

PRELIMINARY P.U.D. AMENDMENT

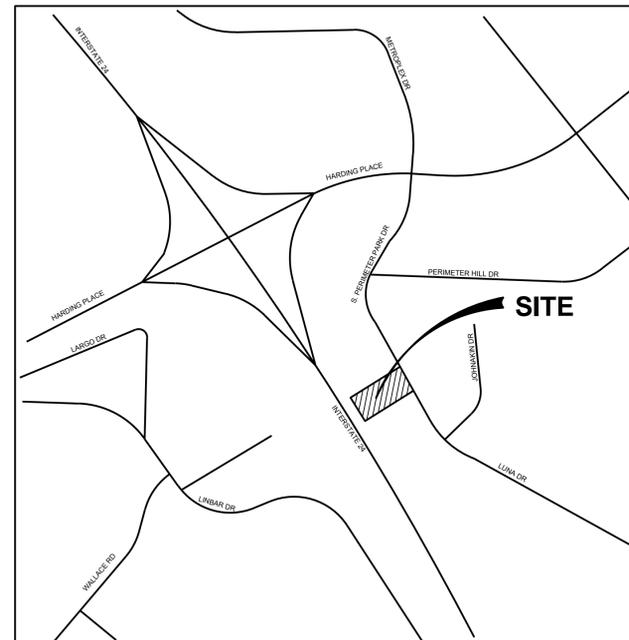
SOUTH PERIMETER PARK DRIVE

347 LUNA DRIVE
 NASHVILLE , DAVIDSON COUNTY, TN

PUD CASE NO. 8-68P-001
 PARCEL ID: 13414000700
 COUNCIL DISTRICT 28 - TANAKA VERCHER

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- L1.0 LANDSCAPE ORDINANCE PLAN
- L2.0 LANDSCAPE NOTES AND DETAILS



VICINITY MAP

N.T.S.



OWNER/DEVELOPER

3LS PROPERTIES, LLC
 301 S. PERIMETER PARK DRIVE STE. 200
 NASHVILLE, TN 37211
 PHONE NUMBER: (615) 823-5860
 CONTACT: BILL TILLERY
 E-MAIL: btillery@3LS.com

ENGINEER

CIVIL SITE DESIGN GROUP, P.L.L.C.
 2305 KLINE AVENUE, STE. 300
 NASHVILLE, TN 37211
 PHONE NUMBER: (615) 248-9999
 CONTACT: JOE HADDIX, P.E.
 E-MAIL: joeh@civil-site.com

DEVELOPMENT SUMMARY

Council District Number: 28
 Council Member Name: Tanaka Vercher
 Owner of Record: Bill Tillery
 301 S. Perimeter Park Drive, Suite 200
 Nashville, TN 37211
 PUD Name: South Perimeter Park Drive
 Case Number: 8-68P-001
 Designer: Civil Site Design Group, PLLC
 2305 Kline Avenue, Suite 300
 Nashville, TN 37211
 Phone: (615) 248-9999
 Contact: Joe Haddix
 joeh@civil-site.com

U.S. FEMA FIRM: 47037C0379H (dated April 05, 2017)

Purpose Note:

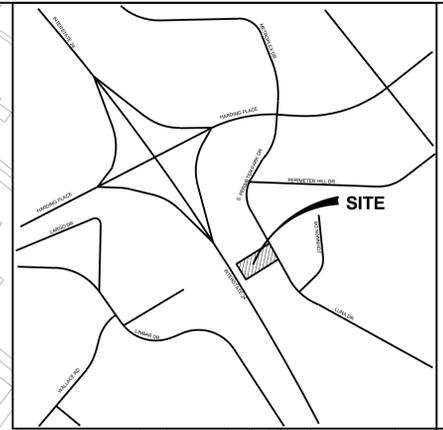
The purpose of this plan is to revise the current Planned Unit Development (P.U.D.) to include Parcel 13414000700, ±0.91 acres to allow for an expansion to the existing parking lot.



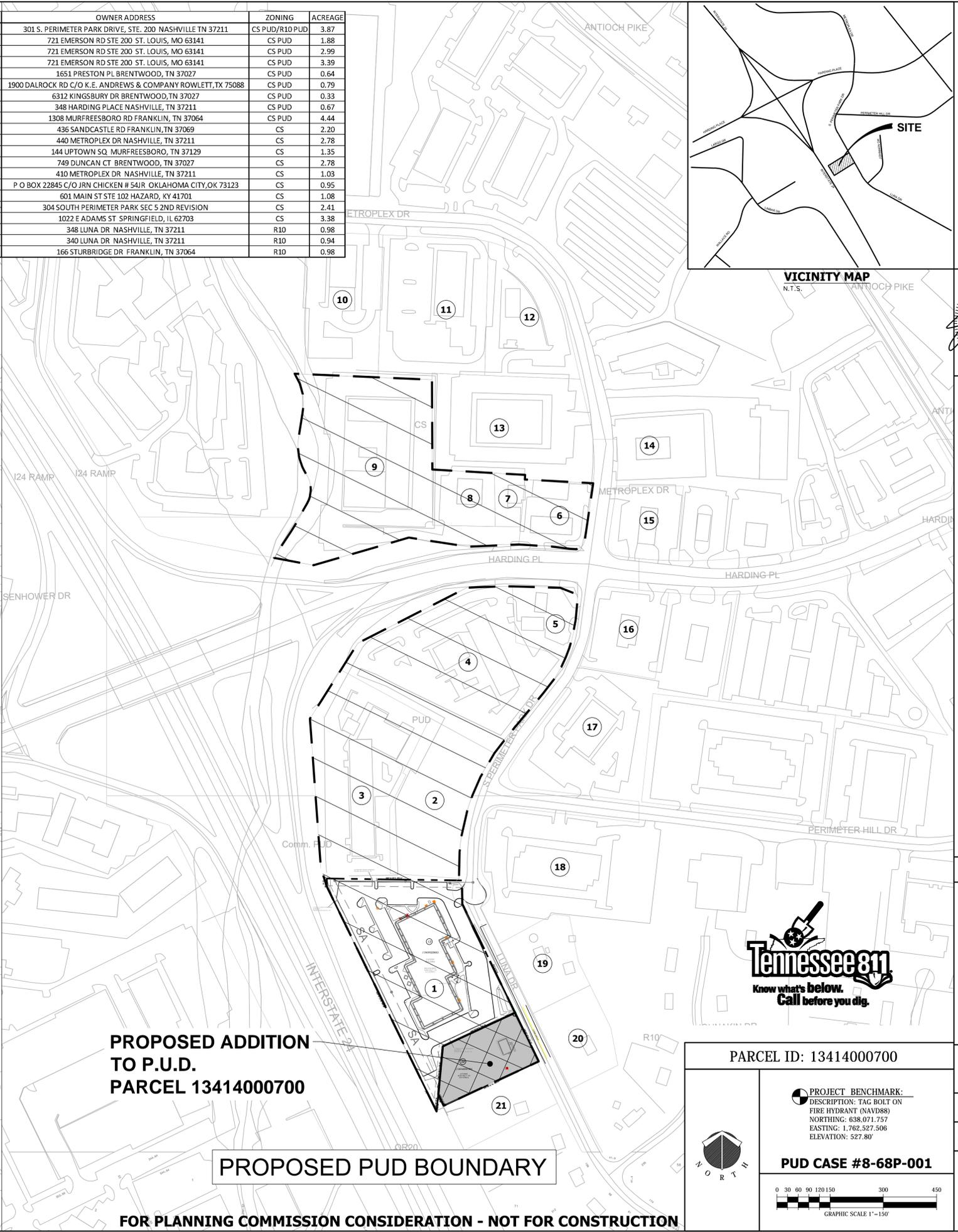
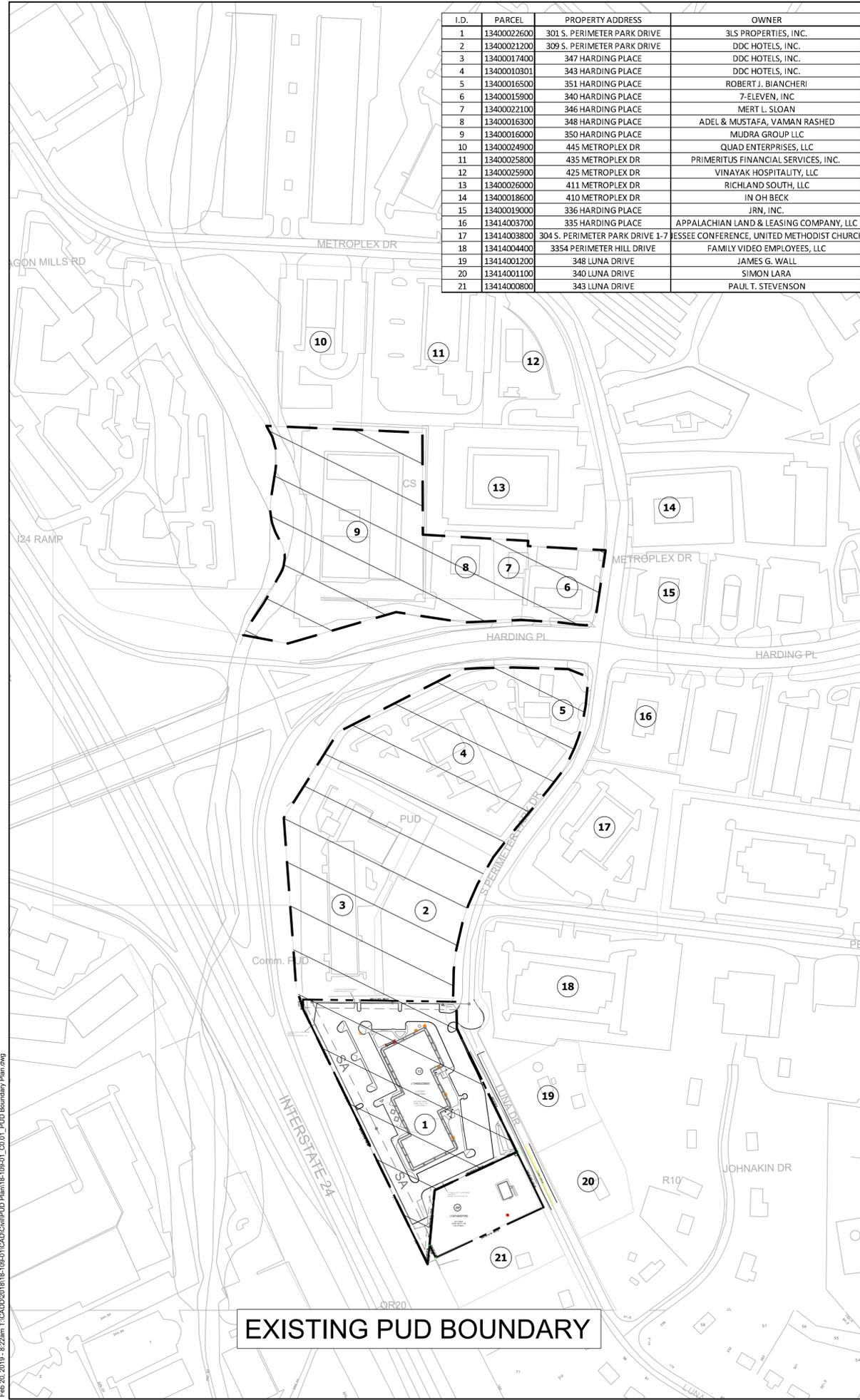
DRWN BY:	CHKD BY:	DATE	COMMENTS	REV.
JRP	JMH	11/28/2018	INITIAL SUBMITTAL	
JRP	JMH	02/20/2019	RESUBMITTAL	

FOR PLANNING COMMISSION CONSIDERATION - NOT FOR CONSTRUCTION

I.D.	PARCEL	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	ZONING	ACREAGE
1	13400022600	301 S. PERIMETER PARK DRIVE	3LS PROPERTIES, INC.	301 S. PERIMETER PARK DRIVE, STE. 200 NASHVILLE TN 37211	CS PUD/R10 PUD	3.87
2	13400021200	309 S. PERIMETER PARK DRIVE	DDC HOTELS, INC.	721 EMERSON RD STE 200 ST. LOUIS, MO 63141	CS PUD	1.88
3	13400017400	347 HARDING PLACE	DDC HOTELS, INC.	721 EMERSON RD STE 200 ST. LOUIS, MO 63141	CS PUD	2.99
4	13400010301	343 HARDING PLACE	DDC HOTELS, INC.	721 EMERSON RD STE 200 ST. LOUIS, MO 63141	CS PUD	3.39
5	13400016500	351 HARDING PLACE	ROBERT J. BIANCHERI	1651 PRESTON PL. BRENTWOOD, TN 37027	CS PUD	0.64
6	13400015900	340 HARDING PLACE	7-ELEVEN, INC	1900 DALROCK RD C/O K.E. ANDREWS & COMPANY ROWLETT, TX 75088	CS PUD	0.79
7	13400022100	346 HARDING PLACE	MERT L. SLOAN	6312 KINGSBURY DR BRENTWOOD, TN 37027	CS PUD	0.33
8	13400016300	348 HARDING PLACE	ADEL & MUSTAFA, VAMAN RASHED	348 HARDING PLACE NASHVILLE, TN 37211	CS PUD	0.67
9	13400016000	350 HARDING PLACE	MUDRA GROUP LLC	1308 MURFREESBORO RD FRANKLIN, TN 37064	CS PUD	4.44
10	13400024900	445 METROPLEX DR	QUAD ENTERPRISES, LLC	436 SANDCASTLE RD FRANKLIN, TN 37069	CS	2.20
11	13400025800	435 METROPLEX DR	PRIMERITUS FINANCIAL SERVICES, INC.	440 METROPLEX DR NASHVILLE, TN 37211	CS	2.78
12	13400025900	425 METROPLEX DR	VINAYAK HOSPITALITY, LLC	144 UPTOWN SQ. MURFREESBORO, TN 37129	CS	1.35
13	13400026000	411 METROPLEX DR	RICHLAND SOUTH, LLC	749 DUNCAN CT BRENTWOOD, TN 37027	CS	2.78
14	13400018600	410 METROPLEX DR	IN OH BECK	410 METROPLEX DR NASHVILLE, TN 37211	CS	1.03
15	13400019000	336 HARDING PLACE	JRN, INC.	P O BOX 22845 C/O JRN CHICKEN # 54JR OKLAHOMA CITY, OK 73123	CS	0.95
16	13414003700	335 HARDING PLACE	APPALACHIAN LAND & LEASING COMPANY, LLC	601 MAIN ST STE 102 HAZARD, KY 41701	CS	1.08
17	13414003800	304 S. PERIMETER PARK DRIVE 1-7	ESSEE CONFERENCE, UNITED METHODIST CHURCH	304 SOUTH PERIMETER PARK SEC 5 2ND REVISION	CS	2.41
18	13414004400	3354 PERIMETER HILL DRIVE	FAMILY VIDEO EMPLOYEES, LLC	1022 E ADAMS ST SPRINGFIELD, IL 62703	CS	3.38
19	13414001200	348 LUNA DRIVE	JAMES G. WALL	348 LUNA DR NASHVILLE, TN 37211	R10	0.98
20	13414001100	340 LUNA DRIVE	SIMON LARA	340 LUNA DR NASHVILLE, TN 37211	R10	0.94
21	13414000800	343 LUNA DRIVE	PAUL T. STEVENSON	166 STURBRIDGE DR FRANKLIN, TN 37064	R10	0.98



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EXISTING PUD BOUNDARY

PROPOSED PUD BOUNDARY

PROPOSED ADDITION
TO P.U.D.
PARCEL 13414000700



PARCEL ID: 13414000700

PROJECT BENCHMARK:
DESCRIPTION: TAG BOLT ON FIRE HYDRANT (NAVD88)
NORTHING: 638,071.757
EASTING: 1,762,527.506
ELEVATION: 527.80

PUD CASE #8-68P-001

0 30 60 90 120 150 300 450
GRAPHIC SCALE 1"=150'

P.U.D. BOUNDARY PLAN
PRELIMINARY PUD AMENDMENT
SOUTH PERIMETER PARK DRIVE
347 LUNA DRIVE, TENNESSEE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
CASE NO. 8-68-P

REV.	COMMENTS	DATE	BY:
	INITIAL SUBMITTAL	11/28/2018	JMH
	RESUBMITTAL	02/20/2019	JMH

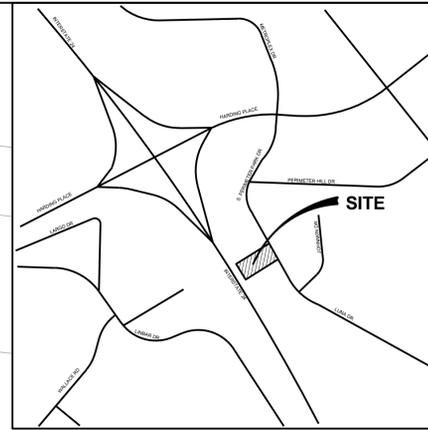
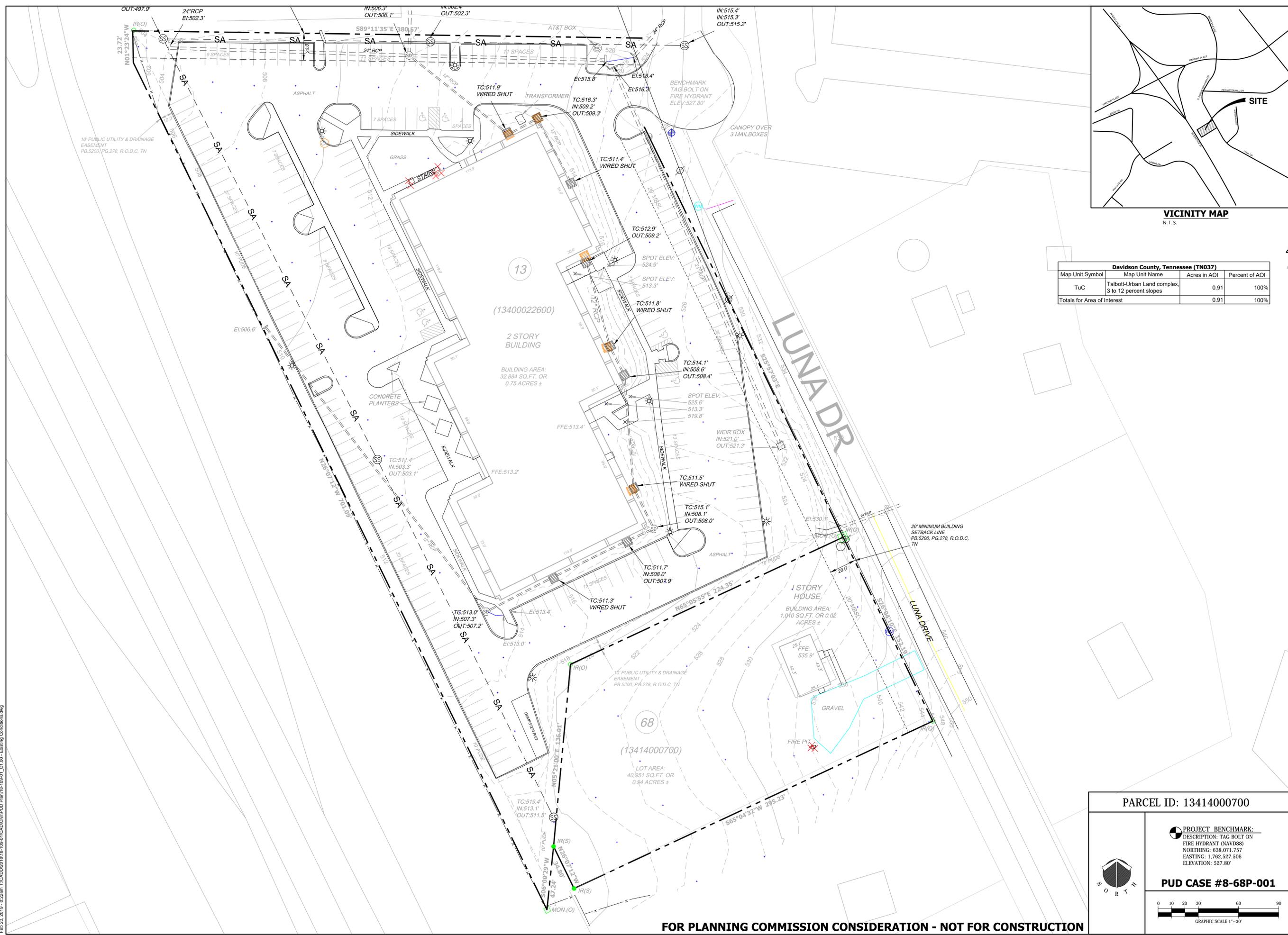
C0.01

JOB NO.: 18-109-01

Feb 20, 2019 - 8:22am T:\CAD\2018\18-109-01\CAD\Civil\PUD\Plan\18-109-01_C0.01_PUD Boundary Plan.dwg

FOR PLANNING COMMISSION CONSIDERATION - NOT FOR CONSTRUCTION

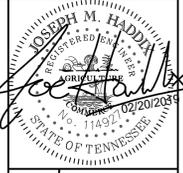
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VICINITY MAP
N.T.S.

Davidson County, Tennessee (TN037)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
TuC	Talbot-Urban Land complex, 3 to 12 percent slopes	0.91	100%
Totals for Area of Interest		0.91	100%

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EXISTING CONDITIONS
PRELIMINARY PUD AMENDMENT
SOUTH PERIMETER PARK DRIVE
347 LUNA DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
CASE NO. 8-68-P

REV.	DATE	DESCRIPTION

PARCEL ID: 13414000700

PROJECT BENCHMARK:
DESCRIPTION: TAG BOLT ON FIRE HYDRANT (NAVD88)
NORTHING: 638,071.757
EASTING: 1,762,527.506
ELEVATION: 527.80'

PUD CASE #8-68P-001

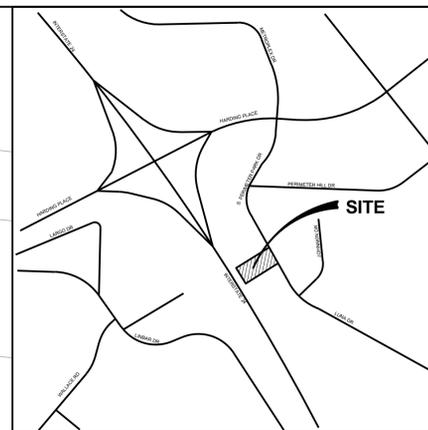
C1.00

GRAPHIC SCALE 1"=30'

FOR PLANNING COMMISSION CONSIDERATION - NOT FOR CONSTRUCTION

JOB NO.: 18-109-01

Feb 20, 2019 - 8:23am T:\CADD\2018\18-109-01\CAD\Civil\PUID\Plan\18-109-01_C3.00 - Grading & Drainage.dwg



VICINITY MAP
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GRADING AND DRAINAGE PLAN
PRELIMINARY PUD AMENDMENT
SOUTH PERIMETER PARK DRIVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
CASE NO. 8-68-P

13
(13400022600)
2 STORY BUILDING
BUILDING AREA:
32,884 SQ.FT. OR
0.75 ACRES ±

LUNA DR

HISTORIC HOUSE
BUILDING AREA:
1,018 SQ.FT. OR 0.02
ACRES ±

68
(13414000700)
LOT AREA:
10,931 SQ.FT. OR
0.24 ACRES ±

NOTE: Water Quality to
Achieve 80% TSS Removal

PARCEL ID: 13414000700

PROJECT BENCHMARK:
DESCRIPTION: TAG BOLT ON
FIRE HYDRANT (NAVD88)
NORTHING: 638,071.757
EASTING: 1,762,527.506
ELEVATION: 527.80'

PUD CASE #8-68P-001

C3.00

0 10 20 30 60 90
GRAPHIC SCALE 1"=30'

REV.	COMMENTS	DATE	CHKD. BY:	DATE
	INITIAL SUBMITTAL	11/28/2018	JMH	02/20/2019
	RESUBMITTAL		JMH	

DRWN BY: JRP
CHKD BY: JRP

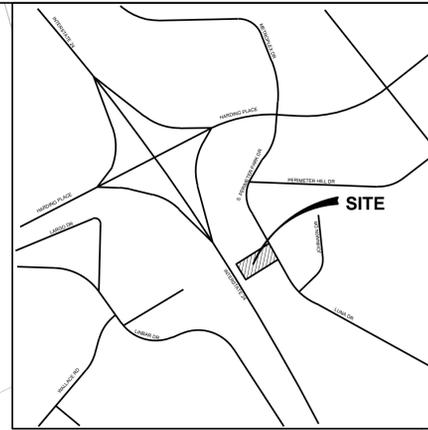
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PLANT SCHEDULE

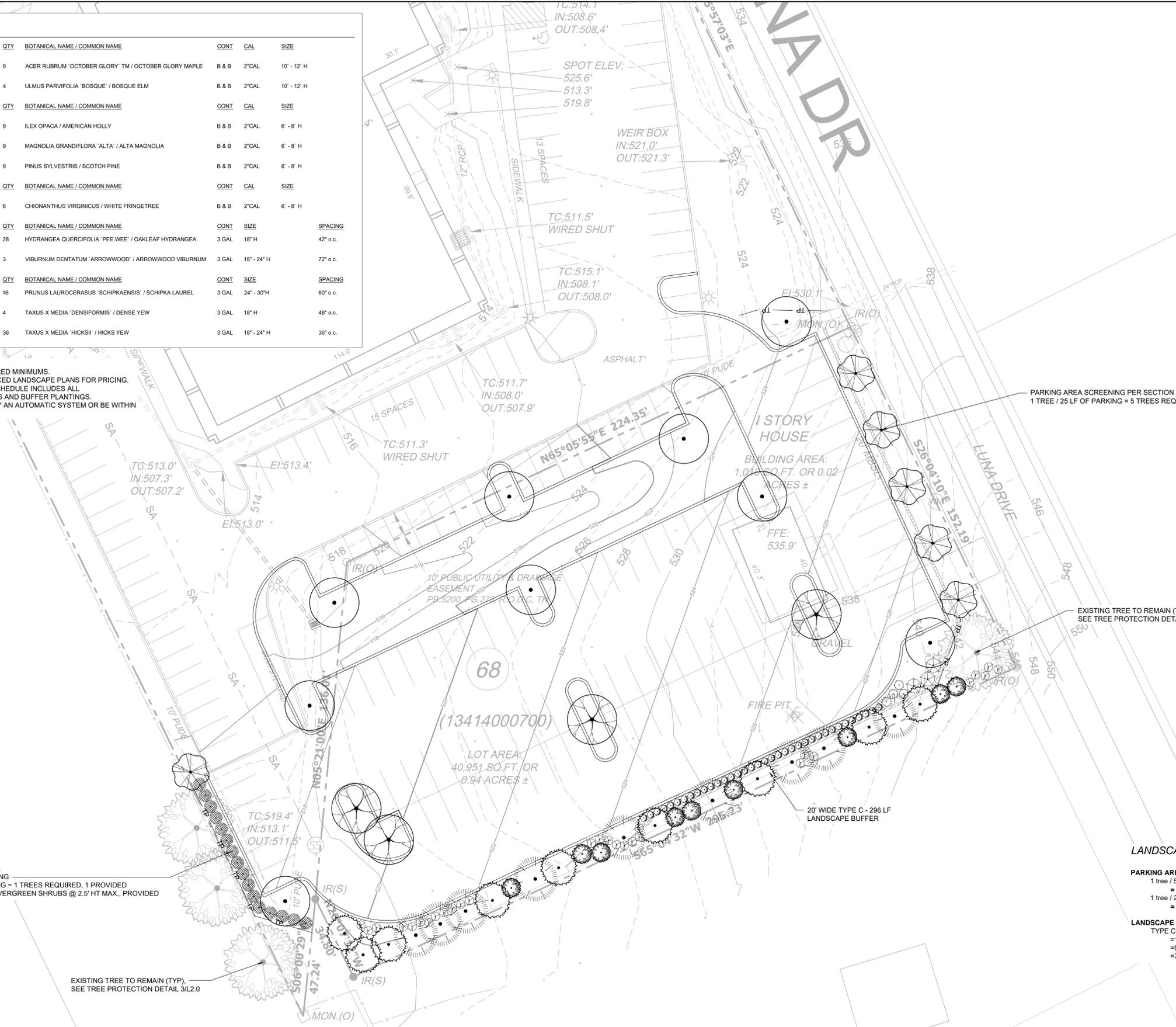
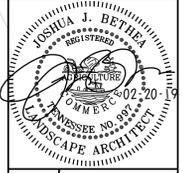
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	ACE GLO	9	ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE	B & B	2" CAL	10' - 12' H
	ULM BOS	4	ULMUS PARVIFOLIA 'BOSQUE' / BOSQUE ELM	B & B	2" CAL	10' - 12' H
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	ILE AME	9	ILEX OPACA / AMERICAN HOLLY	B & B	2" CAL	6' - 8' H
	MAG ALT	9	MAGNOLIA GRANDIFLORA 'ALTA' / ALTA MAGNOLIA	B & B	2" CAL	6' - 8' H
	PIN SYL	9	PINUS SYLVESTRIS / SCOTCH PINE	B & B	2" CAL	6' - 8' H
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	CHI VIR	6	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B & B	2" CAL	6' - 8' H
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING
	HYD WEE	28	HYDRANGEA QUERCIFOLIA 'PEE WEE' / OAKLEAF HYDRANGEA	3 GAL	18" H	42" o.c.
	VIB DEN	3	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	3 GAL	18" - 24" H	72" o.c.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING
	PRU SCH	16	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA LAUREL	3 GAL	24" - 30" H	60" o.c.
	TAX DEN	4	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	3 GAL	18" H	48" o.c.
	TAX HIC	36	TAXUS X MEDIA 'HICKSII' / HICKS YEW	3 GAL	18" - 24" H	36" o.c.

NOTE:
 1. TREE SIZES SHOWN ARE REQUIRED MINIMUMS.
 CONTRACTOR TO REFER TO ENHANCED LANDSCAPE PLANS FOR PRICING.
 2. PLEASE NOTE THAT OVERALL SCHEDULE INCLUDES ALL PLANTS FROM BIORETENTION PONDS AND BUFFER PLANTINGS.
 3. ALL PLANTS TO BE IRRIGATED BY AN AUTOMATIC SYSTEM OR BE WITHIN 100 FEET OF A HOSE BIB.



VICINITY MAP
N.T.S.

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PARKING AREA SCREENING PER SECTION 17.24.150
 1 TREE / 25 LF OF PARKING = 5 TREES REQUIRED, 5 PROVIDED

EXISTING TREE TO REMAIN (TYP).
 SEE TREE PROTECTION DETAIL 3/L2.0

PARKING AREA SCREENING
 1 TREE / 50 LF OF PARKING = 1 TREES REQUIRED, 1 PROVIDED
 CONTINUOUS ROW OF EVERGREEN SHRUBS @ 2.5' HT MAX., PROVIDED

EXISTING TREE TO REMAIN (TYP).
 SEE TREE PROTECTION DETAIL 3/L2.0

LANDSCAPE REQUIREMENTS

PARKING AREA SCREENING - 183 LF
 1 tree / 50 LF of parking + continuous row of evergreen shrubs @ 2.5' HT. MAX
 = 1 required trees | 1 proposed trees
 1 tree / 25 LF of parking (section 17.24.150)
 = 5 required trees | 5 proposed trees

LANDSCAPE BUFFERS (MINIMUM 50% EVERGREEN)
 TYPE C - 20' WIDE - 296 LF (6 canopy, 3 understory, 24 shrubs/100 LF)
 = 18 required canopy trees | 18 proposed canopy trees (100% evergreen)
 = 9 required understory trees | 9 proposed understory trees (100% evergreen)
 = 71 required shrubs | 71 proposed shrubs (61% evergreen)

PARCEL ID: 13414000700



PROJECT BENCHMARK:
 DESCRIPTION: TAG BOLT ON FIRE HYDRANT (NAVD88)
 NORTHING: 638,071.757
 EASTING: 1,762,527.506
 ELEVATION: 527.80'

PUD CASE #8-68P-001



LANDSCAPE ORDINANCE PLAN
 PRELIMINARY PUD AMENDMENT
SOUTH PERIMETER PARK DRIVE
 347 LUNA DRIVE
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 CASE NO. 8-68-P

REV.	COMMENTS	DATE
INITIAL SUBMITTAL		11/28/2018
RESUBMITTAL		02/20/2019

L1.0

JOB NO.: 18-109-01

FOR PLANNING COMMISSION CONSIDERATION - NOT FOR CONSTRUCTION

Feb 18, 2019 - 2:21pm T:\CAD\2018\18-109-01\CAD\Landscaping\Architect\PUJ Plan\18-109-01_Landscape Ordinance Plans.dwg

