



**AGENDA FOR THE REGULAR MEETING OF THE  
BRENTWOOD MUNICIPAL PLANNING COMMISSION  
MONDAY FEBRUARY 3, 2020 - 7:00 P.M.  
BRENTWOOD CITY HALL**

**[Agenda Item Location Map](#)**

Call to Order  
Roll Call  
Pledge of Allegiance to the Flag  
Approval or correction of the minutes from the January 6, 2020 regular meeting

***DRAFT -- Regular Meeting Minutes -- January 6, 2020***

***Comments from Citizens:*** Public comments will be allowed on all regular agenda items and items removed from the Consent Agenda. Upon being recognized by the Chair, any person wishing to speak shall state his/her name and address and shall limit comments to the agenda item being discussed.

**CONSENT AGENDA**

1. **BPC2001-006**      **Revised Final Plat – Wildwood Valley Estates, Lot 58, 6320 Wildwood Valley Drive, Zoning R-2 – Applicant: Mr. Michael Lee, Malee, LLC, P.O. Box 384, Summertown, TN 38483**
2. **BPC2001-004**      **Building Elevations – Hill Center Brentwood, Building D1, Suite 103, Building E1, Suites 102, & 105, Zoning C-2 - Applicant: Ms. Sarah Dexheimer, Orcutt Winslow, 5016 Centennial Blvd., Third Floor, Nashville, TN 37209**
3. **BPC2001-003**      **Minor Revisions to Previously Approved Site Plan - Brentwood Auto Wash, 422 Wilson Pike Circle, Zoning C-2 – Applicant: Mr. Paul Budstick, 422 Wilson Pike Circle, Brentwood, TN 37027**

4. **BPC2001-008 Limited Duration Event – Food Truck Rally, Brentwood High School, 5304 Murray Lane, Zoning SI-2 – Applicant: Ms. Belinda Wade, Brentwood High School, 5304 Murray Lane, Brentwood, TN 37027**

**NOTE:** All matters listed under the consent agenda are considered to be routine, and will be enacted upon one motion. There will be no separate discussion of these items unless a Planning Commission member so requests, in which case it will be removed from the Consent Agenda and considered separately. Additionally, any citizen or agenda applicant present may request that consideration be given by the Planning Commission to remove an item from the Consent Agenda so that discussion may be held on that item.

### **REGULAR AGENDA**

1. **BPC2001-002 Limited Duration Event – KARS4KIDS, Tennessee Baptist Children's Home, 1310 Franklin Road, Zoning SI-2 – Applicant: Mr. Paul Collins, KARS4KIDS / Music City ASCA, 317 Main Street, Suite 201, Franklin, TN 37064**
2. **BPC1912-006 Preliminary Plan -- 935 Edmondson Pike, Zoning R-1 – Applicant: Mr. Doug Majors, Majors Construction LLC, P.O. Box 1241, Brentwood, TN 37024-1241**
3. **BPC1912-007 Final Plat -- 935 Edmondson Pike, Zoning R-1 – Applicant: Mr. Doug Majors, Majors Construction LLC, P.O. Box 1241, Brentwood, TN 37024-1241**

### **OTHER BUSINESS**

1. *Update on the Costco Traffic Analysis – Fuel Expansion*
2. *Monthly Security Report -- January 2020*

### **ADMINISTRATIVE INFORMATION**

1. *Planning and Codes Department Monthly Report -- December 2019*
2. *City of Brentwood Calendar -- February 2020*



Donald J. Dopson, Secretary

Anyone requesting accommodations due to disabilities, please contact Mr. Mike Worsham, ADA Coordinator, before the meeting at 615.371.0060.

## BRENTWOOD PLANNING COMMISSION

Meeting Date: 02/03/2020

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### Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

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### Attachments

Draft Minutes

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## **MINUTES OF MEETING OF THE BRENTWOOD PLANNING COMMISSION**

### **BRENTWOOD, TENNESSEE**

The regular meeting of the Brentwood Planning Commission met on Monday, January 6, 2020 at 7:00 p.m. at Brentwood City Hall.

Present at roll call were Commissioner Ken Travis, Preston Bain, Chris Clark, Carol Crigger, Michael Kaplan, John Magyar, Brandon Oliver, Stevan Pippin and Sonna Robinson. Janet Donahue was absent. Staff present were Jeff Dobson, Kirk Bednar, Jay Evans, Kristen Corn, Mike Harris, Darek Baskin, Lori Lange, Todd Petrowski and Allison Henry.

Commissioner Travis moved for approval of the minutes from the December 4, 2019 meeting as written; seconded by Mr. Kaplan. Motion passed 8-0 with Mr. Oliver abstaining.

### **CONSENT AGENDA**

#### **Item 1: BPC1912-001 Revised Final Plat – 1537 Franklin Road, Zoning C-2**

Harrah and Associates requested approval of a revised final plat that added a required 20 foot wide sanitary sewer easement and other PUDE's to the lot located at 1537 Franklin Road.

Staff recommended approval of the proposed final plat subject to the following conditions:

1. The status of the proposed sewer easement on the adjacent parcels shall be verified before approval.
2. All proposed underground improvements for the lot should be shown to ensure no conflict with the sewer (storm drainage, underground electric, wall footing, etc.).
3. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.
4. Add the following note to all pages of the final plat:

This final plat is subject to a vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. Upon expiration of the vesting period, development of the property shown on this plat may be subject to standards other than those that were applicable during the vesting period. The vesting period for this plat expires on \_\_\_\_\_, unless extended by the City of Brentwood. Persons relying on this plat after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.



(Planning and Codes Department staff will insert the expiration year for the plat at the time the plat is ready for recording and may also make changes to the wording of the above note as necessary to carry out the intent of Standard Requirements 1, 2 and 3 below.)

5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
6. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
7. Add the following note to the plat: Middle Tennessee Electric Membership Corporation (MTEMC) shall have access to install, construct, reconstruct, rephase, operate and maintain its electric facilities located within the subject property. MTEMC has the right to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 20 feet of the center line (a total of 40') of its facilities, or any vegetation that may interfere with or threaten to endanger the operation and maintenance of its facilities.
8. Add the following note to the plat: MTEMC will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in its Rules and Regulations, Bylaws, and policies, and in accordance with the plat approval checklist, tree planting guidelines and other requirements contained on the MTEMC website at [www.mtemc.com](http://www.mtemc.com) (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.
9. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
10. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance

of permits, certificates of occupancy, recordation of plats or other project approvals.

11. Any changes to plats approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
12. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
13. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on January 6, 2022. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

**Item 2: BPC1912-003 Revised Final Plat – Iroquois Estates, Lot 30, 5111 Williamsburg Road, Zoning R-2**

Mr. & Mrs. Brandon Van Pernis requested approval of a revised final plat that modified the setback distances along both adjacent streets. The setback along Williamsburg Road will be reduced from 75 feet to 50 feet, while the setback along Mosley Drive will be increased from 50 feet to 75 feet. The new house will face Mosley Drive.

Staff recommended approval of the proposed revised final plat subject to the following conditions:

1. Show the location of existing water meter/service line and sewer service.
2. Water and sewer services shall not be located within the driveway and shall be minimum of 5' off edge of driveway/patio.
3. The new home shall be served by a grinder pump and low-pressure force main system. A new low-pressure force main tap with a sewer service connection box shall be installed along Mosley Drive before the plat may be signed for recording.
4. Add a "GP" label to the lot and add to the legend that GP represents a Grinder Pump lot.
5. Add an address block to the lot. A new address to Mosley Drive shall be issued before the plat may be recorded.
6. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.
7. Add the following note to all pages of the final plat:

This final plat is subject to a vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. Upon expiration of the vesting period, development of the property shown on this plat may be subject to standards other than those that were applicable during the vesting period. The vesting period for this plat expires on \_\_\_\_\_, unless extended by the City of Brentwood. Persons relying on this plat after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

(Planning and Codes Department staff will insert the expiration year for the plat at the time the plat is ready for recording and may also make changes to the wording of the above note as necessary to carry out the intent of Standard Requirements 1, 2 and 3 below.)

8. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
9. The developer/owner shall furnish the City, for all designated lots with pressurized grinder pump sewer the cash equivalent of \$1,900 per pump for each lot subject to the determination of the Water Services Director. The cash equivalent is required to minimize the replacement expenses in the future (7-10 years). Payment for replacement of the grinder pumps must be made at the time of the signing of the final mylar. This requirement is consistent with Section 70-132 of the Municipal Code.
10. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
11. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
12. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance

of permits, certificates of occupancy, recordation of plats or other project approvals.

13. Any changes to plats approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
14. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
15. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on January 6, 2022. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

**Item 3: BPC1912-004 Revised Final Plat – Maryland Farms, Lot One, Section One, Jaguar Land Rover of Nashville, 1 Cadillac Drive, Zoning C-2**

H. Michael Hindman Architects requested approval of a revised final plat that proposed the following:

1. Abandonment of a 10 foot wide drainage easement on the north side of the property;
2. Dedication of a 10 foot wide drainage easement along the County boundary;
3. Dedication of a 10 foot wide drainage easement through the middle of the property, and
4. Relocation of a 10 foot wide drainage easement in the SE corner of the property.

The changes are necessary due to the additional building area that was approved by the Planning Commission on December 6, 2019.

Staff recommended approval of the revised final plat subject to the following conditions:

1. Add the Davidson County Tax Map delineation -- maps 159 and 170 at the north end of the lot, per PB37, PG93. Also include the parcel designations -- Parcel 204 (north) and Parcel 10 (south).
2. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.
3. Add the following note to all pages of the final plat:

This final plat is subject to a vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. Upon expiration of the vesting period, development of the property shown on this plat may be subject to standards other than those that were applicable during the vesting period. The vesting period for this plat expires on

\_\_\_\_\_, unless extended by the City of Brentwood. Persons relying on this plat after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

(Planning and Codes Department staff will insert the expiration year for the plat at the time the plat is ready for recording and may also make changes to the wording of the above note as necessary to carry out the intent of Standard Requirements 1, 2 and 3 below.)

4. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
5. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
6. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
7. Any changes to plats approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
9. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on January 6, 2022. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

**Item 4: BPC1912-005      Revised Building Elevations - Mooyah Burgers, Fries and Shakes – Hill Center Brentwood, 213 Franklin Road, Suite 160, Zoning C-2**

Blu Arc Design requested approval of revised building elevations for the new Mooyah Burgers, Fries and Shakes location in the Hill Center Brentwood. The tenant space is located on the west end on Building E1, south of the internal drive.

The proposal included:

1. Painted, aged wood cladding above black powder coated aluminum storefront and tempered glazing on the east (side) and north (front) elevations;
2. Light sconces on both elevations;
3. A projecting sign, red background with white letters measuring 24" x 13.25", bracketed 6" from the wall. The bottom of the sign is 9 feet above the sidewalk;
4. Backlighting, red and white colored wall signage using channel letters, individually mounted and red outline window graphics are proposed on the north elevation, and
5. A red fabric canopy is proposed above the west entrance, measuring approximately 4' x 21' 4". The bottom of the canopy will be 8' above the sidewalk.

Staff recommended approval of the revised building elevations subject to the following conditions:

1. Revise the plan to comply with the requirements of Section 78-420(e)4 of the Municipal Code. Projecting signs cannot be internally illuminated.
2. A site plan shall be vested for a period of three years from the date of the original approval.
3. Add the following note to the site plan;

This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on January 6, 2022, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

4. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final

site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

5. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
6. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
7. Permanent window signs shall not exceed ten percent of the area of the window or glass door to which they are attached.
8. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.
9. In accordance with the requirements of Section 78-420(e)3, the area of painted wall signs and canopy signs shall be calculated and deducted from the total allowable wall sign area.
10. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
11. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
12. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

13. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

14. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on January 6, 2022. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

**Item 5: BPC1912-008 Revised Final Plat – Princeton Hills Subdivision, Section Three, Lot 82 – 832 Princeton Hills Drive, Zoning OSRD**

Mr. Dino Elefante requested approval of a revised final plat that reduced the rear setback from 75 feet to 60 feet. The purpose of this reduction was to accommodate the future construction of a swimming pool and spa. Associated with the pool/spa are a pool house and a changing room.

The home is currently under construction. Permits were issued for the home in June 2019.

Approval from the Board of Zoning Appeals will be required before construction can begin on the pool house and changing room.

Staff recommended approval of the revised final plat subject to the following conditions:

1. Label the house as being under construction on the plat.
2. Approval by the BZA of the proposed accessory structures must be acquired before any permits will be issued for the pool area improvements.
3. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.
4. Add the following note to all pages of the final plat:

This final plat is subject to a vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. Upon expiration of the vesting period, development of the property shown on this plat may be subject to standards other than those that were applicable during the vesting period. The vesting period for this plat expires on \_\_\_\_\_, unless extended by the City of Brentwood. Persons relying on this plat after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

(Planning and Codes Department staff will insert the expiration year for the plat at the time the plat is ready for recording and may also make changes to the wording of the above note as necessary to carry out the intent of Standard Requirements 1, 2 and 3 below.)



5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
6. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
7. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
8. Any changes to plats approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
10. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on January 6, 2022. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

**Item 6: BPC1911-004 Revised Preliminary Plan – Brentwood Country Club, Zoning OSRD**

Ragan Smith Associates requested approval of a revised preliminary plan that proposed the abandonment of approximately 3,920 sq. ft. or 0.09 acres of the golfer's easement located behind the existing house at 5120 Hershel Spears Circle. The proposal also adjusted the rear building setback line to correspond with the adjustment in the Golfer's Easement. The existing house also encroached into the golfers' easement. This encroachment was permitted by the Club and the Association in 1988.

The proposed change is to accommodate a house addition.

The excess open space for the project increased by 0.07 acres. The reason for the increase is related to the decrease in the area of the Golfers Easement, resulting in a change in the area of the required open space for the project.

Because the proposal affected the open space for the project, approval of the revised OSRD Development Plan is required by the Board of Commissioners.

Last month a preliminary plan was approved by the Planning Commission for the project. However, it was represented that the area of the affected open space was 0.07 acres. As part of the review of the agenda item for City Commission review, it was discovered that a plat for Lot 96 was approved in August 2001 that reduced the area of the open space by an additional 0.02 acres. A corresponding revised preliminary plan reflecting the 2001 changes was not approved. The difference in the open space shown on the August 2001 plat was not included as part of the calculations approved in December 2019.

The proposed plan provided the correct area of the open space and included the changes from 2001.

Staff recommended approval of the proposed minor revisions to the preliminary plan and to forward a recommendation of approval of the corresponding minor revisions to the OSRD Development Plan to the Board of Commissioners; subject to the following conditions:

1. Verify all open space calculations.
2. Approval of the proposed revised preliminary plan shall be contingent upon approval by the Board of Commissioners of the corresponding changes to the OSRD Development Plan.
3. Add the following note to the site plan;

This site plan is subject to a three year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on August 6, 2021, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

4. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all

necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

5. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
6. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
7. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
8. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
9. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
10. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
11. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
12. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

13. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on January 6, 2022. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

**Item 7: BPC1911-001 Revised Final Plat – Brentwood Country Club, Lot 96, 5120 Herschel Spears Circle, Zoning OSRD**

Ragan Smith Associates requested approval of a revised preliminary plan that proposed the abandonment of approximately 3,920 sq. ft. or 0.09 acres of the golfer's easement located behind the existing house at 5120 Herschel Spears Circle. The proposal also adjusted the rear building setback line to correspond with the adjustment in the Golfer's Easement. The existing house also encroached into the golfers' easement. This encroachment was permitted by the Club and the Association in 1988.

The proposed change is to accommodate a house addition.

Staff recommended approval of the revised final plat subject to the following conditions:

1. Approval of the proposed revisions to the preliminary plan for the project are contingent upon approval of the corresponding revisions to the OSRD Development Plan by the Board of Commissioners.
2. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.
3. Add the following note to all pages of the final plat:

This final plat is subject to a vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. Upon expiration of the vesting period, development of the property shown on this plat may be subject to standards other than those that were applicable during the vesting period. The vesting period for this plat expires on \_\_\_\_\_, unless extended by the City of Brentwood. Persons relying on this plat after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

(Planning and Codes Department staff will insert the expiration year for the plat at the time the plat is ready for recording and may also make changes to the wording of the above note as necessary to carry out the intent of Standard Requirements 1, 2 and 3 below.)

4. The property owner/developer is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.

5. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
6. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
7. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
8. Applicable security for all required improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be signed and recorded.
9. Any changes to plats approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
10. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on January 6, 2022. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mr. Oliver moved for approval of the items on the Consent Agenda. Seconded by Mr. Bain; motion was approved unanimously.

## **OTHER BUSINESS**

### **Monthly Security Report**

Mr. Clark moved for approval of the monthly security report; seconded by Mr. Magyar. Approval was unanimous.

**ADMINISTRATIVE INFORMATION**

The Planning and Codes monthly report was presented to the Commissioners.

Being no further business, the meeting adjourned at 7:08 pm.

APPROVED: \_\_\_\_\_

*Holly Earls*  
Holly Earls, City Recorder

**BRENTWOOD PLANNING COMMISSION**

**1.**

**Meeting Date:** 02/03/2020

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**Information**

**PROJECT NUMBER**

**BPC2001-006**

**PROJECT DESCRIPTION**

**Revised Final Plat – Wildwood Valley Estates, Lot 58, 6320 Wildwood Valley Drive**

*Mr. Michael Lee requests approval of a revised final plat that reduces the platted 100-foot front yard setback to 90 feet. The minimum front yard setback in the R-2 district is 75 feet.*

**ZONING OF PROPERTY**

**Zoning R-2**

**APPLICANT NAME/ADDRESS**

*Mr. Michael Lee, Malee, LLC, P.O. Box 384, Summertown, TN 38483*

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**Attachments**

Final Staff Report

Vicinity Map

Proposed Revised Final Plat

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**CITY OF BRENTWOOD**  
**MUNICIPAL PLANNING COMMISSION**  
**PLANNING DEPARTMENT STAFF REPORT**  
**MONDAY, FEBRUARY 3, 2020 -- 7:00 P.M.**  
**FINAL**

---

**CONSENT AGENDA -- ITEM 1:**

**REQUEST:** **REVISED FINAL PLAT – WILDWOOD VALLEY ESTATES, LOT 58, 6320 WILDWOOD VALLEY DRIVE**

**PROJECT NUMBER:** **BPC2001-006**

**CURRENT ZONING:** **R-2 -- SUBURBAN RESIDENTIAL**

---

**GENERAL INFORMATION:**

*Mr. Michael Lee requests approval of a revised final plat that reduces the platted 100-foot front yard setback to 90 feet. The minimum front yard setback in the R-2 district is 75 feet.*

**PROJECT LOCATION:**

*The subject property is located at 6320 Wildwood Valley Drive.*

**APPROVAL HISTORY:**

*There has been no recent action by the Planning Commission related to the subject property*

**CONDITIONS OF APPROVAL:**

*Staff recommends that the following **six** conditions be attached to the approval of the request.*

1. Add an address block to the lot.
2. The existing utility services shall be identified on the plat.
3. Create an easement for the existing overhead electric line along the south property line.
4. Provide a 20-foot wide public utility and drainage easement along the road frontage of Wildwood Valley Drive.



5. The lowest floor elevation should be shown on the plat due to a portion of the Lot being within the floodplain. This needs to be lowest floor (LFE), not finished floor.
6. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.

### **STANDARD REQUIREMENTS:**

*Staff recommends that the following **nine** standard requirements be attached to the approval of the request.*

1. Add the following note to all pages of the final plat:

*This final plat is subject to a vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. Upon expiration of the vesting period, development of the property shown on this plat may be subject to standards other than those that were applicable during the vesting period. The vesting period for this plat expires on \_\_\_\_\_, unless extended by the City of Brentwood. Persons relying on this plat after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

(Planning and Codes Department staff will insert the expiration year for the plat at the time the plat is ready for recording and may also make changes to the wording of the above note as necessary to carry out the intent of Standard Requirements 1, 2 and 3 below.)

2. As indicated on the plat, the property is located in the floodplain. Additional standards may be required related to any addition to the existing home.
3. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
4. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
5. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

6. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
7. Any changes to plats approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
9. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **February 3, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

**RECOMMENDATION:**

***Planning staff requests that the Planning Commission approve the proposed revised final plat, subject to the requirements of the staff report.***

Harpeth Hills  
Church of Christ

Old Hickory Blvd

(254)

Shamrock Dr

Shamrock Dr

6320 WILDWOOD  
VALLEY DRIVE

Wildwood Valley Dr

Rosewood Valley Dr

Rosewood Valley Dr

Rosewood Valley Dr

Rosewood Valley Dr

Harpeth River Dr

Harpeth River Dr

Harpeth River Dr

Harpeth River Dr

Brentwood Swim and  
Tennis Club at Wildwood

Wildwood Valley Dr

Panorama Dr

Panorama Dr

Little Harpeth River

VICINITY MAP



DEVELOPMENT SUMMARY DATA

OWNERS OF RECORD: JANE CAMPBELL & BRETT BAIER  
6320 WILDWOOD VALLEY DRIVE  
BRENTWOOD, TENNESSEE 37027

- DEED BOOK 6164, PAGE 20, R.O.W.C.
- TAX MAP 7L, GROUP A, PARCEL 7.00
- ZONED: R2 –SUBURBAN RESIDENTIAL
- PLAN/PLAT PREPARATION DATE: 12/17/2019

NOTES

- THE PURPOSE OF THIS SURVEY IS TO CHANGE THE FRONT/STREET SETBACK FOR LOT #58.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARENTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE BEFORE ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAT THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
- THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0086F DATED SEPTEMBER 29, 2006, IT HAS BEEN DETERMINED THAT PORTIONS OF THE SUBJECT PROPERTY ARE IN THE FLOOD PLAIN(FLOOD ZONE "AE"). BASE ELEVATION IS 614.00.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATED AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- BASIS OF BEARING TAKEN FROM GLOBALLY POSITIONED SATELLITE MONUMENTS AND TRANSLATED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 AS ESTABLISHED FOR THIS SURVEY.
- PARCEL NUMBERS SHOWN THUS (00) REFER TO COUNTY TAX MAP 07L.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT #58 & WILDWOOD VALLEY ESTATES OF RECORD IN PLAT BOOK 2, PAGE 109, R.O.W.C.
- THIS FINAL PLAT IS SUBJECT TO A VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. UPON EXPIRATION OF THE VESTING PERIOD, DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE VESTING PERIOD FOR THIS PLAT EXPIRES ON \_\_\_\_\_ UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAT AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.

CERTIFICATION OF APPROVAL OF STREET NAMES

I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS HAS APPROVED THE STREET NAME(S).

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS

CERTIFICATION OF APPROVAL OF SUBDIVISION NAME

I HEREBY CERTIFY THAT THE CITY OF BRENTWOOD PLANNING DEPARTMENT HAS APPROVED THE SUBDIVISION NAME.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

SECRETARY, PLANNING COMMISSION OR PLANNING & CODES DIRECTOR

CERTIFICATION OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT ALL STREETS DESIGNATED ON THE FINAL SUBDIVISION PLAT HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

DIRECTOR OF ENGINEERING

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SPECIFICATIONS OF THE BRENTWOOD PLANNING COMMISSION.

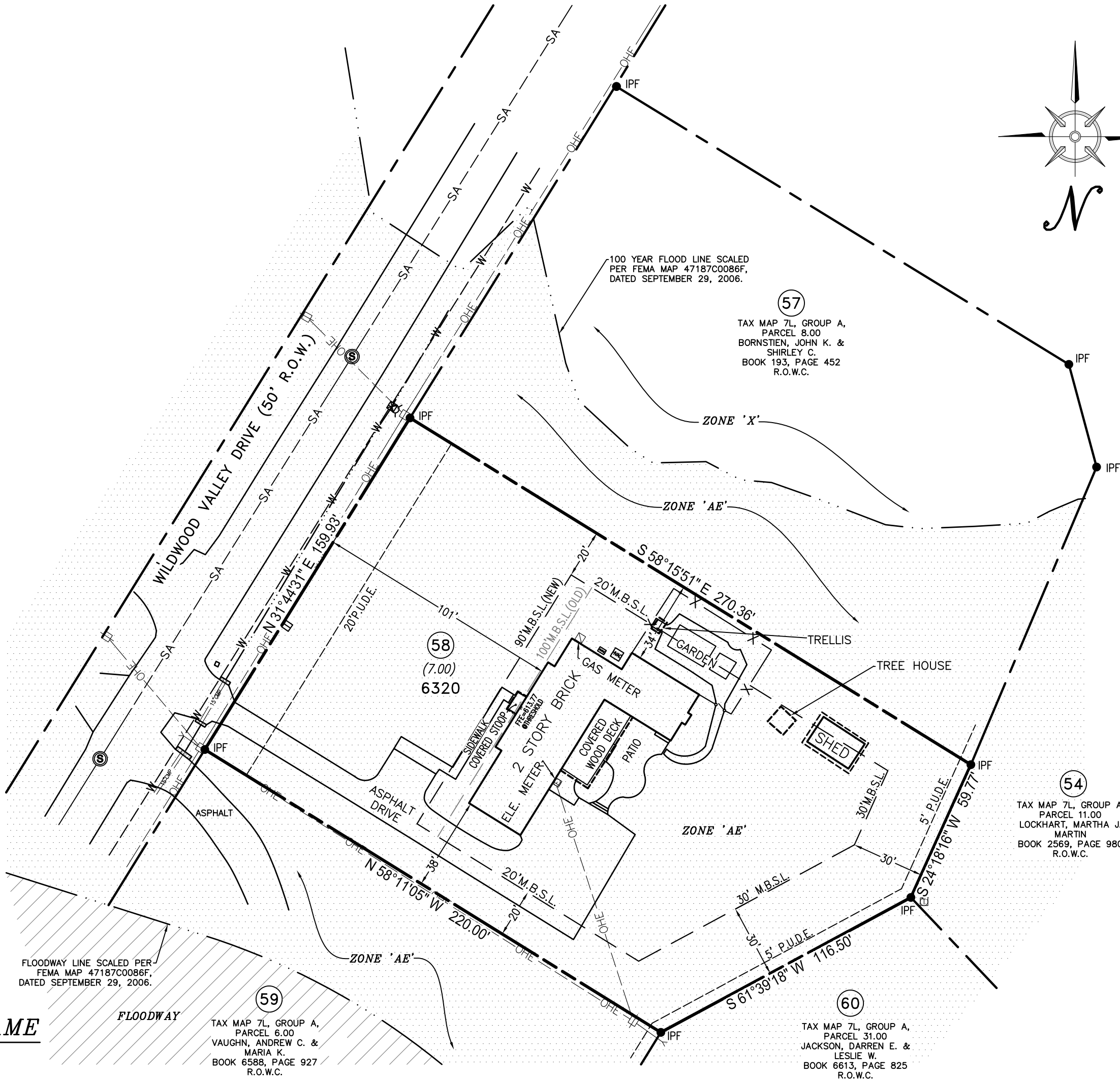
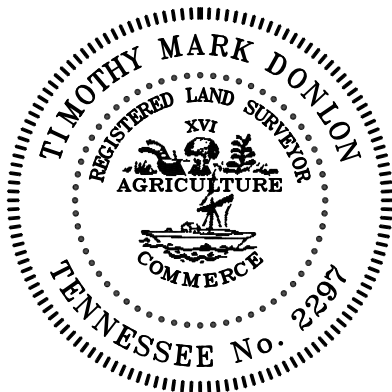
NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

TENN. REGISTERED SURVEYOR NO. 2297

PREPARED BY:

DONLON LAND SURVEYING, LLC  
TIMOTHY MARK DONLON

153B BELLE FOREST CIRCLE  
NASHVILLE, TN 37221  
TEL. (615) 673-9116, FAX (615) 673-9117  
donlonsurveyllc@bellsouth.net  
http://www.DonlonLandSurveying.com/



CERTIFICATION OF PROVISION OF ELECTRICAL SERVICE

I HEREBY CERTIFY THAT ALL OF THE \_\_\_\_\_ REGULATIONS, CHECKLISTS AND GUIDELINES HAVE BEEN MET. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH \_\_\_\_\_ REQUIREMENTS.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

ELECTRIC PROVIDER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

JANE CAMPBELL

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

BRETT BAIER

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

WATER SYSTEM: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME, TITLE AND AGENCY OF APPROVING AGENT

SEWER SYSTEM: \_\_\_\_\_ DATE: \_\_\_\_\_

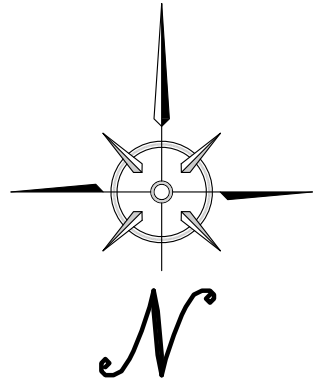
NAME, TITLE AND AGENCY OF APPROVING AGENT

CERTIFICATE OF APPROVAL OF RECORDING

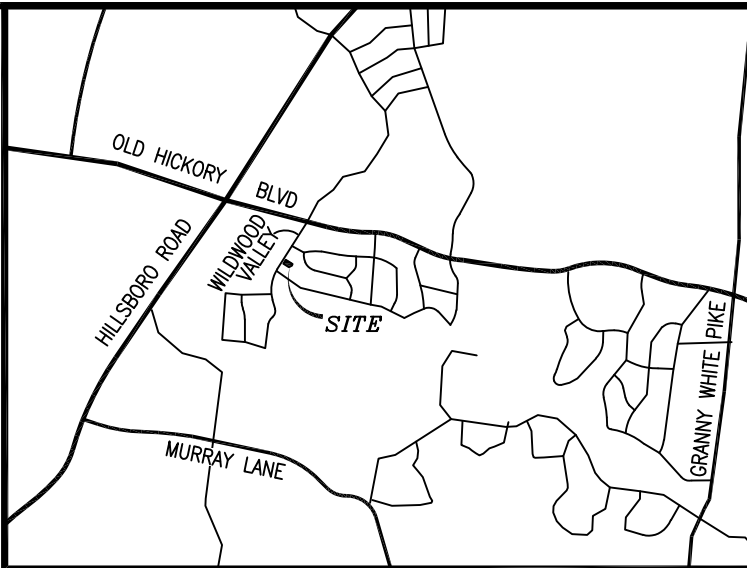
I HEREBY CERTIFY THAT THE SUBDIVISON PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BRENTWOOD, WITH THE EXCEPTION OF SUCH VARIANCES AND /OR MODIFICATIONS, IF ANY, AS ARE NOTED IN TEH MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN RECORDED IN THE OFFICE OF THE CITY RECORDER.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

SECRETARY, PLANNING COMMISSION OR PLANNING & CODES DIRECTOR

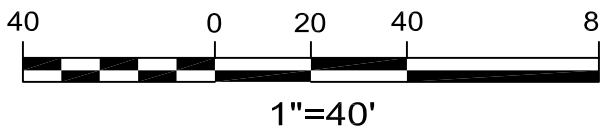


TENNESSEE STATE PLANE



VICINITY MAP - NTS

GRAPHIC SCALE



LEGEND:

	POWER POLE
	LIGHT POLE
	GUY WIRE
	GAS METER
	ELECTRIC METER
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEAN OUT
	TELEPHONE BOX
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	IRON PIN FOUND
	IRON PIN SET
	PROPERTY JOINER
	RIGHT OF WAY LINE
	PROPERTY LINE
	EDGE OF CONCRETE
	EDGE OF GRAVEL
	BUILDING OVERHANG
	WATER LINE
	SANITARY SEWER LINE
	GAS LINE
	OVERHEAD ELECTRIC
	STORM DRAINAGE PIPE
	EASEMENT LINE
	MINIMUM SET BACK LINE

RE-SUBDIVISION  
LOT No. 58  
WILDWOOD VALLEY  
ESTATES

PLAT BOOK 2, PAGE 109  
WILLIAMSON COUNTY, BRENTWOOD, TENNESSEE  
AREA: 41,365.96 SF OR 0.95 ACRES

PREPARED FOR:

JANE  
CAMPBELL  
6320 WILDWOOD VALLEY DRIVE  
BRENTWOOD, TN 37027  
DATED: DECEMBER 17, 2019

## BRENTWOOD PLANNING COMMISSION

2.

Meeting Date: 02/03/2020

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### Information

#### PROJECT NUMBER

**BPC2001-004**

#### PROJECT DESCRIPTION

**Building Elevations – Hill Center Brentwood, Building D1, Suite 103,  
Building E1, Suites 102, & 105**

*Orcutt Winslow requests approval of building elevations for building D1, Suite 103 and building E1, Suites 102 & 105. The proposal includes signage for the three tenant spaces.*

#### ZONING OF PROPERTY

**Zoning C-2**

#### APPLICANT NAME/ADDRESS

*Ms. Sarah Dexheimer, Orcutt Winslow, 5016 Centennial Blvd., Third Floor,  
Nashville, TN 37209*

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### Attachments

Final Staff Report

Overall Site Plan

Elevations -- D1-103

Elevations -- E1-102

Elevations -- E1-105

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**CITY OF BRENTWOOD**  
**MUNICIPAL PLANNING COMMISSION**  
**PLANNING DEPARTMENT STAFF REPORT**  
**MONDAY, FEBRUARY 3, 2020 -- 7:00 P.M.**  
**FINAL**

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**CONSENT AGENDA -- ITEM 2:**

**REQUEST:** **REVISED BUILDING ELEVATIONS – HILL CENTER BRENTWOOD, BUILDING D1, SUITE 103, BUILDING E1, SUITES 102 & 105**

**PROJECT NUMBER:** **BPC2001-004**

**CURRENT ZONING:** **C-2 -- COMMERCIAL RETAIL**

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**GENERAL INFORMATION:**

*Orcutt Winslow requests approval of building elevations for building D1, Suite 103 and building E1, Suites 102 & 105. The proposal includes signage for the three tenant spaces.*

*The window openings are currently covered with plywood.*

**PROJECT LOCATION:**

*The subject property is located at 213 Franklin Road.*

**APPROVAL HISTORY:**

<b>HILL CENTER TENANT APPROVALS</b>				
<b>TENANT NAME</b>	<b>ADDRESS</b>	<b>SUITE #</b>	<b>BUILDING ID</b>	<b>APPROVED</b>
A/C MARRIOTT (HOTEL – 148 RMS)	219 FRANKLIN RD.		H2	3/5/2019
ALUMNI HALL	201 FRANKLIN RD.	160	B	5/1/2027
CHOPT	211 FRANKLIN RD.	160	A	9/5/2017
CLEAN JUICE	205 FRANKLIN RD.	101	D1	5/6/2019
COREPOWER YOGA	211 FRANKLIN RD.	135	A	12/5/2016
COSMETIC MARKET	211 FRANKLIN RD.	115	A	11/7/2016
CYCLEBAR	205 FRANKLIN RD.	100	D1	4/1/2019
DEL FRISCO'S	207 FRANKLIN RD.		C1	8/1/2016
DRESS UP BOUTIQUE	201 FRANKLIN RD.	120	B	12/5/2016
DRYBAR	213 FRANKLIN RD.	100	E1	7/1/2019
EAT THE FROG FITNESS	205 FRANKLIN RD.	150	B	11/4/2019
ELEMENT SALON	201 FRANKLIN RD.	110	B	7/5/2017

FAB'RIK	211 FRANKLIN RD.	105	A	2/6/2017
FRANCHESCAS	211 FRANKLIN RD.	140	A	3/6/2017
HAND & STONE	201 FRANKLIN RD.	170	B	8/1/2016
HEMLINE	211 FRANKLIN RD.	150	A	11/7/2016
HOLLER & DASH	203 FRANKLIN RD.	120	B	8/1/2016
JENI'S ICE CREAM	211 FRANKLIN RD.	100	A	3/6/2017
MANADUU	211 FRANKLIN RD.	125	A	9/5/2017
MOOYAH BURGERS, FRIES & SHAKES	213 FRANKLIN RD.	160	E1	1/6/2020
NAMA SUSHI	203 FRANKLIN RD.	100	B	8/1/2016
NASHVILLE DENTISTRY COMPANY	211 FRANKLIN RD.	180	A	5/1/2027
NOIR THE NAIL BAR	201 FRANKLIN RD.	190	B	5/1/2017
PAPER SOURCE	211 FRANKLIN RD.	145	A	2/6/2017
PEACE LOVE & LITTLE DONUTS	213 FRANKLIN RD.	102	E1	12/6/2019
PETER MILLAR	201 FRANKLIN RD.	150	B	1/3/2017
PURE SWEAT & FLOAT STUDIO	213 FRANKLIN RD.	103	E1	10/7/2019
SUNTRUST BANK	201 FRANKLIN RD.	100	B	11/7/2016
SUR LA TABLE	211 FRANKLIN RD.	155	A	2/6/2017
UNCLE JULIOS	209 FRANKLIN RD.		C2	5/2/2016

### **CONDITIONS OF APPROVAL:**

*Staff recommends that the following condition be attached to the approval of the request.*

1. A site plan shall be vested for a period of three years from the date of the original approval.

### **STANDARD REQUIREMENTS:**

*Staff recommends that the following **nine** standard requirements be attached to the approval of the request.*

1. Add the following note to the site plan;

*This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **February 3, 2023**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all



necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
4. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
6. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
7. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
9. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **February 3, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

### **RECOMMENDATION:**

***Planning staff requests that the Planning Commission approve the revised building elevations, subject to the requirements of the staff report.***





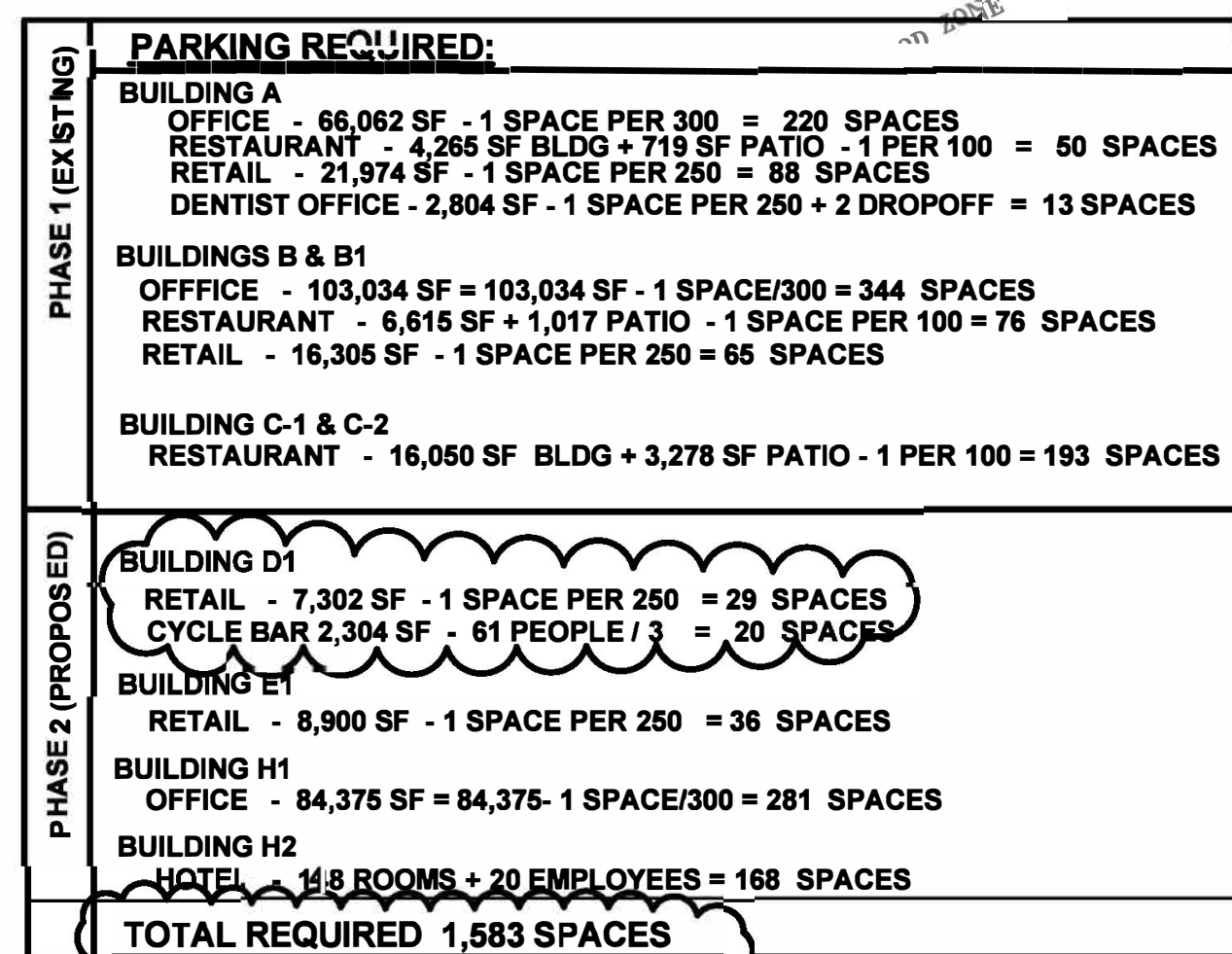
**BRENTWOOD PLANNING NOTE:**

THIS SITE PLAN IS SUBJECT TO A THREE YEAR VESTING PERIOD, DURING WHICH THE DEVELOPER MUST MEET STANDARDS IN EFFECT ON THE DATE OF THE DECISION. IF THE DEVELOPER FAILS TO MEET STANDARDS APPLICABLE TO THIS PLAN, IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN.

IF THE CITY OF BRENTWOOD SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD, THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON NOVEMBER 4, 2022, UNLESS EXTENDED BY THE CITY OF BRENTWOOD.

PERSONS RELYING ON THIS PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.

This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The initial vesting period for this plan expires on February 3, 2023, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.



<b><u>PARKING PROPOSED</u></b>	
<b>PHASE 1 (EXISTING)</b>	SURFACE SPACES = 168 SPACES BUILDING B GARAGE = 40 SPACES BUILDING D GARAGE = 874 SPACES  PHASE 1 TOTAL = 1,082 SPACES
<b>PHASE 2 (PROPOSED)</b>	SURFACE SPACES = 145 SPACES BUILDING E GARAGE = 295 SPACES BUILDING H1 GARAGE = 75 SPACES PARKING BEHIND HOTEL = 54 SPACES  PHASE 2 TOTAL = 569 SPACES
SITE ADA SPACES REQUIRED: 27 SPACES SITE ADA SPACES PROVIDED: 42 SPACES TOTAL = 1,651 SPACES	

**MAP 11G GROUP "C", PARCEL 4.00**

### ZONING DATA

EXISTING ZONING: C-2

PROPOSED USE: OFFICE/RETAIL/RESTAURANT/HOTEL

### GENERAL NOTES

1. GROUND SIGNS AND BUILDING SIGNS WILL BE SUBMITTED TO PLANNING STAFF FOR APPROVAL.
2. GENERAL CONTRACTOR SHALL COORDINATE WITH THE CITY PLANNING STAFF FOR THE EXACT LOCATION OF THE CONSTRUCTION ENTRANCE AND TRAILER.
3. PROPOSED CONSTRUCTION START DATE: APRIL 1, 2018
- PROPOSED COMPLETION DATE: OCTOBER 15, 2019
4. ALL CONSTRUCTION TRAFFIC WILL ACCESS SITE BY WAY OF ADJACENT TEMPORARY CONSTRUCTION ACCESS DRIVE.

### OWNER/DEVELOPER

W.D. MC BRATLEY CO.  
1201 ARROYO DRIVE  
MARIETTA, GA 30066  
PH: (770) 262-0100

### SITE DATA

TOTAL LAND AREA	793,347 S.F.	18.40 ACRES	= 100%
REQUIRED LANDSCAPE AREA	14,086 S.F.	3.39 ACRES	= 20.0%
PROVIDED LANDSCAPE AREA	174,638 S.F.	4.01 ACRES	= 24.9%
MAXIMUM BUILDING COVERAGE	271,884 S.F.	6.19 ACRES	= 30.0%
PROPOSED BUILDING COVERAGE	186,554 S.F.	3.91 ACRES	= 22.9%

PAVED/PARKING AREA	362,287 S.F.	8.28 ACRES	= 52.5%
TOTAL COVERAGE	732,347 S.F.	16.67 ACRES	= 100.0%

### BUILDING AREAS & PARKING

PARKING REQUIRED	SEE PARKING TABLE THIS SHEET
TOTAL HANDICAP PARKING REQUIRED	28 SPACES
TOTAL HANDICAP PARKING PROVIDED	28 SPACES

### BUILDING SETBACKS

FRONT (STREET)	MINUS: SEE PLAN AND PREVIOUS PLANNING COMMISSION APPROVAL
REAR	TWENTY (20) FEET
SIDE	TWENTY (20) FEET

### LEGEND

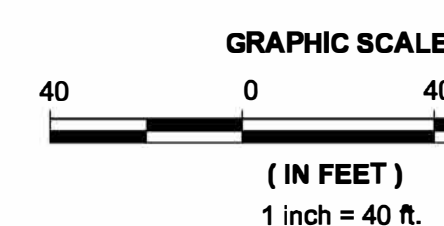
PARKING COUNT

### FEMA NOTE

THE PROPERTY DESCRIBED IN THIS PLAN DOES NOT LIE WITHIN AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON CURRENT FLOOD INSURANCE DATA MAP PREPARED BY EMERGENCY MANAGEMENT AGENCY, FEMA COMMUNITY MAP WORKSHOP, ON 10/10/2015 (FIRM 15010C02100E).

### APPLICANT

TMARTINEZ, PLLC  
521 MCANALLY WAY, SUITE 200  
BIRMINGHAM, TENNESSEE 37017  
CONTACT: J.P. COWAN  
615-337-8751  
FAX: (615) 337-4147

**TMPartners, PLLC**

211 Franklin Road  
Suite 200  
Brentwood, TN 37027

615.377.9773 Office  
615.370.4147 Fax  
www.TMPartners.com

**Architecture  
Interiors  
Planning**



### Civil Engineers


**Barge  
Cauthen****&ASSOCIATES**

6606 CHARLOTTE PIKE, STE 210

NASHVILLE, TENNESSEE 37209

615.356.9911 PHONE

615.352.6737 F A X




BCA NO. 1006-99-03



H.G. HILL  
REALTY COMPANY, LLC

# HILL CENTER BRENTWOOD

**BRENTWOOD, TENNESSEE**

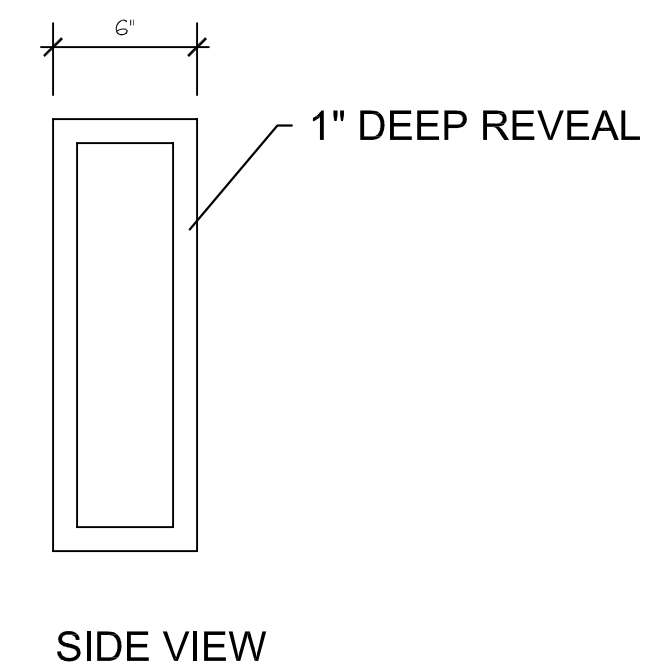
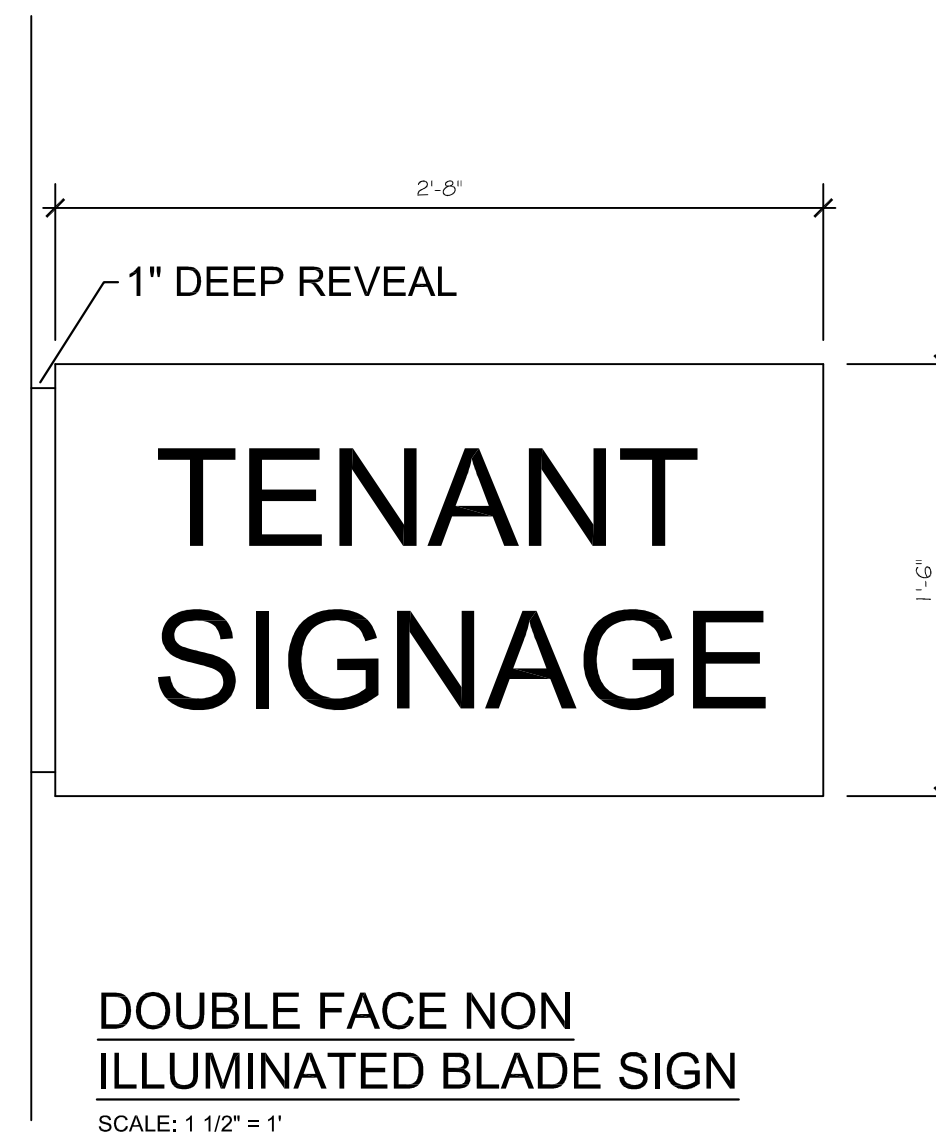
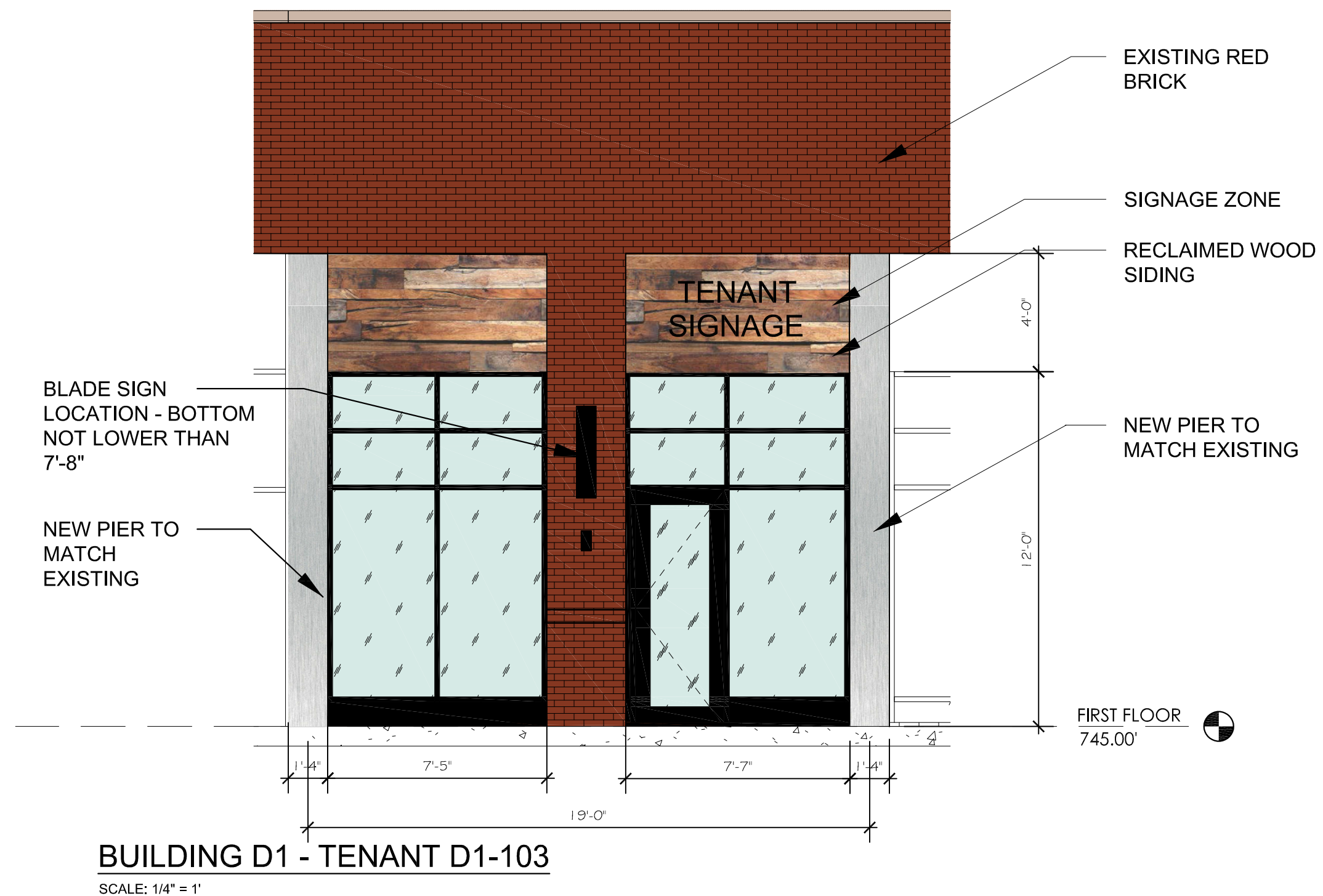
REVISIONS		
	06/22/18	ASI #1
	10/12/18	ASI #3
	01/08/19	ASI #6

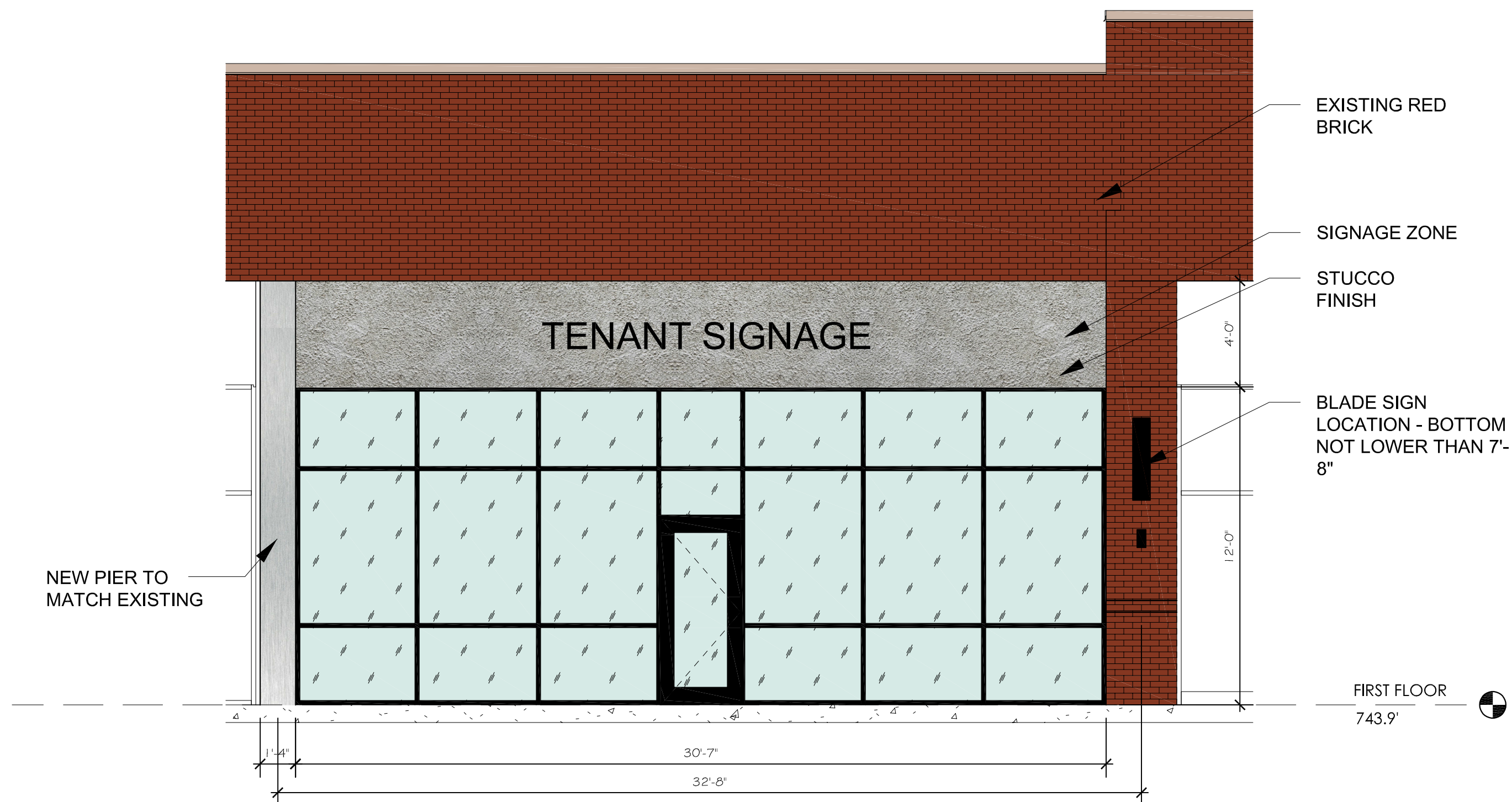
DR. BY	B Moran
CK. BY	J Gore
PROJ. NO.	A04714.06
DATE	

## Overall Site Layout Plan

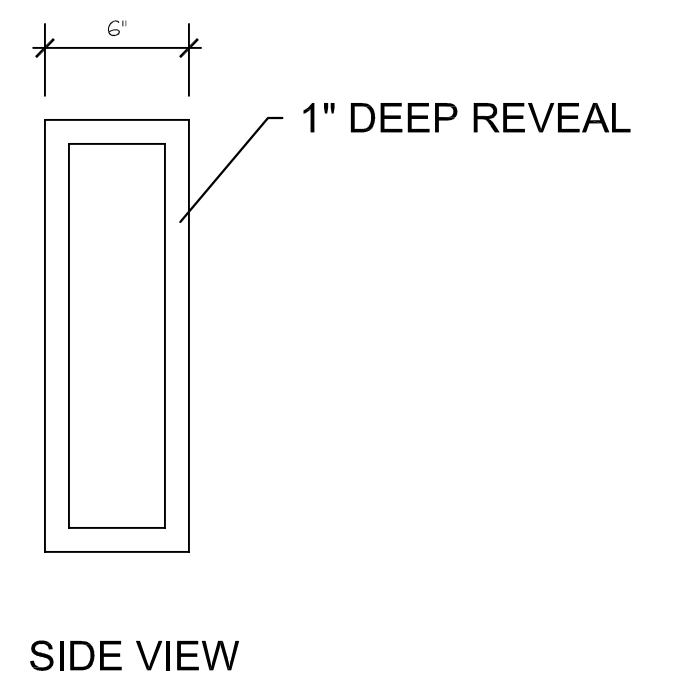
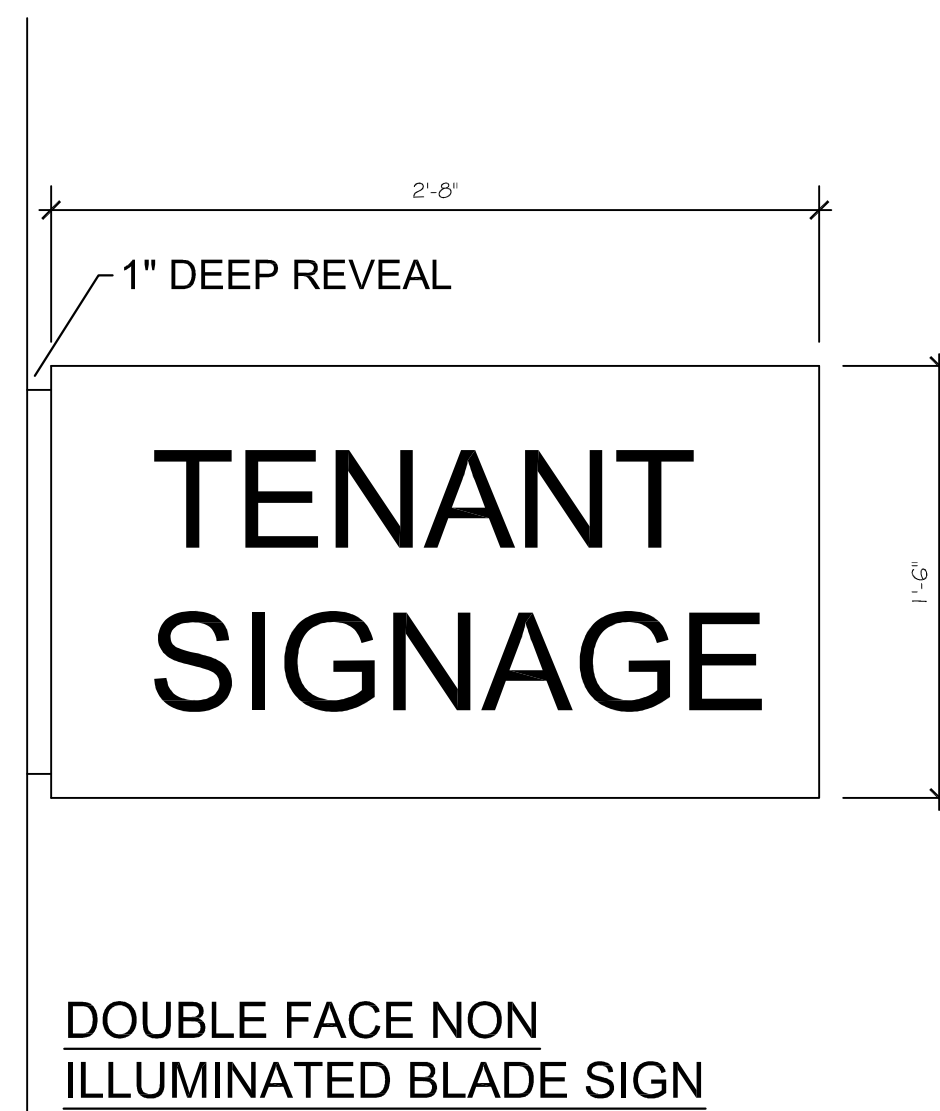
C100

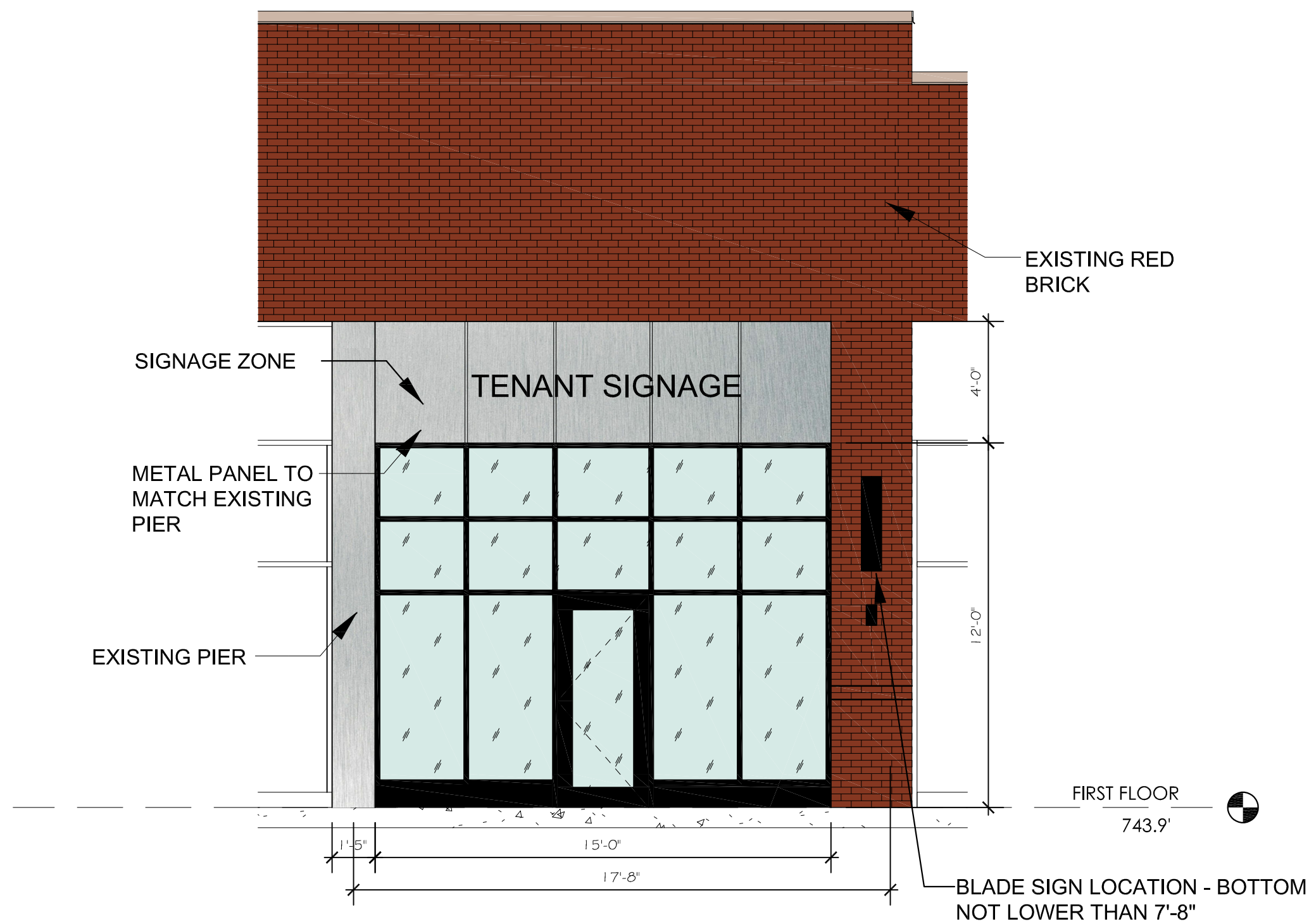






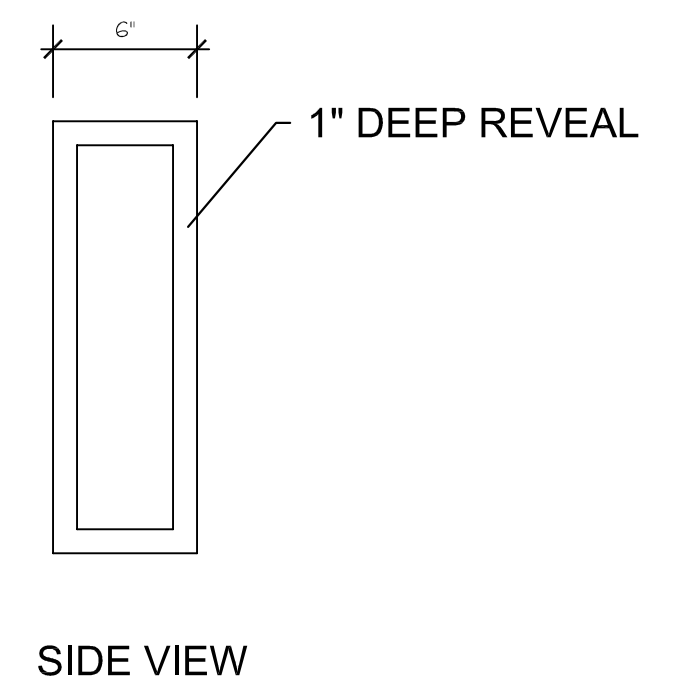
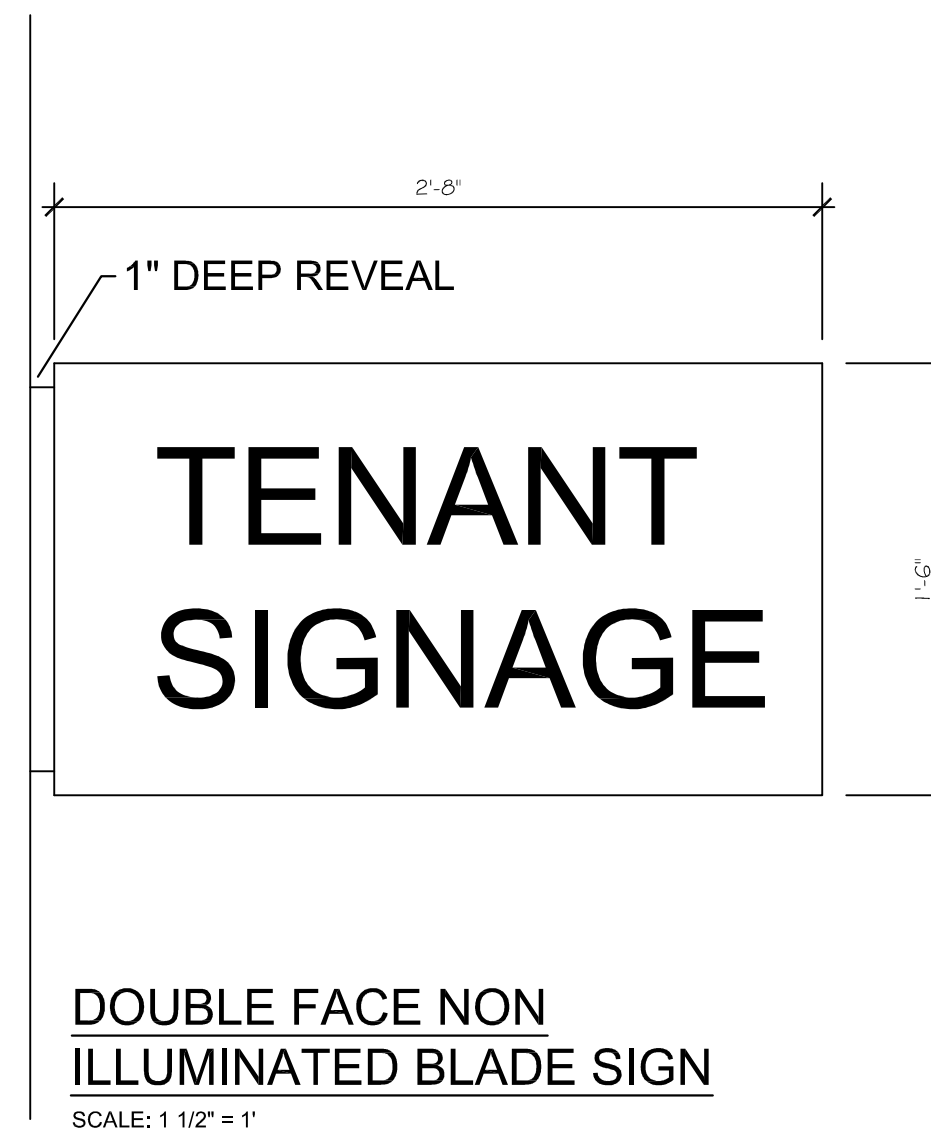
**BUILDING E1 - TENANT E1-102**  
SCALE: 1/4" = 1'





# BUILDING E1 - TENANT E1-105

SCALE: 1/4" = 1'



## BRENTWOOD PLANNING COMMISSION

3.

Meeting Date: 02/03/2020

---

### Information

#### PROJECT NUMBER

BPC2001-003

#### PROJECT DESCRIPTION

**Minor Revisions to Previously Approved Site Plan - Brentwood Auto Wash, 422 Wilson Pike Circle**

*Mr. Paul Budslick requests approval to add License Plate Readers (LPR) to the previously approved automatic pay stations. The addition will require the extension of the two existing concrete islands, approximately 12 feet. Also on the islands, as previously approved are the two automatic pay station control panels and two gates.*

*The LPR's measure approximately 4' x 31" x 8"*

*The islands as originally approved measure 20' 6". The total length of the extended island would be 32' 6". The extension of the islands would be across existing concrete and will not affect the green space area of the lot.*

#### ZONING OF PROPERTY

**Zoning C-2**

#### APPLICANT NAME/ADDRESS

*Mr. Paul Budslick, 422 Wilson Pike Circle, Brentwood, TN 37027*

---

### Attachments

Final Staff Report

Vicinity Map

Proposed Revised Site Plan

LPR Isometric

---

**CITY OF BRENTWOOD**  
**MUNICIPAL PLANNING COMMISSION**  
**PLANNING DEPARTMENT STAFF REPORT**  
**WEDNESDAY, FEBRUARY 3, 2020 -- 7:00 P.M.**  
**FINAL**

---

**CONSENT AGENDA -- ITEM 3:**

**REQUEST:** **MINOR REVISIONS TO PREVIOUSLY APPROVED  
SITE PLAN – BRENTWOOD AUTO WASH, 422  
WILSON PIKE CIRCLE**

**PROJECT NUMBER:** **BPC2001-003**

**CURRENT ZONING:** **C-2 -- COMMERCIAL RETAIL**

---

**GENERAL INFORMATION:**

*Mr. Paul Budslick requests approval to add License Plate Readers (LPR) to the previously approved automatic pay stations. The addition will require the extension of the two existing concrete islands, approximately 12 feet. Also on the islands, as previously approved are the two automatic pay station control panels and two gates.*

*The LPR's measure approximately 4' x 31" x 8"*

*The islands as originally approved measure 20' 6". The total length of the extended island would be 32' 6". The extension of the islands would be across existing concrete and will not affect the green space area of the lot.*

**PROJECT LOCATION:**

*The subject property is located at 422 Wilson Pike Circle.*

**APPROVAL HISTORY:**

*At its November 4, 2019 regular meeting the Brentwood Planning Commission voted to approve a revised final plat adding vacuum units with pay stations to the Brentwood Car Wash site located at 422 Wilson Pike Circle. The proposed changes to the site plan include:*

- 1. Addition of Two Pay stations;*
- 2. Addition of seven vacuum units along the rear of the site, adjacent to the railroad line;*
- 3. A new CMU dumpster enclosure.*

*At its regular meeting of October 5, 2015 the Planning Commission voted to approve a revised site plan that proposes the following.*



1. Removal of the existing gasoline canopy;
2. Removal of the 20' x 36' (720 sf) Lube Building – completed as part of the February 2015 approval;
3. New overhead door, ramp & rail at SW corner, also completed as part of the February 2015 approval;
4. Construct new Canopy for the vacuum area;
5. New building signage;
6. New Patio area at the SE corner of the building, and
7. Reconfigured location and construction of a new solid waste enclosure with gate.

The site includes an existing building having an area of 11,800 sf.

Additional pavement is being removed to allow the site to comply with green space and parking requirements.

### **CONDITIONS OF APPROVAL**

Staff recommends that the following **two** conditions be attached to the approval of the request.

1. The appropriate permits shall be obtained for the proposed change.
2. A site plan shall be vested for a period of three years from the date of the original approval.

### **STANDARD REQUIREMENTS:**

Staff recommends that the following **ten** standard requirements be attached to the approval of the request.

1. Add the following note to the site plan;

*This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **November 4, 2022**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final

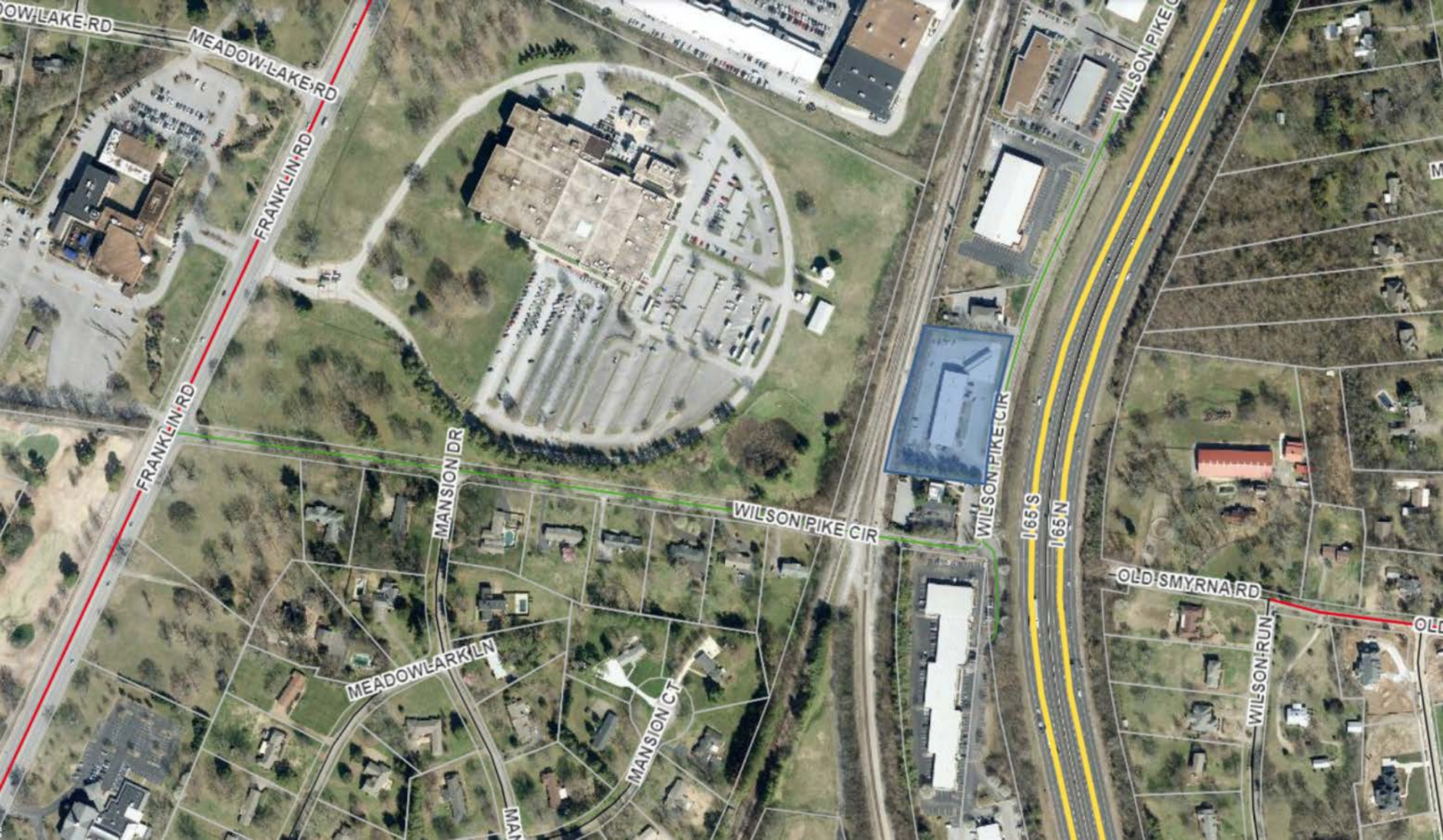


site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
4. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
6. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
7. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
9. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **February 3, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

### **RECOMMENDATION:**

***Planning staff requests that the Planning Commission approve the revised site plan, subject to the requirements of the staff report.***



OW-LAKE RD

MEADOW-LAKE RD

FRANKLIN RD

FRANKLIN RD

MANSION DR

MEADOW LARK LN

MANSION CT

WILSON PIKE CIR

WILSON PIKE CIR

I 65 S

I 65 N

OLD SMYRNA RD

WILSON RUN

WILSON PIKE CIR



CODES DATA

APPLICABLE CODES:

International Building Code, 2018 edition (ICC - International Code Council)  
International Energy Conservation Code, 2012 edition (ICC)  
International Fuel Gas Code, 2018 edition (ICC)  
International Mechanical Code, 2018 edition (ICC)  
International Plumbing Code, 2018 edition (ICC)  
International Property Maintenance Code, 2018 edition (ICC)  
International Swimming Pool and Spa Code, including appendices A and B, 2018 edition (ICC)  
2017 National Electrical Code (NEC NFPA 70) Regulated/Enforced by the State Fire Marshal's Office  
Special Guidelines For Electrical and Low Voltage Installation (city publication)  
2018 Life Safety Code (NFPA 101) adopted by the City of Brentwood Fire Department  
2018 Uniform Fire Code (NFPA 1) adopted by the City of Brentwood Fire Department  
Accessibility  
2010 ADA Standards for Accessible Design (ICC A117.1-2017 / Chapter 11 - International Building Code, 2018 edition (ICC)

OCCUPANCY: BUSINESS - CAR WASH

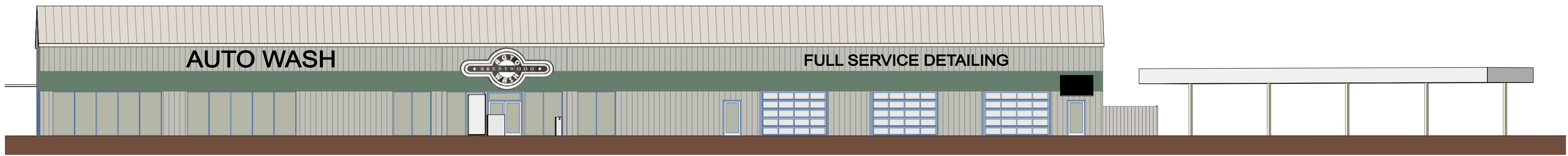
CONSTRUCTION: TYPE 2B, UNPROTECTED, UNSPRINKLED  
AREA PROVIDED:  
EXISTING BLDG: 11,800 SF

AREA INCREASES: N/A  
STORIES: ONE  
MAXIMUM HEIGHT:  
ALLOWABLE: 55'  
PROVIDED - 27'

OCCUPANT LOAD: BUSINESS 11,800 SF/100 SF PER OCC = 118 OCC MAX.

License Plate Readers

Brentwood Auto Wash  
422 Wilson Pike Circle  
Brentwood, , TN 37027



"This document certifies that the building materials specified in the Planning Commission approval of this project (BPC1909-003) are likewise provided for in the plans submitted. Any deviation from the approved building materials will negate any staff approval of said plans. Proposed changes to project specifications will be submitted to the Planning Commission for further consideration.

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ARCHITECT:

QUIRK DESIGNS

2931 BERRY HILL DRIVE SUITE 200  
NASHVILLE, TENNESSEE 37204  
PH 615-269-9248 FAX 615-627-1298  
EMAIL - quirkdesigns@comcast.net

SITE ENGR:  
LUKENS ENGINEERING  
JIM LUKENS  
615-804-4617

INDEX TO DRAWINGS:

T1 Title Sheet  
C1.1 Site Plan  
C2 Site Details  
C3 Site Details 2  
A2 Elevations  
A3 Color Elevations

PROJECT DESCRIPTION:  
THIS PROJECT IS BEING SUBMITTED TO OBTAIN APPROVAL FOR THE ADDITION OF TWO LICENSE PLATE READER UNITS ON TWO CONCRETE ISLANDS IN FRONT OF THE BUSINESS. THESE ISLANDS HAVE AUTOMATIC PAY UNITS FOR CUSTOMERS AND WERE APPROVED IN NOV. 2019. THE ISLANDS NEED TO BE EXTENDED 13' TO ACCOMODATE THE LICENSE PLATE READER UNITS.



1/19/20

2931 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
Phone: (615) 269-9248 Fax: (615) 627-1298  
email: quirkdesigns@comcast.net

QUIRK DESIGNS

BPC 2001-003

License Plate Readers

Brentwood Auto Wash  
422 Wilson Pike Circle  
Brentwood, , TN 37027

DATE: 1/6/20

REVISION 1/20/20

PROJECT NO: 19-100  
COPYRIGHT 1/19/20  
QUIRK DESIGNS

TITLE SHEET

T1

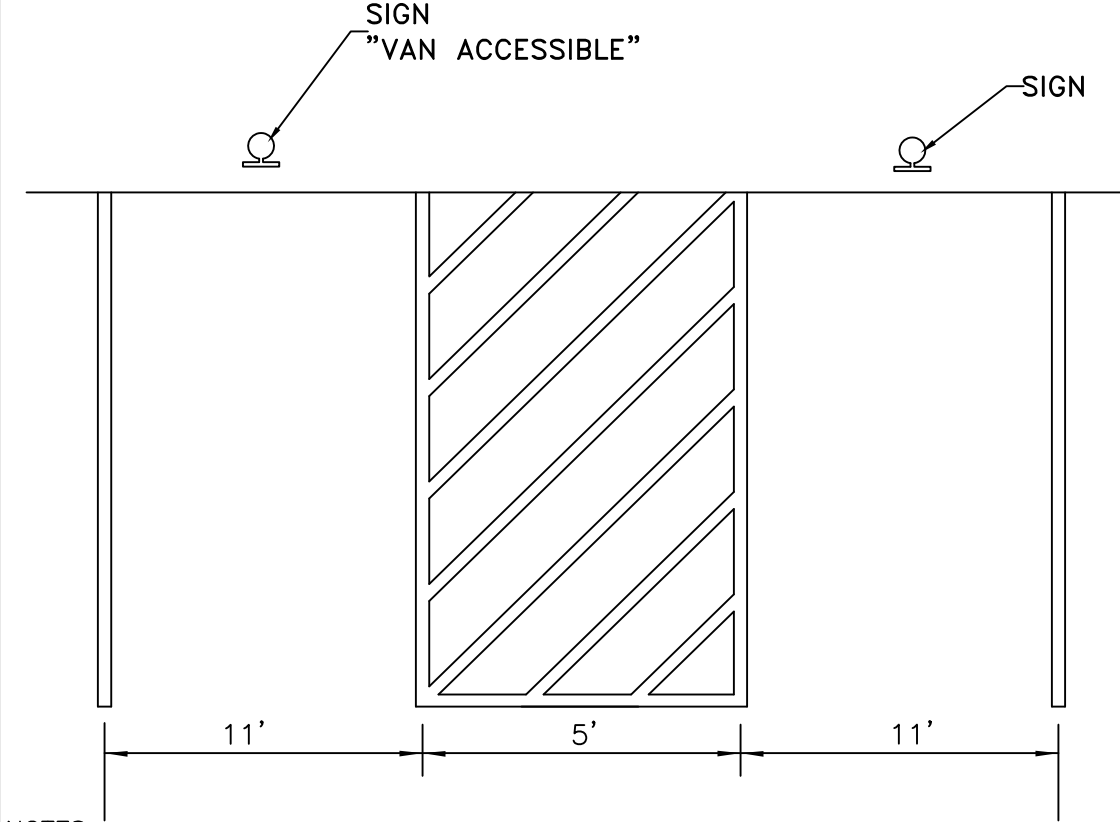
SHEET 1



ALL RIGHTS RESERVED. NO PORTION(S) OF THIS DOCUMENT MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF LLC, LLC

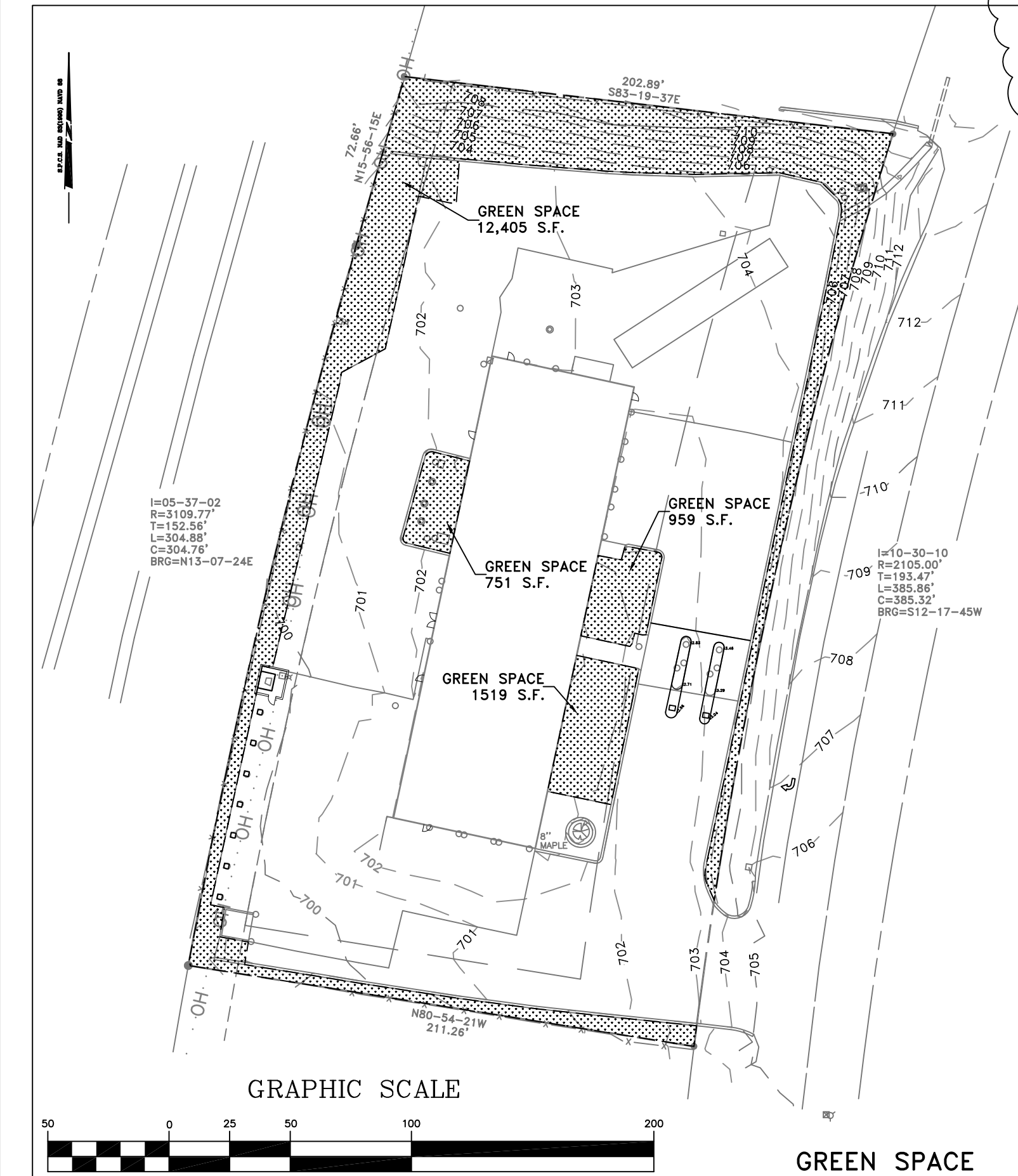


VICINITY MAP NTS



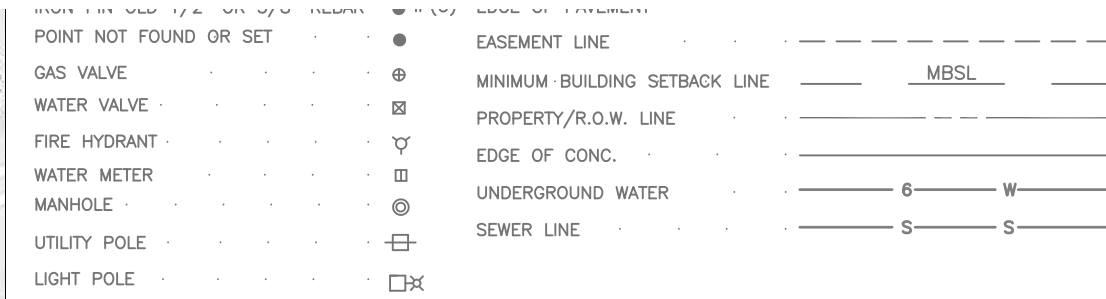
- NOTES:
1. ACCESSIBLE SPACE/AISLE TO HAVE A MAXIMUM 2% SLOPE (1:50) IN ANY DIRECTION.
  2. ASPHALT TO BE FLUSH WITH CONCRETE RAMP.
  3. SEE SITE PLAN FOR NUMBER OF ACCESSIBLE SPACES, AISLE WIDTHS, AND RAMP CONFIGURATION.
  4. AISLE STRIPING TO BE AT 45° ANGLE AND SPACED AT 2 FEET ON CENTER.

ADA SPACES



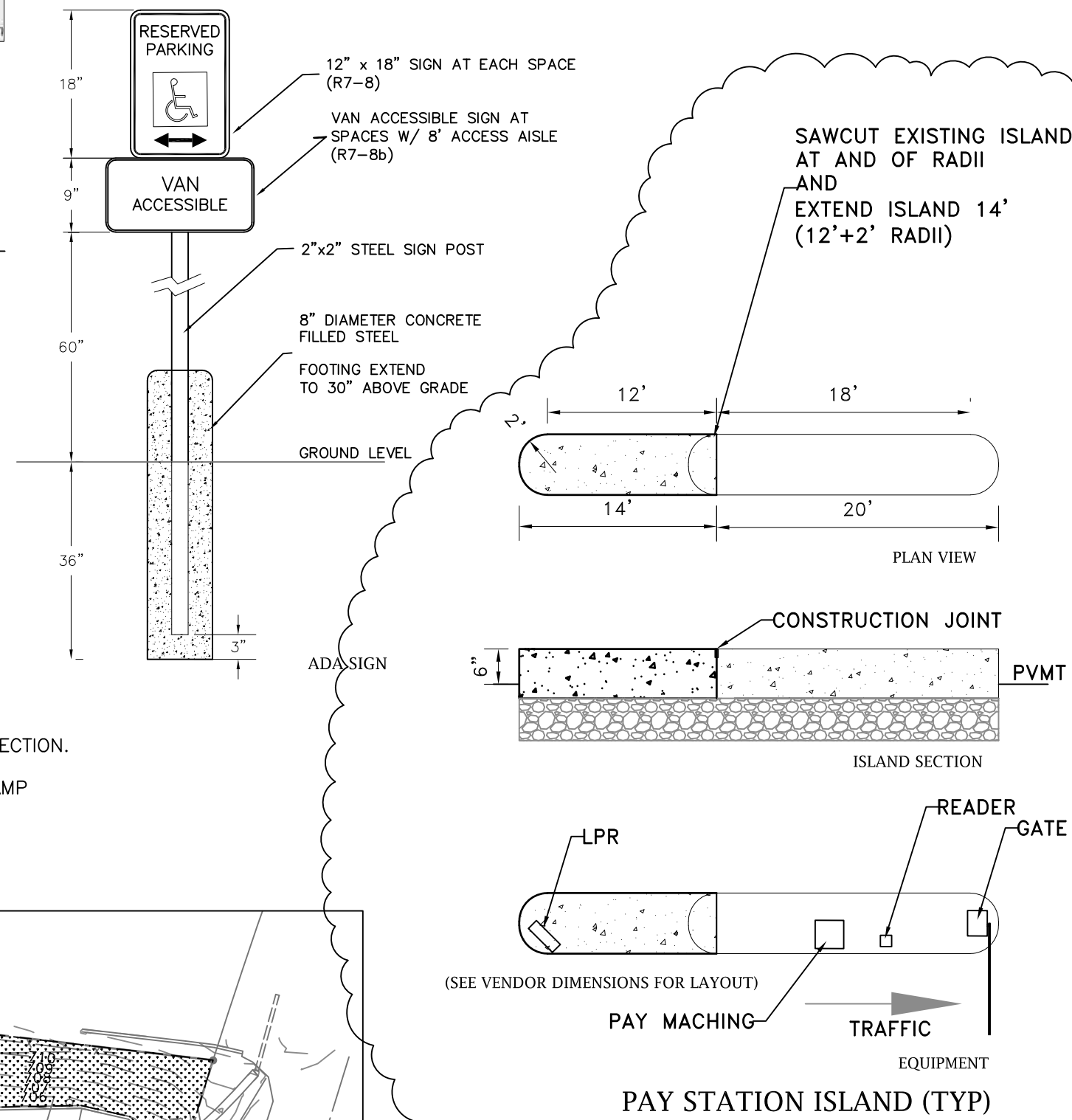
GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft.



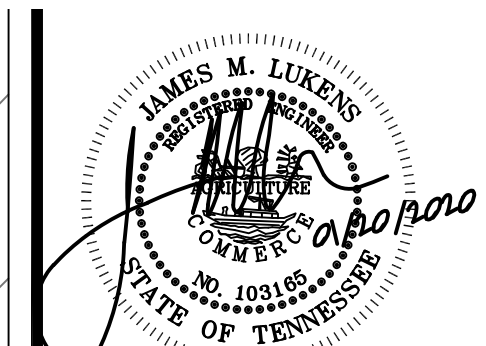
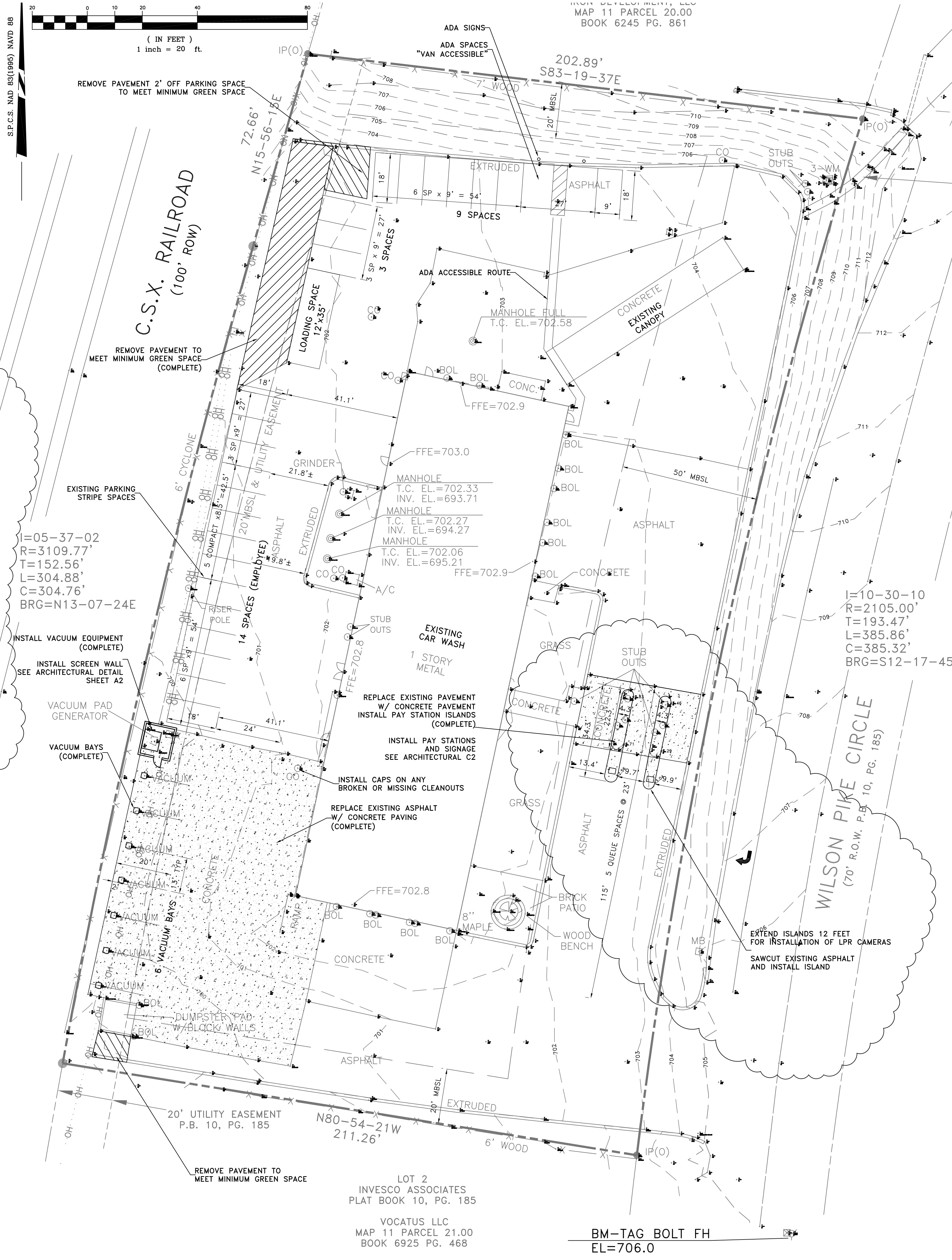
PROJECT NOTES

1. EXISTING CONDITIONS TAKEN FROM SURVEY BY HFR SURVEYING, DATED SEPTEMBER 27, 2019. DATUM NAD83 AND NGVD88. PROPERTY LINES SHOWN ON SURVEY TAKEN FROM PLAT BY VOLUNTEER SURVEYING.
2. PLAT ENTITLED "INVESCO ASSOCIATES" RECORDED IN PLAT BOOK 10, PG 185.
3. THIS PROPERTY IS LOCATED IN A ZONE X WHICH IS NOT WITHIN THE 100 YEAR FLOOD HAZARD ACCORDING TO FLOOD MAP PANEL NO. 47187C0093G, DATED 12.22.2006.
4. EXISTING LIGHTING AND LANDSCAPING TO REMAIN. NO INCREASE IN IMPERVIOUS SURFACE.
5. THIS SITE PLAN IS SUBJECT TO A THREE YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON **NOVEMBER 4, 2022**, UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.



PARKING REQUIREMENTS			
LAND USE	REQUIREMENT	S.F.	SPACES
CAR WASH	1 SP/500 S.F.	10,614	21 SPACES
OFFICE	1 SP/300 S.F.	100	1 SPACES
RETAIL	1 SP/250 S.F.	1086	4 SPACES
TOTAL		11,800 S.F.	26 SPACES
PARKING PROVIDED	26 SPACES		
LOADING REQUIRED	1 SP		
LOADING PROVIDED	1 @ 12'x35'		

ZONING CHECKLIST	
ZONING DISTRICT	C2
LAND USE	EXISTING CAR WASH
TOTAL LOT SIZE	1.78 AC 77,665 S.F.
MIN LOT SIZE	0.5 ACRE
EXISTING BLDG SIZE	11,800 S.F.
MAX BLDG AREA	30%
ACTUAL BLDG COVERAGE	15%
MIN LOT WIDTH AT BLDG LINE	125 FT
MIN FRONT YARD	30 FT
MIN REAR YARD	20 FT
MIN SIDE YARD	20 FT
MIN GREEN SPACE	15,533 S.F.
MIN GREEN SPACE	20%
ACTUAL GREEN SPACE	15,634 S.F.
ACTUAL GREEN SPACE	20%
MAX HEIGHT ALLOWED	3 STORIES W/ MAX 46 FEET
ACTUAL HEIGHT	27 FEET



**BRENTWOOD AUTO WASH**  
SITE PLAN REVISION  
BPC 1909-003

OWNERS:  
Paul Black & Carl Peters  
422 Wilson Pike Circle  
Brentwood, TN 37027  
615.497.7015

APPLICANT:  
Quirk Designs  
Preston H. Quirk, Architect  
2331 Berry Hill Dr, S-200  
Nashville, TN

REVISIONS/ISSUES

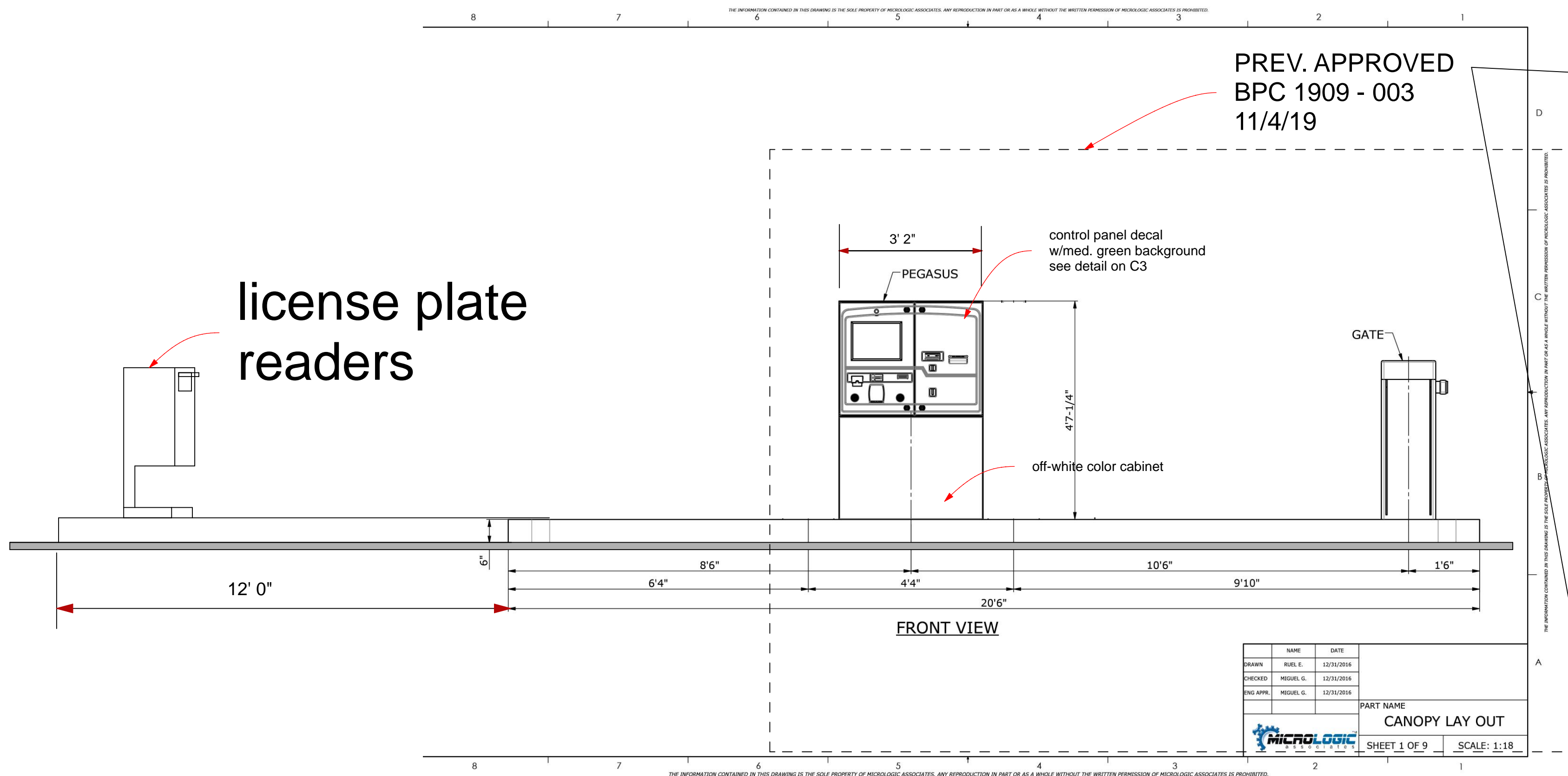
NO.	DESCRIPTION	DATE
1	Rev. Add LPR Cameras	2020.01.20

PROJ. NO.: 03648  
DATE: 2020.01.20

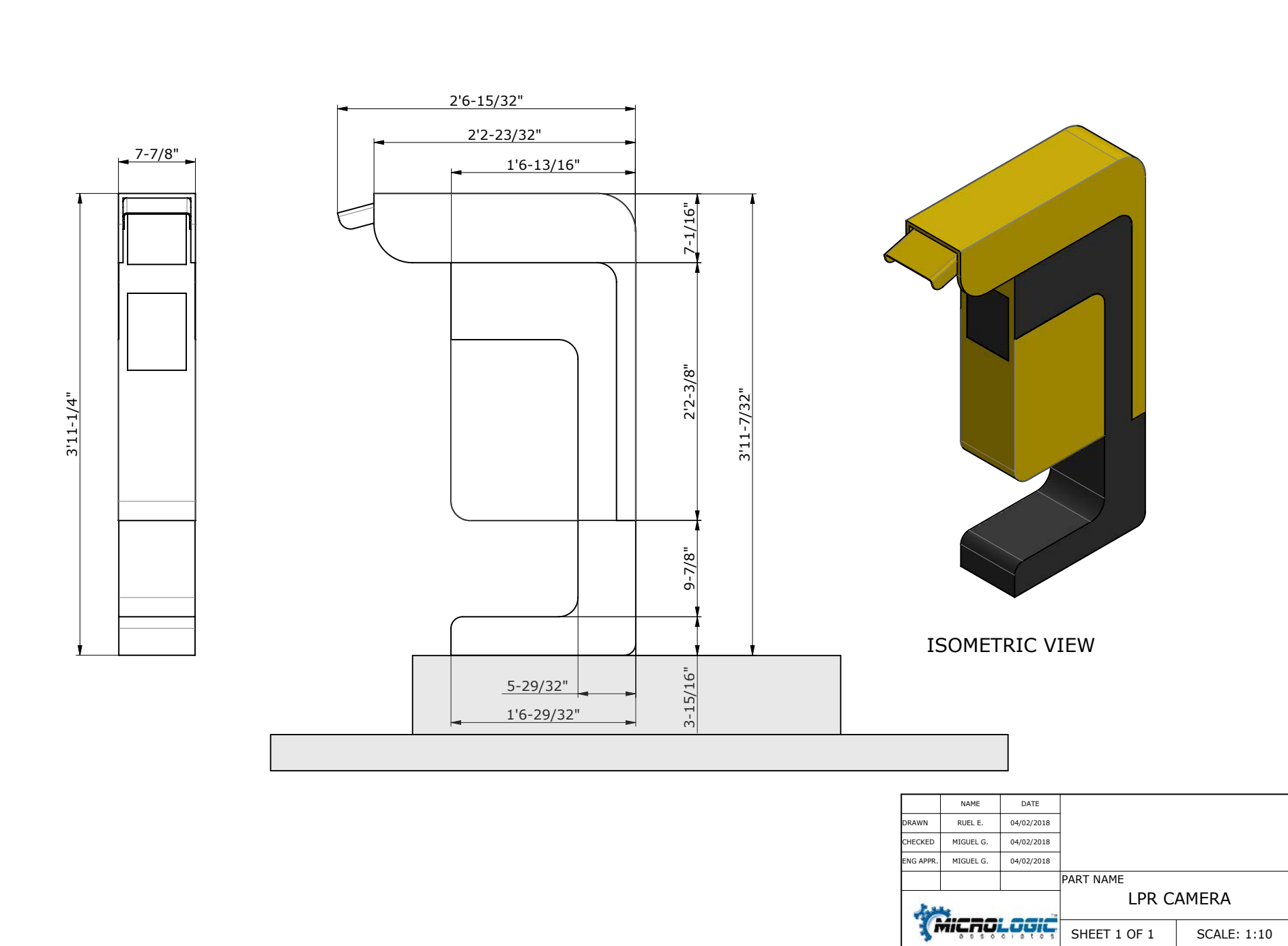
**SITE PLAN**

**C1.1**

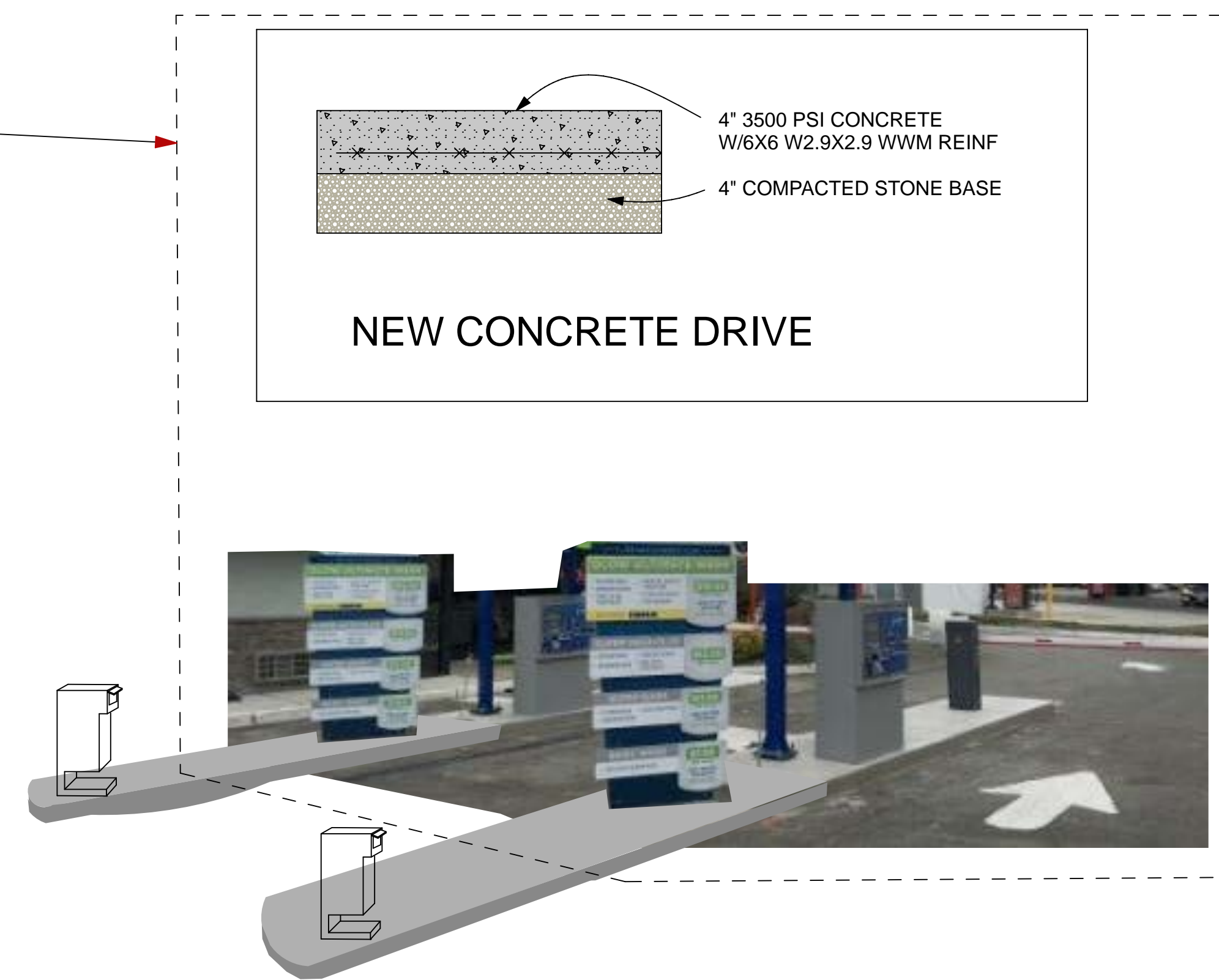




AUTOMATIC PAY STATIONS  
2 PAY STATIONS PROPOSED, AS SHOWN

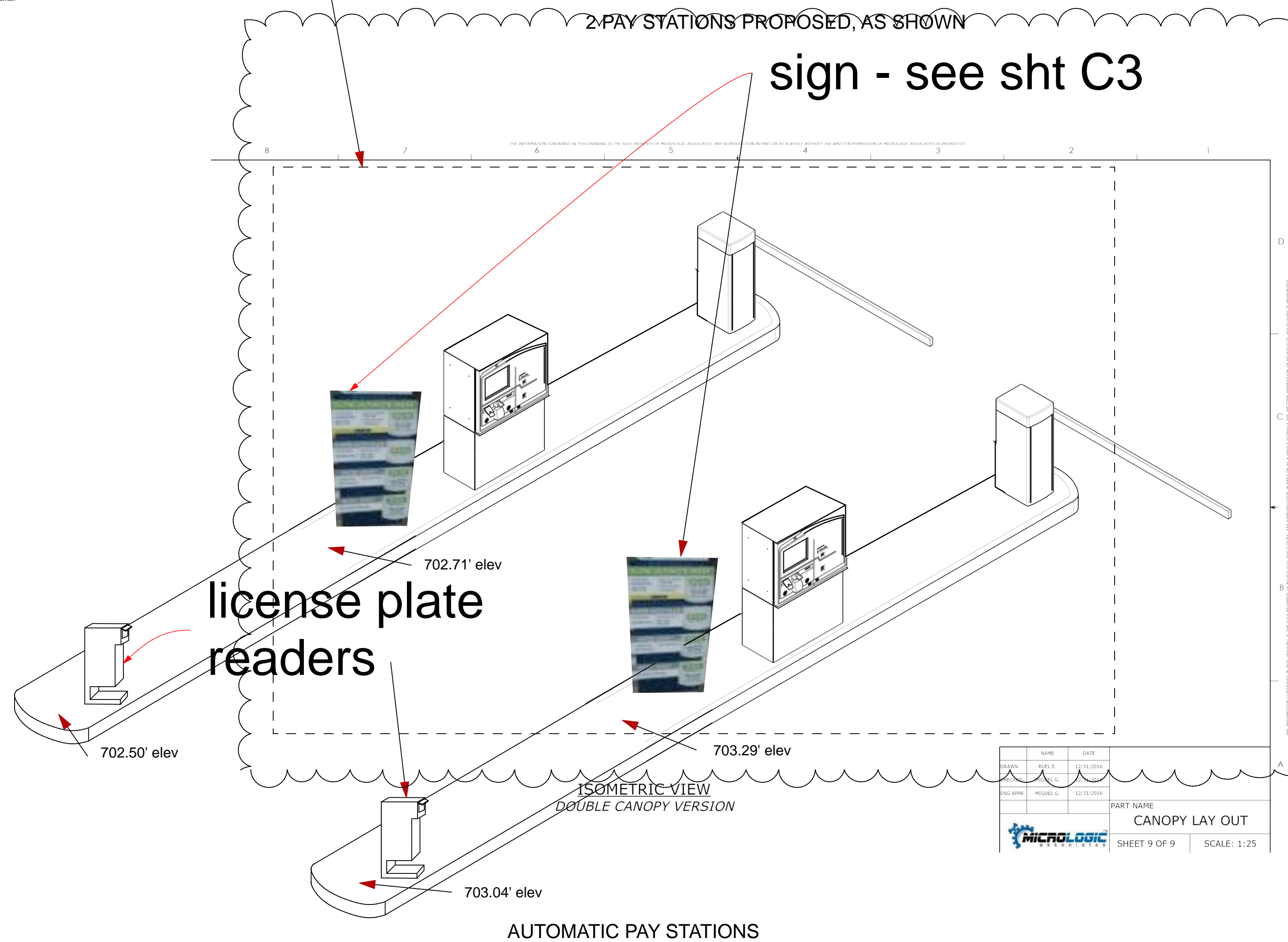


LICENSE PLATE READER UNITS (2 TOTAL)



AUTOMATIC PAY STATIONS - W/MENU SIGNS  
2 PAY STATIONS PROPOSED, AS SHOWN

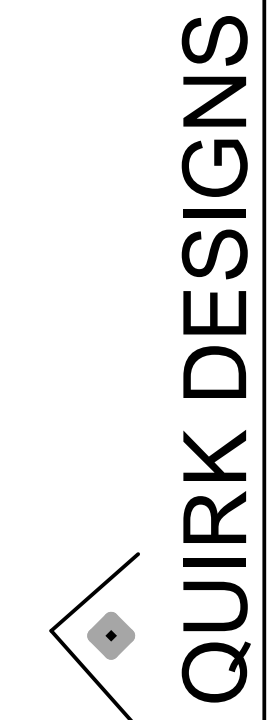
sign - see sht C3



AUTOMATIC PAY STATIONS



2931 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
Phone: (615) 289-9248 Fax: (615) 627-1298  
email: paul@quirkdesigns.com



BPC 2001-003

License Plate Readers

Brentwood Auto Wash  
422 Wilson Pike Circle  
Brentwood, TN 37027

DATE: 1/6/20

REVISION 1/20/20

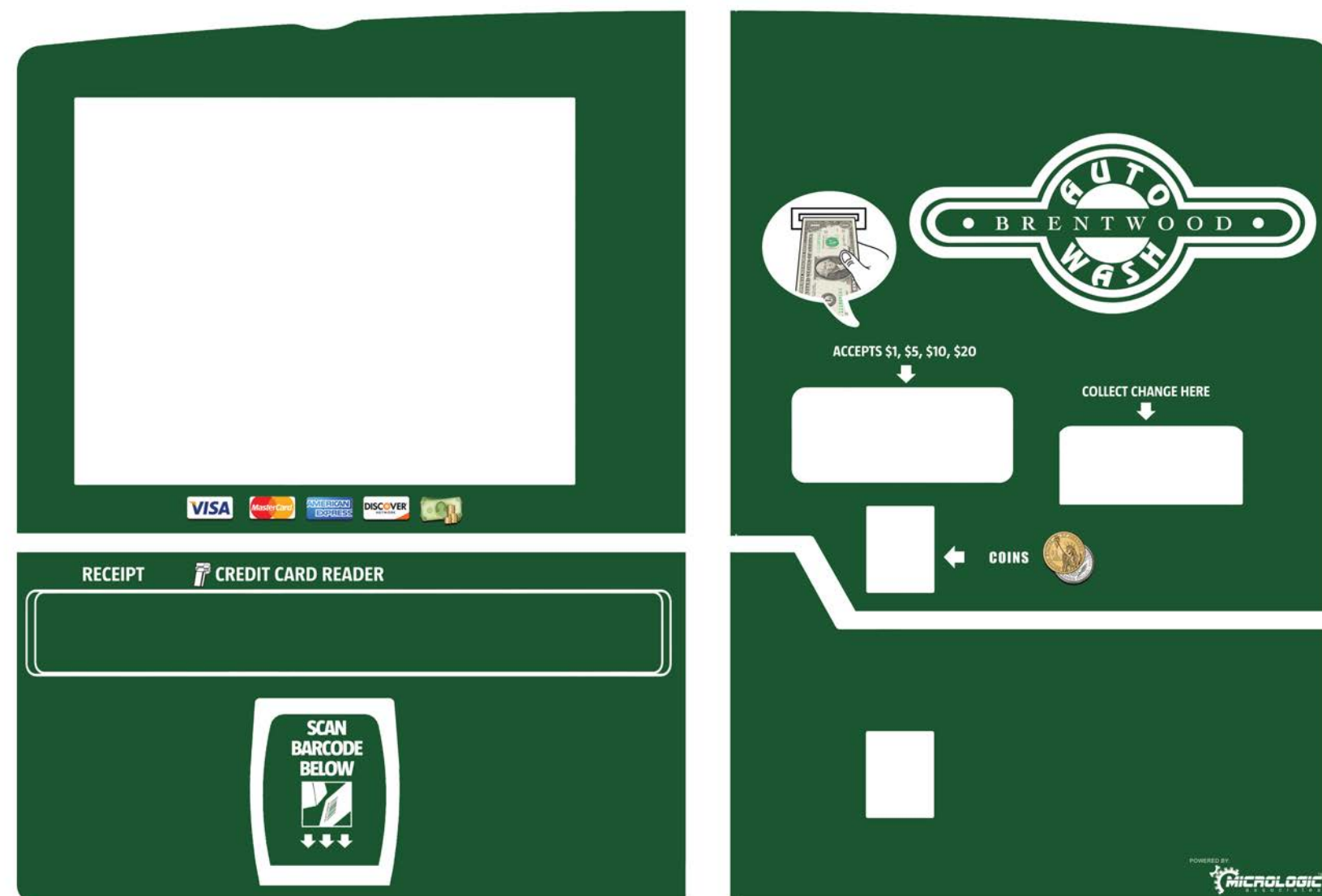
PROJECT NO: 19-100  
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QUIRK DESIGNS

DETAILS FOR ADDITION  
OF LICENSE PLATE  
READERS

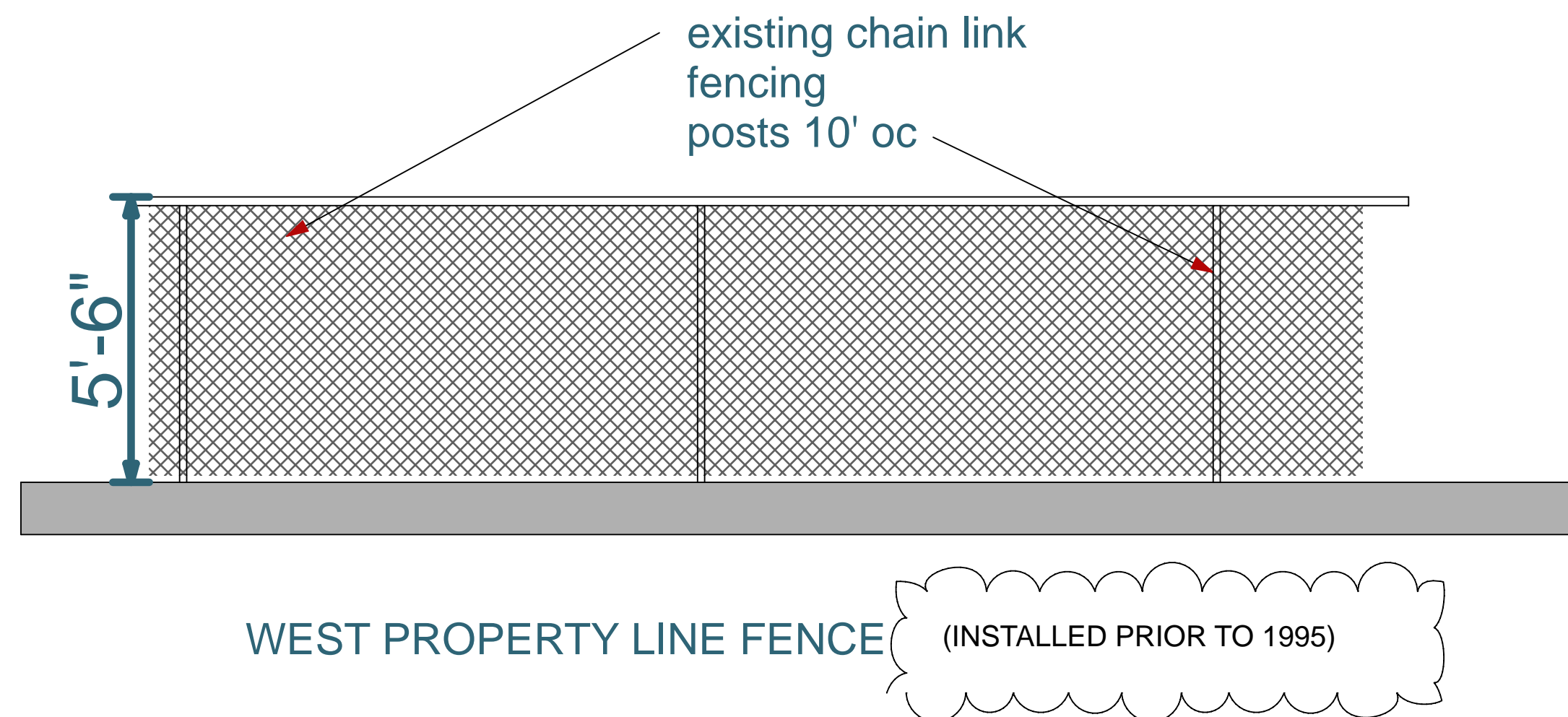
C2

SHEET 3





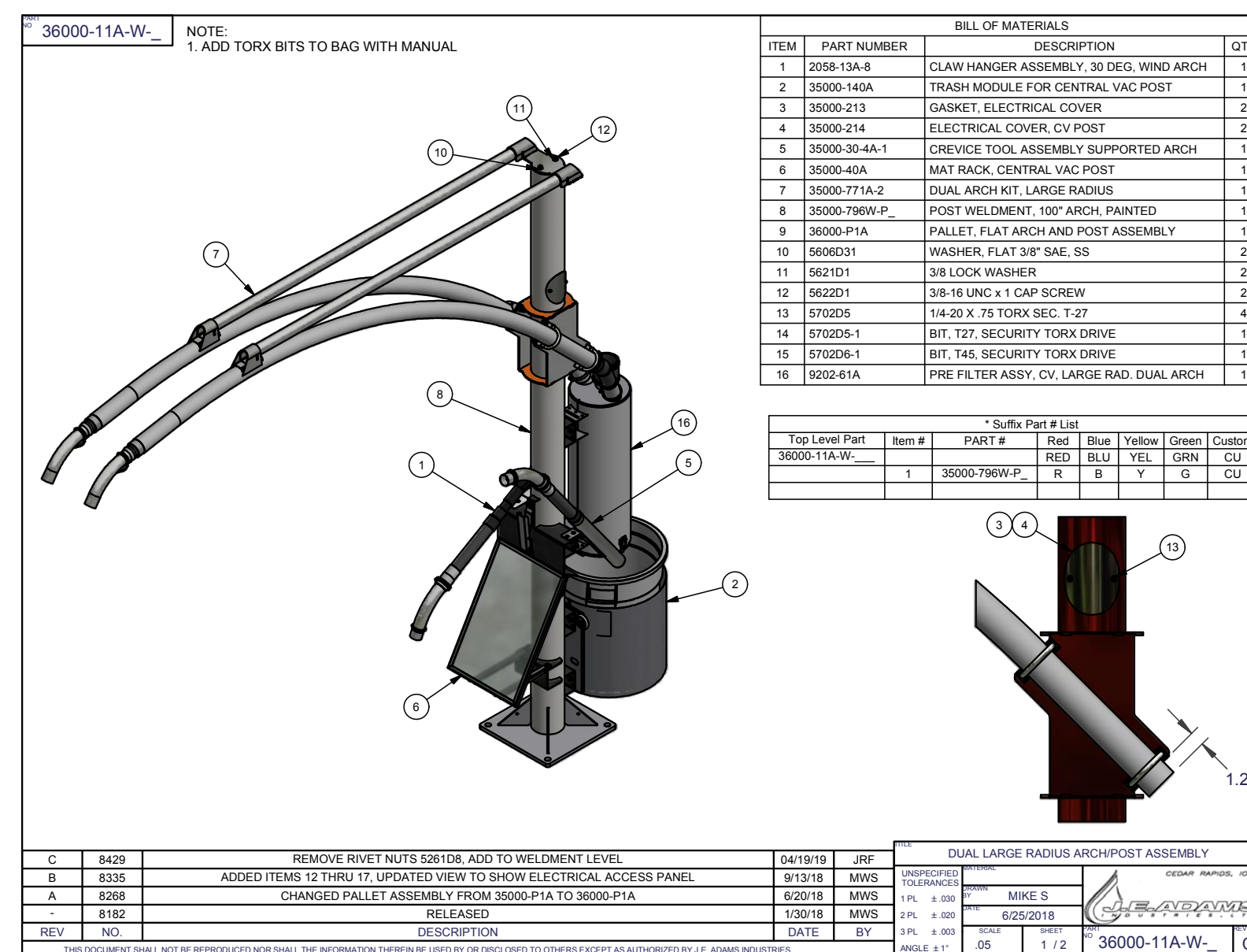
PAY STATION DECALS  
(CONTROL PANELS)  
2 PANELS TOTAL



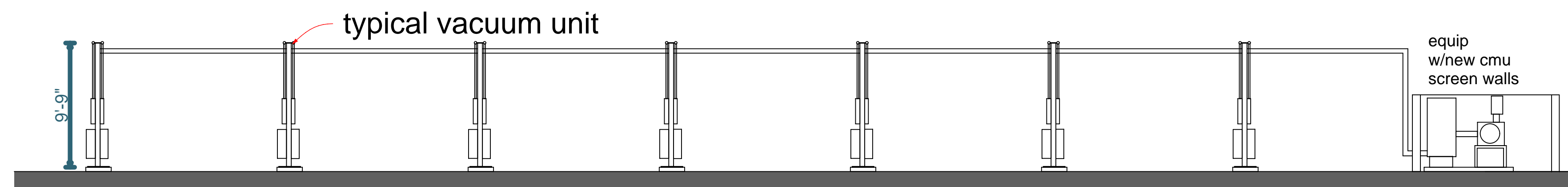
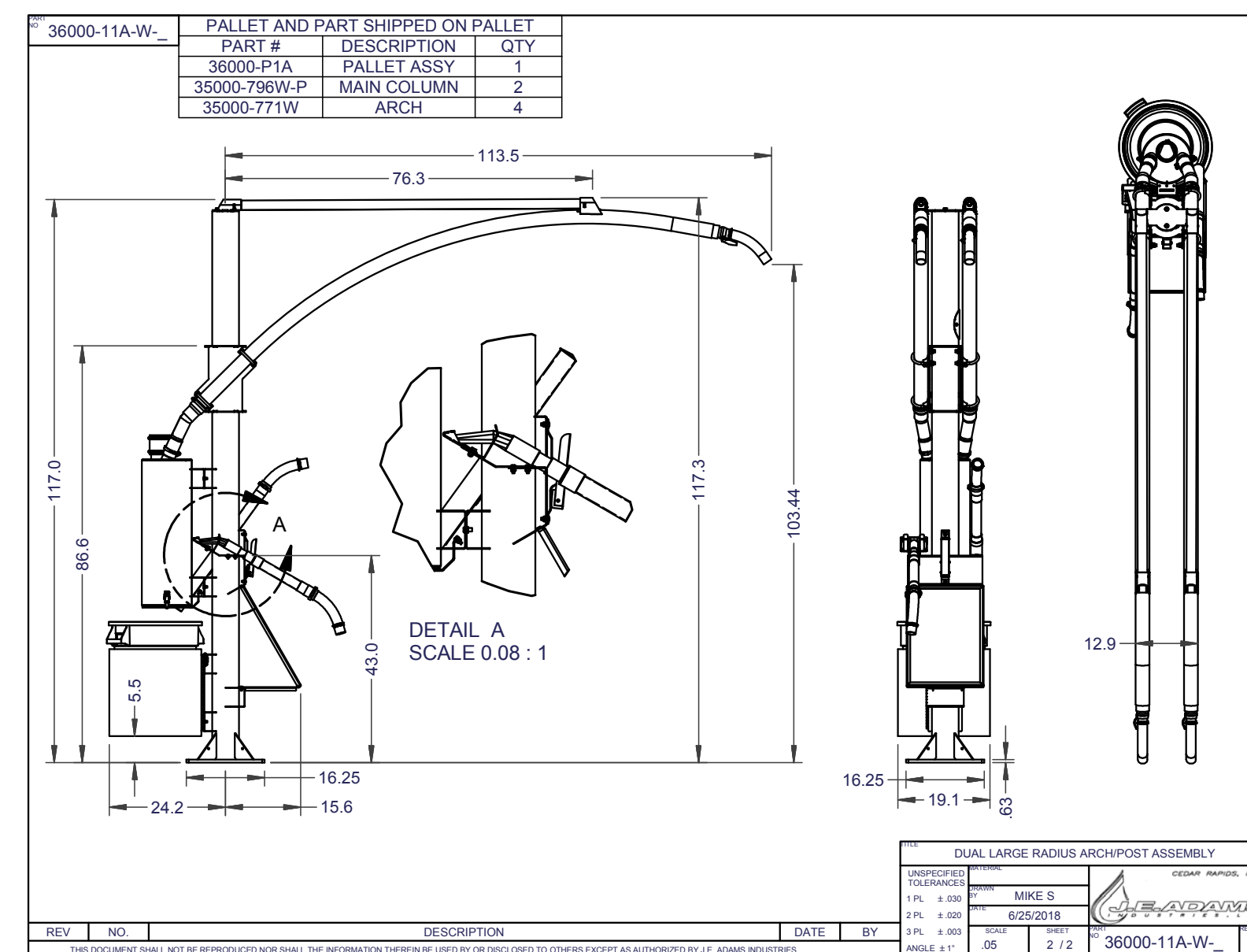
WEST PROPERTY LINE FENCE (INSTALLED PRIOR TO 1995)



PAY STATION SIGNS  
2 SIGNS TOTAL



EQUIPMENT INFO & DIMENSIONS



ELEVATION AT VACUUM UNITS

NEW VACUUM UNITS



2931 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
Phone: (615) 289-9248 Fax: (615) 627-1298  
Email: info@quirkdesigns.com

QUIRK DESIGNS

BPC 2001-003

License Plate Readers

Brentwood Auto Wash  
422 Wilson Pike Circle  
Brentwood, TN 37027

DATE: 1/6/20

REVISION

10/4/19

10/21/19

PROJECT NO: 19-100

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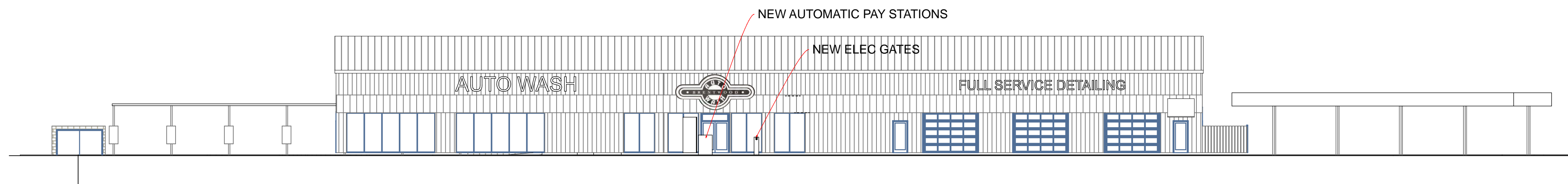
QUIRK DESIGNS

SITE DETAILS 2

C3

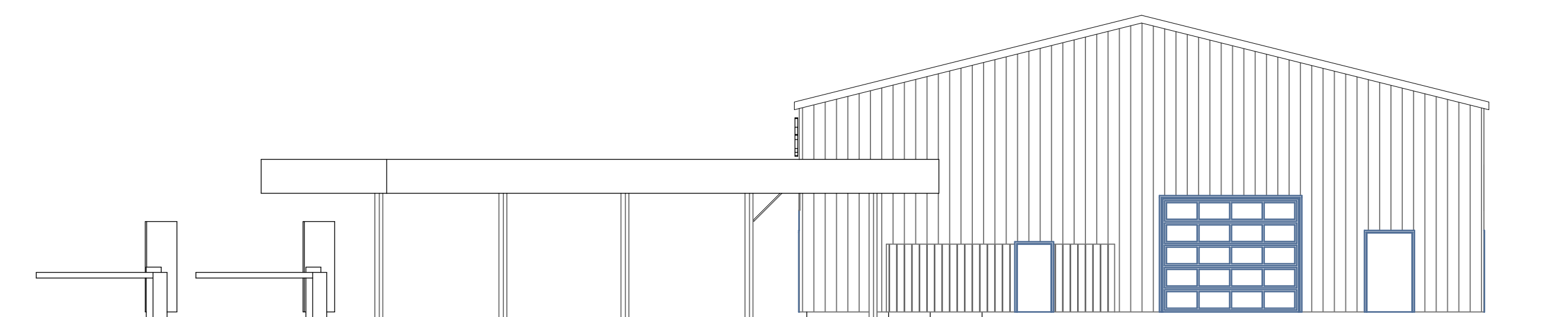
SHEET 4



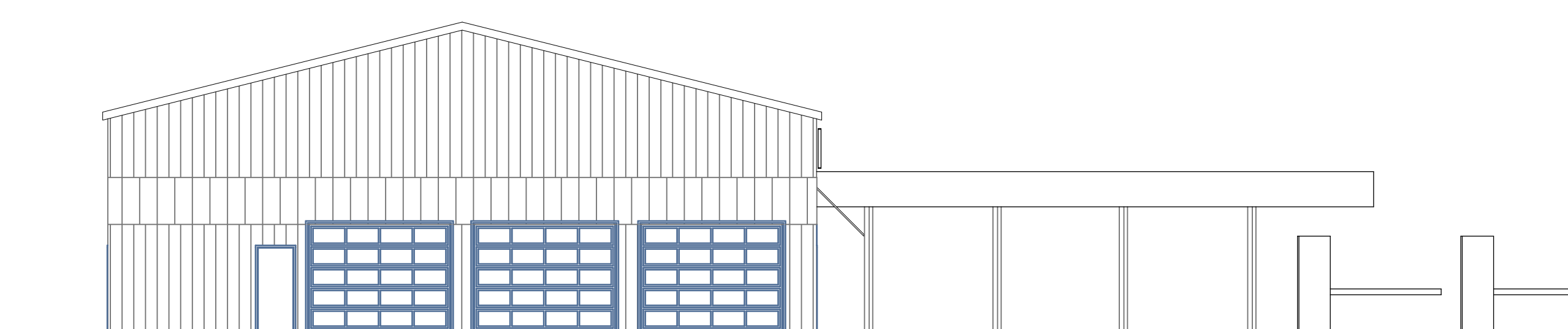


1 FRONT ELEVATION - EAST  
SCALE: 1/16" = 1'-0"

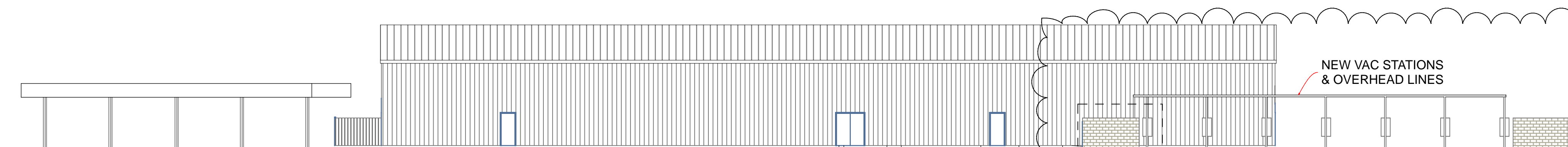
"This document certifies that the building materials specified in the Planning Commission approval of this project (BPC1909-003) are likewise provided for in the plans submitted. Any deviation from the approved building materials will negate any staff approval of said plans. Proposed changes to project specifications will be submitted to the Planning Commission for further consideration.



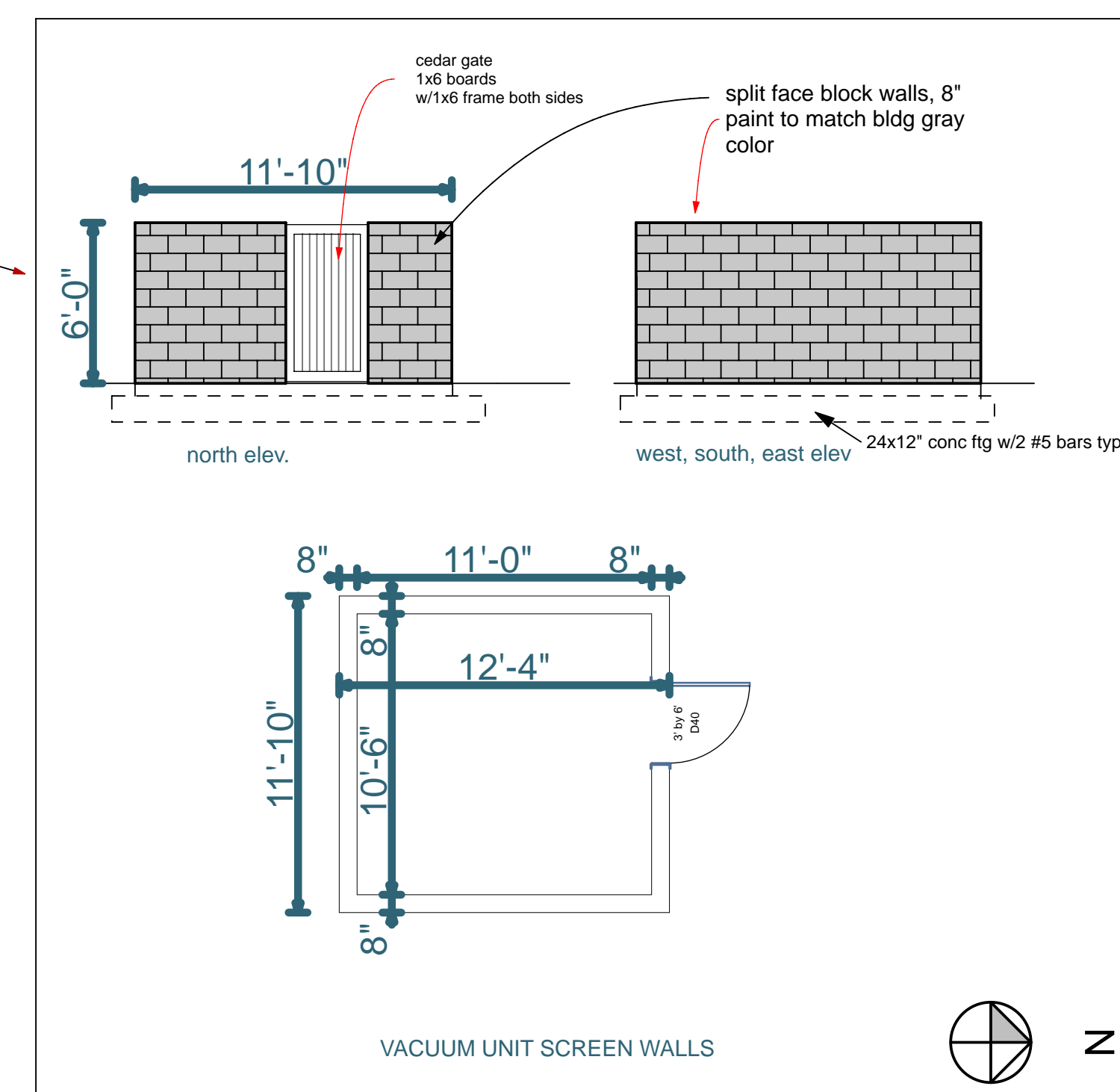
2 RIGHT ELEVATION - NORTH  
SCALE: 1" = 10'



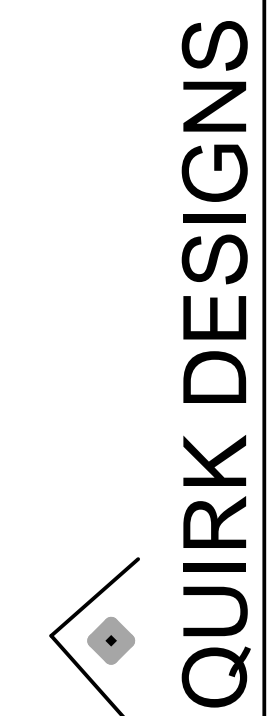
3 LEFT ELEVATION - SOUTH  
SCALE: 1" = 10'



4 REAR ELEVATION - WEST  
SCALE: 1/16" = 1'-0"



2931 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
Phone: (615) 269-9248 Fax: (615) 627-1298  
email: quirkdesigns@comcast.net



BPC 2001-003

License Plate Readers

Brentwood Auto Wash  
422 Wilson Pike Circle  
Brentwood, TN 37027

DATE: 1/6/20

REVISION

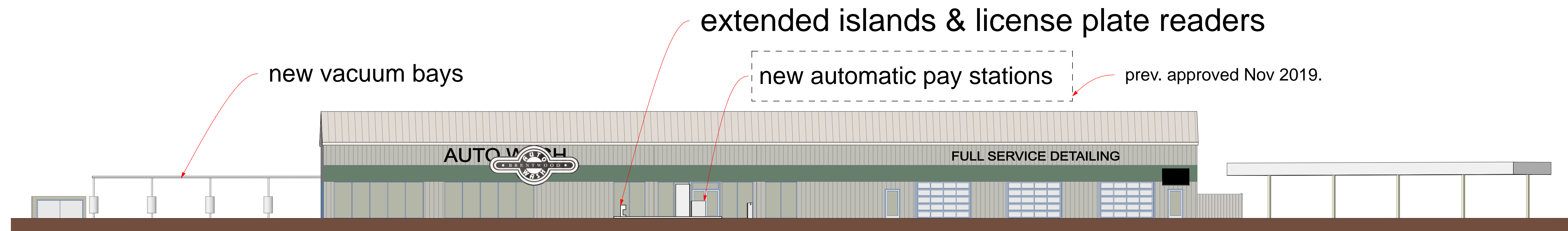
10/4/19

PROJECT NO: 19-100  
COPYRIGHT 1/19/20  
QUIRK DESIGNS

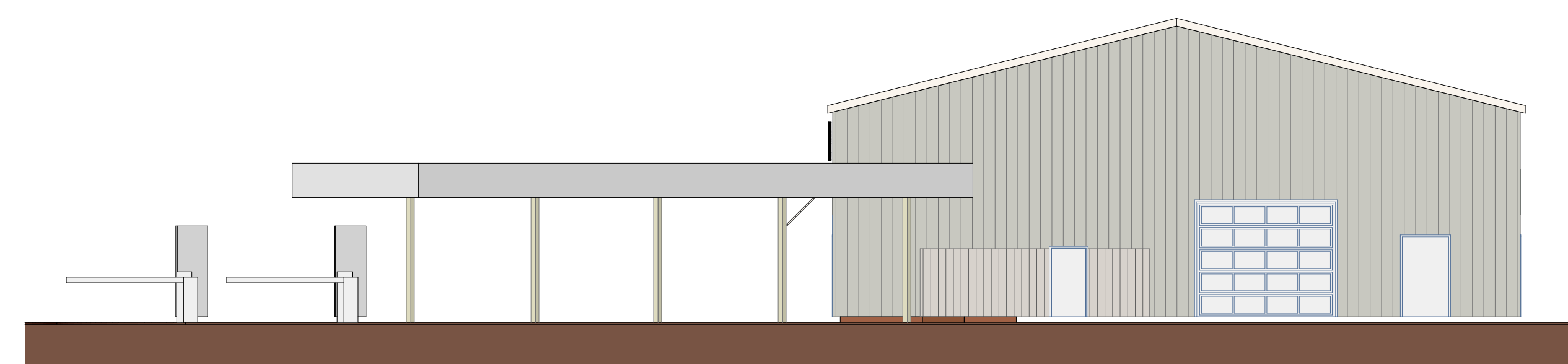
ELEVATIONS

A2

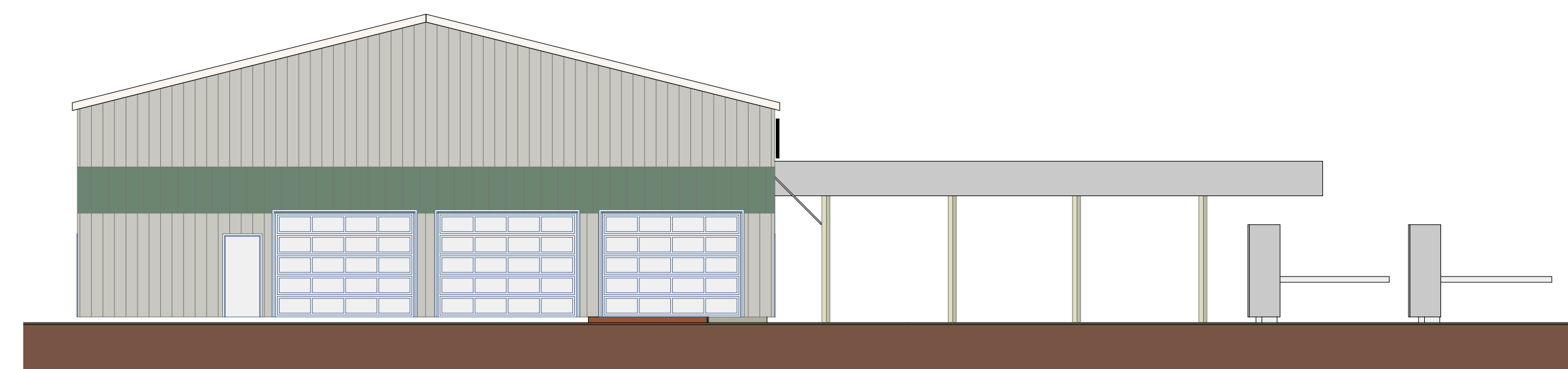
SHEET 5



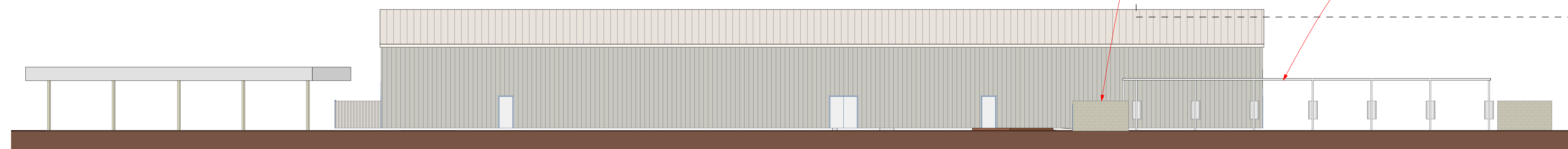
1 FRONT/EAST ELEVATION



4 RIGHT/NORTH ELEVATION  
SCALE: 1:125



5 LEFT/SOUTH ELEVATION  
SCALE: 1:125



3 REAR/WEST ELEVATION  
SCALE: 1:151.52



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SUITE 200  
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BPC 2001-003

License Plate Readers

Brentwood Auto Wash  
422 Wilson Pike Circle  
Brentwood, TN 37027

DATE: 1/6/20

REVISION 1/20/20

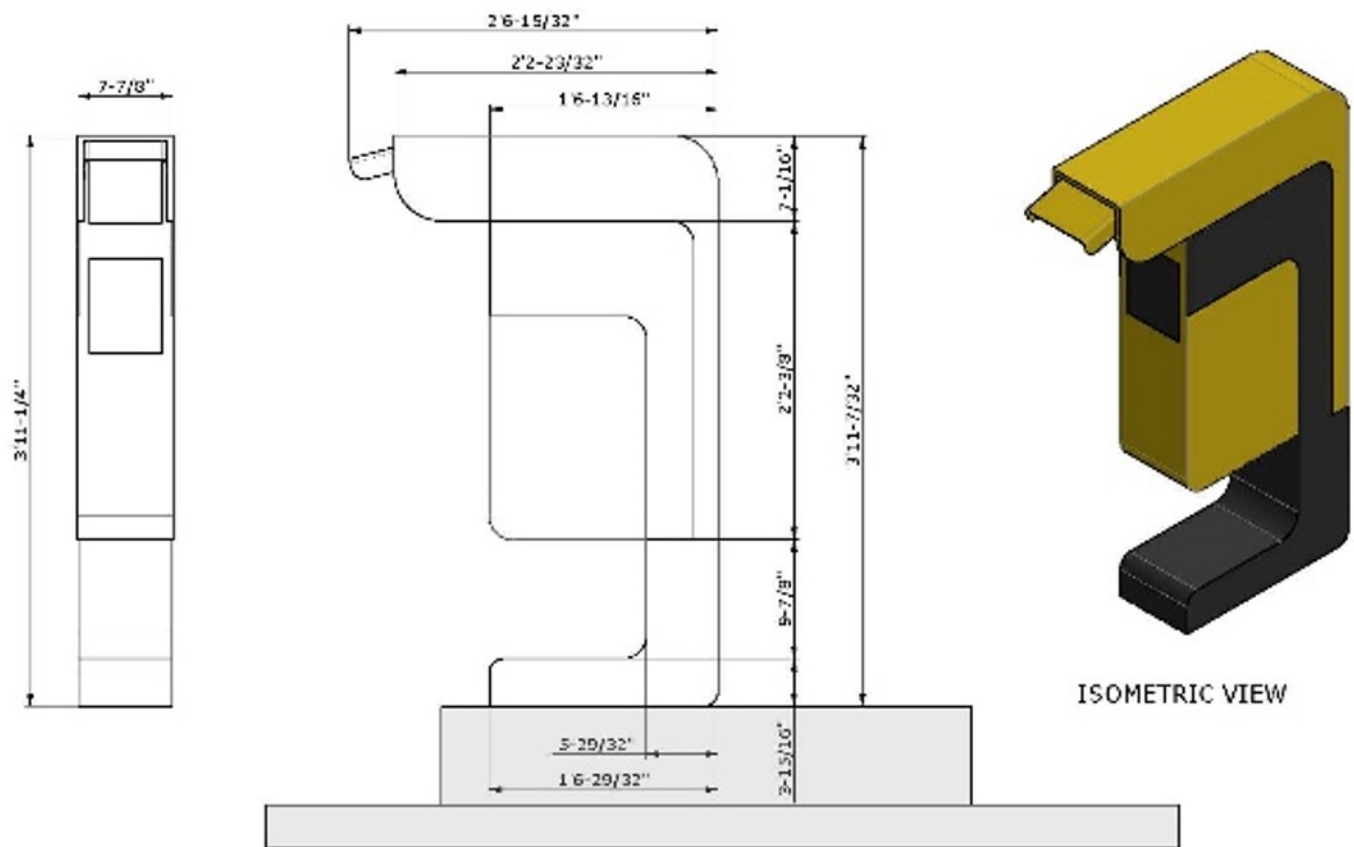
PROJECT NO: 19-100  
COPYRIGHT 1/19/20  
QUIRK DESIGNS

COLOR ELEVATIONS

A3

SHEET 6





DATE	BY	CHKD.
01/20/20	0001	04/10/2020
01/20/20	0001	04/10/2020
01/20/20	0001	04/10/2020
LPR CAMERA		
SHEET 1 OF 1		
SCALE: 1:10		

LICENSE PLATE READER UNITS (2 TOTAL)

## BRENTWOOD PLANNING COMMISSION

4.

Meeting Date: 02/03/2020

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### Information

#### PROJECT NUMBER

**BPC2001-008**

#### PROJECT DESCRIPTION

**Limited Duration Event – Food Truck Rally, Brentwood High School, 5304 Murray Lane**

Brentwood High School requests approval of a limited duration event to conduct a food truck rally on the school grounds on April 30, 2020.

The event will be from 10:30 am to 1:30 pm and will provide approximately 14 food trucks, which will be located in the “senior” parking lot. The event will be for students only and not open to the public.

*Section 18-187(a)1 of the Code requires that Food Truck Rallies in which more than ten vendors participate, obtain approval for the limited duration event from the Planning Commission.*

Student vehicles will park in the lot while the food trucks are on-site. The trucks will park on the west side of the lot in the traffic lane nearest the cars. The most western lane (nearest the sidewalk/school) will remain open as a fire lane.

#### ZONING OF PROPERTY

**Zoning SI-2**

#### APPLICANT NAME/ADDRESS

*Ms. Belinda Wade, Brentwood High School, 5304 Murray Lane, Brentwood, TN 37027*

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### Attachments

Final Staff Report

Vicinity Map

Site Plan

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**CITY OF BRENTWOOD**  
**MUNICIPAL PLANNING COMMISSION**  
**PLANNING DEPARTMENT STAFF REPORT**  
**MONDAY, FEBRUARY 3, 2020 -- 7:00 P.M.**  
**PRELIMINARY**

---

**CONSENT AGENDA -- ITEM 4:**

**REQUEST:** **LIMITED DURATION EVENT (FOOD TRUCK RALLY) – BRENTWOOD HIGH SCHOOL, 5304 MURRAY LANE**

**PROJECT NUMBER:** **BPC2001-008**

**CURRENT ZONING:** **SI-2 -- SERVICE INSTITUTION -- (EDUCATIONAL)**

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**GENERAL INFORMATION:**

*Brentwood High School requests approval of a limited duration event to conduct a food truck rally on the school grounds from 10:30 am to 1:30 pm on April 30, 2020, located in the “senior” parking lot on the east side of the campus.*

*Approximately 14 food trucks will be invited to the event, which is intended for students only and not open to the public.*

*Section 18-187(a)1 of the Code requires that Food Truck Rallies in which more than ten vendors participate, obtain approval for the limited duration event from the Planning Commission.*

*Student vehicles will park in the lot while the food trucks are on-site. The trucks will park on the west side of the lot in the traffic lane nearest the cars. The most western lane (nearest the sidewalk/school) will remain open as a fire lane.*

**PROJECT LOCATION:**

*The subject property is located at 5304 Murray Lane.*

**APPROVAL HISTORY:**

*At its April 1, 2019 meeting, the Brentwood Planning Commission voted to approve a limited duration event to conduct a Food Truck Rally on the Brentwood High School grounds on Thursday May 2, 2019.*

*The event will be from 10:00 am to 12:30 pm and will provide approximately 14 food trucks, which will be located in the “senior” parking lot located on the east side of the school. The event is intended for students only and not open to the public.*

*Section 18-187(a)1 of the Code requires that Food Truck Rallies in which more than ten vendors participate, obtain approval for the limited duration event from the Planning Commission.*

*Student vehicles will park in the lot while the food trucks are on-site. The trucks will park on the west side of the lot in the traffic lane nearest the cars. The western-most lane (nearest the sidewalk/school) will remain open as a fire lane.*

*At its October 1, 2018 meeting, the Brentwood Planning Commission voted to approve a limited duration event to sponsor a food truck rally on the school grounds from 10:00 am to 12:30 pm on October 5, 2018 for Homecoming.*

### **CONDITIONS OF APPROVAL / STANDARD REQUIREMENTS:**

*Staff recommends that the following **eight** conditions be attached to the approval of the request.*

1. The event organizers shall coordinate the event with Planning and Codes, and Police Department personnel as necessary in planning the event.
2. Any food trucks on the site shall comply with the requirements of Article VI of the Municipal Code, and be permitted by the City.
3. The event shall comply with applicable sections of the Municipal Code. The levels of music amplification and public address activity will be governed by the requirements of the noise ordinance. Every effort will be made to mitigate the noise generated by the site.
4. All ingress and egress points must remain clear and accessible at all times during the event. Emergency responders shall have access to the site at all times.
5. Install temporary barriers at key locations to separate pedestrians from vehicle traffic.
6. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance.
7. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

8. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **February 3, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

**RECOMMENDATION:**

***Planning staff requests that the Planning Commission approve the limited duration event, subject to the requirements of the staff report.***





Brentwood  
Middle School

Brentwood High School

Murray Ln

Murray Ln





FOOD TRUCK RALLY AT BHS  
THE **X** is where the food truck  
will park. The **arrow** is the  
entrance we will keep open for  
emergency vehicles.

## **BRENTWOOD PLANNING COMMISSION**

1.

**Meeting Date:** 02/03/2020

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### **Information**

#### **PROJECT NUMBER**

**BPC2001-002**

#### **PROJECT DESCRIPTION**

**Limited Duration Event – KARS4KIDS, Tennessee Baptist Children’s Home, 1310 Franklin Road**

*Mr. Paul Collins requests approval of the 19<sup>th</sup> Annual Kars4Kids Car, Truck and Motorcycle show. The limited duration event will be conducted Saturday, April 18<sup>th</sup> from 8:00 am to 4:00 p.m. on the lawn at the Tennessee Baptist Children’s Home located at 1310 Franklin Road.*

*The event is free to attend. It is estimated that 4,000 to 5,000 could attend throughout the day, weather permitting.*

*All traffic will enter the site at via Franklin Road. Volunteers will be positioned to provide assistance. Vehicles will stack on Franklin Road. Registration is from 8:00 to noon. Show vehicles will begin arriving around 7:00 a.m. Spectators typically begin to arrive around 10:00 a.m. Trophy presentation is around 3:30.*

*It is possible that a few venders will also be on-site. Vendors will set-up before 8:00 a.m.*

#### **ZONING OF PROPERTY**

**Zoning SI-2**

#### **APPLICANT NAME/ADDRESS**

*Mr. Paul Collins, KARS4KIDS / Music City ASCA, 317 Main Street, Suite 201, Franklin, TN 37064*

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### **Attachments**

Final Staff Report

Vicinity Map

Site Plan

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**CITY OF BRENTWOOD**  
**MUNICIPAL PLANNING COMMISSION**  
**PLANNING DEPARTMENT STAFF REPORT**  
**MONDAY, FEBRUARY 3, 2020 -- 7:00 P.M.**  
**FINAL**

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**REGULAR AGENDA -- ITEM 1:**

**REQUEST:** **LIMITED DURATION EVENT – KARS4KIDS,  
TENNESSEE BAPTIST CHILDREN’S HOME, 1310  
FRANKLIN ROAD**

**PROJECT NUMBER:** **BPC2001-002**

**CURRENT ZONING:** **SI-2 / SR-- SERVICE INSTITUTION --  
(EDUCATIONAL) SPECIAL RESTRICTIONS**

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**GENERAL INFORMATION:**

*Mr. Paul Collins requests approval of the 19<sup>th</sup> Annual Kars4Kids Car, Truck and Motorcycle show. The limited duration event will be conducted Saturday, April 18<sup>th</sup> from 8:00 am to 4:00 p.m. on the lawn at the Tennessee Baptist Children’s Home located at 1310 Franklin Road.*

*The event is free to attend. It is estimated that 4,000 to 5,000 could attend throughout the day, weather permitting.*

*All traffic will enter the site at via Franklin Road. Volunteers will be positioned to provide assistance. Vehicles will stack on Franklin Road. Registration is from 8:00 to noon. Show vehicles will begin arriving around 7:00 a.m. Spectators typically begin to arrive around 10:00 a.m. Trophy presentation is around 3:30.*

*It is possible that a few vendors will also be on-site. Vendors will set-up before 8:00 a.m.*

**PROJECT LOCATION:**

*The subject property is located at 1310 Franklin Road.*

**APPROVAL HISTORY:**

*At its February 4, 2019 meeting, the Brentwood Planning Commission voted to approve a limited duration event to be conducted on Saturday, April 20, 2019 from 8:00 a.m. to 3:30 p.m. The car show will be conducted on the lawn at the Tennessee Baptist Children’s Home located at 1310 Franklin Road.*

*At its March 5, 2018 regular meeting, the Planning Commission voted to approve a limited duration event to be conducted on April 21, 2018 from 8:00 am to 3:00 pm. The Kars4Kids car show will be conducted on the lawn at the Tennessee Baptist Children's Home located at 1310 Franklin Road.*

*At its March 6, 2017, regular meeting, the Brentwood Planning Commission voted to approve the limited duration event, Kars4Kids car show benefitting the Tennessee Baptist Children's Home, to be held at 1310 Franklin Road.*

*At its April 6, 2016 regular meeting, the Brentwood Planning Commission voted to approve a limited duration event to be conducted on April 16, 2016 from 10:00 am to 4:00 pm. The Kars4Kids car show will be conducted on the lawn at the Tennessee Baptist Children's Home located at 1310 Franklin Road.*

### **CONDITIONS OF APPROVAL / STANDARD REQUIREMENTS:**

*Staff recommends that the following **nine** conditions be attached to the approval of the request.*

1. The event organizers shall coordinate the event with Planning and Codes, and Police Department personnel as necessary in planning the event.
2. All ingress and egress points must remain clear and accessible for emergency services at all times during the event.
3. Future events must be submitted for review by staff and approved by the Planning Commission annually.
4. Any food trucks on the site shall comply with the requirements of Article VI of the Municipal Code, and be permitted by the City.
5. The event shall comply with applicable sections of the Municipal Code. The levels of music amplification and public address activity will be governed by the requirements of the noise ordinance. Every effort will be made to mitigate the noise generated by the site.
6. All tents used must be flame resistant in accordance with NFPA 701, and have a label permanently attached indicating such compliance. Each tent shall have at least a "2A" rated fire extinguisher, unobstructed and easily accessible in the event of a fire emergency.
7. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.
8. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the

Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

9. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **February 3, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

**RECOMMENDATION:**

***Planning staff requests that the Planning Commission approve the limited duration event, subject to the requirements of the staff report.***

# Kars4Kids

Happens on the 3rd Saturday in April - 8:00am - 4:00pm

Registration: 8:00am-12noon; Trophy Presentation at 3:30pm

**Free To Attend!**

At TN Baptist Children's Home  
1310 Franklin Rd, Brentwood, TN 37027-6803  
(Click link to open Google Maps)

## What Is There to Do at Kars4Kids?

1

Check Out a Great Car, Truck & Motorcycle Show!



Register your car onsite for \$20! All proceeds to benefit TN Baptist Children's Home.

2

Great Food



3

Enjoy Live Music and a DJ!

Spread the Word

Share on Facebook

Tweet

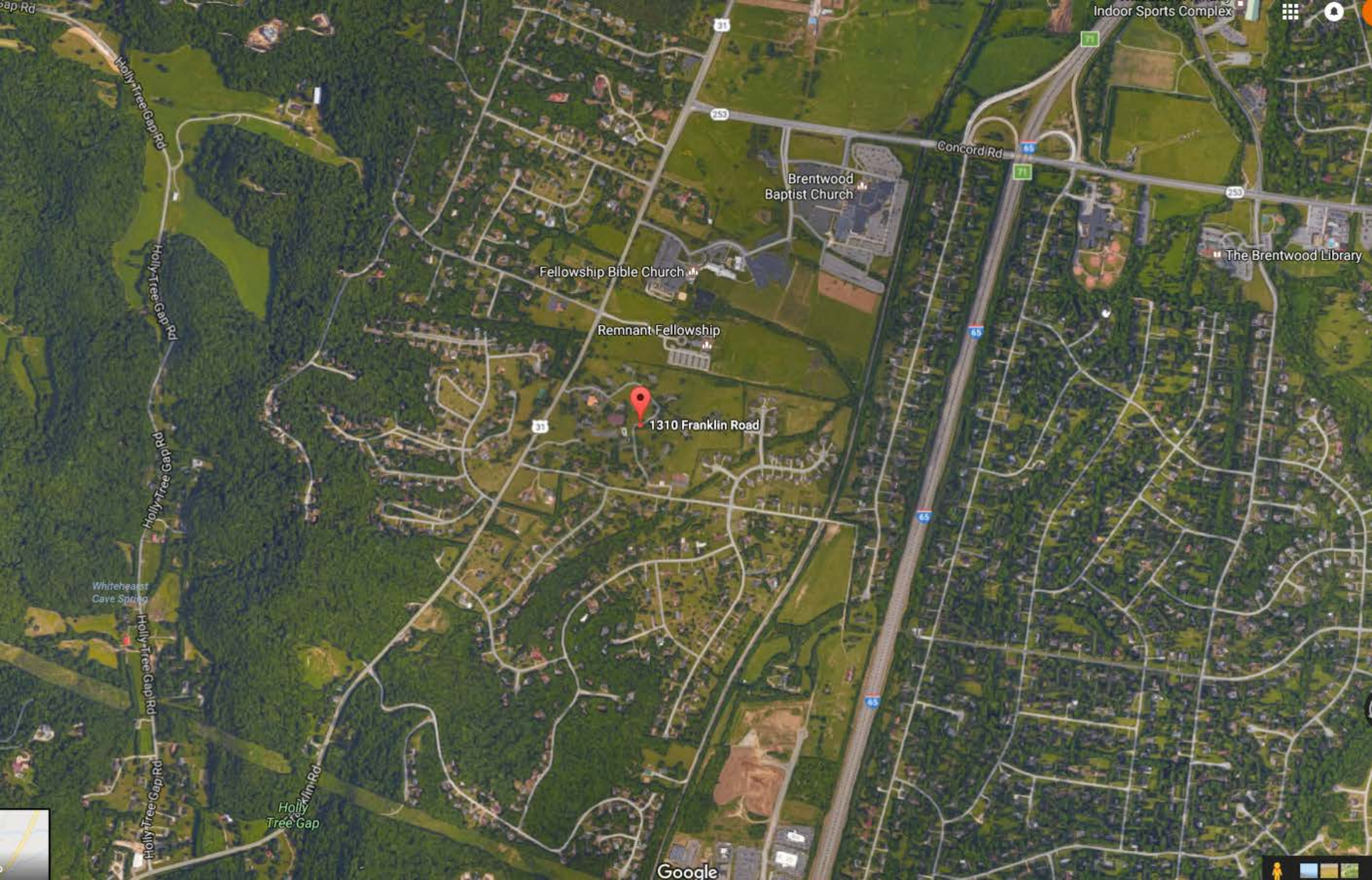
TN Baptist Children's Home



Website Sponsored By







pp Rd

Indoor Sports Complex

Holly Tree Gap Rd

Holly Tree Gap Rd

Holly Tree Gap Rd

Whiteheart  
Cave Spring

Holly Tree Gap Rd

Holly Tree Gap Rd

Holly  
Tree Gap

51

250

Concord Rd

65

71

250

Brentwood  
Baptist Church

Fellowship Bible Church

Remnant Fellowship

1310 Franklin Road

The Brentwood Library

Google



1. ADMINISTRATION BLDG./CAMPUS OFFICE
2. STATE OFFICE
3. JARMAN COTTAGE
4. EASTMAN COTTAGE
5. GLISSON COTTAGE
6. WOODMONT COTTAGE
7. VICE PRESIDENT'S RESIDENTS
8. DYER COTTAGE
9. HORRELL COTTAGE
10. BIDWELL COTTAGE
11. MALONE STAFF HOUSE
12. STORAGE BLDG.
13. DISASTER RELIEF / CAMPUS STORAGE
14. COMMISSARY BLDG.
15. MAINTENANCE BLDG.
16. CREASEMAN COTTAGE
17. OUTDOOR BASKETBALL
18. SWIMMING POOL
19. ACTIVITY BUILDING
20. PLAY / PARKING SLAB
21. HART COTTAGE
22. STAFF RESIDENT
23. STAFF RESIDENT
24. TUTOR HOUSE
25. APARTMENTS SIX
26. APARTMENT 1 - 3

NOT TO SCALE



**BRENTWOOD PLANNING COMMISSION**

**2.**

**Meeting Date:** 02/03/2020

---

**Information**

**PROJECT NUMBER**

**BPC1912-006**

**PROJECT DESCRIPTION**

**Preliminary Plan -- 935 Edmondson Pike**

*Majors Construction LLC requests approval of a preliminary plan showing three lots on approximately 7.5 acres. Each lot will be over two acres in size.*

*All lots will be required to provide grinder pump sewer.*

*The plan proposes one shared driveway serving all three lots from Edmondson Pike.*

**ZONING OF PROPERTY**

**Zoning R-1**

**APPLICANT NAME/ADDRESS**

*Mr. Doug Majors, Majors Construction LLC, P.O. Box 1241, Brentwood, TN 37027-1241*

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**Attachments**

Final Staff Report

Vicinity Map

Preliminary Plans

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**CITY OF BRENTWOOD**  
**MUNICIPAL PLANNING COMMISSION**  
**PLANNING DEPARTMENT STAFF REPORT**  
**MONDAY, FEBRUARY 3, 2020 -- 7:00 P.M.**  
**FINAL**

---

**REGULAR AGENDA -- ITEM 2:**

**REQUEST:** **PRELIMINARY PLAN -- 935 EDMONDSON PIKE**

**PROJECT NUMBER:** **BPC1912-006**

**CURRENT ZONING:** **R-1 -- LARGE LOT RESIDENTIAL**

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**GENERAL INFORMATION:**

*Majors Construction LLC requests approval of a preliminary plan showing three lots on approximately 7.5 acres. Each lot will be over two acres in size.*

*All lots will be required to provide grinder pump sewer.*

*The plan proposes one shared driveway having an asphalt surface being 12 feet wide and serving all three lots from Edmondson Pike.*

**PROJECT LOCATION:**

*The subject property is located at 935 Edmondson Pike*

**APPROVAL HISTORY:**

*There has been no recent action by the Planning Commission related to the subject property*

**CONDITIONS OF APPROVAL:**

*Staff recommends that the following **ten** conditions be attached to the approval of the request.*

1. All areas of grading for the detention ponds must also be included within open space. Revise the tables and lot areas as necessary.
2. Provide calculations for the Edmondson Pike storm discharge.
3. All private water and sewer services shall be located within dedicated easements or lot boundaries.



4. Add bearings and distances to all PUEs.
5. Add a North arrow and a scale to all sheets.
6. The slope of the driveways shall comply with Section 78-486(14)c of the Municipal Code.
7. The proposed shared driveway easement shall comply with the standards defined in Section 78-486(8) of the Code.
8. Verify from USPS that Cluster Box locations for mail deliveries will not be required.
9. Place the existing spring house in a PUDE.
10. A preliminary plan shall be vested for a period of three years from the date of the original approval.

### **STANDARD REQUIREMENTS:**

*Staff recommends that the following **nine** standard requirements be attached to the approval of the request.*

1. Add the following note to the preliminary plan;

*This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **February 3, 2023**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final

completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

4. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
6. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
7. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
9. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **February 3, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

**RECOMMENDATION:**

***Planning staff requests that the Planning Commission approve the proposed preliminary plan, subject to the requirements of the staff report.***

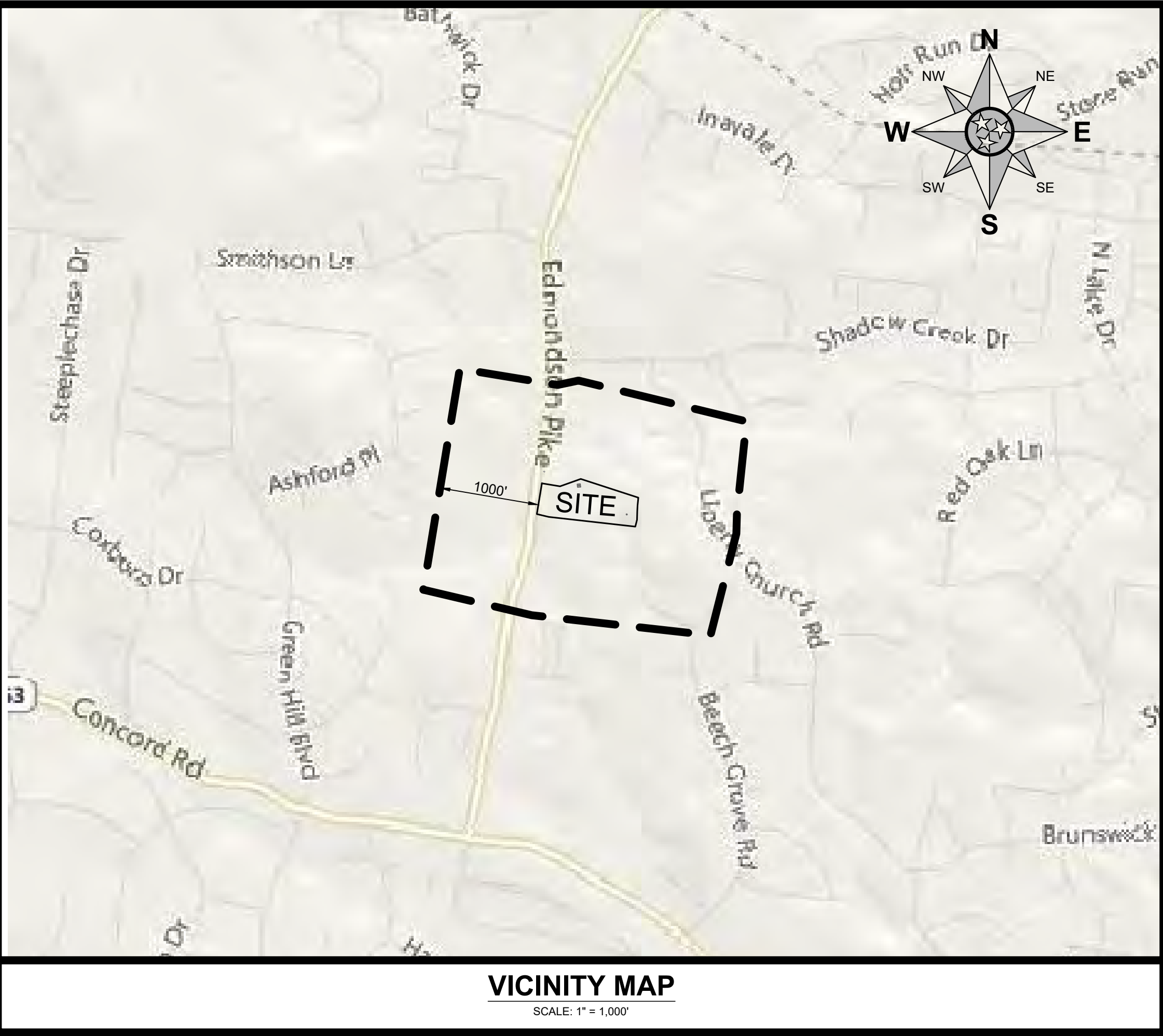




PRELIMINARY PLANS FOR  
935 EDMONDSON PIKE  
BRENTWOOD, TN  
TAX MAP 30, PARCEL 18.00  
DECEMBER 2019

GENERAL NOTES:

- DRAWING BASED ON BOUNDARY AS PREPARED BY HFR DESIGN DATED 11-25-19 UTILIZING FIELD RUN SURVEY USING EDM EQUIPMENT ADJUSTED FOR TEMPERATURE, VERTICAL DATUM NAVD88. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM. CONTOURS SHOWN ARE FROM CITY OF BRENTWOOD GIS.
- THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
- 72 HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES, TENNESSEE 811 AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF TENNESSEE 811.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES AND PERFORM SAID ACTIVITIES IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL & OSHA REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
- ANY WORK PERFORMED IN THE LOCAL RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
- THE PROPOSED SITE IMPROVEMENTS WILL NOT REQUIRE COVERAGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ISSUED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) AS THE TOTAL SITE DISTURBANCE IS LESS THAN 1.0 ACRE.
- CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL, PRACTICES REQUIRED BY THE CITY OF BRENTWOOD AND TDEC.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE PERMANENTLY STABILIZED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS.
- ALL WORK SHALL COMPLY WITH CITY OF BRENTWOOD SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE CITY OF BRENTWOOD.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
- BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THEY ARE NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
- WHERE CURB IS PRESENT, DIMENSIONS ARE SHOWN TO THE FACE OF CURB, OTHERWISE DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT AND/OR EDGE OF BUILDING UNLESS OTHERWISE NOTED.
- SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- CONSTRUCTION OF ALL ROADWAYS AND SIDEWALKS SHALL MEET THE REQUIREMENTS OF BRENTWOOD PUBLIC WORKS ROADWAY CONSTRUCTION CRITERIA AND STANDARD DETAILS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH ALL FEDERAL OSHA REGULATIONS. CONTRACTOR TO PAY PARTICULAR ATTENTION TO 29 CFR PART 1926, SUBPARTS M AND P.
- HYDROLOGICAL DETERMINATION PERFORMED BY GROW ENVIRONMENTAL SOLUTIONS ON 12/30/19 AND HAS BEEN SUBMITTED TO TDEC FOR VERIFICATION. WET WEATHER CONVEYANCES, STREAMS, AND WETLANDS ARE SHOWN WITHIN THIS PLAN SET AS REQUESTED BY CITY OF BRENTWOOD.



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	PROPOSED LAYOUT
C3.0	PROPOSED UTILITIES & DRAINAGE PLAN
C4.0	SIGHT DISTANCE EXHIBIT

OWNER/APPLICANT:

MAJORS CONSTRUCTION  
ADDRESS: P.O. BOX 1241  
BRENTWOOD, TENNESSEE 37024  
PHONE NO.: 615-376-2225  
EMAIL: DOUG@MAJORS-CONSTRUCTION.COM  
CONTACT NAME: DOUG MAJORS

CIVIL ENGINEER:

M2 GROUP, LLC  
ADDRESS: P.O. BOX 848  
FRANKLIN TENNESSEE 37065  
PHONE NO.: 615-406-3415  
MATT@M2GROUPLLC.COM  
CONTACT NAME: MATT BRYANT, PE

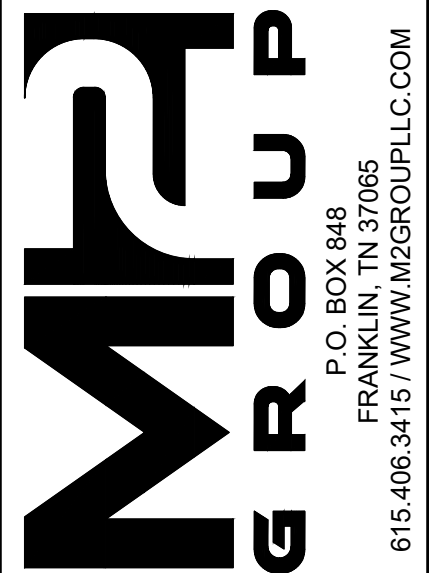
SURVEYOR:

HFR DESIGN  
ADDRESS: 214 CENTERVIEW DRIVE ST. 300  
BRENTWOOD, TENNESSEE 37027  
PHONE NO.: 615-370-8500  
EMAIL: DREAGAN@HFRDESIGN.COM  
CONTACT NAME: DAVID REAGAN

REVISION #	DATE	DESCRIPTION
1	12/17/2019	PER PLANNING COMMISSION COMMENTS
2	1/6/2020	PER PLANNING COMMISSION COMMENTS
3	1/21/2020	PER PLANNING COMMISSION COMMENTS

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON  
BRENTWOOD  
1/21/2020

PRELIMINARY PLANS FOR:  
**935 EDMONDSON PIKE**  
CITY OF BRENTWOOD  
WILLIAMSON COUNTY, TENNESSEE



COVER SHEET		DATE:	PROJECT NO.:
		DECEMBER, 2019	
		DRAWN BY:	CHECKED BY:
		MWB	

SHEET NUMBER:  
**C0.0**

NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET AND THE WRITTEN PROJECT SPECIFICATIONS. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

NOTE:  
DRAWING BASED ON BOUNDARY AS PREPARED BY HFR DESIGN DATED 11-25-19 UTILIZING FIELD RUN SURVEY USING EDM EQUIPMENT ADJUSTED FOR TEMPERATURE, VERTICAL DATUM NAVD88. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM.



DEMOLITION GENERAL NOTES:

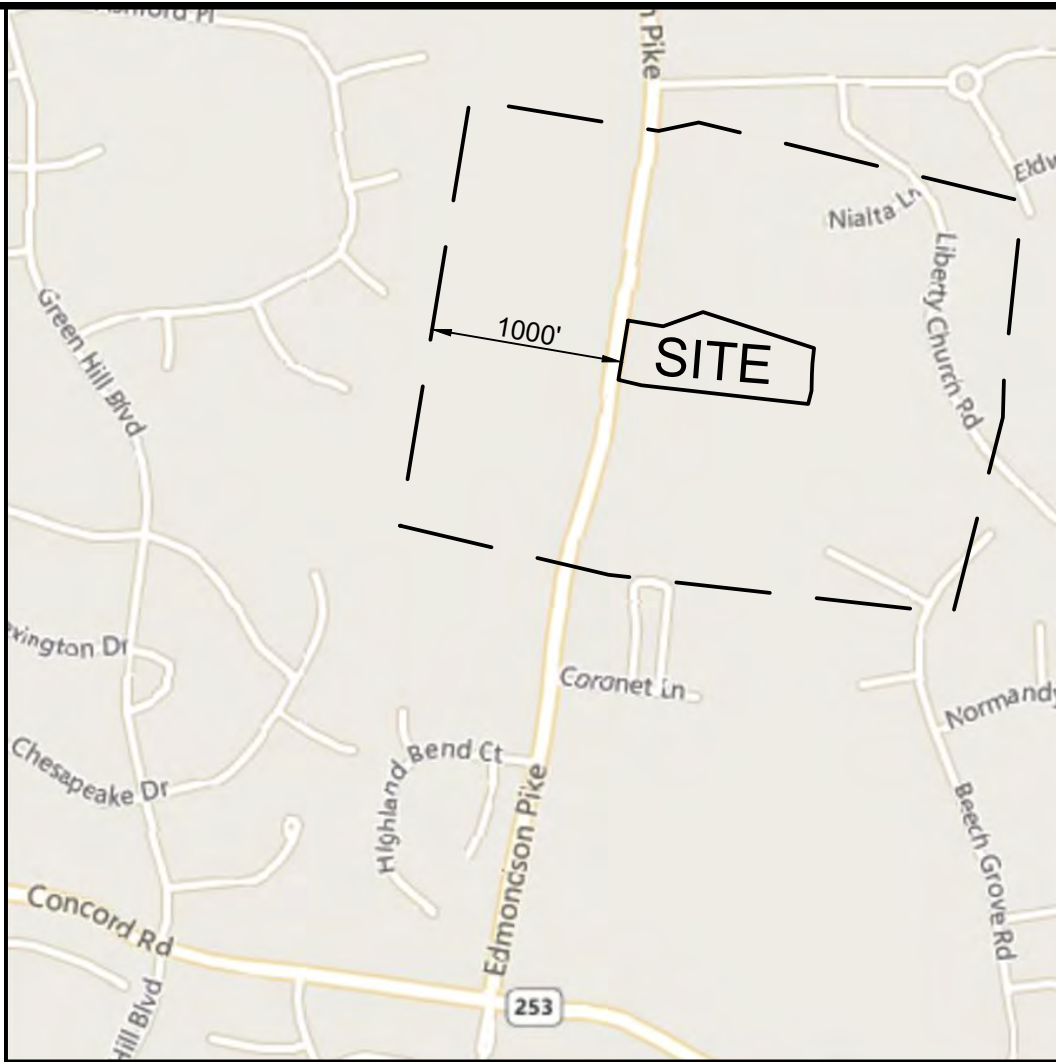
- DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES REQUIRED FOR THE EXECUTION OF THE WORK.
- NOTIFY LOCAL UTILITY LOCATOR SERVICE (CALL 811) OF INTENDED DEMOLITION OPERATIONS.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES. RELOCATE EXISTING IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
- CONTRACTOR SHALL DEVELOP AND IMPLEMENT A WASTE MANAGEMENT PLAN PRIOR TO THE COMMENCEMENT OF WORK. AT A MINIMUM THE PLAN SHALL INCLUDE:

- THE PROPER PROCEDURES FOR DISPOSAL OR RECLAIMING FOR REUSE / RECYCLING.
- DESIGNATED AREAS FOR WASTE MANAGEMENT CONTAINERS. CONTAINERS SHALL BE PROPERLY MARKED FOR ALLOWABLE AND PROHIBITED ITEMS AND MATERIALS.
- DESIGNATED CHEMICAL STORAGE AREAS, APPROPRIATE CHEMICAL STORAGE CONTAINERS, AND PROCEDURES FOR SPILL CONTROL. CHEMICALS SHALL NOT BE PERMITTED TO INFILTRATE TO GROUNDWATER OR BE PUMPED UNTREATED FROM PIT DEWATERING FACILITIES.
- CONCRETE WASHOUT AREAS, LOCATED AWAY FROM DESIGNATED CONSTRUCTION EXIT.
- PROVIDE NEAT AND STRAIGHT SAWCUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF PAVEMENT DEMOLITION.
- ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY IN A LEGAL MANNER. PROLONGED STORAGE OR THE SALE OF DEMOLISHED ITEMS OR MATERIALS ON-SITE IS NOT PERMITTED WITHOUT PRIOR NOTIFICATION AND CONSENT OF OWNER.
- ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE OF AREAS TO RECEIVE PLANTING.

- THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
- ALL EXISTING FEATURES REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. NOTIFY THE OWNER OR CONSTRUCTION MANAGER OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH DEMOLITION WORK.
- IT IS NOT ANTICIPATED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, IMMEDIATELY NOTIFY THE OWNER.
- CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
- NO DEMOLITION ACTIVITIES SHALL OCCUR UNTIL THE SITE PLAN HAS BEEN APPROVED, AND THE SITE PERMITS (INCLUDING THE GRADING PERMIT) HAVE BEEN ISSUED.

FLOODPLAIN NOTE:

- THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FIRM COMMUNITY MAP PANEL NO. 47187C0230F, EFFECTIVE DATE SEPTEMBER 29, 2006.



VICINITY MAP

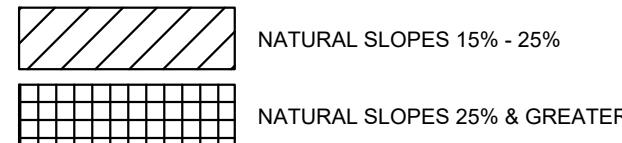
SCALE: 1" = 1,000'

REVISION #	DATE	DESCRIPTION
1	12/17/2019	PER PLANNING COMMISSION COMMENTS
2	1/6/2020	PER PLANNING COMMISSION COMMENTS
3	1/21/2020	PER PLANNING COMMISSION COMMENTS



PRELIMINARY PLANS FOR:  
**935 EDMONDSON PIKE**  
CITY OF BRENTWOOD  
WILLIAMSON COUNTY, TENNESSEE

SLOPES LEGEND:



AREA DATA:

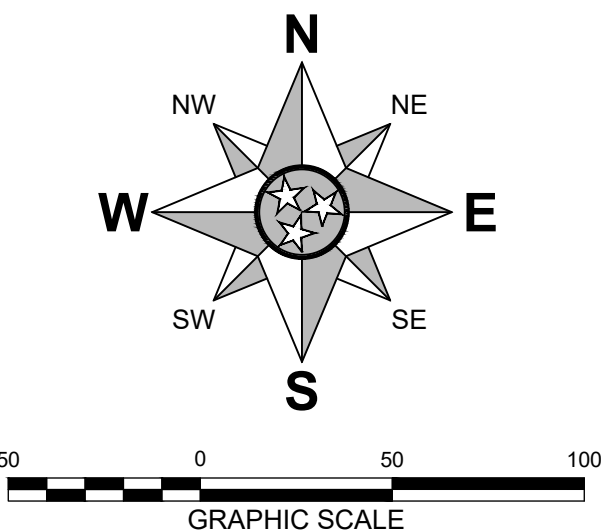
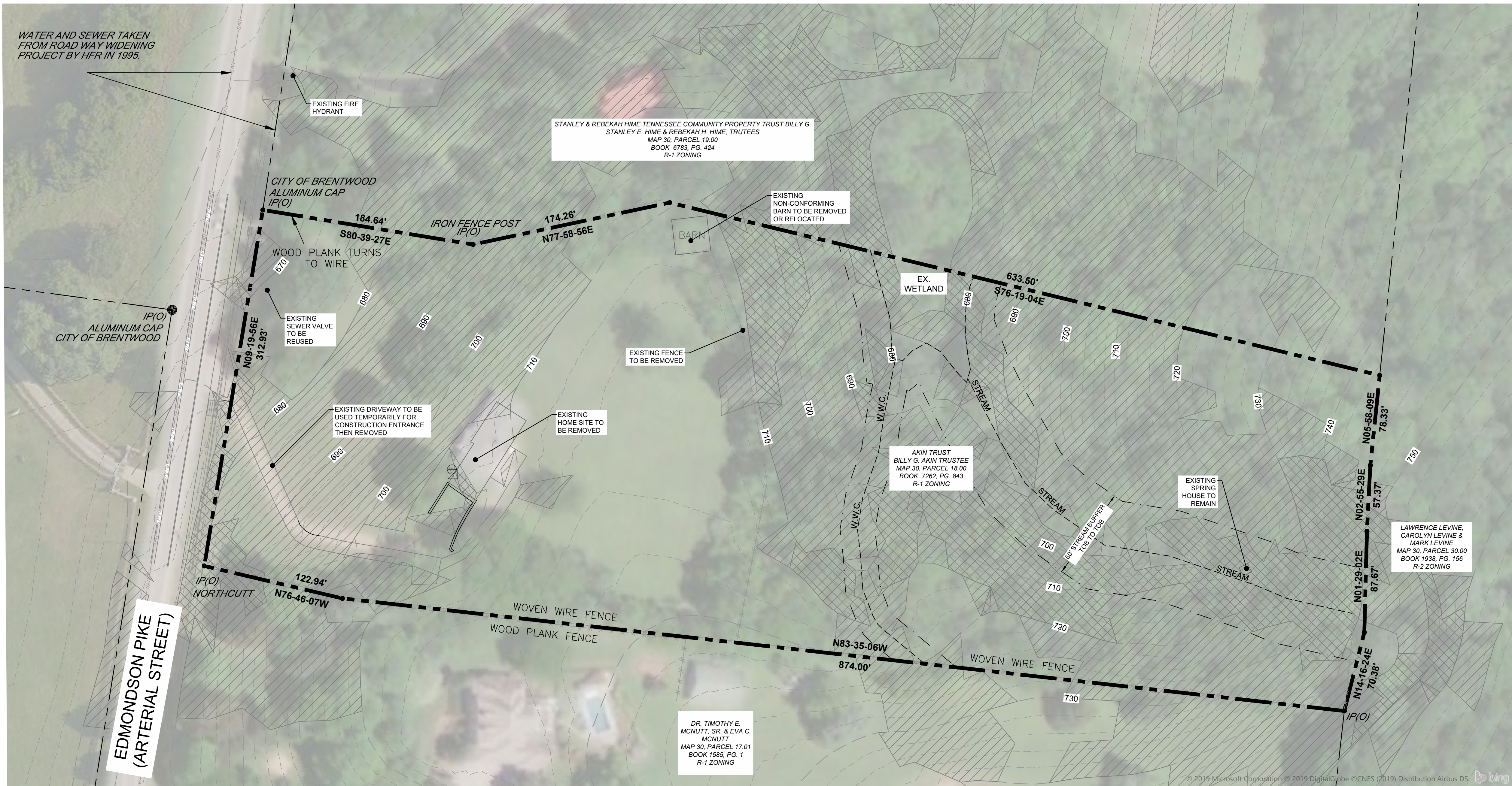
TOTAL AREA 7.54± AC.

BOUNDARY INTERSECTION NOTE:

- COORDINATE FOR THE CL INTERSECTION OF EDMONDSON PIKE @ LIBERTY CHURCH ROAD N=608666.708, E=1748853.027 N07-11-31E, 1,218.5' FROM NORTH CORNER OF PROPERTY

STREAM BUFFER NOTE:

- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION WITHIN THE STREAM BUFFER, EXCEPT AS PERMITTED BY REGULATORY AGENCIES/



NOTE:  
DRAWING BASED ON BOUNDARY AS PREPARED BY HFR DESIGN DATED 11-25-19 UTILIZING FIELD RUN SURVEY USING EDM EQUIPMENT ADJUSTED FOR TEMPERATURE. VERTICAL DATUM NAVD83. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM.

EXISTING CONDITIONS

DATE:	DECEMBER, 2019	DRAWN BY:	MAH
PROJECT NO.:		CHECKED BY:	MWB

SHEET NUMBER:

**C1.0**



Know what's below.  
Call before you dig.





Know what's below.  
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	1.98	S84° 38' 03"E
L2	1.02	S44° 43' 36"E
L3	18.93	S3° 43' 25"E
L4	18.90	S7° 47' 07"E
L5	7.85	S84° 38' 03"E
L6	15.76	S44° 43' 36"E
L7	25.69	S3° 43' 25"E
L8	17.24	S7° 47' 07"E
L9	10.16	S41° 19' 34"E
L10	62.21	N9° 56' 07"E
L11	71.91	N14° 57' 51"E
L12	47.53	N5° 12' 48"W
L13	63.43	N9° 54' 08"E
L14	67.54	N15° 21' 23"E
L15	49.34	N5° 02' 06"W
L16	37.99	S26° 31' 13"E
L17	44.89	S30° 51' 59"E
L18	26.52	S46° 32' 55"E
L19	42.86	S55° 14' 09"E
L20	59.21	S80° 22' 41"E
L21	35.94	S71° 13' 38"E
L22	40.13	S71° 13' 38"E
L23	30.89	S67° 11' 17"E
L24	62.97	S77° 04' 46"E
L25	33.46	N27° 40' 59"W
L26	35.21	N30° 51' 59"W
L27	35.21	N30° 51' 59"W
L28	48.47	S55° 14' 09"E
L29	56.35	S80° 22' 41"E
L30	37.54	S71° 13' 38"E
L31	40.83	S71° 13' 38"E
L32	29.86	S67° 11' 17"E
L33	57.19	S77° 04' 46"E

SITE DATA	
PROJECT NAME:	935 EDMONDSON PIKE
PROJECT NUMBER:	N/A
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	935 EDMONDSON PIKE, BRENTWOOD, TN
COUNTY:	WILLIAMSON
STATE:	TEENESSEE
CIVIL DISTRICT:	16TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 30, PARCEL 18.00
EXISTING ZONING:	R-1
CHARACTER AREA OVERLAY:	N/A
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL SITE ACREAGE:	7.54± AC
TOTAL SITE SQUARE FOOTAGE:	328,767 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	150'
REAR YARD:	50'
SIDE YARD NOT ABUTTING PUBLIC STREET:	30'
SIDE YARD ABUTTING PUBLIC STREET FROM BOUNDARY LINE:	45'
	35'
MINIMUM LOT SIZE:	2 ACRES
MINIMUM LOT WIDTH AT SETBACK:	200'
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY - 52 FEET TALL (SEC. 78-144)

### GENERAL NOTES:

- TRENCH EXCAVATIONS WITHIN PUBLIC STREETS SHALL BE MILLED AND OVERLAID A MINIMUM OF 50 FEET IN EACH DIRECTION FROM THE TRENCH WHEN PERPENDICULAR TO TO TRAFFIC FLOW, AND FOR THE FULL PAVEMENT WIDTH WHEN PARALLEL TO TRAFFIC FLOW.
- DEVELOPMENT ON ALL LOTS WITHIN THIS DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 58-6 OF THE BRENTWOOD MUNICIPAL CODE, WHICH REQUIRES PRIOR WRITTEN APPROVAL OF CONSTRUCTION AND/OR ADDITION OF ANY OBSTRUCTION WITHIN A PLATTED PUBLIC UTILITY AND DRAINAGE EASEMENT.
- THIS SITE PLAN IS SUBJECT TO A THREE YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON **FEBRUARY 3, 2023**, UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.
- WHEN THE CONSTRUCTION AUTHORIZED PURSUANT TO A SITE PLAN IS NOT COMPLETED WITHIN THREE YEARS FROM THE DATE OF INITIAL APPROVAL, BUT THE APPLICANT DESIRES TO COMPLETE THE PROJECT PROPOSED FOR THE SITE, THE PLAN AS INITIALLY APPROVED FOR THE PROJECT OR AS AMENDED SHALL BE CONSIDERED A PRELIMINARY SITE PLAN. IF THE APPLICANT SECURES ALL NECESSARY PERMITS, COMMENCES SITE PREPARATION AND OBTAINS APPROVAL OF A FINAL SITE PLAN WITHIN THE THREE-YEAR VESTING PERIOD FOLLOWING APPROVAL OF THE PRELIMINARY SITE PLAN, THEN THE VESTING PERIOD SHALL BE EXTENDED AN ADDITIONAL TWO YEARS BEYOND THE EXPIRATION OF THE INITIAL THREE-YEAR VESTING PERIOD. DURING THE TWO-YEAR EXTENSION, THE APPLICANT MUST COMMENCE AND MAINTAIN ANY NECESSARY PERMITS TO REMAIN VESTED.
- IF NECESSARY PERMITS ARE MAINTAINED AND CONSTRUCTION, AS DEFINED BE SECTION 78-43, HAS COMMENCED BY THE END OF THE TWO-YEAR EXTENSION, THEN THE VESTING PERIOD SHALL REMAIN IN EFFECT UNTIL THE PLANNING AND CODES DEPARTMENT HAS CERTIFIED FINAL COMPLETION OF THE PROJECT, PROVIDED THE TOTAL VESTING PERIOD SHALL NOT EXCEED TEN YEARS FROM THE DATE OF APPROVAL OF THE PRELIMINARY SITE PLAN.
- IF THE CONSTRUCTION AUTHORIZED PURSUANT TO A SITE PLAN IS COMPLETED WITHIN THREE YEARS FROM THE DATE OF APPROVAL, THE SITE PLAN SHALL THEN BE CONSIDERED THE FINAL SITE PLAN FOR THE PROJECT.
- ADEQUATE SECURITY FOR ALL REQUIRED ROADWAY, DRAINAGE, UTILITIES, WATER, SEWER, AMENITY AND LANDSCAPING IMPROVEMENTS, IN ACCORDANCE WITH THE REQUIREMENTS OR ARTICLE EIGHT OF THE BRENTWOOD SUBDIVISION REGULATIONS SHALL BE PROVIDED BEFORE THE FINAL PLAT MAY BE RECORDED.
- THE PROPERTY OWNER IS RESPONSIBLE FOR ALL DEVELOPMENT FEES INCLUDING WATER AND SEWER SERVICE AND TAP FEES, BUILDING PERMIT FEES, AND PUBLIC WORKS PROJECT FEES. THE REQUIRED FEES SHALL BE USED FOR FUTURE INFRASTRUCTURE RELATED IMPROVEMENTS REQUIRED BY THE PROPOSED DEVELOPMENT.
- APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE SIGNAGE PLAN. ALL SIGNS MUST COMPLY WITH THE BRENTWOOD SIGN ORDINANCE. A COMPREHENSIVE SIGN PACKAGE INCLUDING ALL SIGNS (TEMPORARY OR PERMANENT, WALL OR GROUND) MUST BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW.
- COMPLETE PLANS SHALL BE SUBMITTED TO THE PLANNING AND CODES DEPARTMENT FOR REVIEW, APPROVAL AND ISSUANCE OF THE REQUIRED PERMITS BEFORE ANY WORK IS BEGUN. ADDITIONALLY, ALL REQUIRED ELECTRICAL PERMITS, ISSUED BY THE STATE OF TENNESSEE MUST BE RECEIVED BEFORE ANY WORK IS BEGUN.
- DEVIATIONS FROM THE APPROVED PLAN IN THE DEVELOPMENT OF A PROJECT OR THE FAILURE TO SATISFY ANY STANDARD REQUIREMENTS OR SPECIAL CONDITIONS OF APPROVAL IMPOSED BY THE PLANNING COMMISSION WILL BE CONSIDERED A VIOLATION OF THE PROVISIONS OF THE ZONING ORDINANCE, WHICH SHALL BE SUBJECT TO PUNISHMENT AS PROVIDED IN SECTION 1-9 OF THE BRENTWOOD MUNICIPAL CODE. THE CITY MAY ALSO REQUIRE THE APPLICANT TO APPEAR BEFORE THE PLANNING COMMISSION TO ADDRESS ANY DEFICIENCIES OR UNAPPROVED MODIFICATIONS. THE PROJECT MAY ALSO BE SUBJECT TO DELAYS IN ISSUANCE OF PERMITS, CERTIFICATES OF OCCUPANCY, RECORDATION OF PLATS OR OTHER PROJECT APPROVALS.
- ANY CHANGES TO PLANS APPROVED BY THE PLANNING COMMISSION WILL REQUIRE STAFF REVIEW AD RE-APPROVAL BY THE PLANNING COMMISSION.
- DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF BRENTWOOD.
- THE PROPOSED SHARED DRIVEWAY EASEMENT SHALL COMPLY WITH THE STANDARDS DEFINED IN SECTION 78-486(8) OF THE CODE

### STREAM BUFFER NOTE:

- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION WITHIN THE STREAM BUFFER, EXCEPT AS PERMITTED BY REGULATORY AGENCIES/



### VICINITY MAP

SCALE: 1" = 1,000'

### SLOPES LEGEND:

	NATURAL SLOPES 15% - 25%
	NATURAL SLOPES 25% & GREATER

### AREA DATA:

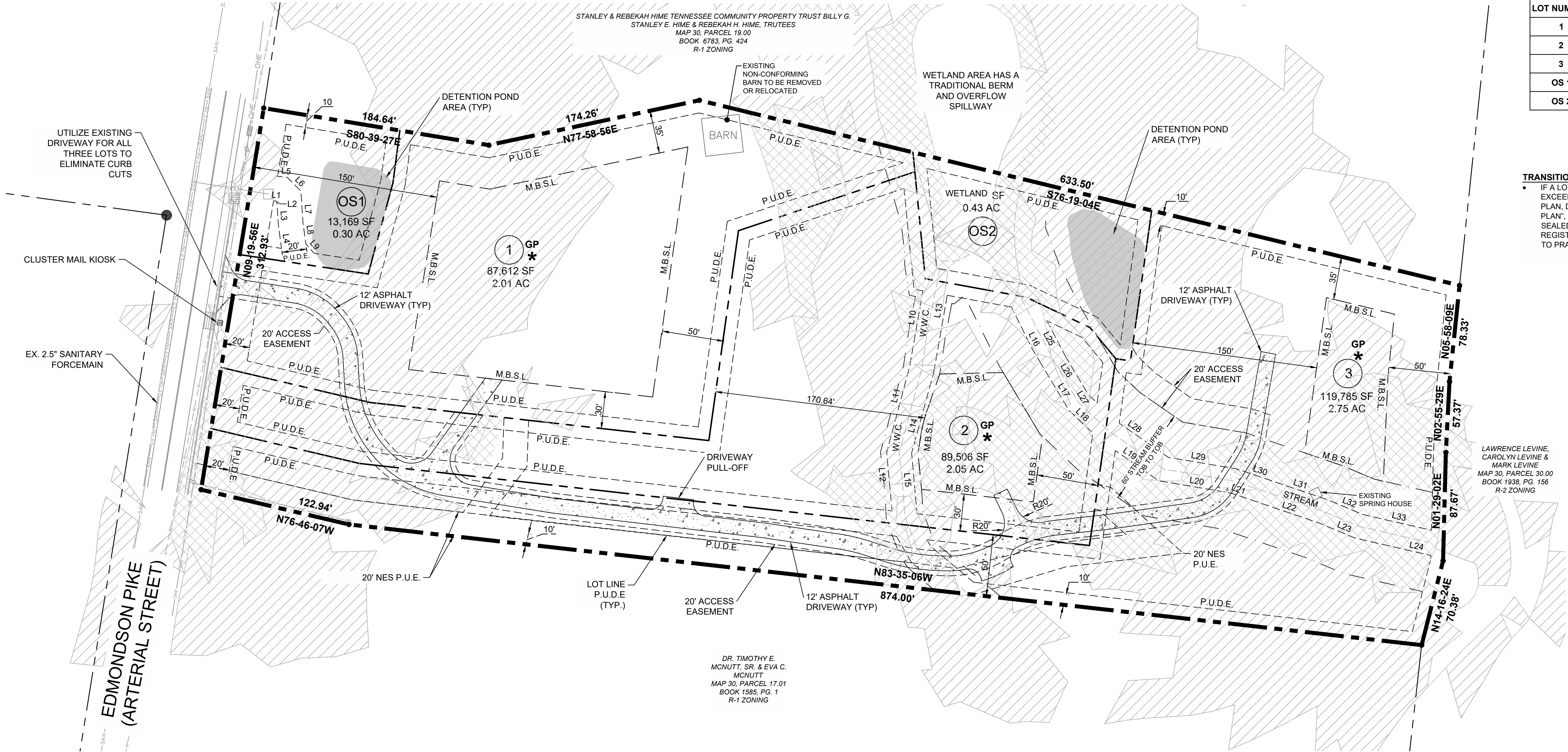
TOTAL AREA 7.54± AC.

LOT NUMBER	SQ. FOOTAGE	ACREAGE
1	87,612	2.01
2	89,506	2.05
3	119,785	2.75
OS 1	13,169	0.30
OS 2	18,695	0.43

GP - GRINDER PUMP LOT  
\* - TRANSITIONAL LOT

### TRANSITIONAL LOT NOTE:

- IF A LOT IS TRANSITIONAL (HAS SLOPES EXCEEDING 15%), THEN A DETAILED SITE GRADING PLAN, DESIGNATED "TRANSITIONAL LOT SITE PLAN", IS REQUIRED. THIS PLAN SHALL BE SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED LANDSCAPE ARCHITECT, LICENSED TO PRACTICE IN THE STATE OF TENNESSEE



NOTE:  
DRAWING BASED ON BOUNDARY AS PREPARED BY HFR DESIGN DATED 11-25-19 UTILIZING FIELD RUN SURVEY USING EDM EQUIPMENT ADJUSTED FOR TEMPERATURE, VERTICAL DATUM NAVD83. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM.

PRELIMINARY PLANS FOR:  
**935 EDMONDSON PIKE**  
CITY OF BRENTWOOD  
WILLIAMSON COUNTY, TENNESSEE

DATE: DECEMBER, 2019

DRAWN BY: MAM

CHECKED BY: MWB

PROJECT NO. :

PROPOSED LAYOUT

SHEET NUMBER:  
**C2.0**

811

Know what's below.  
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STATE OF TENNESSEE  
COUNTY OF WILLIAMSON  
CITY OF BRENTWOOD  
1/21/2020

REVISION # DATE DESCRIPTION  
1 12/17/2019 PER PLANNING COMMISSION COMMENTS  
2 1/6/2020 PER PLANNING COMMISSION COMMENTS  
3 1/21/2020 PER PLANNING COMMISSION COMMENTS



WATER & SEWER GENERAL NOTES

- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER(NGUD), SEWER AND/OR RECLAIMED WATER LINES(NGUD) LOCATED IN THE CITY OF BRENTWOOD SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE CITY'S REGULATIONS.
- CONTRACTOR SHALL OBTAIN WATER(NGUD) & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
  - APPROVED, STAMPED AND SIGNED WATER(NGUD) AND/OR SEWER PLANS
  - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
  - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
  - A COPY OF ALL APPROVED CUT SHEETS.
- ACCEPTANCE OF CITY OF BRENTWOOD PUBLIC SEWER INFRASTRUCTURE, SHALL BECOME THE RESPONSIBILITY OF THE CITY OF BRENTWOOD, TN FOLLOWING APPROVAL FROM THE CITY OF BRENTWOOD INSPECTORS AND ACCEPTANCE BY THE BRENTWOOD MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE BRENTWOOD MUNICIPAL PLANNING COMMISSION.
- PRIOR TO THE ACCEPTANCE OF CITY OF BRENTWOOD, SANITARY SEWER INFRASTRUCTURE, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF BRENTWOOD BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF BRENTWOOD TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
- ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
- CONTRACTOR MUST RETEST ALL SANITARY SEWER FORCE MAINS AFTER ALTERATIONS. THIS MUST BE PERFORMED IN ACCORDANCE TO CITY OF BRENTWOOD SANITARY SEWER SPECIFICATIONS.
- ALL LOW PRESSURE SEWER FORCE MAINS AND APPURTENANCES SHALL BE INSTALLED PER THE CITY OF BRENTWOOD STANDARD SPECIFICATIONS AND DETAILS.

NOTES:

- ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS CITY OF BRENTWOOD SPECIFICATIONS REQUIRE FLOWABLE FILL.
- WHERE SEWER LINES PASS OVER OR WITHIN 2.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
- ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
- THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
- A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
- ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
- GC SHALL REVIEW NES, NCGUD, AND CITY OF BRENTWOOD SPECIFICATIONS PRIOR TO INITIATING WORK.
- CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN PERMISSION FROM THE OWNER.

STREAM BUFFER NOTE:

- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION WITHIN THE STREAM BUFFER, EXCEPT AS PERMITTED BY REGULATORY AGENCIES!



VICINITY MAP

SCALE: 1" = 1,000'

UTILITY CONTACTS:

**SANITARY SEWER**  
CITY OF BRENTWOOD  
1750 GENERAL GEORGE PATTON DRIVE  
BRENTWOOD, TN 37027  
CONTACT: DREW MUIRHEAD  
DREW.MUIRHEAD@BRENTWOODTN.GOV  
615-371-0080

**ELECTRIC SERVICE**  
NASHVILLE ELECTRIC SERVICE  
1214 CHURCH ST  
NASHVILLE, TN 37248  
CONTACT: LARRY KELLY  
LKELLY@NESPOWER.COM

**WATER SERVICE**  
NOLANSVILLE COLLEGE GROVE UTILITY DISTRICT  
1750 GENERAL GEORGE PATTON DRIVE  
BRENTWOOD, TN 37027  
CONTACT: MIKE POLSTON  
MPOLSTON@NCGUD.COM  
615-776-2511

**COMMUNICATION SERVICE**  
AT&T  
333 COMMERCE STREET, ROOM 23C10  
NASHVILLE, TN 37201  
CONTACT: JASON ARMES  
JA8744@ATT.COM  
615-985-3876

**COMCAST CABLE**  
660 MAINSTREAM DRIVE  
NASHVILLE, TN 37228  
CONTACT: RUSTY HOLLOWAY  
RUSSELL\_HOLLOWAY@COMCAST.COM  
615-244-7462 x115471

LAWRENCE LEVINE,  
CAROLYN LEVINE &  
MARK LEVINE  
MAP 30, PARCEL 30.00  
BOOK 1938, PG. 156  
R-2 ZONING

NOTES:

- THE EXISTING WOOD POLE PROPOSED AS THE RISER POLE WILL NEED TO BE REPLACED WITH A RUSTIC STEEL POLE

STORM WATER NOTES:

- LOTS 1 AND 3 CONTAIN DETENTION PONDS LARGE ENOUGH TO OFFSET FLOWS FROM LOT 2. THE INCREASE IN IMPERVIOUS AREAS IS SHOWN BELOW. THIS INCORPORATES THE HOUSE AND THE DRIVEWAY
- LOT 1:  
PRE: 8,660 SF IMPERVIOUS  
POST: 12,524 SF IMPERVIOUS
- LOT 2:  
PRE: 0 SF IMPERVIOUS  
POST: 6,725 SF IMPERVIOUS
- LOT 3:  
PRE: 0 SF IMPERVIOUS  
POST: 9,000 SF IMPERVIOUS

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)							Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	
1	SCS Runoff	-----	1.698	-----	3.265	4.698	6.901	8.788	10.88	Lot 1 Existing
2	SCS Runoff	-----	0.213	-----	0.716	1.354	2.513	3.610	4.903	Lot 2 Existing
3	SCS Runoff	-----	3.400	-----	7.445	11.35	17.43	22.71	28.51	Lot 3 Existing
4	SCS Runoff	-----	1.698	-----	3.265	4.698	6.901	8.788	10.88	Lot 1 Proposed
5	SCS Runoff	-----	0.271	-----	0.846	1.533	2.756	3.906	5.243	Lot 2 Proposed
6	SCS Runoff	-----	3.400	-----	7.445	11.35	17.43	22.71	28.51	Lot 3 Proposed
7	Reservoir	6	0.190	-----	0.246	0.517	2.759	10.97	20.92	Lot 3 Pond
8	Reservoir	4	0.133	-----	0.180	0.209	0.683	2.847	6.916	Lot 1 Pond
9	Combine	5, 7,	0.420	-----	1.041	1.764	4.812	14.78	25.49	Lot 2 & 3 Post
10	Combine	2, 3,	3.463	-----	7.723	11.97	18.76	24.79	31.51	Lot 2 & 3 pre
11	Combine	1, 10	5.139	-----	10.99	16.66	25.66	33.58	42.35	Subdivision Pre
12	Combine	8, 9,	0.541	-----	1.197	1.946	5.038	16.84	32.41	Subdivision Post

SEWER NOTES:

- ALL THREE LOTS TO REQUIRE E-ONE GRINDER PUMPS WITH SEPARATE CONNECTIONS TO THE EXISTING 2.5' FORCE MAIN. (LOT 1 TO UTILIZE EXISTING CONNECTION)
- CONNECTIONS TO BE BORED UNDER ROAD

WATER NOTES (NCGUD):

- EXISTING 3/4" WATER TAP TO BE USED FOR LOT ONE.
- LOT TWO WILL REQUIRE A 2" WATER SERVICE LINE AND IS REQUIRED TO BE SPRINKLED
- LOT THREE WILL REQUIRE A 2" WATER SERVICE LINE AND IS REQUIRED TO BE SPRINKLED
- UTILITY LOCATIONS HAVE BEEN SHOWN PER EXHIBITS PROVIDED. PLANS SUBJECT TO CHANGE ONCE ALL UTILITIES HAVE BEEN FIELD LOCATED

ELECTRIC NOTES (NES):

- THE EXISTING WOOD POLE PROPOSED AS THE RISER POLE WILL NEED TO BE REPLACED WITH A RUSTIC STEEL POLE
- DUE TO MULTIPLE TRANSFORMERS, A TERMINATING CABINET WILL NEED TO BE INSTALLED. THE UNDERGROUND PRIMARY WILL COME FROM THE RISER TO THE TERMINATING CABINET THEN SPLIT TO THE 2 TRANSFORMERS.
- THE SECONDARY RUNS FROM THE TRANSFORMER TO THE HOUSE MUST BE WITHIN 180' OF TRANSFORMERS.
- THE TRANSFORMERS MUST BE LOCATED WITHIN 15' OF A DRIVABLE SURFACE

GP - GRINDER PUMP LOT  
\* - TRANSITIONAL LOT

TRANSITIONAL LOT NOTE:

- IF A LOT IS TRANSITIONAL (HAS SLOPES EXCEEDING 15%), THEN A DETAILED SITE GRADING PLAN, DESIGNATED "TRANSITIONAL LOT SITE PLAN", IS REQUIRED. THIS PLAN SHALL BE SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED LANDSCAPE ARCHITECT, LICENSED TO PRACTICE IN THE STATE OF TENNESSEE

NOTE:  
DRAWING BASED ON BOUNDARY AS PREPARED BY HFR DESIGN DATED 11-25-19 UTILIZING FIELD RUN SURVEY USING EDM EQUIPMENT ADJUSTED FOR TEMPERATURE, VERTICAL DATUM NAVD83. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM.

PRELIMINARY PLANS FOR:  
**935 EDMONDSON PIKE**  
CITY OF BRENTWOOD  
WILLIAMSON COUNTY, TENNESSEE

**M2 GROUP**  
P.O. BOX 848  
FRANKLIN, TN 37065  
615-406-3415 / WWW.M2GROUPLLC.COM

PROPOSED UTILITIES & DRAINAGE PLAN

DATE: DECEMBER, 2019  
DRAWN BY: MAM  
CHECKED BY: MWB  
PROJECT NO. :

SHEET NUMBER:

C3.0



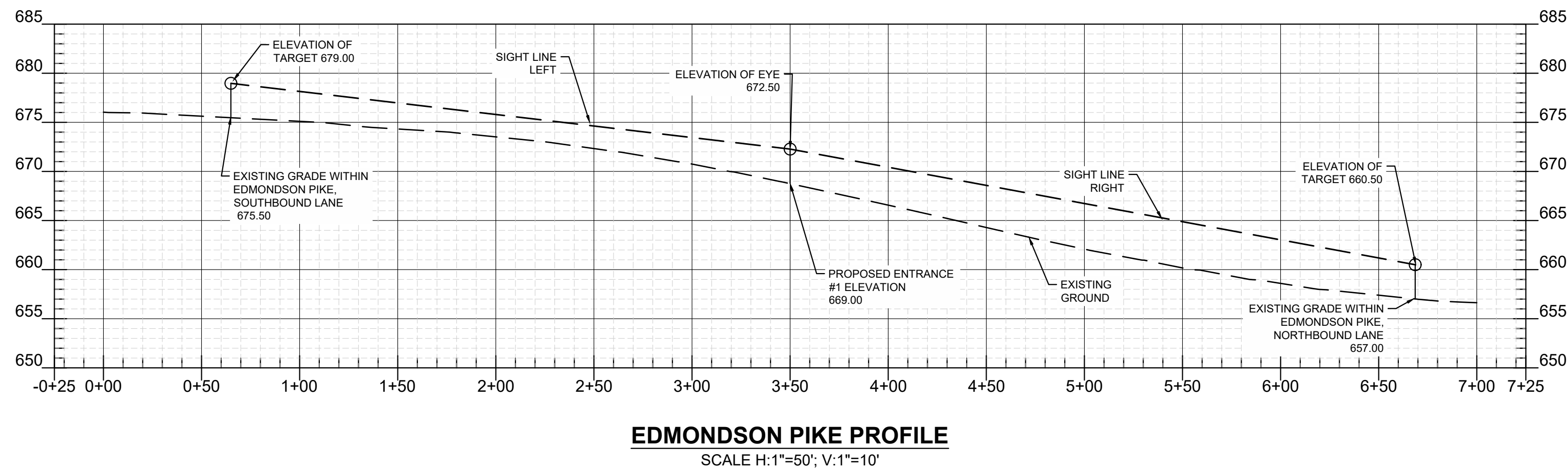
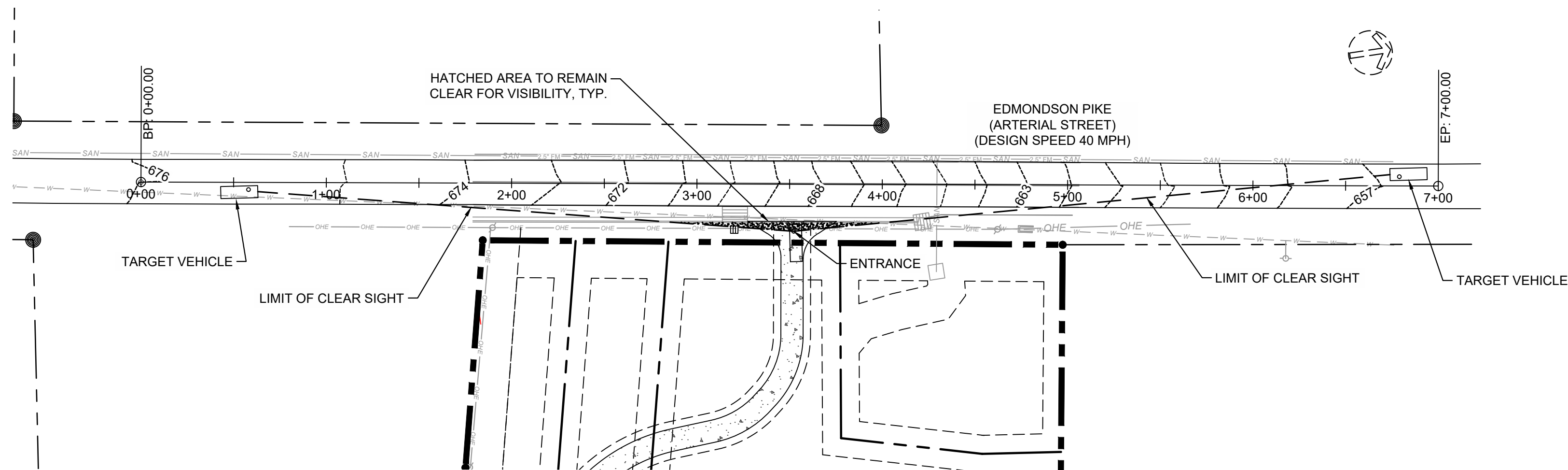
Know what's below.  
Call before you dig.



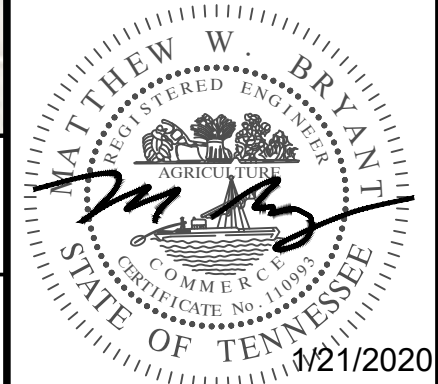
1. THE DESIGN SPEED ALONG THE PROJECTED CORRIDOR OF EDMONDSON PIKE IS 40 MPH.
2. STOPPING SIGHT DISTANCE WAS DETERMINED UTILIZING THE AASHTO GREEN BOOK - A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS. THE STOPPING SIGHT DISTANCE DESIGN LENGTH FOR A 40 MPH ROADWAY ON FLAT GRADE IS 305 FT. REFER TO THE STOPPING SIGHT DISTANCE CALCULATIONS BELOW WHICH ACCOUNT FOR ROADWAY GRADES ALONG EDMONDSON PIKE.
3. EXISTING TOPOGRAPHY ALONG EDMONDSON PIKE IS DERIVED FROM TOPOGRAPHIC SURVEY PROVIDED BY HFR DESIGN DATED DECEMBER 14, 2019.
4. ANY DISTURBANCE TO RIGHT OF WAY SHALL BE RESURFACED AS PER CITY OF BRENTWOOD STANDARD.
5. TDOT STANDARD DRAWINGS RD01-SD-1 AND RD01-SD-3 WERE UTILIZED AS DESIGN REFERENCES BASED ON 2 LANE UNDIVIDED ROADWAY - SYMMETRICAL LAYOUT.

STOPPING SIGHT DISTANCE, S:  $S = 1.47 * V * 2.5 + [V^2 / (30 * (0.347826 \pm (G / 100)))]$   
 $S = 1.47 * 40 * 2.5 + [40^2 / (30 * (0.347826 + (-4.48 / 100)))]$   
 $S = 323.02 \text{ FT.} = 324.00 \text{ FT.}$

STOPPING SIGHT DISTANCE, S:  $S = 1.47 * V * 2.5 + [V^2 / (30 * (0.347826 \pm (G / 100)))]$   
 $S = 1.47 * 40 * 2.5 + [40^2 / (30 * (0.347826 + (3.55 / 100)))]$   
 $S = 286.15 \text{ FT.} = 287.00 \text{ FT.}$



REVISION #	DATE	DESCRIPTION
1	12/17/2019	PER PLANNING COMMISSION COMMENTS
2	1/6/2020	PER PLANNING COMMISSION COMMENTS
3	12/1/2020	PER PLANNING COMMISSION COMMENTS



PRELIMINARY PLANS FOR:  
**935 EDMONDSON PIKE**  
CITY OF BRENTWOOD  
WILLIAMSON COUNTY, TENNESSEE

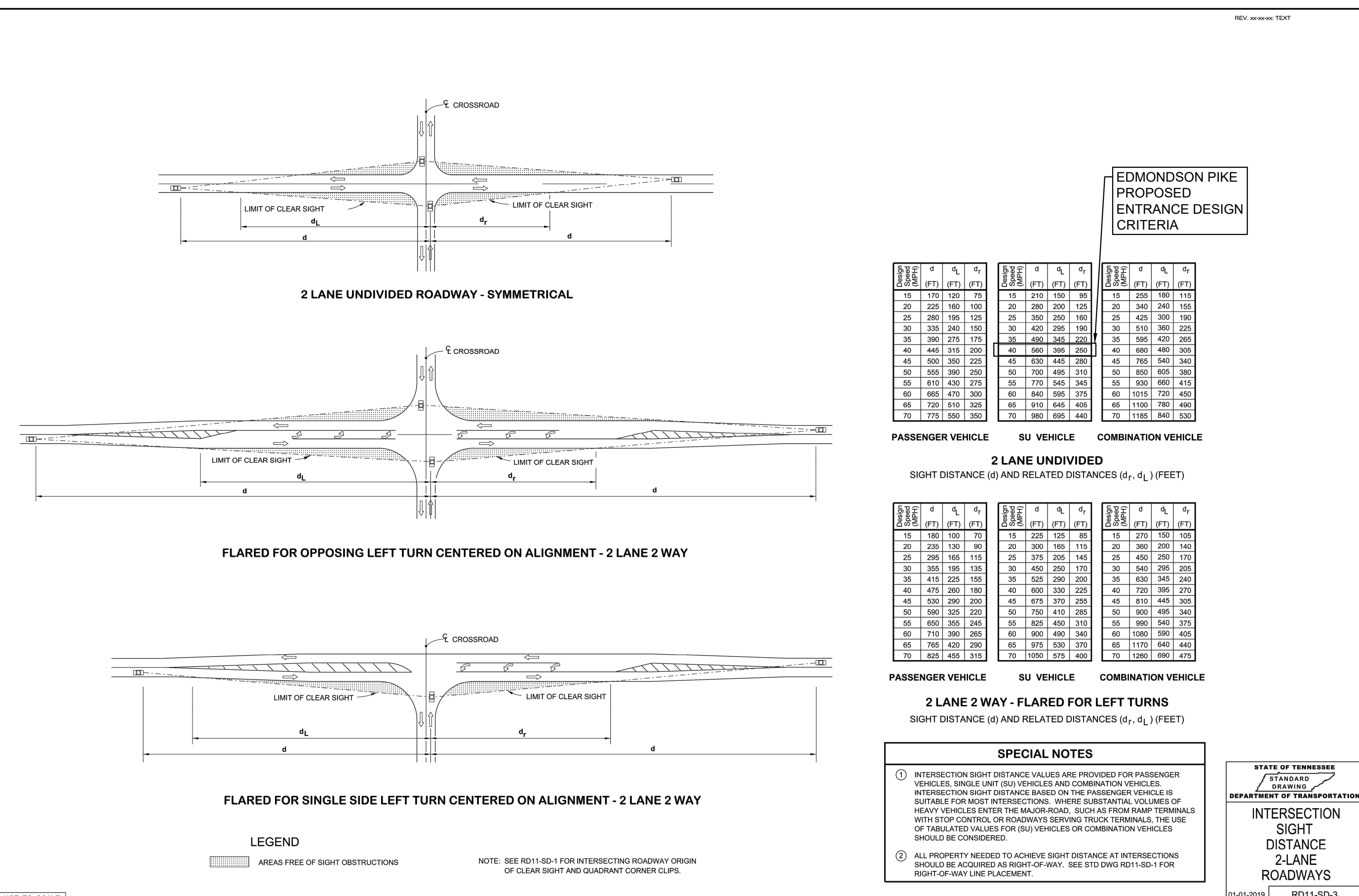
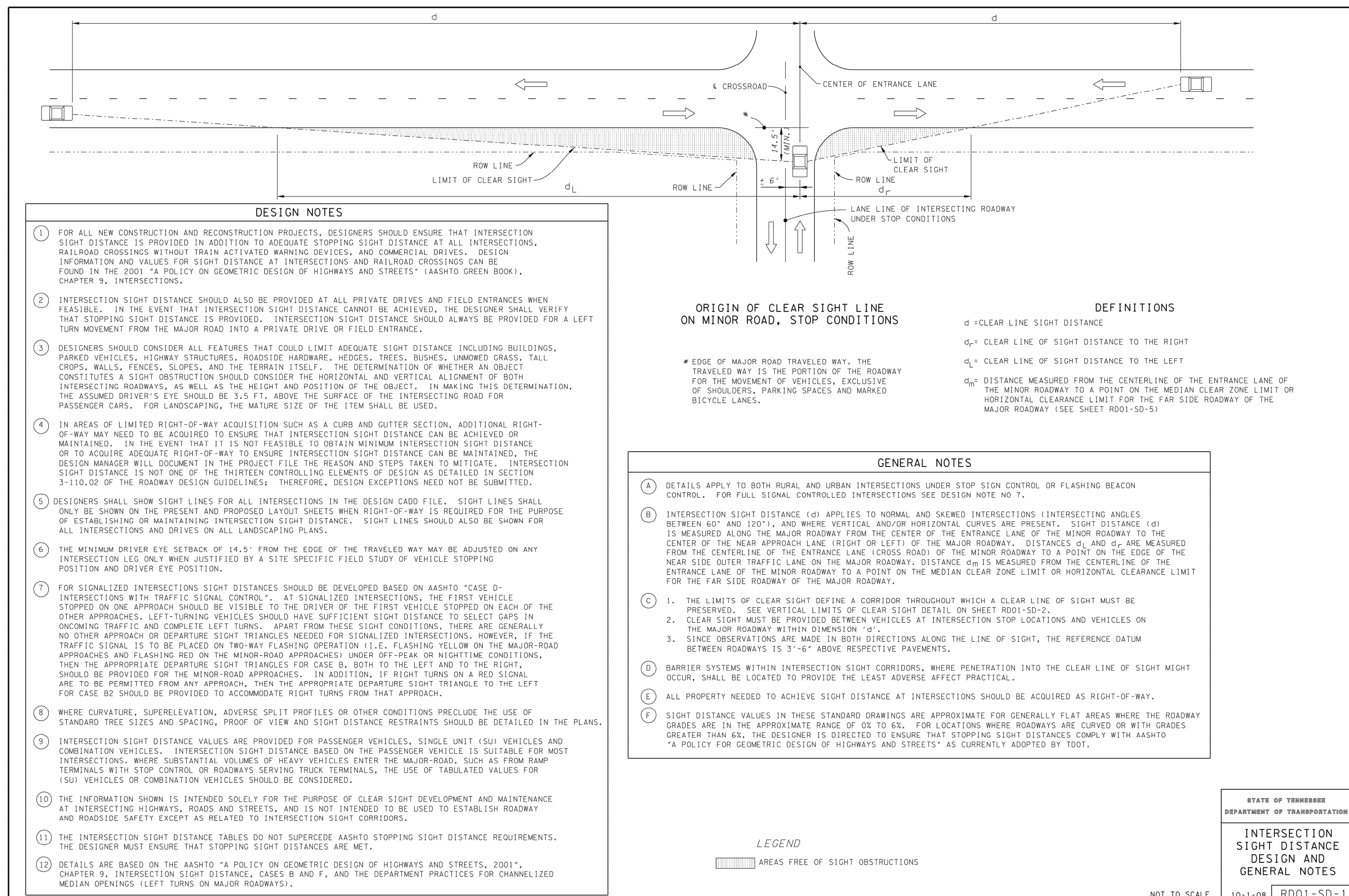


**SIGHT DISTANCE EXHIBIT**

DATE :	DECEMBER, 2019	DRAWN BY :
PROJECT NO. :		CHECKED BY :

SHEET NUMBER

# C4.0



**NOTE:**  
DRAWING BASED ON BOUNDARY AS PREPARED BY HFR DESIGN DATED  
11-25-19 UTILIZING FIELD RUN SURVEY USING EDM EQUIPMENT ADJUSTED  
FOR TEMPERATURE, VERTICAL DATUM NAVD88. BEARINGS SHOWN HEREON  
ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM.



Know what's below.  
Call before you dig.



**BRENTWOOD PLANNING COMMISSION**

**3.**

**Meeting Date:** 02/03/2020

---

**Information**

**PROJECT NUMBER**

**BPC1912-007**

**PROJECT DESCRIPTION**

**Final Plat -- 935 Edmondson Pike**

*Majors Construction LLC requests approval of a final plat showing three lots on approximately 7.5 acres. Each lot will be over two acres in size.*

*All lots shall be served using grinder pump sewer.*

*The plat proposes one shared driveway serving all three lots from Edmondson Pike.*

**ZONING OF PROPERTY**

**Zoning R-1**

**APPLICANT NAME/ADDRESS**

*Mr. Doug Majors, Majors Construction LLC, P.O. Box 1241, Brentwood, TN  
37024-1241*

---

**Attachments**

Final Staff Report

Vicinity Map

Proposed Final Plat

---

**CITY OF BRENTWOOD**  
**MUNICIPAL PLANNING COMMISSION**  
**PLANNING DEPARTMENT STAFF REPORT**  
**MONDAY, FEBRUARY 3, 2020 -- 7:00 P.M.**  
**FINAL**

---

**REGULAR AGENDA -- ITEM 3:**

**REQUEST:** **FINAL PLAT -- 935 EDMONDSON PIKE**

**PROJECT NUMBER:** **BPC1912-007**

**CURRENT ZONING:** **R-1 -- LARGE LOT RESIDENTIAL**

---

**GENERAL INFORMATION:**

*Majors Construction LLC requests approval of a final plat showing three lots on approximately 7.5 acres. Each lot will be over two acres in size.*

*All lots shall be served using grinder pump sewer.*

*The plat proposes one shared driveway having an asphalt surface being 12 feet wide and serving all three lots from Edmondson Pike.*

**PROJECT LOCATION:**

*The subject property is located at 935 Edmondson Pike.*

**APPROVAL HISTORY:**

*There has been no recent action by the Planning Commission related to the subject property*

**CONDITIONS OF APPROVAL:**

*Staff recommends that the following **five** conditions be attached to the approval of the request.*

1. Verify from USPS that Cluster Box locations for mail deliveries from will not be required.
2. Add bearings and distances to all PUEs.
3. All areas of grading for the detention ponds must also be included within open space. Revise the tables and lot areas.

4. The location of existing and proposed public sewer service lines and connections shall be outside of any driveways.
5. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.

#### **STANDARD REQUIREMENTS:**

*Staff recommends that the following **nine** standard requirements be attached to the approval of the request.*

1. Add the following note to all pages of the final plat:

*This final plat is subject to a vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. Upon expiration of the vesting period, development of the property shown on this plat may be subject to standards other than those that were applicable during the vesting period. The vesting period for this plat expires on \_\_\_\_\_, unless extended by the City of Brentwood. Persons relying on this plat after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

(Planning and Codes Department staff will insert the expiration year for the plat at the time the plat is ready for recording and may also make changes to the wording of the above note as necessary to carry out the intent of Standard Requirements 1, 2 and 3 below.)

2. Public sewer service lines and connection boxes shall be installed prior to signing of the plat. The plat shall show actual surveyed locations of service line and connection boxes. Any references to "proposed" shall be removed from plat before signing.

3. Add the following Grinder Pump note to the plat:

The developer/owner shall furnish the City, for all designated lots with pressurized grinder pump sewer the cash equivalent of \$1,900 per pump for each lot subject to the determination of the Water Services Director. The cash equivalent is required to minimize the replacement expenses in the future (7-10 years). Payment for replacement of the grinder pumps must be made at the time of the signing of the final mylar. This requirement is consistent with Section 70-132 of the Municipal Code.

4. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.

5. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
6. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
7. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
9. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **February 3, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

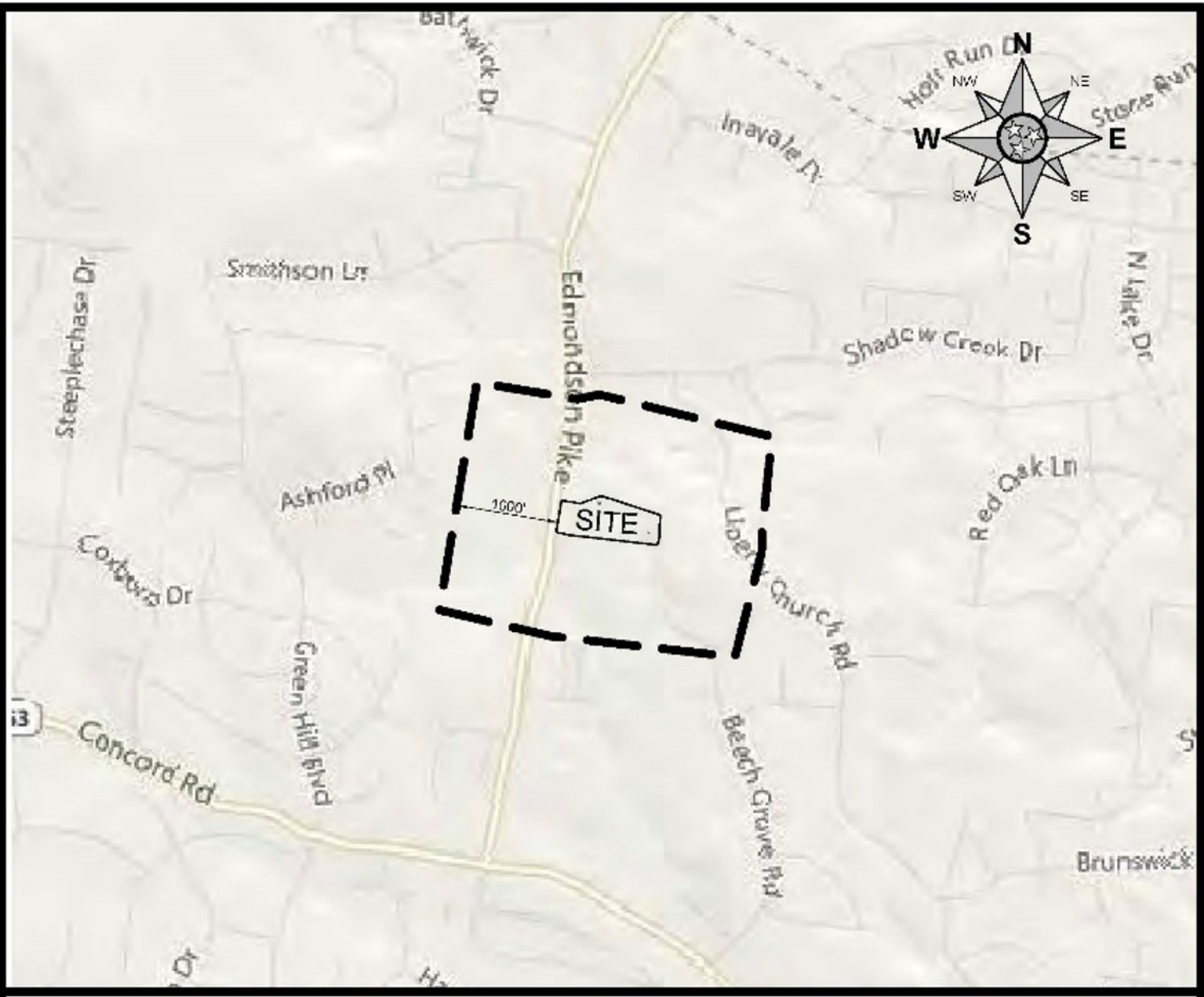
**RECOMMENDATION:**

***Planning staff requests that the Planning Commission approve the proposed final plat, subject to the requirements of the staff report.***

**Sec. 78-486. Design criteria.**

**(8) Shared access easements** (see figures 9 and 10).

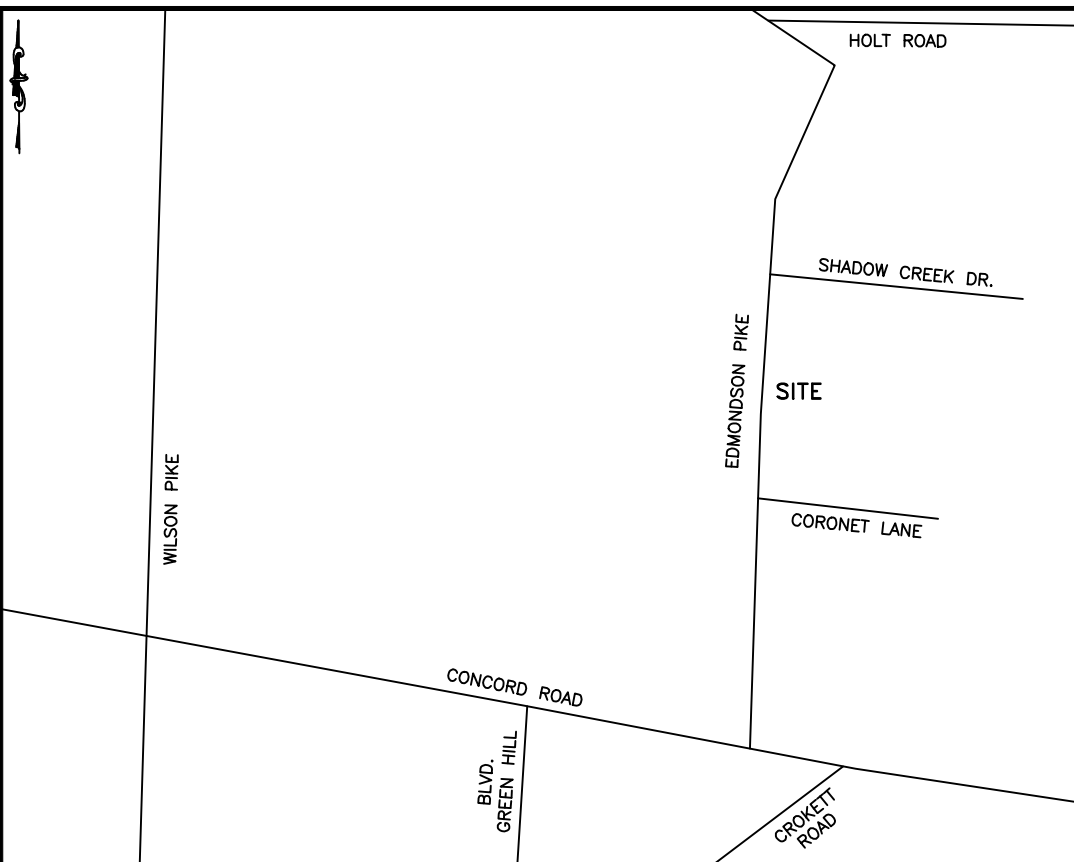
- a. In the resubdivision of property, the planning commission may require the formal establishment of private driveway easements or may impose other conditions that require multiple lots or parcels to have shared vehicle access locations to arterial and collector roads such as through the use of rear access roads or private frontage roads where, in accordance with commonly accepted and applied traffic engineering principles, such is necessary to provide for the safe and efficient flow of traffic upon such streets.
- b. Where shared access easements are required, the approved subdivision plat shall state that the transfer of lots shall be subject to the provision of such easements which shall provide for a guaranteed unrestricted right of access to all other owners providing such easements. Such plat shall further state that all owners of lots subject to shared access easements shall be required to execute an agreement specifying responsibility for construction and perpetual maintenance of such easements in accordance with the approved access plan. The agreement shall specify that the parties thereto shall hold the city harmless from any and all liabilities resulting from unsafe conditions on the shared access easement. Copies of such agreements from the current owners of all lots through which shared access easements are to run shall be filed with the city manager or his designee. Construction on the shared access easement shall not be commenced until all such agreements are thus filed. Copies of all subsequent amendments to such agreements shall also be filed with the city manager or his designee.
- c. If the owners fail to maintain any shared access easement in a safe and stable driving condition for the motorists, the city manager or his designee, after appropriate notice, may remedy the condition and bill the owners for all reasonable costs. Should the owners fail to pay the city the amount of such charge within 30 days from receipt of a certified invoice, the amount of the invoice shall be certified to the city attorney who shall process a lien on the properties upon which the expenditure was made.



### VICINITY MAP

SCALE: 1" = 1,000'





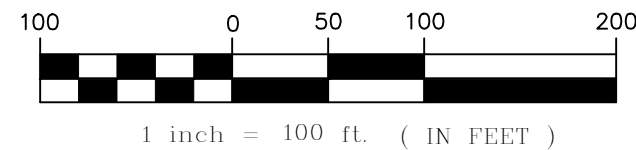
## LEGEND

IRON PIN OLD 1/2" OR 5/8" REBAR	● IP(O)	EDGE OF PAVEMENT	-----
5/8" IRON PIN NEW & CAP	●	EASEMENT LINE	-----
GAS VALVE	⊗	MINIMUM BUILDING SETBACK LINE	----- MBSL
WATER VALVE	⊗	PROPERTY/R.O.W. LINE	-----
FIRE HYDRANT	⊗	EDGE OF CONC.	-----
WATER METER	⊗	EXISTING 6" WATER LINE	----- 6" W
MANHOLE	⊗	EXISTING 3" FORCE-MAIN SEWER	----- FM FM
UTILITY POLE	⊗	OVERHEAD UTILITY	----- OH OH OH
LIGHT POLE	⊗	RESIDENTIAL SPRINKLERS REQUIRED	[S]
GAS METER	⊗	TRANSITIONAL LOT	[*]
GATE POST	OGP	PUBLIC UTILITY AND DRAINAGE EASEMENT	----- PUDE
GRINDER PUMPS REQUIRED	[GP]	PROPOSED WATER SERVICE	----- WS
WET WEATHER CONVEYANCE	WWC	PROPOSED SEWER SERVICE	----- SS
ADDRESS BLOCK	1	OPEN SPACE LOT NUMBER	OS1
LOT NUMBER	1		

## LINE TABLE

NO.	BEARING	DIST.
1	N05-35-55W	86.97'
2	N79-38-16W	82.70'
3	N64-38-37W	57.38'
4	N39-41-48W	32.89'
5	N81-58-13W	12.00'

## GRAPHIC SCALE



## CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
BILLY G. AKIN, TRUSTEE

## CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED: FINAL PLAT, 935 EDMONDSON PIKE PROPERTY HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

WATER SYSTEM DATE: \_\_\_\_\_ NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT: \_\_\_\_\_

SEWER SYSTEM DATE: \_\_\_\_\_ NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT: \_\_\_\_\_

## CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT ALL STREETS DESIGNATED ON THE FINAL SUBDIVISION PLAT HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

DATE: \_\_\_\_\_ DIRECTOR OF ENGINEERING CITY OF BRENTWOOD

## CERTIFICATE OF APPROVAL OF STREET NAMES

I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS HAS APPROVED THE STREET NAME(S).

DATE: \_\_\_\_\_ WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS

## CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

I HEREBY CERTIFY THAT THE CITY OF BRENTWOOD PLANNING DEPARTMENT HAS APPROVED THE SUBDIVISION NAME.

SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR

## CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

I HEREBY CERTIFY THAT ALL OF THE NASHVILLE ELECTIC SERVICE REGULATIONS, CHECKLISTS AND GUIDELINES HAVE BEEN MET. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH NASHVILLE ELECTRIC SERVICE REQUIREMENTS.

ELECTRICAL PROVIDER NES DATE: \_\_\_\_\_

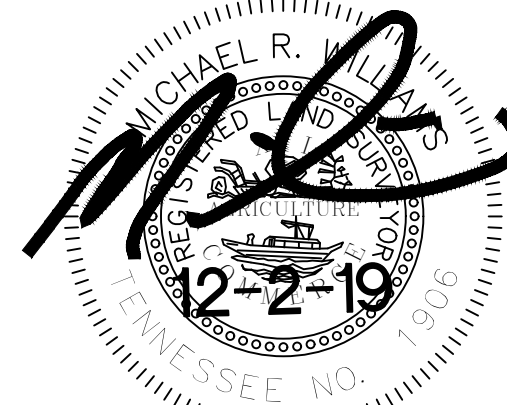
## CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BRENTWOOD, WITH THE EXCEPTION OF SUCH VARIANCES AND/OR MODIFICATIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.

SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR DATE: \_\_\_\_\_

## CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SPECIFICATIONS OF THE BRENTWOOD PLANNING COMMISSION.



MICHAEL R. WILLIAMS TN RLS #1906  
HFR DESIGN, INC. PARTNER

ZONED R2  
MAP 30, PARCEL 30.00  
LAWRENCE LEVINE, CAROLYN LEVINE & MARK LEVINE  
BOOK 1938, PG. 156

## NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE A 3 LOT SUBDIVISION.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- THE SUBJECT PROPERTY IS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (FEMA), FIRM MAP NO 47187C0230F, DATED: 9-29-2006.
- THIS PROPERTY IS CURRENTLY ZONED "R-1" LARGE LOT RESIDENTIAL PER SECTION 78-144 TECHNICAL STANDARDS REQUIRED SETBACKS ARE: FRONT=150', SIDE=30' OR 45' IF ALONG A STREET, REAR=50' MIN. 35' FROM OUTER BOUNDARY
- ALL NEW PROPERTY CORNERS ARE 5/8" BY 18" IRON PINS WITH CAPS AND SHOWN THUS ( ● ) UNLESS OTHERWISE NOTED.
- LOTS SHOWN THUS [\*] ARE TRANSITIONAL LOTS AND PER SECTION 78-14(b) OF THE ZONING REGULATIONS, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A TRANSITIONAL RESIDENTIAL LOT, A SITE DEVELOPMENT PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER OR LICENSED LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL BY THE ENGINEERING DEPARTMENT SHOWING EXISTING TOPOGRAPHIC INFORMATION FROM FIELD RUN SURVEY DATA; BOUNDARY AND SETBACK LINES; PUBLIC UTILITY AND DRAINAGE EASEMENTS; PROPOSED CITY-OWNED UTILITIES; EXISTING AND PROPOSED DRAINAGE PIPES; SURFACE DRAINAGE FEATURES SUCH AS DITCHES AND SWALES TO BE CONNECTED TO PUBLIC DRAINAGE LINES AND/OR TO DIRECT OR REDIRECT STORM WATER RUN-OFF; LOCATION OF RETAINING WALLS; THE PROPOSED BUILDING FOOTPRINT AND DRIVEWAY PLAN, IDENTIFICATION OF EXISTING TREES IN EXCESS OF FOUR-INCH CALIPER AND TREES TO BE PRESERVED; AND THE LOCATION AND TIMING OF INSTALLATION OF EROSION CONTROL FEATURES.
- GRINDER PUMPS AND ASSOCIATED SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH PLANS APPROVED BY THE BRENTWOOD WATER AND SEWER DEPARTMENT. FORCE MAINS FOR GRINDER PUMPS SHALL NOT BE LOCATED UNDER STRUCTURES, DRIVEWAYS, OR CONCRETE SLABS UNLESS SPECIFICALLY APPROVED BY THE WATER AND SEWER DEPARTMENT. SEE GRINDER PUMP NOTE.
- LOTS 1, 2 & 3 SHALL SHARE ACCESS TO EDMONDSON PIKE. OWNERS OF LOTS 1, 2 & 3 SHALL SHARE ALL MAINTENANCE AND REPAIR COSTS FOR THE COMMON ACCESS DRIVEWAY PER THE RECORDED AGREEMENT AS RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.
- THE FUTURE STRUCTURE TO BE LOCATED ON LOT 3 SHALL COMPLY WITH SECTION 28-68 OF THE MUNICIPAL CODE REGARDING THE INSTALLATION OF AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM IN STRUCTURES LOCATED 500 FEET OR MORE FROM A PUBLIC ROADWAY OR AUTHORIZED PRIVATE ROAD.
- THE CONSTRUCTION OF THE HOMES ON ALL LOTS SHALL COMPLY WITH THE STANDARDS OF SECTION 78-486(14) OF THE ZONING ORDINANCE REGARDING RESIDENTIAL DRIVEWAY STANDARDS.  
WHERE SHARED ACCESS EASEMENTS ARE REQUIRED, THE TRANSFER OF LOTS SHALL BE SUBJECT TO THE PROVISION OF SUCH EASEMENTS WHICH SHALL PROVIDE FOR A GUARANTEED UNRESTRICTED RIGHT OF ACCESS TO ALL OTHER OWNERS PROVIDING SUCH EASEMENTS. ALL OWNERS OF LOTS SUBJECT TO SHARED ACCESS EASEMENTS SHALL BE REQUIRED TO EXECUTE AN AGREEMENT SPECIFYING RESPONSIBILITY FOR CONSTRUCTION AND PERPETUAL MAINTENANCE OF SUCH EASEMENTS IN ACCORDANCE WITH THE APPROVED ACCESS PLAN. THE AGREEMENT SHALL SPECIFY THAT THE PARTIES THERETO SHALL HOLD THE CITY HARMLESS FROM ANY AND ALL LIABILITIES RESULTING FROM UNSAFE CONDITIONS ON THE SHARED ACCESS EASEMENT. COPIES OF SUCH AGREEMENTS FROM THE CURRENT OWNERS OF ALL LOTS THROUGH WHICH SHARED ACCESS EASEMENTS ARE TO RUN SHALL BE FILED WITH THE CITY MANAGER OR HIS DESIGNEE. CONSTRUCTION ON THE SHARED ACCESS EASEMENT SHALL NOT BE COMMENCED UNTIL ALL SUCH AGREEMENTS ARE THUS FILED. COPIES OF ALL SUBSEQUENT AMENDMENTS TO SUCH AGREEMENTS SHALL ALSO BE FILED WITH THE CITY MANAGER OR HIS DESIGNEE. IF THE OWNERS FAIL TO MAINTAIN ANY SHARED ACCESS EASEMENT IN A SAFE AND STABLE DRIVING CONDITION FOR THE MOTORISTS, THE CITY MANAGER OR HIS DESIGNEE, AFTER APPROPRIATE NOTICE, MAY REMEDY THE CONDITION AND BILL THE OWNERS FOR ALL REASONABLE COSTS. SHOULD THE OWNERS FAIL TO PAY THE CITY THE AMOUNT OF SUCH CHARGE WITHIN 30 DAYS FROM RECEIPT OF A CERTIFIED INVOICE, THE AMOUNT OF THE INVOICE SHALL BE CERTIFIED TO THE CITY ATTORNEY WHO SHALL PROCESS A LIEN ON THE PROPERTIES UPON WHICH THE EXPENDITURE WAS MADE.
- LOTS 2 & 3 WILL REQUIRE THE EXTENSION OF PUBLIC SEWER AND WATER MAINS TO SERVE EACH LOT PRIOR TO THE RECORDING OF THE FINAL PLAT.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE STREAM BUFFER, EXCEPT AS PERMITTED BY REGULATORY AGENCIES.
- ALL OPEN SPACE CAN BE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) AS NEEDED.

PREPARED BY:

# HFR DESIGN

214 Centerville Drive Suite 300  
Brentwood, TN 37027  
615.370.8530  
615.370.8500  
hfrdesign.com



SURVEY DIVISION mwilliams@hfrdesign.com

SITE ADDRESS:  
935 EDMONDSON PIKE  
BRENTWOOD TN. 37027

OWNER/SITE INFO:  
THE AKIN TRUST  
BILLY G. AKIN, TRUSTEE  
MAP 30, PARCEL 18.00  
BOOK 7262, PAGE 843

LOT 1 AREA: 87,612.58 SQ. FT. OR (2.011± ACRES)  
LOT 2 AREA: 89,505.81 SQ. FT. OR (2.055± ACRES)  
LOT 3 AREA: 119,785.50 SQ. FT. OR (2.750± ACRES)  
OPEN SPACE 1 AREA: 13,169.07 SQ. FT. OR (0.302± ACRES)  
OPEN SPACE 2 AREA: 18,694.65 SQ. FT. OR (0.429± ACRES)  
TOTAL AREA: 328,767.61 SQ. FT. OR (7.547± ACRES)

## GRINDER PUMP NOTE:

"THE DEVELOPER SHALL FURNISH THE CITY, FOR ALL DESIGNATED LOTS WITH PRESSURIZED GRINDER PUMP SEWER, THE CASH EQUIVALENT OF \$1,900 PER PUMP FOR EACH LOT SUBJECT TO THE DETERMINATION OF THE WATER/SEWER DIRECTOR. THE CASH IS INTENDED TO SERVE AS REPLACEMENT EXPENSES IN THE FUTURE (7-10 YEARS). PAYMENT FOR REPLACEMENT OF THE GRINDER PUMPS MUST BE MADE AT THE TIME OF THE SIGNING OF THE FINAL MYLAR."

THIS FINAL PLAT IS SUBJECT TO A VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. UPON EXPIRATION OF THE VESTING PERIOD, DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE VESTING PERIOD FOR THIS PLAT EXPIRES ON \_\_\_\_\_, UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAT AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.

FINAL PLAT  
935 EDMONDSON PIKE  
16TH CIVIL DISTRICT  
BRENTWOOD-WILLIAMSON COUNTY-TENNESSEE  
DATE: 12-02-19  
HFR PROJECT NO. 2018064

## BRENTWOOD PLANNING COMMISSION

1.

Meeting Date: 02/03/2020

---

### Information

#### PROJECT NUMBER

#### PROJECT DESCRIPTION

On November 5, 2018 the Planning Commission approved a revised site plan for the Costco Fuel facility located on Seaboard Lane. As part of the review the following condition was added to the approval.

*Should the request be approved by the Planning Commission, within 90-days after the improvements have been completed (Certificate of Completion issued) the applicant shall revisit the conclusions of the original Trip Generation and Queueing study and provide supplemental data for review by staff as to the effect of the improvements on the queuing and traffic circulation through the area.*

The fuel facility was expanded from 12 to 16 fueling locations. The intent was to provide the additional fueling locations to reduce long lines and wait times during peak hours. Trip generation data was collected in July 2018, before the expansion and again in October 2019 after the improvements were completed.

#### ZONING OF PROPERTY

#### APPLICANT NAME/ADDRESS

---

### Attachments

Final Staff Report  
Costco Traffic Analysis  
NS Study Review

---

**CITY OF BRENTWOOD**  
**MUNICIPAL PLANNING COMMISSION**  
**PLANNING DEPARTMENT STAFF REPORT**  
**MONDAY, FEBRUARY 3, 2020 -- 7:00 P.M.**  
**PRELIMINARY**

---

**OTHER BUSINESS -- ITEM 1:**

**UPDATE ON THE COSTCO TRAFFIC ANALYSIS – FUEL EXPANSION**

---

*On November 5, 2018 the Planning Commission approved a revised site plan for the Costco Fuel facility located on Seaboard Lane. As part of the review the following condition was added to the approval.*

*Should the request be approved by the Planning Commission, within 90-days after the improvements have been completed (Certificate of Completion issued) the applicant shall revisit the conclusions of the original Trip Generation and Queueing study and provide supplemental data for review by staff as to the effect of the improvements on the queuing and traffic circulation through the area.*

*The fuel facility was expanded from 12 to 16 fueling locations. The intent was to provide the additional fueling locations to reduce long lines and wait times during peak hours. Trip generation data was collected in July 2018, before the expansion and again in October 2019 after the improvements were completed.*

*Trip types related to internal capture trips between the fuel facility and the warehouse as well as pass-by trips and diverted trips from the surrounding street network were counted.*

## MEMORANDUM

---

Date: October 30, 2019

Project #: 23058

To: John Paul Andrews – Costco Real Estate

From: Chris Tiesler & Amelia Martin

Project: Brentwood Costco Gasoline Fuel Station Expansion

Subject: Post-Expansion Evaluation

---

Kittelison & Associates, Inc. (Kittelison) has prepared transportation information for the post-expansion evaluation of the Costco Gasoline fuel station located on Seaboard Lane in Brentwood, Tennessee. Of particular focus was the observed trip generation for the fuel station and the observed vehicle queuing. The overall site plan submitted with the previous transportation memo and a detailed view of the fuel station area is provided in **Attachment A**.

## PROJECT DESCRIPTION

The Brentwood Costco Gasoline fuel station was expanded from a total of twelve (12) vehicle fueling positions to sixteen (16) positions. One island with two dispensers was added to the fuel station to provide the additional four fueling positions. The intent of the fuel station expansion was to further improve service provided to members at this location who were experiencing long queues and wait times during the peak periods.

## COSTCO TRIP GENERATION DATABASE

For the past 17 years, Kittelison has maintained a database of traffic data and travel characteristics for Costco Wholesale, including fuel stations. The database contains transportation information such as trip rates, trip type percentages, and parking demand for Costco locations throughout the United States as well as Canada and Mexico. The database is updated periodically each time new Costco traffic counts or information become available to Kittelison. To best evaluate the anticipated transportation characteristics of the Brentwood fuel station expansion, database data and data collected on site was used.

The Costco transportation database contains a large quantity of data related to Costco Gasoline fuel stations. Trip generation rates and trip type information for over 35 Costco Gasoline facilities located

throughout the U.S. are included. Costco has invested significant effort into developing this use-specific trip generation database for both their warehouses and their fuel stations because of the unique characteristics of Costco member travel that exist due to membership requirements and the nature of Costco sales. These unique elements apply to the trip generation for Costco warehouses, Costco Gasoline fuel stations, and the interaction of trips between the two.

The Costco-specific trip generation data presented herein follows nationally-accepted practices for trip generation data collection as recommended by the Institute of Transportation Engineers (ITE) and presents a robust data set upon which to confidently and accurately predict the trip generation of the expansion of the fuel station.

## **BRENTWOOD FUEL STATION EXPANSION TRIP GENERATION COMPARISON**

In evaluating the before and after trip generation for the fuel station expansion, it is important to recognize that the fuel station existed before the expansion, and the project was an expansion to an existing use, not the addition of a new use.

Kittelton collected baseline data at the fuel station to determine the number of trips generated before the expansion. Weekday PM and Saturday midday counts were conducted at the fuel station in July 2018. Following the construction and opening of the new pumps at the fuel station, post-expansion data was collected in October 2019. Consistent with pre-expansion analyses, counts were conducted during the weekday p.m. and Saturday midday periods.

Kittelton also reviewed data from other comparable Costco Gasoline fuel station expansion sites to account for different trip types (internal, pass by, and diverted) to provide a more representative relationship between new trip generation and the addition of fueling positions to the station.

### **Trip Type**

The data collected at existing Costco Gasoline fuel stations indicate the trip generation characteristics described below for internal trip capture between the fuel station and the warehouse, as well as pass-by trips and diverted capture from the surrounding street system. The unique nature of Costco operations and its membership requirements result in different trip characteristics than those observed at typical fuel stations summarized in the standard reference *Trip Generation*, published by the Institute of Transportation Engineers (ITE). The percentages of pass-by or diverted trips at Costco fuel stations is considerably lower than those quoted in the ITE *Trip Generation* manual for typical fuel stations. Correspondingly, membership requirements also have a significant effect on trip internalization (or sharing of trips) between the warehouse and the fuel station. Fewer people exclusively visit a Costco fuel station (in comparison to a typical standalone fuel station) because they have another primary purpose for visiting the site (that being a trip to the warehouse).

### ***Internal Trips***

A key finding from the studies conducted at Costco facilities is the fact that approximately 34% of the PM peak hour trips to and from Costco fuel stations and 35% of the Saturday midday trips are internal capture trips. Internal capture trips account for those members who patronize both the warehouse and the gasoline pumps during a single visit to the Costco site. As such, although they account for a trip to both the warehouse and the fuel station, they only account for one overall vehicle trip to the site and on the surrounding transportation system. Based on studies including surveys at Costco fuel stations and membership card transaction data, on average 34% and 35% of the members buying gas during the weekday PM and Saturday midday peak hours, respectively, are members whose main purpose to the site is to visit the Costco warehouse. At some sites this number ranges as high as 75%. However, to remain conservative, the average rates are applied to this analysis.

### ***Pass-by Trips***

Another key trip characteristic that must be considered is that of pass-by trip capture. Pass-by trips represent members (and trips) that are currently traveling on the surrounding street network for some other primary purpose (such as a trip from work to home) and stop into the site en route during their normal travel. As such, pass-by trips do not result in a net increase in traffic on the surrounding transportation system and their only effect occurs at the immediate intersections and site access driveways where they become turning movements. Based on studies of customer surveys at Costco Gasoline fuel stations, on average 37% and 33% of the members buying gas during the weekday PM and Saturday midday peak hours, respectively can be classified as pass-by trip capture from the surrounding street system. This is lower than the average pass-by rate quoted in the ITE *Trip Generation* manual for typical service stations (45%) and is attributable to the unique travel characteristics that result from Costco's membership requirements.

### ***Diverted Trips***

Diverted trips are similar to pass-by trips in that they represent members (and trips) that are currently traveling on the surrounding street network for some other primary purpose and stop into the site en route during their travel. However, as the name indicates, diverted trips divert from the normal roadways they would be traveling on to go to the Costco site. Based on studies of customer surveys at Costco Gasoline fuel stations, on average 37% and 36% of the members buying gas during the weekday PM and Saturday midday peak hours, respectively, can be classified as diverted trip capture from the surrounding street system.

### **Trip Generation Comparison**

The peak hour for trip generation was defined as the analyzed hour during which the most vehicles entered the Brentwood Costco Gasoline facility. Arrival data were collected between 6:00 AM and 8:00 PM and on a typical weekday and between 6:00 AM and 8:00 PM on a typical Saturday, both before and after the expansion. The weekday p.m. peak hour and Saturday midday peak hour varied



slightly between the data collection dates. **Table 1** shows the peak hours analyzed for pre- and post-expansion conditions.

**Table 1: Brentwood Costco Gasoline Fuel Station Peak Hours**

Fuel Station Condition	Weekday PM Peak Hour	Saturday Midday Peak Hour
Pre-Expansion (12 pumps)	6:15 PM – 7:15 PM	11:20 AM – 12:20 PM
Post-Expansion (16 pumps)	5:50 PM – 6:50 PM	1:00 PM – 2:00 PM

Under pre-expansion conditions, the Brentwood Costco Gasoline facility generated approximately 360 total trip ends (or 180 vehicles) during the weekday PM peak hour, and 384 total trip ends (or 192 vehicles) during the Saturday midday peak hour. This information is included as **Attachment B**. Under post-expansion conditions, the facility generates approximately 478 total trip ends (or 239 vehicles) during the weekday PM peak hour, and 540 total trip ends (or 270 vehicles) during the Saturday midday peak hour. This information is included as **Attachment C**.

To compare the pre- and post-expansion trip generation, estimates post-expansion increase were also reviewed. Applying the trip type data from other Costco sites to the collected data at the Brentwood Costco Fuel Station, the observed post-expansion increase was compared to the estimated post-expansion increase and pre-expansion conditions. These comparisons were made both in terms of total trip end and net new trip ends. **Table 2** provides the breakdown for the weekday PM and Saturday midday peak hours.

**Table 2: Brentwood Costco Gasoline Expansion Trip Generation Comparison**

Trip Type	Weekday PM Peak Hour			Saturday Midday Peak Hour		
	Pre-Expansion Conditions	Estimated Post-Expansion Increase	Observed Post-Expansion Increase	Pre-Expansion Conditions	Estimated Post-Expansion Increase	Observed Post-Expansion Increase
Total Trip Ends	360	68	111	384	87	156
Internal Trips	(122)	(23)	(38)	(134)	(31)	(55)
(34% P.M., 35% Sat.)						
Total External Trip Ends	238	45	73	250	56	101
Pass-By Trips	(88)	(17)	(27)	(83)	(18)	(33)
(37% P.M., 33% Sat.)						
Diverted Trips	(88)	(17)	(27)	(90)	(20)	(36)
(37% P.M., 36% Sat.)						
<b>Net New Trip Ends</b>	<b>62</b>	<b>11</b>	<b>19</b>	<b>77</b>	<b>18</b>	<b>32</b>

Source: Kittelson & Associates, 2019.

As can be seen from **Table 2**, the additional fueling positions generate approximately 19 additional weekday PM peak hour new trip ends (or 10 additional vehicles). This is slightly higher than initial estimates, which forecasted approximately 11 new weekday PM peak hour trip ends. However, the overall new trips added is still minimal in comparison to the capacity provided by the surrounding transportation network.

During the Saturday midday peak hour, approximately 32 new trip ends (or 16 vehicles) were generated. Similar to the weekday PM peak hour, this is slightly higher than initial estimates but still minimal in comparison to the capacity provided by the surrounding transportation network

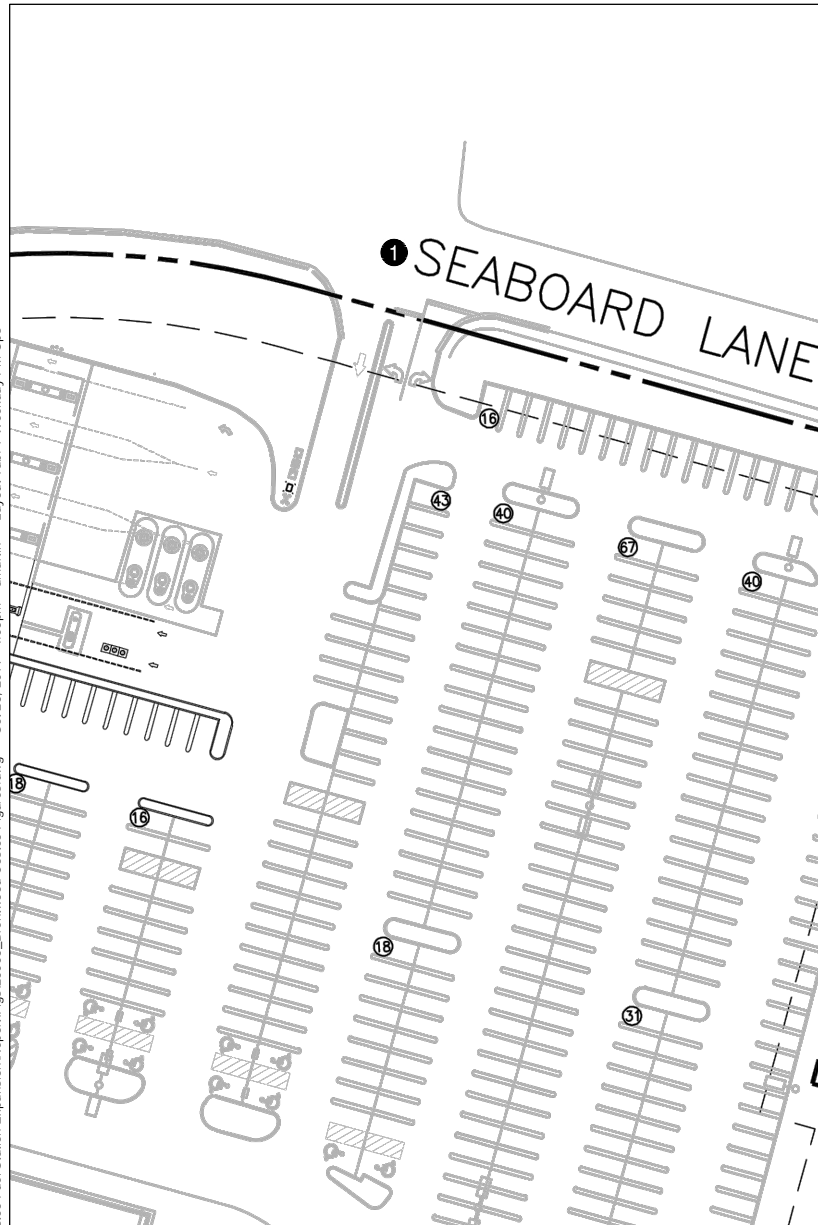
## DRIVEWAY OPERATIONS

A traffic operations analysis was conducted for the driveway nearest the gas station to ensure the new trips have not had adverse impacts on the driveway. A level of service (LOS) analysis was performed in accordance with HCM 6<sup>th</sup> Edition methodologies using Synchro 10 software. **Attachment C** contains a description of LOS, the criteria by which they are determined, how LOS is measured, and what is generally considered the acceptable range. All intersection LOS evaluations used the peak 15-minute flow rate during the weekday PM and Saturday midday peak hours, as determined by the fuel station trip generation counts. Using the peak 15-minute flow rate ensures that this analysis is based on a reasonable worst-case scenario. For this reason, the analysis reflects conditions that are only likely to occur for 15 minutes out of each average peak hour. The site will likely operate under conditions better than those described in this report during all other time periods.

The peak hour analysis for pre- and post-expansion conditions were conducted consistent with the peak hours shown in **Table 1**. Pre- and post-expansion traffic operations at the driveway are summarized in **Table 3** and **Figure 1**.

As shown in **Figure 1** and **Table 3**, the Costco approaches (northbound, eastbound, and westbound) operate at LOS D or better during both peak hours under pre-expansion and post-expansion conditions. The expansion has not had a significant impact on traffic operations at the driveway, as the LOS has not changed for any of the Costco approaches between pre- and post-expansion conditions.

H:\2323058 - Brentwood Costco Fuel Station Expansion\Report\Figs\23058\_Brentwood Costco Figures.dwg Oct 28, 2019 - 4:06pm - amartin Layout Tab: 1-Weekday PM Ops

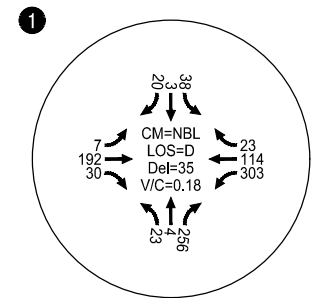
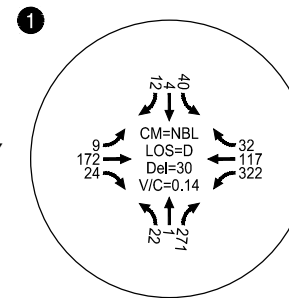
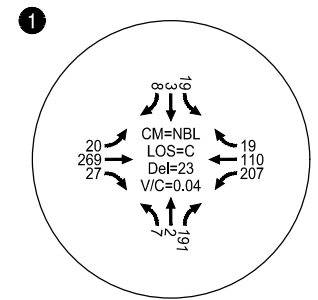
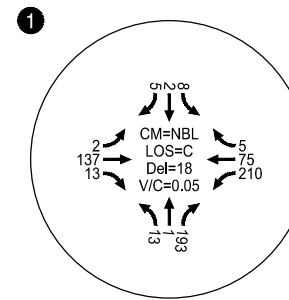


WEEKDAY PM

SATURDAY MIDDAY

PRE-EXPANSION

POST-EXPANSION



Driveway Operations  
Brentwood, TN

Figure  
1

Seaboard Lane and Post-Expansion Traffic Operations								
Intersection	Lane Group	Available Storage (ft)	Pre-Expansion Conditions			Post-Expansion Conditions		
			95 <sup>th</sup> Percentile Queue (ft)	LOS	Delay	95 <sup>th</sup> Percentile Queue (ft)	LOS	Delay
Weekday PM Peak Hour								
Seaboard Ln / North Costco Driveway	EBLTR	Cont.	0	A	0.1	0	A	0.1
	EB Approach			A	0.1		A	0.1
	WBLTR	Cont.	15	A	5.8	18	A	5.3
	WB Approach			A	5.8		A	5.3
	NBL	Cont.	5	C	17.7	3	C	22.8
	NBTR	45	25	B	10.4	33	B	12.2
	NB Approach			B	10.9		B	12.6
	SBLTR	Cont.	5	C	18.6	18	D	30.0
SB Approach			C	18.6		D	30.0	
Saturday Midday Peak Hour								
Seaboard Ln / North Costco Driveway	EBLTR	Cont.	0	A	0.3	0	A	0.2
	EB Approach			A	0.3		A	0.2
	WBLTR	Cont.	23	A	5.8	25	A	6.0
	WB Approach			A	5.8		A	6.0
	NBL	Cont.	13	D	29.9	15	D	34.6
	NBTR	45	38	B	11.4	45	B	12.6
	NB Approach			B	12.8		B	14.4
	SBLTR	Cont.	55	F	60.9	75	F	75.7
SB Approach			F	60.9		F	75.7	

To supplement the traffic operations analysis, videos were also reviewed during the Saturday midday period to understand the interaction between the fuel station and the driveway. Concerns had been raised previously regarding the westbound-left turn in to the site being impacted by the gas station, especially during the Saturday midday period. From reviewing data collection videos, the ability to make this left turn is predominantly dictated by the amount of conflicting traffic heading eastbound. This is typical and to be expected with this type of intersection configuration.

As shown in **Image 1**, there is adequate space for multiple vehicles to be queued and driver behaviors (electing not to use certain pumps) are the larger contributing factor. Given the number of infrequent occurrences, the limited duration for which they occur, and the main contributing factor of driver behavior, the fuel station expansion has not caused or exacerbated delay to entering the site.

**Image 1: Saturday Midday Available Queue Storage**



## FUEL STATION QUEUING

### Pre- and Post-Expansion Queues

Pre-expansion queuing data were collected in July 2018 at the Brentwood Costco Gasoline fuel station between 6:00 AM and 8:00 PM on a typical weekday and a typical Saturday. This information is included as **Attachment B**. Post-expansion queuing data were collected in a similar manner in October 2019 and are included in **Attachment C**.

**Table 3** summarizes the observed pre- and post-expansion queuing conditions at the Brentwood Costco Gasoline fuel station during the identified weekday PM and Saturday midday peak hours.

**Table 3: Existing Peak Hour Brentwood Costco Queuing**

Peak Hour	Minimum Queue	Maximum Queue	Average Queue	95 <sup>th</sup> Percentile Queue
Pre-Expansion Weekday PM	0	16	8	15
Post-Expansion Weekday PM	0	16	5	10
Pre-Expansion Saturday Midday	8	24	16	23
Post-Expansion Saturday Midday	5	33	16	27

\* Queued vehicles waiting in line behind the pumps – do not include vehicles at fueling positions.



As shown in **Table 3**, while the maximum queue is largely unchanged during the weekday PM peak hour, the 95<sup>th</sup> percentile and average queues have reduced with the expansion. This improvement alleviates congestion on site and helps to process vehicle queues more efficiently.

Prior to the fuel station expansion, queues from the fuel station were observed to occasionally spill back into the drive aisle intersecting with Seaboard Lane during the Saturday midday peak hour, creating additional friction between vehicles entering the site to park and those destined for the fuel station. While the maximum queue has not decreased since the fuel station expansion, it is important to note that the minimum queue has dropped by three (3) vehicles. This can be attributable to the random nature of arrivals to the queue, variations in driver behavior, and differences in vehicle/tank sizes. As the following section explains, observations during the Saturday midday peak hour were made to better understand the fuel station queues.

### Saturday Midday Post-Expansion Observations

The primary purpose of the fuel station expansion was to improve the current operations and queuing that the facility was experiencing. As it appears the maximum queue increased during the Saturday midday peak hour, video footage was reviewed to understand if or how this queue impacted operations on site. From reviewing the data included in **Appendix C**, the maximum queue occurred at 1:58 PM. A screenshot from the video footage at this time is included as **Image 2**.

**Image 2: Maximum Saturday Midday Queue**



As shown in **Image 2**, the queue is still contained within the fuel station area. Vehicles driving along the internal drive aisle are able to continue into the parking field, although vehicles are slowed slightly. It is also important to note during that there was a truck with a trailer attachment in the gas queue during this time. This condition is not typical throughout the day and is a factor in the queue length increasing dramatically in a short period of time.

It is also important to keep in mind the speed at which the queue dissipates. As previously mentioned, several factors may cause queues to increase or decrease dramatically in a short period of time. These factors include the random nature of arrivals to the queue, variations in driver behavior, and differences in vehicle/tank sizes. For example, the maximum queue decreased by five vehicles in the span of one minute. Two key observations were therefore derived from the video footage. First, the peak queue is sustained for a limited period of time. And second, even during the peak period the queue is contained within the fuel station area.

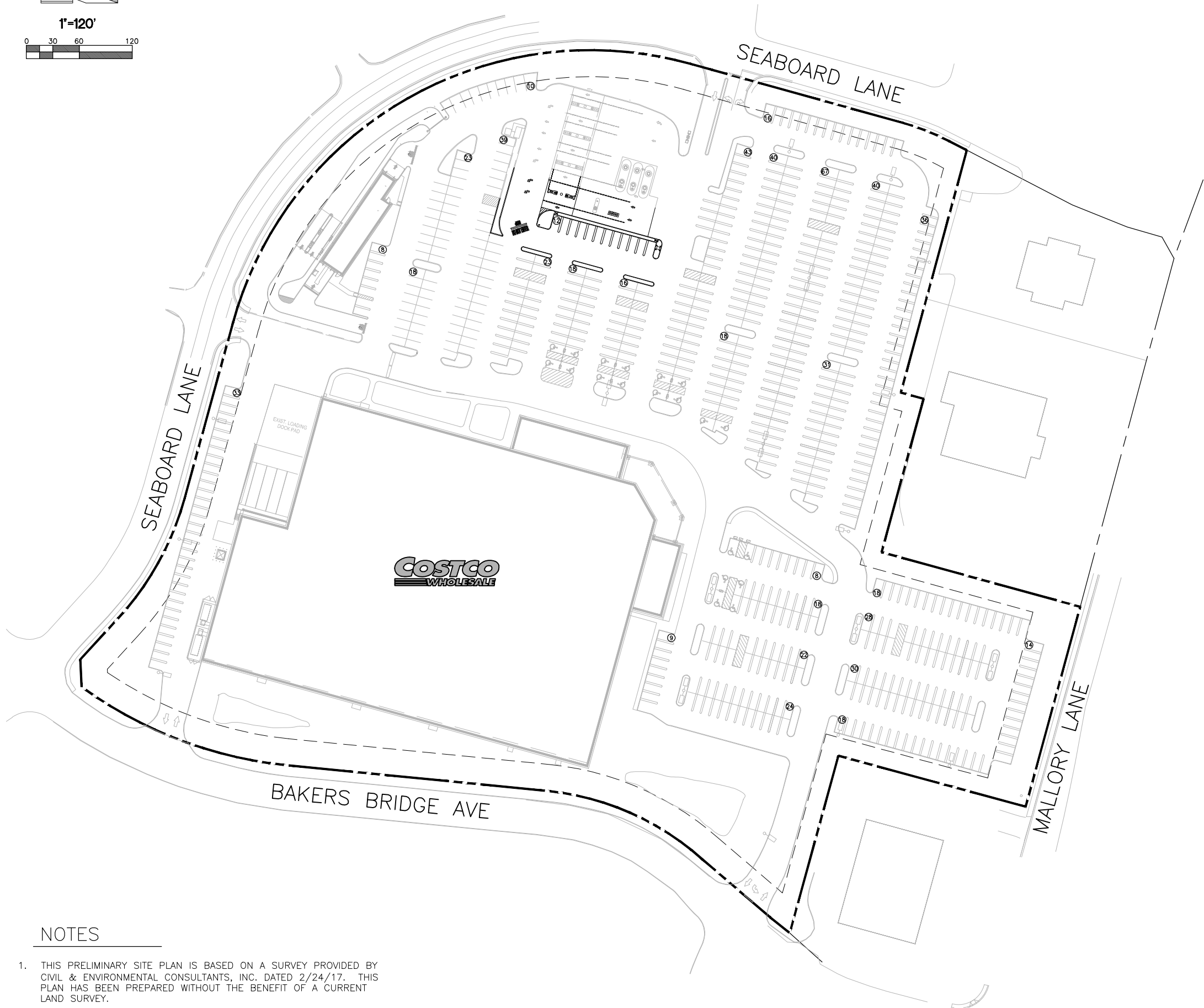
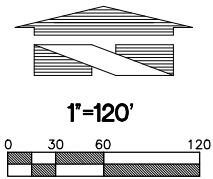
Lastly, staff onsite at the warehouse were contacted to understand how the fuel station has been operating since the expansion. Warehouse staff reported increased customer satisfaction, improved queue processing time, and an overall increase in vehicles being served.

## CONCLUSION

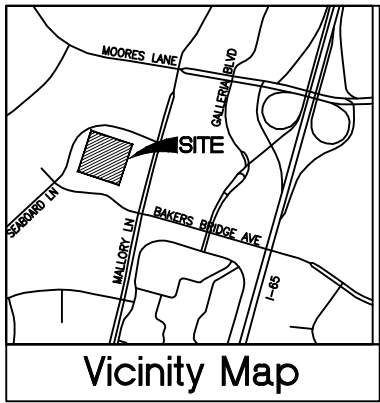
The Brentwood Costco Gasoline fuel station expansion has resulted in minor increases in trip generation during the peak hours, minimizing the project's impact on the surrounding transportation network. The expansion has also expedited the processing of vehicles, reducing average queues most noticeably.

While peak queues may still occur during the Saturday midday peak hour, observations show that the peak is sustained for a limited period of time (15 minutes) and the queue is contained within the fuel station area. Should additional information be necessary to understand the anticipated effects of the fuel station expansion, please contact Chris Tiesler at 571-384-2943 or [ctiesler@kittelton.com](mailto:ctiesler@kittelton.com).

**Attachment A**  
Brentwood Costco Fuel Station  
Site Plans



No Scale



## PROJECT DATA

CLIENT: COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027  
CONTACT: KIM KATZ

PROJECT ADDRESS: 98 SEABOARD LANE  
BRENTWOOD, TN 37027

ZONING: C-3 (COMMERCIAL SERVICE-WAREHOUSE)

SITE AREA: 15.899 ACRES (692,588 S.F.)

JURISDICTION: CITY OF BRENTWOOD

BOUNDARIES INFORMATION: THIS SITE PLAN HAS BEEN PREPARED USING A SURVEY DATED 2/24/17.

BUILDING DATA:	
BUILDING AREA	140,746 S.F.
TIRE CENTER	5,200 S.F.
TOTAL BUILDING	145,946 S.F.

EXISTING PARKING DATA:	
PARKING PROVIDED:	
① 10' WIDE STALLS	717 STALLS
⑦ ACCESSIBLE STALLS	20 STALLS
EXIST. TOTAL PARKING	737 STALLS

PROPOSED PARKING DATA (NO CARWASH):	
① 10' WIDE STALLS	699 STALLS
⑦ ACCESSIBLE STALLS	20 STALLS
TOTAL PROPOSED PARKING	719 STALLS

NO. OF STALLS PER 1000 S.F. OF BUILDING AREA:	4.92 STALLS
---	-------------

PROPOSED PARKING DATA (WITH CARWASH):	
① 10' WIDE STALLS	680 STALLS
⑦ ACCESSIBLE STALLS	20 STALLS
TOTAL PROPOSED PARKING	700 STALLS

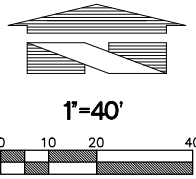
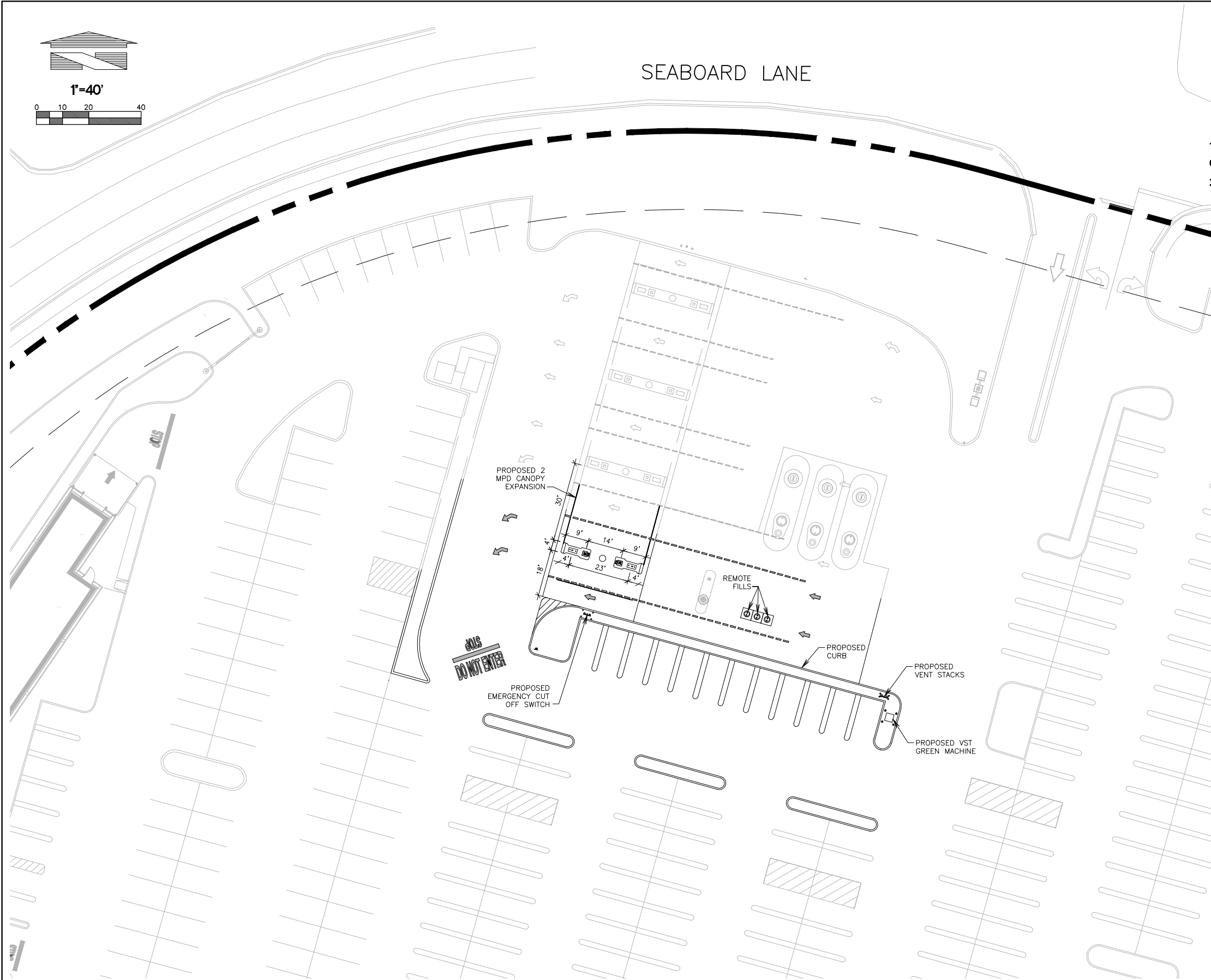
NO. OF STALLS PER 1000 S.F. OF BUILDING AREA:	4.80 STALLS
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REQUIRED PARKING:	
WAREHOUSE: 145,946 SF / 250	584 STALLS
FUEL FACILITY: 1 / EMPLOYEE	1 STALLS
TOTAL REQUIRED PARKING	585 STALLS

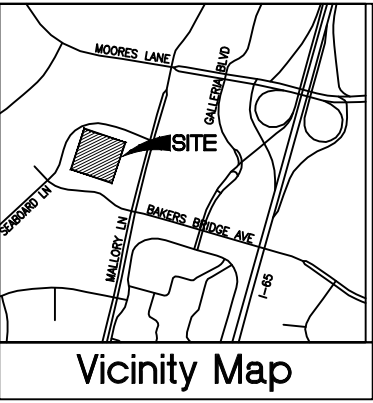
## NOTES

- THIS PRELIMINARY SITE PLAN IS BASED ON A SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 2/24/17. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY.

Revision		Title	
No.	Date	By	Appr.
		OVERALL SITE PLAN - OPTION 8	
		98 SEABOARD LANE	
		BRENTWOOD, TN 37027	
		LOCATION #386	
		For: <b>COSTCO GASOLINE</b>	
		COSTCO WHOLESALE	
		999 LAKE DRIVE	
		ISSAQUAH, WASHINGTON. 98027	
		Scale: 1" = 1'	
		Date/Time: 3/13/2018 5:49 PM	
		Xref: -----	
		JSTEFANCIK	
		File: P:\06000s\6976\architectural\2017 Conopv Expansion\Option 8\6976-dd1.dwg	
		18215 72ND AVENUE SOUTH	
		KENT, WA 98032	
		(425) 251-6222	
		(425) 251-8782 FAX	
		CIVIL ENGINEERING, LAND PLANNING,	
		SURVEYING, ENVIRONMENTAL SERVICES	
		BARGHAUSEN ENGINEERS, INC.	
		CONSULTING ENGINEERS	
		BCE Job Number	
		6976	
		Sheet	
		DD-1	



No Scale



## PROJECT DATA

CLIENT: COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027  
CONTACT: KIM KATZ

PROJECT ADDRESS: 98 SEABOARD LANE  
BRENTWOOD, TN 37027

ZONING: C-3 (COMMERCIAL SERVICE-WAREHOUSE)

SITE AREA: 15.899 ACRES (692,588 S.F.)

JURISDICTION: CITY OF BRENTWOOD

BOUNDARIES INFORMATION: THIS SITE PLAN HAS BEEN PREPARED USING A SURVEY DATED 2/24/17.

BUILDING DATA:	
BUILDING AREA	140,746 S.F.
TIRE CENTER	5,200 S.F.
TOTAL BUILDING	145,946 S.F.

EXISTING PARKING DATA:	
PARKING PROVIDED:	
① 10' WIDE STALLS	717 STALLS
② ACCESSIBLE STALLS	20 STALLS
EXIST. TOTAL PARKING	737 STALLS

PROPOSED PARKING DATA (NO CARWASH):	
① 10' WIDE STALLS	699 STALLS
② ACCESSIBLE STALLS	20 STALLS
TOTAL PROPOSED PARKING	719 STALLS

NO. OF STALLS PER 1000 S.F. OF BUILDING AREA:	4.92 STALLS
---	-------------

PROPOSED PARKING DATA (WITH CARWASH):	
① 10' WIDE STALLS	680 STALLS
② ACCESSIBLE STALLS	20 STALLS
TOTAL PROPOSED PARKING	700 STALLS

NO. OF STALLS PER 1000 S.F. OF BUILDING AREA:	4.80 STALLS
---	-------------

REQUIRED PARKING:	
WAREHOUSE: 145,946 SF / 250	584 STALLS
FUEL FACILITY: 1 / EMPLOYEE	1 STALLS
TOTAL REQUIRED PARKING	585 STALLS

## NOTES

1. THIS PRELIMINARY SITE PLAN IS BASED ON A SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 2/24/17. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY.

**COSTCO GASOLINE**

COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WASHINGTON 98027

98 SEABOARD LANE  
BRENTWOOD, TN 37027  
LOCATION #386

DETAILED SITE PLAN - OPTION 8

For:

Designed	<u>CSF</u>	Drawn	<u>JAS</u>	Checked	<u>CSF</u>	Approved	<u>-</u>	Date	<u>8/22/17</u>
Scale:				Horizontal		Vertical			

18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425) 251-6222  
(425) 251-8782 FAX  
CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES



BCE Job Number  
6976  
Sheet  
DD-2



**Attachment B**  
Brentwood Costco Fuel Station  
Pre-Expansion Trip Generation &  
Queueing Data



Quality Counts Site Code: 14741106

TRANSPORTATION DATA  
COLLECTION SERVICES

Location: Costco Brentwood, Tennessee

Date: 7/12/2018

Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue
6:00:00 AM	0	8:00:00 AM	1	10:00:00 AM	9	12:00:00 PM	2	2:00:00 PM	17	4:00:00 PM	10	6:00:00 PM	5
6:01:00 AM	0	8:01:00 AM	0	10:01:00 AM	7	12:01:00 PM	4	2:01:00 PM	16	4:01:00 PM	11	6:01:00 PM	6
6:02:00 AM	0	8:02:00 AM	0	10:02:00 AM	6	12:02:00 PM	4	2:02:00 PM	17	4:02:00 PM	8	6:02:00 PM	4
6:03:00 AM	0	8:03:00 AM	0	10:03:00 AM	7	12:03:00 PM	4	2:03:00 PM	15	4:03:00 PM	8	6:03:00 PM	5
6:04:00 AM	0	8:04:00 AM	0	10:04:00 AM	5	12:04:00 PM	0	2:04:00 PM	17	4:04:00 PM	8	6:04:00 PM	8
6:05:00 AM	0	8:05:00 AM	2	10:05:00 AM	8	12:05:00 PM	1	2:05:00 PM	16	4:05:00 PM	3	6:05:00 PM	4
6:06:00 AM	0	8:06:00 AM	1	10:06:00 AM	5	12:06:00 PM	0	2:06:00 PM	13	4:06:00 PM	6	6:06:00 PM	3
6:07:00 AM	0	8:07:00 AM	1	10:07:00 AM	6	12:07:00 PM	0	2:07:00 PM	13	4:07:00 PM	6	6:07:00 PM	4
6:08:00 AM	0	8:08:00 AM	1	10:08:00 AM	4	12:08:00 PM	2	2:08:00 PM	16	4:08:00 PM	6	6:08:00 PM	5
6:09:00 AM	0	8:09:00 AM	1	10:09:00 AM	6	12:09:00 PM	6	2:09:00 PM	17	4:09:00 PM	7	6:09:00 PM	5
6:10:00 AM	0	8:10:00 AM	0	10:10:00 AM	7	12:10:00 PM	7	2:10:00 PM	18	4:10:00 PM	5	6:10:00 PM	8
6:11:00 AM	0	8:11:00 AM	0	10:11:00 AM	8	12:11:00 PM	7	2:11:00 PM	19	4:11:00 PM	8	6:11:00 PM	7
6:12:00 AM	0	8:12:00 AM	0	10:12:00 AM	7	12:12:00 PM	9	2:12:00 PM	21	4:12:00 PM	8	6:12:00 PM	5
6:13:00 AM	0	8:13:00 AM	0	10:13:00 AM	7	12:13:00 PM	7	2:13:00 PM	24	4:13:00 PM	6	6:13:00 PM	5
6:14:00 AM	0	8:14:00 AM	0	10:14:00 AM	6	12:14:00 PM	7	2:14:00 PM	18	4:14:00 PM	2	6:14:00 PM	5
6:15:00 AM	0	8:15:00 AM	0	10:15:00 AM	6	12:15:00 PM	6	2:15:00 PM	20	4:15:00 PM	5	6:15:00 PM	5
6:16:00 AM	0	8:16:00 AM	0	10:16:00 AM	8	12:16:00 PM	5	2:16:00 PM	20	4:16:00 PM	7	6:16:00 PM	5
6:17:00 AM	0	8:17:00 AM	0	10:17:00 AM	9	12:17:00 PM	6	2:17:00 PM	23	4:17:00 PM	6	6:17:00 PM	3
6:18:00 AM	0	8:18:00 AM	0	10:18:00 AM	10	12:18:00 PM	2	2:18:00 PM	20	4:18:00 PM	3	6:18:00 PM	1
6:19:00 AM	0	8:19:00 AM	0	10:19:00 AM	11	12:19:00 PM	7	2:19:00 PM	19	4:19:00 PM	5	6:19:00 PM	1
6:20:00 AM	0	8:20:00 AM	0	10:20:00 AM	13	12:20:00 PM	4	2:20:00 PM	21	4:20:00 PM	4	6:20:00 PM	1
6:21:00 AM	0	8:21:00 AM	0	10:21:00 AM	9	12:21:00 PM	7	2:21:00 PM	24	4:21:00 PM	7	6:21:00 PM	3
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6:24:00 AM	0	8:24:00 AM	0	10:24:00 AM	12	12:24:00 PM	6	2:24:00 PM	17	4:24:00 PM	7	6:24:00 PM	1
6:25:00 AM	0	8:25:00 AM	0	10:25:00 AM	10	12:25:00 PM	3	2:25:00 PM	21	4:25:00 PM	7	6:25:00 PM	2
6:26:00 AM	0	8:26:00 AM	0	10:26:00 AM	6	12:26:00 PM	6	2:26:00 PM	20	4:26:00 PM	8	6:26:00 PM	4
6:27:00 AM	0	8:27:00 AM	0	10:27:00 AM	8	12:27:00 PM	5	2:27:00 PM	16	4:27:00 PM	9	6:27:00 PM	0
6:28:00 AM	0	8:28:00 AM	0	10:28:00 AM	13	12:28:00 PM	7	2:28:00 PM	18	4:28:00 PM	8	6:28:00 PM	0
6:29:00 AM	0	8:29:00 AM	0	10:29:00 AM	12	12:29:00 PM	6	2:29:00 PM	15	4:29:00 PM	6	6:29:00 PM	0



Quality Counts Site Code: 14741106

TRANSPORTATION DATA  
COLLECTION SERVICES

Location: Costco Brentwood, Tennessee

Date: 7/12/2018

6:30:00 AM	0	8:30:00 AM	0	10:30:00 AM	11	12:30:00 PM	6	2:30:00 PM	17	4:30:00 PM	2	6:30:00 PM	2
6:31:00 AM	0	8:31:00 AM	0	10:31:00 AM	9	12:31:00 PM	3	2:31:00 PM	13	4:31:00 PM	4	6:31:00 PM	2
6:32:00 AM	0	8:32:00 AM	1	10:32:00 AM	10	12:32:00 PM	3	2:32:00 PM	16	4:32:00 PM	3	6:32:00 PM	1
6:33:00 AM	1	8:33:00 AM	0	10:33:00 AM	5	12:33:00 PM	5	2:33:00 PM	14	4:33:00 PM	3	6:33:00 PM	3
6:34:00 AM	0	8:34:00 AM	0	10:34:00 AM	8	12:34:00 PM	2	2:34:00 PM	20	4:34:00 PM	1	6:34:00 PM	5
6:35:00 AM	0	8:35:00 AM	0	10:35:00 AM	8	12:35:00 PM	5	2:35:00 PM	13	4:35:00 PM	5	6:35:00 PM	9
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6:58:00 AM	0	8:58:00 AM	0	10:58:00 AM	7	12:58:00 PM	8	2:58:00 PM	15	4:58:00 PM	4	6:58:00 PM	7
6:59:00 AM	0	8:59:00 AM	1	10:59:00 AM	5	12:59:00 PM	8	2:59:00 PM	14	4:59:00 PM	4	6:59:00 PM	9
7:00:00 AM	0	9:00:00 AM	0	11:00:00 AM	7	1:00:00 PM	8	3:00:00 PM	15	5:00:00 PM	5	7:00:00 PM	12



Quality Counts Site Code: 14741106

TRANSPORTATION DATA  
COLLECTION SERVICES

Location: Costco Brentwood, Tennessee

Date: 7/12/2018

7:01:00 AM	0	9:01:00 AM	0	11:01:00 AM	10	1:01:00 PM	9	3:01:00 PM	14	5:01:00 PM	3	7:01:00 PM	15
7:02:00 AM	0	9:02:00 AM	1	11:02:00 AM	8	1:02:00 PM	9	3:02:00 PM	13	5:02:00 PM	6	7:02:00 PM	14
7:03:00 AM	0	9:03:00 AM	0	11:03:00 AM	4	1:03:00 PM	13	3:03:00 PM	13	5:03:00 PM	4	7:03:00 PM	11
7:04:00 AM	0	9:04:00 AM	0	11:04:00 AM	7	1:04:00 PM	9	3:04:00 PM	13	5:04:00 PM	3	7:04:00 PM	10
7:05:00 AM	0	9:05:00 AM	0	11:05:00 AM	9	1:05:00 PM	9	3:05:00 PM	14	5:05:00 PM	2	7:05:00 PM	9
7:06:00 AM	0	9:06:00 AM	2	11:06:00 AM	8	1:06:00 PM	7	3:06:00 PM	12	5:06:00 PM	1	7:06:00 PM	4
7:07:00 AM	0	9:07:00 AM	2	11:07:00 AM	7	1:07:00 PM	9	3:07:00 PM	10	5:07:00 PM	1	7:07:00 PM	5
7:08:00 AM	0	9:08:00 AM	3	11:08:00 AM	11	1:08:00 PM	7	3:08:00 PM	13	5:08:00 PM	1	7:08:00 PM	8
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7:13:00 AM	1	9:13:00 AM	4	11:13:00 AM	17	1:13:00 PM	12	3:13:00 PM	15	5:13:00 PM	0	7:13:00 PM	12
7:14:00 AM	0	9:14:00 AM	2	11:14:00 AM	19	1:14:00 PM	13	3:14:00 PM	17	5:14:00 PM	1	7:14:00 PM	16
7:15:00 AM	1	9:15:00 AM	2	11:15:00 AM	14	1:15:00 PM	11	3:15:00 PM	18	5:15:00 PM	0	7:15:00 PM	13
7:16:00 AM	1	9:16:00 AM	0	11:16:00 AM	13	1:16:00 PM	8	3:16:00 PM	22	5:16:00 PM	0	7:16:00 PM	16
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7:19:00 AM	0	9:19:00 AM	3	11:19:00 AM	14	1:19:00 PM	7	3:19:00 PM	20	5:19:00 PM	0	7:19:00 PM	10
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7:24:00 AM	0	9:24:00 AM	9	11:24:00 AM	11	1:24:00 PM	9	3:24:00 PM	16	5:24:00 PM	3	7:24:00 PM	7
7:25:00 AM	0	9:25:00 AM	8	11:25:00 AM	12	1:25:00 PM	7	3:25:00 PM	14	5:25:00 PM	6	7:25:00 PM	7
7:26:00 AM	0	9:26:00 AM	9	11:26:00 AM	8	1:26:00 PM	13	3:26:00 PM	16	5:26:00 PM	6	7:26:00 PM	2
7:27:00 AM	0	9:27:00 AM	9	11:27:00 AM	6	1:27:00 PM	13	3:27:00 PM	13	5:27:00 PM	6	7:27:00 PM	2
7:28:00 AM	0	9:28:00 AM	5	11:28:00 AM	8	1:28:00 PM	14	3:28:00 PM	12	5:28:00 PM	6	7:28:00 PM	2
7:29:00 AM	0	9:29:00 AM	8	11:29:00 AM	11	1:29:00 PM	14	3:29:00 PM	8	5:29:00 PM	7	7:29:00 PM	6
7:30:00 AM	0	9:30:00 AM	11	11:30:00 AM	11	1:30:00 PM	15	3:30:00 PM	14	5:30:00 PM	11	7:30:00 PM	1
7:31:00 AM	0	9:31:00 AM	8	11:31:00 AM	6	1:31:00 PM	15	3:31:00 PM	12	5:31:00 PM	9	7:31:00 PM	4



Quality Counts Site Code: 14741106

TRANSPORTATION DATA  
COLLECTION SERVICES

Location: Costco Brentwood, Tennessee

Date: 7/12/2018

7:32:00 AM	0	9:32:00 AM	8	11:32:00 AM	8	1:32:00 PM	17	3:32:00 PM	14	5:32:00 PM	6	7:32:00 PM	6
7:33:00 AM	0	9:33:00 AM	10	11:33:00 AM	10	1:33:00 PM	14	3:33:00 PM	16	5:33:00 PM	5	7:33:00 PM	5
7:34:00 AM	0	9:34:00 AM	12	11:34:00 AM	9	1:34:00 PM	16	3:34:00 PM	10	5:34:00 PM	7	7:34:00 PM	5
7:35:00 AM	0	9:35:00 AM	13	11:35:00 AM	8	1:35:00 PM	16	3:35:00 PM	11	5:35:00 PM	9	7:35:00 PM	3
7:36:00 AM	0	9:36:00 AM	14	11:36:00 AM	8	1:36:00 PM	18	3:36:00 PM	15	5:36:00 PM	10	7:36:00 PM	5
7:37:00 AM	0	9:37:00 AM	13	11:37:00 AM	7	1:37:00 PM	12	3:37:00 PM	12	5:37:00 PM	9	7:37:00 PM	7
7:38:00 AM	0	9:38:00 AM	12	11:38:00 AM	8	1:38:00 PM	15	3:38:00 PM	11	5:38:00 PM	4	7:38:00 PM	4
7:39:00 AM	0	9:39:00 AM	15	11:39:00 AM	8	1:39:00 PM	19	3:39:00 PM	12	5:39:00 PM	3	7:39:00 PM	2
7:40:00 AM	0	9:40:00 AM	11	11:40:00 AM	6	1:40:00 PM	17	3:40:00 PM	9	5:40:00 PM	4	7:40:00 PM	5
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**Site Code:** 14741105

**Location:** Costco Brentwood, Tennessee

**Date:** 7/14/2018

Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue
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6:01:00 AM	0	8:01:00 AM	0	10:01:00 AM	8	12:01:00 PM	11	2:01:00 PM	22	4:01:00 PM	15	6:01:00 PM	0
6:02:00 AM	0	8:02:00 AM	0	10:02:00 AM	8	12:02:00 PM	11	2:02:00 PM	20	4:02:00 PM	11	6:02:00 PM	0
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**Site Code:** 14741105

**Location:** Costco Brentwood, Tennessee

**Date:** 7/14/2018

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**Site Code:** 14741105

**Location:** Costco Brentwood, Tennessee

**Date:** 7/14/2018

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**Site Code:** 14741105

**Location:** Costco Brentwood, Tennessee

**Date:** 7/14/2018

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7:42:00 AM	0	9:42:00 AM	9	11:42:00 AM	22	1:42:00 PM	14	3:42:00 PM	19	5:42:00 PM	7	7:42:00 PM	0
7:43:00 AM	0	9:43:00 AM	8	11:43:00 AM	20	1:43:00 PM	14	3:43:00 PM	20	5:43:00 PM	7	7:43:00 PM	0
7:44:00 AM	1	9:44:00 AM	7	11:44:00 AM	23	1:44:00 PM	16	3:44:00 PM	15	5:44:00 PM	9	7:44:00 PM	0
7:45:00 AM	1	9:45:00 AM	12	11:45:00 AM	24	1:45:00 PM	16	3:45:00 PM	15	5:45:00 PM	4	7:45:00 PM	0
7:46:00 AM	0	9:46:00 AM	11	11:46:00 AM	23	1:46:00 PM	13	3:46:00 PM	16	5:46:00 PM	4	7:46:00 PM	0
7:47:00 AM	0	9:47:00 AM	13	11:47:00 AM	19	1:47:00 PM	15	3:47:00 PM	14	5:47:00 PM	5	7:47:00 PM	0
7:48:00 AM	0	9:48:00 AM	12	11:48:00 AM	16	1:48:00 PM	19	3:48:00 PM	13	5:48:00 PM	6	7:48:00 PM	0
7:49:00 AM	0	9:49:00 AM	10	11:49:00 AM	17	1:49:00 PM	19	3:49:00 PM	12	5:49:00 PM	4	7:49:00 PM	1
7:50:00 AM	1	9:50:00 AM	10	11:50:00 AM	16	1:50:00 PM	22	3:50:00 PM	10	5:50:00 PM	1	7:50:00 PM	0
7:51:00 AM	3	9:51:00 AM	12	11:51:00 AM	18	1:51:00 PM	23	3:51:00 PM	11	5:51:00 PM	5	7:51:00 PM	0
7:52:00 AM	2	9:52:00 AM	10	11:52:00 AM	18	1:52:00 PM	25	3:52:00 PM	9	5:52:00 PM	4	7:52:00 PM	0
7:53:00 AM	0	9:53:00 AM	9	11:53:00 AM	17	1:53:00 PM	24	3:53:00 PM	9	5:53:00 PM	2	7:53:00 PM	0
7:54:00 AM	0	9:54:00 AM	5	11:54:00 AM	16	1:54:00 PM	20	3:54:00 PM	13	5:54:00 PM	0	7:54:00 PM	0
7:55:00 AM	0	9:55:00 AM	6	11:55:00 AM	16	1:55:00 PM	21	3:55:00 PM	6	5:55:00 PM	0	7:55:00 PM	0
7:56:00 AM	0	9:56:00 AM	7	11:56:00 AM	12	1:56:00 PM	21	3:56:00 PM	12	5:56:00 PM	1	7:56:00 PM	0
7:57:00 AM	0	9:57:00 AM	6	11:57:00 AM	10	1:57:00 PM	20	3:57:00 PM	11	5:57:00 PM	0	7:57:00 PM	0
7:58:00 AM	0	9:58:00 AM	5	11:58:00 AM	10	1:58:00 PM	18	3:58:00 PM	9	5:58:00 PM	1	7:58:00 PM	0
7:59:00 AM	0	9:59:00 AM	2	11:59:00 AM	10	1:59:00 PM	19	3:59:00 PM	7	5:59:00 PM	1	7:59:00 PM	0



**Site Code:** 14741102

**Location:** Brentwood Costco Gas Ins

**Date:** 7/12/2018

	SBR	WBT	NBL	Total
6:00 AM	4	0	0	4
6:05 AM	5	1	0	6
6:10 AM	2	1	0	3
6:15 AM	3	0	0	3
6:20 AM	6	1	0	7
6:25 AM	4	1	2	7
6:30 AM	8	1	1	10
6:35 AM	7	0	0	7
6:40 AM	3	1	0	4
6:45 AM	7	0	0	7
6:50 AM	4	1	0	5
6:55 AM	2	1	0	3
7:00 AM	5	1	0	6
7:05 AM	5	0	2	7
7:10 AM	9	2	1	12
7:15 AM	6	0	1	7
7:20 AM	8	0	1	9
7:25 AM	7	1	1	9
7:30 AM	8	1	0	9
7:35 AM	8	1	2	11
7:40 AM	8	3	1	12
7:45 AM	2	1	1	4
7:50 AM	8	1	0	9
7:55 AM	8	4	0	12
8:00 AM	7	0	0	7
8:05 AM	5	2	3	10
8:10 AM	3	3	2	8
8:15 AM	5	0	1	6
8:20 AM	6	0	1	7
8:25 AM	4	1	3	8
8:30 AM	8	2	3	13
8:35 AM	6	0	2	8
8:40 AM	14	0	2	16
8:45 AM	4	2	2	8
8:50 AM	7	3	1	11
8:55 AM	8	2	1	11
9:00 AM	9	0	3	12
9:05 AM	12	3	3	18
9:10 AM	10	0	3	13
9:15 AM	11	0	1	12
9:20 AM	15	3	0	18
9:25 AM	10	1	5	16





**Site Code:** 14741102

**Location:** Brentwood Costco Gas Ins

**Date:** 7/12/2018

9:30 AM	16	1	2	19
9:35 AM	7	3	6	16
9:40 AM	11	1	4	16
9:45 AM	11	0	4	15
9:50 AM	10	1	2	13
9:55 AM	10	3	4	17
10:00 AM	9	0	3	12
10:05 AM	11	1	4	16
10:10 AM	9	0	6	15
10:15 AM	15	2	4	21
10:20 AM	7	0	5	12
10:25 AM	11	3	6	20
10:30 AM	9	0	2	11
10:35 AM	8	0	1	9
10:40 AM	11	0	2	13
10:45 AM	13	1	3	17
10:50 AM	8	4	5	17
10:55 AM	14	1	3	18
11:00 AM	11	1	4	16
11:05 AM	15	1	2	18
11:10 AM	13	2	6	21
11:15 AM	8	2	1	11
11:20 AM	9	1	4	14
11:25 AM	10	2	3	15
11:30 AM	8	0	3	11
11:35 AM	10	3	1	14
11:40 AM	14	1	2	17
11:45 AM	4	0	4	8
11:50 AM	13	0	2	15
11:55 AM	6	2	3	11
12:00 PM	7	1	3	11
12:05 PM	13	1	5	19
12:10 PM	9	0	3	12
12:15 PM	7	2	5	14
12:20 PM	10	0	3	13
12:25 PM	10	0	5	15
12:30 PM	11	1	3	15
12:35 PM	7	2	4	13
12:40 PM	12	1	3	16
12:45 PM	10	2	6	18
12:50 PM	13	0	1	14
12:55 PM	6	3	6	15
1:00 PM	16	3	1	20



**Site Code:** 14741102

**Location:** Brentwood Costco Gas Ins

**Date:** 7/12/2018

1:05 PM	14	0	1	15
1:10 PM	14	2	5	21
1:15 PM	3	2	5	10
1:20 PM	10	4	4	18
1:25 PM	12	0	7	19
1:30 PM	11	0	7	18
1:35 PM	12	1	5	18
1:40 PM	6	1	3	10
1:45 PM	14	0	6	20
1:50 PM	7	2	1	10
1:55 PM	17	3	1	21
2:00 PM	13	0	2	15
2:05 PM	12	1	4	17
2:10 PM	14	0	6	20
2:15 PM	10	1	4	15
2:20 PM	10	2	3	15
2:25 PM	6	0	3	9
2:30 PM	12	0	4	16
2:35 PM	11	0	5	16
2:40 PM	9	0	5	14
2:45 PM	12	0	3	15
2:50 PM	12	0	3	15
2:55 PM	13	0	3	16
3:00 PM	11	0	6	17
3:05 PM	9	1	6	16
3:10 PM	14	0	5	19
3:15 PM	14	2	2	18
3:20 PM	5	2	5	12
3:25 PM	9	2	3	14
3:30 PM	10	1	1	12
3:35 PM	7	0	12	19
3:40 PM	7	3	6	16
3:45 PM	6	0	3	9
3:50 PM	15	0	6	21
3:55 PM	8	0	2	10
4:00 PM	7	3	2	12
4:05 PM	9	2	6	17
4:10 PM	9	1	4	14
4:15 PM	10	1	2	13
4:20 PM	12	2	4	18
4:25 PM	9	0	4	13
4:30 PM	8	1	5	14
4:35 PM	12	2	4	18



Site Code: 14741102

Location: Brentwood Costco Gas Ins

Date: 7/12/2018

4:40 PM	11	0	5	16
4:45 PM	6	2	0	8
4:50 PM	7	0	7	14
4:55 PM	15	1	2	18
5:00 PM	5	4	2	11
5:05 PM	8	0	4	12
5:10 PM	6	1	2	9
5:15 PM	6	0	2	8
5:20 PM	9	1	5	15
5:25 PM	8	0	10	18
5:30 PM	7	0	4	11
5:35 PM	6	0	1	7
5:40 PM	16	1	6	23
5:45 PM	5	2	2	9
5:50 PM	6	0	5	11
5:55 PM	11	1	3	15
6:00 PM	11	2	2	15
6:05 PM	10	0	5	15
6:10 PM	9	1	5	15
6:15 PM	9	0	1	10
6:20 PM	7	3	2	12
6:25 PM	8	2	4	14
6:30 PM	14	4	3	21
6:35 PM	11	1	3	15
6:40 PM	13	2	2	17
6:45 PM	9	2	4	15
6:50 PM	10	0	4	14
6:55 PM	12	1	3	16
7:00 PM	6	2	5	13
7:05 PM	10	0	3	13
7:10 PM	12	3	5	20
7:15 PM	6	0	2	8
7:20 PM	6	2	4	12
7:25 PM	8	2	2	12
7:30 PM	8	0	7	15
7:35 PM	8	3	2	13
7:40 PM	9	0	3	12
7:45 PM	7	0	5	12
7:50 PM	6	1	2	9
7:55 PM	5	1	2	8
<b>Total</b>	<b>1514</b>	<b>184</b>	<b>516</b>	<b>2214</b>





**Site Code:** 14741104

**Location:** Brentwood Costco Gas Outs

**Date:** 7/12/2018

	WBT	WBL	Total
6:00 AM	0	4	4
6:05 AM	0	5	5
6:10 AM	1	4	5
6:15 AM	0	3	3
6:20 AM	0	3	3
6:25 AM	0	8	8
6:30 AM	0	7	7
6:35 AM	0	9	9
6:40 AM	0	7	7
6:45 AM	0	5	5
6:50 AM	0	8	8
6:55 AM	0	2	2
7:00 AM	0	5	5
7:05 AM	0	7	7
7:10 AM	0	5	5
7:15 AM	0	10	10
7:20 AM	0	9	9
7:25 AM	0	9	9
7:30 AM	0	8	8
7:35 AM	0	15	15
7:40 AM	2	6	8
7:45 AM	0	10	10
7:50 AM	1	6	7
7:55 AM	0	5	5
8:00 AM	0	12	12
8:05 AM	0	7	7
8:10 AM	0	11	11
8:15 AM	0	9	9
8:20 AM	0	5	5
8:25 AM	1	7	8
8:30 AM	0	8	8
8:35 AM	0	12	12
8:40 AM	0	11	11
8:45 AM	2	9	11
8:50 AM	1	9	10
8:55 AM	0	11	11
9:00 AM	0	12	12
9:05 AM	2	10	12
9:10 AM	1	14	15
9:15 AM	0	13	13
9:20 AM	0	9	9
9:25 AM	0	17	17



**Site Code:** 14741104

**Location:** Brentwood Costco Gas Outs

**Date:** 7/12/2018

9:30 AM	1	13	14
9:35 AM	0	17	17
9:40 AM	1	14	15
9:45 AM	0	17	17
9:50 AM	0	13	13
9:55 AM	1	15	16
10:00 AM	1	15	16
10:05 AM	0	15	15
10:10 AM	0	17	17
10:15 AM	0	16	16
10:20 AM	2	8	10
10:25 AM	0	20	20
10:30 AM	1	14	15
10:35 AM	1	15	16
10:40 AM	0	14	14
10:45 AM	0	11	11
10:50 AM	2	15	17
10:55 AM	0	19	19
11:00 AM	0	13	13
11:05 AM	2	12	14
11:10 AM	0	17	17
11:15 AM	2	12	14
11:20 AM	2	14	16
11:25 AM	1	14	15
11:30 AM	1	15	16
11:35 AM	0	12	12
11:40 AM	1	17	18
11:45 AM	0	18	18
11:50 AM	0	10	10
11:55 AM	1	10	11
12:00 PM	3	11	14
12:05 PM	1	11	12
12:10 PM	0	14	14
12:15 PM	1	14	15
12:20 PM	0	14	14
12:25 PM	1	15	16
12:30 PM	0	17	17
12:35 PM	1	12	13
12:40 PM	1	13	14
12:45 PM	0	13	13
12:50 PM	1	18	19
12:55 PM	0	15	15
1:00 PM	0	18	18



**Site Code:** 14741104

**Location:** Brentwood Costco Gas Outs

**Date:** 7/12/2018

1:05 PM	2	13	15
1:10 PM	3	13	16
1:15 PM	0	15	15
1:20 PM	1	13	14
1:25 PM	0	16	16
1:30 PM	1	16	17
1:35 PM	0	16	16
1:40 PM	0	15	15
1:45 PM	1	15	16
1:50 PM	0	15	15
1:55 PM	0	15	15
2:00 PM	0	16	16
2:05 PM	1	15	16
2:10 PM	1	15	16
2:15 PM	0	16	16
2:20 PM	0	13	13
2:25 PM	3	13	16
2:30 PM	0	15	15
2:35 PM	1	16	17
2:40 PM	1	13	14
2:45 PM	0	15	15
2:50 PM	0	16	16
2:55 PM	0	17	17
3:00 PM	0	16	16
3:05 PM	1	19	20
3:10 PM	1	13	14
3:15 PM	0	17	17
3:20 PM	1	17	18
3:25 PM	1	14	15
3:30 PM	1	15	16
3:35 PM	4	10	14
3:40 PM	0	16	16
3:45 PM	0	16	16
3:50 PM	1	14	15
3:55 PM	2	10	12
4:00 PM	0	14	14
4:05 PM	0	18	18
4:10 PM	0	17	17
4:15 PM	0	13	13
4:20 PM	0	13	13
4:25 PM	2	14	16
4:30 PM	1	15	16
4:35 PM	0	13	13





**Site Code:** 14741104

**Location:** Brentwood Costco Gas Outs

**Date:** 7/12/2018

4:40 PM	0	19	19
4:45 PM	1	14	15
4:50 PM	1	11	12
4:55 PM	0	16	16
5:00 PM	0	14	14
5:05 PM	0	12	12
5:10 PM	0	11	11
5:15 PM	0	10	10
5:20 PM	0	9	9
5:25 PM	0	11	11
5:30 PM	0	13	13
5:35 PM	0	13	13
5:40 PM	1	11	12
5:45 PM	0	18	18
5:50 PM	0	14	14
5:55 PM	1	11	12
6:00 PM	1	10	11
6:05 PM	4	13	17
6:10 PM	0	14	14
6:15 PM	0	13	13
6:20 PM	0	14	14
6:25 PM	0	14	14
6:30 PM	0	14	14
6:35 PM	0	13	13
6:40 PM	0	12	12
6:45 PM	0	19	19
6:50 PM	1	13	14
6:55 PM	0	16	16
7:00 PM	0	14	14
7:05 PM	1	11	12
7:10 PM	0	15	15
7:15 PM	0	15	15
7:20 PM	0	13	13
7:25 PM	0	18	18
7:30 PM	0	14	14
7:35 PM	1	13	14
7:40 PM	0	13	13
7:45 PM	0	13	13
7:50 PM	0	13	13
7:55 PM	0	9	9
<b>Total</b>	<b>82</b>	<b>2132</b>	<b>2214</b>



**Site Code:** 14741101

**Location:** Brentwood Costco Gas Ins

**Date:** 7/14/2018

	SBR	WBT	NBL	Total
6:00 AM	0	0	0	0
6:05 AM	0	0	0	0
6:10 AM	0	0	0	0
6:15 AM	0	0	0	0
6:20 AM	1	0	0	1
6:25 AM	0	0	0	0
6:30 AM	0	0	0	0
6:35 AM	0	0	0	0
6:40 AM	1	0	1	2
6:45 AM	1	2	0	3
6:50 AM	2	0	0	2
6:55 AM	5	1	0	6
7:00 AM	3	3	0	6
7:05 AM	4	2	1	7
7:10 AM	4	0	2	6
7:15 AM	2	2	1	5
7:20 AM	6	0	1	7
7:25 AM	8	1	0	9
7:30 AM	5	2	1	8
7:35 AM	3	1	1	5
7:40 AM	11	1	1	13
7:45 AM	6	1	2	9
7:50 AM	7	2	1	10
7:55 AM	5	2	1	8
8:00 AM	7	0	0	7
8:05 AM	9	2	0	11
8:10 AM	8	0	0	8
8:15 AM	9	2	1	12
8:20 AM	5	2	2	9
8:25 AM	2	0	0	2
8:30 AM	10	3	1	14
8:35 AM	9	0	1	10
8:40 AM	13	0	0	13
8:45 AM	9	1	2	12
8:50 AM	11	0	1	12
8:55 AM	9	2	0	11
9:00 AM	13	1	3	17
9:05 AM	8	2	2	12
9:10 AM	13	2	3	18
9:15 AM	11	2	2	15
9:20 AM	17	0	1	18
9:25 AM	13	1	5	19



**Site Code:** 14741101

**Location:** Brentwood Costco Gas Ins

**Date:** 7/14/2018

9:30 AM	11	0	2	13
9:35 AM	12	0	7	19
9:40 AM	10	2	4	16
9:45 AM	14	0	0	14
9:50 AM	5	2	8	15
9:55 AM	10	0	0	10
10:00 AM	15	1	5	21
10:05 AM	13	0	2	15
10:10 AM	14	2	2	18
10:15 AM	7	0	3	10
10:20 AM	14	1	3	18
10:25 AM	5	1	7	13
10:30 AM	10	1	4	15
10:35 AM	12	1	5	18
10:40 AM	12	3	4	19
10:45 AM	16	1	1	18
10:50 AM	10	0	2	12
10:55 AM	11	0	2	13
11:00 AM	18	0	6	24
11:05 AM	13	0	3	16
11:10 AM	11	0	2	13
11:15 AM	13	0	2	15
11:20 AM	11	0	5	16
11:25 AM	12	0	6	18
11:30 AM	14	0	6	20
11:35 AM	9	0	5	14
11:40 AM	10	0	5	15
11:45 AM	11	0	5	16
11:50 AM	10	0	1	11
11:55 AM	10	0	3	13
12:00 PM	12	0	2	14
12:05 PM	11	0	4	15
12:10 PM	14	0	5	19
12:15 PM	14	0	7	21
12:20 PM	11	0	2	13
12:25 PM	8	0	6	14
12:30 PM	14	0	4	18
12:35 PM	5	0	4	9
12:40 PM	8	0	2	10
12:45 PM	14	0	4	18
12:50 PM	11	0	4	15
12:55 PM	14	0	1	15
1:00 PM	12	0	1	13



**Site Code:** 14741101

**Location:** Brentwood Costco Gas Ins

**Date:** 7/14/2018

1:05 PM	15	0	2	17
1:10 PM	12	0	2	14
1:15 PM	13	0	6	19
1:20 PM	14	0	4	18
1:25 PM	8	0	3	11
1:30 PM	11	0	6	17
1:35 PM	9	0	2	11
1:40 PM	15	0	3	18
1:45 PM	15	0	6	21
1:50 PM	14	0	4	18
1:55 PM	8	0	3	11
2:00 PM	14	0	5	19
2:05 PM	9	0	5	14
2:10 PM	6	0	6	12
2:15 PM	11	0	4	15
2:20 PM	9	0	6	15
2:25 PM	11	0	2	13
2:30 PM	9	0	4	13
2:35 PM	9	0	4	13
2:40 PM	12	0	3	15
2:45 PM	13	0	4	17
2:50 PM	9	0	6	15
2:55 PM	11	0	4	15
3:00 PM	11	0	3	14
3:05 PM	9	0	5	14
3:10 PM	11	0	2	13
3:15 PM	10	0	5	15
3:20 PM	11	0	6	17
3:25 PM	8	0	2	10
3:30 PM	11	0	3	14
3:35 PM	9	0	9	18
3:40 PM	9	0	3	12
3:45 PM	11	0	1	12
3:50 PM	8	0	6	14
3:55 PM	11	0	5	16
4:00 PM	18	0	8	26
4:05 PM	10	0	5	15
4:10 PM	10	0	4	14
4:15 PM	12	0	4	16
4:20 PM	12	0	6	18
4:25 PM	12	0	2	14
4:30 PM	7	0	4	11
4:35 PM	17	0	2	19





**Site Code:** 14741101

**Location:** Brentwood Costco Gas Ins

**Date:** 7/14/2018

4:40 PM	9	0	8	17
4:45 PM	14	0	7	21
4:50 PM	6	0	5	11
4:55 PM	16	0	4	20
5:00 PM	10	1	1	12
5:05 PM	7	0	6	13
5:10 PM	13	0	8	21
5:15 PM	9	0	4	13
5:20 PM	10	0	4	14
5:25 PM	8	0	3	11
5:30 PM	11	1	3	15
5:35 PM	10	0	6	16
5:40 PM	10	0	3	13
5:45 PM	9	0	4	13
5:50 PM	9	0	3	12
5:55 PM	6	0	9	15
6:00 PM	9	0	4	13
6:05 PM	7	0	3	10
6:10 PM	13	0	3	16
6:15 PM	4	0	6	10
6:20 PM	15	0	4	19
6:25 PM	9	0	3	12
6:30 PM	6	0	4	10
6:35 PM	8	1	3	12
6:40 PM	6	2	4	12
6:45 PM	4	0	4	8
6:50 PM	8	1	5	14
6:55 PM	5	2	11	18
7:00 PM	4	2	3	9
7:05 PM	3	3	3	9
7:10 PM	9	1	5	15
7:15 PM	11	2	8	21
7:20 PM	7	1	3	11
7:25 PM	5	1	1	7
7:30 PM	5	1	6	12
7:35 PM	4	1	4	9
7:40 PM	5	0	2	7
7:45 PM	3	0	2	5
7:50 PM	3	0	1	4
7:55 PM	2	1	0	3
<b>Total</b>	<b>1527</b>	<b>76</b>	<b>542</b>	<b>2145</b>



**Site Code:** 14741103

**Location:** Brentwood Costco Gas Outs

**Date:** 7/14/2018

	WBT	WBL	Total
6:00 AM	0	0	0
6:05 AM	0	0	0
6:10 AM	0	0	0
6:15 AM	0	0	0
6:20 AM	0	0	0
6:25 AM	0	0	0
6:30 AM	0	0	0
6:35 AM	0	0	0
6:40 AM	0	0	0
6:45 AM	0	0	0
6:50 AM	0	4	4
6:55 AM	0	3	3
7:00 AM	0	7	7
7:05 AM	0	5	5
7:10 AM	0	6	6
7:15 AM	1	7	8
7:20 AM	0	5	5
7:25 AM	0	9	9
7:30 AM	0	8	8
7:35 AM	0	8	8
7:40 AM	0	6	6
7:45 AM	0	9	9
7:50 AM	0	8	8
7:55 AM	0	14	14
8:00 AM	0	7	7
8:05 AM	0	9	9
8:10 AM	0	9	9
8:15 AM	0	8	8
8:20 AM	0	12	12
8:25 AM	0	9	9
8:30 AM	0	3	3
8:35 AM	1	12	13
8:40 AM	0	9	9
8:45 AM	0	14	14
8:50 AM	0	12	12
8:55 AM	1	15	16
9:00 AM	0	8	8
9:05 AM	0	17	17
9:10 AM	0	15	15
9:15 AM	0	15	15
9:20 AM	2	12	14
9:25 AM	0	20	20



**Site Code:** 14741103

**Location:** Brentwood Costco Gas Outs

**Date:** 7/14/2018

9:30 AM	0	15	15
9:35 AM	0	14	14
9:40 AM	0	18	18
9:45 AM	2	13	15
9:50 AM	3	15	18
9:55 AM	0	14	14
10:00 AM	1	13	14
10:05 AM	0	15	15
10:10 AM	0	14	14
10:15 AM	0	16	16
10:20 AM	0	19	19
10:25 AM	0	13	13
10:30 AM	2	15	17
10:35 AM	0	16	16
10:40 AM	2	12	14
10:45 AM	1	13	14
10:50 AM	1	15	16
10:55 AM	3	14	17
11:00 AM	0	13	13
11:05 AM	0	17	17
11:10 AM	0	15	15
11:15 AM	2	11	13
11:20 AM	1	12	13
11:25 AM	0	19	19
11:30 AM	0	14	14
11:35 AM	2	13	15
11:40 AM	0	19	19
11:45 AM	0	17	17
11:50 AM	0	15	15
11:55 AM	0	17	17
12:00 PM	1	15	16
12:05 PM	1	13	14
12:10 PM	0	14	14
12:15 PM	0	15	15
12:20 PM	1	13	14
12:25 PM	1	14	15
12:30 PM	0	12	12
12:35 PM	0	16	16
12:40 PM	0	11	11
12:45 PM	1	18	19
12:50 PM	0	12	12
12:55 PM	0	15	15
1:00 PM	0	13	13



**Site Code:** 14741103

**Location:** Brentwood Costco Gas Outs

**Date:** 7/14/2018

1:05 PM	0	15	15
1:10 PM	0	16	16
1:15 PM	0	15	15
1:20 PM	0	16	16
1:25 PM	0	15	15
1:30 PM	0	16	16
1:35 PM	0	15	15
1:40 PM	2	12	14
1:45 PM	1	15	16
1:50 PM	0	15	15
1:55 PM	0	16	16
2:00 PM	2	12	14
2:05 PM	0	12	12
2:10 PM	0	15	15
2:15 PM	0	12	12
2:20 PM	0	14	14
2:25 PM	0	13	13
2:30 PM	0	16	16
2:35 PM	0	14	14
2:40 PM	0	15	15
2:45 PM	1	14	15
2:50 PM	0	13	13
2:55 PM	0	14	14
3:00 PM	2	13	15
3:05 PM	0	15	15
3:10 PM	0	13	13
3:15 PM	1	14	15
3:20 PM	2	18	20
3:25 PM	0	12	12
3:30 PM	0	14	14
3:35 PM	0	16	16
3:40 PM	0	17	17
3:45 PM	0	15	15
3:50 PM	0	14	14
3:55 PM	1	19	20
4:00 PM	1	15	16
4:05 PM	0	19	19
4:10 PM	1	11	12
4:15 PM	0	16	16
4:20 PM	1	16	17
4:25 PM	0	15	15
4:30 PM	1	13	14
4:35 PM	0	15	15





**Site Code:** 14741103

**Location:** Brentwood Costco Gas Outs

**Date:** 7/14/2018

4:40 PM	0	16	16
4:45 PM	0	13	13
4:50 PM	0	16	16
4:55 PM	1	14	15
5:00 PM	0	16	16
5:05 PM	1	16	17
5:10 PM	3	12	15
5:15 PM	0	13	13
5:20 PM	0	22	22
5:25 PM	0	11	11
5:30 PM	1	14	15
5:35 PM	1	13	14
5:40 PM	0	15	15
5:45 PM	1	16	17
5:50 PM	0	15	15
5:55 PM	1	12	13
6:00 PM	0	13	13
6:05 PM	0	15	15
6:10 PM	0	8	8
6:15 PM	1	10	11
6:20 PM	0	17	17
6:25 PM	2	11	13
6:30 PM	1	14	15
6:35 PM	0	11	11
6:40 PM	1	11	12
6:45 PM	0	11	11
6:50 PM	0	12	12
6:55 PM	0	11	11
7:00 PM	0	18	18
7:05 PM	0	9	9
7:10 PM	0	10	10
7:15 PM	0	16	16
7:20 PM	0	15	15
7:25 PM	1	13	14
7:30 PM	0	10	10
7:35 PM	0	11	11
7:40 PM	0	7	7
7:45 PM	0	8	8
7:50 PM	0	5	5
7:55 PM	0	4	4
<b>Total</b>	<b>61</b>	<b>2066</b>	<b>2127</b>

**Attachment C**  
Brentwood Costco Fuel Station  
Post-Expansion Trip Generation &  
Queueing Data



**Site Code:** 15076107

**Location:** Brentwood Costco

**Date:** October 3rd, 2019

Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue
6:00 AM	0	8:00 AM	1	10:00 AM	15	12:00 PM	21	2:00 PM	15	4:00 PM	6	6:00 PM	4
6:01 AM	0	8:01 AM	0	10:01 AM	13	12:01 PM	17	2:01 PM	15	4:01 PM	5	6:01 PM	3
6:02 AM	0	8:02 AM	0	10:02 AM	11	12:02 PM	22	2:02 PM	18	4:02 PM	6	6:02 PM	1
6:03 AM	0	8:03 AM	0	10:03 AM	14	12:03 PM	17	2:03 PM	16	4:03 PM	4	6:03 PM	2
6:04 AM	0	8:04 AM	0	10:04 AM	7	12:04 PM	22	2:04 PM	15	4:04 PM	2	6:04 PM	2
6:05 AM	0	8:05 AM	0	10:05 AM	11	12:05 PM	21	2:05 PM	14	4:05 PM	1	6:05 PM	0
6:06 AM	0	8:06 AM	0	10:06 AM	5	12:06 PM	21	2:06 PM	13	4:06 PM	0	6:06 PM	0
6:07 AM	0	8:07 AM	0	10:07 AM	13	12:07 PM	22	2:07 PM	11	4:07 PM	2	6:07 PM	1
6:08 AM	0	8:08 AM	1	10:08 AM	13	12:08 PM	24	2:08 PM	12	4:08 PM	1	6:08 PM	2
6:09 AM	0	8:09 AM	0	10:09 AM	15	12:09 PM	25	2:09 PM	18	4:09 PM	0	6:09 PM	3
6:10 AM	0	8:10 AM	0	10:10 AM	13	12:10 PM	22	2:10 PM	13	4:10 PM	1	6:10 PM	3
6:11 AM	0	8:11 AM	0	10:11 AM	13	12:11 PM	19	2:11 PM	12	4:11 PM	4	6:11 PM	6
6:12 AM	0	8:12 AM	1	10:12 AM	13	12:12 PM	19	2:12 PM	9	4:12 PM	5	6:12 PM	5
6:13 AM	0	8:13 AM	2	10:13 AM	15	12:13 PM	20	2:13 PM	12	4:13 PM	3	6:13 PM	5
6:14 AM	0	8:14 AM	2	10:14 AM	20	12:14 PM	24	2:14 PM	15	4:14 PM	3	6:14 PM	6
6:15 AM	0	8:15 AM	1	10:15 AM	18	12:15 PM	21	2:15 PM	9	4:15 PM	1	6:15 PM	2
6:16 AM	0	8:16 AM	2	10:16 AM	14	12:16 PM	27	2:16 PM	9	4:16 PM	2	6:16 PM	0
6:17 AM	0	8:17 AM	1	10:17 AM	15	12:17 PM	29	2:17 PM	10	4:17 PM	0	6:17 PM	0
6:18 AM	0	8:18 AM	2	10:18 AM	15	12:18 PM	29	2:18 PM	11	4:18 PM	3	6:18 PM	2
6:19 AM	0	8:19 AM	1	10:19 AM	19	12:19 PM	25	2:19 PM	13	4:19 PM	2	6:19 PM	0
6:20 AM	0	8:20 AM	1	10:20 AM	21	12:20 PM	26	2:20 PM	15	4:20 PM	6	6:20 PM	0
6:21 AM	0	8:21 AM	2	10:21 AM	13	12:21 PM	21	2:21 PM	12	4:21 PM	6	6:21 PM	0
6:22 AM	0	8:22 AM	2	10:22 AM	18	12:22 PM	18	2:22 PM	12	4:22 PM	2	6:22 PM	1
6:23 AM	1	8:23 AM	0	10:23 AM	19	12:23 PM	20	2:23 PM	12	4:23 PM	2	6:23 PM	2
6:24 AM	0	8:24 AM	0	10:24 AM	14	12:24 PM	22	2:24 PM	11	4:24 PM	4	6:24 PM	2
6:25 AM	0	8:25 AM	0	10:25 AM	15	12:25 PM	18	2:25 PM	11	4:25 PM	3	6:25 PM	2
6:26 AM	0	8:26 AM	1	10:26 AM	15	12:26 PM	20	2:26 PM	15	4:26 PM	2	6:26 PM	3
6:27 AM	0	8:27 AM	0	10:27 AM	17	12:27 PM	21	2:27 PM	11	4:27 PM	2	6:27 PM	4
6:28 AM	0	8:28 AM	0	10:28 AM	15	12:28 PM	17	2:28 PM	11	4:28 PM	6	6:28 PM	1
6:29 AM	0	8:29 AM	0	10:29 AM	13	12:29 PM	19	2:29 PM	8	4:29 PM	3	6:29 PM	1



**Site Code:** 15076107

**Location:** Brentwood Costco

**Date:** October 3rd, 2019

Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue
6:30 AM	0	8:30 AM	1	10:30 AM	13	12:30 PM	21	2:30 PM	9	4:30 PM	3	6:30 PM	6
6:31 AM	0	8:31 AM	1	10:31 AM	16	12:31 PM	13	2:31 PM	7	4:31 PM	2	6:31 PM	5
6:32 AM	0	8:32 AM	1	10:32 AM	17	12:32 PM	20	2:32 PM	8	4:32 PM	2	6:32 PM	10
6:33 AM	0	8:33 AM	0	10:33 AM	20	12:33 PM	21	2:33 PM	6	4:33 PM	0	6:33 PM	9
6:34 AM	0	8:34 AM	0	10:34 AM	17	12:34 PM	21	2:34 PM	8	4:34 PM	2	6:34 PM	7
6:35 AM	0	8:35 AM	2	10:35 AM	17	12:35 PM	20	2:35 PM	9	4:35 PM	2	6:35 PM	6
6:36 AM	0	8:36 AM	4	10:36 AM	16	12:36 PM	22	2:36 PM	6	4:36 PM	0	6:36 PM	5
6:37 AM	0	8:37 AM	1	10:37 AM	14	12:37 PM	20	2:37 PM	9	4:37 PM	0	6:37 PM	10
6:38 AM	0	8:38 AM	1	10:38 AM	14	12:38 PM	18	2:38 PM	10	4:38 PM	0	6:38 PM	7
6:39 AM	0	8:39 AM	1	10:39 AM	17	12:39 PM	17	2:39 PM	7	4:39 PM	2	6:39 PM	7
6:40 AM	0	8:40 AM	0	10:40 AM	16	12:40 PM	14	2:40 PM	11	4:40 PM	0	6:40 PM	7
6:41 AM	0	8:41 AM	0	10:41 AM	13	12:41 PM	17	2:41 PM	12	4:41 PM	1	6:41 PM	8
6:42 AM	0	8:42 AM	0	10:42 AM	15	12:42 PM	16	2:42 PM	14	4:42 PM	1	6:42 PM	4
6:43 AM	0	8:43 AM	0	10:43 AM	15	12:43 PM	14	2:43 PM	8	4:43 PM	2	6:43 PM	4
6:44 AM	0	8:44 AM	0	10:44 AM	12	12:44 PM	13	2:44 PM	10	4:44 PM	1	6:44 PM	10
6:45 AM	0	8:45 AM	0	10:45 AM	13	12:45 PM	9	2:45 PM	4	4:45 PM	1	6:45 PM	10
6:46 AM	0	8:46 AM	0	10:46 AM	15	12:46 PM	10	2:46 PM	4	4:46 PM	1	6:46 PM	16
6:47 AM	0	8:47 AM	0	10:47 AM	15	12:47 PM	9	2:47 PM	4	4:47 PM	0	6:47 PM	10
6:48 AM	0	8:48 AM	0	10:48 AM	16	12:48 PM	10	2:48 PM	4	4:48 PM	1	6:48 PM	11
6:49 AM	0	8:49 AM	0	10:49 AM	10	12:49 PM	9	2:49 PM	5	4:49 PM	2	6:49 PM	10
6:50 AM	0	8:50 AM	0	10:50 AM	10	12:50 PM	11	2:50 PM	7	4:50 PM	1	6:50 PM	13
6:51 AM	0	8:51 AM	0	10:51 AM	6	12:51 PM	10	2:51 PM	11	4:51 PM	0	6:51 PM	8
6:52 AM	0	8:52 AM	0	10:52 AM	7	12:52 PM	11	2:52 PM	8	4:52 PM	3	6:52 PM	5
6:53 AM	0	8:53 AM	0	10:53 AM	7	12:53 PM	13	2:53 PM	10	4:53 PM	7	6:53 PM	4
6:54 AM	0	8:54 AM	0	10:54 AM	9	12:54 PM	17	2:54 PM	12	4:54 PM	6	6:54 PM	4
6:55 AM	0	8:55 AM	0	10:55 AM	12	12:55 PM	16	2:55 PM	13	4:55 PM	6	6:55 PM	0
6:56 AM	0	8:56 AM	0	10:56 AM	13	12:56 PM	19	2:56 PM	13	4:56 PM	5	6:56 PM	0
6:57 AM	0	8:57 AM	0	10:57 AM	8	12:57 PM	19	2:57 PM	14	4:57 PM	5	6:57 PM	0
6:58 AM	0	8:58 AM	1	10:58 AM	15	12:58 PM	14	2:58 PM	13	4:58 PM	5	6:58 PM	3
6:59 AM	0	8:59 AM	1	10:59 AM	18	12:59 PM	18	2:59 PM	14	4:59 PM	5	6:59 PM	2
7:00 AM	0	9:00 AM	0	11:00 AM	16	1:00 PM	22	3:00 PM	13	5:00 PM	5	7:00 PM	7





**Site Code:** 15076107

**Location:** Brentwood Costco

**Date:** October 3rd, 2019

Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue
7:01 AM	0	9:01 AM	0	11:01 AM	15	1:01 PM	19	3:01 PM	12	5:01 PM	5	7:01 PM	6
7:02 AM	0	9:02 AM	1	11:02 AM	17	1:02 PM	21	3:02 PM	10	5:02 PM	7	7:02 PM	3
7:03 AM	0	9:03 AM	1	11:03 AM	19	1:03 PM	22	3:03 PM	11	5:03 PM	6	7:03 PM	3
7:04 AM	0	9:04 AM	0	11:04 AM	21	1:04 PM	23	3:04 PM	11	5:04 PM	2	7:04 PM	4
7:05 AM	0	9:05 AM	0	11:05 AM	19	1:05 PM	19	3:05 PM	10	5:05 PM	2	7:05 PM	1
7:06 AM	0	9:06 AM	0	11:06 AM	23	1:06 PM	21	3:06 PM	14	5:06 PM	1	7:06 PM	1
7:07 AM	0	9:07 AM	0	11:07 AM	23	1:07 PM	20	3:07 PM	12	5:07 PM	0	7:07 PM	3
7:08 AM	0	9:08 AM	0	11:08 AM	17	1:08 PM	20	3:08 PM	8	5:08 PM	1	7:08 PM	4
7:09 AM	0	9:09 AM	0	11:09 AM	18	1:09 PM	18	3:09 PM	12	5:09 PM	2	7:09 PM	3
7:10 AM	0	9:10 AM	0	11:10 AM	17	1:10 PM	18	3:10 PM	14	5:10 PM	1	7:10 PM	3
7:11 AM	0	9:11 AM	1	11:11 AM	12	1:11 PM	23	3:11 PM	15	5:11 PM	0	7:11 PM	6
7:12 AM	0	9:12 AM	2	11:12 AM	21	1:12 PM	22	3:12 PM	7	5:12 PM	3	7:12 PM	7
7:13 AM	0	9:13 AM	0	11:13 AM	18	1:13 PM	20	3:13 PM	7	5:13 PM	2	7:13 PM	7
7:14 AM	0	9:14 AM	0	11:14 AM	17	1:14 PM	20	3:14 PM	5	5:14 PM	2	7:14 PM	9
7:15 AM	0	9:15 AM	0	11:15 AM	18	1:15 PM	18	3:15 PM	3	5:15 PM	0	7:15 PM	7
7:16 AM	0	9:16 AM	0	11:16 AM	19	1:16 PM	20	3:16 PM	5	5:16 PM	1	7:16 PM	7
7:17 AM	0	9:17 AM	0	11:17 AM	19	1:17 PM	16	3:17 PM	5	5:17 PM	5	7:17 PM	7
7:18 AM	0	9:18 AM	2	11:18 AM	18	1:18 PM	15	3:18 PM	4	5:18 PM	1	7:18 PM	1
7:19 AM	0	9:19 AM	3	11:19 AM	21	1:19 PM	20	3:19 PM	4	5:19 PM	1	7:19 PM	0
7:20 AM	0	9:20 AM	1	11:20 AM	25	1:20 PM	15	3:20 PM	3	5:20 PM	4	7:20 PM	0
7:21 AM	0	9:21 AM	0	11:21 AM	26	1:21 PM	15	3:21 PM	0	5:21 PM	7	7:21 PM	0
7:22 AM	0	9:22 AM	2	11:22 AM	23	1:22 PM	13	3:22 PM	3	5:22 PM	8	7:22 PM	0
7:23 AM	0	9:23 AM	2	11:23 AM	21	1:23 PM	13	3:23 PM	4	5:23 PM	7	7:23 PM	0
7:24 AM	0	9:24 AM	2	11:24 AM	19	1:24 PM	10	3:24 PM	2	5:24 PM	8	7:24 PM	0
7:25 AM	0	9:25 AM	3	11:25 AM	23	1:25 PM	7	3:25 PM	1	5:25 PM	8	7:25 PM	0
7:26 AM	0	9:26 AM	8	11:26 AM	26	1:26 PM	9	3:26 PM	0	5:26 PM	4	7:26 PM	0
7:27 AM	0	9:27 AM	13	11:27 AM	28	1:27 PM	11	3:27 PM	2	5:27 PM	4	7:27 PM	0
7:28 AM	0	9:28 AM	8	11:28 AM	22	1:28 PM	10	3:28 PM	1	5:28 PM	9	7:28 PM	0
7:29 AM	0	9:29 AM	6	11:29 AM	18	1:29 PM	15	3:29 PM	0	5:29 PM	4	7:29 PM	1
7:30 AM	0	9:30 AM	10	11:30 AM	22	1:30 PM	15	3:30 PM	1	5:30 PM	2	7:30 PM	1
7:31 AM	0	9:31 AM	8	11:31 AM	22	1:31 PM	16	3:31 PM	2	5:31 PM	1	7:31 PM	3



**Site Code:** 15076107

**Location:** Brentwood Costco

**Date:** October 3rd, 2019

Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue
7:32 AM	0	9:32 AM	3	11:32 AM	24	1:32 PM	15	3:32 PM	5	5:32 PM	1	7:32 PM	1
7:33 AM	0	9:33 AM	4	11:33 AM	25	1:33 PM	20	3:33 PM	5	5:33 PM	0	7:33 PM	0
7:34 AM	0	9:34 AM	7	11:34 AM	29	1:34 PM	19	3:34 PM	5	5:34 PM	0	7:34 PM	0
7:35 AM	1	9:35 AM	6	11:35 AM	22	1:35 PM	17	3:35 PM	6	5:35 PM	0	7:35 PM	2
7:36 AM	4	9:36 AM	6	11:36 AM	24	1:36 PM	19	3:36 PM	6	5:36 PM	0	7:36 PM	2
7:37 AM	2	9:37 AM	7	11:37 AM	23	1:37 PM	21	3:37 PM	5	5:37 PM	3	7:37 PM	2
7:38 AM	0	9:38 AM	4	11:38 AM	24	1:38 PM	19	3:38 PM	2	5:38 PM	3	7:38 PM	2
7:39 AM	0	9:39 AM	5	11:39 AM	25	1:39 PM	18	3:39 PM	8	5:39 PM	7	7:39 PM	4
7:40 AM	0	9:40 AM	4	11:40 AM	26	1:40 PM	16	3:40 PM	7	5:40 PM	6	7:40 PM	0
7:41 AM	0	9:41 AM	5	11:41 AM	30	1:41 PM	17	3:41 PM	4	5:41 PM	6	7:41 PM	0
7:42 AM	0	9:42 AM	3	11:42 AM	22	1:42 PM	11	3:42 PM	4	5:42 PM	7	7:42 PM	2
7:43 AM	0	9:43 AM	3	11:43 AM	27	1:43 PM	13	3:43 PM	5	5:43 PM	7	7:43 PM	1
7:44 AM	0	9:44 AM	5	11:44 AM	23	1:44 PM	19	3:44 PM	7	5:44 PM	3	7:44 PM	0
7:45 AM	0	9:45 AM	4	11:45 AM	19	1:45 PM	14	3:45 PM	5	5:45 PM	7	7:45 PM	0
7:46 AM	0	9:46 AM	1	11:46 AM	21	1:46 PM	10	3:46 PM	4	5:46 PM	3	7:46 PM	0
7:47 AM	0	9:47 AM	4	11:47 AM	22	1:47 PM	13	3:47 PM	4	5:47 PM	6	7:47 PM	1
7:48 AM	0	9:48 AM	3	11:48 AM	19	1:48 PM	9	3:48 PM	5	5:48 PM	6	7:48 PM	2
7:49 AM	0	9:49 AM	5	11:49 AM	16	1:49 PM	9	3:49 PM	4	5:49 PM	3	7:49 PM	6
7:50 AM	0	9:50 AM	4	11:50 AM	18	1:50 PM	9	3:50 PM	2	5:50 PM	5	7:50 PM	5
7:51 AM	0	9:51 AM	4	11:51 AM	14	1:51 PM	7	3:51 PM	6	5:51 PM	4	7:51 PM	6
7:52 AM	0	9:52 AM	2	11:52 AM	15	1:52 PM	8	3:52 PM	6	5:52 PM	8	7:52 PM	8
7:53 AM	0	9:53 AM	0	11:53 AM	22	1:53 PM	8	3:53 PM	7	5:53 PM	6	7:53 PM	3
7:54 AM	0	9:54 AM	2	11:54 AM	20	1:54 PM	4	3:54 PM	6	5:54 PM	4	7:54 PM	2
7:55 AM	0	9:55 AM	4	11:55 AM	22	1:55 PM	12	3:55 PM	7	5:55 PM	2	7:55 PM	3
7:56 AM	0	9:56 AM	3	11:56 AM	22	1:56 PM	14	3:56 PM	5	5:56 PM	2	7:56 PM	6
7:57 AM	0	9:57 AM	8	11:57 AM	21	1:57 PM	16	3:57 PM	3	5:57 PM	4	7:57 PM	4
7:58 AM	0	9:58 AM	10	11:58 AM	20	1:58 PM	21	3:58 PM	7	5:58 PM	3	7:58 PM	3
7:59 AM	1	9:59 AM	15	11:59 AM	22	1:59 PM	20	3:59 PM	5	5:59 PM	2	7:59 PM	1



**Site Code:** 15076108

**Location:** Costco Brentwood

**Date:** 10/12/2019

Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue
6:00 AM	0	8:00 AM	0	10:00 AM	7	12:00 PM	10	2:00 PM	25	4:00 PM	7	6:00 PM	0
6:01 AM	0	8:01 AM	0	10:01 AM	10	12:01 PM	9	2:01 PM	29	4:01 PM	8	6:01 PM	1
6:02 AM	0	8:02 AM	0	10:02 AM	11	12:02 PM	12	2:02 PM	28	4:02 PM	12	6:02 PM	1
6:03 AM	0	8:03 AM	0	10:03 AM	7	12:03 PM	11	2:03 PM	31	4:03 PM	8	6:03 PM	2
6:04 AM	0	8:04 AM	0	10:04 AM	5	12:04 PM	17	2:04 PM	27	4:04 PM	12	6:04 PM	4
6:05 AM	0	8:05 AM	0	10:05 AM	10	12:05 PM	15	2:05 PM	30	4:05 PM	8	6:05 PM	2
6:06 AM	0	8:06 AM	0	10:06 AM	6	12:06 PM	18	2:06 PM	35	4:06 PM	5	6:06 PM	0
6:07 AM	0	8:07 AM	0	10:07 AM	10	12:07 PM	19	2:07 PM	30	4:07 PM	10	6:07 PM	0
6:08 AM	0	8:08 AM	0	10:08 AM	11	12:08 PM	21	2:08 PM	25	4:08 PM	8	6:08 PM	1
6:09 AM	0	8:09 AM	0	10:09 AM	11	12:09 PM	19	2:09 PM	27	4:09 PM	10	6:09 PM	4
6:10 AM	0	8:10 AM	0	10:10 AM	13	12:10 PM	18	2:10 PM	23	4:10 PM	3	6:10 PM	3
6:11 AM	0	8:11 AM	0	10:11 AM	8	12:11 PM	19	2:11 PM	27	4:11 PM	7	6:11 PM	1
6:12 AM	0	8:12 AM	0	10:12 AM	11	12:12 PM	17	2:12 PM	27	4:12 PM	8	6:12 PM	3
6:13 AM	0	8:13 AM	0	10:13 AM	12	12:13 PM	20	2:13 PM	27	4:13 PM	3	6:13 PM	3
6:14 AM	0	8:14 AM	0	10:14 AM	9	12:14 PM	24	2:14 PM	27	4:14 PM	2	6:14 PM	2
6:15 AM	0	8:15 AM	0	10:15 AM	7	12:15 PM	26	2:15 PM	30	4:15 PM	3	6:15 PM	2
6:16 AM	0	8:16 AM	0	10:16 AM	6	12:16 PM	23	2:16 PM	27	4:16 PM	3	6:16 PM	2
6:17 AM	0	8:17 AM	0	10:17 AM	10	12:17 PM	29	2:17 PM	27	4:17 PM	4	6:17 PM	4
6:18 AM	0	8:18 AM	0	10:18 AM	9	12:18 PM	24	2:18 PM	28	4:18 PM	1	6:18 PM	3
6:19 AM	0	8:19 AM	0	10:19 AM	6	12:19 PM	26	2:19 PM	31	4:19 PM	0	6:19 PM	1
6:20 AM	0	8:20 AM	0	10:20 AM	7	12:20 PM	24	2:20 PM	26	4:20 PM	1	6:20 PM	0
6:21 AM	0	8:21 AM	0	10:21 AM	7	12:21 PM	27	2:21 PM	28	4:21 PM	1	6:21 PM	0
6:22 AM	0	8:22 AM	0	10:22 AM	15	12:22 PM	23	2:22 PM	27	4:22 PM	0	6:22 PM	3
6:23 AM	0	8:23 AM	0	10:23 AM	13	12:23 PM	25	2:23 PM	28	4:23 PM	2	6:23 PM	1
6:24 AM	0	8:24 AM	0	10:24 AM	11	12:24 PM	22	2:24 PM	29	4:24 PM	5	6:24 PM	3
6:25 AM	0	8:25 AM	0	10:25 AM	6	12:25 PM	20	2:25 PM	29	4:25 PM	6	6:25 PM	1
6:26 AM	0	8:26 AM	0	10:26 AM	8	12:26 PM	24	2:26 PM	31	4:26 PM	8	6:26 PM	1
6:27 AM	0	8:27 AM	0	10:27 AM	7	12:27 PM	22	2:27 PM	27	4:27 PM	5	6:27 PM	0
6:28 AM	0	8:28 AM	0	10:28 AM	5	12:28 PM	26	2:28 PM	28	4:28 PM	3	6:28 PM	0
6:29 AM	0	8:29 AM	0	10:29 AM	7	12:29 PM	26	2:29 PM	29	4:29 PM	2	6:29 PM	1



Site Code: 15076108

Location: Costco Brentwood

Date: 10/12/2019

Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue
6:30 AM	0	8:30 AM	0	10:30 AM	6	12:30 PM	23	2:30 PM	34	4:30 PM	4	6:30 PM	1
6:31 AM	0	8:31 AM	1	10:31 AM	6	12:31 PM	21	2:31 PM	27	4:31 PM	7	6:31 PM	0
6:32 AM	0	8:32 AM	0	10:32 AM	3	12:32 PM	24	2:32 PM	23	4:32 PM	3	6:32 PM	0
6:33 AM	0	8:33 AM	1	10:33 AM	9	12:33 PM	20	2:33 PM	21	4:33 PM	5	6:33 PM	0
6:34 AM	0	8:34 AM	1	10:34 AM	9	12:34 PM	21	2:34 PM	22	4:34 PM	4	6:34 PM	0
6:35 AM	0	8:35 AM	2	10:35 AM	1	12:35 PM	21	2:35 PM	25	4:35 PM	6	6:35 PM	0
6:36 AM	0	8:36 AM	0	10:36 AM	2	12:36 PM	20	2:36 PM	22	4:36 PM	9	6:36 PM	0
6:37 AM	0	8:37 AM	0	10:37 AM	4	12:37 PM	21	2:37 PM	18	4:37 PM	10	6:37 PM	1
6:38 AM	0	8:38 AM	0	10:38 AM	2	12:38 PM	17	2:38 PM	20	4:38 PM	7	6:38 PM	2
6:39 AM	0	8:39 AM	0	10:39 AM	1	12:39 PM	14	2:39 PM	23	4:39 PM	10	6:39 PM	8
6:40 AM	0	8:40 AM	0	10:40 AM	1	12:40 PM	15	2:40 PM	26	4:40 PM	7	6:40 PM	6
6:41 AM	0	8:41 AM	0	10:41 AM	2	12:41 PM	16	2:41 PM	29	4:41 PM	4	6:41 PM	2
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6:47 AM	0	8:47 AM	0	10:47 AM	6	12:47 PM	15	2:47 PM	25	4:47 PM	10	6:47 PM	0
6:48 AM	0	8:48 AM	0	10:48 AM	4	12:48 PM	12	2:48 PM	24	4:48 PM	14	6:48 PM	0
6:49 AM	0	8:49 AM	0	10:49 AM	3	12:49 PM	9	2:49 PM	23	4:49 PM	18	6:49 PM	0
6:50 AM	0	8:50 AM	0	10:50 AM	5	12:50 PM	10	2:50 PM	17	4:50 PM	11	6:50 PM	0
6:51 AM	0	8:51 AM	0	10:51 AM	6	12:51 PM	12	2:51 PM	16	4:51 PM	14	6:51 PM	0
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6:57 AM	0	8:57 AM	0	10:57 AM	8	12:57 PM	8	2:57 PM	16	4:57 PM	11	6:57 PM	0
6:58 AM	0	8:58 AM	0	10:58 AM	6	12:58 PM	10	2:58 PM	20	4:58 PM	17	6:58 PM	2
6:59 AM	0	8:59 AM	0	10:59 AM	10	12:59 PM	9	2:59 PM	16	4:59 PM	16	6:59 PM	2
7:00 AM	0	9:00 AM	0	11:00 AM	5	1:00 PM	8	3:00 PM	14	5:00 PM	11	7:00 PM	1





Site Code: 15076108

Location: Costco Brentwood

Date: 10/12/2019

Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue
7:01 AM	0	9:01 AM	0	11:01 AM	5	1:01 PM	7	3:01 PM	13	5:01 PM	14	7:01 PM	1
7:02 AM	0	9:02 AM	0	11:02 AM	8	1:02 PM	10	3:02 PM	11	5:02 PM	12	7:02 PM	0
7:03 AM	0	9:03 AM	0	11:03 AM	8	1:03 PM	16	3:03 PM	9	5:03 PM	13	7:03 PM	0
7:04 AM	0	9:04 AM	0	11:04 AM	8	1:04 PM	11	3:04 PM	9	5:04 PM	11	7:04 PM	0
7:05 AM	0	9:05 AM	0	11:05 AM	9	1:05 PM	18	3:05 PM	7	5:05 PM	12	7:05 PM	0
7:06 AM	0	9:06 AM	0	11:06 AM	16	1:06 PM	16	3:06 PM	11	5:06 PM	8	7:06 PM	0
7:07 AM	0	9:07 AM	0	11:07 AM	7	1:07 PM	17	3:07 PM	10	5:07 PM	9	7:07 PM	0
7:08 AM	0	9:08 AM	0	11:08 AM	7	1:08 PM	18	3:08 PM	9	5:08 PM	9	7:08 PM	0
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7:11 AM	0	9:11 AM	0	11:11 AM	5	1:11 PM	14	3:11 PM	6	5:11 PM	2	7:11 PM	1
7:12 AM	0	9:12 AM	0	11:12 AM	10	1:12 PM	14	3:12 PM	8	5:12 PM	4	7:12 PM	1
7:13 AM	0	9:13 AM	0	11:13 AM	6	1:13 PM	19	3:13 PM	9	5:13 PM	1	7:13 PM	0
7:14 AM	0	9:14 AM	5	11:14 AM	7	1:14 PM	16	3:14 PM	8	5:14 PM	0	7:14 PM	0
7:15 AM	0	9:15 AM	5	11:15 AM	13	1:15 PM	18	3:15 PM	7	5:15 PM	0	7:15 PM	0
7:16 AM	0	9:16 AM	3	11:16 AM	15	1:16 PM	20	3:16 PM	7	5:16 PM	1	7:16 PM	0
7:17 AM	0	9:17 AM	2	11:17 AM	14	1:17 PM	18	3:17 PM	7	5:17 PM	0	7:17 PM	0
7:18 AM	0	9:18 AM	2	11:18 AM	13	1:18 PM	13	3:18 PM	9	5:18 PM	0	7:18 PM	0
7:19 AM	0	9:19 AM	4	11:19 AM	14	1:19 PM	10	3:19 PM	13	5:19 PM	0	7:19 PM	0
7:20 AM	0	9:20 AM	3	11:20 AM	12	1:20 PM	9	3:20 PM	13	5:20 PM	1	7:20 PM	0
7:21 AM	0	9:21 AM	2	11:21 AM	17	1:21 PM	5	3:21 PM	14	5:21 PM	4	7:21 PM	0
7:22 AM	0	9:22 AM	2	11:22 AM	6	1:22 PM	8	3:22 PM	14	5:22 PM	1	7:22 PM	0
7:23 AM	0	9:23 AM	2	11:23 AM	6	1:23 PM	9	3:23 PM	11	5:23 PM	2	7:23 PM	0
7:24 AM	0	9:24 AM	9	11:24 AM	7	1:24 PM	10	3:24 PM	14	5:24 PM	2	7:24 PM	0
7:25 AM	0	9:25 AM	10	11:25 AM	10	1:25 PM	11	3:25 PM	8	5:25 PM	2	7:25 PM	0
7:26 AM	0	9:26 AM	14	11:26 AM	6	1:26 PM	15	3:26 PM	8	5:26 PM	3	7:26 PM	0
7:27 AM	0	9:27 AM	12	11:27 AM	4	1:27 PM	13	3:27 PM	8	5:27 PM	3	7:27 PM	0
7:28 AM	0	9:28 AM	17	11:28 AM	8	1:28 PM	18	3:28 PM	10	5:28 PM	3	7:28 PM	0
7:29 AM	0	9:29 AM	15	11:29 AM	9	1:29 PM	15	3:29 PM	4	5:29 PM	3	7:29 PM	0
7:30 AM	0	9:30 AM	12	11:30 AM	8	1:30 PM	14	3:30 PM	4	5:30 PM	0	7:30 PM	0
7:31 AM	0	9:31 AM	22	11:31 AM	9	1:31 PM	15	3:31 PM	8	5:31 PM	0	7:31 PM	0



Site Code: 15076108

Location: Costco Brentwood

Date: 10/12/2019

Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue	Time	Queue
7:32 AM	0	9:32 AM	19	11:32 AM	8	1:32 PM	13	3:32 PM	5	5:32 PM	0	7:32 PM	0
7:33 AM	0	9:33 AM	20	11:33 AM	10	1:33 PM	15	3:33 PM	3	5:33 PM	0	7:33 PM	0
7:34 AM	0	9:34 AM	17	11:34 AM	11	1:34 PM	14	3:34 PM	3	5:34 PM	0	7:34 PM	0
7:35 AM	0	9:35 AM	14	11:35 AM	13	1:35 PM	16	3:35 PM	4	5:35 PM	1	7:35 PM	0
7:36 AM	0	9:36 AM	11	11:36 AM	11	1:36 PM	16	3:36 PM	3	5:36 PM	1	7:36 PM	0
7:37 AM	0	9:37 AM	13	11:37 AM	12	1:37 PM	11	3:37 PM	3	5:37 PM	1	7:37 PM	0
7:38 AM	0	9:38 AM	13	11:38 AM	8	1:38 PM	10	3:38 PM	1	5:38 PM	3	7:38 PM	0
7:39 AM	0	9:39 AM	15	11:39 AM	6	1:39 PM	11	3:39 PM	2	5:39 PM	4	7:39 PM	0
7:40 AM	0	9:40 AM	8	11:40 AM	5	1:40 PM	12	3:40 PM	7	5:40 PM	9	7:40 PM	0
7:41 AM	0	9:41 AM	10	11:41 AM	3	1:41 PM	14	3:41 PM	6	5:41 PM	11	7:41 PM	0
7:42 AM	1	9:42 AM	12	11:42 AM	6	1:42 PM	14	3:42 PM	6	5:42 PM	11	7:42 PM	0
7:43 AM	0	9:43 AM	12	11:43 AM	6	1:43 PM	22	3:43 PM	10	5:43 PM	11	7:43 PM	0
7:44 AM	0	9:44 AM	8	11:44 AM	1	1:44 PM	20	3:44 PM	6	5:44 PM	12	7:44 PM	0
7:45 AM	0	9:45 AM	13	11:45 AM	2	1:45 PM	19	3:45 PM	11	5:45 PM	12	7:45 PM	0
7:46 AM	0	9:46 AM	5	11:46 AM	4	1:46 PM	22	3:46 PM	9	5:46 PM	11	7:46 PM	0
7:47 AM	0	9:47 AM	9	11:47 AM	2	1:47 PM	16	3:47 PM	10	5:47 PM	4	7:47 PM	0
7:48 AM	0	9:48 AM	9	11:48 AM	1	1:48 PM	17	3:48 PM	11	5:48 PM	6	7:48 PM	0
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7:50 AM	0	9:50 AM	8	11:50 AM	1	1:50 PM	22	3:50 PM	14	5:50 PM	4	7:50 PM	0
7:51 AM	0	9:51 AM	10	11:51 AM	3	1:51 PM	24	3:51 PM	12	5:51 PM	2	7:51 PM	0
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7:53 AM	0	9:53 AM	6	11:53 AM	4	1:53 PM	20	3:53 PM	11	5:53 PM	2	7:53 PM	0
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7:55 AM	0	9:55 AM	14	11:55 AM	3	1:55 PM	28	3:55 PM	10	5:55 PM	1	7:55 PM	0
7:56 AM	0	9:56 AM	8	11:56 AM	2	1:56 PM	27	3:56 PM	8	5:56 PM	1	7:56 PM	0
7:57 AM	0	9:57 AM	9	11:57 AM	4	1:57 PM	24	3:57 PM	5	5:57 PM	0	7:57 PM	0
7:58 AM	0	9:58 AM	7	11:58 AM	7	1:58 PM	33	3:58 PM	7	5:58 PM	1	7:58 PM	0
7:59 AM	0	9:59 AM	9	11:59 AM	7	1:59 PM	32	3:59 PM	3	5:59 PM	0	7:59 PM	0



**Site Code:** 15076101, 03

**Location:** Brentwood Costco

**Date:** October 3rd, 2019

	Ins			Outs		Total
	SBR	WBT	NBL	WBT	WBL	
6:00 AM	6	1	0	0	1	8
6:05 AM	3	2	2	0	6	13
6:10 AM	2	0	0	0	7	9
6:15 AM	6	1	0	0	3	10
6:20 AM	6	0	2	0	8	16
6:25 AM	4	0	0	0	7	11
6:30 AM	8	1	0	1	4	14
6:35 AM	1	2	0	1	7	11
6:40 AM	7	0	1	0	5	13
6:45 AM	2	0	1	0	6	9
6:50 AM	7	1	1	2	2	13
6:55 AM	7	2	1	1	10	21
7:00 AM	11	1	0	1	9	22
7:05 AM	11	0	1	3	8	23
7:10 AM	4	0	2	0	9	15
7:15 AM	0	3	0	3	4	10
7:20 AM	6	1	2	0	5	14
7:25 AM	8	2	2	1	8	21
7:30 AM	16	2	2	2	9	31
7:35 AM	8	1	0	4	13	26
7:40 AM	9	2	0	5	9	25
7:45 AM	9	0	1	3	7	20
7:50 AM	9	3	2	3	6	23
7:55 AM	10	1	3	2	12	28
8:00 AM	7	2	1	4	9	23
8:05 AM	11	1	0	1	8	21
8:10 AM	17	2	3	2	12	36
8:15 AM	10	2	3	4	15	34
8:20 AM	7	4	1	4	12	28
8:25 AM	9	0	4	3	7	23
8:30 AM	11	1	1	6	7	26
8:35 AM	11	1	8	6	13	39
8:40 AM	12	0	2	2	16	32
8:45 AM	7	2	1	6	6	22
8:50 AM	8	0	2	2	7	19
8:55 AM	10	0	5	2	11	28
9:00 AM	12	2	2	4	7	27
9:05 AM	9	0	0	3	13	25
9:10 AM	9	3	6	1	9	28
9:15 AM	10	1	7	6	10	34



**Site Code:** 15076101, 03

**Location:** Brentwood Costco

**Date:** October 3rd, 2019

	Ins			Outs		Total
	SBR	WBT	NBL	WBT	WBL	
9:20 AM	15	1	4	5	15	40
9:25 AM	22	2	1	6	11	42
9:30 AM	16	1	3	5	14	39
9:35 AM	12	2	1	7	14	36
9:40 AM	14	0	5	5	14	38
9:45 AM	11	2	7	4	13	37
9:50 AM	11	2	3	2	18	36
9:55 AM	24	5	5	6	17	57
10:00 AM	12	0	3	5	19	39
10:05 AM	21	3	2	5	15	46
10:10 AM	22	0	5	3	22	52
10:15 AM	17	0	2	2	15	36
10:20 AM	10	3	3	6	16	38
10:25 AM	13	2	3	2	15	35
10:30 AM	19	0	3	4	13	39
10:35 AM	13	0	7	6	12	38
10:40 AM	13	0	4	5	18	40
10:45 AM	14	0	4	5	14	37
10:50 AM	16	0	6	3	16	41
10:55 AM	16	0	7	3	15	41
11:00 AM	19	0	6	8	13	46
11:05 AM	12	1	5	6	21	45
11:10 AM	21	0	4	2	19	46
11:15 AM	21	0	9	5	16	51
11:20 AM	16	0	7	3	21	47
11:25 AM	13	0	5	4	18	40
11:30 AM	15	1	7	7	15	45
11:35 AM	15	0	6	5	15	41
11:40 AM	12	0	3	4	18	37
11:45 AM	11	1	7	4	19	42
11:50 AM	15	0	10	3	18	46
11:55 AM	17	1	7	8	13	46
12:00 PM	15	1	6	8	14	44
12:05 PM	11	0	10	6	17	44
12:10 PM	15	3	3	4	13	38
12:15 PM	17	0	5	5	16	43
12:20 PM	11	0	3	5	17	36
12:25 PM	18	0	9	8	15	50
12:30 PM	17	0	4	3	20	44
12:35 PM	13	0	2	4	13	32





**Site Code:** 15076101, 03

**Location:** Brentwood Costco

**Date:** October 3rd, 2019

	Ins			Outs		Total
	SBR	WBT	NBL	WBT	WBL	
12:40 PM	11	0	5	5	16	37
12:45 PM	10	0	9	1	21	41
12:50 PM	13	0	13	1	17	44
12:55 PM	15	0	7	2	18	42
1:00 PM	15	0	8	4	19	46
1:05 PM	14	0	5	8	13	40
1:10 PM	11	0	6	8	13	38
1:15 PM	15	0	2	1	16	34
1:20 PM	9	0	6	10	14	39
1:25 PM	20	0	7	8	14	49
1:30 PM	23	3	5	6	17	54
1:35 PM	12	0	7	5	15	39
1:40 PM	9	1	13	2	20	45
1:45 PM	5	0	9	5	19	38
1:50 PM	13	0	4	5	15	37
1:55 PM	21	2	11	3	17	54
2:00 PM	10	3	7	2	22	44
2:05 PM	16	3	5	5	17	46
2:10 PM	10	2	7	4	17	40
2:15 PM	12	1	8	7	16	44
2:20 PM	17	1	2	5	15	40
2:25 PM	13	4	3	8	13	41
2:30 PM	18	0	4	5	19	46
2:35 PM	14	2	2	3	18	39
2:40 PM	9	3	8	3	17	40
2:45 PM	12	2	7	3	18	42
2:50 PM	10	1	12	3	14	40
2:55 PM	13	1	6	2	16	38
3:00 PM	19	1	5	8	19	52
3:05 PM	12	3	6	4	17	42
3:10 PM	9	0	3	7	11	30
3:15 PM	12	1	5	3	18	39
3:20 PM	13	0	5	4	14	36
3:25 PM	15	0	4	5	15	39
3:30 PM	14	2	5	4	14	39
3:35 PM	14	0	4	1	12	31
3:40 PM	15	2	5	2	18	42
3:45 PM	9	2	2	3	15	31
3:50 PM	18	0	4	6	12	40
3:55 PM	14	1	4	5	15	39



**Site Code:** 15076101, 03

**Location:** Brentwood Costco

**Date:** October 3rd, 2019

	Ins			Outs		Total
	SBR	WBT	NBL	WBT	WBL	
4:00 PM	5	1	10	4	17	37
4:05 PM	9	0	5	5	14	33
4:10 PM	16	3	3	1	14	37
4:15 PM	10	2	3	5	14	34
4:20 PM	12	1	9	4	13	39
4:25 PM	13	3	4	7	15	42
4:30 PM	6	2	6	3	14	31
4:35 PM	11	1	4	4	12	32
4:40 PM	9	3	2	6	10	30
4:45 PM	10	0	6	3	10	29
4:50 PM	12	3	6	4	12	37
4:55 PM	11	1	8	4	15	39
5:00 PM	7	0	8	2	17	34
5:05 PM	5	0	7	4	11	27
5:10 PM	9	1	7	6	10	33
5:15 PM	7	2	10	3	14	36
5:20 PM	13	1	10	6	13	43
5:25 PM	13	2	3	6	15	39
5:30 PM	9	2	2	3	16	32
5:35 PM	19	1	6	6	7	39
5:40 PM	11	0	6	3	16	36
5:45 PM	11	2	6	7	14	40
5:50 PM	13	0	9	3	18	43
5:55 PM	13	2	6	3	16	40
6:00 PM	8	1	3	6	13	31
6:05 PM	15	1	5	1	16	38
6:10 PM	11	1	7	1	18	38
6:15 PM	13	0	2	7	12	34
6:20 PM	11	4	7	2	16	40
6:25 PM	11	2	4	4	14	35
6:30 PM	16	2	6	4	15	43
6:35 PM	15	0	6	3	16	40
6:40 PM	18	0	5	2	16	41
6:45 PM	13	0	9	3	18	43
6:50 PM	9	0	3	0	20	32
6:55 PM	19	1	4	3	20	47
7:00 PM	9	2	2	2	18	33
7:05 PM	15	1	2	4	15	37
7:10 PM	16	4	7	2	17	46
7:15 PM	6	2	1	1	15	25



**Site Code:** 15076101, 03

**Location:** Brentwood Costco

**Date:** October 3rd, 2019

	Ins			Outs		Total
	SBR	WBT	NBL	WBT	WBL	
7:20 PM	4	0	5	0	12	21
7:25 PM	11	2	3	1	8	25
7:30 PM	15	0	4	1	16	36
7:35 PM	8	1	6	3	12	30
7:40 PM	11	0	1	2	15	29
7:45 PM	21	2	5	3	10	41
7:50 PM	9	2	6	4	19	40
7:55 PM	8	3	5	0	18	34
<b>Total</b>	<b>2015</b>	<b>183</b>	<b>759</b>	<b>616</b>	<b>2306</b>	<b>5879</b>



**Site Code:** 15076102, 04

**Location:** Brentwood Costco

**Date:** October 12th, 2019

	Ins			Outs		Total
	SBR	WBT	NBL	WBT	WBL	
6:00 AM	1	0	0	0	0	1
6:05 AM	0	0	0	0	0	0
6:10 AM	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0
6:20 AM	0	0	0	0	0	0
6:25 AM	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0
6:35 AM	0	0	0	0	0	0
6:40 AM	1	0	1	0	0	2
6:45 AM	3	2	0	0	1	6
6:50 AM	2	0	0	0	4	6
6:55 AM	2	0	0	0	3	5
7:00 AM	4	3	1	0	2	10
7:05 AM	4	2	1	4	7	18
7:10 AM	4	0	2	2	2	10
7:15 AM	2	2	0	0	6	10
7:20 AM	2	1	1	0	4	8
7:25 AM	8	0	2	1	7	18
7:30 AM	4	0	1	2	4	11
7:35 AM	7	2	0	2	4	15
7:40 AM	5	3	0	1	7	16
7:45 AM	10	3	1	1	9	24
7:50 AM	10	1	0	0	13	24
7:55 AM	10	1	0	2	8	21
8:00 AM	6	0	0	0	10	16
8:05 AM	8	1	2	0	7	18
8:10 AM	6	0	0	3	8	17
8:15 AM	7	1	1	1	8	18
8:20 AM	10	3	2	0	9	24
8:25 AM	8	2	1	1	9	21
8:30 AM	16	3	2	2	12	35
8:35 AM	5	3	1	2	16	27
8:40 AM	8	1	3	2	10	24
8:45 AM	10	1	0	4	6	21
8:50 AM	12	2	1	2	8	25
8:55 AM	13	1	2	5	14	35
9:00 AM	13	3	1	1	14	32
9:05 AM	6	4	0	0	12	22
9:10 AM	13	3	9	5	6	36
9:15 AM	12	2	5	2	21	42





**Site Code:** 15076102, 04

**Location:** Brentwood Costco

**Date:** October 12th, 2019

	Ins			Outs		Total
	SBR	WBT	NBL	WBT	WBL	
9:20 AM	18	0	9	5	15	47
9:25 AM	16	3	9	7	14	49
9:30 AM	17	0	4	3	19	43
9:35 AM	9	2	4	7	14	36
9:40 AM	9	1	9	3	17	39
9:45 AM	17	1	5	8	14	45
9:50 AM	16	2	7	5	15	45
9:55 AM	13	1	3	4	17	38
10:00 AM	14	0	9	2	22	47
10:05 AM	19	1	5	2	20	47
10:10 AM	12	1	4	4	17	38
10:15 AM	15	1	6	6	15	43
10:20 AM	15	1	4	3	17	40
10:25 AM	14	1	3	5	14	37
10:30 AM	14	1	4	3	16	38
10:35 AM	13	2	4	5	20	44
10:40 AM	17	1	4	2	15	39
10:45 AM	18	0	3	2	18	41
10:50 AM	17	0	7	2	20	46
10:55 AM	13	0	5	2	16	36
11:00 AM	19	3	5	4	19	50
11:05 AM	16	0	2	3	18	39
11:10 AM	20	0	8	3	19	50
11:15 AM	11	2	7	6	13	39
11:20 AM	12	1	5	4	16	38
11:25 AM	15	0	5	0	23	43
11:30 AM	21	1	5	5	16	48
11:35 AM	8	1	3	7	13	32
11:40 AM	13	1	6	5	18	43
11:45 AM	11	0	3	4	12	30
11:50 AM	12	1	9	5	13	40
11:55 AM	18	0	9	3	16	46
12:00 PM	18	0	6	1	17	42
12:05 PM	17	0	5	3	18	43
12:10 PM	18	3	8	7	14	50
12:15 PM	17	0	4	8	13	42
12:20 PM	12	0	9	5	18	44
12:25 PM	20	1	2	5	15	43
12:30 PM	14	0	8	3	22	47
12:35 PM	11	0	5	1	21	38



**Site Code:** 15076102, 04

**Location:** Brentwood Costco

**Date:** October 12th, 2019

	Ins			Outs		Total
	SBR	WBT	NBL	WBT	WBL	
12:40 PM	20	0	2	4	12	38
12:45 PM	6	0	7	2	20	35
12:50 PM	16	0	9	5	14	44
12:55 PM	13	0	2	6	16	37
1:00 PM	20	1	8	8	15	52
1:05 PM	14	0	10	3	13	40
1:10 PM	16	0	5	2	27	50
1:15 PM	7	0	3	3	12	25
1:20 PM	22	0	6	5	20	53
1:25 PM	14	0	7	5	15	41
1:30 PM	12	1	10	1	17	41
1:35 PM	13	0	5	4	17	39
1:40 PM	21	3	6	5	21	56
1:45 PM	14	0	7	5	14	40
1:50 PM	11	2	10	5	14	42
1:55 PM	20	0	2	5	13	40
2:00 PM	14	0	11	3	22	50
2:05 PM	8	0	3	7	8	26
2:10 PM	19	0	7	4	18	48
2:15 PM	18	0	5	6	15	44
2:20 PM	14	0	4	2	19	39
2:25 PM	13	1	4	5	16	39
2:30 PM	11	0	3	4	15	33
2:35 PM	13	0	11	2	17	43
2:40 PM	15	0	5	3	21	44
2:45 PM	10	0	6	2	14	32
2:50 PM	13	0	10	3	20	46
2:55 PM	11	1	2	4	18	36
3:00 PM	9	0	3	3	18	33
3:05 PM	15	1	5	3	16	40
3:10 PM	10	1	10	3	19	43
3:15 PM	14	0	10	4	13	41
3:20 PM	15	0	4	6	17	42
3:25 PM	16	0	5	3	21	45
3:30 PM	15	1	3	5	14	38
3:35 PM	17	2	4	2	16	41
3:40 PM	21	1	5	7	16	50
3:45 PM	12	1	10	4	17	44
3:50 PM	15	2	3	8	17	45
3:55 PM	10	2	2	5	13	32



**Site Code:** 15076102, 04

**Location:** Brentwood Costco

**Date:** October 12th, 2019

	Ins			Outs		Total
	SBR	WBT	NBL	WBT	WBL	
4:00 PM	15	0	7	3	14	39
4:05 PM	11	1	4	3	18	37
4:10 PM	12	0	8	10	13	43
4:15 PM	12	1	6	4	16	39
4:20 PM	16	4	3	2	17	42
4:25 PM	14	0	6	6	17	43
4:30 PM	14	1	5	4	11	35
4:35 PM	8	0	14	3	20	45
4:40 PM	14	0	4	7	17	42
4:45 PM	16	0	12	2	16	46
4:50 PM	15	0	7	4	17	43
4:55 PM	15	0	6	6	14	41
5:00 PM	13	0	3	2	17	35
5:05 PM	13	0	5	6	14	38
5:10 PM	7	0	4	3	19	33
5:15 PM	11	0	8	3	13	35
5:20 PM	12	2	7	2	16	39
5:25 PM	8	0	6	3	16	33
5:30 PM	14	0	5	4	13	36
5:35 PM	17	0	11	7	13	48
5:40 PM	14	0	8	4	14	40
5:45 PM	4	0	5	3	19	31
5:50 PM	15	0	2	1	15	33
5:55 PM	7	0	7	3	12	29
6:00 PM	11	0	4	4	12	31
6:05 PM	7	3	9	0	16	35
6:10 PM	10	4	3	2	14	33
6:15 PM	9	1	8	3	19	40
6:20 PM	7	4	9	1	18	39
6:25 PM	7	2	1	4	12	26
6:30 PM	6	4	7	1	11	29
6:35 PM	11	4	7	3	15	40
6:40 PM	8	3	4	2	15	32
6:45 PM	3	3	7	1	14	28
6:50 PM	10	2	6	1	13	32
6:55 PM	6	2	7	1	11	27
7:00 PM	8	2	6	3	17	36
7:05 PM	8	3	7	1	17	36
7:10 PM	8	1	3	0	15	27
7:15 PM	1	2	5	2	11	21



**Site Code:** 15076102, 04

**Location:** Brentwood Costco

**Date:** October 12th, 2019

	Ins			Outs		Total
	SBR	WBT	NBL	WBT	WBL	
7:20 PM	3	0	2	0	8	13
7:25 PM	4	1	2	0	6	13
7:30 PM	4	3	5	2	5	19
7:35 PM	5	4	3	1	11	24
7:40 PM	3	5	2	0	12	22
7:45 PM	3	1	0	1	9	14
7:50 PM	1	1	1	0	3	6
7:55 PM	4	1	0	0	3	8
<b>Total</b>	<b>2767</b>	<b>168</b>	<b>757</b>	<b>501</b>	<b>2238</b>	<b>5506</b>



January 16, 2020

N-S Project No. 11258.999

Mr. Jeff Dobson  
City of Brentwood  
Director, Planning & Codes Department  
5211 Maryland Way  
Brentwood, TN 37027

**Subject: Post Evaluation - Costco Fuel Station Expansion**

Dear Jeff:

Per your request, we have reviewed the follow-up assessment of the Costco fuel station expansion prepared by the site owner's engineer. As a condition of approval for the site changes, the Brentwood Planning Commission (BPC) required the applicant to conduct a post-construction review of traffic conditions to allow comparison of the original traffic study's estimates with actual conditions after implementation. To satisfy this requirement, representatives of the site have conducted additional analysis and submitted a post-expansion report.

We have completed a review of the information presented in the follow-up assessment. The expansion project increased the number of available fueling positions from 12 to 16 pumps. We provide our comments to help summarize the results and highlight notable conclusions.

- The follow-up assessment documented trip generation estimates using traffic count data collected on-site in October 2019 (after the opening of the expansion). The study also normalized the traffic volume data accounting for the effects of internal capture and pass-by trips. We found the documentation and methodology to be consistent with the original study's documentation and industry accepted practices.
- In review of the post-study's documentation, we found that the study tabulated comparisons between "pre" and "post" construction data regarding vehicle trip ends and traffic operation metrics.

Data showed that the weekday PM peak hour of entering trips to be similar (generally between 6pm and 7pm). The Saturday midday peak hour occurred about one hour later compared to pre-construction data collected in 2018 (1pm–2pm).

In terms of net new vehicle trip ends visiting the fueling center, the follow-up review compared the number of trips predicted by the pre-study to the number of trips estimated from post-construction data. Trip generation data presented in the follow-up study showed that the expansion has attracted more peak hour trip ends than originally estimated (Weekday PM peak trips: 19 post-construction vs. 11 pre-study; Weekend midday peak trips: 32 post-construction vs. 18 pre-study).

Traffic capacity analysis of the intersection of Seaboard Ln and the Costco driveway immediately adjacent to the fueling center prepared by the follow-up study showed that the Level-of-Service (LOS) designation (A thru F grade) remained unchanged compared to pre-expansion conditions for both time periods: LOS C for weekday PM period and LOS D

for the weekend midday peak. However, our review noted that the estimated average travel delay for the intersection's critical movement (northbound left-turn) has increased approximately 15 percent post-construction.

The study also provided typical vehicle queuing estimates (measured by the average and 95<sup>th</sup> percentile number of queued vehicles). Review of the data found changes in vehicle queuing to be mixed. Field data showed that post-construction vehicle queuing during weekday PM peak periods to be marginally improved with sporadic shorter queue lengths. Weekend peak period vehicle queues generally remained the same with sporadic increases in overall queue lengths, compared to pre-expansion conditions.

- The follow-up assessment concluded by stating, overall, the fuel position expansion has resulted in modest increases in peak hour vehicle trip visits. As expected, the additional fuel pumps have allowed the facility to increase the rate at which it is able to service vehicles. This helps explain the observation that there has been stable to slight reduction in average vehicle queuing even though there has been an increase in trip ends visiting the site. The study also found the expansion has not significantly impacted vehicle delay and operations at the site's driveway with Seaboard Ln.

We find that the follow-up study has satisfactorily documented the requested technical analysis as stated in the project's conditions of approval. We take no exception to the study's methodology or analysis procedures. We encourage the site operator to continue its proactive measures to have staff monitor and control traffic flow, specifically to help maximize and balance lane loadings into each fuel bay, and to make procedural adjustments as conditions warrant.

Thank you for the opportunity to assist the city with this review. If you have any questions or need additional information, please let us know at your convenience.

Sincerely,  
NEEL-SCHAFFER, INC.

A handwritten signature in blue ink, appearing to read "Gregory Judy", with a stylized flourish at the end.

Gregory Judy, P.E., PTOE  
Engineer Manager/Vice President

**BRENTWOOD PLANNING COMMISSION**

**2.**

**Meeting Date:** 02/03/2020

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**Information**

**PROJECT NUMBER**

**PROJECT DESCRIPTION**

**ZONING OF PROPERTY**

**APPLICANT NAME/ADDRESS**

---

**Attachments**

Monthly Security Report -- January 2020

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RHEA E. LITTLE, III  
MAYOR  
KEN TRAVIS  
VICE MAYOR  
KIRK BEDNAR  
CITY MANAGER




COMMISSIONERS

NELSON ANDREWS  
ANNE DUNN  
MARK GORMAN  
SUSANNAH MACMILLAN  
REGINA SMITHSON

CITY OF BRENTWOOD  
PLANNING AND CODES DEPARTMENT

PLANNING DEPARTMENT MEMORANDUM  
2020-02

TO: Planning Commission Members  
FROM: D.J. Dobson, Planning & Codes Director   
SUBJECT: SECURITY SUMMARY – JANUARY 2020  
DATE: January 31, 2020

---

The following securities were received or administered by Planning and Codes Department staff during the month of January 2020.

- **Morgan Farms, Section One, RDU & W/S** -- Staff from the Engineering Department has completed a review of the approved construction documents and conducted a site inspection of the above referenced project. Based upon these reviews, staff has recommended that the amount of the letter of credit currently being held to secure all required infrastructure improvements within the section be reduced a total of \$1,026,858.00, or from the current total of \$1,226,858.00 to a new total of **\$200,000.00**. The developer's representative was notified of the proposed reductions.

The remaining amount is necessary to insure that the detention ponds located in Open Space "E", meet the capacity requirements as defined in the approved construction plans. Please schedule the necessary work and prepare the required as-built drawings for review by the City Engineer.

Please have prepared an amendment (Amendment Three) to letter of credit number **69366350-701** reducing its available amount to **\$200,000.00**. All other terms and conditions of the original letter of credit, including the automatic renewal clause shall remain in full effect. The amendment shall also show a new expiry date of **December 17, 2020**.

Additionally, it is necessary that the performance agreement for the section be updated to reflect changes in the amounts and the dates of the letter of credit. Please see the attached.

Please forward the original letter of credit amendment and the original signed and notarized copy of the performance agreement to the attention of Planning staff.



Planning and Codes Department staff received verification from Synovus Bank that letter of credit number 69366530-701 renewed, per the terms and conditions of the original letter of credit. The new expiry date is December 17, 2020.

Staff from the Planning and Codes Department received Amendment Three to letter of credit number 69366350-701. The amendment reduces the available balance of the letter of credit a total of \$1,026,858.00, or from the current total of \$1,226,858.00 to a new total of **\$200,000.00**. The new expiry date shall be considered December 17, 2020. The letter of credit also includes an automatic renewal clause that required that the Beneficiary (City) be notified at least 90 days in advance of any action by the bank to not extend the documents beyond its current or any future expiry date.

The developer was advised that staff cannot fully accept the document's terms and conditions because the original revised, signed and notarized performance agreement has not yet been received. Staff has a copy the performance agreement, but the original is necessary. As discussed previously, the original performance agreement will be voided with the receipt of the revised agreement. Please return the revised original to my attention on or before **February 10, 2020**.

City staff will retain the letter of credit until all required work within the section has been inspected and accepted for maintenance by the City, where applicable. Inspections of the project will be completed by staff on an annual basis. Reductions will be processed in accordance with the requirements of the Brentwood Subdivision Regulations. Please contact Ms. Lori Lange, City Engineer in October 2020 at 615.371.0080, to coordinate a follow-up inspection of the project. Depending upon the results of that inspection, additional extensions to the document's expiration date may be required.

Finally, the developer was reminded that the ongoing maintenance of all infrastructure improvements within the subdivision remains the responsibility of the developer until they have been accepted for maintenance by the City. Any deficiencies identified as a result of any future inspections shall be repaired at the developer's expense before further reductions may be processed or the security released.

- **Fox Crest Subdivision, RDU & Sewer** -- Staff from the Engineering and Water Services Departments completed an inspection of the Fox Crest Subdivision. Based upon the amount of work completed the available balance of the letter of credit currently being held as security for the required improvements may be reduced a total of **\$148,491.00**, or from the current total of \$214,654.00 to a new total of **\$66,163.00**. The reduced amount will be considered as maintenance security for the required improvements within the subdivision. The maintenance security will be held for at least one-year to insure that all required improvements continue to meet the standards of the approved construction plans and the specifications of the Brentwood Subdivision Regulations. A follow-up inspection of the project will be conducted at the end of the maintenance period.

The developer was asked to have prepared an amendment to original letter of credit number 1226 reducing its available balance to \$66,163.00. All other terms and conditions of the original letter of credit, including the automatic renewal clause will remain unchanged and in full effect.

Due to the changes in the amount of the security, it is necessary that a revised performance agreement for the project be completed. Attached, find a copy of the performance agreement for the Fox Crest Subdivision. Please sign and notarize the document and return it to my attention along with the amendment to the letter of credit.

The developer was reminded that City staff will retain the letter of credit until all required work within the subdivision has been inspected and accepted for maintenance by the City, where applicable. Inspections of the project will be completed by staff on an annual basis. Reductions will be processed in accordance with the requirements of the Brentwood Subdivision Regulations. Please contact the City Engineer in September 2020 at 615.371.0080, to coordinate a follow-up inspection of the project. Depending upon the results on that inspection, additional extensions to the document's expiration date may be required, or the security released.

Finally, the developer was informed that the ongoing maintenance of all improvements within the subdivision remains the responsibility of the developer until the infrastructure improvements have been accepted for maintenance by the City. Any deficiencies identified as a result of any future inspection shall be repaired at the developer's expense before further reductions may be processed or the security released.

Planning and Codes Department staff received replacement letter of credit number 1226, which reduced the available amount of the security from \$214,654.00 to \$66,163.00. However, staff did not receive the revised performance agreement as required and requested previously. A copy of which was attached to the notification letter. The developer was informed that staff could not fully accept the documents' terms and conditions. The developer was asked to return the revised, signed and notarized performance agreement to the attention of Planning staff on or before February 10, 2020.

- **Reserve at Sonoma, RDU & W/S** -- Staff from the Planning Department verified the new expiry date of letter of credit number 600157740 with Ms. Sharon Armstrong, Financial Advisor Assistant with Pinnacle Bank. The letter of credit has automatically renewed per the terms and conditions of the original letter of credit. The documents' new expiry date is **June 12, 2020**. The current amount remains unchanged at \$64,403.00. All other terms and conditions, including the automatic renewal clause remain unchanged.

As noted above, this letter of credit includes an automatic renewal clause that requires that the beneficiary (City) be provided at least 90-days advance notice of any action by the issuing financial institution not to extend the document beyond its current or any future expiration date.

Future reductions to the amount of the letter of credit will be processed in accordance with the requirements of the Brentwood Subdivision Regulations. Please contact Mr. Steve Foster at 615.371.0080 in April 2020 to coordinate a follow-up inspection of the project.

Please remember that the ongoing maintenance of all required improvements within the subdivision remains your responsibility until final acceptance of the infrastructure by the City, where applicable. Any deficiencies identified by staff as a result of any future inspections shall be repaired at the developer's expense before further reductions may be processed or the security released.

Staff with the Planning and Codes Department received the revised performance agreement

- **Sneed Manor, RDU, W/S, Landscaping & Amenity** – Previously, staff from the Engineering, Planning and Codes and Water Services Departments completed follow-up inspections of the Sneed Manor project. Based upon the results of these reviews, staff has recommended that the amount currently being held for all roadway, drainage, utilities, water and sewer be reduced a total of \$69,755.00.

Additionally, the amount currently being held includes a total of \$370,469.00, which was the original estimate for completion of the required entrance feature, landscaping and amenity, improvements. Considering the amount of work completed to date, this amount has been reduced a total of \$123,489.00, which leaves a remaining total of \$246,980.00.

The total reduction in the amount of letter of credit number 403088500 is **\$193,244.00**, or from the current total of \$743,377.00 to a new total of **\$550,133.00**.

The developer was asked to have prepared an amendment (Amendment One) to original letter of credit number 403088500 reducing its available amount to **\$550,133.00**. All terms and conditions of the original letter of credit, including the automatic renewal clause, shall remain unchanged. The expiry date on the amendment shall be shown as July 18, 2020.

Due to the changes in the amount of the letter of credit, the Performance Agreement must also be revised. A copy of the revised agreement is attached. Please forward the signed and notarized original copy of the agreement to my attention along with the original amendment to my attention on or before

The developer was reminded that the proper maintenance of all required improvements remains the responsibility of the developer until they have been accepted for maintenance, where applicable by the City.

Upon completion of the remaining entrance feature, amenity and landscaping improvements, staff will conduct a follow-up inspection of the project for the purpose of further reductions.

Staff from the Planning and Codes Department received an amendment to original letter of credit number 403088500. The amendment reduces the available balance of the document a total of **\$193,244.00**, or from the original amount of \$743,377.00 to a new total of **\$550,133.00**. The current expiry date of the document is July 18, 2020. The letter of credit includes an automatic renewal clause that requires that the beneficiary (City) be notified, in writing at least 90 days in advance of any action by the bank to not extend the document beyond its current or any future expiry date. Additionally, staff has received the original signed and notarized performance agreement for the subdivision.

The developer was reminded that City staff will retain the letter of credit until all required work within the subdivision has been inspected and accepted for maintenance by the City, where applicable. Inspections of the project will be completed by staff on an annual basis. Reductions will be processed in accordance with the requirements of the Brentwood Subdivision Regulations. Please contact Ms. Lori Lange, City Engineer in early June 2020 at 615.371.0080, to coordinate a follow-up inspection of the project. Please also understand that if all required infrastructure and approved improvements have not been completed before the current expiry date, additional extensions to the letter of credit will be required.

Finally, the developer was also advised that the ongoing maintenance of all improvements within the subdivision remains the responsibility of the developer until the security is released. Any deficiencies identified as a result of any future inspection shall be repaired at the developer's expense before further reductions may be processed or the security released.

Should you have any questions or require additional information, please feel free to contact me in the Planning and Codes Department offices.



**SECURITY REPORT**  
CITY OF BRENTWOOD  
BY EXPIRATION DATE  
JANUARY 31, 2020

PROJECT NAME	SECURITY NUMBER	AMOUNT OF SECURITY	DESIGNATED IMPROVEMENT	P/M	ISSUING BANK	SECURITY TYPE	EXP. NOTICE DATE	ACTUAL EXPIRY DATE	LAST STAFF ACTION	AUTO RENEW	KROLL (LACE) RATING Q2 2019
Avery Subdivision	161000931391	\$501,049.00	RDL, SEWER & LAND	P	BancorpSouth Bank	LOC	1/7/2020	2/7/2020	10/31/2019	YES	B
Morgan Farms, Sec. Three	69366643-800	\$165,255.00	RDL, W/S	P	Synovus Bank	LOC	2/8/2020	3/8/2020	12/28/2018	YES	B+
Cromwell, Sec. One	69408855-711	\$168,415.00	RDL, W/S & LAND	M	Synovus Bank	LOC	3/28/2020	4/28/2020	4/30/2019	YES	B+
Cromwell, Sec. Two	69408855-712	\$127,457.00	RDL, W/S	M	Synovus Bank	LOC	3/30/2020	4/30/2020	4/30/2019	YES	B+
Tuscany Hills, Sec. Six	401325100	\$92,225.00	RDL, W/S	M	Franklin Synergy Bank	LOC	4/15/2020	5/15/2020	5/31/2019	YES	B
Morgan Farms, Sec. Six	SYND-69366643-716	\$368,327.00	RDL, W/S	P	Synovus Bank	LOC	4/15/2020	5/15/2020	5/31/2017	YES	B+
Taramore, Subdivision, Ph. 15	70002531	\$124,027.00	RDL, W/S	P	SunTrust Bank	LOC	4/18/2020	5/18/2020	11/31/2019	YES	B
Reserve at Sonoma	600157740	\$64,403.00	RDL, W/S	M	Pinnacle National Bank	LOC	5/12/2020	6/12/2020	6/30/2019	YES	B
Whetstone, Sec. One	3070938	\$76,768.00	W/S	P	Bank of America	LOC	5/14/2020	6/14/2020	6/30/2019	YES	B
Whetstone, Sec. One	3070935	\$103,609.00	RDL	P	Bank of America	LOC	5/14/2020	6/14/2020	6/30/2019	YES	B
Whetstone, Sec. Two	3070937	\$34,722.00	W/S	P	Bank of America	LOC	5/14/2020	6/14/2020	6/30/2019	YES	B
Whetstone, Sec. Two	3070936	\$85,782.00	RDL	P	Bank of America	LOC	5/14/2020	6/14/2020	6/30/2019	YES	B
Taramore, Subdivision, Ph 13	IS0432338U	\$60,709.00	RDL, W/S	P	Wells Fargo Bank	LOC	5/16/2020	6/16/2020	11/18/2019	YES	B+
Valley View Subdivision	36536	\$287,761.00	RDL, W/S	P	Servis 1st Bank	LOC	5/22/2020	6/22/2020	7/30/2018	YES	B
Parkside at Brenthaven, Ph. 2, Sec. 1	600053020	\$167,002.00	RDL, W/S	P	Pinnacle National Bank	LOC	6/12/2020	7/12/2020	7/31/2019	YES	B
Taramore -- McEwen Dr. Retaining Wall	70001888	\$900,000.00	RETAINING WALL	P	SunTrust Bank	LOC	6/12/2020	7/12/2020	7/31/2019	YES	B
Sneed Manor	403088500	\$550,133.00	RDU, W/S, AMENITY	P	Franklin Synergy Bank	LOC	6/18/2020	7/18/2020	7/18/2019	YES	B
Whetstone, Sec. Three	70001912	\$129,358.00	RDL, W/S	P	SunTrust Bank	LOC	6/20/2020	7/20/2020	1/31/2020	YES	B
Whetstone, Sec. Four	70001913	\$170,214.00	RDL, W/S	P	SunTrust Bank	LOC	6/20/2020	7/20/2020	7/31/2019	YES	B
Whetstone, Sec. Five	70001914	\$174,880.00	RDL, W/S	P	SunTrust Bank	LOC	6/20/2020	7/20/2020	7/31/2019	YES	B
Belle Terra Subdivision	5094	\$169,684.00	RDL, W/S	P	Franklin Synergy Bank	LOC	6/22/2020	7/22/2020	7/31/2019	YES	B
Whetstone, Sec. Six	3121592	\$279,092.00	RDL & S	M	Bank of America	LOC	6/30/2020	7/31/2020	7/31/2019	YES	B
Bell Self-Storage	13379-15-100	\$71,750.00	LAND	P	Capstar Bank	LOC	7/7/2020	8/7/2020	9/28/2018	YES	B
Taramore, Subdivision Ph. 10	IS0333349U	\$102,511.00	RDL, W/S	P	Wells Fargo Bank	LOC	8/3/2020	9/3/2020	11/18/2019	YES	B+
Stonecrest Subdivision	1250006408	\$154,105.00	RDL, W/S	P	FirstBank	LOC	8/9/2020	9/9/2020	9/27/2019	YES	B
Holy Family Catholic Church	S293263	\$27,500.00	LAND	P	First Tennessee Bank	LOC	8/19/2020	9/19/2020	8/31/2019	YES	B
Morgan Farms, Sec. Five	SYND-69366643-713	\$257,719.00	RDL, W/S	P	Synovus Bank	LOC	8/21/2020	9/21/2020	9/30/2019	YES	B+
American Tower	3029729	\$20,000.00	TOWER REM.	P	Bank of America	LOC	8/26/2020	9/26/2020	9/30/2019	YES	B
Taramore, Subdivision Ph. 11	IS0342670U	\$285,603.00	RDL, W/S	P	Wells Fargo Bank	LOC	9/13/2020	10/13/2020	9/30/2019	YES	B+
Glen Abbey Subdivision, Section One	157337735	\$130,279.00	LAND	P	Synovus Bank	LOC	9/16/2020	10/30/2020	10/31/2019	YES	B+
The Heritage at Brentwood, Phase IV	90018410	\$137,500.00	LAND	P	Pinnacle National Bank	LOC	9/17/2020	10/17/2020	7/19/2019	YES	B
Beech Creek Hill -- PERPETUAL	403822500	\$152,333.00	RDU & S	P	Franklin Synergy Bank	LOC	9/18/2020	10/18/2020	11/19/2018	YES	B
Witherspoon Subdivision, Sec. Three	90018701	\$177,550.00	RDL, W/S & LAND	P	Pinnacle National Bank	LOC	9/19/2020	10/19/2020	10/31/2020	YES	B
Hill Center Brentwood, Phase II	70003590	\$491,425.00	LAND/HARDSCAPE	P	SunTrust Bank	LOC	9/20/2020	10/20/2020	10/30/2018	YES	B
Glen Abbey Subdivision, Sec. Three	157341419	\$176,914.00	RDL, W/S	P	Synovus Bank	LOC	9/23/2020	10/23/2020	10/31/2019	YES	B+
Glen Abbey Subdivision, Sec. One	1653304279	\$115,790.00	RDL, W/S	M	Synovus Bank	LOC	9/30/2020	10/30/2020	10/31/2019	YES	B+
Glen Abbey Subdivision, Sec. Two	1653293803	\$108,944.00	RDL, W/S	M	Synovus Bank	LOC	9/30/2020	10/30/2020	10/31/2019	YES	B+
Witherspoon Subdivision, Sec. One	90012705	\$417,167.00	RDL, W&S, AMENITY & LAND	P	Pinnacle National Bank	LOC	10/7/2020	11/7/2020	11/29/2019	YES	B
East Park Office Building 2	90242725	\$80,850.00	LAND/HARDSCAPE	P	Pinnacle National Bank	LOC	10/7/2020	11/7/2020	11/30/2018	YES	B
Springhill Suites -- PERPETUAL	402719900	\$311,605.00	RDL, LAND	P	Franklin Synergy Bank	LOC	10/14/2020	11/14/2020	11/30/2019	YES	B
Morgan Farms, Sec. Two	SYND-69366643-708	\$127,992.00	RDL, W/S	P	Synovus Bank	LOC	10/21/2020	11/21/2020	11/30/2019	YES	B+
Morgan Farms, Sec. Four	SYND-69366643-707	\$112,544.00	RDL, W/S	P	Synovus Bank	LOC	10/21/2020	11/21/2020	11/30/2019	YES	B+
Brentwood Lights -- Delamar -- PERPETUAL	404321500	\$15,000.00	CURBS/DETENTION POND	P	Franklin Synergy Bank	LOC	10/21/2020	11/21/2020	12/31/2019	YES	B
Morgan Farms, Sec. One	69366530-701	\$200,000.00	RDL, W/S	M	Synovus Bank	LOC	11/17/2020	12/17/2020	1/19/2020	YES	B+
Johnson Cove Subdivision	161000898802	\$35,946.00	RDL, W/S	M	BancorpSouth Bank	LOC	12/4/2020	1/4/2021	10/31/2019	YES	B

**SECURITY REPORT**  
CITY OF BRENTWOOD  
BY EXPIRATION DATE  
JANUARY 31, 2020

PROJECT NAME	SECURITY NUMBER	AMOUNT OF SECURITY	DESIGNATED IMPROVEMENT	P/M	ISSUING BANK	SECURITY TYPE	EXP. NOTICE DATE	ACTUAL EXPIRY DATE	LAST STAFF ACTION	AUTO RENEW	KROLL (LACE) RATING Q2 2019
Morgan Farms, Sec. Seven	69368327-817	\$288,206.00	RDL, W/S	P	Synovus Bank	LOC	12/8/2020	1/8/2021	1/31/2019	YES	B+
Fox Crest -- aka McClendon Acres	1226	\$66,163.00	RDL & S	M	Wilson Bank & Trust	LOC	12/13/2020	1/13/2021	1/19/2020	YES	B-
Witherspoon Subdivision, Sec. Four	90020122	\$799,105.00	RDL, W/S & LAND	P	Pinnacle National Bank	LOC	12/20/2020	1/24/2021	1/31/2020	YES	B
Taramore Subdivision, Ph. 14	70002305	\$53,267.00	RDL, W/S	P	SunTrust Bank	LOC	12/30/2020	1/30/2021	11/18/2019	YES	B
Witherspoon Subdivision, Sec. Two	90014269	\$750,842.00	RDL, W/S & LAND	P	Pinnacle National Bank	LOC	1/2/2021	2/1/2021	1/31/2020	YES	B
Witherspoon, Subdivision Sec. Five	90359703	\$431,243.00	RDL, W/S & LAND	P	Pinnacle National Bank	LOC	1/22/2021	2/22/2021	2/28/2019	YES	B
Tuscany Hills Sec. Seven	1250031750	\$177,575.00	RDL, W/S	P	FirstBank	LOC	2/15/2021	3/15/2021	3/31/2019	YES	B
Small Cell Node Removal -- Verizon	68145854	\$15,000.00	SMALL CELL REMOVAL	P	Bank of America	LOC	2/22/2021	3/22/2021	5/3/2019	YES	B
Reserve at Raintree Forest, Sec. Four	90412148	\$834,074.00	RDU, W/S	P	Pinnacle National Bank	LOC	3/15/2021	4/15/2021	4/30/2019	YES	B
ParkCenter Buildings	45479176060	\$50,000.00	LAND	P	Pinnacle National Bank	LOC	4/10/2021	5/10/2021	5/31/2019	YES	B
Witherspoon, Sec. Six	90444632	\$311,371.00	RDU, W/S & STREET TREES	P	Pinnacle National Bank	LOC	6/26/2021	7/26/2021	8/8/2019	YES	B
Virginia Springs, Phase II	S293199	\$204,017.00	TRANS & LAND	P	First Tennessee Bank	LOC	7/2/2021	8/2/2021	8/31/2019	YES	B
Terrabrooke Subdivision	5098	\$188,230.00	RDL, W/S & LAND	P	Franklin Synergy Bank	LOC	7/20/2021	8/20/2021	8/8/2019	YES	B
Taramore, Subdivision, Ph. 12	70004240	\$533,063.00	RDU, W/S	P	SunTrust Bank	LOC	8/7/2021	9/7/2021	9/30/2019	YES	B
Oman Subdivision	1250038637	\$1,323,611.00	RDL, W/S & LAND	P	FirstBank	LOC	8/19/2021	9/19/2021	9/30/2019	YES	B
Journey Church -- 1600 Wilson Pike	90471383	\$36,624.00	LAND	P	Pinnacle National Bank	LOC	10/1/2021	11/1/2021	8/8/2019	YES	B
Marshall Place	1378	\$300,000.00	RDL, W/S & LAND	P	First Citizens Nat. Bank	LOC	10/5/2021	11/5/2021	11/6/2019	YES	B
1537 Franklin Road	161000010701	\$45,435.50	LAND	P	BancorpSouth Bank	LOC	11/11/2021	11/22/2021	11/30/2019	YES	B
The Heights	SLCMMSP09551	\$203,034.70	RDU & BUFER LAND	P	U.S. Bank	LOC	6/31/2021	7/31/2021	8/1/2019	YES	Aa3*
<b>TOTAL</b>	<b>\$15,122,760.20</b>										
<b>*Moody's Rating -- Aa3, Fitch Rating -- AA</b>											

# SECURITY REPORT

CITY OF BRENTWOOD

AMOUNTS HELD IN ESCROW

JANUARY 31, 2020

PROJECT NAME	AMOUNT OF ESCROW	DESIGNATED IMPROVEMENT	P/M	ORIGINAL CASHIERS CHECK NUMBER	DATE RECEIVED
Inglehame Farms, Section 5	\$44,384.00	RDL & W/S	M	N/A	6/2010
YMCA Parking Lot Rennovations	\$4,000.00	LAND	P	334290	6/2010
Local Taco Restaurant	\$1,000.00	LAND	M	34725	6/2010
Clearwire Co-Location -- Chenoweth	\$7,750.00	LAND	M	695110938	6/1/2010
Brookfield, Section 19 -- Fence	\$1,300.00	FENCE	P	5192	7/1/2010
AT & T Data Center	\$20,372.00	LAND	P	8839509354	8/2/2010
Inglehame Farms, Section 7	\$123,006.50	RDL & W/S	P	7030834893	12/30/2010
Brentwood Country Club	\$4,400.00	LAND	M	0905385	2/22/2011
Valle Verde Subdivision	\$161,282.00	RDL & W/S	M	7038762318	3/2011
Princeton Hills, Sections 3, 4, & 5	\$50,000.00	DRAINAGE	M	7031641428	3/2011
Parklane Building Renovations -- Land	\$13,447.50	LAND	M	7038763389	3/2011
Peartree Village Revised Site Plan	\$5,410.90	LAND	P	1603114238	6/6/2011
HG Hills S/C -- Dumpster Area Land.	\$2,130.00	LAND	P	N/A	5/4/2012
YMCA Landscaping Improvements	\$4,000.00	LAND	P	0999045	8/6/2012
Franklin SynergyBank	\$5,950.00	LAND	P	10242067	3/31/2015
Greys Meadow Subdivision	\$11,000.00	SEWER	P	5500382399	8/23/2013
Paw Pals	\$1,905.20	LAND	P	68329700499	4/17/2014
PWSF -- 8217 Alamo Drive	\$5,747.50	LAND	P	5501777477	4/24/2014
Huskey-Byram Plat	\$5,000.00	SEWER	P	0897902166	5/30/2014
Tomlinson Subdivision	\$15,000.00	LAND	P	8732105553	4/10/2015
Crossings at Brentwood --- Harmony	\$39,000.00	LAND	M	144273	1/31/2017
Traditions Subdivision, Sec 1	\$782,833.00	RDL & W/S	P	001060	3/31/2017
Windstone, Sec 2	\$3,487.50	SIDEWALK	P	72000112	3/31/2017
Elmbrooke, Sec. 1	\$5,000.00	RDU & LAND	M	201755368	6/8/2017
122 Franklin Road	\$23,346.00	LAND, ST. FURN.	P	5504232802	2/2/2018
8117A Alamo Dr. -- PWSF	\$9,982.50	LAND	P	5531363512	8/6/2018
Traditions Subdivision, Sec 2	\$555,459.00	RDL & W/S	P	003273	8/16/2018
1648 Westgate Circle	\$5,000.00	LAND	P	18244	8/15/2018
Hidden Creek Sections 1 & 2	\$25,000.00	LAND	M	001402	8/8/2018
Edenbrook Estates	\$83,031.00	RDU & SEWER	M	835807015	11/30/2018
Small Cell Node Removal -- Murray & Fisher	\$49,500.00	TOWER REMOVAL	M	165804	12/7/2018
Small Cell Node Removal -- 7101B Crossroads	\$5,000.00	TOWER REMOVAL	M	1019362782	10/25/2018
Repairs to Ravello Way -- Tuscany	\$2,500.00	ROAD REPAIRS	P	6840702043	8/9/2019
Traditions, Section 3	\$703,066.80	RDL & W/S	M	4736	10/4/2019

<b>TOTAL ESCROW ACCOUNT HOLDINGS</b>	<b>\$2,779,291.40</b>
<b>TOTAL AMOUT OF ALL SECURITIES HELD BY THE CITY</b>	<b>\$17,902,051.60</b>

**BRENTWOOD PLANNING COMMISSION**

**1.**

**Meeting Date:** 02/03/2020

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**Information**

**PROJECT NUMBER**

**PROJECT DESCRIPTION**

**ZONING OF PROPERTY**

**APPLICANT NAME/ADDRESS**

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**Attachments**

Planning and Codes Department Monthly Report -- December 2019

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RHEA E. LITTLE, III  
MAYOR

KEN TRAVIS  
VICE MAYOR

KIRK BEDNAR  
CITY MANAGER



COMMISSIONERS


NELSON ANDREWS  
ANNE DUNN  
MARK GORMAN  
SUSANNAH MACMILLAN  
REGINA SMITHSON

CITY OF BRENTWOOD  
PLANNING AND CODES DEPARTMENT

PLANNING DEPARTMENT MEMORANDUM  
2020-01

**TO:** Honorable Mayor and Members of the Board of Commissioners

**THROUGH:** Kirk Bednar, CITY MANAGER

**FROM:** Jeff Dobson, PLANNING & CODES DIRECTOR 

**SUBJECT:** December 2019 Monthly Report

**DATE:** January 17, 2020

**PLANNING COMMISSION**

The Planning Commission conducted their regular monthly meeting on December 2, 2019. The following table presents a summary of the Planning Commission case file review, completed by staff so far in FY 2020.

PLANNING COMMISSION CASE FILE REVIEW -- SUMMARY -- FY 2020														
REVIEW TYPE	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	YTD	TOTAL
FINAL PLAT	1	3		1		2							7	
FOOD TRUCK RALLY													0	
HILLSIDE PROTECTION SITE PLAN				1									1	
LIMITED DURATION EVENT	2	1	2										5	
MASTER GRADING PLAN													0	
ORDINANCE		1											1	
PLAN RECOMMENDATIONS				1									1	
PRELIMINARY PLAN													0	
PUBLIC HEARING -- FOUR-STORY BLDG													0	
REVISED BUILDING ELEVATIONS	2	1		1	2	2							8	
REVISED FINAL PLAT	1		2	1	2								6	
REVISED HILLSIDE PROTECTION SITE PLAN		1											1	
REVISED PRELIMINARY PLAN	1		1	2	1								5	
REVISED SITE PLAN	2	3	1	4	2	1							13	
SITE PLAN													0	
SMALL CELL WIRELESS FACILITIES													0	
REVISED PWSF SITE PLAN						2								
TEMPORARY MODEL HOME				1									1	
MONTHLY TOTAL	9	10	6	7	8	10	0	0	0	0	0	0	50	

## **BOARD OF ZONING APPEALS**

The Board of Zoning Appeals conducted their regular monthly meeting on December 16, 2019. A total of four cases were reviewed. The requested variance for 9719 Turnbridge Court was denied in that the request did not comply with the requirements of Section 78-59 of the Municipal Code regarding the instances in which property owners may request a variance. The remaining three requests were approved. The following table presents a summary of the Board of Zoning

<b>BOARD OF ZONING APPEALS -- CASE FILE REVIEW SUMMARY-- FY 2020</b>													
<b>REVIEW TYPE</b>	<b>Jul-19</b>	<b>Aug-19</b>	<b>Sep-19</b>	<b>Oct-19</b>	<b>Nov-19</b>	<b>Dec-19</b>	<b>Jan-20</b>	<b>Feb-20</b>	<b>Mar-20</b>	<b>Apr-20</b>	<b>May-20</b>	<b>Jun-20</b>	<b>TOTAL</b>
<b>ACCESSORY STRUCTURE</b>	1	2	0	1	0	3							
<b>HOME OCCUPATION</b>	0	0	0	0	0								
<b>SPECIAL EXCEPTION</b>	0	0	0	0	0								
<b>VARIANCE</b>	0	0	0	0	0	1							
<b>TOTALS</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>

Appeals case file review, completed by staff during FY 2019.

## **AMENDMENTS TO THE ZONING ORDINANCE**

Planning staff, in cooperation with other departments continue to work on various zoning ordinance amendments.

### **Fences**

Staff continues to work on draft amendments to Section 78-10 of the zoning ordinance regarding fence standards in all zoning districts. The proposed amendments would require the issuance of a permit to erect a fence in residential districts. Erection of fences in commercial districts would be addressed by the Planning Commission as part of a revised site plan review. Additional locational standards are also included as part of the amendments.

### **Subdivision Regulations**

Staff has completed a draft of the proposed amendments to the Subdivision Regulations. Planning and Codes Department staff is reviewing the additional proposed changes and adding them into the draft for presentation to the Planning Commission during the first part of 2020.

## **REQUEST FOR PROPOSALS – PERMITTING AND DEVELOPMENT MANAGEMENT SOFTWARE**

Staff continues work on the replacement of the City's permitting and development management software. The Planning and Codes Department currently uses the TrakIt suite of development management products. TRAKIT was originally developed by CRW Systems and is currently maintained by Central Square Technologies. The system currently includes individual modules – PermitTrak, ProjectTrak, CodeTrak, AECTrak, LandTrak and LicenseTrak. There is also a

report module. City staff has been using the Trakit software since December 2003. The software is primarily used by several departments within the City, including Planning and Codes, Engineering, Fire and Rescue, Water Services and Public Works.

A team of staff members reviewed the chosen proposals that best met the City's special requirements. Staff selected four proposals and scheduled follow-up software demonstrations. After the demonstrations, the review team recommended that the proposal submitted by the Davenport Group with offices in Chicago.

It was important to staff that the wealth of information that is currently stored in TrakIT since its original implementation in 2003 be preserved and usable with the new system.

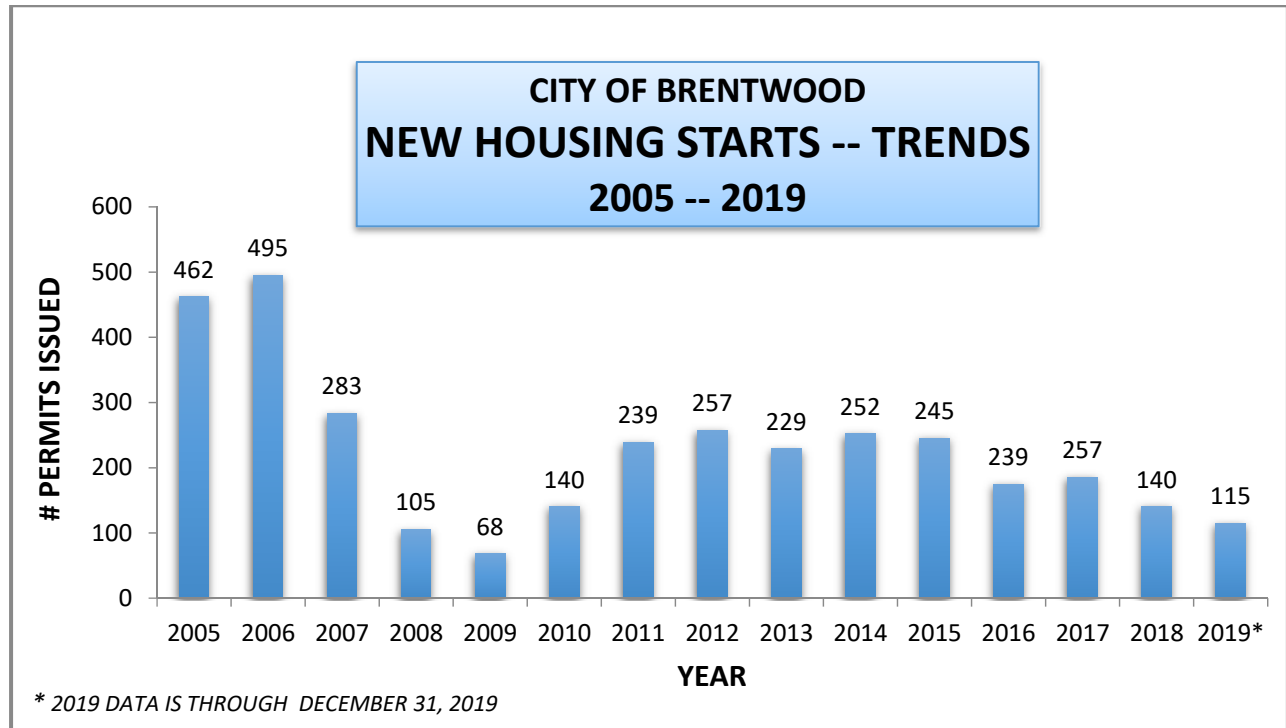
It is expected that the proposed contract will be presented to the Board of Commissioners for their review and approval as part of their January 14, 2020 agenda. The migration and conversion work will start immediately after approval of the contract. Completion of the work is expected by the end of FY 2020.

### **BUILDING PERMIT RECAP**

<b>SUMMARY -- PERMIT VALUATION/FEES COLLECTED -- FY 2020</b>			
<b>MONTH</b>	<b>PERMITS ISSUED</b>	<b>VALUATION</b>	<b>FEES COLLECTED</b>
<b>JULY</b>	164	\$9,402,247.59	\$45,004.15
<b>AUGUST</b>	207	\$17,460,158.22	\$72,921.80
<b>SEPTEMBER</b>	164	\$31,906,571.57	\$90,989.77
<b>OCTOBER</b>	209	\$15,526,274.47	\$80,505.54
<b>NOVEMBER</b>	176	\$17,302,943.85	\$81,523.94
<b>DECEMBER</b>	<b>141</b>	<b>\$37,337,041.82</b>	<b>\$62,585.90</b>
<b>JANUARY</b>			
<b>FEBRUARY</b>			
<b>MARCH</b>			
<b>APRIL</b>			
<b>MAY</b>			
<b>JUNE</b>			
<b>TOTAL FY 2020</b>	<b>1061</b>	<b>\$128,935,237.52</b>	<b>\$433,531.10</b>
(PERM130)			

The totals reported above do not include water and sewer tap fees, which are issued as permits. Staff also issued a total of 16 single-family residential permits for the month of December. The total valuation of the SF permits was \$8,120,200.00. The total permit fees received was **\$30,538.50**. This compares with 5 permits issued in December 2018.

A total of **28** permits were issued for residential improvements (basement build outs, covered porches, decks, garages, remodel, residential addition, and swimming pools). The total valuation for these permits was \$1,642,135.22, while the permit fees received was **\$7,979.25**.



WATER & SEWER TAP FEE PERMITS ISSUED -- FY 2020						
MONTH	SEWER TAP FEES	SEWER PERMITS ISSUED	WATER TAP FEES	# PERMITS ISSUED	TOTAL PERMITS ISSUED	TOTAL FEES RECEIVED
JULY	\$15,060.00	4	\$5,100.00	4	8	\$20,164.00
AUGUST	\$35,120.00	8	\$32,275.00	9	17	\$67,403.00
SEPTEMBER	\$30,105.00	7	\$25,175.00	7	14	\$55,287.00
OCTOBER	\$47,135.00	10	\$53,275.00	13	23	\$100,420.00
NOVEMBER	\$67,789.00	14	\$20,250.00	10	24	\$88,053.00
DECEMBER	\$45,135.00	10	\$27,200.00	9	19	\$72,345.00
JANUARY						
FEBRUARY						
MARCH						
APRIL						
MAY						
JUNE						
<b>TOTALS</b>	<b>\$240,344.00</b>	<b>53</b>	<b>\$163,275.00</b>	<b>52</b>	<b>105</b>	<b>\$403,672.00</b>
(PERM 130)						



## INSPECTION RECAP

The number of inspections conducted by staff for all building projects increased slightly from those completed in November. The number of inspections completed in November was 635. Traditionally the number of inspections completed during the winter months is reduced due primarily to the weather. The total number of all inspections completed so far during FY 2020 is 4,754.

<b>MONTHLY COMPARISON OF INSPECTIONS COMPLETED -- 2009 THROUGH 2019</b>											
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
January	644	927	1201	1332	1485	1099	1273	1098	1032	879	829
February	765	1032	1156	1423	1334	1233	1165	1175	966	896	774
March	756	1289	1530	1384	1472	1332	1473	1255	1147	1138	983
April	775	1165	1504	1598	1678	1400	1620	1158	1039	944	779
May	798	1074	1709	2025	1792	1350	1451	1355	1315	912	775
June	1489	1497	1840	1693	1648	1423	1622	1323	1165	1057	764
July	1143	1448	1599	1768	1830	1602	1495	1109	1119	1117	881
August	1104	1583	1765	2014	1757	1466	1446	1538	1198	1087	896
September	973	1695	1712	1801	1562	1575	1595	1270	1153	1124	736
October	955	1493	1337	1918	1717	1522	1365	1270	1111	986	869
November	1035	1464	1331	1440	1397	1281	1120	1305	1051	743	635
December	1071	1167	1402	1384	1516	1455	1188	1071	994	729	737
<b>TOTAL</b>	<b>11,508</b>	<b>15,834</b>	<b>18,086</b>	<b>19,780</b>	<b>19,188</b>	<b>16,738</b>	<b>16,813</b>	<b>14,927</b>	<b>13,290</b>	<b>11,612</b>	<b>9,658</b>

<b>INSPECTIONS COMPLETED BY TYPE DECEMBER 2019</b>			
FINAL	67	GREASE TRAP INTERCEPTOR	0
DECK FINAL	1	GRINDER PUMP FINAL	0
MECHANICAL FINAL	37	GRINDER PUMP ROUGH-IN	2
PLUMBING FINAL	31	HOUSE WRAP & FLASH.	13
POOL FINAL	11	HVAC CHANGEOUT	6
RE-FINAL	24	INSULATION	20
ABOVE CEILING	13	LIFE SAFETY	2
BACKFLOW DEVICE INSP.	4	MECHANICAL	26
BACKFLOW TEST	24	NO FRAMING/STOP WORK ORDER	10
COMMERCIAL WATER LINE	0	PARTIAL FINAL INSP.	0
COMMERCIAL SEWER LINE	0	PLUMBING	40
COMPLAINT	0	POOL SAFETY BARRIER	4
COURTESY INSP.	9	PROGRESS	2
CRAWL SPACE INSP.	18	RE ROUGH-IN	20
DECK FOOTING	7	ROUGH-IN POOL	9
DRAINAGE FINAL	0	ROUGH-IN FINAL	44
ENGINEER LETTER	16	SITE INSP.	44
ENGINEERING FINAL (RECEIPT)	25	SLAB/RADON	10
EROSION CONTROL	31	STATUS REVIEWS	88
FIRE LINE U/G	0	STORM DRAIN LINE	0
FIRE SUPPRESSION INT	6	WATER & SEWER	18
FOOTING	22	<b>TOTAL</b>	<b>737</b>
FOUNDATION WATER PROOF	11		
FOUNDATION SURVEY	8		
GAS	2		
GAS LINE INSPECTION	12		(INSP63)

## ROUTINE TASKS AND RESPONSIBILITIES

- Short Term Rentals -- Planning staff continues to monitor listings in Brentwood from several web sites that promote short term property rentals.
- Maintenance/update of the city-wide Commercial and Residential land use inventory;
- Site inspections for residential and commercial projects for issuance of final Certificate of Occupancy;
- Field inspections on former and current Planning Commission cases;
- Interpretation and enforcement of Ordinances and Codes for the public;
- Processed/reviewed applications plans for items to be included on the City Commission, Planning Commission and the Board of Zoning Appeals agendas;
- Monitored parade and special events in the City;
- Determined whether properties were in floodways areas for contractors and homeowners for zero residential properties;
- Updated & maintained the department's portion of the city's website as needed;
- Updated, created and maintained electronic forms for multiple permits;
- Revised documentation and permit applications;

## HOME OCCUPATIONS

New home occupations require a fee of \$25.00, while yearly renewals are \$10.00. Currently, there are currently 765 active home occupation permits within the City. (BUS12)

<b>SUMMARY OF FEES -- HOME OCCUPATIONS</b>			
<b>FY 2020</b>			
<b>MONTH</b>	<b>INITIAL</b>	<b>RENEWAL</b>	<b>TOTAL</b>
JULY 2019	\$300.00	\$500.00	\$800.00
AUGUST 2019	\$275.00	\$180.00	\$455.00
SEPTEMBER 2019	\$275.00	\$545.00	\$820.00
OCTOBER 2019	\$275.00	\$485.00	\$760.00
NOVEMBER 2019	\$200.00	\$360.00	\$560.00
<b>DECEMBER 2019</b>	<b>\$275.00</b>	<b>\$100.00</b>	<b>\$375.00</b>
JANUARY 2020			
FEBRUARY 2020			
MARCH 2020			
APRIL 2020			
MAY 2020			
JUNE 2020			
<b>YTD TOTAL</b>	<b>\$1,600.00</b>	<b>\$2,170.00</b>	<b>\$3,770.00</b>
(ACCT45)			

## **CODES ENFORCEMENT**

The Municipal Codes Officer opened three new code enforcement cases and complaints in the month of December (CODE20).

**CITY OF BRENTWOOD**  
**SUMMARY OF VACANT RESIDENTIAL LOTS**  
**DECEMBER 31, 2019**

SUBDIVISION NAME	GENERAL LOCATION	# OF APPROVED LOTS	# LOTS PLATTED TO DATE	# PERMITS ISSUED	# LOTS UNDER DEVELOPMENT, NOT PLATTED	# VACANT PLATTED LOTS REMAINING	UNDEVELOPED LOTS REMAINING PER PLAN	AREA (AC)	PLANNING AREA	COMMENTS
ANNANDALE	OLD SMYRNA RD.	188	188	188	0	0	0	208.00	4	All Sections Recorded
ARDEN WOODS	JOHNSON CHAPEL RD.	30	30	27	0	3	0	41.38	1	All Sections Recorded
ARLINGTON HEIGHTS	PINKERTON RD.	43	43	43	0	0	0	56.04	5	All Sections Recorded
AVERY SUBDIVISION	MURRAY LN.	23	23	22	0	1	0	32.14	1	Recorded
BEECH CREEK HILL	BEECH CREEK RD.	6	6	6	0	0	6	10.68	1	Final Plat approved by PC -- 6/4/2018
BELLA COLLINA	CONCORD RD.	8	0	0	8	0	8	17.71	6	Prelim Plan Appr -- 10/1/2018
BELLE TERRA	CONCORD RD.	5	5	4	0	1	0	9.67	6	Recorded
BERKLEY WALK	EDMONDSON PK.	25	25	25	0	0	0	25.05	5	All Sections Recorded
BERRYMAN PROPERTY	MURRAY LN.	2	0	0	2	0	1	40.45	6	Final Plat not yet Recorded
BORGATA	WILSON PK.	27	27	27	0	0	0	40.87	4	All Sections Recorded
BOYD SUBDIVISION	CONCORD ROAD	2	0	0	0	0	1	4.53	6	Preliminary Plan only
BRASS LANTERN FARMS	MURRAY LN.	9	9	9	0	0	0	15.06	1	All Sections Recorded
BREITHORN	SUNNYBROOK DR.	8	8	5	0	3	0	11.00	5	All Sections Recorded
BRENTHAVEN PLACE	LIPSCOMB DR.	20	20	20	0	0	0	28.82	3	All Sections Recorded
BRENTWOOD CLOSE	WILSON PK.	29	29	29	0	0	0	34.02	4	All Sections Recorded
BRENTWOOD FARMS	SOUTHERN WOODS	13	0	0	0	0	13	18.52	5	Prelim Plan App -- 5-1-2017
BRENTWOOD GLEN	WILSON PK.	47	47	47	0	0	0	52.40	6	All Sections Recorded
BRENTWOOD LIGHTS	WILWOOD DR.	13	13	9	0	4	0	41.24	1	All Sections Recorded
BRIDGETON PARK	CONCORD RD.	146	146	146	0	0	0	77.53	5	All Sections Recorded
BROOKFIELD	SUNSET RD.	472	472	472	0	0	0	273.00	5	All Sections Recorded
CHEVOIT HILLS	HUNTERBORO DR.	16	16	16	0	0	0	17.98	4	All Sections Recorded
CONCORD RIDGE	CONCORD PASS	11	11	11	0	0	0	10.02	5	All Sections Recorded
COURTSIDE AT SOUTHERN WOODS WEST	SUNSET RD.	255	255	255	0	0	0	159.00	5	All Sections Recorded
CROCKETT FORGE ESTATES	CROCKETT RD.	2	2	1	0	1	0	3.92	6	All Sections Recorded
CROMWELL SUBDIVISION (LOMBARDY EST.)	SPLIT LOG RD.	62	62	60	0	2	0	70.67	5	All Sections Recorded
CROSS POINTE	SPLIT LOG RD.	14	14	13	0	1	0	21.49	6	Includes the Historic Fly House
EDENBROOK ESTATES	LIBERTY CHURCH RD.	13	13	12	0	1	0	19.83	5	All Sections Recorded
ELMBROOKE	CONCORD RD.	47	47	47	0	0	0	55.26	6	All Sections Recorded
ESTATES AT MAGNOLIA VALE	SUNSET RD.	8	8	8	0	0	0	9.10	5	All Sections Recorded
FOUNTAINBROOKE	PINKERTON RD.	188	188	188	0	2	0	151.00	5	All Sections Recorded
FOXCREST SUBDIVISION	CONCORD RD.	6	6	6	0	0	0	8.28	3	Plan Approved -- 8-3-2015, Plat Recorded 4/11/2018
FOXVIEW ESTATES	OLD SMYRNA RD.	2	2	2	0	0	0	3.00	4	Approved March 2013
GLEN ABBEY	SPLIT LOG RD.	75	75	75	0	0	0	100.41	5	All Sections Recorded
GLENELLEN ESTATES	RAGSDALE RD.	66	66	66	0	0	0	81.75	5	All Sections Recorded
GLENSHADOWS SUBDIVISION	EDMONDSON PK.	5	5	5	0	0	0	7.25	4	Plat Recorded -- 4-12-2015 -- Includes Existing Home
GOVERNORS CLUB	CONCORD RD.	424	424	412	0	12	0	610.00	5	All Sections Recorded -- Private Streets
HALCYON ESTATES	HAROGATE DR.	8	8	8	0	0	0	9.96	4	Recorded
HAMPTON RESERVE	CONCORD RD.	91	91	89	0	2	0	105.47	6	All Sections Recorded -- Private Streets
HIDDEN CREEK	PINKERTON RD.	25	25	25	0	0	0	28.92	5	All Sections Recorded
HIGH POINT	CONCORD RD.	5	5	1	0	4	0	7.43	5	All Sections Recorded
INGLEHAME FARMS	SPLIT LOG RD.	170	170	170	0	0	0	205.62	6	All Sections Recorded
JOHNSON COVE	JOHNSON CHAPEL RD.	4	4	4	0	0	0	7.16	1	Recorded
KINGS CROSSING	WIKLE RD. WEST	39	39	39	0	0	0	43.00	1	All Sections Recorded
LAURELS WEST	CHARITY DR.	19	19	18	0	1	0	25.44	6	All Sections Recorded
LENOX PARK	HILLSBORO RD.	40	40	37	0	3	0	65.77	1	All Sections Recorded
LIBERTY FARM	CONCORD RD.	6	6	4	0	2	0	32.36	5	All Sections Recorded
MAGNOLIA VALE	STANFIELD RD.	60	60	55	0	5	0	68.64	5	All Sections Recorded
MARSHALL PLACE	WILSON PK.	10	10	3	0	7	0	13.72	4	Private Streets -- Plat Recorded -- 2/2018
MCGAVOCK FARMS	MURRAY LN.	192	192	192	0	0	0	211.00	1	All Sections Recorded
MORGAN FARMS, (AZALEA PARK)	SPLIT LOG RD.	173	173	169	0	4	0	209.00	5	All Sections Recorded
MOTHERALL SUBDIVISION	LIBERTY CHURCH RD.	2	2	0	0	2	0	6.32	1	Lot 1 includes an existing home
NICHOLSON SUBDIVISION	BEECH CREEK RD.	2	0	0	0	0	1	4.92	1	Preliminary Plan Approval Only
OLD TOWNE	MURRAY LN.	21	21	21	0	0	0	26.78	1	All Sections Recorded
OLSEN PROPERTY	PANARAMA DR.	4	4	4	0	0	0	19.82	1	Recorded
OMAN SUBDIVISION	FRANKLIN RD.	21	21	7	0	14	0	33.66	1	Recorded -- 9-2018
OWL CREEK, ALL PHASES	CONCORD RD.	85	85	77	0	8	0	87.60	5	All Sections Recorded
PARKSIDE AT BRENTHAVEN PH. II, SEC. I	DEVENS DR.	69	69	42	0	27	0	210.00	3	Section II Not Recorded



CITY OF BRENTWOOD										
SUMMARY OF VACANT RESIDENTIAL LOTS										
DECEMBER 31, 2019										
SUBDIVISION NAME	GENERAL LOCATION	# OF APPROVED LOTS	# LOTS PLATTED TO DATE	# PERMITS ISSUED	# LOTS UNDER DEVELOPMENT, NOT PLATTED	# VACANT PLATTED LOTS REMAINING	UNDEVELOPED LOTS REMAINING PER PLAN	AREA (AC)	PLANNING AREA	COMMENTS
PARKSIDE DOWNS	WILSON PK.	8	8	6	0	2	0	40.00	3	Recorded
PENA ESTATES	CONCORD PASS	2	2	2	0	0	0	5.19	5	Recorded
PRESERVE AT ARDEN WOODS	FISCHER CT.	4	0	0	0	0	0	10.17	1	Prelim Plan App -- 6-6-2017
PRESERVE AT CONCORD	CONCORD RD.	22	22	20	0	2	0	25.10	4	All Sections Recorded
PRINCETON HILLS	MURRAY LN.	162	162	161	0	1	0	224.00	1	All Sections Recorded
RAGSDALE SUBDIVISION	RAGSDALE RD.	71	0	0	0	0	71	115.29	5	Rev. Plan Approved -- 6-6-2017
RAINTREE FOREST	CROCKETT RD.	222	222	222	0	0	0	240.00	6	All Sections Recorded
RAINTREE FOREST SOUTH (HIGHLAND PARK)	RAINTREE PARKWAY	235	235	235	0	0	0	272.48	6	All Sections Recorded
RESERVE AT MAGNOLIA VALE	SUNSET RD.	5	5	5	0	0	0	7.04	5	All Sections Recorded
RESERVE AT RAIN TREE FOREST, SEC 1-3	EASTWOOD DR.	100	100	97	0	3	0	272.00	6	All Sections Recorded
RESERVE AT RAIN TREE FOREST, SEC 4-10	EASTWOOD DR.	113	27	3	0	24	86	282.00	6	Prelim Plan App -- 6-6-2017 -- Construction on-going -- Sec 4 -- Recorded
RESERVE AT SONOMA	SPLIT LOG RD.	9	9	9	0	0	0	19.57	5	All Sections Recorded
ROY D. MAYNARD SUBDIVISION	WALLER RD.	2	2	2	0	0	0	5.87	5	Existing home on Lot 1
SHADOW CREEK AT SOUTHERN WOODS WEST	SUNSET RD.	145	145	145	0	0	0	79.30	5	All Sections Recorded
SHERIDAN PARK	SADDLEWOOD LN.	22	22	22	0	0	0	24.50	4	Recorded -- Private Streets
SNEED MANOR	OLD SMYRNA RD.	6	6	3	0	3	0	31.42	4	Private Streets -- Plan Approved -- 11-2-2015 -- Plat Recorded -- 7-18-2017
SONOMA	SPLIT LOG RD.	66	66	66	0	0	0	84.50	5	All Sections Recorded
STONECREST	BLUFF RD.	29	29	29	0	0	0	36.00	5	Recorded
TERRABROOKE	SPLIT LOG RD.	8	8	3	0	5	0	13.12	5	Recorded
THE HEIGHTS	CONCORD RD.	7	0	0	0	0	0	7.36	5	Preliminary Plan Last APP by PC 4/3/2018 -- Recorded -- 9-2019
TARAMORE	SPLIT LOG RD.	275	254	251	21	3	0	312.00	5	All Phases Recorded -- 1-15
THOMAS PROPERTY	MAUPIN RD.	2	2	1	0	1	0	5.01	5	Revised Final Plat App. by PC -- 1/3/2017
TRADITIONS	WILSON PK.	127	80	57	47	23	0	146.74	5	Sections 1, 2 & 3 -- Recorded
TUSCANY HILLS	SPLIT LOG RD.	125	125	118	0	7	0	97.70	5	Sections 1 - 7 -- Recorded
VALLE VERDE	MOORES LN.	40	40	40	0	0	0	75.05	2	Recorded -- Private Streets
VALLEY VIEW SUBDIVISION	OLD SMYRNA RD.	11	11	6	0	5	0	14.00	4	Recorded
WITHERSPOON SUBDIVISION	CROCKETT RD.	154	125	88	29	37	29	260.72	6	Sec. 1, 2, 3, 4, 5, 6 & R-2 Lot Recorded. Total Includes One R-2 Lot.
WETHERBROOK	LIBERTY CHURCH RD.	55	55	55	0	0	0	62.21	5	All Sections Recorded
WHETSTONE	EDMONDSON PK.	141	141	141	0	0	0	167.00	4	All Sections Recorded
WILLIAMS GROVE	OLD SMYRNA RD.	63	63	63	0	0	0	78.09	4	All Sections Recorded
WILLOWMET	CONCORD RD.	129	129	129	0	0	0	132.00	6	All Sections Recorded
WINDSTONE	MURRAY LN.	108	108	105	0	3	0	197.00	6	All Sections Recorded -- Private Streets
WILSON PROPERTY	MURRAY LN.	2	0	0	2	0	2	5.60	6	Final Plat not yet Recorded -- Lot 1 Inc. Existing Home
WOODLANDS AT COPPERSTONE	SUNSET RD.	119	119	119	0	0	0	75.87	5	All Sections Recorded
<b>TOTALS</b>		<b>5,925</b>	<b>5,631</b>	<b>5,402</b>	<b>109</b>	<b>229</b>	<b>218</b>	<b>7,210</b>		
<b>TOTAL VACANT LOTS IN CITY</b>						<b>Available *</b>	<b>W/Plans **</b>			
						<b>338</b>	<b>556</b>			
PROJECTED SUPPLY OF LOTS -- BY YEAR (VARIOUS BUILD-OUT SCENARIOS)										
- 50 new homes annually						6.8	11.1			
- 75 new homes annually						4.5	7.4			
- 100 new homes annually						3.4	5.6			
- 150 new homes annually						2.3	3.7			
- 175 new homes annually						1.9	3.2			
- 200 new homes annually						1.7	2.8			
- 250 new homes annually						1.4	2.2			
- 300 new homes annually						1.1	1.9			
- 350 new homes annually						1.0	1.6			
- 400 new homes annually						0.8	1.4			
- 450 new homes annually						0.8	1.2			
- 500 new homes annually						0.7	1.1			
* Equals "Lots Under Development (F)" + "Vacant Platted Lots (G)"										
** Equals "Lots Under Development (F)" + "Vacant Platted Lots (G)" + "Undeveloped Lots Per Plan (H)"										

**BRENTWOOD PLANNING COMMISSION**

**2.**

**Meeting Date:** 02/03/2020

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**Information**

**PROJECT NUMBER**

**PROJECT DESCRIPTION**

**ZONING OF PROPERTY**

**APPLICANT NAME/ADDRESS**

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**Attachments**

City Calendar -- February 2020

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# FEBRUARY 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 5:30 pm Park Board  7:00 pm Planning Commission	4 8:00 am City Court  4:00 pm Juvenile Court	5	6 8:00 am City Court  9:00 am City Commission Informational meeting	7	8
9	10 6:00 pm Environmental Advisory Board  7:00 pm City Commission meeting	11	12 9:00 am Library Board meeting	13	14	15
16	17 5:30 pm Board of Zoning Appeals meeting  Library Closed for Staff Development	18 7:30 am Tree Board meeting	19	20 9:00 am City Commission Informational meeting	21 9:30 am Historic Commission meeting	22
23	24 7:00 pm City Commission meeting	25	26	27 8:00 am Planning Commission Informational meeting  7:00 pm History Bowl	28	29