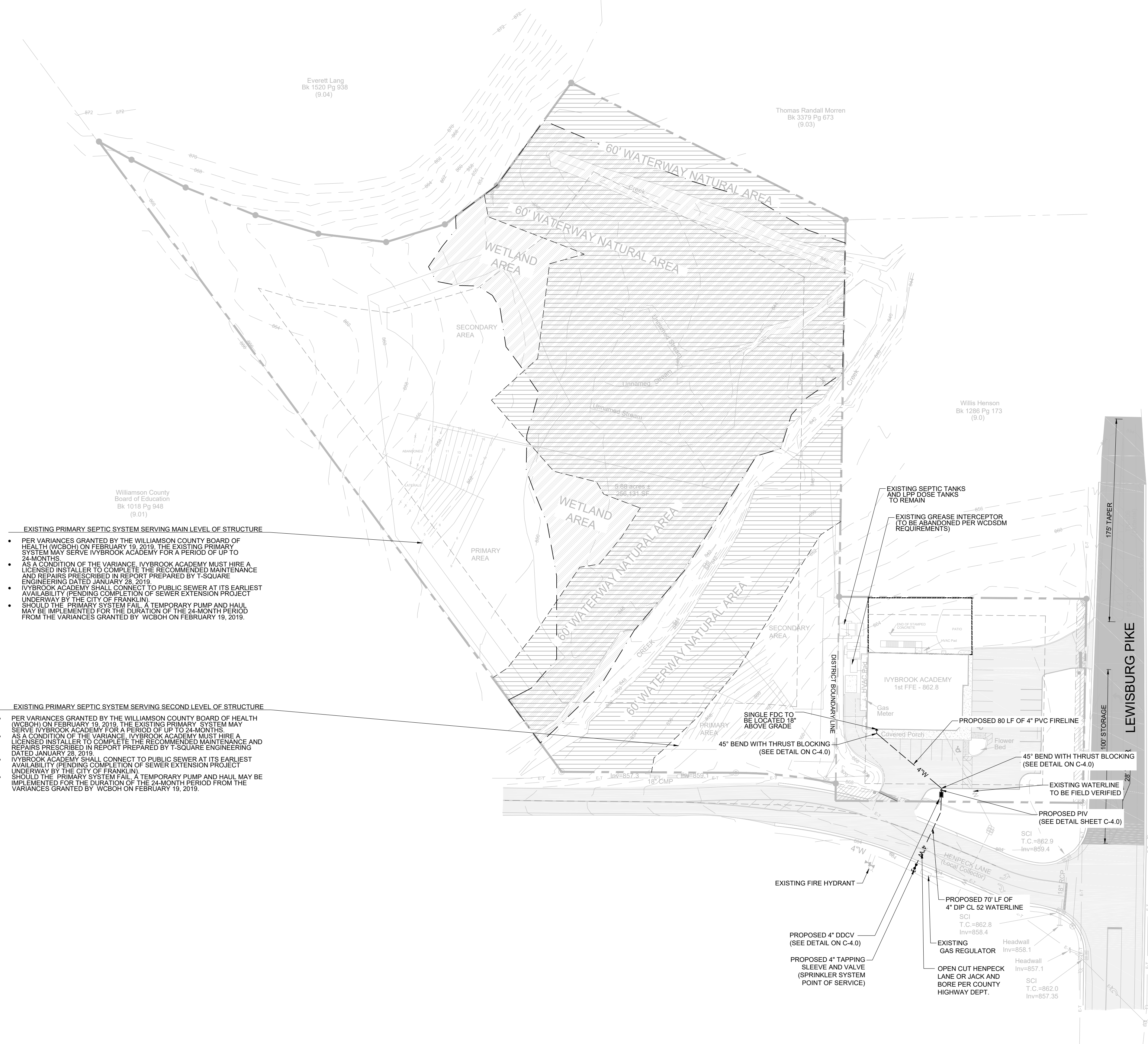


8/27/19

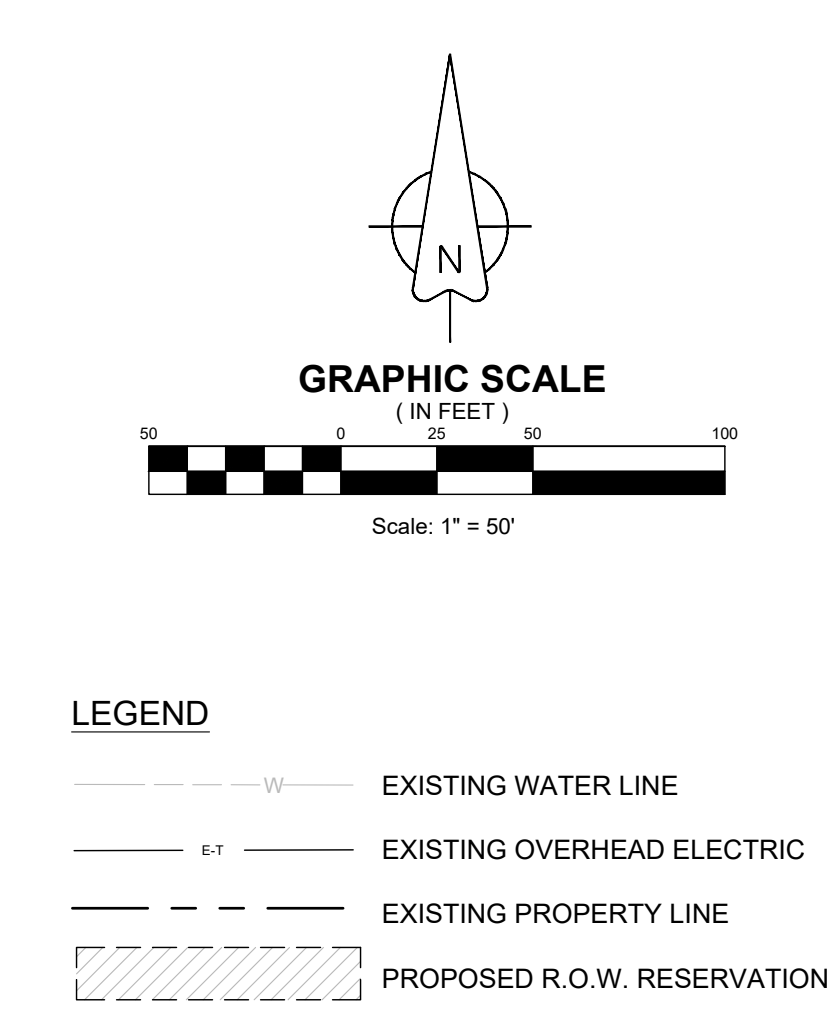
PROJECT
19-0111

SHEET
C-2.0

IVYBROOK ACADEMY



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- LEGEND**
- W — EXISTING WATER LINE
 - E — EXISTING OVERHEAD ELECTRIC
 - P — EXISTING PROPERTY LINE
 - ▨ PROPOSED R.O.W. RESERVATION

- NOTES:**
- ALL PROPOSED UTILITY PIPING TO HAVE A MINIMUM 36" OF COVER. SEE DETAIL ON C-4.0.
 - INSTALLATION OF ALL SPRINKLER SYSTEM PIPING FROM THE POINT OF SERVICE MUST BE PERFORMED BY A TENNESSEE REGISTERED SPRINKLER CONTRACTOR.

OWNER OF RECORD
HOWARD VARNEDOE 7021 MAYFLOWER CIRCLE BRENTWOOD, TN 37027
APPLICANT
T-SQUARE ENGINEERING 701 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

PURPOSE NOTE: CHANGE OF USE TO EDUCATIONAL FACILITY. IVYBROOK ACADEMY IS A HALF DAY PRE-SCHOOL PROGRAM THAT IS A MONTESSORI EDUCATIONAL FACILITY. IT WILL ACCOMMODATE APPROXIMATELY 56 CHILDREN PER DAY BETWEEN THE AGES OF 2-5 DURING THE ACADEMIC YEAR, WITH 12 STAFF MEMBERS.

NO.	DATE	REVISIONS
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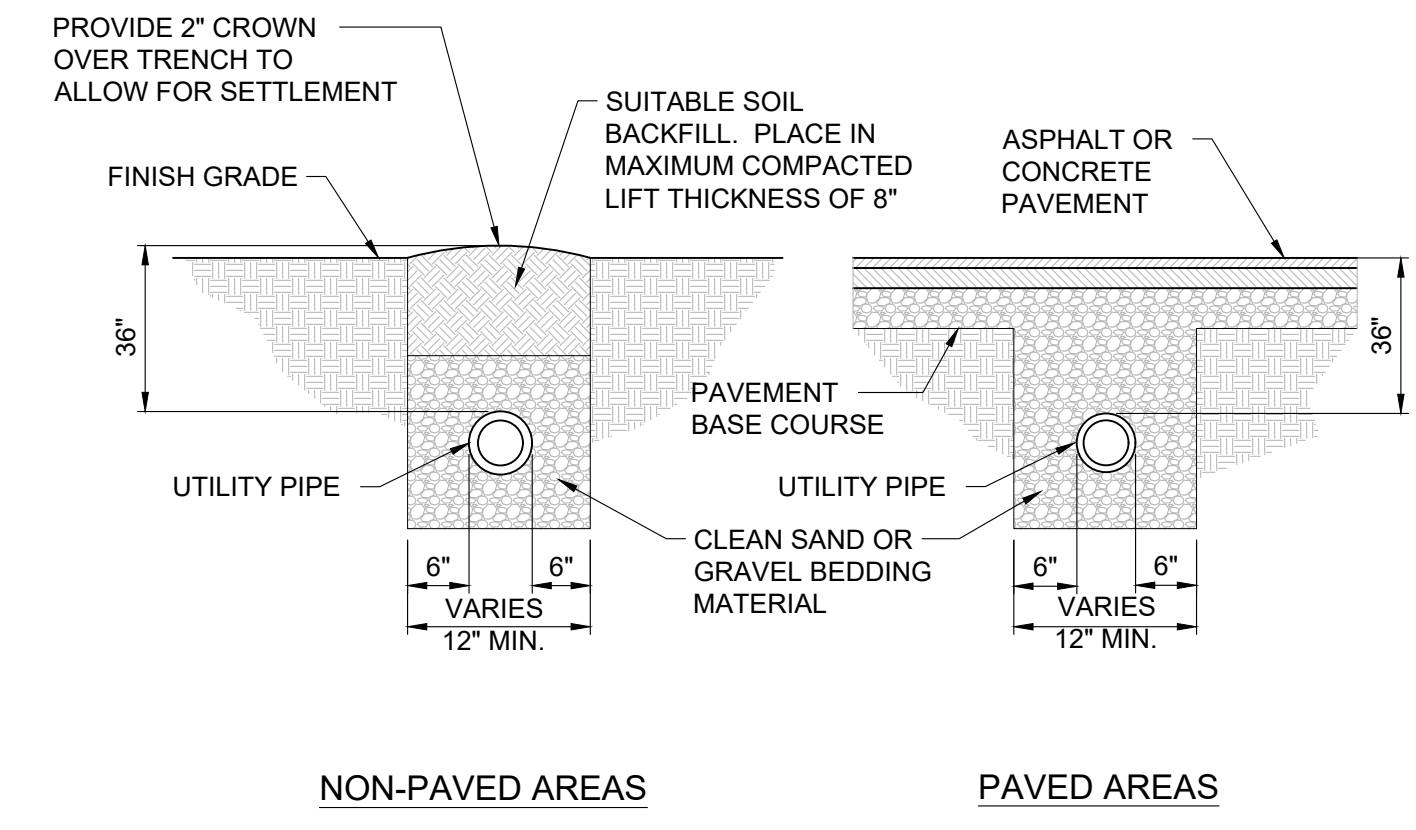
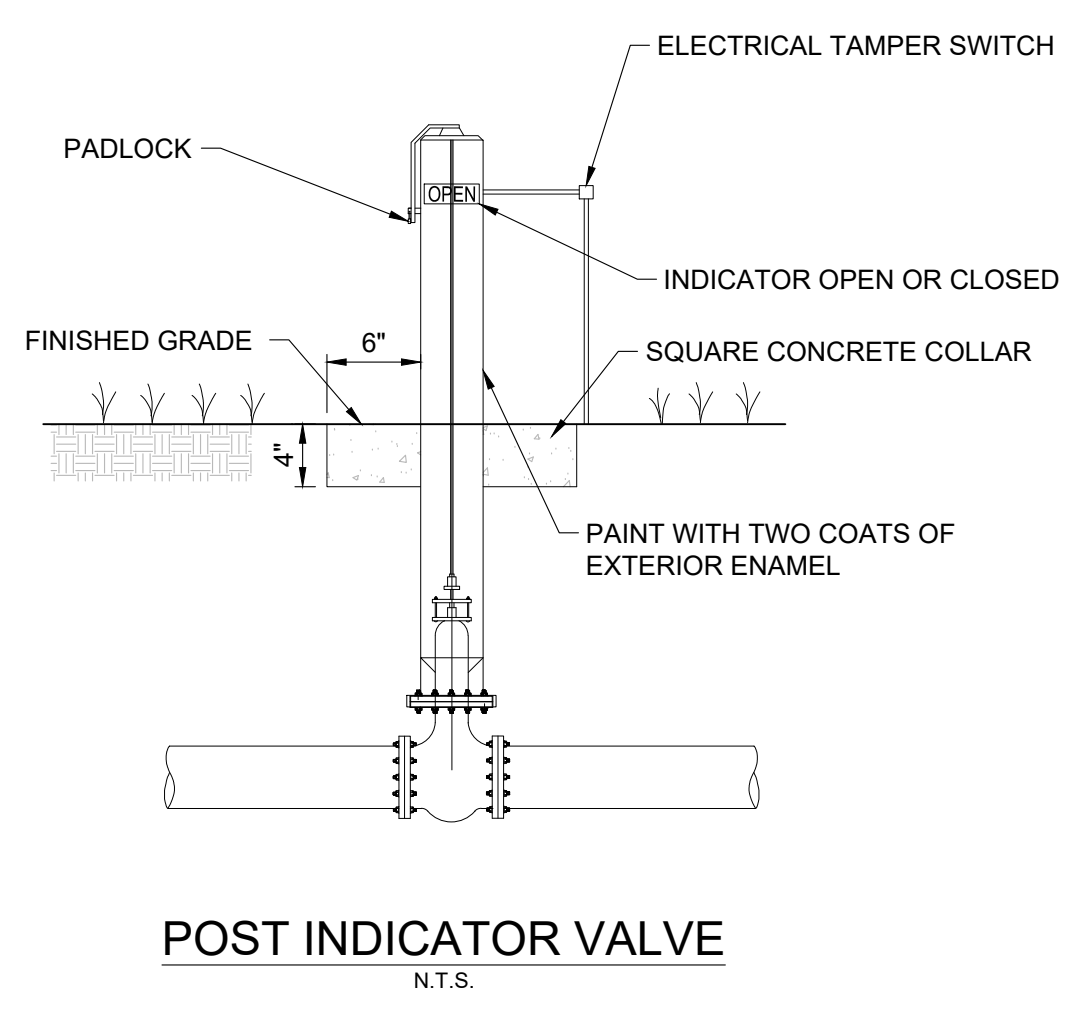
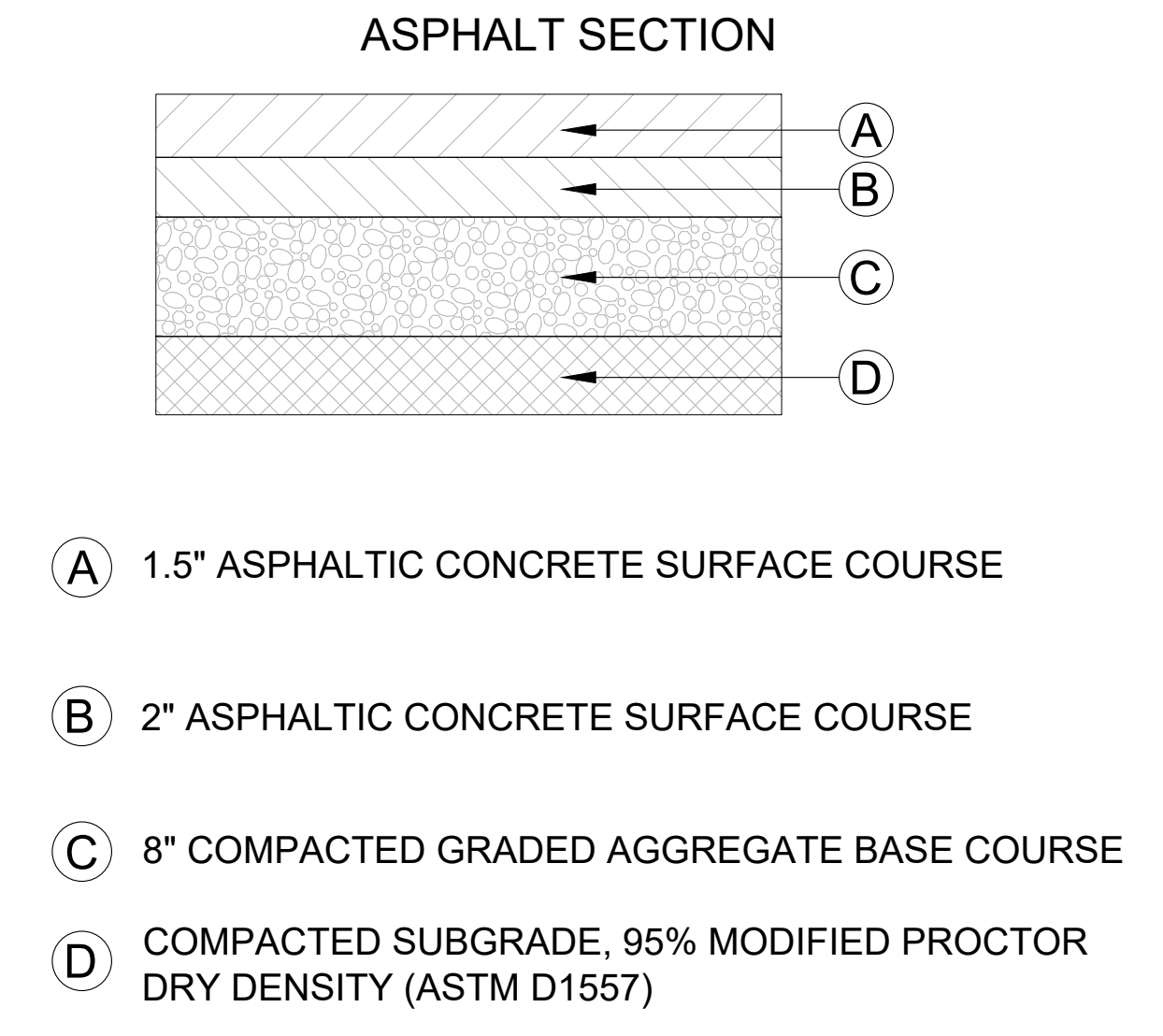
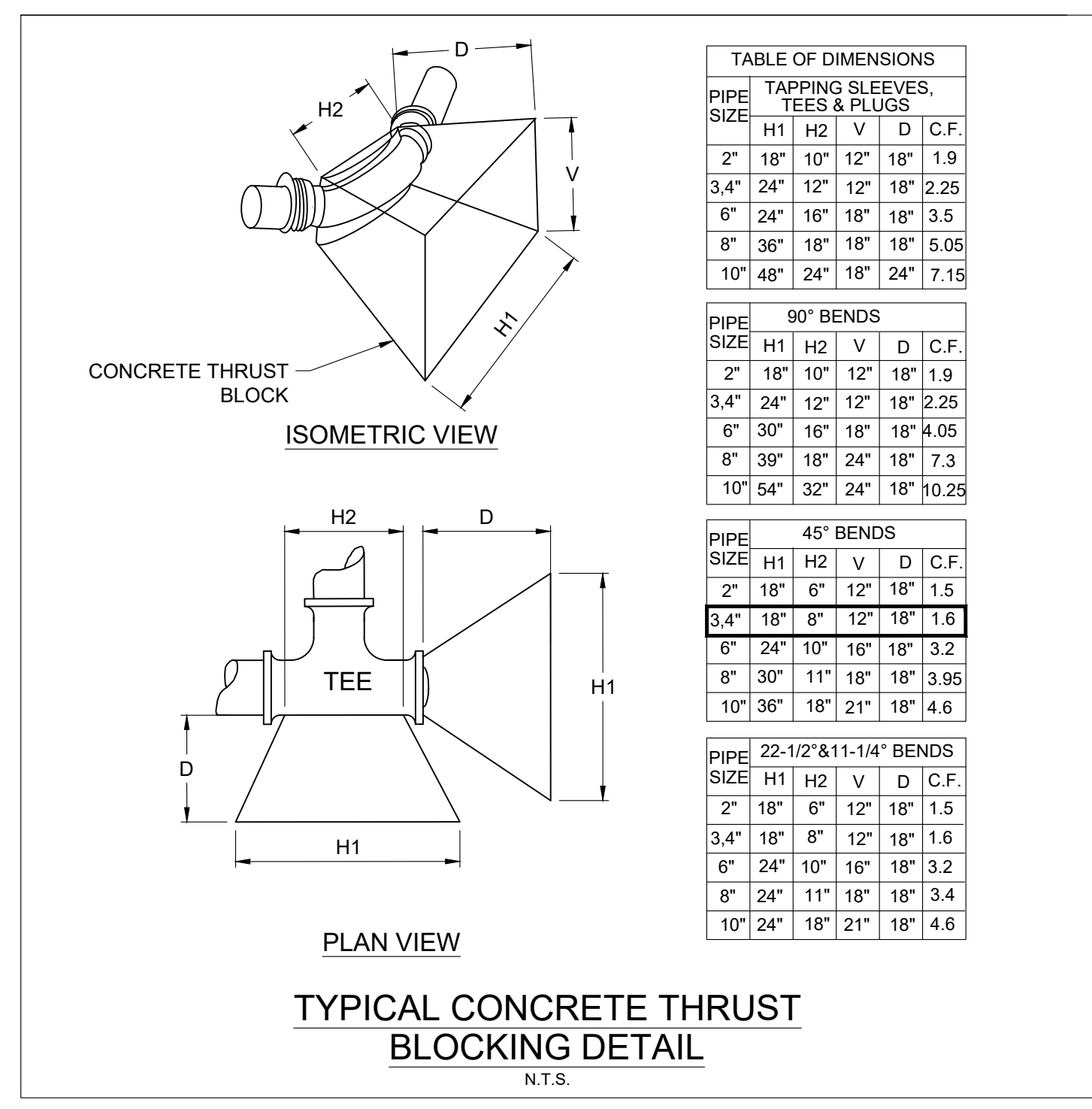
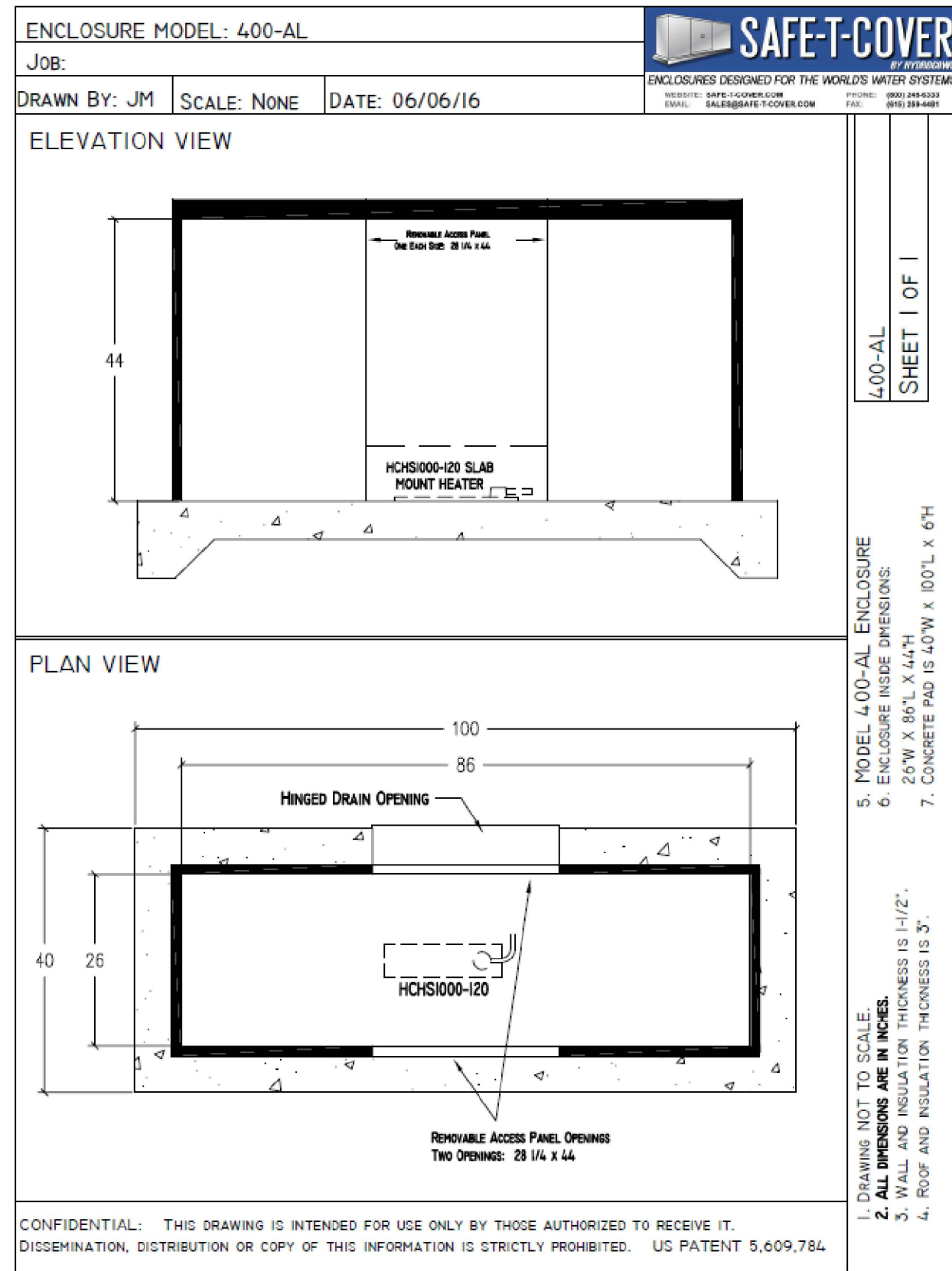
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 DRAWN BY: T-SQUARE
 REVIEWER: TET

UTILITY PLAN
 1268 LEWISBURG PIKE
 WILLIAMSON COUNTY, TENNESSEE

PROJECT
 19-0111

SHEET
 C-3.0

IVYBROOK ACADEMY
 TIMOTHY C. TURNER
 REGISTERED ENGINEER
 STATE OF TENNESSEE
 8/27/19



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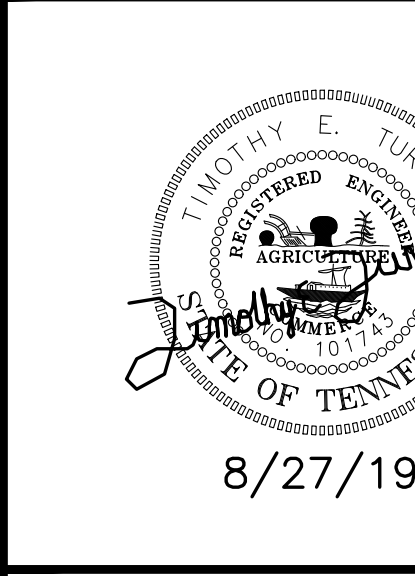
DRAWN BY: T-SQUARE

REVIEWER: TET

DETAILS

1268 LEWISBURG PIKE

WILLIAMSON COUNTY, TENNESSEE



PROJECT

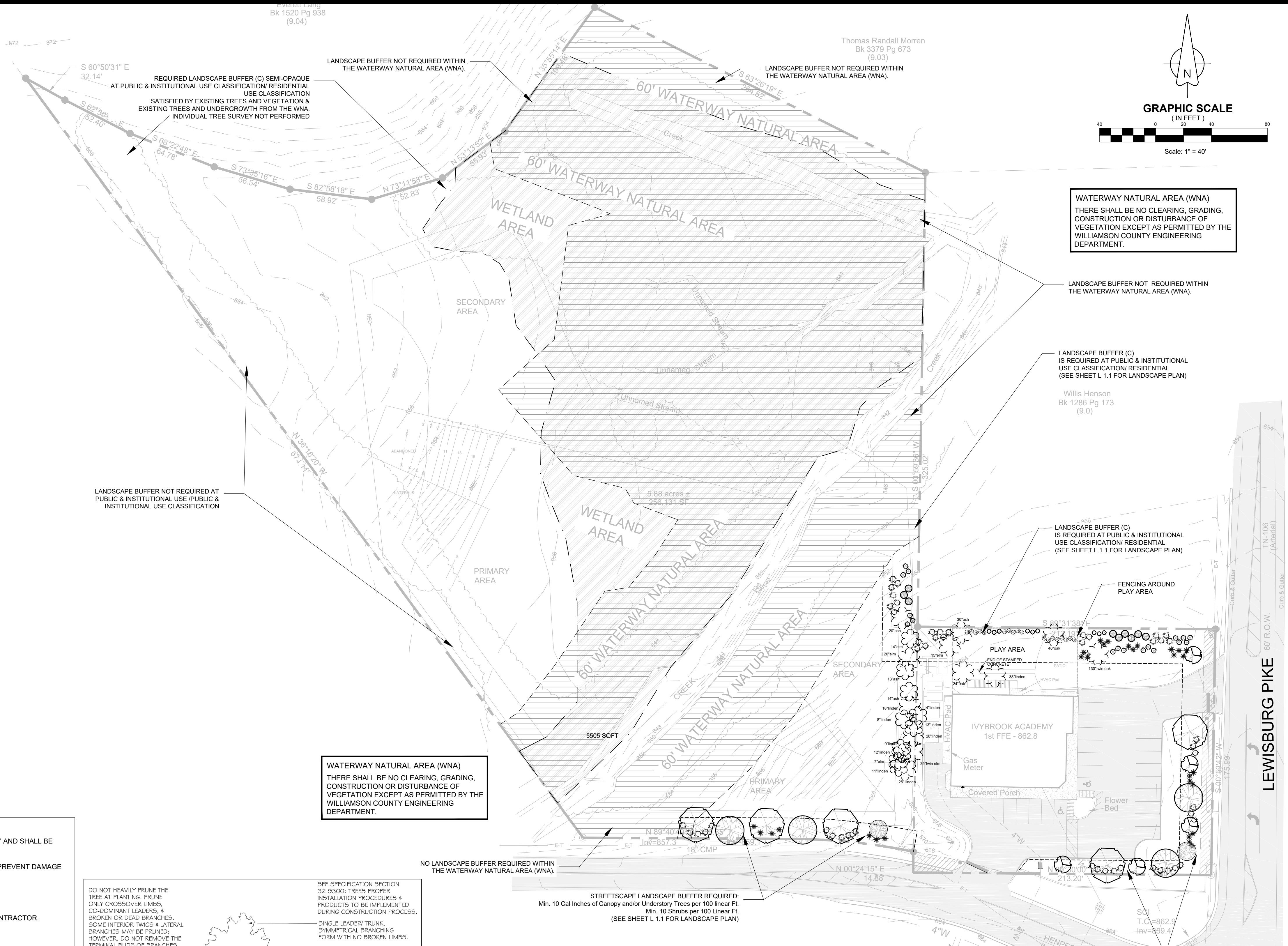
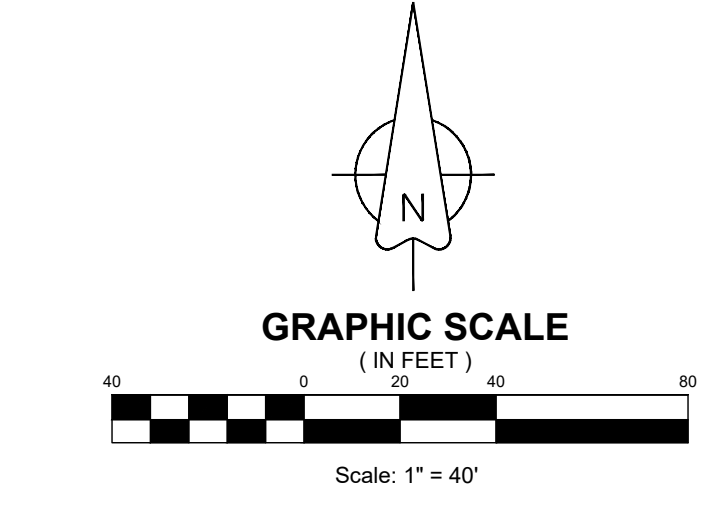
19-0111

SHEET

C-4.0

Reference Log
Bk 1520 Pg 938
(9.04)

Thomas Randall Morren
Bk 3379 Pg 673
(9.03)



WATERWAY NATURAL AREA (WNA)
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.

LANDSCAPE BUFFER (C) IS REQUIRED AT PUBLIC & INSTITUTIONAL USE CLASSIFICATION/ RESIDENTIAL (SEE SHEET L 1.1 FOR LANDSCAPE PLAN)

Willis Hanson
Bk 1286 Pg 173
(9.0)

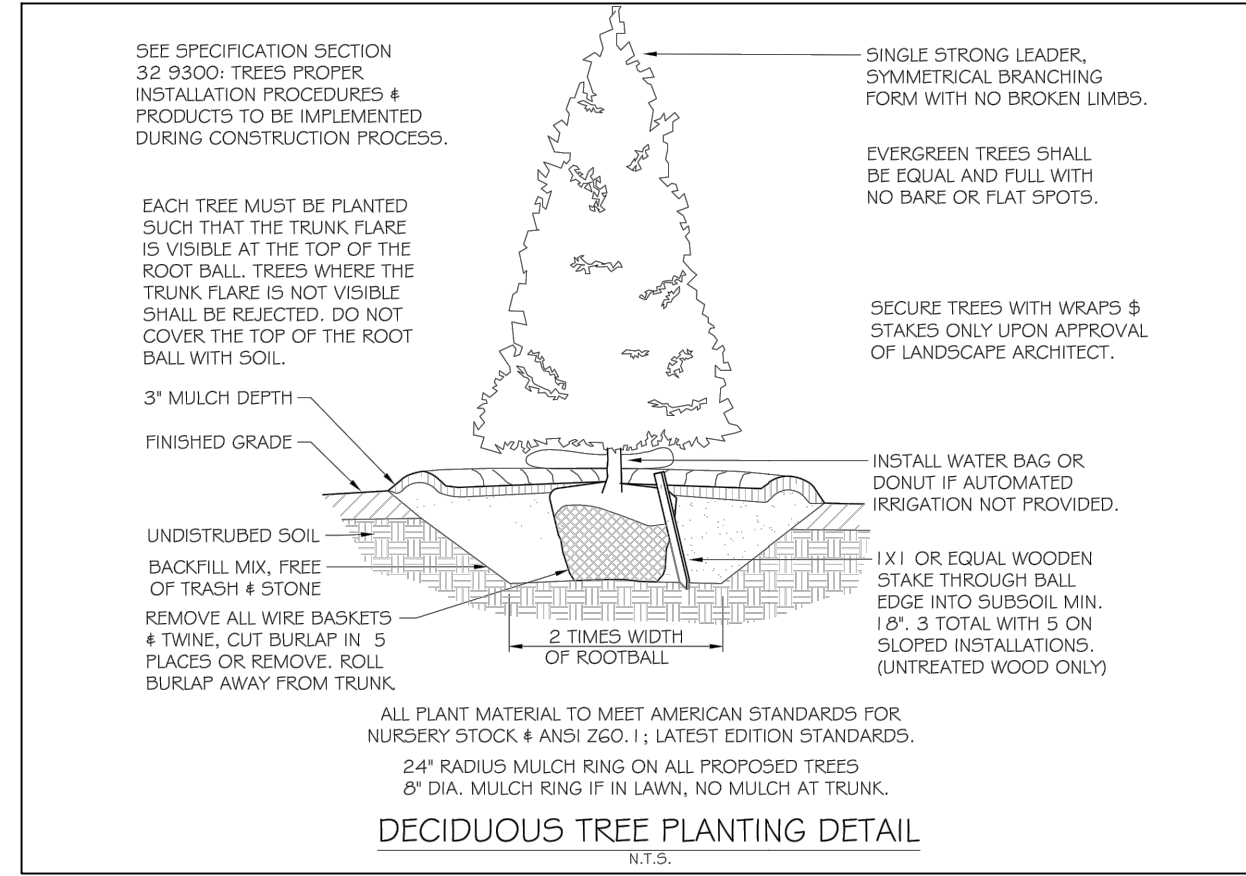
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NO LANDSCAPE BUFFER REQUIRED WITHIN THE WATERWAY NATURAL AREA (WNA).

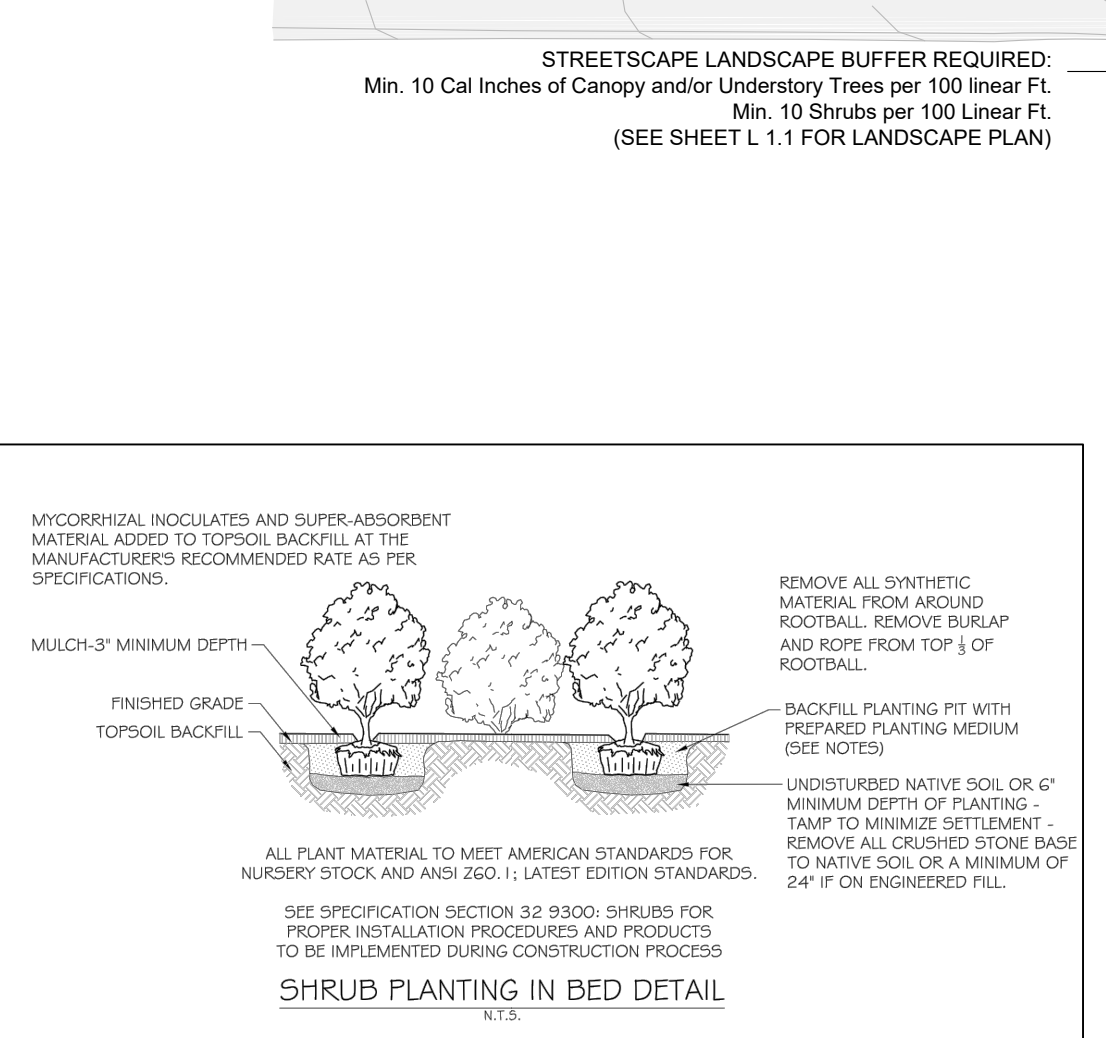
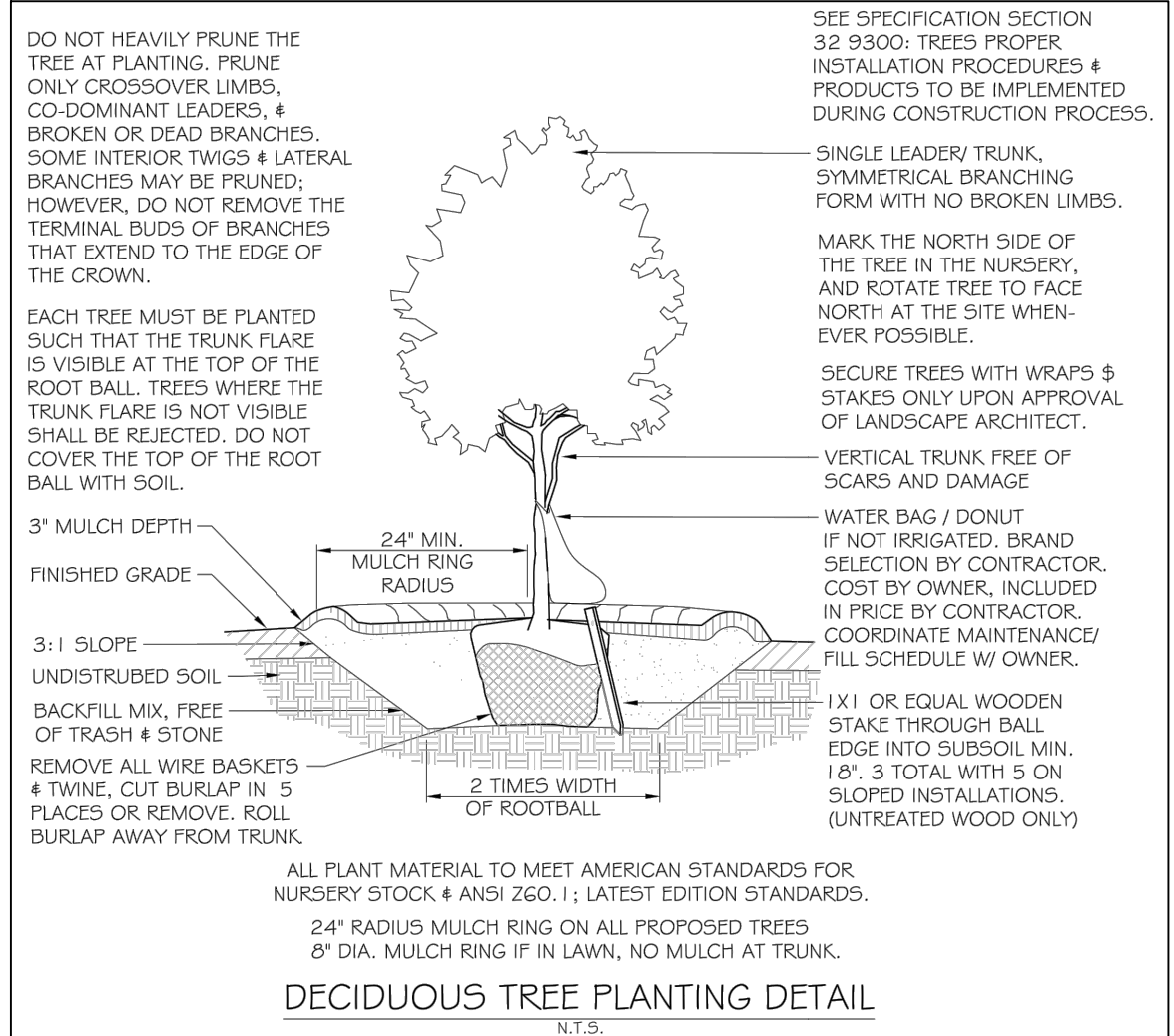
STREETSCAPE LANDSCAPE BUFFER REQUIRED:
Min. 10 Cal Inches of Canopy and/or Understory Trees per 100 Linear FL
Min. 10 Shrubs per 100 Linear FL
(SEE SHEET L 1.1 FOR LANDSCAPE PLAN)

STREETSCAPE LANDSCAPE BUFFER REQUIRED:
Min. 10 Cal Inches of Canopy and/or Understory Trees per 100 Linear FL
Min. 10 Shrubs per 100 Linear FL
(SEE SHEET L 1.1 FOR LANDSCAPE PLAN)



LANDSCAPE REQUIREMENTS
SITE AREA: 5.88 ACRES
MAP & PARCEL #: Map 106 Parcel 26
PROPERTY ZONE: MGA-1 / MGA-H
PARKING REQUIREMENTS: EXISTING PARKING LOT / NO ADDITIONAL PARKING ADDED
BUFFERYARD REQUIREMENTS:
• LANDSCAPE BUFFER (C) SEMI-OPAQUE
• STREETSCAPE LANDSCAPE BUFFER

LANDSCAPE NOTES
THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
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.
THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1,000 SF OF 10-10-10 FERTILIZER.
ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIALS QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
THE LANDSCAPE CONTRACTOR NOTIFY THE LANDSCAPE ARCHITECT OF ANY ARCHITECTURAL FEATURES SUCH AS WALKWAYS, WINDOWS, OR BUILT ELEMENTS THAT CONFLICT WITH THE APPROVED PLANTING PLAN.
ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIAL SCHEDULE.
WHEN IRRIGATED THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY THE REPRESENTATIVE.
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 BURLAP MATERIALS. GUYING IS NOT ALLOWED.
NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO CANOPY TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT WITHOUT SIGNING OF A RELEASE WAIVER. 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 6' FROM THE CENTERLINE OF DRAINAGE.
NO CANOPY TREE SHALL BE LOCATED CLOSER THAN 15' FROM A LIGHT SOURCE.



OWNER OF RECORD
HOWARD VARNEDOE
7021 MAYFLOWER CIRCLE
BRENTWOOD, TN 37027
APPLICANT
T-SQUARE ENGINEERING
701 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212

NO.	DATE	REVISIONS
1	7/11/19	REVISIONS PER CITY/OWNER COMMENTS
2	7/10/19	REVISIONS PER CITY/OWNER COMMENTS
3	8/19/19	REVISIONS PER TRAFFIC STUDY COMMENTS

DATE: 04-16-2019
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

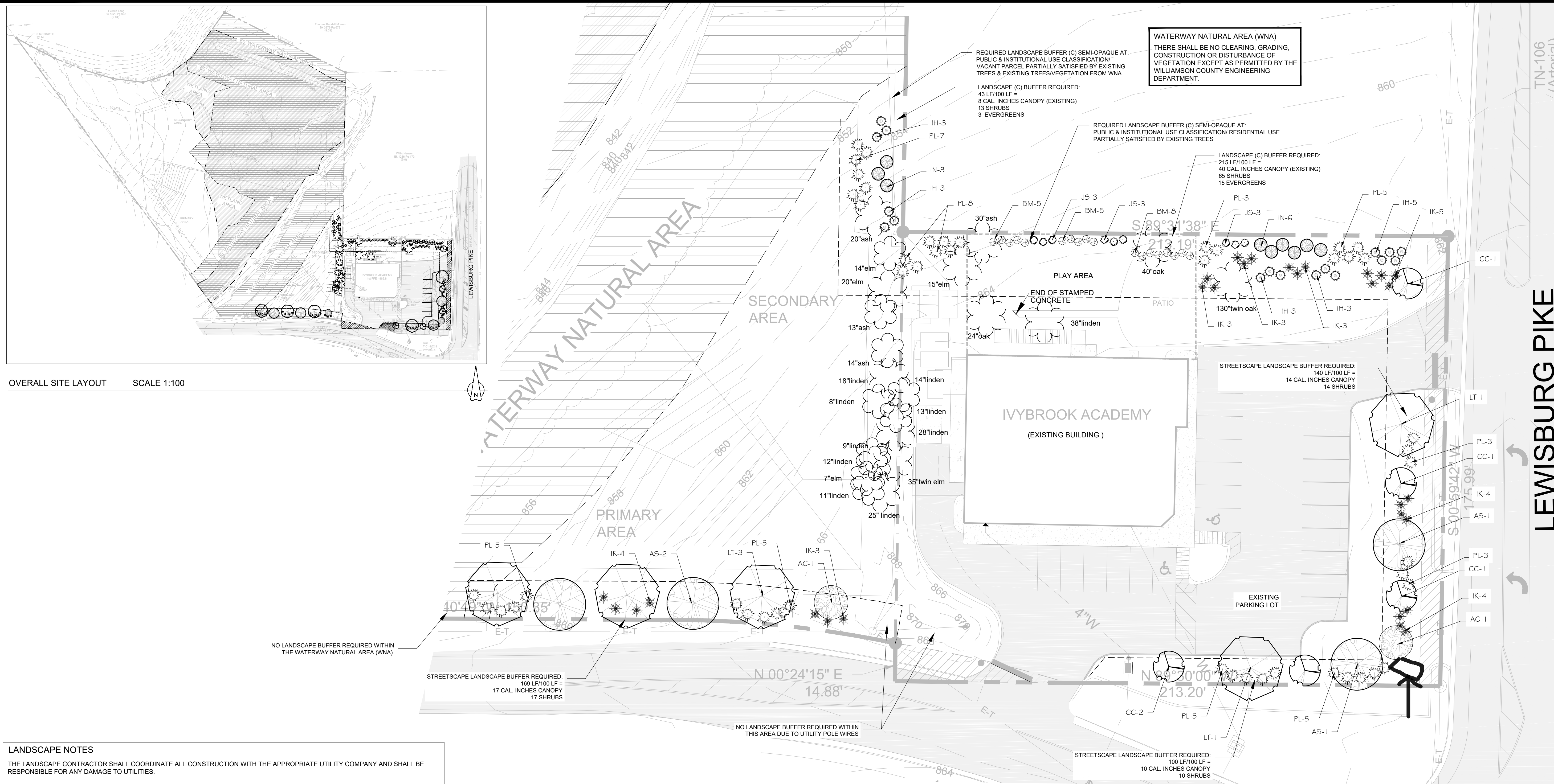
LANDSCAPE PLAN
1268 LEWISBURG PIKE
WILLIAMSON COUNTY, TENNESSEE



8/27/19

PROJECT
19-0111

SHEET
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OVERALL SITE LAYOUT SCALE 1:100

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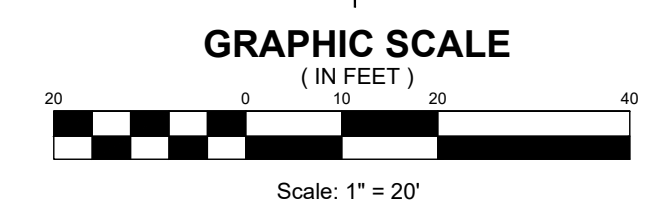
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BUFFERYARD MATERIALS SCHEDULE

KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
EVERGREEN TREES							
IN	9	Ilex x 'Nellie R. Stevens'	Nellie R Stevens Holly	6'		FTB	
JS	9	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	6'		FTB	
SHRUBS							
BM	18	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	36"	15'-18"	FTB	
IH	17	Ilex crenata 'Heller'	Heller's Japanese Holly	36"	15'-18"	FTB	
IK	14	Ilex glabra	Inkberry	36"	15'-18"	FTB	
PL	23	Prunus lauroseralis 'Otto Luyken'	Otto Luyken Cherry Laurel	36"	15'-18"	FTB	
TURF							
SEED		Turf Mixture	Rebel III Turftype Fescue. Seed all disturbed areas @ 8# 1,000sf.				
SOD		Rebel II Fine Bladed Fescue Sod	Install in all lawn areas.				
NOTES							
FTB = Full To Base							
THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS							

STREET BUFFERYARD MATERIALS SCHEDULE

KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
CANOPY TREES							
AS	4	Acer saccharum	Sugar Maple	14'-16'	7-8'	3"	5' Clear Trunk
LT	4	Liriodendron tulipifera	Tulip Poplar	14'-16'	7-8'	3"	5' Clear Trunk
UNDERSTORY/EVERGREEN TREES							
AC	2	Acer campestre	Hedge Maple	6'-8'	3-4'	2"	
CC	5	Cercis canadensis	Red Bud	6'-8'	3-4'	2"	
SHRUBS							
IK	16	Ilex glabra	Inkberry	36"	15'-18"	FTB	
PL	26	Prunus lauroseralis 'Otto Luyken'	Otto Luyken Cherry Laurel	36"	15'-18"	FTB	
TURF							
SEED		Turf Mixture	Rebel III Turftype Fescue. Seed all disturbed areas @ 8# 1,000sf.				
SOD		Rebel II Fine Bladed Fescue Sod	Install in all lawn areas.				
MISCELLANEOUS							
		Shredded Hardwood Bark Mulch	Minimum 3" depth throughout.				
NOTES							
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IVYBROOK ACADEMY