

Permit #: 116

Permit Date: 12/18/23

Permit Type: Board of Zoning Appeals

Case Number: BZA 24-02

PC Meeting Date:

BZA Meeting Date: a. 3rd Tuesday of January

Assigned Meeting Date: 01/16/2024

Special Meeting Date:

Applicant Is: Contractor

Applicant Name: Joshua White

Applicant Address: 2506 Winford Ave.

Applicant City, State, ZIP: Nashville, TN 37211

Applicant Phone Number: 6152569414

Applicant Email: josh.white@joshuabuilders.net

Description: Requesting a variance to the Oak Hill Woodland and Tree Protection standards to allow installation of pressurized sewer line through wooded area of 5021 Villa Crest Dr. and onto and across 1107 Ridgeview Dr., and into Metro sewer main to replace failing septic system at 5021 Villa Crest Dr. No trees are proposed to be removed, however some damage to root systems is anticipated due to trenching within the dripline. The Villa Crest lot is in Radnor Lake Natural Area Impact Zone (RLNAIZ) while the Ridgeview lot is not in the RLNAIZ.

Project Cost: 0

Square Feet: 0

Lot Area: 102366

Lot Coverage: 0

Heat/cooled area: 0

Proposed Height(ft.): 0

#of stories: 0

Lot Depth/Width Ratio:

Avg. front setback of adjacent homes:

Zoning District: Zone C

Radnor Lake Impact Zone: Yes

Steep Slope: Yes

Plat/Subdivison:

Status: Open

Assigned To: Stephen Snow

Property 5021 VILLA CREST DR LOT 6 VILLA ESTATES

Permit #: 117

Permit Date: 12/18/23

Permit Type: Board of Zoning Appeals

Case Number: BZA 24-03

PC Meeting Date:

BZA Meeting Date: a. 3rd Tuesday of January

Assigned Meeting Date: 01/16/2024

Special Meeting Date:

Applicant Is: Contractor

Applicant Name: Joshua White

Applicant Address: 2506 Winford Ave.

Applicant City, State, ZIP: Nashville, TN 37211

Applicant Phone Number: 6152569414

Applicant Email: josh.white@joshuabuilders.net

Description: Requesting a variance to the Oak Hill Woodland and Tree Protection standards to allow installation of pressurized sewer line through wooded area of 5025 Villa Crest Dr. This work through 5025 will allow sewer line installation from 5029 Villa Crest Dr. through 5025 Villa Crest Dr., to and through 5021 Villa Crest Dr., and then onto and across 1107 Ridgeview Dr., and into Metro sewer main; all to replace failing septic systems at 5021 and 5029 Villa Crest Dr. No trees are proposed to be removed, however some damage to root systems is anticipated due to trenching within the dripline. The Villa Crest lots are in Radnor Lake Natural Area Impact Zone (RLNAIZ) while the Ridgeview lot is not in the RLNAIZ.

Project Cost: 0

Square Feet: 0

Lot Area: 160736

Lot Coverage: 0

Heat/cooled area: 0

Proposed Height(ft.): 0

#of stories: 0

Lot Depth/Width Ratio:

Avg. front setback of adjacent homes:

Zoning District: Zone C

Radnor Lake Impact Zone: Yes

Steep Slope: Yes

Plat/Subdivison:

Property: 5025 VILLA CREST DR

Permit #: 115

Permit Date: 12/18/23

Permit Type: Board of Zoning Appeals

Case Number: BZA 24-04

PC Meeting Date:

BZA Meeting Date: a. 3rd Tuesday of January

Assigned Meeting Date: 01/16/2024

Special Meeting Date:

Applicant Is: Contractor

Applicant Name: Joshua White

Applicant Address: 2506 Winford Ave.

Applicant City, State, ZIP: Nashville, TN 37211

Applicant Phone Number: 6152569414

Applicant Email: josh.white@joshuabuilders.net

Description: Requesting a variance to the Oak Hill Woodland and Tree Protection standards to allow installation of pressurized sewer line through wooded area of 5029 Villa Crest Dr. onto and across 5025 Villa Crest Dr., onto and across to 5021 Villa Crest Dr., onto and across 1107 Ridgeview Dr., and into Metro sewer main to replace failing septic system at 5029 Villa Crest Dr. No trees are proposed to be removed, however some damage to root systems is anticipated due to trenching within the dripline. All Villa Crest lots are in Radnor Lake Natural Area Impact Zone (RLNAIZ) while the Ridgeview lot is not in the RLNAIZ.

Project Cost: 0

Square Feet: 0

Lot Area: 117612

Lot Coverage: 0

Heat/cooled area: 0

Proposed Height(ft.): 0

#of stories: 0

Lot Depth/Width Ratio:

Avg. front setback of adjacent homes:

Zoning District: Zone C

Radnor Lake Impact Zone: Yes

Steep Slope: Yes

Plat/Subdivison:

Status: Open

Property: 5029 VILLA CREST DR

Permit #: 118

Permit Date: 12/18/23

Permit Type: Board of Zoning Appeals

Case Number: BZA 24-05

PC Meeting Date:

BZA Meeting Date: a. 3rd Tuesday of January

Assigned Meeting Date: 01/16/2024

Special Meeting Date:

Applicant Is: Contractor

Applicant Name: Joshua White

Applicant Address: 2506 Winford Ave.

Applicant City, State, ZIP: Nashville, TN 37211

Applicant Phone Number: 6152569414

Applicant Email: josh.white@joshuabuilders.net

Description: Requesting a variance to the Oak Hill Woodland and Tree Protection standards to allow installation of pressurized sewer line through wooded area of 1107 Ridgeview Dr., having originated from 5021 and 5029 (and having passed through 5025) Villa Crest Dr. The purpose of this work is to replace failing septic systems at 5021 and 5029 Villa Crest Dr. No trees are proposed to be removed, however some damage to root systems is anticipated due to trenching within the dripline. The Villa Crest lots are in Radnor Lake Natural Area Impact Zone (RLNAIZ) while the Ridgeview lot is not in the RLNAIZ.

Project Cost: 0

Square Feet: 0

Lot Area: 72745

Lot Coverage: 0

Heat/cooled area: 0

Proposed Height(ft.): 0

#of stories: 0

Lot Depth/Width Ratio:

Avg. front setback of adjacent homes:

Zoning District: Zone C

Radnor Lake Impact Zone: Yes

Steep Slope: Yes

Plat/Subdivison:

Status: Open

Property: 1107 RIDGEVIEW DR

December 15, 2023

City of Oak Hill
5548 Franklin Pk, Suite 101
Nashville, TN 37220

Letter of Description for Sewer Line Project
5021, 5025, 5029 Villa Crest Dr and
1107 Ridgeview Dr
Nashville, TN 37220

To Oak Hill Board of Zoning Appeals:

We are requesting a variance to the Oak Hill Woodland and Tree Protection Standards to allow the installation of a pressurized sewer line to be installed within the drip line of multiple trees located on the lots at 5021, 5025, and 5029 Villa Crest Dr and 1107 Ridgeview Dr. No tree removal is expected for the installation of the proposed sewer line but due to the heavily wooded nature of these 4 lots, it impossible to perform the installation of the sewer line without some work within the drip line of mature tree.

This project has been necessitated by the need for the installation of private sewer lines for the two properties located at 5021 and 5029 Villa Crest Drive. These homes are currently on very dated and failing septic systems and the septic fields are located on the steep slopes areas behind the houses. The owners are needing to abandon the old septic systems and connect to the Metro sewer. The largest complication to this basic sewer necessity is that no Metro sewer main exists on Villa Crest Drive.

The alternate plan for gaining Metro sewer access for the two properties has been to create and record private sewer utility easements from each residence to the nearest existing Metro sewer main located in Ridgeview Dr below the properties. The new private sewer lines will originate at the homes up on Villa crest, travel down the backside of the 5021 property, pass into an easement that has been granted and recorded by the adjacent neighbor located at 1107 Ridgeview below 5021, and crossing the property at 1107 and tap into the Metro sewer main in Ridgeview. All of the utility easements for the private sewer lines to originate at the Villa Crest properties and reach the sewer main at Ridgeview have been surveyed and defined and signed by the respective property owners granting access to the owners of 5021 and 5029.

The new force main sewer line system proposed consists of a 1 ½" PVC line coming off of gravity fed grinder tanks located behind the homes at 5021 and 5029. The grinder tank pressurizes the 1 ½" line pushing the sewage through the line. Being that the sewer line is only 1 ½" PVC line, the installation can be done by an irrigation trencher rather than a large excavator. This also gives the ability to curve the sewer line around trees that may exist in the sewer easements. Also, if roots are encountered by a trencher the roots are cut more cleanly which is healthier for trees than the roots being torn out by a larger excavator. A cross-section

drawing by the design engineer of the sewer line installation is included in the attached drawings packet.

In our due diligence, even though no trees are planned to be removed, we have hired an engineer to calculate the lot coverage of existing trees for each of the 4 involved properties. According to tree retention standards of section 905 of the Woodland and Tree Protection Ordinance for Oak Hill, even if every tree located in or directly beside the sewer easements were to be removed, all 4 lots would still be well above the minimum retention standards. Please see drawings included for tree retention calculations and sewer easement locations.

We have also consulted with the arborist tree experts at Parke Tree Company on the path of the sewer route to minimize impact to existing trees and reduce root damage to the greatest extent feasible. Their letter of site observation and supporting conclusion is also attached.

Thank you for your time!

Josh

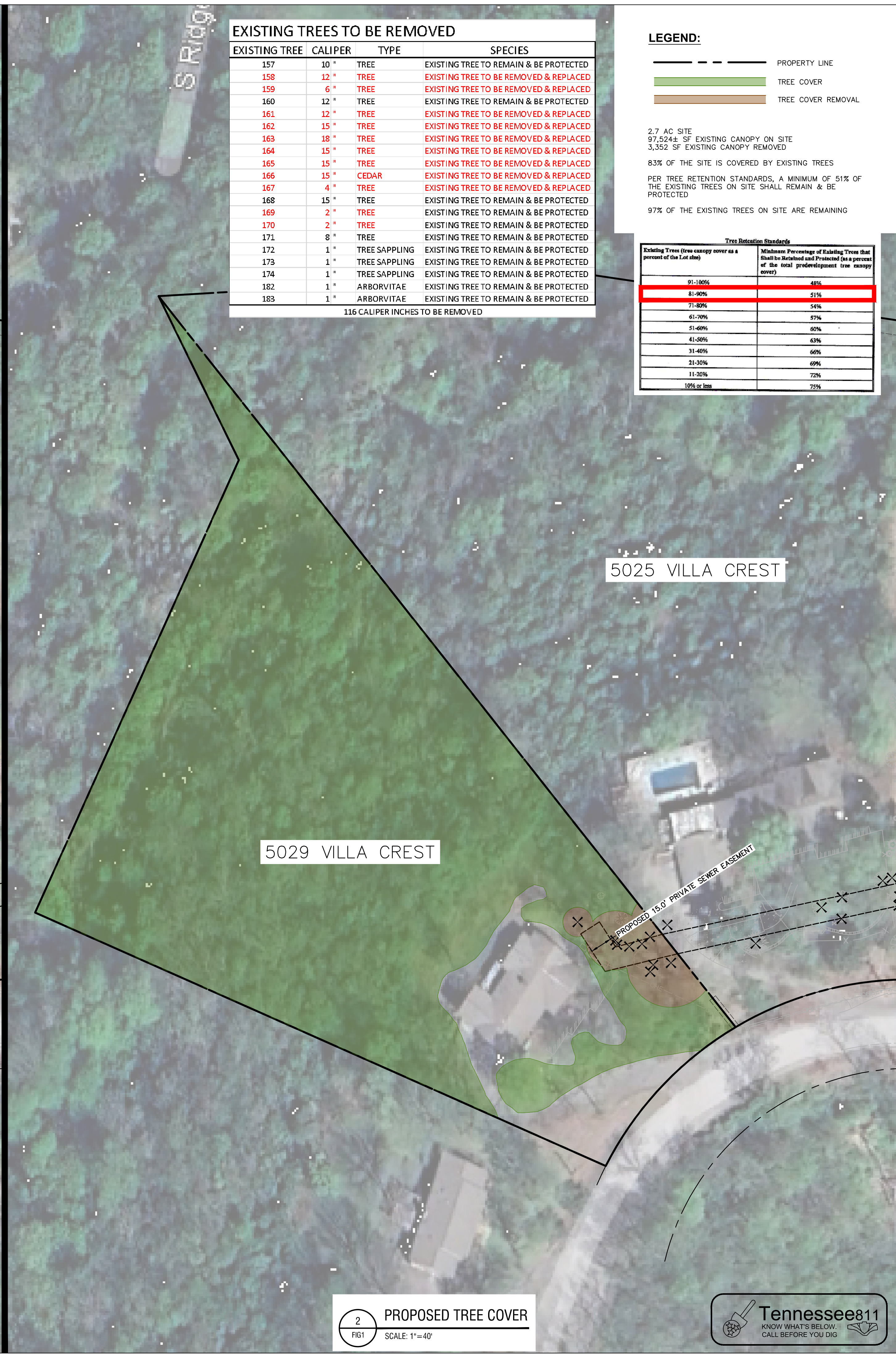
Joshua D. White
President
Joshua Builders, Inc.
2506 Winford Ave.
Nashville, TN 37211
(P) 615-256-9414 ext. 106
(F) 615-256-9415



K:\02_Projects\23001-23056-01_Villa Crest\02_DWG\00_FIG1_23056-01_TREE CANOPY.dwg
 11/30/2023 12:23:30 PM
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1
 FIG1
 EXISTING TREE COVER
 SCALE: 1"=40'



2
 FIG1
 PROPOSED TREE COVER
 SCALE: 1"=40'

EXISTING TREES TO BE REMOVED

EXISTING TREE	CALIPER	TYPE	SPECIES
157	10"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
158	12"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
159	6"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
160	12"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
161	12"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
162	15"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
163	18"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
164	15"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
165	15"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
166	15"	CEDAR	EXISTING TREE TO BE REMOVED & REPLACED
167	4"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
168	15"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
169	2"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
170	2"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
171	8"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
172	1"	TREE SAPPLING	EXISTING TREE TO REMAIN & BE PROTECTED
173	1"	TREE SAPPLING	EXISTING TREE TO REMAIN & BE PROTECTED
174	1"	TREE SAPPLING	EXISTING TREE TO REMAIN & BE PROTECTED
182	1"	ARBORVITAE	EXISTING TREE TO REMAIN & BE PROTECTED
183	1"	ARBORVITAE	EXISTING TREE TO REMAIN & BE PROTECTED

116 CALIPER INCHES TO BE REMOVED

LEGEND:

- PROPERTY LINE
- TREE COVER
- TREE COVER REMOVAL

2.7 AC SITE
 97,524± SF EXISTING CANOPY ON SITE
 3,352 SF EXISTING CANOPY REMOVED

83% OF THE SITE IS COVERED BY EXISTING TREES

PER TREE RETENTION STANDARDS, A MINIMUM OF 51% OF THE EXISTING TREES ON SITE SHALL REMAIN & BE PROTECTED

97% OF THE EXISTING TREES ON SITE ARE REMAINING

Tree Retention Standards

Existing Trees (tree canopy cover as a percent of the lot area)	Minimum Percentage of Existing Trees that shall be Retained and Protected (as a percent of the total predevelopment tree canopy cover)
91-100%	49%
81-90%	51%
71-80%	54%
61-70%	57%
51-60%	60%
41-50%	63%
31-40%	66%
21-30%	69%
11-20%	72%
10% or less	75%



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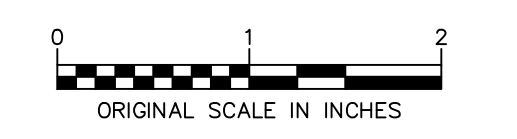
VILLA CREST SEWER
 5029 VILLA CREST DR
 NASHVILLE, TN 37220

ISSUED FOR: CONCEPTUAL SITE LAYOUT

PROJECT NUMBER: 23056-01 DATE: 11/30/23

DRAWN BY: PM REVIEWED BY: PR

NORTH ARROW: SCALE: 1" = 40'



REVISIONS		
NO.	DATE	DESCRIPTION

DRAWING NAME:

EXISTING VS PROPOSED TREE CANOPY COVER

DRAWING NUMBER:

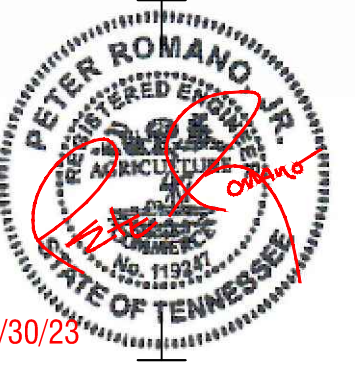


FIG1



COLLECTED CIVIL ENGINEERING

921B Woodland Street Nashville, TN 37206



11/30/23

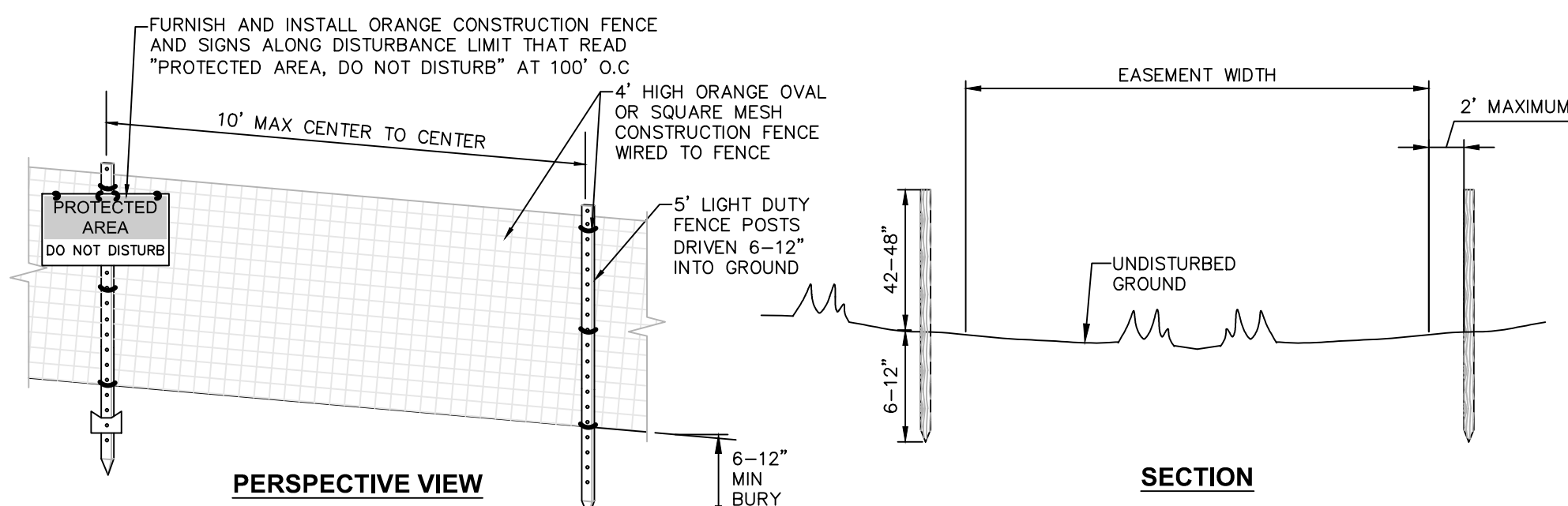
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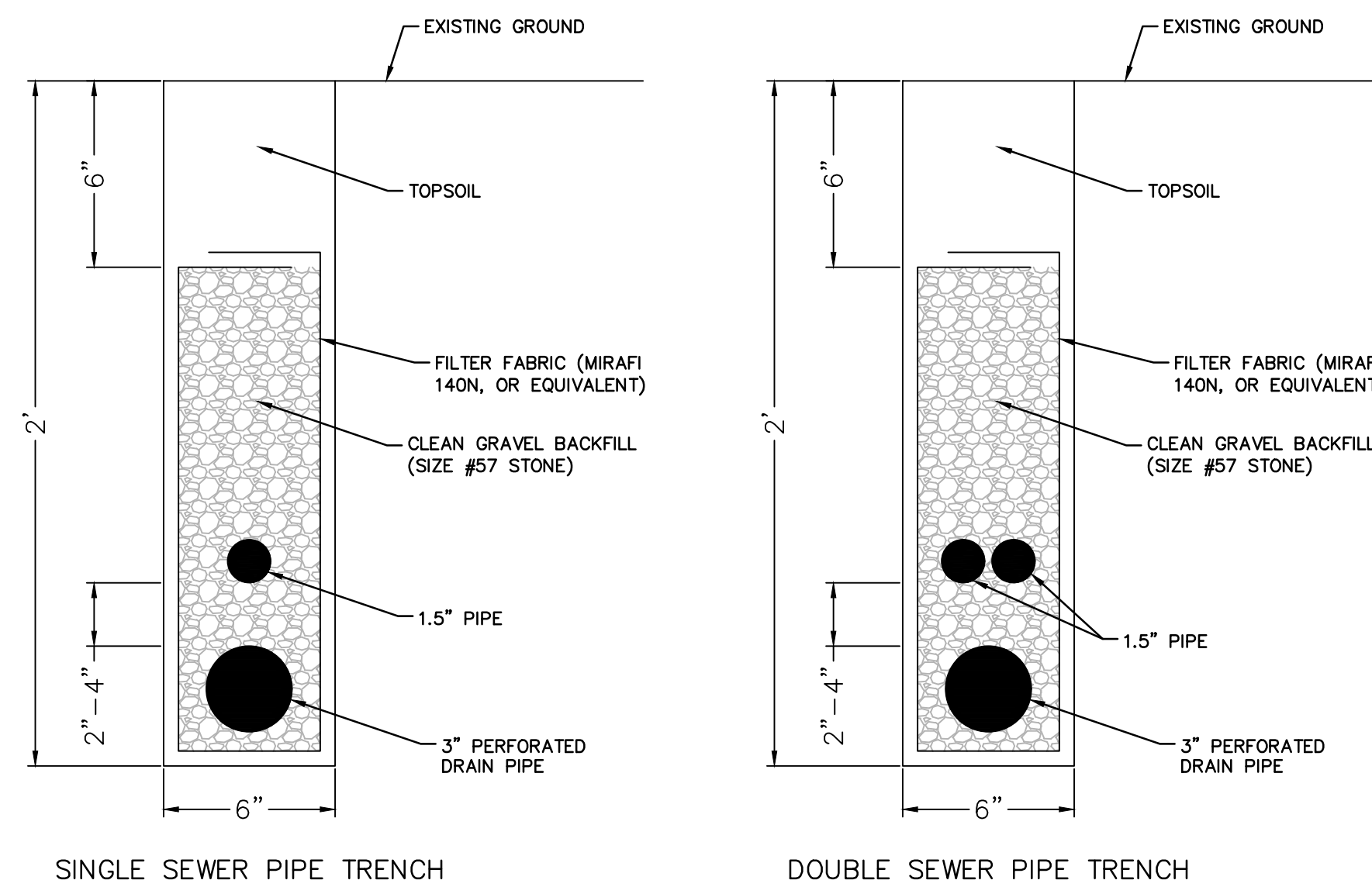
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5025 VILLA CREST

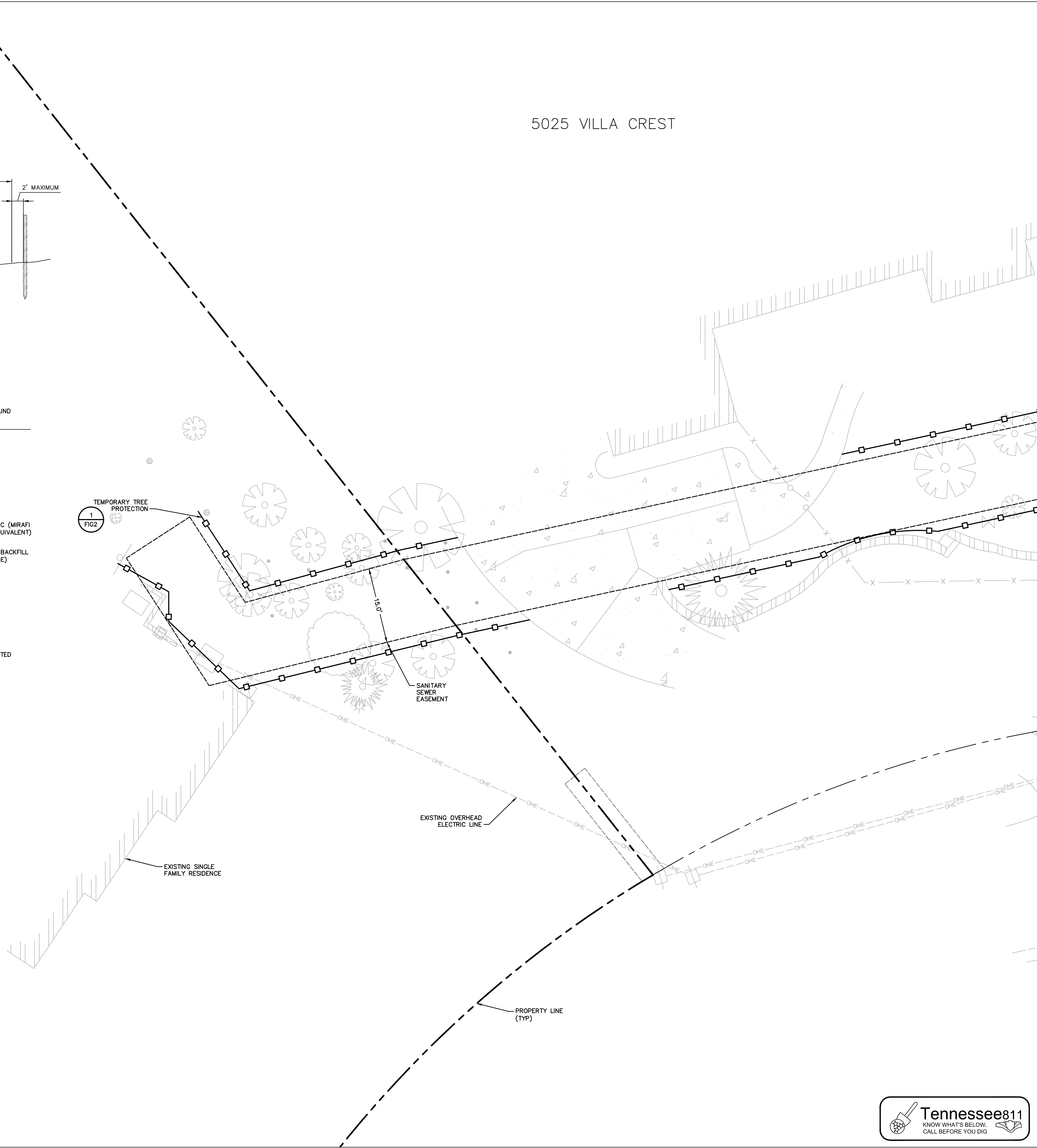
5029 VILLA CREST



1 TEMPORARY TREE PROTECTION DETAIL - LINEAR BOUNDARY
SCALE: NOT TO SCALE



2 TYPICAL TRENCH DETAIL
SCALE: NOT TO SCALE



VILLA CREST SEWER

5029 VILLA CREST DR
NASHVILLE, TN 37220

ISSUED FOR: CONCEPTUAL SITE LAYOUT

PROJECT NUMBER: 23056-01 DATE: 11/30/23

DRAWN BY: PM REVIEWED BY: PR

NORTH ARROW: [North Arrow] SCALE: 1" = 10'

0 1 2 ORIGINAL SCALE IN INCHES

REVISIONS		
NO.	DATE	DESCRIPTION

DRAWING NAME:

TREE PROTECTION FIGURE

DRAWING NUMBER:



FIG2

K:\02_Projects\2301-23056-01_Villa Crest\02_DWG\01_FIG_23056-01_TREE PROTECTION.dwg 11/30/2023 12:23:53 PM This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Collected Civil Engineering, LLC shall be without liability to Collected Civil Engineering, LLC.

K:\02_Projects\23001-23056-02_Villa Crest\02_DWG\00_FIG1_23056-02_TREE CANOPY.dwg
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Tree Retention Standards

Existing Trees (tree canopy cover as a percent of the lot area)	Minimum Percentage of Existing Trees that Shall be Retained and Protected (as a percent of the total predevelopment tree canopy cover)
91-100%	85%
81-90%	51%
71-80%	54%
61-70%	57%
51-60%	60%
41-50%	63%
31-40%	66%
21-30%	69%
11-20%	72%
10% or less	75%

LEGEND:

- PROPERTY LINE
- TREE COVER
- TREE COVER REMOVAL

3.69 AC SITE
 139,508± SF EXISTING CANOPY ON SITE
 6,728 SF EXISTING CANOPY REMOVED

87% OF THE SITE IS COVERED BY EXISTING TREES
 PER TREE RETENTION STANDARDS, A MINIMUM OF 51% OF THE EXISTING TREES ON SITE SHALL REMAIN & BE PROTECTED
 95% OF THE EXISTING TREES ON SITE ARE REMAINING



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VILLA CREST SEWER
 5025 VILLA CREST DR
 NASHVILLE, TN 37220

ISSUED FOR: CONCEPTUAL SITE LAYOUT

PROJECT NUMBER: 23056-02 DATE: 11/30/23

DRAWN BY: PM REVIEWED BY: PR

NORTH ARROW: SCALE: 1" = 40'

ORIGINAL SCALE IN INCHES

REVISIONS		
NO.	DATE	DESCRIPTION

DRAWING NAME:

EXISTING VS PROPOSED TREE CANOPY COVER

DRAWING NUMBER:

EXISTING TREES TO BE REMOVED

EXISTING TREE	CALIPER	TYPE	SPECIES
2	2"	MAGNOLIA	EXISTING TREE TO REMAIN & BE PROTECTED
3	3"	MAGNOLIA	EXISTING TREE TO REMAIN & BE PROTECTED
4	6"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
5	24"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
18	6"	CEDAR	EXISTING TREE TO REMAIN & BE PROTECTED
19	12"	CEDAR	EXISTING TREE TO REMAIN & BE PROTECTED
20	15"	PINE	EXISTING TREE TO REMAIN & BE PROTECTED
21	8"	CEDAR	EXISTING TREE TO REMAIN & BE PROTECTED
22	15"	HICKORY	EXISTING TREE TO BE REMOVED & REPLACED
23	8"	CEDAR	EXISTING TREE TO BE REMOVED & REPLACED
24	4"	TREE DEAD	EXISTING TREE TO BE REMOVED & REPLACED
25	24"	HICKORY	EXISTING TREE TO BE REMOVED & REPLACED
52	6"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
55	18"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
57	18"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
58	3"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
59	3"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
152	21"	HICKORY	EXISTING TREE TO BE REMOVED & REPLACED
153	15"	HICKORY	EXISTING TREE TO BE REMOVED & REPLACED
154	8"	GINKO	EXISTING TREE TO BE REMOVED & REPLACED
155	21"	HICKORY	EXISTING TREE TO BE REMOVED & REPLACED
156	30"	HACKBERRY	EXISTING TREE TO BE REMOVED & REPLACED
175	1"	ARBORVITAE	EXISTING TREE TO REMAIN & BE PROTECTED
176	1"	ARBORVITAE	EXISTING TREE TO REMAIN & BE PROTECTED
177	1"	ARBORVITAE	EXISTING TREE TO REMAIN & BE PROTECTED
178	1"	ARBORVITAE	EXISTING TREE TO REMAIN & BE PROTECTED
179	1"	ARBORVITAE	EXISTING TREE TO REMAIN & BE PROTECTED
180	1"	ARBORVITAE	EXISTING TREE TO REMAIN & BE PROTECTED
181	1"	ARBORVITAE	EXISTING TREE TO REMAIN & BE PROTECTED
184	27"	PINE	EXISTING TREE TO BE REMOVED & REPLACED

173 CALIPER INCHES TO BE REMOVED

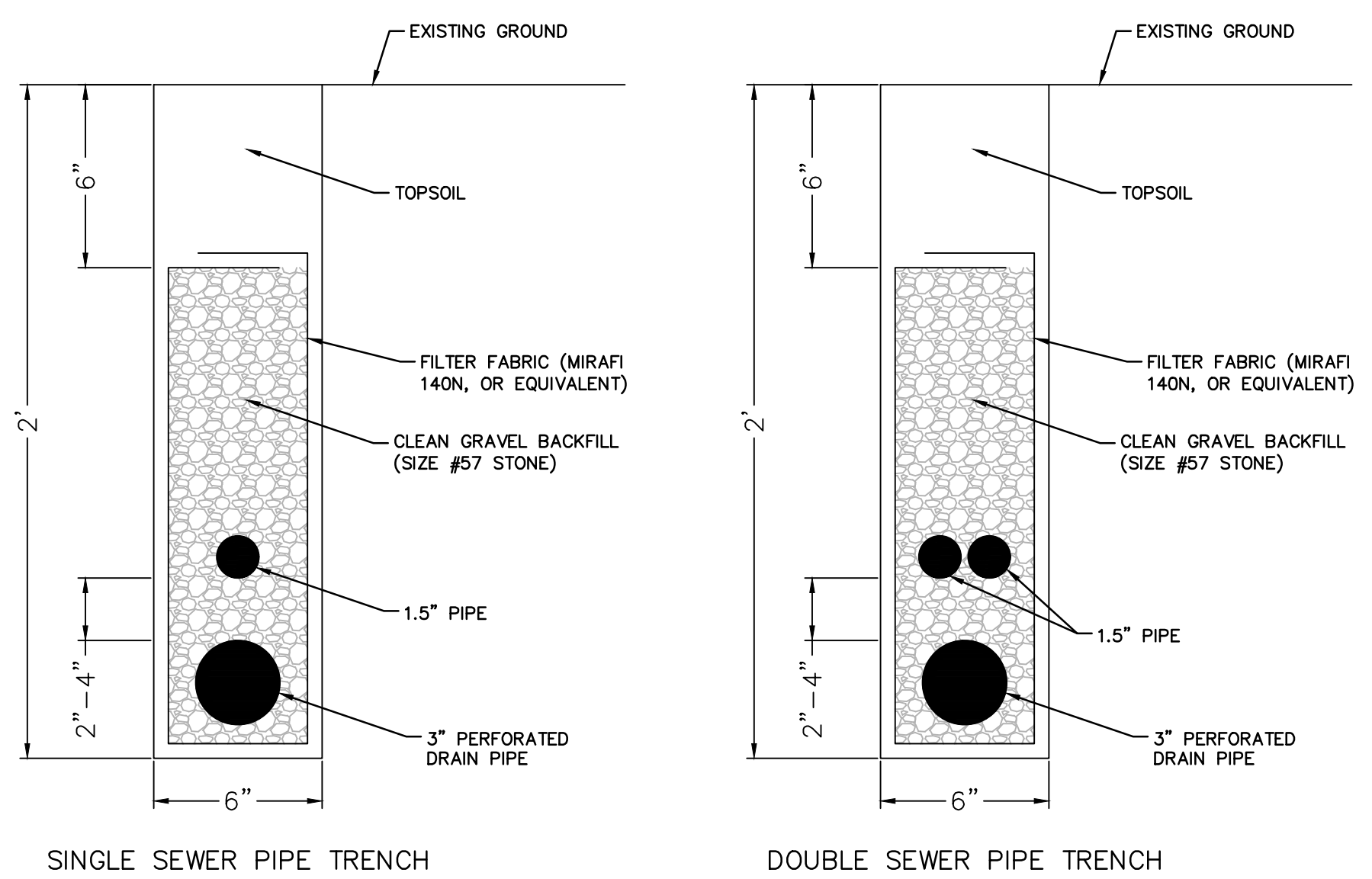
1 EXISTING TREE COVER
 FIG1 SCALE: 1"=40'

2 PROPOSED TREE COVER
 FIG1 SCALE: 1"=40'

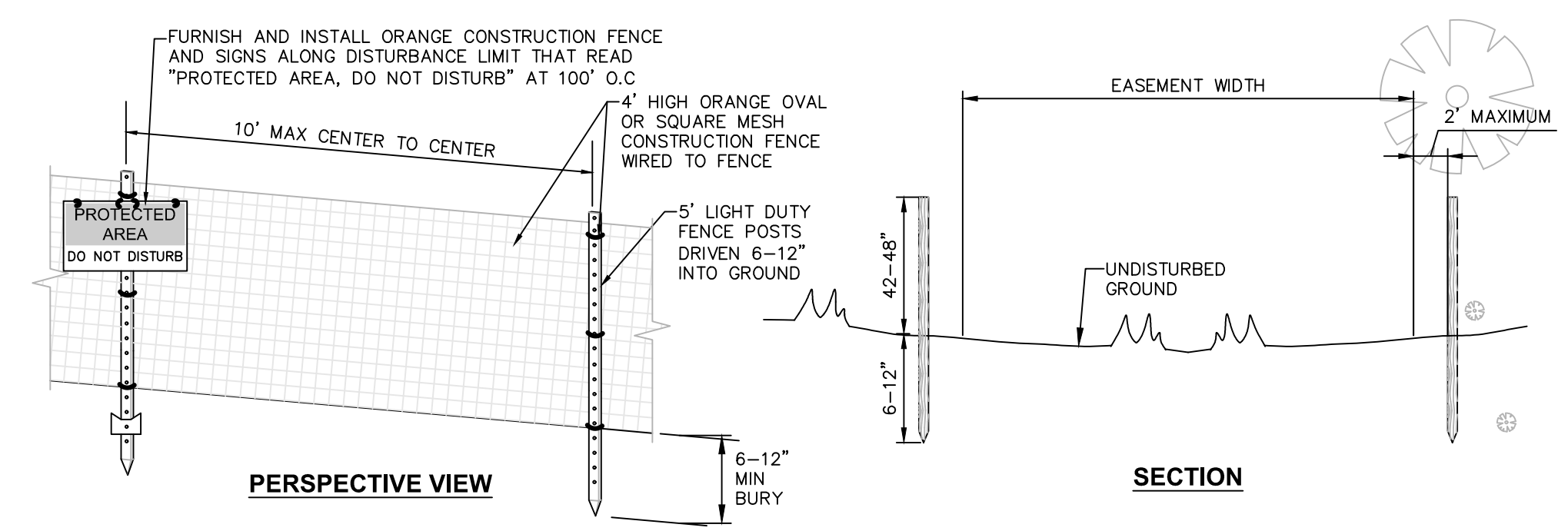


FIG1

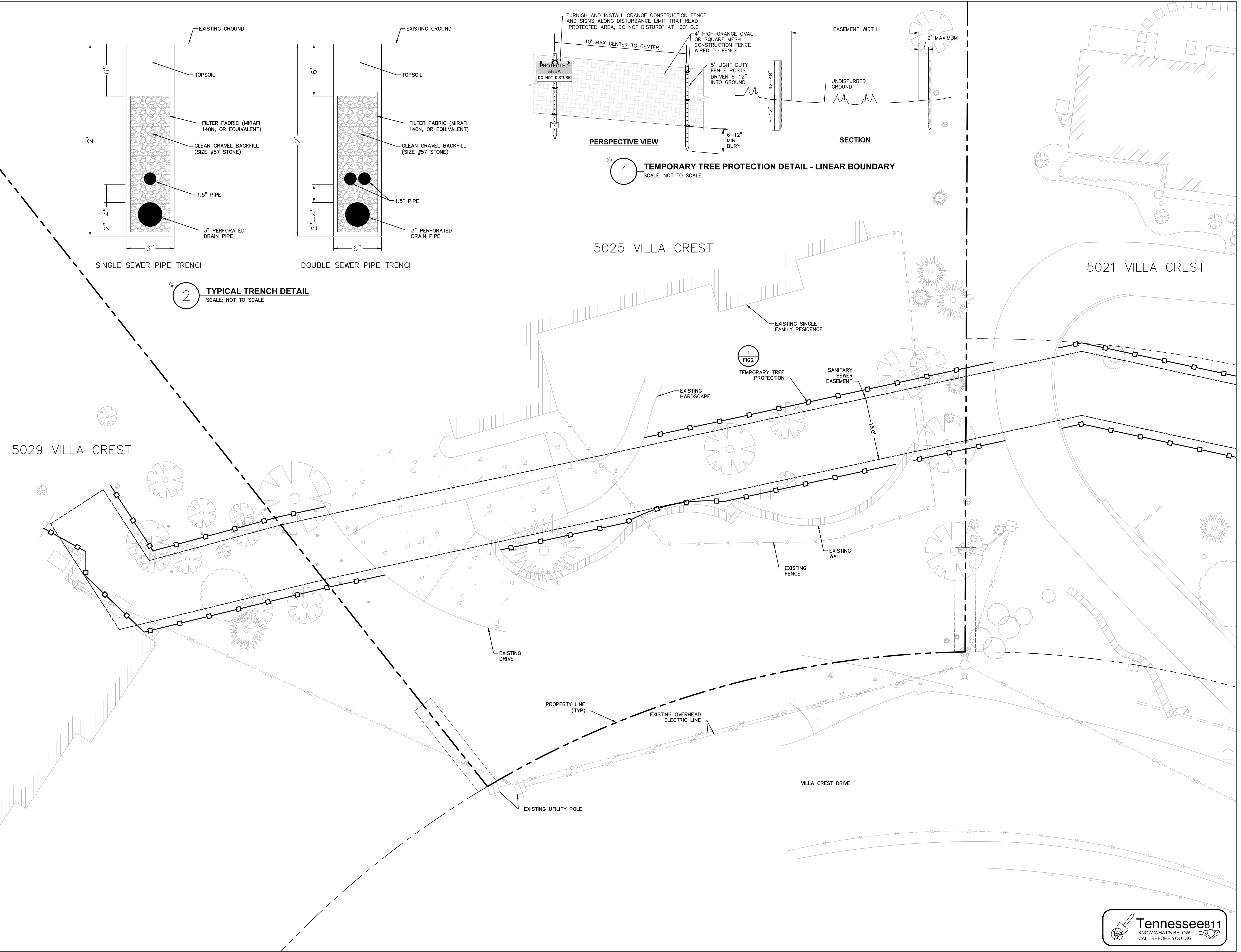
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2 TYPICAL TRENCH DETAIL
 SCALE: NOT TO SCALE



1 TEMPORARY TREE PROTECTION DETAIL - LINEAR BOUNDARY
 SCALE: NOT TO SCALE



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VILLA CREST SEWER
 5025 VILLA CREST DR
 NASHVILLE, TN 37220

ISSUED FOR: **CONCEPTUAL SITE LAYOUT**

PROJECT NUMBER: 23056-02	DATE: 11/30/23
DRAWN BY: PM	REVIEWED BY: PR
NORTH ARROW:	SCALE: 1" = 10'

ORIGINAL SCALE IN INCHES

REVISIONS		
NO.	DATE	DESCRIPTION

DRAWING NAME:

TREE PROTECTION FIGURE

DRAWING NUMBER:



K:\02_Projects\23001-23056-03_Villa Crest\02_DWG\00_FIG1_23056-03_TREE CANOPY.dwg
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VILLA CREST SEWER
 5021 VILLA CREST DR
 NASHVILLE, TN 37220

ISSUED FOR: **CONCEPTUAL SITE LAYOUT**

PROJECT NUMBER: 23056-03 DATE: 11/30/23

DRAWN BY: PM REVIEWED BY: PR

NORTH ARROW:  SCALE: 1" = 30'

 ORIGINAL SCALE IN INCHES

REVISIONS		
NO.	DATE	DESCRIPTION

DRAWING NAME:
EXISTING VS PROPOSED TREE CANOPY COVER

DRAWING NUMBER:

FIG1

LEGEND:

- PROPERTY LINE
- TREE COVER
- TREE COVER REMOVAL

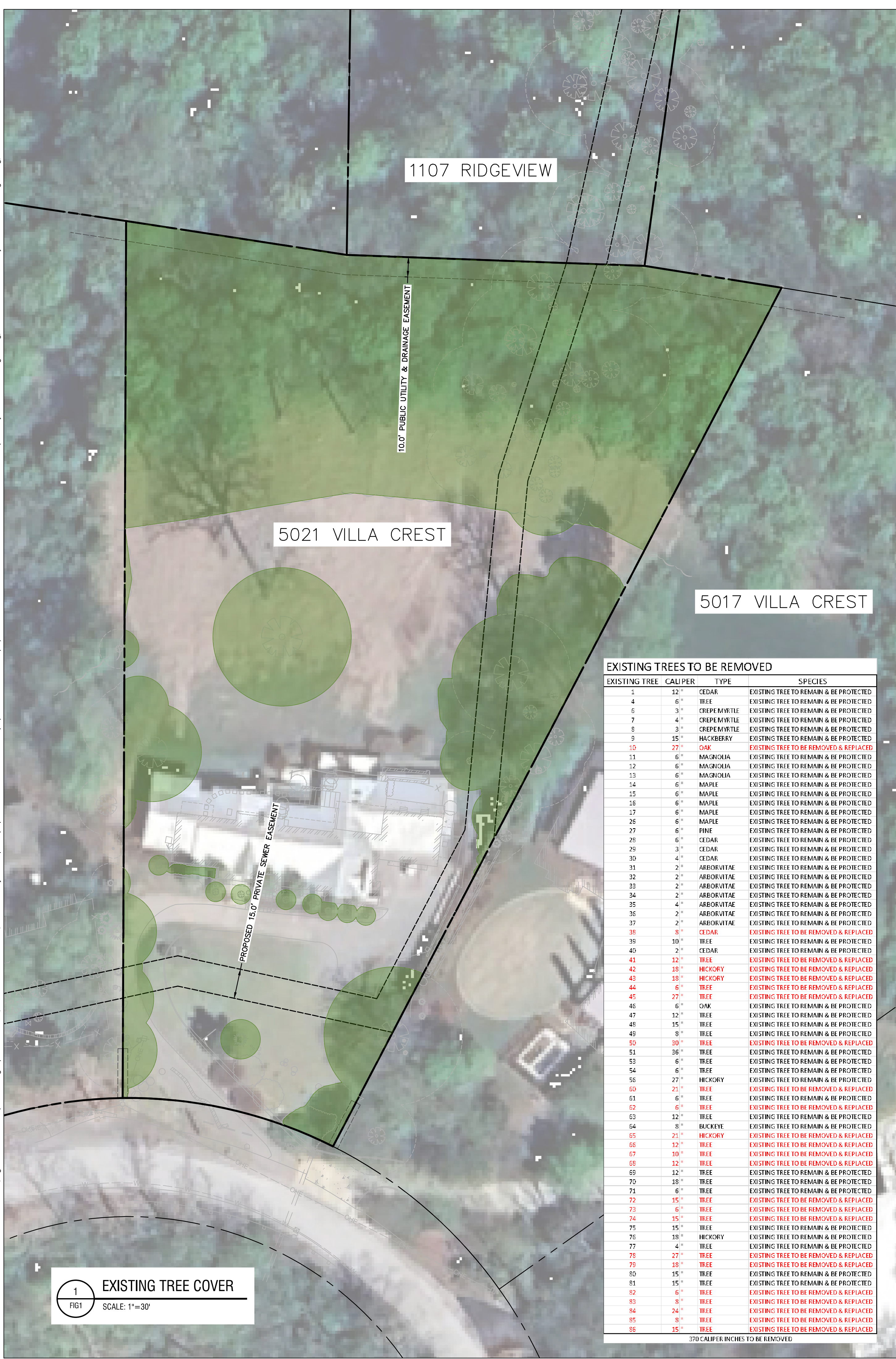
2.35 AC SITE
 57,287 SF EXISTING CANOPY ON SITE
 16,318 SF EXISTING CANOPY REMOVED

57% OF THE SITE IS COVERED BY EXISTING TREES

PER TREE RETENTION STANDARDS, A MINIMUM OF 60% OF THE EXISTING TREES ON SITE SHALL REMAIN & BE PROTECTED

72% OF THE EXISTING TREES ON SITE ARE REMAINING

Tree Retention Standards	
Existing Trees (Tree canopy cover as a percent of the Lot Area)	Minimum Percentage of Existing Trees that Shall be Retained and Protected (as a percent of the total predevelopment tree canopy cover)
91-100%	48%
81-90%	51%
71-80%	54%
61-70%	57%
51-60%	60%
41-50%	63%
31-40%	66%
21-30%	69%
11-20%	72%
10% or less	75%



1 EXISTING TREE COVER
 FIG1 SCALE: 1"=30'

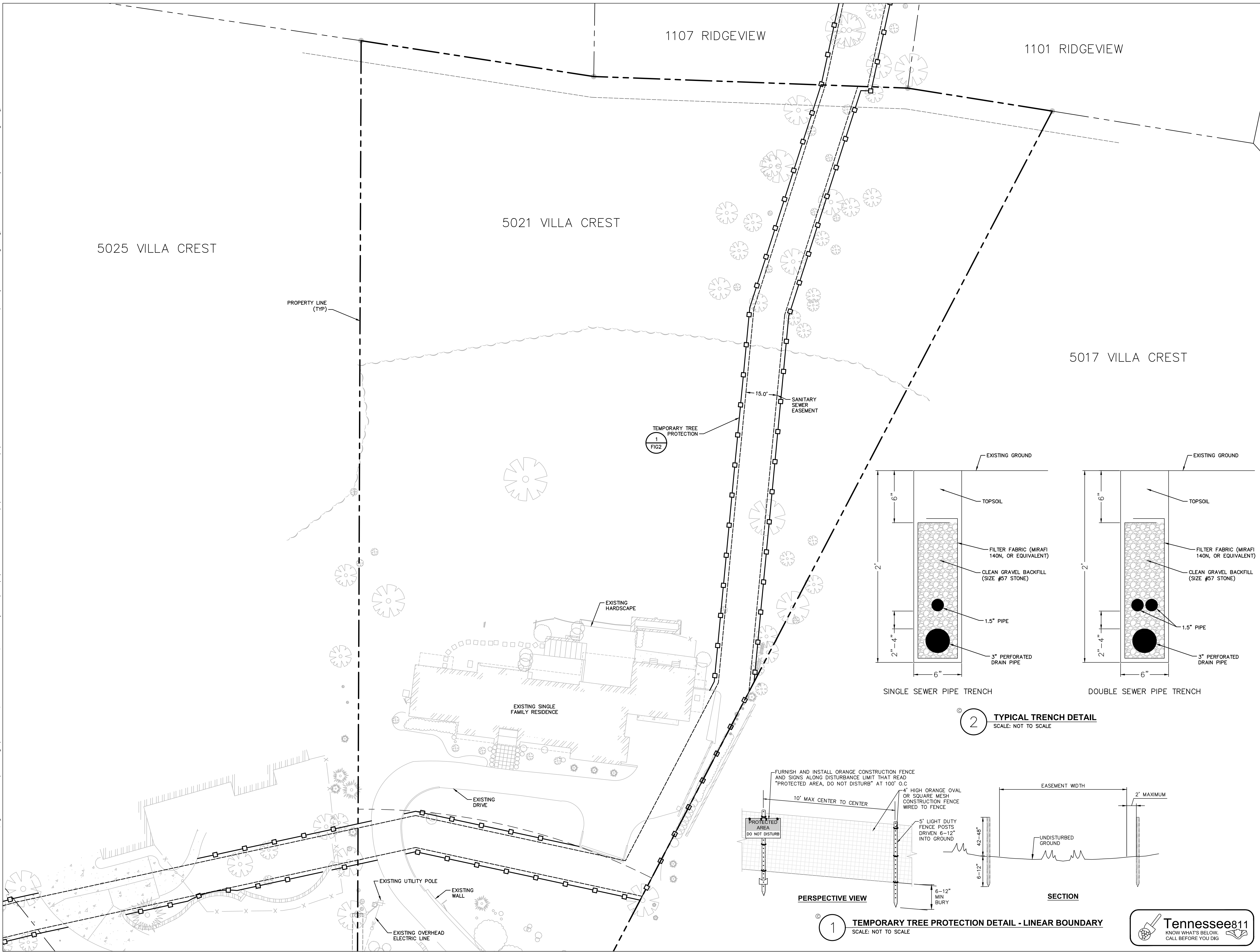
EXISTING TREES TO BE REMOVED			
EXISTING TREE	CALIPER	TYPE	SPECIES
3	12"	CEGAR	EXISTING TREE TO REMAIN & BE PROTECTED
4	6"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
5	3"	CREPE MYRTLE	EXISTING TREE TO REMAIN & BE PROTECTED
7	4"	CREPE MYRTLE	EXISTING TREE TO REMAIN & BE PROTECTED
8	3"	CREPE MYRTLE	EXISTING TREE TO REMAIN & BE PROTECTED
9	15"	HICKBERRY	EXISTING TREE TO REMAIN & BE PROTECTED
10	27"	OAK	EXISTING TREE TO BE REMOVED & REPLACED
11	6"	MAGNOLIA	EXISTING TREE TO REMAIN & BE PROTECTED
12	6"	MAGNOLIA	EXISTING TREE TO REMAIN & BE PROTECTED
13	6"	MAGNOLIA	EXISTING TREE TO REMAIN & BE PROTECTED
14	6"	MAPLE	EXISTING TREE TO REMAIN & BE PROTECTED
15	6"	MAPLE	EXISTING TREE TO REMAIN & BE PROTECTED
16	6"	MAPLE	EXISTING TREE TO REMAIN & BE PROTECTED
17	6"	MAPLE	EXISTING TREE TO REMAIN & BE PROTECTED
26	6"	MAPLE	EXISTING TREE TO REMAIN & BE PROTECTED
27	6"	PINE	EXISTING TREE TO REMAIN & BE PROTECTED
28	6"	CEGAR	EXISTING TREE TO REMAIN & BE PROTECTED
29	3"	CEGAR	EXISTING TREE TO REMAIN & BE PROTECTED
30	4"	CEGAR	EXISTING TREE TO REMAIN & BE PROTECTED
31	2"	ARBORVITAE	EXISTING TREE TO REMAIN & BE PROTECTED
32	2"	ARBORVITAE	EXISTING TREE TO REMAIN & BE PROTECTED
33	2"	ARBORVITAE	EXISTING TREE TO REMAIN & BE PROTECTED
34	2"	ARBORVITAE	EXISTING TREE TO REMAIN & BE PROTECTED
35	4"	ARBORVITAE	EXISTING TREE TO REMAIN & BE PROTECTED
36	2"	ARBORVITAE	EXISTING TREE TO REMAIN & BE PROTECTED
37	2"	ARBORVITAE	EXISTING TREE TO REMAIN & BE PROTECTED
38	8"	CEGAR	EXISTING TREE TO BE REMOVED & REPLACED
39	10"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
40	2"	CEGAR	EXISTING TREE TO REMAIN & BE PROTECTED
41	12"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
42	18"	HICKORY	EXISTING TREE TO BE REMOVED & REPLACED
43	18"	HICKORY	EXISTING TREE TO BE REMOVED & REPLACED
44	6"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
45	27"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
46	6"	CHM	EXISTING TREE TO REMAIN & BE PROTECTED
47	12"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
48	15"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
49	8"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
50	30"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
51	36"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
52	6"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
54	6"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
56	27"	HICKORY	EXISTING TREE TO REMAIN & BE PROTECTED
60	21"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
61	6"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
62	6"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
63	12"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
64	8"	BALCKEYE	EXISTING TREE TO REMAIN & BE PROTECTED
65	21"	HICKORY	EXISTING TREE TO BE REMOVED & REPLACED
66	12"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
67	10"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
68	12"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
69	12"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
70	18"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
71	6"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
72	15"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
73	6"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
74	15"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
75	15"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
76	18"	HICKORY	EXISTING TREE TO REMAIN & BE PROTECTED
77	4"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
78	27"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
79	18"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
80	15"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
81	15"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
82	6"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
83	8"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
84	24"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
85	8"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
86	15"	TREE	EXISTING TREE TO BE REMOVED & REPLACED

370 CALIPER INCHES TO BE REMOVED

2 PROPOSED TREE COVER
 FIG1 SCALE: 1"=30'



K:\02_Projects\23001-23056-03_Villa Crest\02_DWG\02_DWG_23056-03_TREE PROTECTION.dwg 11/30/2023 12:30:21 PM This document, together with the concepts and designs presented herein, is an instrument of service, intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Collected Civil Engineering, LLC shall be without liability to Collected Civil Engineering, LLC.



COLLECTED CIVIL ENGINEERING

921B Woodland Street Nashville, TN 37206



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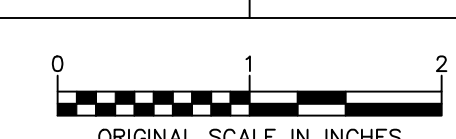
VILLA CREST SEWER

5021 VILLA CREST DR
NASHVILLE, TN 37220

ISSUED FOR: CONCEPTUAL SITE LAYOUT

PROJECT NUMBER: 23056-03	DATE: 11/30/23
DRAWN BY: PM	REVIEWED BY: PR

NORTH ARROW: SCALE: 1" = 20'



REVISIONS		
NO.	DATE	DESCRIPTION

DRAWING NAME:

TREE PROTECTION FIGURE

DRAWING NUMBER:

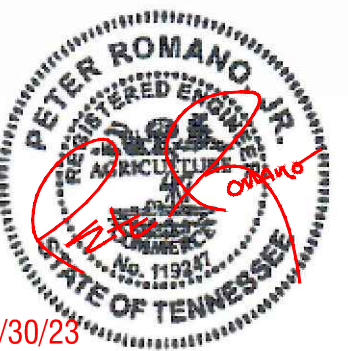


FIG2



COLLECTED CIVIL ENGINEERING

921B Woodland Street Nashville, TN 37206



11/30/23

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VILLA CREST SEWER

1107 RIDGEVIEW DR
NASHVILLE, TN 37220

ISSUED FOR: CONCEPTUAL SITE LAYOUT

PROJECT NUMBER: 23056-04 DATE: 11/30/23

DRAWN BY: PM REVIEWED BY: PR

NORTH ARROW: SCALE: 1" = 20'



0 1 2
ORIGINAL SCALE IN INCHES

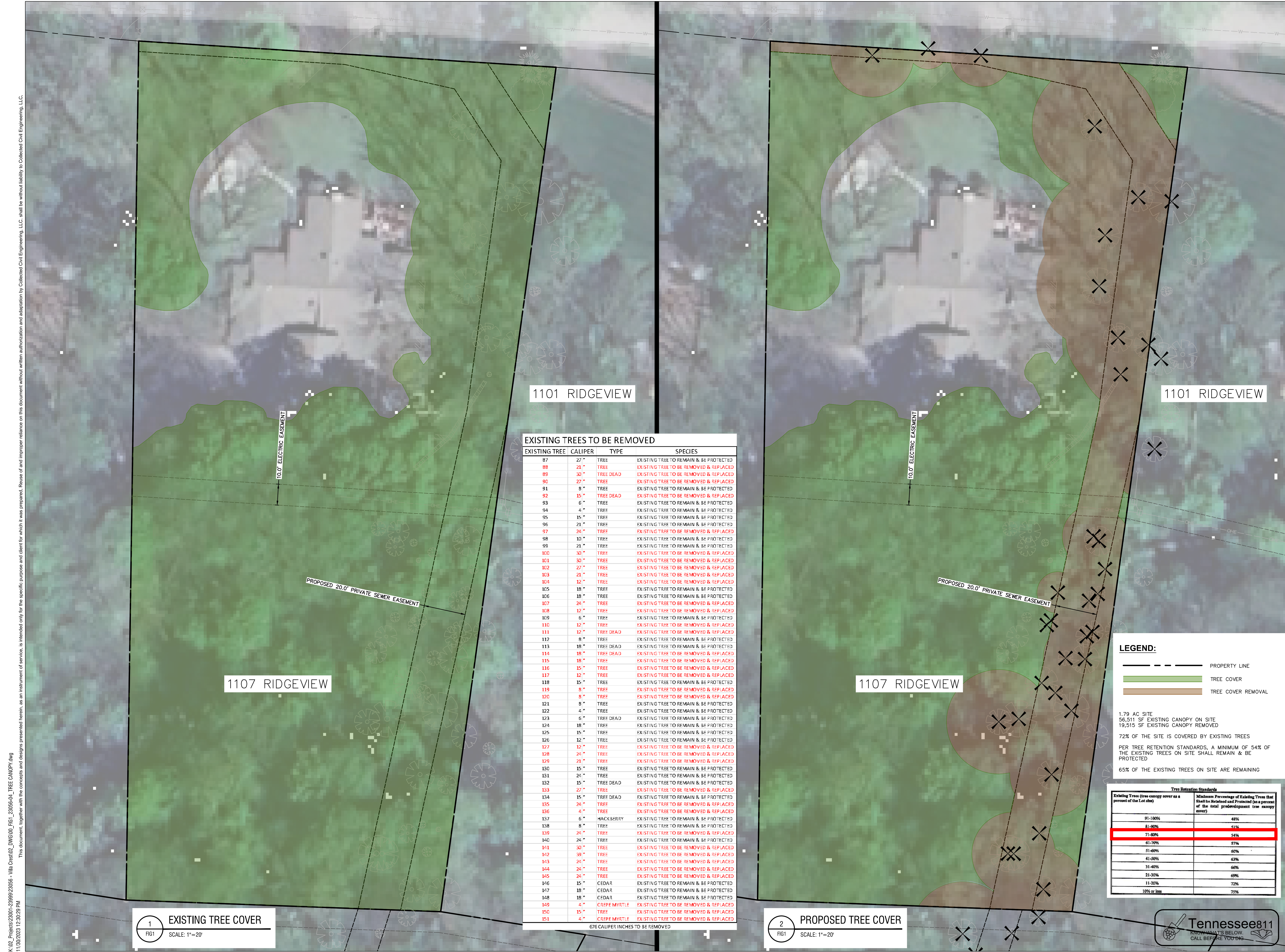
REVISIONS		
NO.	DATE	DESCRIPTION

DRAWING NAME:

EXISTING VS PROPOSED TREE CANOPY COVER

DRAWING NUMBER:

FIG1



EXISTING TREES TO BE REMOVED

EXISTING TREE	CALIPER	TYPE	SPECIES
87	27"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
88	21"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
89	30"	TREE DEAD	EXISTING TREE TO BE REMOVED & REPLACED
90	27"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
91	8"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
92	15"	TREE DEAD	EXISTING TREE TO BE REMOVED & REPLACED
93	6"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
94	4"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
95	15"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
96	21"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
97	24"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
98	10"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
99	21"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
100	30"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
101	30"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
102	27"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
103	21"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
104	12"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
105	18"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
106	18"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
107	24"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
108	12"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
109	6"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
110	12"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
111	12"	TREE DEAD	EXISTING TREE TO BE REMOVED & REPLACED
112	8"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
113	18"	TREE DEAD	EXISTING TREE TO REMAIN & BE PROTECTED
114	18"	TREE DEAD	EXISTING TREE TO BE REMOVED & REPLACED
115	18"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
116	15"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
117	12"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
118	15"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
119	8"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
120	8"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
121	8"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
122	4"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
123	6"	TREE DEAD	EXISTING TREE TO REMAIN & BE PROTECTED
124	18"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
125	15"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
126	12"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
127	12"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
128	24"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
129	21"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
130	15"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
131	24"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
132	15"	TREE DEAD	EXISTING TREE TO REMAIN & BE PROTECTED
133	27"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
134	15"	TREE DEAD	EXISTING TREE TO REMAIN & BE PROTECTED
135	24"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
136	4"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
137	5"	HACKSBERRY	EXISTING TREE TO REMAIN & BE PROTECTED
138	8"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
139	24"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
140	24"	TREE	EXISTING TREE TO REMAIN & BE PROTECTED
141	30"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
142	39"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
143	24"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
144	24"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
145	24"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
146	15"	CEDAR	EXISTING TREE TO REMAIN & BE PROTECTED
147	18"	CEDAR	EXISTING TREE TO REMAIN & BE PROTECTED
148	18"	CEDAR	EXISTING TREE TO REMAIN & BE PROTECTED
149	4"	CREPE MYRTLE	EXISTING TREE TO BE REMOVED & REPLACED
150	15"	TREE	EXISTING TREE TO BE REMOVED & REPLACED
151	4"	CREPE MYRTLE	EXISTING TREE TO BE REMOVED & REPLACED

676 CALIPER INCHES TO BE REMOVED

1 EXISTING TREE COVER
FIG1 SCALE: 1"=20'

2 PROPOSED TREE COVER
FIG1 SCALE: 1"=20'

LEGEND:

- PROPERTY LINE
- TREE COVER
- TREE COVER REMOVAL

1.79 AC SITE
56,511 SF EXISTING CANOPY ON SITE
19,515 SF EXISTING CANOPY REMOVED

72% OF THE SITE IS COVERED BY EXISTING TREES

PER TREE RETENTION STANDARDS, A MINIMUM OF 54% OF THE EXISTING TREES ON SITE SHALL REMAIN & BE PROTECTED

65% OF THE EXISTING TREES ON SITE ARE REMAINING

Existing Tree (tree canopy cover as a percent of the Lot area)	Minimum Percentage of Existing Trees that Shall be Retained and Protected (as a percent of the total predevelopment tree canopy cover)
91-100%	48%
81-90%	41%
71-80%	54%
61-70%	57%
51-60%	60%
41-50%	63%
31-40%	66%
21-30%	69%
11-20%	72%
10% or less	75%



K:\02_Projects\23001-23056-04_Villa Crest\02_DWG\001_FIG1_23056-04_TREE CANOPY.dwg
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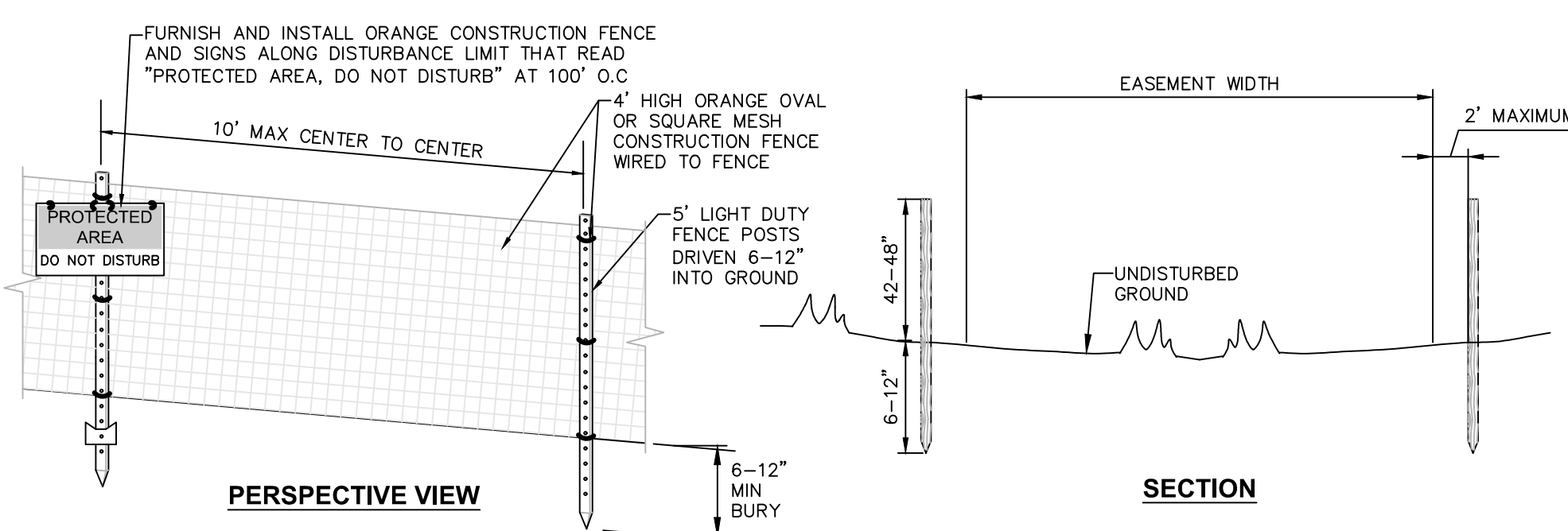
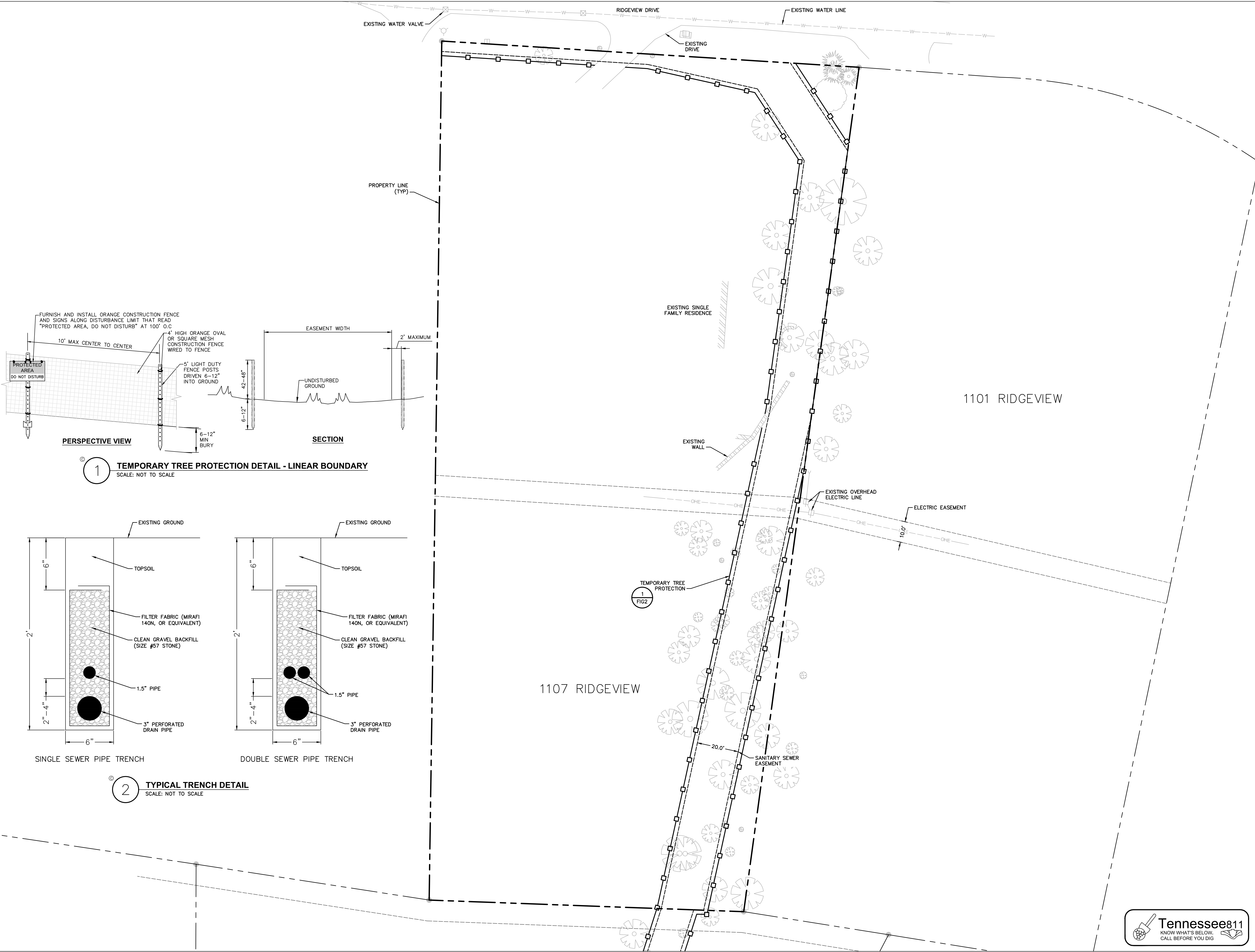
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921B Woodland Street Nashville, TN 37206



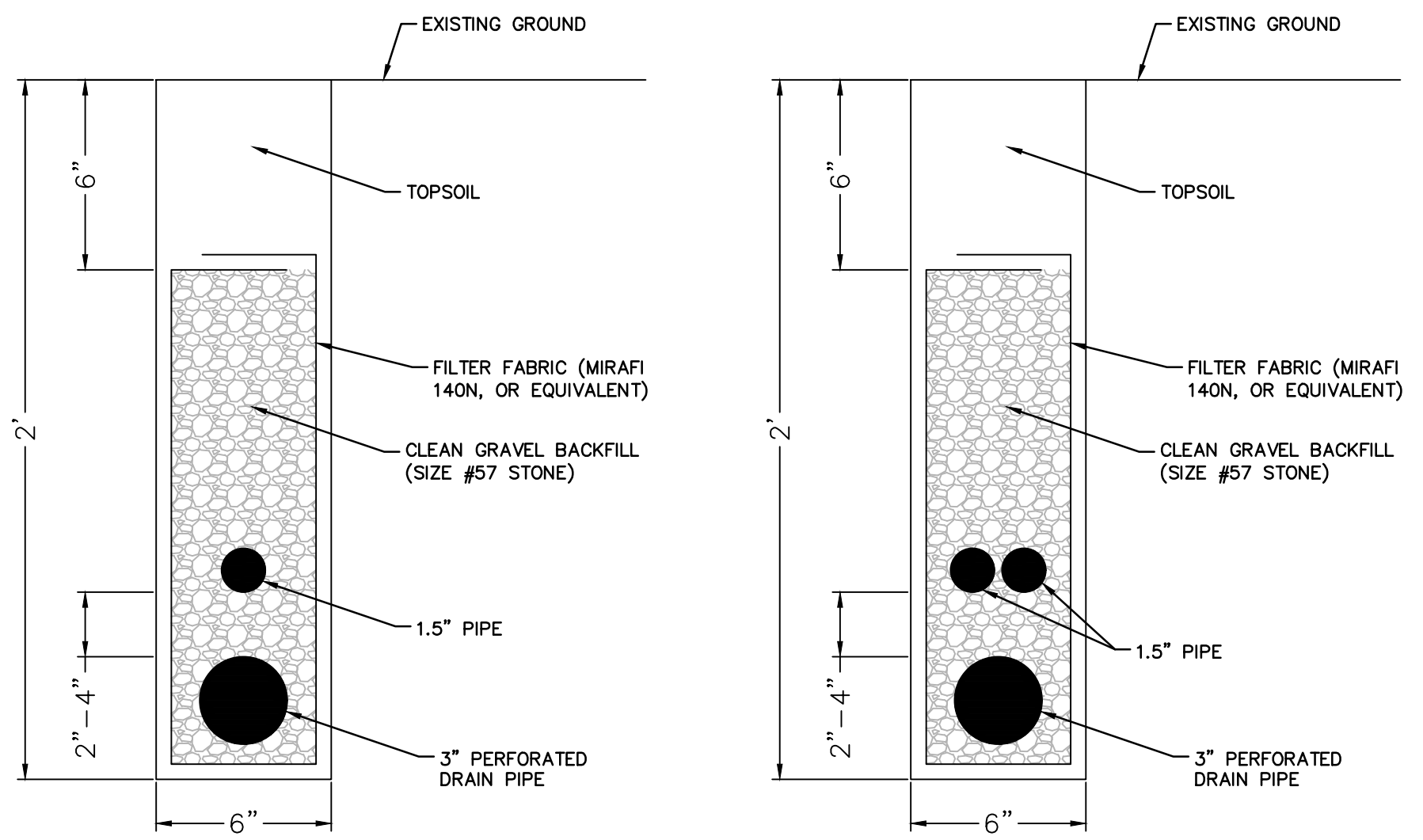
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1 TEMPORARY TREE PROTECTION DETAIL - LINEAR BOUNDARY
SCALE: NOT TO SCALE

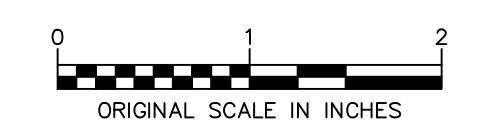


2 TYPICAL TRENCH DETAIL
SCALE: NOT TO SCALE

VILLA CREST SEWER
1107 RIDGEVIEW DR
NASHVILLE, TN 37220

ISSUED FOR: CONCEPTUAL SITE LAYOUT

PROJECT NUMBER: 23056-04	DATE: 11/30/23
DRAWN BY: PM	REVIEWED BY: PR
NORTH ARROW:	SCALE: 1" = 20'



REVISIONS		
NO.	DATE	DESCRIPTION

DRAWING NAME:

TREE PROTECTION FIGURE

DRAWING NUMBER:



FIG2



December 14, 2023

Joshua Builders
2506 Winford Ave
Nashville, TN 37211

Josh,

Pertaining to trenching and installation at 5021, 5025, 5029 Villa Crest Dr, and 1107 Ridgeview Dr, 37220:

After our review of the 4 lots, the proposed trenching and installation of 1.5 inch sewage line to be installed from the top of Villa Crest down to Ridgeview Dr. will not significantly impact the root systems of the trees surrounding the installation area. Although there is proximity within the dripline, the impact will be minimal. There is enough stem to root ratio to allow for compartmentalization of any root affected by an irrigation trencher. As a contractor and tree professional, we have performed this type of work with 100% success.

The same sewer installation and technique was successfully done on the adjacent property approximately 7 years ago with no visual impact to the of the health or structure of surrounding trees. We have reviewed the sewer line route chosen and have agreed that it has been diligently placed avoiding any and all buttress/support roots to minimize as much impact as possible.

If you have any questions, please contact us at The Parke Company at 615-350-6033.

Dan Beasley & Penn Mayhew (ISA Certified Arborist SO-10909A)

