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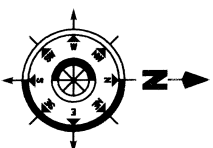
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Revisions
 PLAN COMMISSION SUBMITTAL - SEPTEMBER 21, 2005

Project Title
**Maple Grove
 Condominium Homes**
 3270 & 3276 Maple Grove Drive

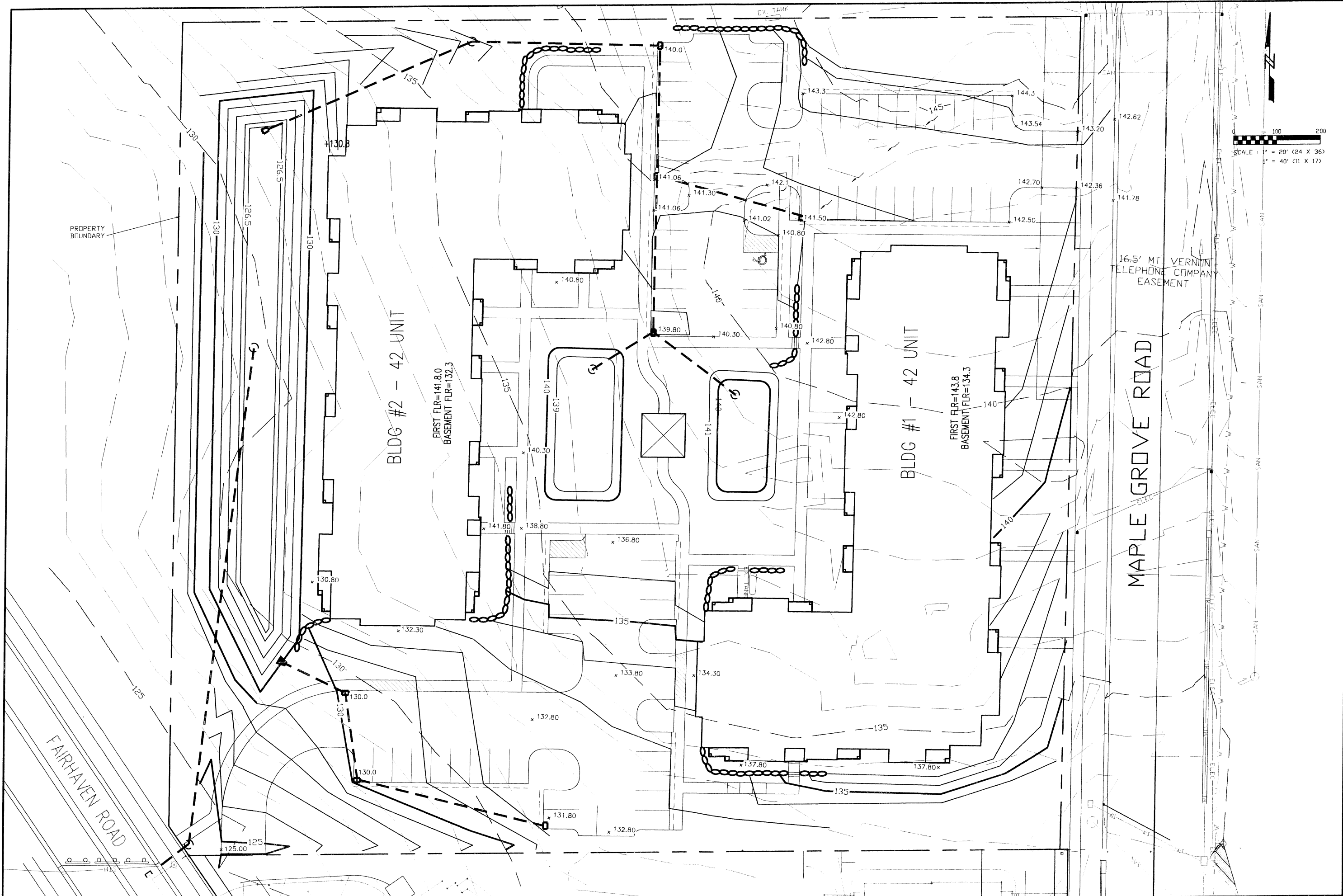
SITE PLAN
 1" = 20'



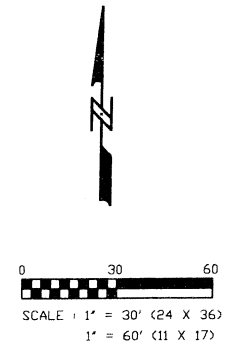
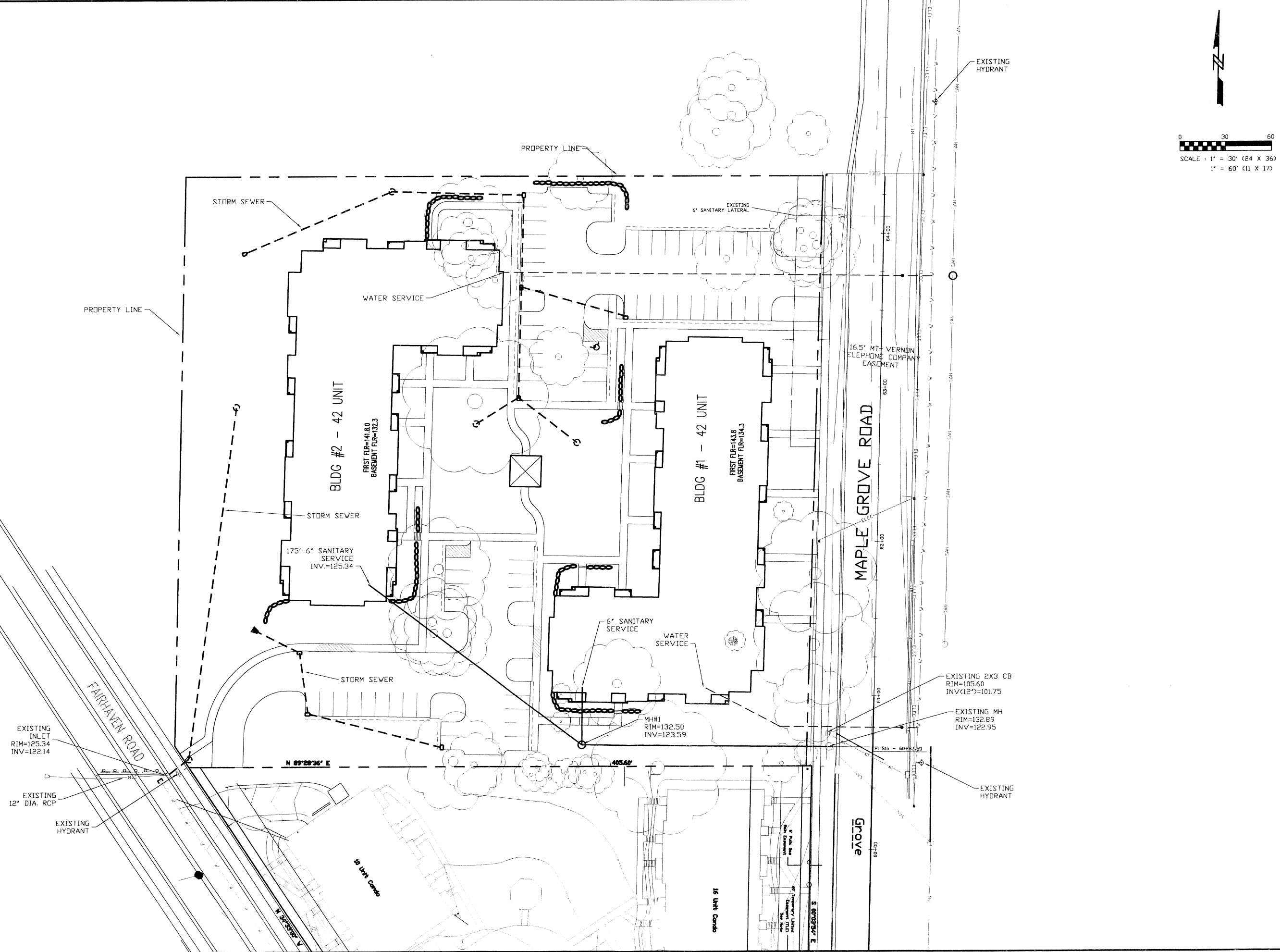
Drawing Title
Site Plan

Project No. **0525** Drawing No. **C-1.1**

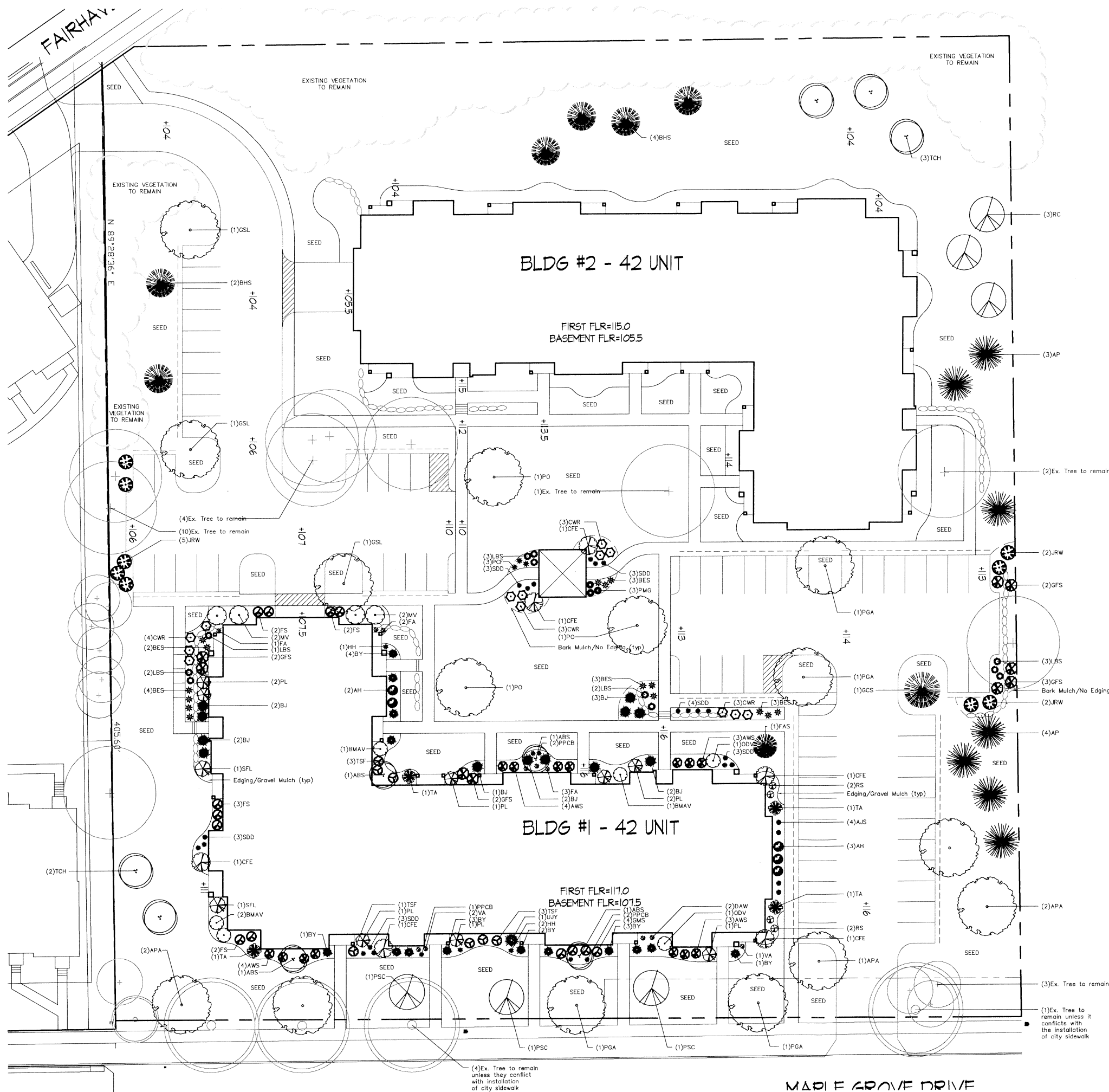
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<p>Calkins Engineering, LLC Civil Engineers & Land Surveyors</p>	<p>DATE: 09-20-05</p>	<p>REVISIONS:</p>	<p>Calkins Engineering, LLC 2010 Voges Road Nashville, TN 37218 (615) 838-0444</p>
	<p>MAPLE GROVE CONDOMINIUMS GRADING PLAN 3270 & 3276 Maple Grove Drive</p>	<p>DRAWING NAME: P:\MLOS\VMC\E_POINT\BASETOP.DWG</p>	<p>FN: MLDG</p>
<p>PAGE C1.2</p>			



Calkins Engineering, llc Civil Engineers & Land Surveyors	MAPLE GROVE CONDOMINIUMS UTILITY PLAN 3270 & 3274 MAPLE GROVE DRIVE	Calkins Engineering, LLC 3000 Vogel Road Memphis, TN 38118 (901) 838-0444
	DATE: 09-20-05 REVISIONS:	DRAWING NAME: P:\MLOS\DWG\E_POINT\BASE\TOP.DWG FN: M106
PAGE C1.3		



Plant Material List

Quantity	Code Name	Scientific Name	Planting Size
Broadleaf Deciduous			
4	ABS	Autumn Brill Serviceberry	4' B&B
5	APA	Autumn Purple White Ash	2" B&B
3	GSL	Greenspire Littleleaf Linden	2" TS
4	PGA	Patmore Green Ash	2" B&B
3	PO	Pin Oak	2" B&B
3	PSC	Pink Spires Crabapple	1 1/2" B&B
3	RC	Robinson Crabapple	1 1/2" B&B
5	TCH	Thins Cockspur Hawthorn	6' B&B
Conifer Evergreen			
7	AP	Austrian Pine	5' B&B
14	BY	Berryhill Yew	18" B&B
6	BHS	Black Hills Spruce	5' B&B
12	BJ	Buffalo Juniper	#2 CONT.
1	FAS	Fat Albert Blue Spruce	5' B&B
1	GCS	Green Colorado Spruce	5' B&B
4	TA	Techny/mission Arborvitae	4' B&B
1	UJY	Upright Japanese Yew	18" B&B
Perennial			
4	AJS	Autumn Joy Sedum (red 24")	#1 CONT.
15	BES	Black-eyed Susan	#1 CONT.
2	DAW	Deutschland Astilbe (white)	#1 CONT.
6	FA	Fanal Astilbe (red)	#1 CONT.
3	HH	Halcyon Hosta (blue 12-24")	#1 CONT.
11	LBS	Little Bluestem	#1 CONT.
5	PPCB	Palace Purple Coral Bells	#1 CONT.
3	PCF	Purple Coneflower	#1 CONT.
3	PMG	Purple Maiden Grass	#1 CONT.
4	RS	Russian Sage	#1 CONT.
19	SDD	Stella De Oro Daylily (gold 18" Re)	#1 CONT.
3	VA	Visions Astilbe (raspberry)	#1 CONT.
Shrub			
5	AH	Anniabell Hydrangea	#2 CONT.
14	AWS	Anthony Waterer Spirea	#2 CONT.
4	BMAV	Blue Muffin Arwd Viburnum	#5 CONT.
13	CWR	Carefree Wonder Rose	#2 CONT.
6	CFE	Chicago Fire Winged Euonymus	#5 CONT.
9	FS	Fraebel Spirea	#2 CONT.
4	GMS	Gold Mound Spirea	#2 CONT.
9	GFS	Goldflame Spirea	#2 CONT.
9	JRW	Java Red Weigela	#2 CONT.
4	MV	Mahican Viburnum	#5 CONT.
2	ODV	Onondaga Sargent Viburnum	4' B&B
8	PL	Palibin Lilac	#3 CONT.
2	SFL	Sensation Lilac	#5 CONT.
7	TSF	Texas Scarlet Floweringquince	#2 CONT.

GENERAL NOTES

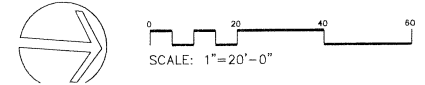
- A) Areas labeled "Bark Mulch" to receive a mixture of hardwood shredded bark mulch spread to a 3" depth over pre-emergent.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive bark rings (and bark beds) consisting of a mixture of hardwood shredded bark mulch spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Plastic Edging" to be Valley View Black Diamond Edging or equivalent.
- D) Areas labeled "Gravel Mulch" to receive 1-1/2" washed gravel spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Areas labeled "Seed" shall receive a mixture of the following types:
 - 40% Palmer Ryegrass
 - 20% Baron Bluegrass
 - 20% Nassau Bluegrass
 - 20% Pennlown Creeping Red Fescue

C) Plant beds adjacent to building foundation to be finished with 1-1/2" diameter washed gravel mulch spread to a 3"-4" depth over fabric weed barrier.


LANDSCAPE POINTS REQUIREMENTS	
Number of parking stalls	65
Number of 2" Min. Cal. Trees Required	5
Number of Landscape Points Required	305

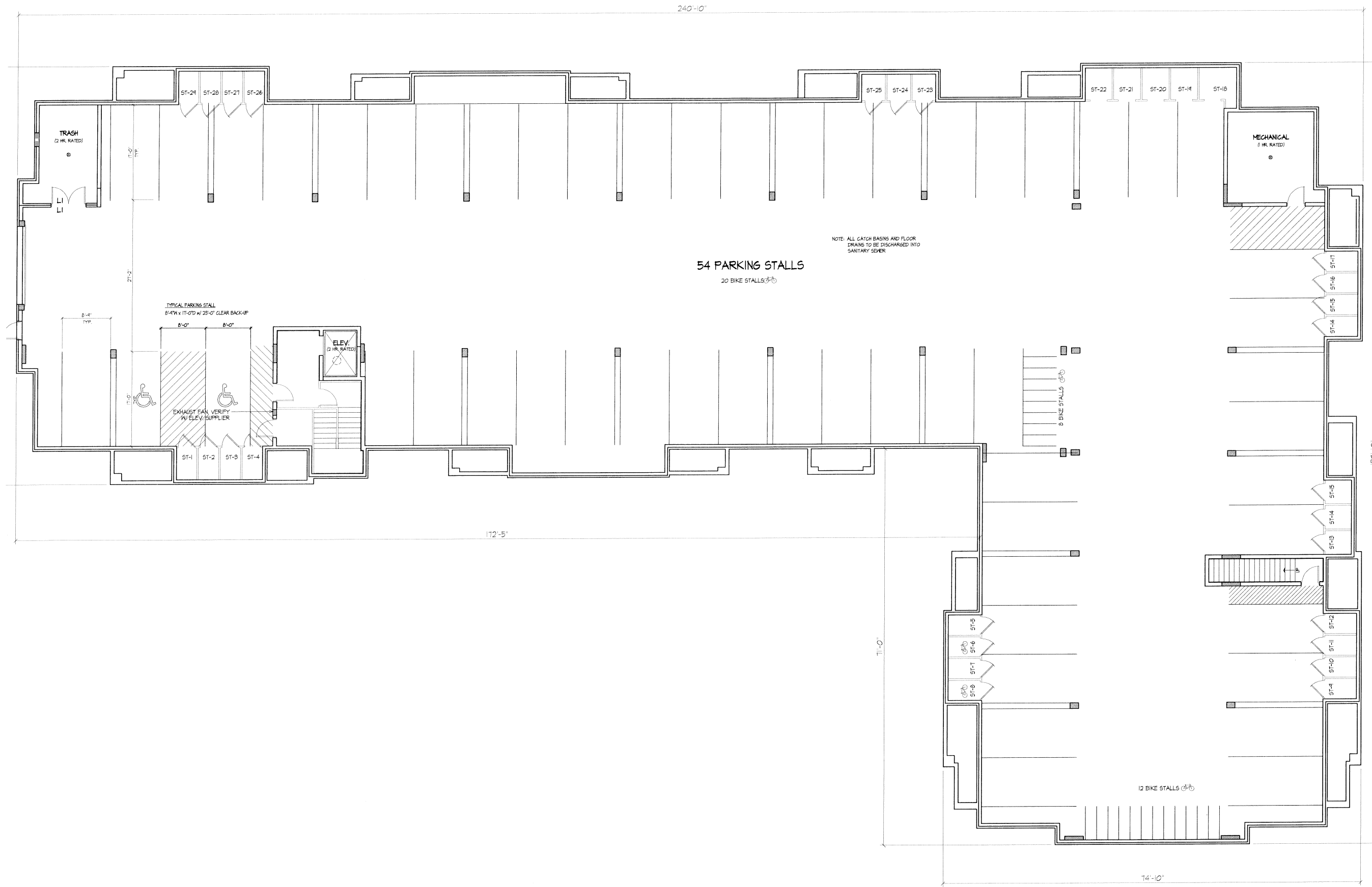
SOLUTION	
8 Canopy Trees (2"-2 1/2") @ 35 pts.	280
= Canopy Trees or Small Ornamental Trees (1 1/2 - 2 0) @ 15 pts.	120
14 Deciduous Shrubs @ 2 pts.	28
= Evergreen Shrubs @ 3 pts.	42
8 Evergreen Trees (3" HT) @ 15 pts.	120
= Decorative Wall or Fence @ 5 pts. per 10 l.f.	=
= Earth Berm per 10 l.f.	=
= Average Ht. - 30" @ 5 pts.	=
= Average Ht. - 15" @ 2 pts.	=
TOTAL POINTS 428	

TREESCAPE AND TYPICAL FOUNDATION PLANTING



Consultant

Notes
1. (1) BIKE PARKING STALL PROVIDED IN EACH STORAGE LOCKER AS NOTED WITH 



Revisions
PLAN COMMISSION SUBMITTAL - SEPTEMBER 21, 2005

Project Title
Maple Grove
Condominium Homes
3270 & 3276 Maple Grove Drive

42 Unit Building
Drawing Title
Basement Plan
Building # 2 (#1 similar)

Project No. **0525** Drawing No. **A-1.0**

BASEMENT FLOOR PLAN
1/8" = 1'-0"



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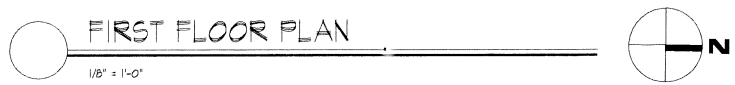


 5% @ 70% MEDIAN INCOME
 10% @ 80% MEDIAN INCOME

Revisions
 PLAN COMMISSION SUBMITTAL - SEPTEMBER 21, 2008

Project Title
**Maple Grove
 Condominium Homes**
 3270 & 3276 Maple Grove Drive

42 Unit Building
 Drawing Title
First Floor Plan
 Building # 1
 Project No. **0525** Drawing No. **A-1.1**



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Revisions
PLAN COMMISSION SUBMITTAL - SEPTEMBER 21, 2005

Project Title
**Maple Grove
Condominium Homes**
3270 & 3276 Maple Grove Drive

42 Unit Building

Drawing Title
Second Floor Plan
Building # 1

Project No. Drawing No.

0525

A-1.2

SECOND FLOOR PLAN

1/8" = 1'-0"



Consultant

Notes



Revisions

PLAN COMMISSION SUBMITTAL - SEPTEMBER 31, 2005

Project Title
Maple Grove
Condominium Homes
3270 & 3276 Maple Grove Drive

42 Unit Building
Drawing Title
Third Floor Plan
Building # 1

Project No. **0525** Drawing No. **A-1.3**

THIRD FLOOR PLAN
1/8" = 1'-0"



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Notes

Revisions

PLAN COMMISSION SUBMITTAL - SEPTEMBER 21, 2005

Project Title
Maple Grove
Condominium Homes
3270 & 3276 Maple Grove Drive

42 Unit Building

Drawing Title
First Floor Plan
Building # 2

Project No.

0525

Drawing No.

A-1.4

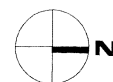
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 10% @ 80% MEDIAN INCOME

FIRST FLOOR PLAN

1/8" = 1'-0"



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Notes



Revisions
 PLAN COMMISSION SUBMITTAL - SEPTEMBER 21, 2005

Project Title
Maple Grove Condominium Homes
 3210 & 3216 Maple Grove Drive

42 Unit Building
 Drawing Title
Second Floor Plan
 Building # 2
 Project No. **0525** Drawing No. **A-1.5**

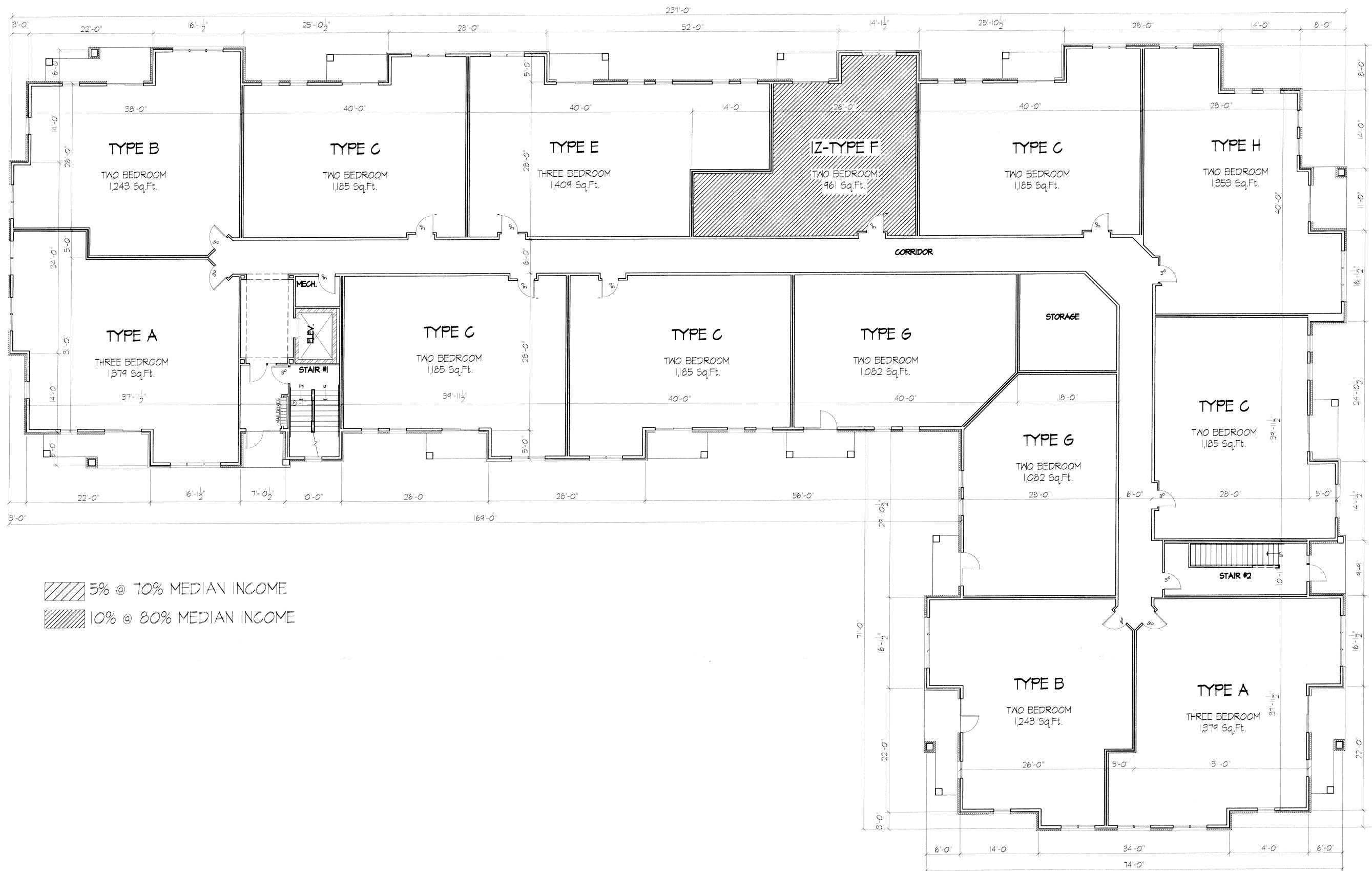
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 5% @ 70% MEDIAN INCOME
 10% @ 80% MEDIAN INCOME

Consultant

Notes



Revisions

PLAN COMMISSION SUBMITTAL - SEPTEMBER 21, 2005

Project Title
Maple Grove
Condominium Homes
3270 & 3276 Maple Grove Drive

42 Unit Building

Drawing Title
Third Floor Plan
Building # 2

Project No.

0525

Drawing No.

A-1.6

THIRD FLOOR PLAN
1/8" = 1'-0"





FRONT (STREET) ELEVATION
 1/8" = 1'-0"



TYPICAL MATERIALS:

- Asphalt Shingles
- Alum. Wrapped Fascia
- 'Hardi-Plank' Frieze Board
- Vinyl Siding
4" Exposure (TYP.)
- 'Hardi-Plank' Band Board
- Precast Sill
- Brick Veneer
- Vinyl Siding
6" Exposure (TYP.)

SIDE ELEVATION
 1/8" = 1'-0"

Revisions
 Issued - June 29, 2005
 Plan commission Submittal - September 21, 2005

Project Title
**Maple Grove
 Condominium Homes**
 3270 & 3276 Maple Grove Drive

42 Unit Building
 Drawing Title
Elevations
 Building # 1 & #2

Project No. Drawing No.
0525 A-2.1