

KITTY WELLS STATION

MADISON, TENNESSEE

SP (SPECIFIC PLAN)

PRELIMINARY DEVELOPMENT PLANS

PROPERTY INFORMATION (EXISTING)	
APPLICATION DATE:	APRIL 28, 2026
RESUBMITTAL DATE:	MAY 20, 2026
SP NUMBER:	2026SP-027-001
COUNCIL DISTRICT NUMBER:	9
DISTRICT COUNCIL MEMBER:	TONYA HANCOCK
PROPERTY OWNER:	HABITAT FOR HUMANITY OF GREATER NASHVILLE
(SP) PARCEL ACREAGE:	13.82 AC
TAX MAP:	43-14
PARCEL:	51.00
METRO GIS ID:	04314005100
STREET ADDRESS:	610 E. OLD HICKORY BLVD, MADISON, TN 37115
EXISTING ZONING:	RS-5
CCM:	
EX. LAND USE:	VACANT
EX. COMMUNITY PLAN:	MADISON
EX. POLICY AREA:	T4-NE
LAND USE OVERLAY:	N/A

DEVELOPMENT INFORMATION (PROPOSED)

ZONING:	SP (SPECIFIC PLAN)
PROPOSED LAND USES:	SINGLE FAMILY DETACHED, TWO-FAMILY ATTACHED, AND COMMERCIAL SERVICES
CCM POLICY AREA:	T4-NE
SITE ACREAGE:	13.82 AC
PHASING:	THREE PHASES
LOTS:	SEE LOT TABLE ON SHEET C1.1
PERMITTED USES:	SINGLE FAMILY DETACHED, TWO-FAMILY ATTACHED, AND COMMERCIAL SERVICES
PROHIBITED USES:	N/A
PROPOSED DWELLING UNITS:	
SINGLE FAMILY DETACHED	33 D.U.
TWO FAMILY ATTACHED	36 D.U.
TOTAL DWELLING UNITS	69 D.U.
PROPOSED DENSITY:	5 D.U./AC
PROPOSED OPEN SPACE:	5.2 AC
I.S.R.:	
BUILDINGS:	115,500 SF (1,100 SF x 33 SINGLE FAMILY DETACHED UNITS + 2,200 SF x 36 TWO-FAMILY ATTACHED UNITS)
ROADS/SIDEWALKS:	62,319 SF
IMPERVIOUS SURFACES AREA:	177,819 SF
LOT AREA:	258,964 SF
PROPOSED I.S.R.	0.69 (177,819 SF / 258,964 SF)
BUILDING SETBACKS:	
FRONT:	20'
SIDE:	5'
REAR:	20'

	PHASE 1	PHASE 2	PHASE 3	TOTAL
DWELLING UNITS	26 D.U.	25 D.U.	18 D.U.	69 D.U.
AREA	4.05 AC	5.95 AC	3.82 AC	13.82 AC
DENSITY	6.4 D.U./AC	4.2 D.U./AC	4.7 D.U./AC	5.0 D.U./AC
PARKING REQUIRED	52 SPACES (2 SPACES/D.U.)	50 SPACES (2 SPACES/D.U.)	36 SPACES (2 SPACES/D.U.)	138 SPACES (2 SPACES/D.U.)
PARKING PROPOSED	52 SPACES (2 SPACES/D.U.)	50 SPACES (2 SPACES/D.U.)	36 SPACES (2 SPACES/D.U.)	138 SPACES (2 SPACES/D.U.)

*NOTE: EACH DWELLING UNIT TO HAVE 2 CAR DRIVEWAY

BUILDING HEIGHT:	
RESIDENTIAL:	2.5 STORIES MAX. (35' MAX.)
COMMERCIAL:	2.0 STORIES MAX. (30' MAX.)
F.A.R.:	0.60 MAX. (APPLIES ONLY TO THE AREA ZONED CS)

ARCHITECTURAL NOTES:

- BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
- WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS OR EGRESS WINDOWS.
- PORCHES, IF INCLUDED FOR RESIDENTIAL STRUCTURES, SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
- A RAISED FOUNDATION OF 18"- 36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES.
- BUILDING FACADES SHALL BE CONSTRUCTED OF ENGINEERED WOOD SIDING, BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.

CONTACTS

OWNER/DEVELOPER

PAUL HARVEY
HABITAT FOR HUMANITY
414 HARDING PLACE, SUITE 100
NASHVILLE, TN 37211
pharvey@habitatnashville.org

SURVEY

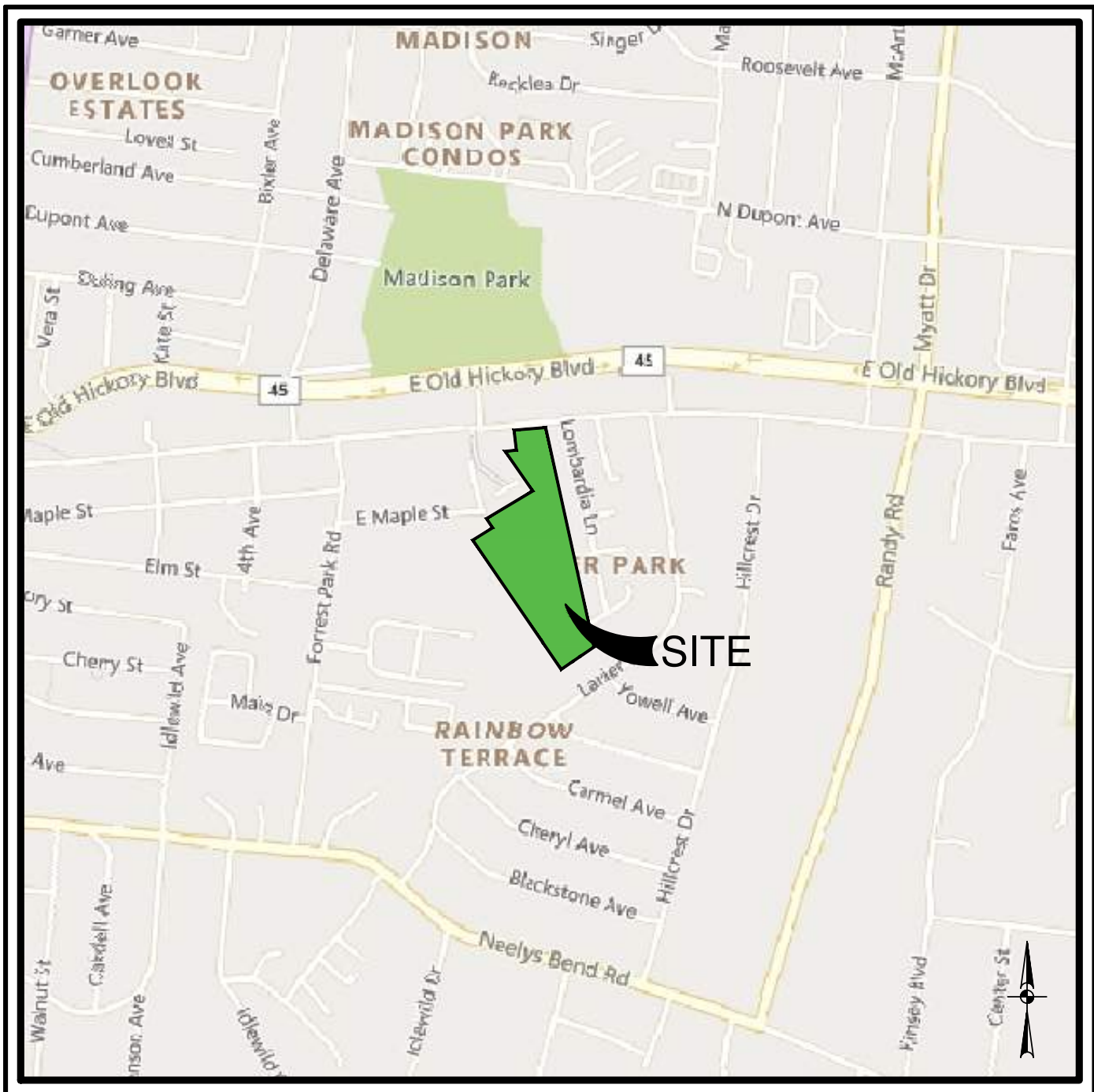
MARK HERRICK
PAPE—DAWSON
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244—8591
Mark.Herrick@pape—dawson.com

CIVIL

SAM CHRISTMAN, P.E.
PAPE—DAWSON
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244—8591
Sam.Christman@pape—dawson.com

LANDSCAPE ARCHITECTURE

TROY GARDNER, PLA
PAPE—DAWSON
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244—8591
Troy.Gardner@pape—dawson.com



LOCATION MAP
NOT—TO—SCALE

PREPARED FOR:

HABITAT FOR HUMANITY
414 HARDING PLACE, SUITE 100
NASHVILLE, TN 37211

JUNE 30, 2026

PAPE—DAWSON

315 WOODLAND STREET P.O. BOX 600701 NASHVILLE, TN 37206 1615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #111104

PURPOSE NOTE

This project proposes a total of 69 dwelling units, which includes 33 single family detached dwelling units and 36 two family attached dwelling units. The proposed lot size for single family detached is 30' x 125' typ. (3,750 s.f.) and for two-family attached is 50' x 125', typ. (6,250 s.f.). SP zoning is requested to allow design flexibility and to permit two-family attached.

FEDERAL COMPLIANCE NOTE

All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

ADA: <http://www.ada.org>

US Justice Dept: <https://www.justice.gov/crt/fair-housing-act-1>

INDEX OF SHEETS

SHEET DESCRIPTION

CVR COVER SHEET

CIVIL PLANS

- C0.1 EXISTING CONDITIONS PLAN
- C1.0 ILLUSTRATIVE SITE LAYOUT PLAN
- C1.1 SITE LAYOUT PLAN
- C2.0 GRADING AND DRAINAGE PLAN
- C3.0 UTILITY PLAN

LANDSCAPE ARCHITECTURAL PLANS

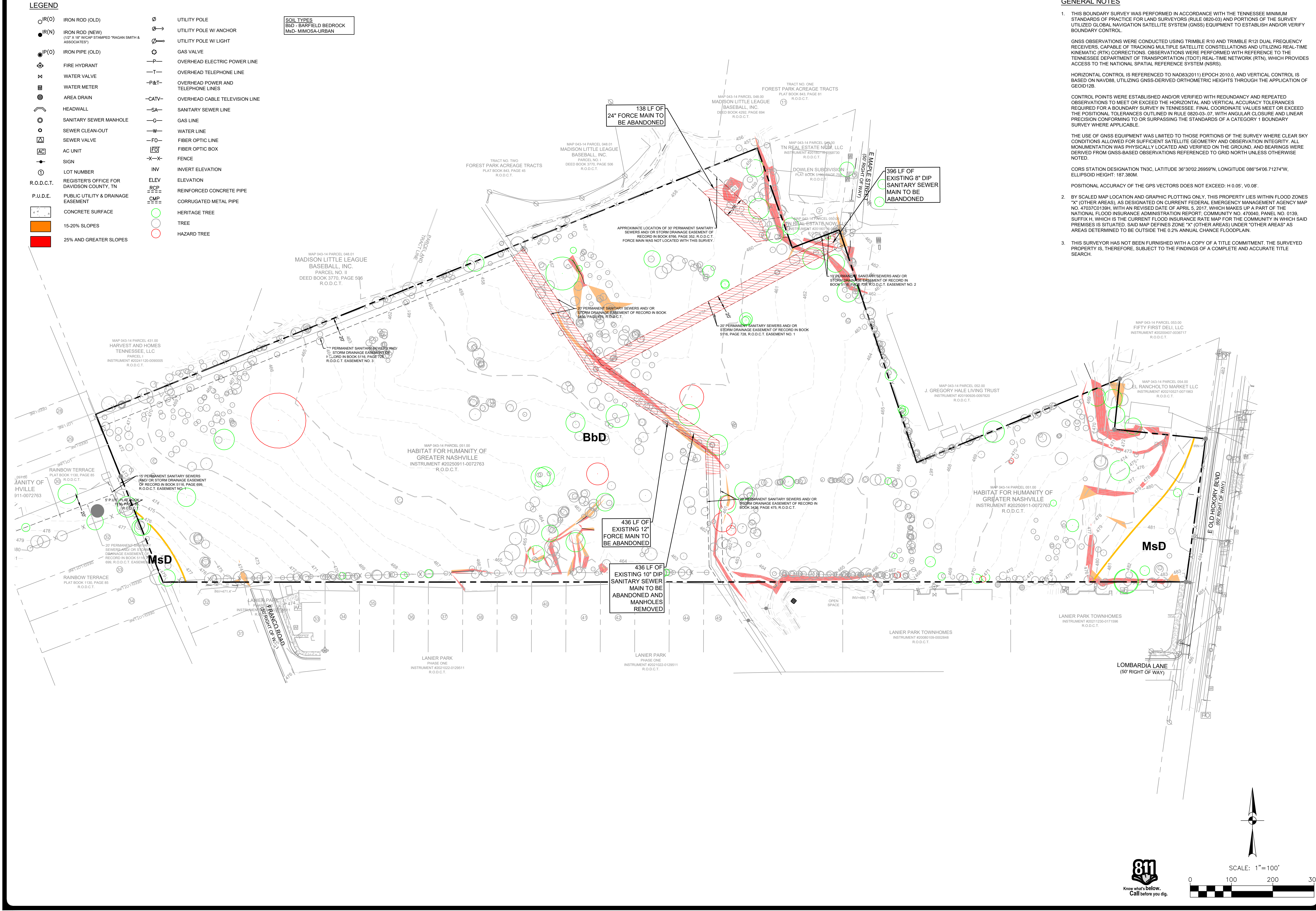
- L1.0 TREE PRESERVATION PLAN
- L1.1 TREE PRESERVATION TABLES
- L2.0 LANDSCAPE PLAN

CS ZONE PERMITTED USES (APPLIES TO CS PORTION OF THE SITE ONLY)		
PERMITTED		
INSTITUTIONAL USES CULTURAL CENTER RELIGIOUS INSTITUTION	COMMERCIAL USES ATM AUCTION HOUSE BED AND BREAKFAST INN BUSINESS SERVICE CARPET CLEANING COMMUNITY GARDENING (COMMERCIAL) COMMUNITY GARDENING (NONCOMMERCIAL) CUSTOM ASSEMBLY FLEA MARKET FUNERAL HOME FURNITURE STORE GROCERY STORE HOME IMPROVEMENT SALES MAJOR APPLIANCE REPAIR PERSONAL CARE SERVICES RESTAURANT, FAST-FOOD RESTAURANT, FULL-SERVICE RESTAURANT, TAKE-OUT RETAIL VEHICULAR RENTAL/LEASING	COMMUNICATION USES AUDIO/VIDEO TAPE TRANSFER MULTI-MEDIA PRODUCTION PRINTING AND PUBLISHING RADIO/TV STUDIO SATELLITE DISH OTHER USES POND/LAKE
EDUCATIONAL USES BUSINESS SCHOOL COMMUNITY EDUCATION PERSONAL INSTRUCTION VOCATIONAL SCHOOL		
OFFICE USES FINANCIAL INSTITUTION GENERAL OFFICE LEASING/SALES OFFICE		
MEDICAL USES ASSISTED-CARE LIVING HOSPICE HOSPITAL MEDICAL APPLIANCE SALES MEDICAL OFFICE MEDICAL OR SCIENTIFIC LAB NURSING HOME OUTPATIENT CLINIC REHABILITATION SERVICES VETERINARIAN		
PERMITTED WITH CONDITIONS		
INSTITUTIONAL USES DAY CARE CENTER (UP TO 75) DAY CARE CENTER (OVER 75)		
ACCESSORY		
INSTITUTIONAL USES DAY CARE—PARENTS DAY OUT SCHOOL DAY CARE MONASTERY OR CONVENT		
COMMERCIAL USES INVENTORY STOCK		

SHEET CVR

KITTY WELLS PRELIMINARY SP

Date: June 30, 2026, 10:49:58 AM - User ID: Mlussey
File: G:\25-0130\1-PLANNING\PLAN SHEETS\PRELIMINARY SP\25-0130-0130 EXISTING CONDITIONS.DWG



DATE

NO.

REVISION

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37268 161524-0591
TENNESSEE A&E PROFESSIONALS FIRM #11104

KITTY WELLS STATION
MADISON, TENNESSEE
PRELIMINARY DEVELOPMENT PLANS
EXISTING CONDITIONS PLAN

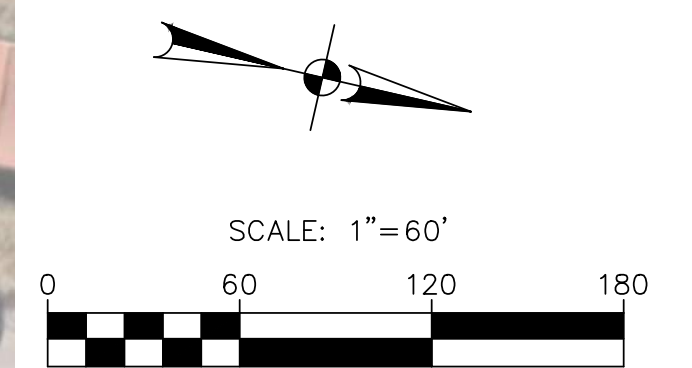
PLAT NO. **XXXXXX**
JOB NO. 21000104-000
DATE 06.30.2026
DESIGNER T. GARDNER
CHECKED TPG DRAWN MML
SHEET **C0.1**

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Date: June 30, 2026, 10:50:06 AM - User ID: Mllesley
File: G:\25-0130\1-PLANNING\PLAN SHEETS\PRELIMINARY SP\25-0130 LAYOUT.DWG



PROPOSED 8' SIDEWALK ALONG
E. OLD HICKORY BOULEVARD
PROPOSED 4' PLANTING STRIP
ALONG E. OLD HICKORY
BOULEVARD
R.O.W. DEDICATION PROPOSED
41' FROM CENTERLINE OF
EXISTING E. OLD HICKORY
BOULEVARD. R.O.W.
WIDTH VARIES.



NO.

REVISION

DATE

1

PER CITY COMMENTS

05/29/2026

2

PER CITY COMMENTS

06/19/2026

PAPE-DAWSON
315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37268 615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #11104

KITTY WELLS STATION
MADISON, TENNESSEE

PRELIMINARY DEVELOPMENT PLANS
ILLUSTRATIVE SITE LAYOUT PLAN

PLAT NO. **XXXXXX**

JOB NO. **21000104-000**

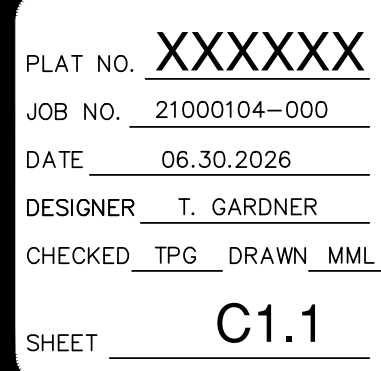
DATE **06.30.2026**

DESIGNER **T. GARDNER**

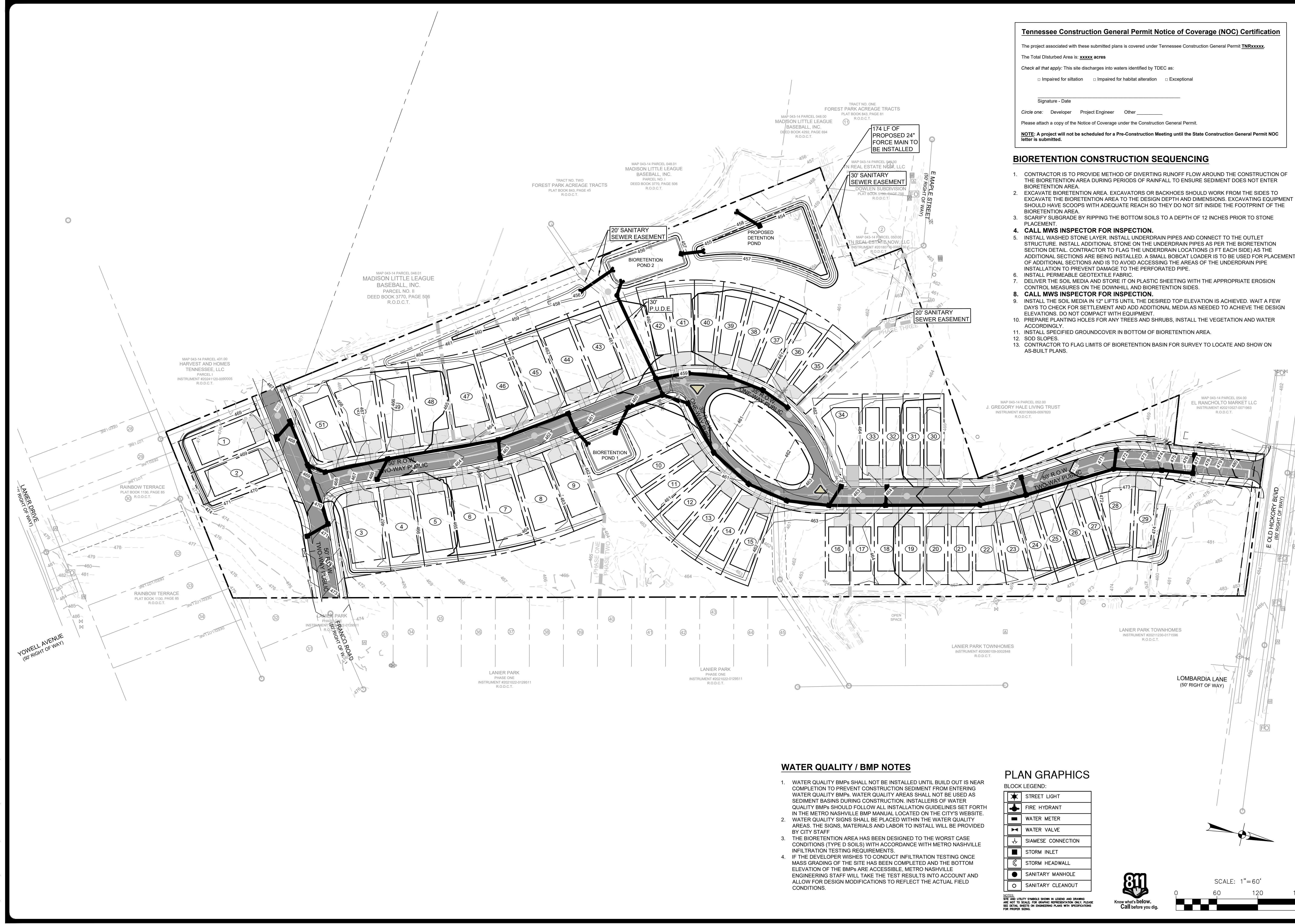
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SHEET **C1.0**

TWO FAMILY ATTACHED MAX. BUILDING AREA PER LOT :	3,400 SF - 4,082 SF
SINGLE FAMILY DETACHED MAX. BUILDING AREA PER LOT:	1,700 SF - 2,990 SF



Date: June 30, 2026, 10:50:11 AM — User ID: Mlesley
File: G:\25-0130\1-PLANNING\PLAN SHEETS\PRELIMINARY SP\25-0130-0130 GRADING & DRAINAGE.DWG



Tennessee Construction General Permit Notice of Coverage (NOC) Certification

The project associated with these submitted plans is covered under Tennessee Construction General Permit **TNRxxxxx**.

The Total Disturbed Area is: **xxxxx** acres

Check all that apply: This site discharges into waters identified by TDEC as:

☐ Impaired for situation ☐ Impaired for habitat alteration ☐ Exceptional

Signature - Date _____

Circle one: Developer Project Engineer Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

- BIORETENTION CONSTRUCTION SEQUENCING
1.

CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2.

EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3.

SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4.

CALL MWS INSPECTOR FOR INSPECTION.
5.

INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6.

INSTALL PERMEABLE GEOTEXTILE FABRIC.
7.

DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
8.

CALL MWS INSPECTOR FOR INSPECTION.
9.

INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
10.

PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
11.

INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
12.

SOD SLOPES.
13.

CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

WATER QUALITY / BMP NOTES

1.

WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE METRO NASHVILLE BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

2.

WATER QUALITY SIGNS SHALL BE PLACED WITHIN THE WATER QUALITY AREAS. THE SIGNS, MATERIALS AND LABOR TO INSTALL WILL BE PROVIDED BY CITY STAFF.

3.

THE BIORETENTION AREA HAS BEEN DESIGNED TO THE WORST CASE CONDITIONS (TYPE D SOILS) WITH ACCORDANCE WITH METRO NASHVILLE INFILTRATION TESTING REQUIREMENTS.

4.

IF THE DEVELOPER WISHES TO CONDUCT INFILTRATION TESTING ONCE MASS GRADING OF THE SITE HAS BEEN COMPLETED AND THE BOTTOM ELEVATION OF THE BMPs ARE ACCESSIBLE, METRO NASHVILLE ENGINEERING STAFF WILL TAKE THE TEST RESULTS INTO ACCOUNT AND ALLOW FOR DESIGN MODIFICATIONS TO REFLECT THE ACTUAL FIELD CONDITIONS.

PLAN GRAPHICS

BLOCK LEGEND:

★

STREET LIGHT

⬇

FIRE HYDRANT

■

WATER METER

⬇

WATER VALVE

⬇

SIAMESE CONNECTION

■

STORM INLET

⬇

STORM HEADWALL

●

SANITARY MANHOLE

○

SANITARY CLEANOUT

NOTES:

SEE ALSO UTILITY SYMBOLS SHOWN IN LEGEND AND DRAWING.

ARE NOT TO SCALE. FOR GRAPHIC REPRESENTATION ONLY. PLEASE SEE DETAIL SHEETS ON ENGINEERING PLANS WITH SPECIFICATIONS FOR PROPER SIZING.

811

Know what's below.
Call before you dig.

SCALE: 1" = 60'

0

60

120

180

DATE

NO.

REVISION

REGISTERED ENGINEER
S. CHRISTMAN
No. 12217
STATE OF TENNESSEE

PAPE-DAWSON

315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37268 1615.244.8591
TENNESSEE A&E PROFESSIONALS FIRM #11104

KITTY WELLS STATION
MADISON, TENNESSEE

PRELIMINARY DEVELOPMENT PLANS
GRADING & DRAINAGE PLAN

PLAT NO. **XXXXXXX**

JOB NO. 21000104-000

DATE 06.30.2026

DESIGNER S. CHRISTMAN

CHECKED SHC DRAWN CMH

SHEET **C2.0**



PLAN GRAPHICS

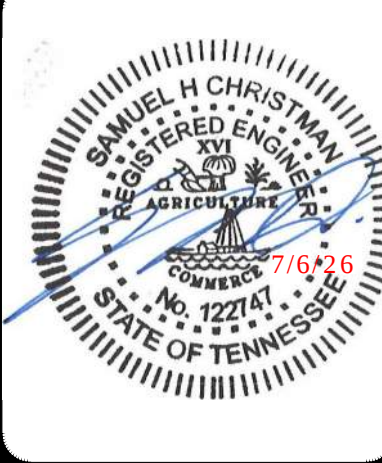
BLOCK LEGEND:

	STREET LIGHT
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SIAMESE CONNECTION
	STORM INLET
	STORM HEADWALL
	SANITARY MANHOLE
	SANITARY CLEANOUT

NOTES:
SITE AND UTILITY SYMBOLS SHOWN IN LEGEND AND DRAWING
ARE NOT TO SCALE; FOR GRAPHIC REPRESENTATION ONLY. PLEASE
SEE DETAIL SHEETS ON ENGINEERING PLANS WITH SPECIFICATIONS
FOR PROPER SIZING.



SCALE: 1"=60'

[illegible]

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315 WOODLAND STREET P.O. BOX 60070 NASHVILLE, TN 37260 (615) 544-6561
TENNESSEE A&E PROFESSIONALS FIRM #11104

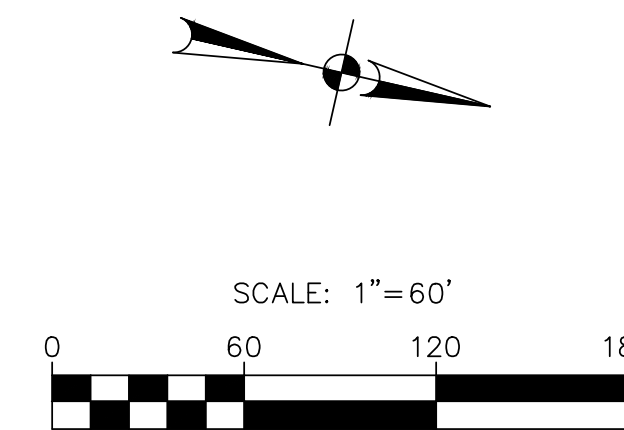
KITTY WELLS STATION
MADISON, TENNESSEE

PRELIMINARY DEVELOPMENT PLANS
SITE UTILITY PLAN

PLAT NO. XXXXXXXX
JOB NO. 21000104-000
DATE 06.30.2026
DESIGNER S. CHRISTMAN
CHECKED SHC DRAWN CMH
SHEET C3.0

[illegible]

PLAT NO. XXXXXXX
JOB NO. 21000104-000
DATE 06.30.2026
DESIGNER T. GARDNER
CHECKED TPG DRAWN MML
SHEET L1.0



KITTY WELLS PRELIMINARY SP CASE NO. 2026SP-027-001

Date: June 30, 2026, 10:50:21 AM -- User ID: Mlesley
File: G:\25-0130\1-PLANNING PLAN SHEETS\PRELIMINARY SP\25-0130 TREE PRESERVATION.DWG

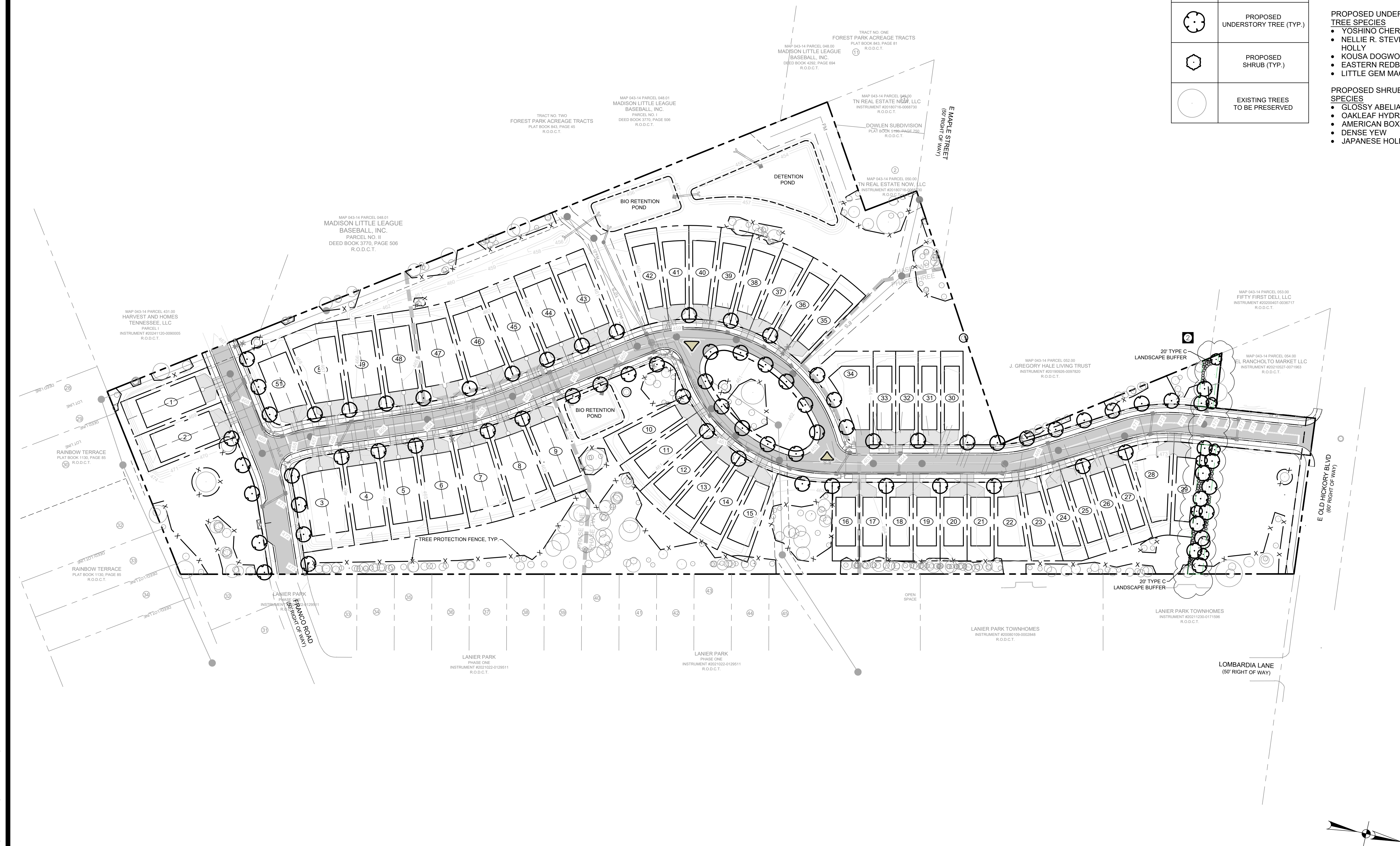
TREES TO BE REMOVED

TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE	
POINT	DESCRIPTION	POINT	DESCRIPTION	POINT	DESCRIPTION	POINT	DESCRIPTION	POINT	DESCRIPTION	POINT	DESCRIPTION	POINT	DESCRIPTION
51436	8" HACK	51531	20" HACK	60298	9" HACK	60418	11" OAK	60534	8" HACK	60631	8" HACK	60670	9" MULBERRY
51437	6" HACK	51532	26" HACK	60299	6" HACK	60419	7" OAK	60535	14" HACK	60632	8" WALNUT	60671	9" MULBERRY
51438	18" CHERRY	51533	8" HACK	60300	6" HACK	60420	7" OAK	60536	11" HACK	60633	7" ELM	60672	9" MULBERRY
51439	DBL16" BOXELDER	51534	8" HACK	60301	6" HACK	60421	6" OAK	60537	11" WALNUT	60634	8" WALNUT	60673	7" MULBERRY
51440	14" WALNUT	51535	12" HACK	60302	8" HACK	60439	19" HACK	60538	6" HACK	60635	7" HACK	60674	7" MULBERRY
51441	6" HACK	51536	14" HACK	60303	12DBL6" HACK	60440	7" HACK	60539	12" HACK	60637	8" WALNUT	60675	12" MULBERRY
51442	6" HACK	51537	TPL10" HACK	60304	7" HACK	60441	7" HACK	60540	12" HACK	60638	6" HACK	60676	7" MULBERRY
51443	7" HACK	51538	14" HACK	60305	8" HACK	60442	14" HACK	60541	6" HACK	60639	6" HACK	60677	25" WALNUT
51444	8" HACK	51539	14" HACK	60306	10" BODOCK	60443	17" ELM	60542	7" HACK	60640	7" HACK		
51445	8" HACK	51541	6" HACK	60307	6" HACK	60444	11" HACK	60543	6" HACK	60641	8" HACK		
51446	8" HACK	51542	14" HACK	60308	6" HACK	60445	14" HACK	60544	6" HACK	60649	12" BODOCK		
51447	8" HACK	51543	10" HACK	60309	8" HACK	60446	8" HACK	60545	9" HACK	60650	7" MULBERRY		
51448	8" HACK	51544	10" HACK	60310	8" HACK	60447	8" HACK	60546	7" WALNUT	60651	7" WALNUT		
51449	14" OAK	51545	12" HACK	60311	11" HACK	60448	8" HACK	60547	11" HACK	60652	9" ELM		
51450	8" LOCUST	51558	12" HACK	60312	7" HACK	60449	13" HACK	60548	6" HACK	60653	6" ELM		
51451	12" HACK	51559	14" HACK	60313	6" HACK	60450	14" OAK	60549	13" HACK	60654	7" OAK		
51452	14" HACK	51566	32" HACK DEAD	60314	9" HACK	60451	14" POPLAR	60550	10" ELM	60655	7" OAK		
51453	7" HACK	60032	9" CHERRY TOPDEAD	60315	7" HACK	60452	14" POPLAR	60551	9" WALNUT	60657	6" BOXELDER		
51454	6" HACK	60045	9" HACK	60316	10" BODOCK	60453	10" HACK	60552	15" WALNUT	60658	6" ELM		
51455	8" HACK	60171	17" HACK	60317	7" ELM	60454	8" HACK	60553	18" HACK	60659	6" WALNUT		
51456	16" HACK	60172	8" HACK	60318	6" HACK	60455	12" POPLAR	60554	9" BODOCK	60660	15" ELM		
51457	12" HACK	60173	15" ELM	60319	8" WALNUT	60456	17" POPLAR	60555	9" BODOCK	60669	8" MULBERRY		
51458	12" WALNUT	60174	6" HACK	60320	6" HACK	60457	11" MULBERRY	60556	6" BODOCK	60670	8" MULBERRY		
51459	10" BOXELDER	60175	22" HACK	60321	6" BODOCK	60458	11" HOPHORN	60557	15" HACK	60671	16" OAK		
51460	16" WALNUT	60176	20" HACK	60322	7" HACK	60459	7" HACK	60558	15" HACK	60672	7" REDBUD		
51461	14" HACK	60194	11" MULBERRY	60323	10" HACK	60460	7" HACK	60559	10" WALNUT	60673	7" BOXELDER		
51462	6" HACK	60195	8" MULBERRY	60324	12" BODOCK	60461	10" LOCUST	60560	9" HACK	60674	29" HACK		
51463	8" HACK	60211	10" HACK	60325	6" ELM	60462	16" POPLAR	60561	7" HACK	60675	11" ELM		
51464	14" HACK	60212	18" WALNUT	60326	7" HACK	60463	6" HACK	60562	12" HACK	60676	20" HACK		
51466	16" HACK	60213	10" WALNUT	60327	10" ELM	60464	18" POPLAR	60563	12" HACK	60677	20" HACK		
51467	16" HACK	60221	8" CHERRY	60331	10" BODOCK	60467	9" WALNUT	60564	10" HACK	60678	16" HACK		
51468	8" HACK	60222	8" WALNUT	60342	6" HACK	60468	24" WALNUT	60565	10" HACK	60679	8" HACK		
51469	8" HACK	60223	7" WALNUT	60343	11" ELM	60469	18" WALNUT	60566	7" HACK	60680	10" HACK		
51470	14" HACK	60224	6" WALNUT	60344	7" WALNUT	60471	14" ELM	60567	11" HACK	60681	6" ELM		
51471	16" HACK	60225	6" HACK	60345	7" HACK	60486	7" WALNUT	60568	9" HACK	60682	6" HACK		
51472	6" LOCUST	60226	6" HACK	60346	7" HACK	60489	12" BRADFORD	60569	6" CHERRY	60686	7" BOXELDER		
51473	8" HACK	60227	7" HACK	60347	9" HACK	60490	13" BRADFORD	60570	13" WALNUT	60687	12" WALNUT		
51474	6" HACK	60228	9" HACK	60348	7" HACK	60491	19" BRADFORD	60571	8" HACK	60688	6" BODOCK		
51475	6" HACK	60229	6" HACK	60349	10" HACK	60492	7" MULBERRY	60572	11" WALNUT	60689	6" HACK		
51476	6" HACK	60230	6" HACK	60350	7" HACK	60493	7" MULBERRY	60573	13" WALNUT	60690	6" HACK		
51477	6" HACK	60231	13" HACK	60351	7" HACK	60494	6" WALNUT	60574	10" WALNUT	60691	21" HACK		
51478	6" HACK	60232	7" HACK	60352	7" HACK	60495	9" CHERRY	60575	6" HACK	60692	12" HACK		
51479	8" HACK	60233	15" CHERRY	60353	6" HACK	60496	7" WALNUT	60576	12" WALNUT	60693	6" HACK		
51481	8" HACK	60234	12" WALNUT	60354	6" HACK	60497	8" HACK	60577	11" WALNUT	60694	18" HACK		
51482	TPL12" HACK	60235	9" WALNUT	60355	6" HACK	60498	8" MULBERRY	60581	35" HACK	60695	6" REDBUD		
51483	6" CHERRY	60236	7" WALNUT	60356	7" ELM	60499	8" WALNUT	60585	30" WALNUT	60696	9" CHERRY		
51484	10" HACK	60237	7" WALNUT	60357	7" HACK	60500	13" WALNUT	60586	6" BOXELDER	60697	6" ELM		
51485	10" HACK	60238	6" HACK	60358	7" ELM	60501	6" WALNUT	60587	6" HACK	60707	31" HACK		
51486	6" HACK	60239	6" HACK	60359	15" BODOCK	60502	48" HACK	60588	6" HACK	60708	17" MULBERRY		
51487	6" HACK	60240	7" HACK	60360	16" HACK	60503	9" CHERRY	60589	6" HACK	60728	7" HACK		
51488	6" HACK	60244	8" ELM	60361	6" HACK	60504	13" WALNUT	60590	6" WALNUT	60729	7" WALNUT		
51489	14" HACK	60245	6" HACK	60362	6" HACK	60505	6" HACK	60591	11" WALNUT	60730	10" WALNUT		
51490	18" CHERRY	60246	14" HACK	60363	7" HACK	60506	6" HACK	60592	7" WALNUT	60731	6" HACK		
51491	8" HACK	60247	8" WALNUT	60365	9" HACK	60507	10" HACK	60593	12" WALNUT	60732	7" OAK		
51492	8" HACK	60248	8" ELM	60366	6" ELM	60508	6" WALNUT	60594	12" WALNUT	60733	6" ELM		
51493	8" HACK	60249	18" ELM	60367	8" ELM	60509	10" HACK	60596	7" WALNUT	60734	7" HACK		
51494	8" HACK	60251	6" HACK	60374	11" HACK	60510	10" HACK	60597	9" WALNUT	60735	7" ELM		
51495	8" HACK	60252	6" HACK	60375	6" HACK	60511	10" HACK	60598	11" WALNUT	60800	8" MULBERRY		
51496	12" HACK	60270	13" HACK	60376	12" ELM	60512	6" HACK	60599	14" HACK	60816	15" ELM		
51497	8" HACK	60272	10" ELM	60377	7" HACK	60513	6" MULBERRY	60600	9" HACK	60826	12" HACK		
51498	10" HACK	60273	30TRI10" ELM	60378	13" ELM	60514	6" WALNUT	60601	14" WALNUT	60827	7" HACK		
51499	6" BOXELDER	60274	8" HACK	60383	8" ELM	60515	18" HACK	60602	10" WALNUT	60828	26" HICKORY		
51500	20" HACK	60275	10" ELM	60394	11" BODOCK	60516	9" HACK	60603	10" WALNUT	60852	14" HICKORY		
51501	16" HACK	60276	10" ELM	60395	10" OAK	60517	9" HACK	60604	33" ELM	60853	25" HACK		
51502	26" HACK	60277	8" ELM	60397	6" BODOCK	60518	6" HACK	60607	7" WALNUT	60854	8" HACK		
51503	8" HACK	60278	6" HACK	60398	6" OAK	60519	8" HACK	60610	10" WALNUT	60855	21" HACK		
51504	10" HACK	60279	9" HACK	60404	6" OAK	60520	13" WALNUT	60611	14" WALNUT	60856	18" HACK		
51505	10" HACK	60280	6" ELM	60405	9" OAK	60521	10" HACK	60614	10" MULBERRY	60857	18" HACK		
51506	12" HACK	60281	16" ELM	60406	6" OAK	60522	10" WALNUT	60615	16" HACK	60858	13" HACK		
51507	14" HACK	60282	10" BODOCK	60407	9" OAK	60523	6" BODOCK	60616	7" ELM	60859	10" HACK		
51517	14" HACK DEAD	60283	10" BODOCK	60408	6" OAK	60524	10" BODOCK	60617	28" ELM	60860	12" MULBERRY		
51519	28" HACK DEAD	60284	12" HACK	60409	6" OAK	60525	10" BODOCK	60618	10" HACK	60861	6" MULBERRY		
51520	26" HACK	60285	8" HACK	60410	8" OAK	60526	10" BODOCK	60620	13" WALNUT	60862	12" MULBERRY		
51521	20" HACK DEAD	60286	10" BODOCK	60411	8" OAK	60527	10" HACK	60621	11" WALNUT	60863	7" MULBERRY		
51522	14" WALNUT	60287	10" BODOCK	60412	6" OAK	60528	11" HACK	60622	13" WALNUT	60864	7" HICKORY		
51523	16" WALNUT	60288	9" HACK	60413	9" OAK	60529	16" HACK	60626	8" WALNUT	60865	12DBL6" MULBERRY		
51524	12" WALNUT	60290	12" HACK	60414	10" OAK	60530	15" WALNUT	60627	10" WALNUT	60866	10DBL5" MULBERRY		
51525	12" WALNUT	60295	80" HACKDYING	60415	10" OAK	60531	15" WALNUT	60628	9" WALNUT	60867	7" MULBERRY		
51529	18" WALNUT	60296	6" HACK	60416	6" OAK	60532	20" HACK	60629	9" WALNUT	60868	7" MULBERRY		
51530	12" WALNUT	60297	7" HACK	60417	6" OAK	60533	10" HACK	60630	6" HACK	60869	30DBL15" WALNUT		

TREES TO BE PRESERVED

TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE	
POINT	DESCRIPTION	POINT	DESCRIPTION	POINT	DESCRIPTION	POINT	DESCRIPTION	POINT	DESCRIPTION
51508	6" HACK	60055	8" HACK	60135	7" WALNUT	60268	6" AILANTHUS	60683	7" MULBERRY
51509	16" HACK	60056	6" HACK	60136	8" WALNUT	60269	27" HACK	60684	11" MULBERRY
51510	8" HACK	60057	6" HACK	60137	6" WALNUT	60271	17" HACK	60685	6" MULBERRY
51511	12" HACK	60058	6" HACK	60138	12" HACK	60289	7" ELM	60698	11" HACK
51512	DBL12" HACK	60059	16" HACK	60139	12" CEDAR	60291	7" HACK	60699	10" HACK
51513	14" HACK	60060	6" HACK	60140	10" HACK	60293	10" BODOCK	60702	13" HACK
51514	8" HACK	60061	6" HACK	60141	7" HACK	60294	10" BODOCK	60703	6" HACK
51515	16" HACK	60062	20" HACK	60142	10" CEDAR	60328	12" BODOCK	60704	9" HACK
51516	10" HACK	60063	7" HACK	60143	8" HACK	60330	22" OAK	60705	12" HACK
51518	8" HACK	60064	7" HACK	60144	8" HACK	60333	10" BODOCK	60706	8" HACK
51526	6" WALNUT	60065	6" HACK	60145	10" HACK	60334	8" BODOCK	60709	7" HACK
51527	6" WALNUT	60066	6" HACK	60146	14" HACK	60364	9" HACK	60711	9" HACK
51528	6" WALNUT	60067	8" HACK	60147	15" HACK	60379	8" HACK	60714	8" HACK
51540	6" HACK	60068	19" HACK	60148	8" HACK	60380	8" HACK	60717	

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LANDSCAPE LEGEND	
SYMBOL	TREE
	PROPOSED CANOPY TREE (TYP.)
	PROPOSED UNDERSTORY TREE (TYP.)
	PROPOSED SHRUB (TYP.)
	EXISTING TREES TO BE PRESERVED

- PROPOSED CANOPY
TREE SPECIES
- WILLOW OAK
 - RED OAK
 - BALD CYPRESS
 - SWEETGUM
 - TULIP POLAR
- PROPOSED UNDERSTORY
TREE SPECIES
- YOSHINO CHERRY
 - NELLIE R. STEVENS
HOLLY
 - KOUSA DOGWOOD
 - EASTERN REDBUD
 - LITTLE GEM MAGNOLIA
- PROPOSED SHRUB
SPECIES
- GLOSSY ABELIA
 - OAKLEAF HYDRANGEA
 - AMERICAN BOXWOOD
 - DENSE YEW
 - JAPANESE HOLLY

NO.	REVISION	DATE
1	PER CITY COMMENTS	05/29/2026
2	PER CITY COMMENTS	06/19/2026



PAPE-DAWSON
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TENNESSEE A&E PROFESSIONALS FIRM #11104

KITTY WELLS STATION
MADISON, TENNESSEE
PRELIMINARY DEVELOPMENT PLANS
LANDSCAPE PLAN

PLAT NO.	XXXXXXX
JOB NO.	21000104-000
DATE	06.30.2026
DESIGNER	T. GARDNER
CHECKED	TPG_DRAWN_MML
SHEET	L2.0

