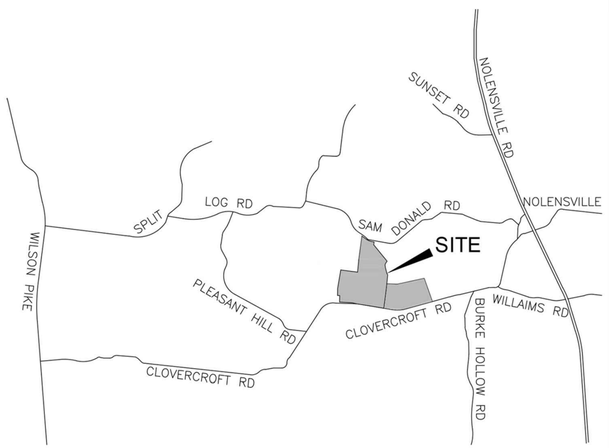
PUD PLANS
FOR
FINAL PUD
VICKERY PARK

CONTACTS

DEVELOPER
JOSH BAXTER
3330 CUMBERLAND BLVD. SUITE 275
ATLANTA, GA 30339
770-272-7760
JOSHBAXTER@FORESTARGROUP.COM

CIVIL
WES HARRIS, PE
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
WHARRIS@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE
BRETT SMITH, RLA, AICP
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
BSMITH@RAGANSMITH.COM



LOCATION MAP
N.T.S.

Sheet List Table

Sheet Number	Sheet Title
CVR	COVER SHEET
C1.0	OVERALL LAYOUT PLAN
C2.0	OVERALL GRADING PLAN
C3.0	OVERALL UTILITY PLAN
C4.0	EXISTING TREE PLAN
C4.1	STREET TREE PLAN
C4.2	ENLARGED LANDSCAPE PLAN
C5.0	ARCHITECTURAL ELEVATIONS
C5.1	ARCHITECTURAL ELEVATIONS

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
315 WOODLAND STREET
P.O. BOX 60070
NASHVILLE, TN 37206
(615) 244-8591
CHATTANOOGA
1410 COWART STREET
SUITE 200
CHATTANOOGA, TN 37408
(423) 490-3400
• www.ragansmith.com •

WESLEY A. HARRIS
REGISTERED ENGINEER
AGRICULTURE
No. 110104
STATE OF TENNESSEE

BRETT ALAN SMITH
REGISTERED
AGRICULTURE
TENNESSEE NO. 5067
LANDSCAPE ARCHITECT

FINAL PUD
FOR
VICKERY PARK
TOWN OF NOLENSVILLE,WILLIAMSON COUNTY, TENNESSEE

REVISIONS	
2	06-07-2016 (D.R.S.) Rev. PER LAYOUT CHANGES
1	04-28-2015 (D.R.S.) Rev. PER TOWN COMMENTS

JOB NO.	14032
WK. ORDER	9899
DESIGNED:	B. SMITH
DRAWN:	D. SIEBERG
SCALE:	N.T.S.
DATE:	MARCH 10, 2015

COVER SHEET

CVR

TOWN OF NOLENSVILLE,WILLIAMSON COUNTY, TENNESSEE

SITE DATA:

MAP:	59
PARCEL:	PORTION OF PARCEL 2 (150.06 AC.), PARCEL 12 (79.67 AC.)
TOTAL AREA:	229.73 ACRES
PHASE 1 AREA:	77.59 ACRES
TOTAL LOTS:	294
PHASE 1 LOTS:	132

CONTACTS:
OPTIONEEE
FORESTAR
JOSH BAXTER
3330 CUMBERLAND BLVD. SUITE 275
ATLANTA, GA 30339
770-272-7760
JOSHBAXTER@FORESTARGROUP.COM

APPLICANT:
RAGAN SMITH AND ASSCOCIATES
WES HARRIS, PE.
315 WOODLAND ST.
NASHVILLE, TN 37206
615-244-8591
WHARRIS@RAGANSMITH.COM

LOT SIZES:

Lot Quanity For Phase 1	Lot Type Designation	Garage Access *	Minimum Lot Area *	Typical Lot Width	Minimum Lot Width	Lot Depth (Typical)
16	Cottage	Rear Alley	5,500 SF.	50'	40'	117.5'
41	Villa	Rear Alley	9,000 SF.	75'	60'	150'
44	Manor	Front, Side Or Rear	11,000 SF.	60'/80'	60'	150'
32	Estate	Side Or Rear	14,400 SF.	100'	90'	160'

LOT SETBACKS

ESTATE LOTS (E)
(STREET LOADED)
*MINIMUM SETBACK FOR FRONT PORCH SHALL BE 15'

MANOR LOTS (M)
(STREET LOADED)
*MINIMUM SETBACK FOR FRONT PORCH SHALL BE 15'

VILLA LOTS (V)
(ALLEY LOADED)
*MINIMUM SETBACK FOR FRONT PORCH SHALL BE 10'

COTTAGE LOTS (C)
(ALLEY LOADED)
*MINIMUM SETBACK FOR FRONT PORCH SHALL BE 5'

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

0 200 400 600

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
315 WOODLAND STREET
P.O. BOX 60070
NASHVILLE, TN 37206
(615) 244-8591
CHATTANOOGA
1410 COWART STREET
SUITE 200
CHATTANOOGA, TN 37408
(423) 490-9400
• www.ragansmith.com •

WESLEY A. HARRIS
REGISTERED ENGINEER
AGRICULTURE
No. 110104
STATE OF TENNESSEE

FINAL PUD
FOR
VICKERY PARK

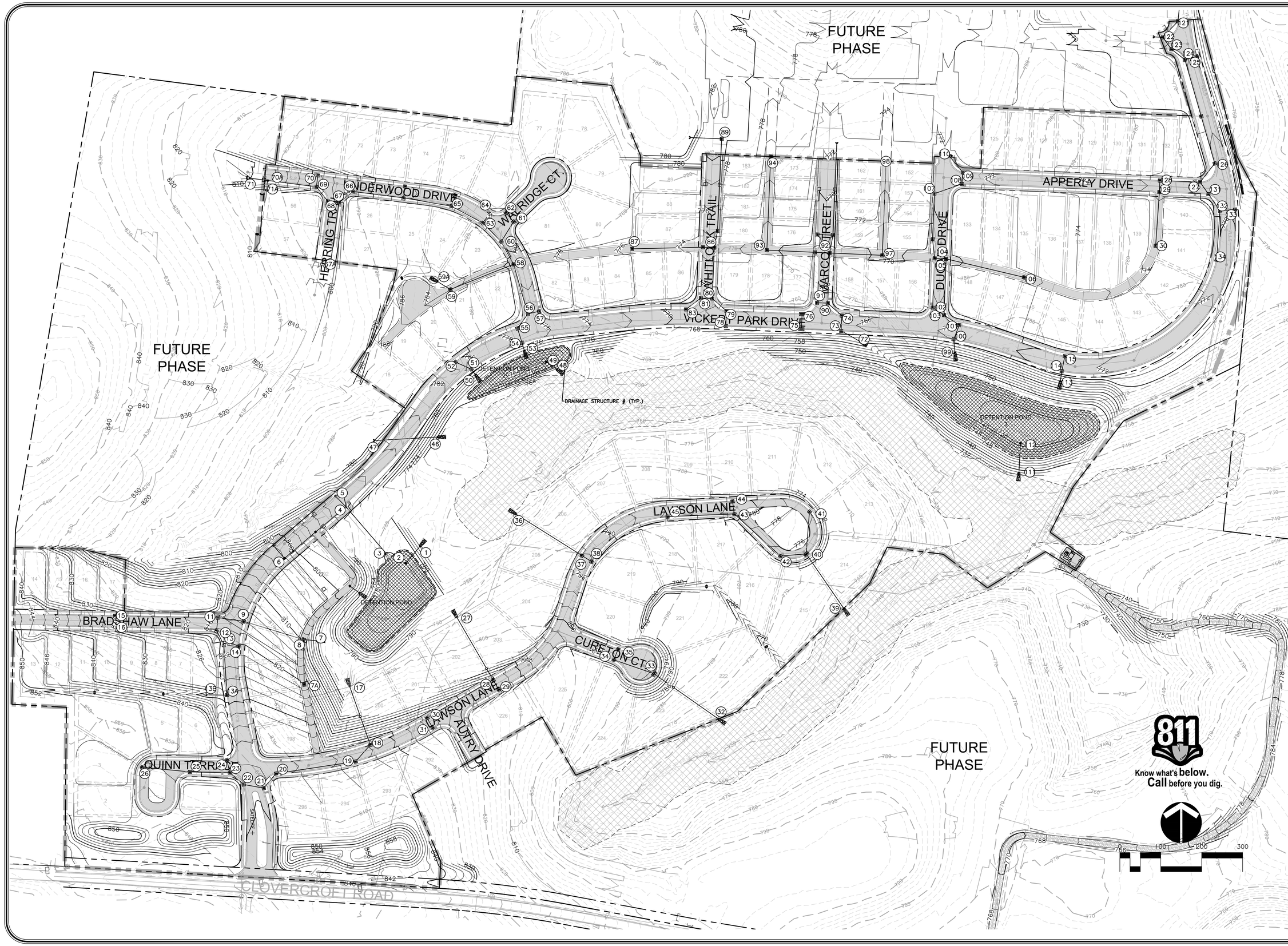
TOWN OF NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

REVISIONS	
2	06-07-2016 (D.R.S.) Rev. PER LAYOUT CHANGES
1	04-28-2015 (D.R.S.) Rev. PER TOWN COMMENTS

JOB NO.	14032
WK. ORDER	9899
DESIGNED:	B. SMITH
DRAWN:	D. SIEBERG
SCALE:	1"=200'
DATE:	MARCH 10, 2015

OVERALL LAYOUT PLAN

C1.0



RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE
315 WOODLAND STREET
P.O. BOX 60070
NASHVILLE, TN 37206
(615) 244-8591

CHATTANOOGA
1410 COWART STREET
SUITE 200
CHATTANOOGA, TN 37408
(423) 490-9400

• www.ragansmith.com •

WESLEY A. HARRIS
REGISTERED ENGINEER
AGRICULTURE
No. 110104
STATE OF TENNESSEE

FINAL PUD
FOR
VICKERY PARK

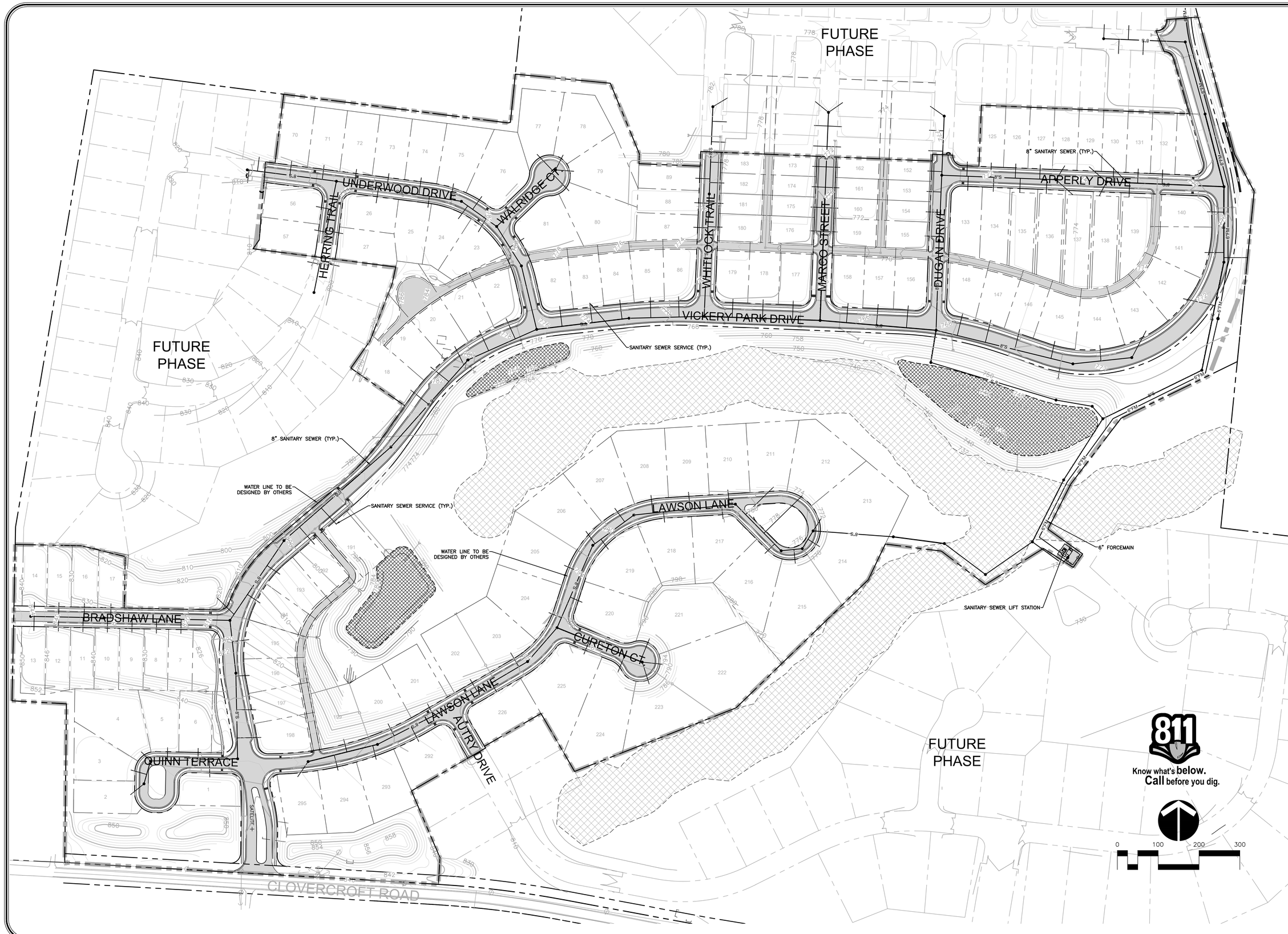
TOWN OF NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

REVISIONS	
2	06-07-2016 (D.R.S.) Rev. PER LAYOUT CHANGES
1	04-28-2015 (D.R.S.) Rev. PER TOWN COMMENTS

JOB NO.	14032
WK. ORDER	9899
DESIGNED:	W. HARRIS
DRAWN:	D. SIEBERG
SCALE:	1"=100'
DATE:	MARCH 10, 2015

OVERALL GRADING PLAN

C2.0



RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE
315 WOODLAND STREET
P.O. BOX 60070
NASHVILLE, TN 37206
(615) 244-8591

CHATTANOOGA
1410 COWART STREET
SUITE 200
CHATTANOOGA, TN 37408
(423) 490-9400

• www.ragansmith.com •

WESLEY A. HARRIS
REGISTERED ENGINEER
AGRICULTURE
No. 110104
STATE OF TENNESSEE

FINAL PUD
FOR
VICKERY PARK

TOWN OF NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

REVISIONS	
2	06-07-2016 (D.R.S.) Rev. PER LAYOUT CHANGES
1	04-28-2015 (D.R.S.) Rev. PER TOWN COMMENTS

JOB NO.	14032
WK. ORDER	9899
DESIGNED:	W. HARRIS
DRAWN:	D. SIEBERG
SCALE:	1"=100'
DATE:	MARCH 10, 2015

OVERALL UTILITY PLAN

C3.0

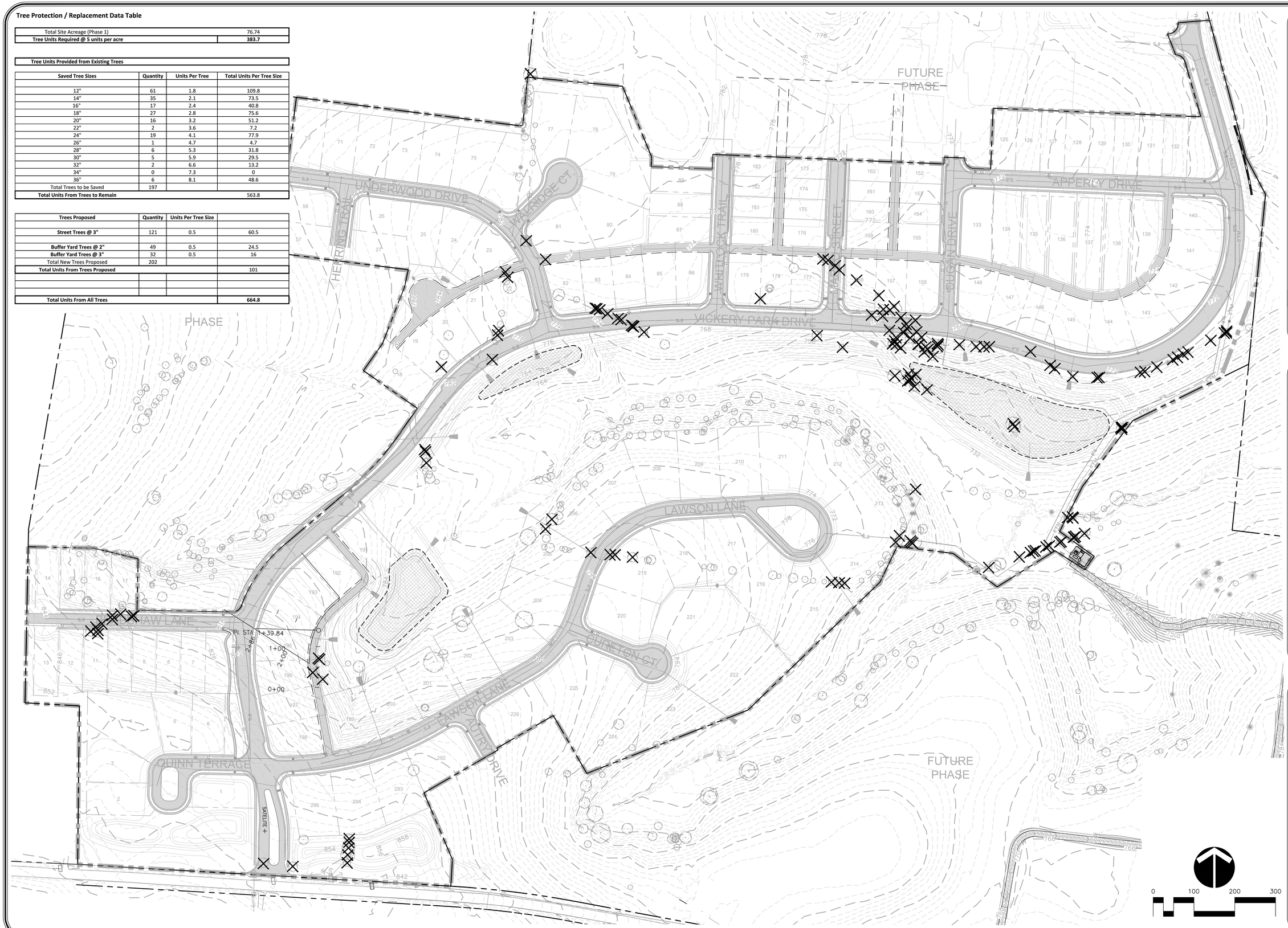
Tree Protection / Replacement Data Table

Total Site Acreage (Phase 1)	76.74
Tree Units Required @ 5 units per acre	**383.7**

Tree Units Provided from Existing Trees

Saved Tree Sizes	Quantity	Units Per Tree	Total Units Per Tree Size
12"	61	1.8	109.8
14"	35	2.1	73.5
16"	17	2.4	40.8
18"	27	2.8	75.6
20"	16	3.2	51.2
22"	2	3.6	7.2
24"	19	4.1	77.9
26"	1	4.7	4.7
28"	6	5.3	31.8
30"	5	5.9	29.5
32"	2	6.6	13.2
34"	0	7.3	0
36"	6	8.1	48.6
Total Trees to be Saved	197		
Total Units From Trees to Remain			563.8

Trees Proposed	Quantity	Units Per Tree Size	
Street Trees @ 3"	121	0.5	60.5
Buffer Yard Trees @ 2"	49	0.5	24.5
Buffer Yard Trees @ 3"	32	0.5	16
Total New Trees Proposed	202		
Total Units From Trees Proposed			101
Total Units From All Trees			**664.8**



RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

CHATTANOOGA
1410 COWART STREET, SUITE 200
CHATTANOOGA, TN 37408
(423) 490-9400

NASHVILLE
2000 MCGAVOCK PIKE STREET
P.O. BOX 200070
NASHVILLE, TN. 37206
(615) 244-8591

www.ragansmith.com

BRETT ALAN SMITH
REGISTERED
AGRICULTURE
TENNESSEE NO. 1001
LANDSCAPE ARCHITECT

FINAL PUD
FOR
VICKERY PARK

TOWN OF NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER 14032 9899
DESIGNED:	B. SMITH
DRAWN:	D. SIEBERG
SCALE:	1"=100'
DATE:	MARCH 10, 2015

REVISIONS
- 06-07-2016 (D.R.S.) Rev. PER LAYOUT CHANGES
- 04-28-2015 (D.R.S.) Rev. PER TOWN COMMENTS

EXISTING TREE PLAN

C4.0

C:\WKSS\9899\CIVIL ENGINEERING\PHASE PLAN\EXISTING TREE PLAN.DWG
PLOTTED BY DENNIS SIEBERG ON, 6/7/2016 9:48 AM LAST UPDATED BY DRS ON, 6/7/2016 9:29 AM

PLANT SCHEDULE - STREET TREES

TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
UL	13	ULMUS PARVIFOLIA 'LACEBARK ELM' / CHINESE ELM TREE	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B
ZS	26	ZELKOVA SERRATA / SAWLEAF ZELKOVA	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK

CANOPY	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
PA	45	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B
QS	37	QUERCUS SHUMARDII / SHUMARD RED OAK	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B, FULL CANOPY

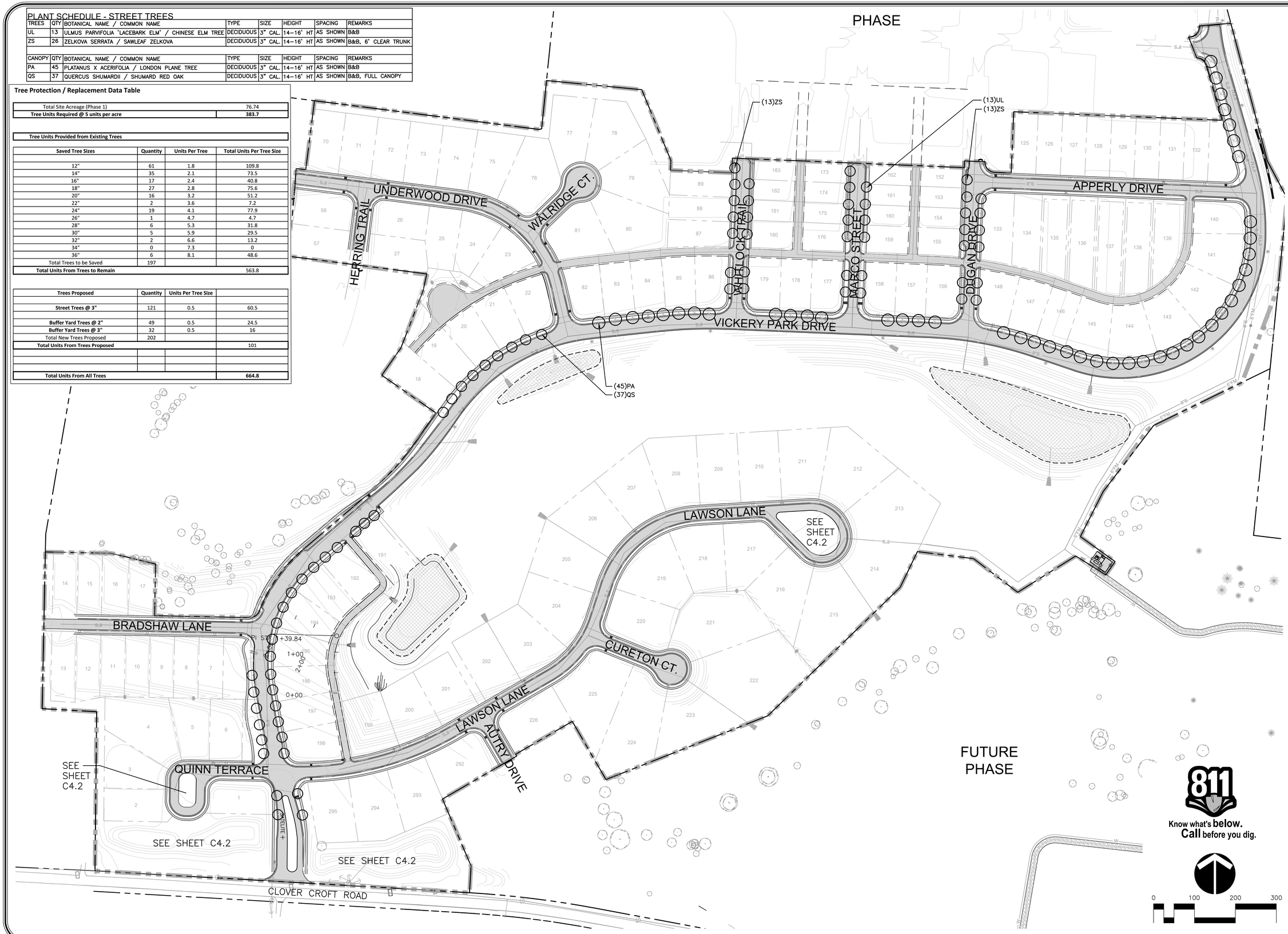
Tree Protection / Replacement Data Table

Total Site Acreage (Phase 1)	76.74
Tree Units Required @ 5 units per acre	**383.7**

Tree Units Provided from Existing Trees

Saved Tree Sizes	Quantity	Units Per Tree	Total Units Per Tree Size
12"	61	1.8	109.8
14"	35	2.1	73.5
16"	17	2.4	40.8
18"	27	2.8	75.6
20"	16	3.2	51.2
22"	2	3.6	7.2
24"	19	4.1	77.9
26"	1	4.7	4.7
28"	6	5.3	31.8
30"	5	5.9	29.5
32"	2	6.6	13.2
34"	0	7.3	0
36"	6	8.1	48.6
Total Trees to be Saved	197		
Total Units From Trees to Remain			563.8

Trees Proposed	Quantity	Units Per Tree Size	
Street Trees @ 3"	121	0.5	60.5
Buffer Yard Trees @ 2"	49	0.5	24.5
Buffer Yard Trees @ 3"	32	0.5	16
Total New Trees Proposed	202		
Total Units From Trees Proposed			101
Total Units From All Trees			**664.8**



RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

CHATTANOOGA
1410 COMMERCE STREET, SUITE 200
CHATTANOOGA, TENNESSEE 37402
(423) 490-9400

NASHVILLE
P.O. BOX 200010
2400 CROSSING BOULEVARD, 37206
(615) 244-8591

www.ragansmith.com

BRETT ALAN SMITH
REGISTERED
AGRICULTURE
TENNESSEE NO. 1067
LANDSCAPE ARCHITECT

FINAL PUD
FOR
VICKERY PARK

TOWN OF NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

REVISIONS	
2	06–07–2016 (D.R.S.) Rev. PER LAYOUT CHANGES
1	04–28–2015 (D.R.S.) Rev. PER TOWN COMMENTS

JOB NO. 14032	WK. ORDER 9899
DESIGNED:	B. SMITH
DRAWN:	D. SIEBERG
SCALE:	1"=100'
DATE:	MARCH 10, 2015

STREET TREE PLAN

C4.1

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

811

G:\14032\9899\CIVIL ENGINEERING\PHASE 2\VD PLAN\STREET TREE PLAN.DWG
PLOTTED BY DENNIS SIEBERG ON 4/7/2016 9:47 AM LAST UPDATED BY DRS ON 4/7/2016 9:22 AM

PLANT SCHEDULE - BUFFER YARD/ INTERIOR

CANOPY	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
AS	7	ACER SACCHARUM / SUGAR MAPLE	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B, 5' CLEAR TO BASE
LR	4	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' TM / ROUND–LOBED SWEET GUM	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B
PA	14	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B
ZV	7	ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B, 5' CLEAR TO BASE

UNDERSTORY	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
AB	3	ACER BUERGERIANUM / TRIDENT MAPLE	DECIDUOUS	2" CAL.	12–14' HT	AS SHOWN	B&B, 5' CLEAR TO BASE
AA	8	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' / DOWNY SERVICEBERRY	DECIDUOUS	2" CAL.	12–14' HT	AS SHOWN	B&B
CC	10	CERCIS CANADENSIS / EASTERN REDBUD	EVERGREEN	2" CAL.	6–8' HT	AS SHOWN	B&B
CP	2	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	EVERGREEN	2" CAL.	6–8' HT	AS SHOWN	B&B
IA	2	ILEX OPACA / AMERICAN HOLLY	EVERGREEN	2" CAL.	6–8' HT	AS SHOWN	B&B, FULL TO BASE
JE	7	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	EVERGREEN	2" CAL.	10–12' HT	AS SHOWN	B&B, FULLTO BASE
ML	1	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	EVERGREEN	2" CAL.	8–10' HT	AS SHOWN	B&B, 6' CLEAR TO BASE
MS	11	MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA	EVERGREEN	2" CAL.	10–12' HT	AS SHOWN	B&B, 5' CLEAR TO BASE
PA2	5	PICEA ABIES / NORWAY SPRUCE	EVERGREEN	2" CAL.	10–12' HT	AS SHOWN	B&B, FULL TO BASE

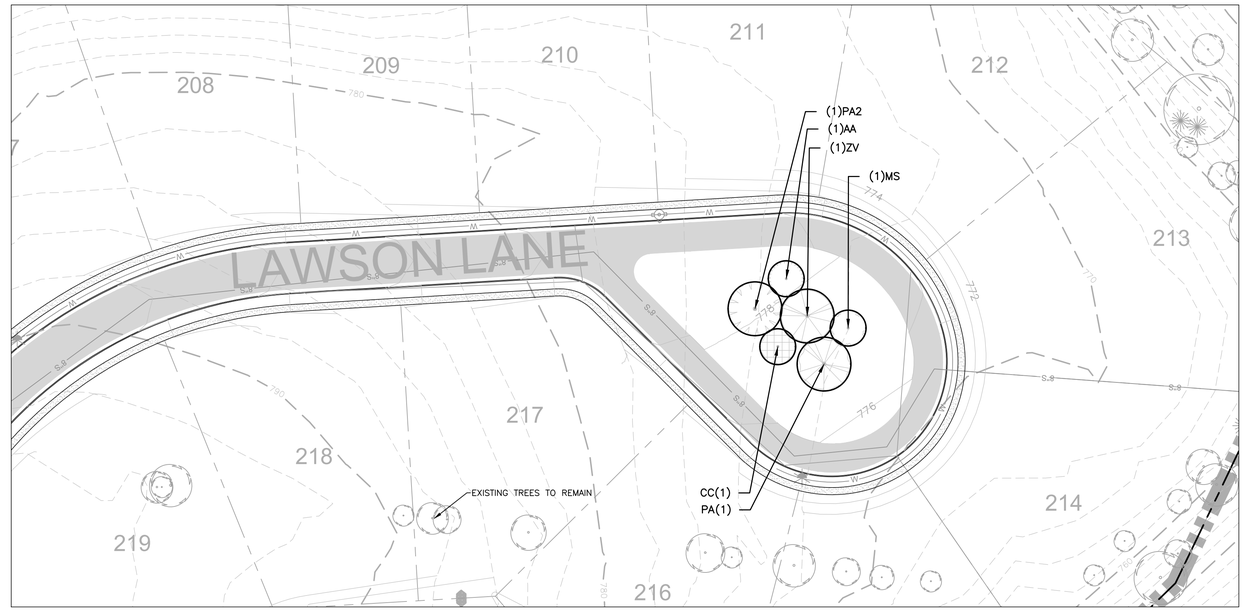
Tree Protection / Replacement Data Table

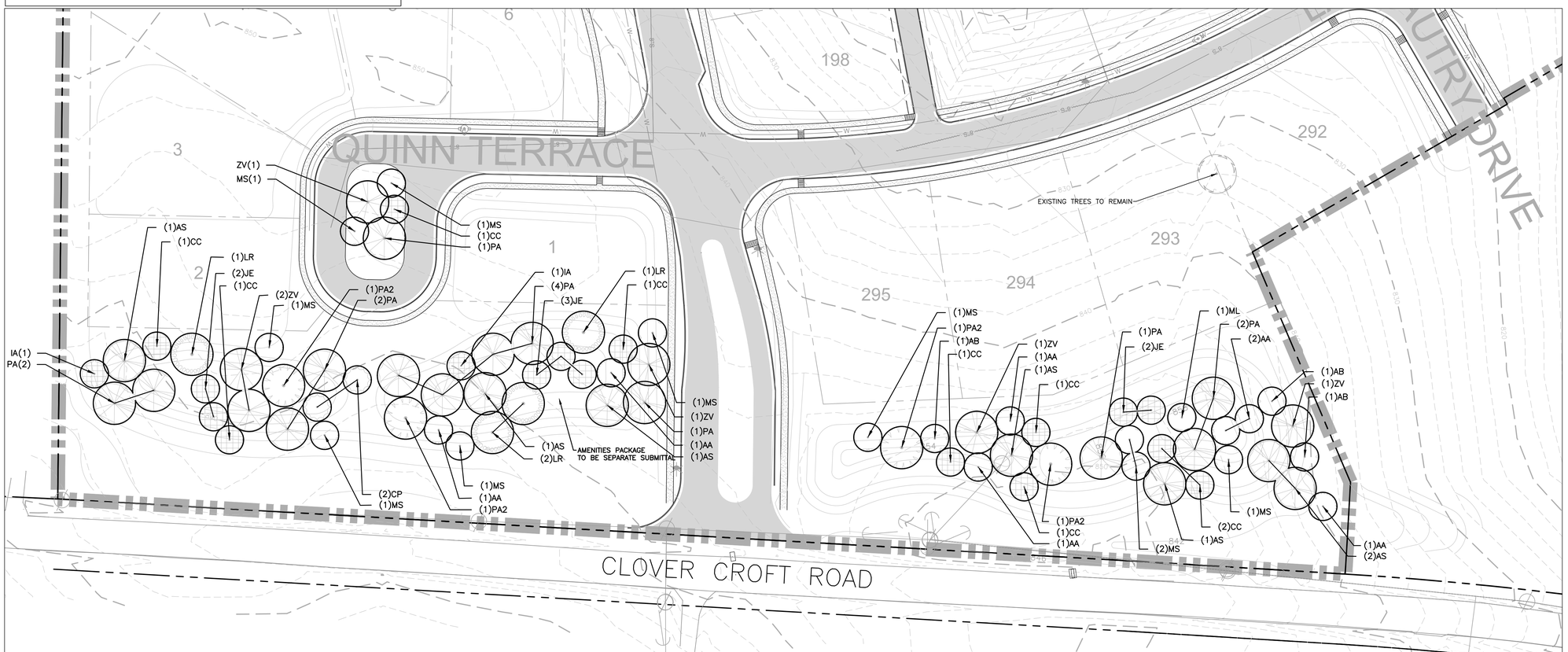
Total Site Acreage (Phase 1)	76.74
Tree Units Required @ 5 units per acre	**383.7**

Tree Units Provided from Existing Trees

Saved Tree Sizes	Quantity	Units Per Tree	Total Units Per Tree Size
12"	61	1.8	109.8
14"	35	2.1	73.5
16"	17	2.4	40.8
18"	27	2.8	75.6
20"	16	3.2	51.2
22"	2	3.6	7.2
24"	19	4.1	77.9
26"	1	4.7	4.7
28"	6	5.3	31.8
30"	5	5.9	29.5
32"	2	6.6	13.2
34"	0	7.3	0
36"	6	8.1	48.6
Total Trees to be Saved	197		
Total Units From Trees to Remain			563.8

Trees Proposed	Quantity	Units Per Tree Size	
Street Trees @ 3"	121	0.5	60.5
Buffer Yard Trees @ 2"	49	0.5	24.5
Buffer Yard Trees @ 3"	32	0.5	16
Total New Trees Proposed	202		
Total Units From Trees Proposed			101
Total Units From All Trees			**664.8**





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

0 40 80 120

RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE
P.O. BOX 90203
NASHVILLE, TN 37206
(615) 244-8591

CHATTANOOGA
1416 COMMERCE STREET, SUITE 320
CHATTANOOGA, TN 37405
(423) 490-9400

• www.ragansmith.com •

BRETT ALAN SMITH
REGISTERED
AGRICULTURE
TENNESSEE NO. 1001
LANDSCAPE ARCHITECT

FINAL PUD
FOR
VICKERY PARK

TOWN OF NOLENSVILLE,WILLIAMSON COUNTY, TENNESSEE

REVISIONS	
06–07–2016 (D.R.S.) PER LAYOUT CHANGES	Rev.
04–28–2015 (D.R.S.) PER TOWN COMMENTS	Rev.

JOB NO. 14032	WK. ORDER 9899
DESIGNED:	B. SMITH
DRAWN:	D. SIEBERG
SCALE:	1"=40'
DATE:	MARCH 10, 2015

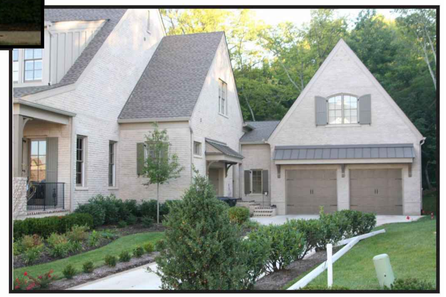
ENLARGED
LANDSCAPE PLAN

C4.2

G:\14032\BRM\-CIVIL ENGINEER\PRIVATE PUD PLAN\BRI-FITER PLAN.DWG
PLOTTED BY DENNIS SIEBERG ON: 6/7/2016 9:49 AM LAST UPDATED BY DRS ON: 6/7/2016 9:39 AM

ESTATE HOME ELEVATIONS

MANNOR HOME ELEVATIONS



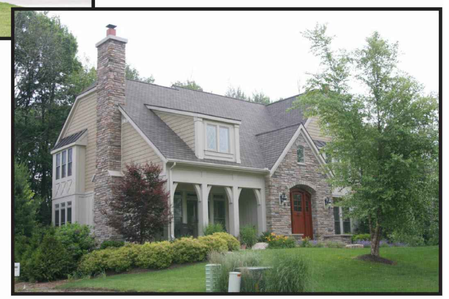
**Front entry garages shall be recessed a minimum of 3' behind front facade & shall have architectural detailing & massing that diminish the appearance of garage doors.*

**Rear yard garages will be set back off the street at or near the rear plane of the house.*

**Side entry garage access will be used on wider lots.*

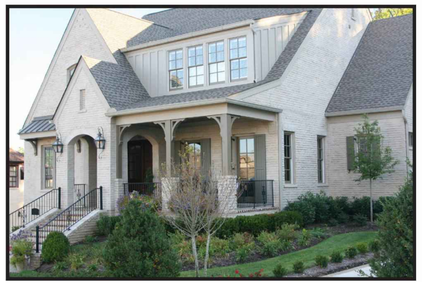
**Manor Homes will have lot widths varying from 65' - 90' to provide architectural variety. Additionally, garage orientation will vary based on lot size and topographic conditions.*

MANNOR HOME ELEVATIONS



VILLA HOME ELEVATIONS

**Larger Villa Homes will have garage acces from alleys allowing uninterrupted architecture facing the main collector road. Guest parking & public access will be provided in parking bays adjacent to the road.*



RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE
315 WOODLAND STREET
P.O. BOX 60070
NASHVILLE, TN 37206
(615) 244-8591

CHATTANOOGA
1410 COWART STREET
SUITE 200
CHATTANOOGA, TN 37408
(423) 490-9400

• www.ragansmith.com •

FINAL PUD
FOR
VICKERY PARK

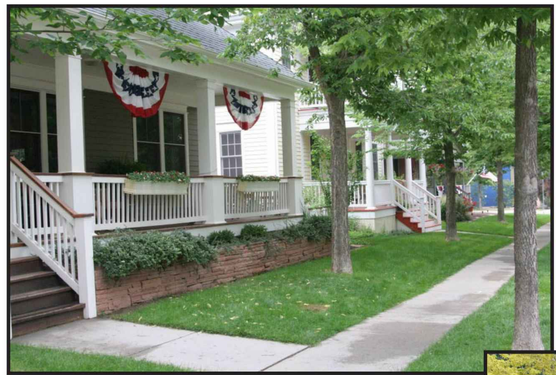
TOWN OF NOLENSVILLE,WILLIAMSON COUNTY, TENNESSEE

JOB NO.	14032
WK. ORDER	9899
DESIGNED:	N/A
DRAWN:	N/A
SCALE:	N.T.S
DATE:	MARCH 10, 2015
REVISIONS	

ARCHITECTURAL ELEVATIONS

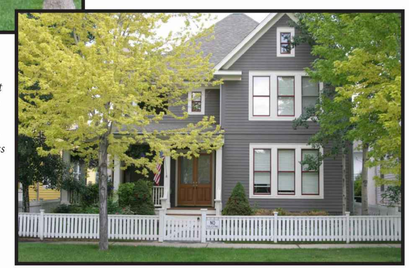
C5.0

COTTAGE HOME ELEVATIONS



*Small lots have the opportunity for private courtyards & patios without larger lawn areas.

*Alley Homes will have front stoops & porches 2'-3' above street grade to provide separation of public & semi-private spaces. Garage access from an alley permits continuous, uninterrupted sidewalk, street trees, and lawn strip between curb & sidewalk.



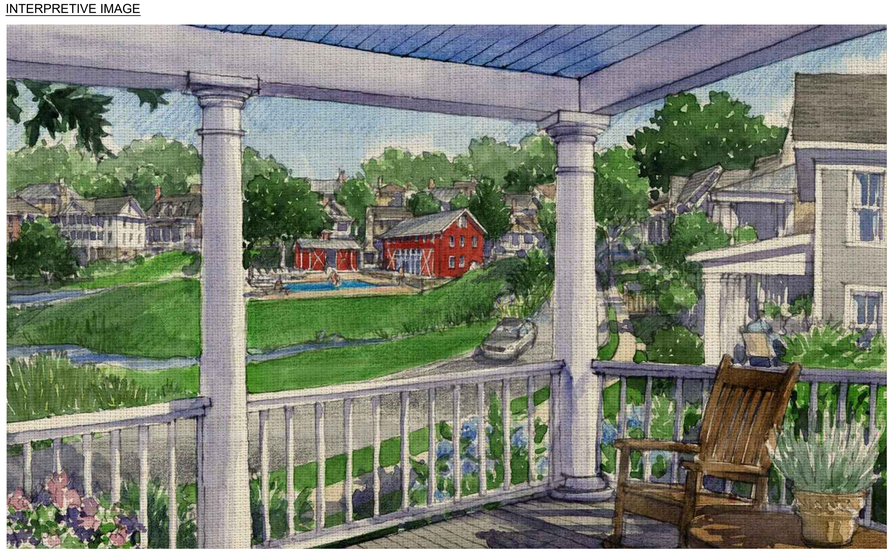
COTTAGE HOME ELEVATIONS

Typical Alley

*Alleys will be landscaped and have varying architectural detail to create an aesthetically pleasing service area.

*Homes with garage access from alleys create a pedestrian friendly public street that encourages walking & community among neighbors.

INTERPRETIVE IMAGE



INTERPRETIVE IMAGE

RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

CHATTANOOGA
1410 COMMERCE STREET
SUITE 200
CHATTANOOGA, TN 37402
(423) 490-9400

NASHVILLE
P.O. BOX 200070
4525 HARDING ROAD
NASHVILLE, TN. 37206
(615) 244-8591

• www.ragansmith.com •

FINAL PUD
FOR
VICKERY PARK

TOWN OF NOLENSVILLE,WILLIAMSON COUNTY, TENNESSEE

JOB NO. 14032	WK. ORDER 9899
DESIGNED:	N/A
DRAWN:	N/A
SCALE:	N.T.S.
DATE:	MARCH 10, 2015

REVISIONS

ARCHITECTURAL ELEVATIONS

C5.1

G:\9899\9899-CIVIL ENGINEERING\PHASE IV\D FLAN\9899-FP-PLAN.DWG
PLOTTED BY DENNIS SIEBERS ON 6/17/2016 9:49 AM LAST UPDATED BY DBS ON 3/10/2015 7:11 AM