

PRELIMINARY PUD AMENDMENT FOR HICKORY VILLAGE COMMERCIAL P.U.D.

CONTACTS

OWNER/DEVELOPER

DAVID BAILEY
OLDACRE McDONALD, LLC
3841 GREEN HILLS VILLAGE DR.
NASHVILLE, TN 37215
(615) 269-5444
CONTACT EMAIL ADDRESS

CIVIL

WES MAGILL, PE
RAGAN-SMITH ASSOCIATE, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
WMAGILL@RAGANSMITH.COM

LANDSCAPE ARCHITECT

JEFF BROUGHTON
RAGAN SMITH & ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
JBROUGHTON@RAGANSMITH.COM

P.U.D. DATA:

PROPERTY INFORMATION:

P.U.D. NAME HICKORY VILLAGE COMMERCIAL P.U.D.
P.U.D. NUMBER 69-83-G
TOTAL AREA (PUD BOUNDARY) 21.56 AC
ZONING COMMERCIAL PUD - BASE ZONING SCR
OVERLAY DISTRICT AIRPORT OVERLAY DISTRICT
COUNCIL DISTRICT 14TH
COUNCIL MEMBER KEVIN RHOTEN

PROPOSED/EXISTING SITE AREAS:

1. LOWE'S LOT	14.7 AC (640,332 SF)
2. PROPOSED LOT	1.5 AC (66,200 SF)
3. BAPTIST MEDICAL CENTER EAST LOT	2.6 AC (113,256 SF)
4. CHILI'S LOT	2.8 AC (121,968 SF)
TOTAL	21.6 AC

LAND USE:

1. LOWE'S LOT	RETAIL HOMECENTER
2. PROPOSED LOT	RESTAURANT
3. BAPTIST MEDICAL CENTER EAST LOT	MEDICAL OFFICE BUILDING
4. CHILI'S LOT	RESTAURANT

PROPOSED/EXISTING SITE AREAS:

	EXISTING P.U.D.	PROPOSED P.U.D.
1. LOWE'S LOT	120,149 SF	120,149 SF
2. PROPOSED LOT	5,030 SF	6,500 SF
3. BAPTIST MEDICAL CENTER EAST LOT	30,686 SF	30,686 SF
4. CHILI'S LOT	11,500 SF	11,500 SF
TOTAL	167,365 SF	168,835 SF (0.8% INCREASE)

PARKING REQUIRED/PROVIDED

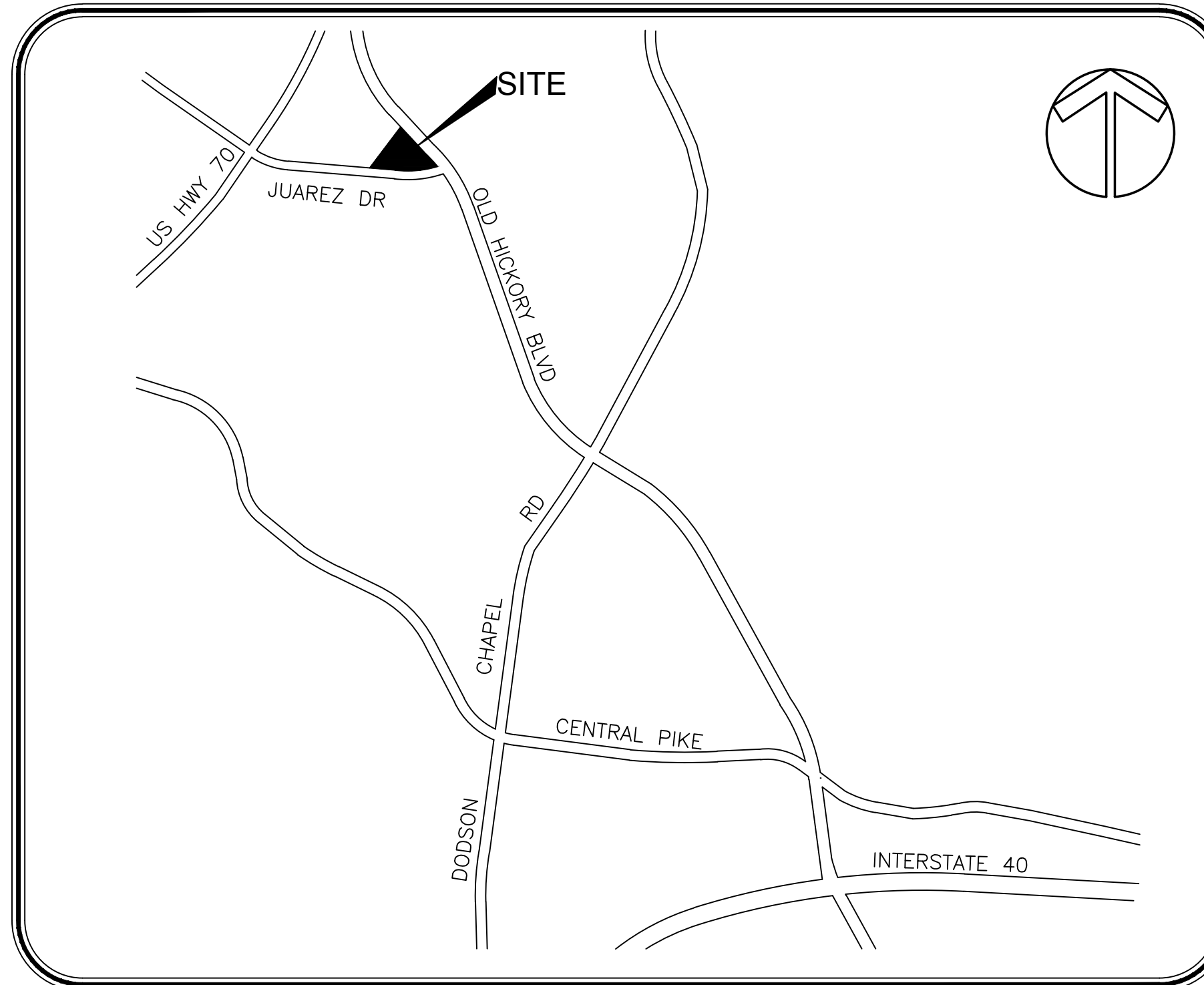
	PARKING REQ'D	REQ'D SPACES	PROVIDED SPACES
1. LOWE'S LOT	1 SP/300 SF	497	560
2. PROPOSED LOT	1 SP/150 SF	44	75
3. BAPTIST MEDICAL CENTER EAST LOT	1 SP/250 SF	123	126
4. CHILI'S LOT	1 SP/200 SF	58	174
TOTAL		722	935

FLOOR/AREA RATIO

	BUILDING AREA	LOT AREA	RATIO
1. LOWE'S LOT	120,149 SF	640,332 SF	0.19
2. PROPOSED LOT	5,030 SF	66,200 SF	0.07
3. BAPTIST MEDICAL CENTER EAST LOT	30,686 SF	113,256 SF	0.27
4. CHILI'S LOT	11,500 SF	121,968 SF	0.09

FLOOD INFORMATION:

FEMA MAP#: 47037C0278H
EFFECTIVE DATE: APRIL 5, 2017
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0278H, WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040, PANEL NO. 0278, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



LOCATION MAP
SCALE

FOURTEENTH COUNCIL DISTRICT,
HERMITAGE, METROPOLITAN
NASHVILLE, DAVIDSON COUNTY,
TENNESSEE

INDEX OF SHEETS

SHEET DESCRIPTION

C0.0 COVER SHEET

CIVIL PLANS

C1.0 OVERALL PUD PLAN
C2.1 EXISTING CONDITIONS
C3.1 SITE LAYOUT PLAN
C4.1 SITE GRADING DRAINAGE AND UTILITIES PLAN

LANDSCAPE ARCHITECTURAL PLANS

L1.1 LANDSCAPE PLAN
L2.1 LANDSCAPE NOTES AND DETAILS

PURPOSE NOTE

1. THE PURPOSE OF THIS PUD AMENDMENT IS TO REDEVELOP AN ABANDONED RESTAURANT AND UPDATE ALL ASSOCIATED PARKING AND INFRASTRUCTURE.

PUD APPLICATION NOTES

- THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- BUILDING SETBACKS SHALL BE PER THE METRO ZONING CODE.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FIAR HOUSING ACT.
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT WATER SERVICES.
- THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- NOTE TO PROSPECTIVE OWNERS: YOU ARE STRONGLY ADVISED TO CONTACT METRO WATER SERVICES ENGINEERING (DEVELOPMENT SERVICES) TO DETERMINE ADEQUACY OF PUBLIC WATER AND SEWER FACILITIES FOR INTENDED DEVELOPMENT OF PROPERTY.
- INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
P.O. BOX 6672
1100 BIRCH STREET
CHATTANOOGA, TN 37408
(615) 244-8591
www.ragansmith.com



CASE No. 69-83P-001

HICKORY VILLAGE
FOR
OLDACRE MCDONALD, LLC

FOURTEENTH COUNCIL DISTRICT, HERMITAGE, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

WK. ORDER	0865	DESIGNED:	W. MAGILL	DRAWN:	B. PATTERSON	SCALE:	NOT TO SCALE	DATE:	AUGUST 31, 2017	REVISIONS
JOB NO.	92107									

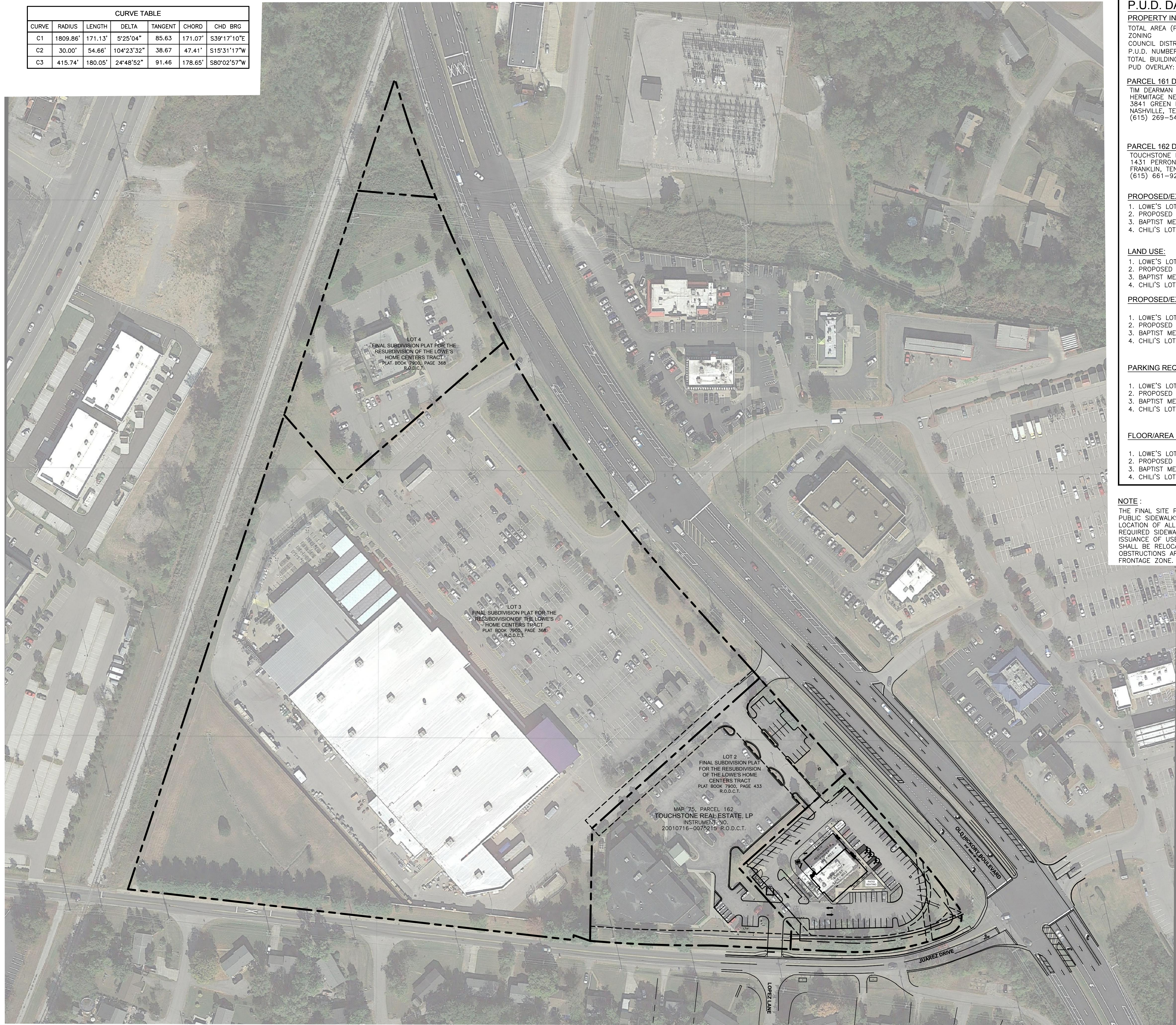
COVER SHEET

C0.0



Know what's below.
Call before you dig.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	1809.86'	171.13'	5°25'04"	85.63	171.07'	S39°17'10"E
C2	30.00'	54.66'	104°23'32"	38.67	47.41'	S15°31'17"W
C3	415.74'	180.05'	24°48'52"	91.46	178.65'	S80°02'57"W



P.U.D. DATA:

PROPERTY INFORMATION:

TOTAL AREA (PUD BOUNDARY) 21.56 AC
 ZONING COMMERCIAL PUD – BASE ZONING R-10
 COUNCIL DISTRICT 13TH
 P.U.D. NUMBER 69-83-G
 TOTAL BUILDING AREA APPROVED: 152,150 SF
 PUD OVERLAY: 85-85P

PARCEL 161 DEVELOPER:

TIM DEARMAN
 HERMITAGE NEIGHBOR, LLC
 3841 GREEN HILLS VILLAGE DR.
 NASHVILLE, TENN. 37215
 (615) 269-5444

PROJECT ENGINEER:

WES MAGILL, PE
 RAGAN-SMITH ASSOCIATES, INC.
 315 WOODLAND STREET
 NASHVILLE, TN 37206
 (615) 244-8591
 WMAGILL@RAGANSMITH.COM

PARCEL 162 DEVELOPER:

TOUCHSTONE REAL ESTATE, LP
 1431 PERRONE WAY
 FRANKLIN, TENN 37069
 (615) 661-9200

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FLOOR/AREA RATIO

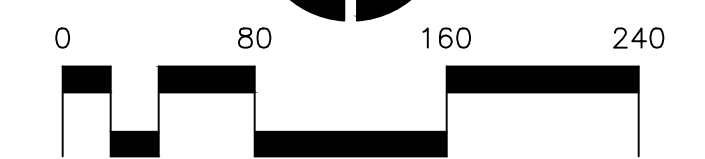
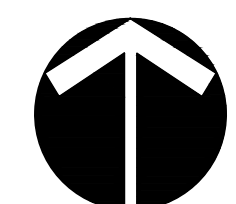
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NOTE:

THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP FRONTAGE ZONE.



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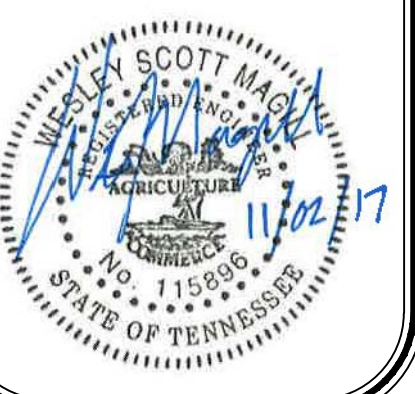


CASE No. 69-83P-001

HICKORY VILLAGE
 FOR
OLDACRE MCDONALD, LLC

FOURTEENTH COUNCIL DISTRICT, HERMITAGE, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 CHATTANOOGA
 1000 MARKET STREET
 CHATTANOOGA, TN 37402
 (423) 890-8400
 www.ragan-smith.com



WK. ORDER	0865	DESIGNED:	W. MAGILL	DRAWN:	B. PATTERSON	SCALE:	1"=80'	DATE:	AUGUST 31, 2017	REVISIONS
JOB NO.	92107									

OVERALL PUD PLAN

C1.0

DATE PLOTTED: 08/31/2017 11:00 AM
 PLOTTED BY: PATTI BARTON
 LAYOUT: 11/2017 11:00 AM
 LAYOUT BY: PATTI BARTON

PROJECT BENCH MARK
 CHISELED SQUARE ON
 LIGHT POLE BASE
 ELEVATION: 467.90

LOT 2
 FINAL SUBDIVISION PLAT
 FOR THE RESUBDIVISION
 OF THE LOWE'S HOME
 CENTERS TRACT
 PLAT BOOK 7900, PAGE 433
 R.O.D.C.T.

MAP 75, PARCEL 162
 TOUCHSTONE REAL ESTATE, LP
 INSTRUMENT NO. 20010716-0075215
 R.O.D.C.T.

LEGEND

- | | | | | | |
|---------|--|--------|--------------------------------|------------|--|
| ○(R)(O) | IRON ROD (OLD) | ⊗ | UTILITY POLE | R.O.D.C.T. | REGISTER'S OFFICE FOR
DAVIDSON COUNTY,
TENNESSEE |
| ●(R)(N) | IRON ROD (NEW)
(5/8" X 18" W/CAP STAMPED
"RAGAN SMITH & ASSOCIATES") | ⊗ | UTILITY POLE W/ ANCHOR | P.U.D.E. | PUBLIC UTILITY &
DRAINAGE EASEMENT |
| ⊕ | FIRE HYDRANT | ○ | UTILITY POLE W/ LIGHT | ▭ | CONCRETE SURFACE |
| ⊕ | WATER VALVE | ○ | GAS VALVE | ▭ | ASPHALT SURFACE |
| ⊕ | WATER METER | ⊕ | GAS METER | ▭ | AIR CONDITIONER |
| ⊕ | SIAMESE WATER CONNECTION | ⊕ | TELEPHONE RISER | ▭ | GUARDRAIL |
| ⊕ | CATCH BASIN | —P— | OVERHEAD ELECTRIC POWER LINE | ▭ | M.B.S.L. MINIMUM BUILDING
SETBACK LINE |
| ⊕ | STORM MANHOLE | —CATV— | OVERHEAD CABLE TELEVISION LINE | ⊕ | HANDICAP PARKING
SIGN |
| ⊕ | SANITARY SEWER MANHOLE | —SA— | SANITARY SEWER LINE | ⊕ | SEWER CLEAN-OUT |
| | | —G— | GAS LINE | ⊕ | LIGHT STANDARD |
| | | —W— | WATER LINE | ⊕ | ELECTRIC BOX |
| | | —X—X— | FENCE | ⊕ | TRANSFORMER PAD |
| | | TC | TOP OF CASTING | | |
| | | INV | INVERT | | |
| | | ELEV | ELEVATION | | |
| | | RCP | REINFORCED CONCRETE PIPE | | |
| | | CMF | CORRUGATED METAL PIPE | | |

NOTES

1. SHADING DEPICTS AREAS WHERE ALL BUILDINGS,
 ASPHALT, CURBING, CONCRETE, STEPS, SIGNS, WALLS
 AND TREES ARE TO BE DEMOLISHED AND REMOVED.

MaB

LOT 1
 PARCEL 161

StC

BbD

McB

CAUTION!
 EXISTING UNDERGROUND
 & OVERHEAD UTILITIES

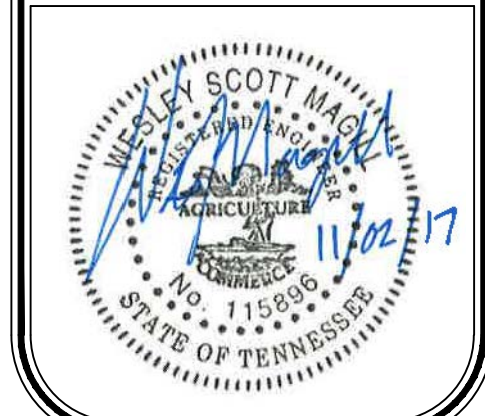
15-20% SLOPES
 25% > SLOPES

Hydrologic Soil Group— Summary by Map Unit — Davidson County, Tennessee (TN037)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BbD	Barfield-Rock outcrop complex, 5 to 20 percent slopes	D	0.0	0.5%
MaB	Mauzy silt loam, 2 to 7 percent slopes	A	3.0	53.8%
McB	Mauzy-Urban land complex, 2 to 7 percent slopes	A	0.3	5.0%
StC	Stiversville loam, 3 to 12 percent slopes	A	2.3	40.7%
Totals for Area of Interest			5.6	100.0%

811
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 SUITE 200
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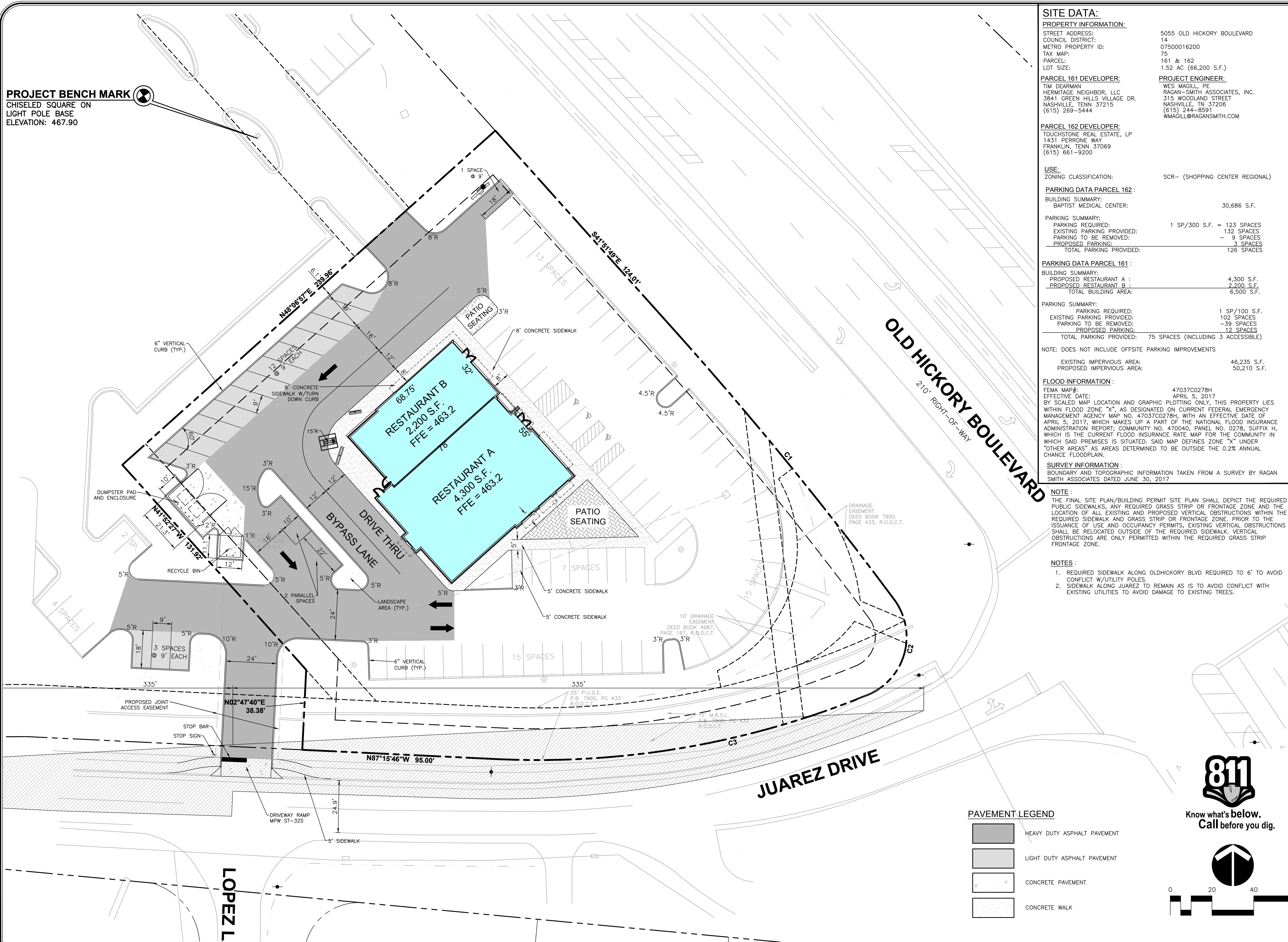


CASE No. 69-83P-001
HICKORY VILLAGE
 FOR
OLDACRE MCDONALD, LLC
 FOURTEENTH COUNCIL DISTRICT, HERMITAGE, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

JOB NO.	92107	DESIGNED:	W. MAGILL	DRAWN:	B. PATTERSON	SCALE:	1"=20'	DATE:	AUGUST 31, 2017
WK. ORDER	0865								
EXISTING CONDITIONS									
C2.1									

CONSULTING ENGINEER: RAGAN SMITH & ASSOCIATES, INC. (REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TENNESSEE)
 LICENSE NO. 34877-0001
 LICENSE EXPIRES 12/31/2017
 PLOTTED BY: TAYLOR DAVENPORT, 11/20/17 10:52 AM. LAST UPDATED BY: BJS ON 11/20/17 10:51 AM

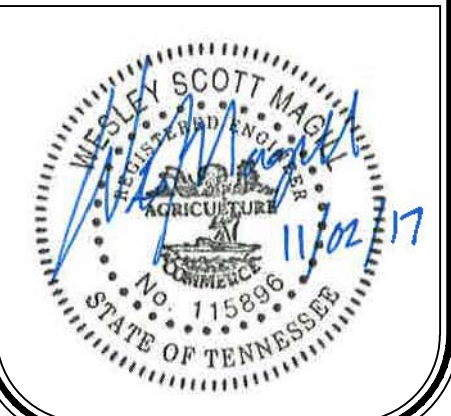
PROJECT BENCH MARK
 CHISELED SQUARE ON
 LIGHT POLE BASE
 ELEVATION: 467.90



SITE DATA:

PROPERTY INFORMATION:	
STREET ADDRESS:	5055 OLD HICKORY BOULEVARD
COUNCIL DISTRICT:	14
METRO PROPERTY ID:	07500016200
TAX MAP:	75
PARCEL:	161 & 162
LOT SIZE:	1.52 AC (66,200 S.F.)
PARCEL 161 DEVELOPER:	
TIM DEARMAN HERMITAGE NEIGHBOR, LLC 3841 GREEN HILLS VILLAGE DR. NASHVILLE, TENN 37215 (615) 269-5444	
PROJECT ENGINEER:	
WES MAGILL, PE RAGAN-SMITH ASSOCIATES, INC. 315 WOODLAND STREET NASHVILLE, TN 37206 (615) 244-8591 WMAGILL@RAGANSMITH.COM	
PARCEL 162 DEVELOPER:	
TOUCHSTONE REAL ESTATE, LP 1431 PERRONE WAY FRANKLIN, TENN 37069 (615) 661-9200	
USE:	SCR- (SHOPPING CENTER REGIONAL)
ZONING CLASSIFICATION:	
PARKING DATA PARCEL 162 :	
BUILDING SUMMARY:	
BAPTIST MEDICAL CENTER:	30,686 S.F.
PARKING SUMMARY:	
PARKING REQUIRED:	1 SP/300 S.F. = 123 SPACES
EXISTING PARKING PROVIDED:	132 SPACES
PARKING TO BE REMOVED:	9 SPACES
PROPOSED PARKING:	3 SPACES
TOTAL PARKING PROVIDED:	126 SPACES
PARKING DATA PARCEL 161 :	
BUILDING SUMMARY:	
PROPOSED RESTAURANT A :	4,300 S.F.
PROPOSED RESTAURANT B :	2,200 S.F.
TOTAL BUILDING AREA:	6,500 S.F.
PARKING SUMMARY:	
PARKING REQUIRED:	1 SP/100 S.F. = 102 SPACES
EXISTING PARKING PROVIDED:	39 SPACES
PARKING TO BE REMOVED:	12 SPACES
PROPOSED PARKING:	75 SPACES (INCLUDING 3 ACCESSIBLE)
TOTAL PARKING PROVIDED:	75 SPACES (INCLUDING 3 ACCESSIBLE)
NOTE: DOES NOT INCLUDE OFFSITE PARKING IMPROVEMENTS	
EXISTING IMPERVIOUS AREA:	46,235 S.F.
PROPOSED IMPERVIOUS AREA:	50,210 S.F.
FLOOD INFORMATION :	
FEMA MAP#:	47037C0278H
EFFECTIVE DATE:	APRIL 5, 2017
BY SCALED MAP LOCATING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0278H, WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040, PANEL NO. 0278, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.	
SURVEY INFORMATION :	
BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY RAGAN SMITH ASSOCIATES DATED JUNE 30, 2017	
NOTE :	
THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP FRONTAGE ZONE.	
NOTES :	
1. REQUIRED SIDEWALK ALONG OLDHICKORY BLVD REQUIRED TO 6' TO AVOID CONFLICT W/UTILITY POLES.	
2. SIDEWALK ALONG JUAREZ TO REMAIN AS IS TO AVOID CONFLICT WITH EXISTING UTILITIES TO AVOID DAMAGE TO EXISTING TREES.	

RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 CHATTANOOGA COUNTY, TENNESSEE
 1100 WOODLAND STREET
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 FOR
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FOURTEENTH COUNCIL DISTRICT, HERMITAGE, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PAVEMENT LEGEND

	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK

811
 Know what's below.
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JOB NO.	92107	DRAWN:	B. PATTERSON	REVISIONS	
		SCALE:	1"=20'		

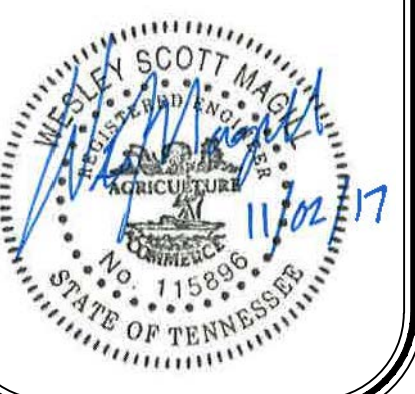
SITE LAYOUT PLAN

C3.1

DATE PLOTTED: 08/21/2017 10:00 AM
 PLOTTED BY: PATTY BARTON
 LAST UPDATED BY: TDS ON 11/01/17 10:00 AM

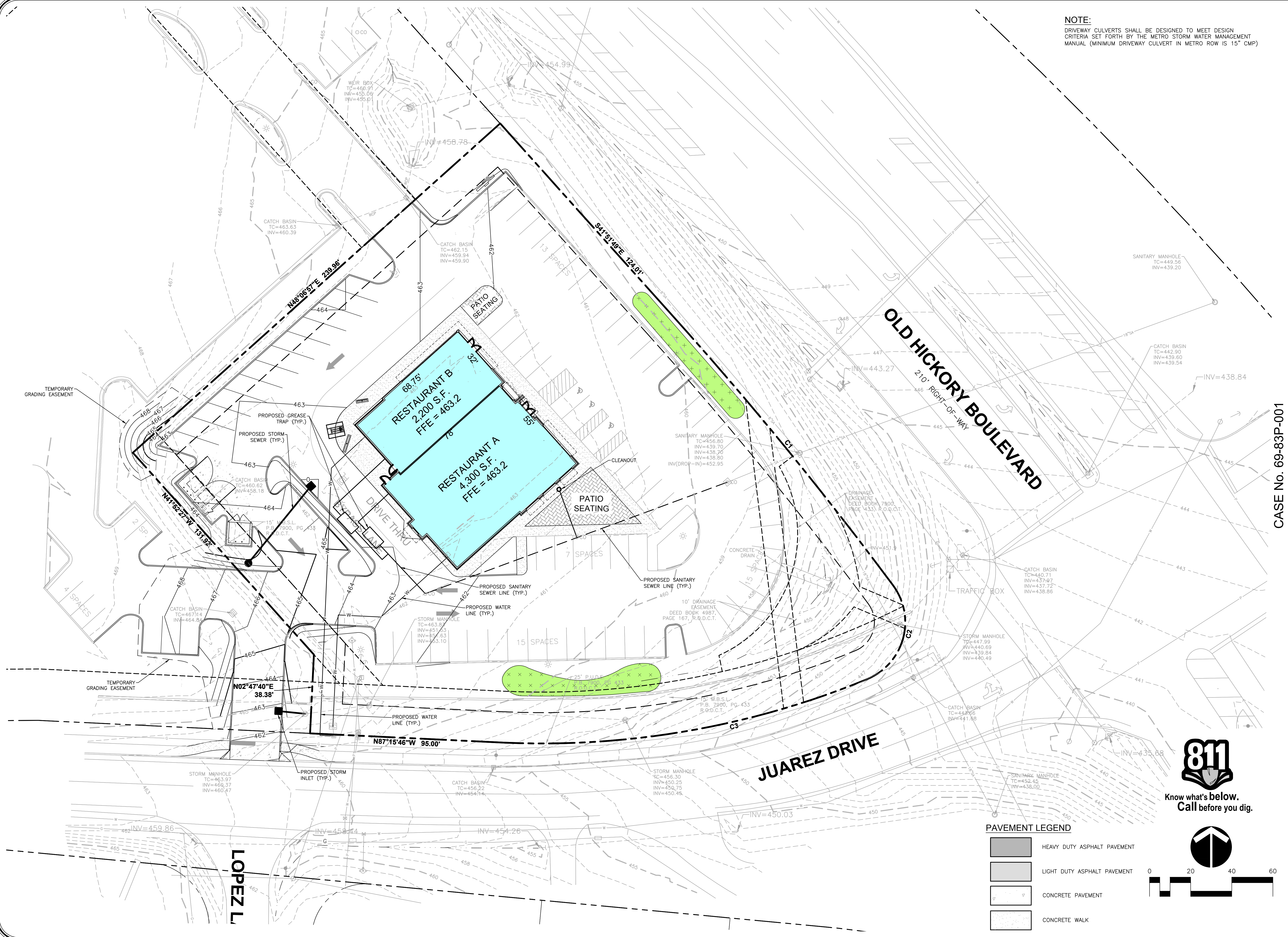
NOTE:
 DRIVEWAY CULVERTS SHALL BE DESIGNED TO MEET DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP)

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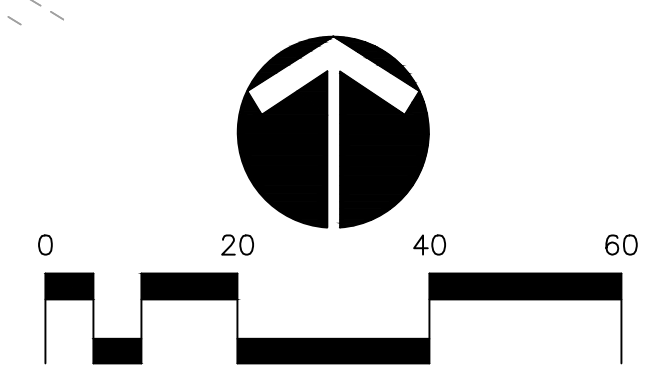
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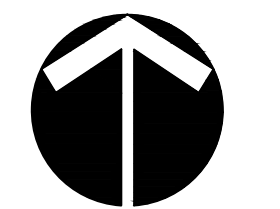


PAVEMENT LEGEND

	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK



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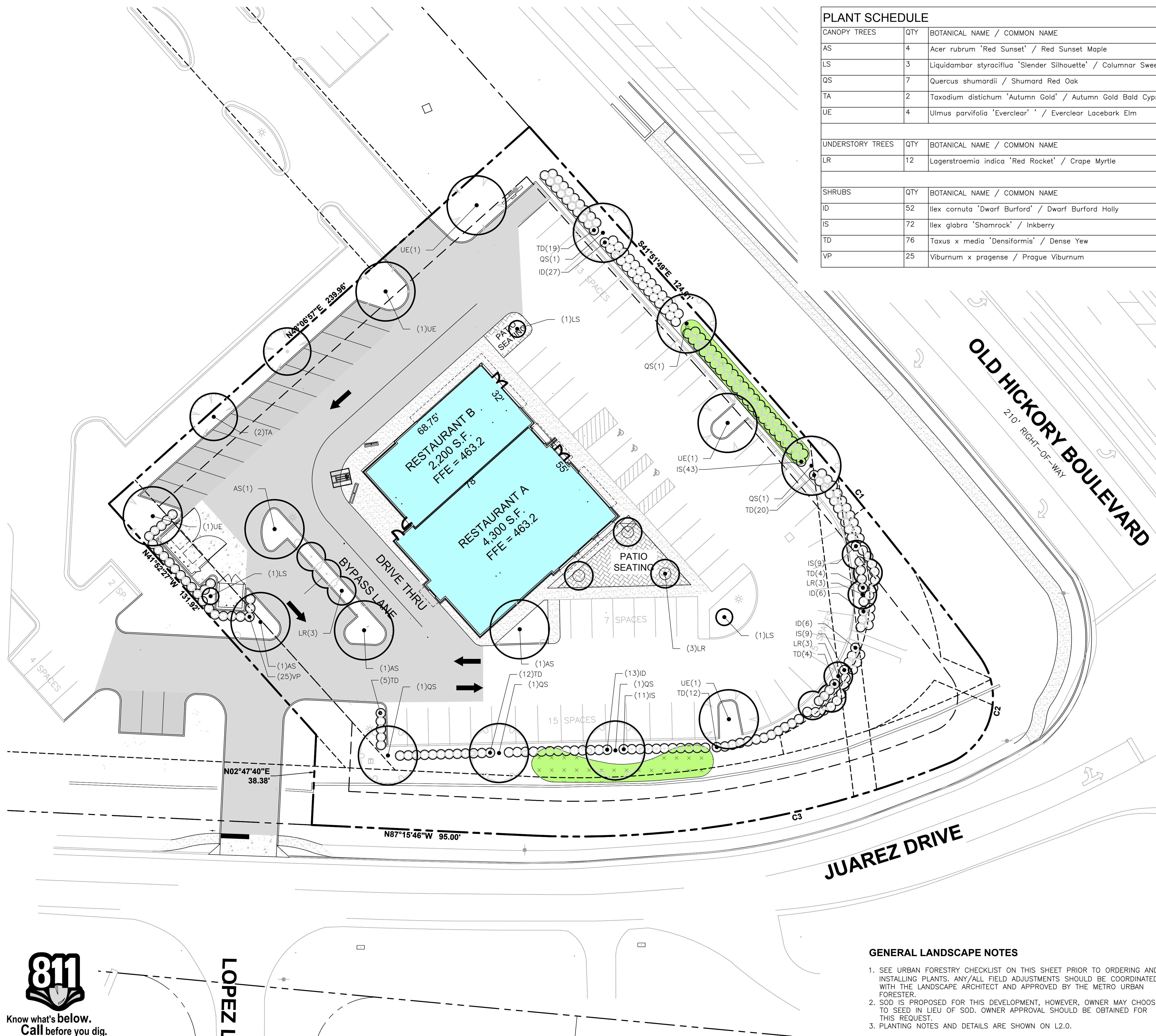


WK. ORDER	0865
DESIGNED:	W. MAGILL
DRAWN:	B. PATTERSON
SCALE:	1"=20'
DATE:	AUGUST 31, 2017

**SITE GRADING
 DRAINAGE AND
 UTILITIES PLAN**

C4.1

CONSULT THE CHATTANOOGA COUNTY RECORDS DEPARTMENT FOR ALL RECORDS. THIS DRAWING WAS
 PLOTTED BY TONY BARTON ON 11/20/17 11:00 AM. LAST UPDATED BY TONY BARTON ON 11/20/17 11:00 AM



PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HT	SPACING	REMARKS
AS	4	Acer rubrum 'Red Sunset' / Red Sunset Maple	DECIDUOUS	3" cal.	14-16 HT.	AS SHOWN	
LS	3	Liquidambar styraciflua 'Slender Silhouette' / Columnar Sweet Gum	DECIDUOUS	3" cal.	14-16 HT.	AS SHOWN	
QS	7	Quercus shumardii / Shumard Red Oak	DECIDUOUS	3" cal.	14-16 HT.	AS SHOWN	
TA	2	Taxodium distichum 'Autumn Gold' / Autumn Gold Bald Cypress	DECIDUOUS	3" cal.	12-14' HT.	AS SHOWN	
UE	4	Ulmus parvifolia 'Everclear' / Everclear Lacebark Elm	DECIDUOUS	3" cal.	14-16 HT.	AS SHOWN	

UNDERSTORY TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HT	SPACING	REMARKS
LR	12	Lagerstroemia indica 'Red Rocket' / Crape Myrtle	DECIDUOUS	3" cal.	7-8' Ht.	AS SHOWN	

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	HT	SPREAD	SPACING	REMARKS
ID	52	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	EVERGREEN	18" HT.	-----	42" o.c.	
IS	72	Ilex glabra 'Shamrock' / Inkberry	EVERGREEN	18" HT.	-----	42" o.c.	
TD	76	Taxus x media 'Densiformis' / Dense Yew	EVERGREEN	18" HT.	-----	42" o.c.	
VP	25	Viburnum x pragnense / Prague Viburnum	EVERGREEN	18" HT.	-----	42" o.c.	

TREE DENSITY WORKSHEET

(ORDINANCE 94-1194)
 DATE: August 31, 2017
 MAP: 75
 PARCEL: 161
 APPLICATION NUMBER:
 PROJECT NAME: ???
 ADDRESS: 6055 Old Hickory Boulevard, Nashville, TN

1. ACREAGE (AREA OF BUILDING SITE)	1.52
2. MINUS ACREAGE OF BUILDING COVERAGE AREA	= 0.15
3. EQUALS ADJUSTED AREA	= 1.37
4. MULTIPLIED BY REQUIRED DENSITY UNITS PER ACRE	x 14
5. EQUALS REQUIRED TREE DENSITY UNITS FOR PROJECT =	19.19

PROTECTED TREES (EXISTING TREES 6" DBH OR LARGER):
 DBH = Diameter of Trunk @ 4 1/2" HT. EXAMPLE: 3 Trees @ 6" DBH x 1.2 = 3.6 DENSITY UNITS

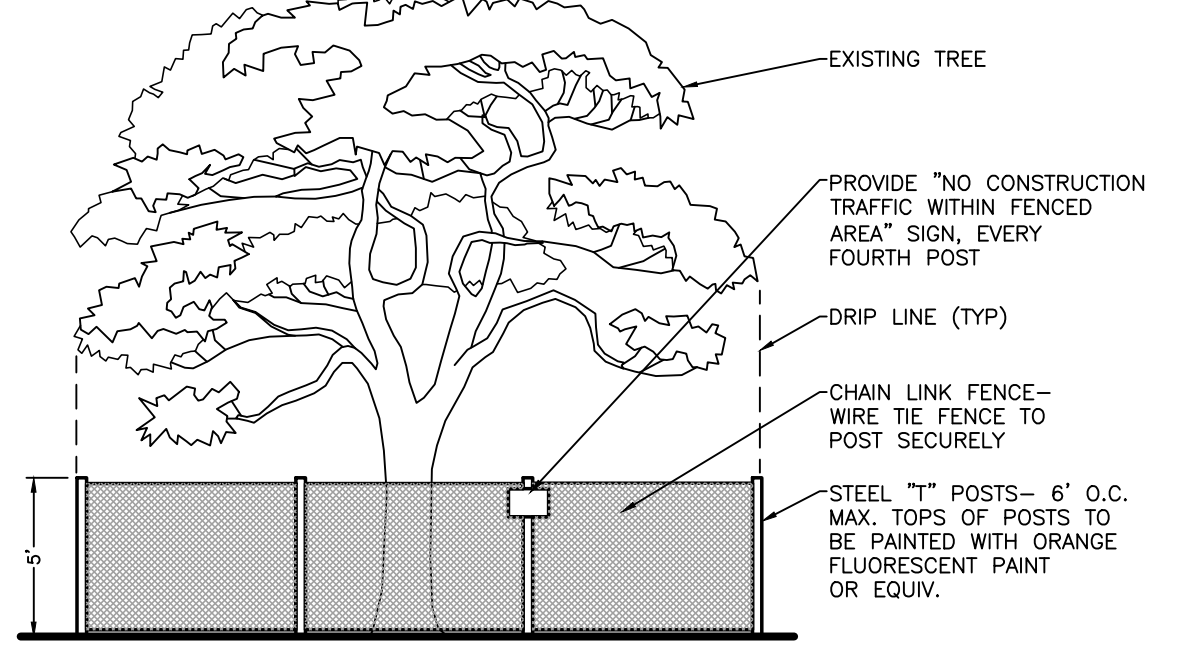
DBH	# OF TREES	VALUE	UNITS	DBH	# OF TREES	VALUE	UNITS
6"	0	x 1.2 =	0.0	20"	0	x 4.3 =	0.0
8"	0	x 1.4 =	0.0	22"	0	x 4.9 =	0.0
10"	0	x 1.6 =	0.0	24"	0	x 5.7 =	0.0
12"	0	x 1.8 =	0.0	26"	0	x 6.6 =	0.0
14"	0	x 2.1 =	0.0	28"	0	x 7.5 =	0.0
16"	0	x 2.4 =	0.0	30"	0	x 8.4 =	0.0
18"	0	x 2.8 =	0.0	32"	0	x 9.4 =	0.0
34"	0	x 10.5 =	0.0	48"	0	x 26.1 =	0.0
36"	0	x 11.7 =	0.0	50"	0	x 28.3 =	0.0
38"	0	x 12.9 =	0.0	52"	0	x 30.5 =	0.0
40"	0	x 14.4 =	0.0	54"	0	x 32.8 =	0.0
42"	0	x 16.2 =	0.0	56"	0	x 35.2 =	0.0
44"	0	x 18.1 =	0.0	58"	0	x 37.7 =	0.0
46"	0	x 20.1 =	0.0	60"	0	x 40.3 =	0.0

REPLACEMENT TREE SCHEDULE:
 UNITS: Represents Base Area "CAL" represents Caliper Inches at planting

CAL	# OF TREES	VALUE	UNITS	CAL	# OF TREES	VALUE	UNITS
2"	0	x 0.5 =	0.0	5"	0	x 0.9 =	0.0
3"	32	x 0.6 =	19.2	6"	0	x 1.0 =	0.0
4"	0	x 0.7 =	0.0	7"	0	x 1.2 =	0.0

DENSITY UNITS PROVIDED ON ABOVE SCHEDULES:
 TOTAL DENSITY UNITS FOR PROTECTED TREES: 0.00
 TOTAL DENSITY UNITS FOR NEW TREES: 19.20
 TOTAL DENSITY UNITS PROVIDED: 19.20

NOTE: THE TOTAL DENSITY UNITS PROVIDED MUST BE EQUAL OR EXCEED THE REQUIREMENTS OF #5 ABOVE.
 ALL PROTECTED AND REPLACEMENT TREES MUST BE SHOWN ON SITE PLAN.



NOTE: ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT

NOTE: POSTS TO BE PLACED AT DRIP LINE - SEE PLANS FOR FENCE LOCATION

TREE PROTECTION DETAIL
 NOT TO SCALE

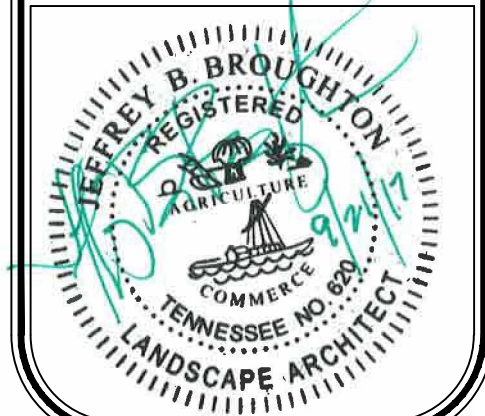
GENERAL LANDSCAPE NOTES

- SEE URBAN FORESTRY CHECKLIST ON THIS SHEET PRIOR TO ORDERING AND INSTALLING PLANTS. ANY/ALL FIELD ADJUSTMENTS SHOULD BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE METRO URBAN FORESTER.
- SOD IS PROPOSED FOR THIS DEVELOPMENT, HOWEVER, OWNER MAY CHOOSE TO SEED IN LIEU OF SOD. OWNER APPROVAL SHOULD BE OBTAINED FOR THIS REQUEST.
- PLANTING NOTES AND DETAILS ARE SHOWN ON L2.0.

811
 Know what's below.
 Call before you dig.

RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS

CHATTANOOGA COUNTY, TENNESSEE
 1000 MARKET STREET
 NASHVILLE, TN 37203
 (615) 244-8561



CASE No. 69-83P-001

HICKORY VILLAGE
 FOR
OLDACRE MCDONALD, LLC

FOURTEENTH COUNCIL DISTRICT, HERMITAGE, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS

WK. ORDER	0865
DESIGNED BY	J. BROUGHTON
DRAWN BY	J. BROUGHTON
SCALE	1"=20'
DATE	AUGUST 31, 2017

JOB NO. 92107

LANDSCAPE PLAN

L1.1

DATE PLOTTED: 08/31/2017 10:00 AM
 PLOTTED BY: J. BROUGHTON
 L1.1

C:\PROJECTS\2017\URBAN FORESTRY\2017-08-31\URBAN FORESTRY L2.1.dwg
 PLOTTED BY: J. BROUGHTON, 8/31/2017 11:42 AM
 LASE UPDATED BY: J. BROUGHTON, 8/31/2017 11:42 AM

URBAN FORESTRY INSPECTION REPORT

Designer	Permit#	Date
Was the approved landscape plan followed? (Such as correct species, quantities, calipers, and heights)	YES NO N/A	
If NO, please submit revised plan for review and approval	YES NO N/A	
Was tree protection used and is it still in place?	YES NO N/A	
Is all plant material properly installed? (e.g. root twine and crown ties removed)	YES NO N/A	
Are the trees & shrubs planted at the correct depth?	YES NO N/A	
Is the root flare visible on the trees?	YES NO N/A	
Is mulch less than 4" deep and not "volcanosed"?	YES NO N/A	
Are all packing materials removed?	YES NO N/A	
If trees were staked, is there proof of U.F. permission?	YES NO N/A	
Are all parking lot lights at least 15' from any tree?	YES NO N/A	
Are there any powerline & tree conflicts?	YES NO N/A	
If any dumpsters were installed, are they screened properly? (Opaque wall or fence)	YES NO N/A	
Is irrigation installed? (requirement for townhomes/condos)	YES NO N/A	
Are hose-bibs installed?	YES NO N/A	

PLANTING NOTES:

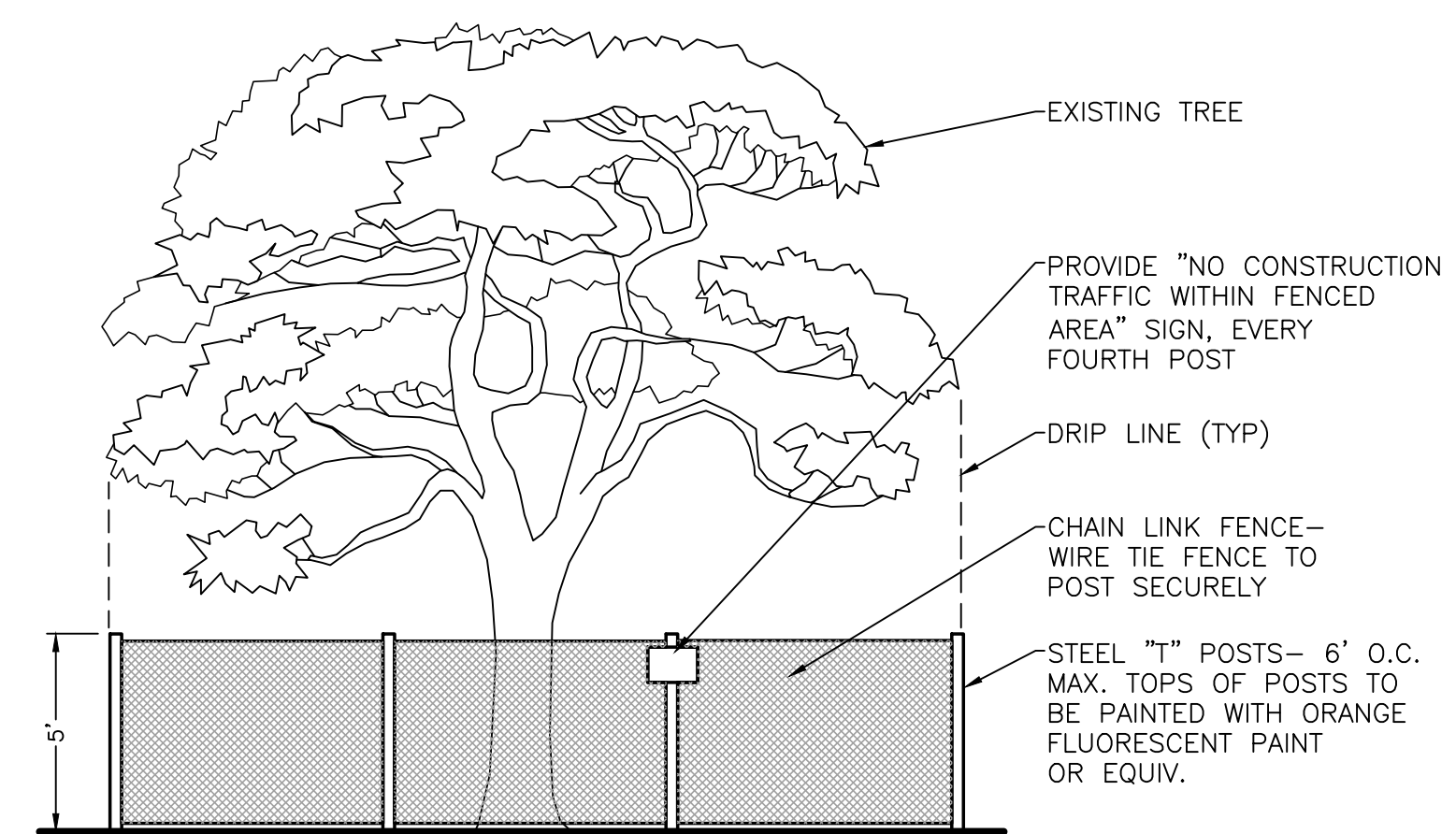
- ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
- SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A 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 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- 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.
- 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.
- APPLY HERBICIDE (TRIFLORAL OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
- 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.
- PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
- 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.
- SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
- CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
- ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
- 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.
- 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.
- CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

SEEDING NOTES:

- SEED ALL DISTURBED AREAS WITH KY-31 AT THE RATE OF 5 POUNDS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER TO BE 8-12-12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
- PLACE STRAW MULCH ON SEEDING AREAS. STRAW TO BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE.
- THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. CULTIVATE THE TOPSOIL TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKE UNTIL SMOOTH. REMOVE FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS.
- APPLY FERTILIZER ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. APPLY FERTILIZER AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
- APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE IN LIGHTLY. WATER TOPSOIL LIGHTLY PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
- ROLL SEEDING AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
- IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALES PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDING AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.

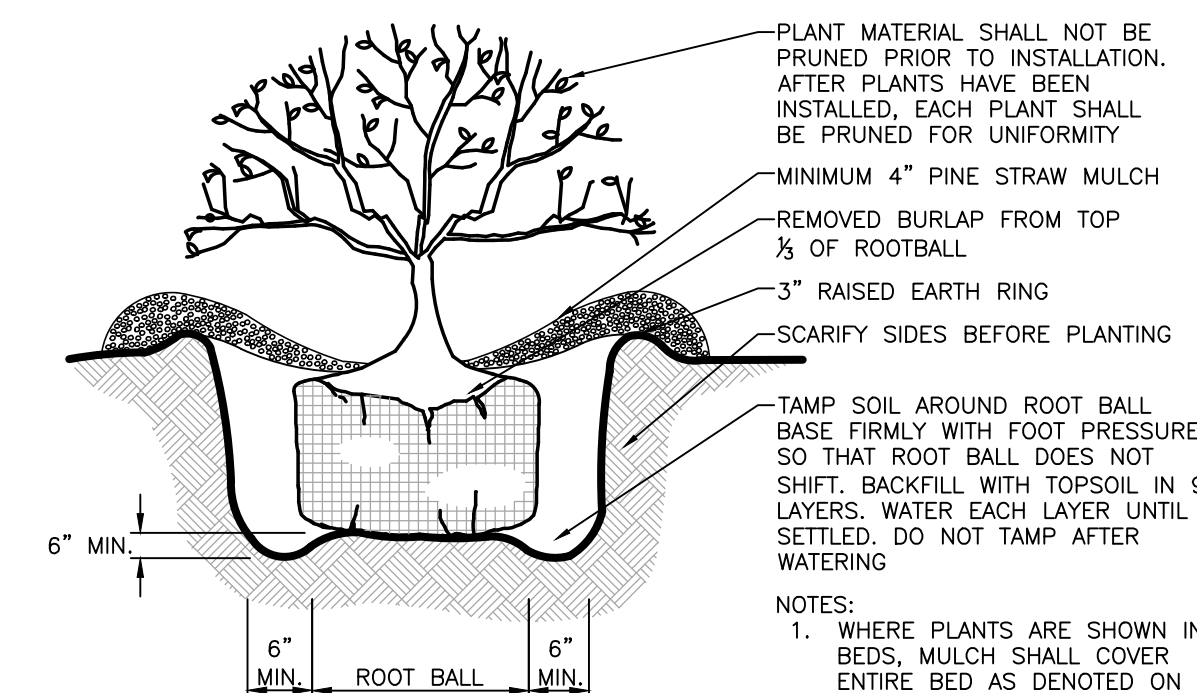
IRRIGATION NOTE:

- AN IRRIGATION PLAN PER THE REQUIREMENTS OF THE ZONING ORDINANCE SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

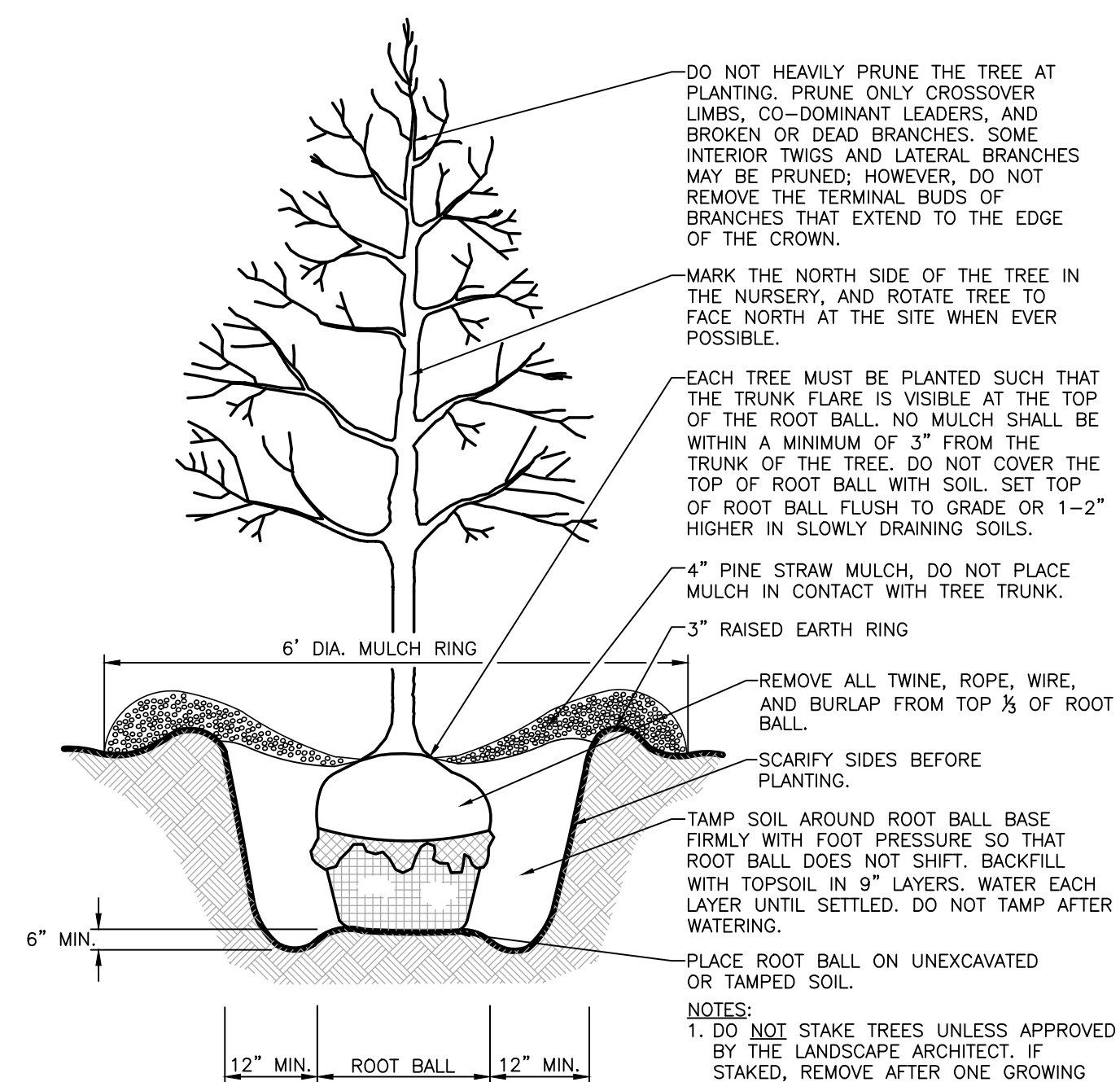


NOTE:
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TREE PROTECTION DETAIL
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



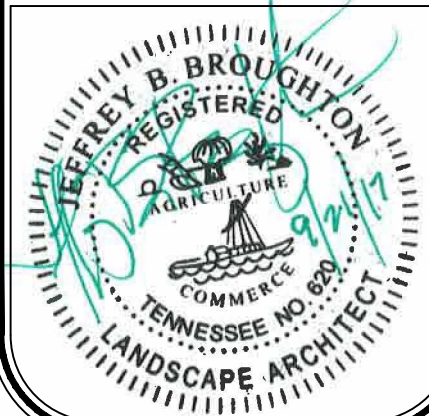
TREE PLANTING
NOT TO SCALE

CASE No. 69-83P-001

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 www.ragan-smith.com



JOB NO.	92107	DESIGNED BY	J. BROUGHTON
WK. ORDER	0865	DRAWN BY	J. BROUGHTON
DATE	AUGUST 31, 2017	SCALE	#-#/#
REVISIONS			

LANDSCAPE NOTES AND DETAILS

L2.1